



CITY OF TURLOCK DEVELOPMENT SERVICES  
PLANNING DIVISION  
156 SOUTH BROADWAY, SUITE 120  
TURLOCK, CA 95380-5456 (209)668-5640

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UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 2800 N. Tegner Rd.  
ASSESSOR'S PARCEL NUMBER: 088-018-013 <sup>38-18-13</sup> AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.24 AC.  
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD \_\_\_\_\_ Downtown \_\_\_\_\_  
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I  
DESCRIBE THE PROJECT REQUEST: Design / Site plan review.

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.

APPLICANT Carle Case PHONE NO. 503 863 4235 E-MAIL [REDACTED]  
\*\* Corporate partnerships must provide a list of principals. FAX NO. \_\_\_\_\_

This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: MDP 17-05 DATE RECEIVED: 2/28/17  
CASH \_\_\_\_\_ CHECKED BY: AW  
PC HEARING DATE: \_\_\_\_\_ CC HEARING DATE: \_\_\_\_\_  
PLANNER'S NOTES: \_\_\_\_\_

**APPLICATION QUESTIONNAIRE**

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

PROJECT NAME: La Quinta Hotel

**APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):**

new 50,000 sf  
4 story Hotel  
94 rooms.

**PROJECT SITE INFORMATION:**

Property Address or Location: 2800 N. Tegner Rd

Property Assessor's Parcel Number: 088-018-023

Property Dimensions: 272 x 238

Property Area: Square Footage 55,321 sf Acreage 1.27 acre

Site Land Use: Undeveloped/Vacant U Developed \_\_\_\_\_

If developed, give building(s) square footage \_\_\_\_\_

**LAND USE DESIGNATIONS:**

ZONING: Current: CT

Proposed (If applicable): \_\_\_\_\_

GENERAL PLAN Current: \_\_\_\_\_

Proposed (If applicable) \_\_\_\_\_

**DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:**

**ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North commercial

South \_\_\_\_\_

East \_\_\_\_\_

West \_\_\_\_\_

**PROJECT CHARACTERISTICS**

**Site Conditions**

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable)

Flat site already been cleared  
of vegetation

Are there any trees, bushes or shrubs on the project site? no If yes, are any to be removed? \_\_\_\_\_  
If yes to above, please attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns? no If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s) Vacant lot

Proposed Use of Existing Structure(s) 4

Are any structures to be moved or demolished? no If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? no If yes, contract number: \_\_\_\_\_

If yes, has a Notice of Nonrenewal been filed? no If yes, date filed: \_\_\_\_\_

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site? no If yes, please describe and provide a copy of the recorded easement. \_\_\_\_\_

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

n/a

### Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. \_\_\_\_\_

Building height in feet (measured from ground to highest point): 65'

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.): \_\_\_\_\_

Project site coverage: Building Coverage: 12,740 Sq.Ft. 23 %

Landscaped Area: 8250 Sq.Ft. 15 %

Paved Surface Area: 33,131 Sq.Ft. 59 %

Total: 55,321 Sq.Ft. 100%

Exterior building materials: stucco, tile

Exterior building colors: grays & rust



Roof materials: Elastomeric

Total number of off-street parking spaces provided: 86  
(If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

Describe the type of exterior lighting proposed for the project (height, intensity):

Building: Down light @ Entrances

Parking: 18' LED POLES

Estimated Construction Starting Date Aug 17 Estimated Completion Date Aug 18

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:

NO

**Residential Projects**  
(As applicable to proposal)

Total Lots \_\_\_\_\_ Total Dwelling Units \_\_\_\_\_ Total Acreage \_\_\_\_\_

Net Density/Acre \_\_\_\_\_ Gross Density/Acre \_\_\_\_\_

Will the project include affordable or senior housing provisions? \_\_\_\_\_ If yes, please describe:

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4+Bedroom				

**Commercial, Industrial, Manufacturing, or Other Project**  
(As applicable to proposal)

Type of use(s) HotelExpected influence: Regional ☒ Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_Days and hours of operation: 24/7Total occupancy/capacity of building(s): 94 rooms.Total number of fixed seats: \_\_\_\_\_ Total number of employees: 6.Anticipated number of employees per shift: 4Square footage of: Hotel 50,000 sq

Office area \_\_\_\_\_ Warehouse area \_\_\_\_\_

Sales area \_\_\_\_\_ Storage area \_\_\_\_\_

Loading area \_\_\_\_\_ Manufacturing area \_\_\_\_\_

Total number of visitors/customers on site at any one time: 120 max

Other occupants (If Applicable) \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): NO -

List any permits or approvals required for the project by state or federal agencies:

?

**PROJECT IMPACTS**

(Please compute each specific impact issue per the following criteria)

**TRAFFIC**

<u>Land Use</u>	<u>Weekday Trip End Generation Rates (100%Occ.)</u>
Single Family	10.0 trips/dwelling unit
Patio Homes/Townhomes	7.9 trips/dwelling unit
Condominiums	5.1 trips/dwelling unit
Apartments	6.0 trips/dwelling unit
Mobile Homes	5.4 trips/dwelling unit
Retirement Communities	3.3 trips/dwelling unit
Motel/Hotel	11 trips/room
Fast-Food Restaurant	553.0 trips/1,000 s.f. bldg. area
Retail Commercial	51.3 trips/1,000 s.f. bldg. area
Shopping Center	115 trips/1,000 s.f. bldg. area
Sit-Down Restaurant	56 trips/1,000 s.f. bldg. area
General Office	12.3 trips/1,000 s.f. bldg. area
Medical Office	75 trips/1,000 s.f. bldg. area
Institutions (Schools/Churches)	1.02 trips/student or 18.4 trips/1,000 s.f. bldg. area
Industrial Plant <500,000 s.f.	7.3 trips/1,000 s.f. bldg. area or 3.8 emp.
Industrial Warehouse	5.0 trips/1,000 s.f. bldg. area or 4.2 emp.

Projected Vehicle Trips/Day (using table above): \_\_\_\_\_

Projected number of truck deliveries/loadings per day: 3Approximate hours of truck deliveries/loadings each day: 6am - 3amWhat are the nearest major streets? N. Tegner

Distance from project? \_\_\_\_\_

Amount of off-street parking provided: 86

If new paved surfaces are involved, describe them and give amount of square feet involved:

24,000 sq ft parking lot

**WATER****Land Use**

- Single-Family Residential
- Multi-Family Residential
- Offices
- Retail Commercial
- Service Commercial/Industrial

**Estimated Water Consumption Rates (gal/day)**

800 gallons/day  
 800/3 bd unit; 533/2 bd unit; 267/1 bd unit  
 100 gallons/day/1,000 s.f. floor area  
 100 gallons/day/1,000 s.f. floor area  
 Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

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25,098

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Estimated gallons per day (using information above):

25,098

Source of Water:

city

**SEWAGE****Land Use**

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Office
- Industrial

**Estimated Sewage Generation Rates (gal/day)**

300 gallons/day/unit  
 200 gallons/day/unit or 100 gallons/day/resident  
 100 gallons/day/1,000 s.f. floor area  
 100 gallons/day/1,000 s.f. floor area  
 Variable-[Please describe the sewage requirements for any industrial uses in your project.]  
 (General projection = 2,500 gallons/day/acre)

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9400

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Estimate the amount (gallons/day) sewage to be generated (using information above):

9400

Describe the type of sewage to be generated:

waste water

Will any special or unique sewage wastes be generated by this development?

no



**SOLID WASTE**Land Use

Single-Family Residential

Multi-Family Residential

Commercial

Industrial

Estimated Solid Waste Generation (lb/day)

10.96 lbs./day/res.

7.37 lbs./day/unit

50 lbs./500 s.f. floor area

Variable-[Please describe the projected solid waste to be generated by your project.]

Type: \_\_\_\_\_ Amount: 693.**AIR QUALITY****Construction Schedule:**ActivityApproximate Dates

Demolition

Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)

2 weeks Aug '172 weeks " "1 week Aug '1812 months Aug 17-182 weeks 1me18

Total Volume of all Building(s) to be Demolished \_\_\_\_\_

Max Daily Volume of Building(s) to be Demolished \_\_\_\_\_

Total Acreage to be Graded 0.74 acreAmount of Soil to Import/Export? Balanced

**HAZARDOUS WASTE AND SUBSTANCE SITES LIST DISCLOSURE**  
**PURSUANT TO**  
**CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f)**

“(f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list. If the site is included on a list, and the list is not specified on the statement, the lead agency shall notify the applicant pursuant to Section 65943...”

**Note:** You must contact Stanislaus County Environmental Resources at (209) 525-6700; AND either:

1) Contact the Department of Toxic Substances Control at (800) 728-6942; or 2) research the property on all of the following online databases:

EPA RCRA: <https://www3.epa.gov/enviro/facts/rcrainfo/search.html>

NEP Assist: <http://www.epa.gov/compliance/nepa/nepassist-mapping.html>

California DTSC Envirostor: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)

California Geotracker: <http://geotracker.waterboards.ca.gov/>

to determine whether there are any known or potential hazards on the property.

**I HEREBY CERTIFY THAT:**

           **THE PROJECT *IS LOCATED* ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f). THE SITE IS INCLUDED ON THE FOLLOWING LIST(S) SPECIFIED BELOW:**

Regulatory ID Number: \_\_\_\_\_

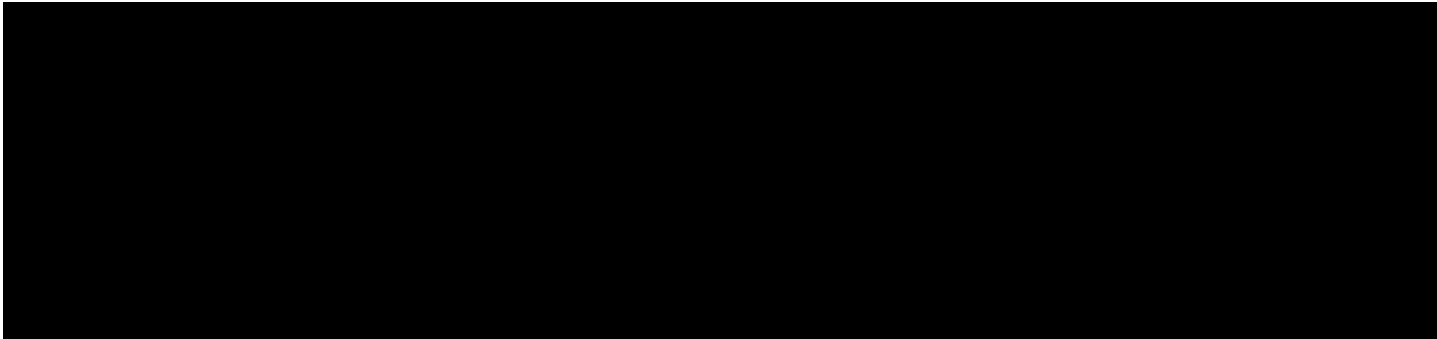
Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

OR

           **THE PROJECT *IS NOT LOCATED* ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f).**

I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**PROPERTY OWNER/APPLICANT SIGNATURE:**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form including:

1. the Hazardous Waste and Substance Sites List Disclosure Pursuant to California Government Code Section 65962.5(f) on page 22;
2. the Acknowledgments/Authorizations/Waivers starting on page 24; and
3. the Indemnification on page 26; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 27.

**Property Owner(s): (Attach additional sheets as necessary)**

