



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: 1841 GERR RD.
ASSESSOR'S PARCEL NUMBER: 071-015-023 AREA OF PROPERTY (ACRES OR SQUARE FEET): 66,922 SF
EXISTING ZONING: RH
GENERAL PLAN DESIGNATION: HOR
DESCRIBE THE PROJECT REQUEST: NEW 36 UNIT APARTMENT COMPLEX

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: GERR RD. @ PRODRAS, INC. PHONE NO: 209-678-0990 E-MAIL: NASH@THEPLANL.COM

** Corporate partnerships must provide a list of principals. FAX NO. _____

ADDRESS OF APPLICANT: 621 14TH ST STE. 2 MCKINLEY A AREA

Property Owner Info

Since Use Only

APPLICATION TYPE & NO. MNP 2019-12

DATE RECEIVED: 9/3/2019

CHECKED BY: AW

PC HEARING DATE: _____

CC HEARING DATE: _____

PLANNER'S NOTES: _____

PLEASE NOTE:

THIS APPLICATION FORM
(ALONG WITH THE REQUIRED
ATTACHMENTS AND EXHIBITS)
IS MADE AVAILABLE TO THE PUBLIC
ON THE CITY'S WEBSITE AND IN THE CITY'S FILES.

IF THERE IS
SENSITIVE INFORMATION CONTAINED WITHIN THE
APPLICATION, PLEASE CONTACT THE
PLANNING DIVISION AT (209) 668-5640
BEFORE SUBMITTING
THE APPLICATION.

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: PEDRAS APARTMENTS

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

BUILD GroundUP 2 each 18 UNIT APARTMENT BUILDINGS

PROPERTY OWNER'S NAME: Rod R. Scott

Mailing Address: 2570 MOONEYHAM CT TURLOCK, CA 95382

Telephone: Business 209 985-1906 Home 209 634-7189

E-Mail Address: RSCOTT@PM2.COM

APPLICANT'S NAME: Same

Phone () _____

Address: _____

Telephone: Business () _____ Home () _____

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: NO ADDRESS ASSIGNED

Property Assessor's Parcel Number: 071-015-023

Property Dimensions: _____

Property Area: Square Footage _____ Acreage 1.56

Site Land Use: Undeveloped/Vacant X Developed _____

If developed, give building(s) square footage 28.6K APPROX

LAND USE DESIGNATIONS:

ZONING: Current: HO. Residential
 Proposed (If applicable): Same

GENERAL PLAN Current: IN PLAN
 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 HO Res.

East Highway Gear rd

West Residential

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 LAND SANDY SOIL

Are there any trees, bushes or shrubs on the project site? NO if yes, are any to be removed? N/A
 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?
Yes If yes, please explain:

Parking Lot & Buildings will cover existing soil with new
storm drain connected to existing Please see civil
drawings when submitted

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) NONE (Already Demo.)

Proposed Use of Existing Structure(s) _____

Are any structures to be moved or demolished? None 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? _____ 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. 28,800 APPROX

Building height in feet (measured from ground to highest point): 29'

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

NOTHING HIGHER

Project site coverage:	Building Coverage:	<u>15,382</u>	Sq.Ft.	<u>2.3</u>	%
	Landscaped Area:	<u>22,530</u>	Sq.Ft.	<u>34</u>	%
	Paved Surface Area:	<u>29,810</u>	Sq.Ft.	<u>43</u>	%
	Total:	<u>66,922</u>	Sq.Ft.	<u>—</u>	100%

Exterior building materials: STUCCO, SIDING, ROCK VENEER

Exterior building colors: See Submitted Color Elevation

Roof materials: Comp ShingleTotal number of off-street parking spaces provided: _____
(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: Source & Can LightsParking: Pole Led Down LtsEstimated Construction Starting Date Nov. 1 2019 Estimated Completion Date Aug 1, 2020

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

Residential Projects
(As applicable to proposal)Total Lots 1 Total Dwelling Units 2 Total Acreage 1.53

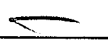
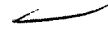
Net Density/Acre _____ Gross Density/Acre _____

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

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units			36	
Acreage			1.53	
Square Feet/Unit			800	
For Sale or Rent			Rent	
Price Range			1200 - 1400	
Type of Unit:				
Studio			-	
1 Bedroom			-	
2 Bedroom			36	

3 Bedroom

4+Bedroom

Commercial, Industrial, Manufacturing, or Other Project

(As applicable to proposal)

Type of use(s) _____

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: _____

Total occupancy/capacity of building(s): _____

Total number of fixed seats: _____ Total number of employees: _____

Anticipated number of employees per shift: _____

Square footage of:

Office area _____

Warehouse area _____

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

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

Other occupants (If Applicable) _____

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

(Please explain): _____

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): 216Projected number of truck deliveries/loadings per day: 5Approximate hours of truck deliveries/loadings each day: N/AWhat are the nearest major streets? Geel RoadDistance from project? 150 FTAmount of off-street parking provided: NONE 65 STALLS

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

29,010 SQ FT BLACK LAMP CONCRETE

WATERLand 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.]

19,188Estimated gallons per day (using information above): 19,188Source of Water: CITY SERVICES**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)

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

7200 GAL PER DAYDescribe the type of sewage to be generated: NORMAL WASTE WATER

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

ONLY ON AFTER TRACO BELL

SOLID WASTELand 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: MULTI Amount: 263 LBS PER DAY**AIR QUALITY*****Construction Schedule:***ActivityApproximate Dates

Demolition

N/A

Trenching

8-5 PM

Grading

8-5 PM

Paving

8-5 PM

Building Construction

8-5 PM

Architectural Coatings (includes painting)

8-5 PMTotal Volume of all Building(s) to be Demolished 0Max Daily Volume of Building(s) to be Demolished Total Acreage to be Graded 1.53Amount of Soil to Import/Export? 0

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>

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

California DTSC Envirostor: 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:

NO 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

NO 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.

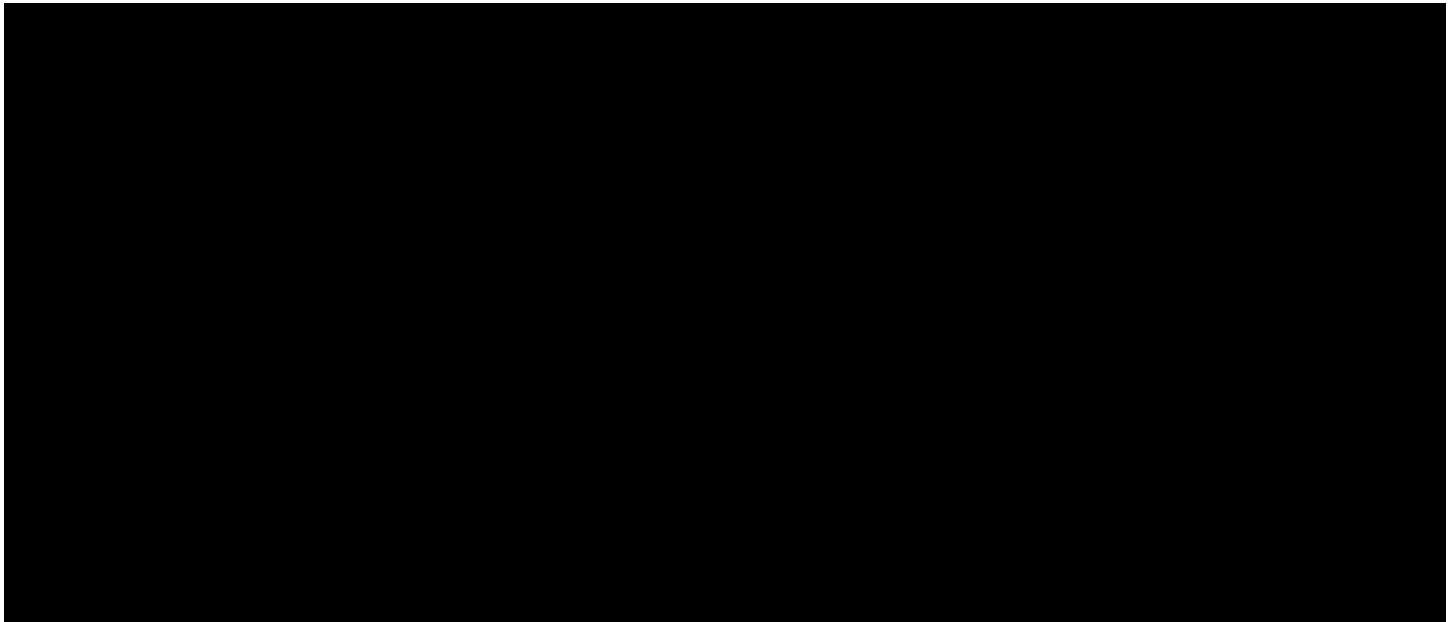
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PROPERTY OWNER/APPLICANT SIGNATURE:

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)



Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number

challenges, the notice MUST be filed within 5 days of approving the project. The City of Turlock automatically files this document and the staff costs to file the notice are included in the separate environmental review fee.

DEPARTMENT OF FISH AND WILDLIFE CEQA FILING FEES

Pursuant to California Fish & Wildlife Code §711.4, the City of Turlock is required to collect the following filing fees for the Stanislaus County Clerk, on behalf of the California Department of Fish & Wildlife, for the following projects. The statute was amended last year. Under the amended statute, a lead agency may no longer exempt a project from the filing fee requirement by determining that the project will have a de minimis effect on fish and wildlife. Instead, a filing fee will have to be paid unless the project will have *no effect* on fish and wildlife. (Section 711.4 (c)(2) of the Fish and Game Code). If the project will have any effect on fish and wildlife resources, even a minimal or de minimis effect, the fee is required.

A project proponent who believes the project will have *no effect* on fish and wildlife should contact the Department of Fish and Wildlife. If the Department of Fish and Wildlife concurs the project will have no such effect, the Department will provide the project proponent with a form that will exempt the project from the filing fee requirement. Project proponents may contact the Department by phone at (916) 651-0603 or through the Department's website at www.wildlife.ca.gov. Pursuant to California Fish & Game Code §711.4(e)(3), the department (CDFW) shall assess a penalty of 10 percent of the amount of fees due for any failure to remit the amount payable when due. The department may pursue collection of delinquent fees through the Controller's office pursuant to Section 12419.5 of the Government Code.

Additionally California Fish & Game Code §711.4(f) states the following: Notwithstanding Section 12000, failure to pay the fee under subdivision (d) is not a misdemeanor. All unpaid fees are a statutory assessment subject to collection under procedures as provided in the Revenue and Taxation Code. Failure to pay the necessary fee will also extend the statute of limitations for challenging the environmental determination made by the City, thus increasing exposure to legal challenge. The type of environmental determination to be made by the City may be discussed with the project planner following the environmental review stage of the project and will be outlined in Planning Commission staff report.

1. Any project for which a Negative Declaration or Mitigated Negative Declaration is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: \$2,210.25 [Fish & Game Code §711.4(d)(2)] plus a \$57.00 County document handling fee.
2. Any project for which an Environmental Impact Report is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: \$3,070.00 [Fish & Game Code §711.4(d)(3)], plus a \$57.00 County document handling fee.

Upon an environmental determination concerning your project/application by the Turlock Community Planning Department, a check made payable to the Stanislaus County Clerk in the appropriate amount (i.e., \$2,267.25 or \$3,127.00) will be required of you before your application will be further processed.

YOUR PROJECT WILL NOT BE SCHEDULED FOR HEARING BEFORE THE PLANNING COMMISSION OR CITY COUNCIL UNTIL THIS FEE HAS BEEN SUBMITTED TO THE PLANNING DEPARTMENT.