



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

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 4600 Colorado Avenue, Turlock, CA 95382

ASSESSOR'S PARCEL NUMBER: 072-002-044 AREA OF PROPERTY ACRES OR SQUARE FEET: 0.99

EXISTING ZONING: RL (Low Density Residential)

GENERAL PLAN DESIGNATION: RL (Low Density Residential)

DESCRIBE THE PROJECT REQUEST: Create 6 residential Lots min. width 55' and depth 100'

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 VVH Consulting Engineers PHONE NO. 568-4477 E-MAIL: Rvance@vvhce.co

[REDACTED]

Property Owner Info

[REDACTED]

Office Use Only

APPLICATION TYPE & NO.: VTSM 2020-01 DATE RECEIVED: 4/1/2020

CASH [REDACTED] CHECKED BY: [Signature]

PC HEARING DATE: _____ CC HEARING DATE: _____

PLANNER'S NOTES: _____

LAND USE DESIGNATIONS:

ZONING: Current: RL (Low Density Residential)
Proposed (If applicable): N/A

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 RL (Low Density Residential)

South RL (Low Density Residential)

East RL (Low Density Residential)

West RL (Low Density 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)

Existing one house will be removed, street improvements in place for Colorado Ave, Cherry Blossom Ln and Dancer Way, with existing utilities stubouts

Are there any trees, bushes or shrubs on the project site? Yes if yes, are any to be removed? See below
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:

To be determined by the Engineer during the design

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) Residential Unit

Proposed Use of Existing Structure(s) To remain

Are any structures to be moved or demolished? Yes 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):

Existing house to remain, 2500 +/- square feet

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. N/A

Building height in feet (measured from ground to highest point): N/A

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

N/A

Project site coverage: Building Coverage: N/A Sq.Ft. _____ %

Landscaped Area: N/A Sq.Ft. _____ %

Paved Surface Area: N/A Sq.Ft. _____ %

Total: N/A Sq.Ft. _____ 100%

Exterior building materials: N/A

Exterior building colors: N/A

4+Bedroom

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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): 6 Units x 10 = 60 Trips

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? Berkley Ave and Taylor Road

Distance from project? 0.3 mile

Amount of off-street parking provided: _____

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

WATER

Land Use

Estimated Water Consumption Rates (gal/day)

Single-Family Residential

800 gallons/day

Multi-Family Residential

800/3 bd unit; 533/2 bd unit; 267/1 bd unit

Offices

100 gallons/day/1,000 s.f. floor area

Retail Commercial

100 gallons/day/1,000 s.f. floor area

Service Commercial/Industrial

Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Estimated gallons per day (using information above): 6 Units x 800 = 4,800 gal

Source of Water: City of Turlock

SEWAGE

Land Use

Estimated Sewage Generation Rates (gal/day)

Single-Family Residential

300 gallons/day/unit

Multi-Family Residential

200 gallons/day/unit or 100 gallons/day/resident

Commercial

100 gallons/day/1,000 s.f. floor area

Office

100 gallons/day/1,000 s.f. floor area

Industrial

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):

6 Units x 300 = 1,800 gal/day

Describe the type of sewage to be generated: _____

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

SOLID WASTE

<u>Land Use</u>	<u>Estimated Solid Waste Generation (lb/day)</u>
Single-Family Residential	10.96 lbs./day/res.
Multi-Family Residential	7.37 lbs./day/unit
Commercial	50 lbs. /500 s.f. floor area
Industrial	Variable-[Please describe the projected solid waste to be generated by your project.]

Type: Residential Amount: 65.76 lbs/day

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	_____
Trenching	_____
Grading	_____
Paving	_____
Building Construction	_____
Architectural Coatings (includes painting)	_____

Total Volume of all Building(s) to be Demolished _____

Max Daily Volume of Building(s) to be Demolished _____

Total Acreage to be Graded _____

Amount of Soil to Import/Export? _____

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:

 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: _____

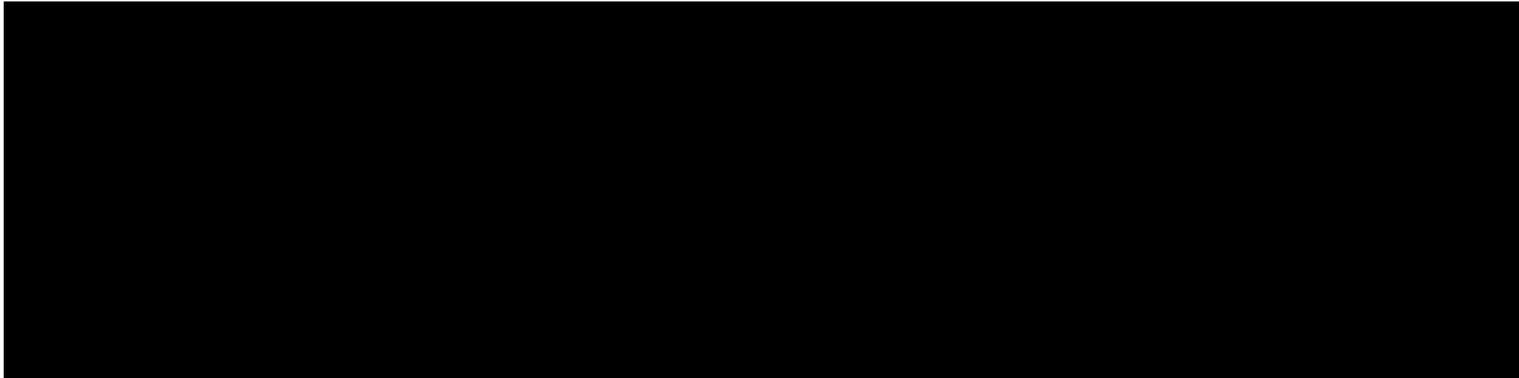
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

 X 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:

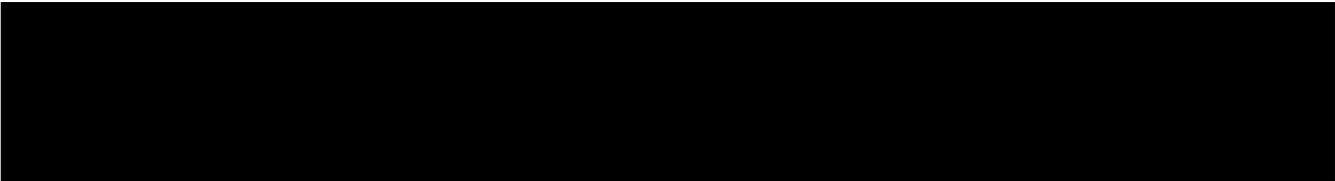
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my 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)



TO: City of Turlock Development Services Department

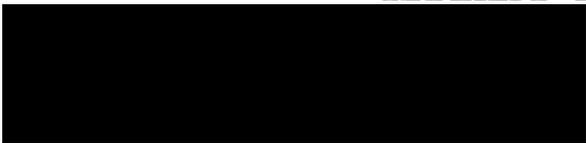


PROJECT NAME: _____

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney's fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

STATEMENT OF POSTING



that I posted a true copy of the required on-site sign,

"NOTICE OF PLANNING PERMIT APPLICATION"

for application _____

on the subject property located at: _____ Turlock, CA

at _____ AM / PM on _____
Time **Date**

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 200 _____



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ON-SITE POSTING INSTRUCTIONS

This posting requirement applies to any project that requires a public hearing before the Planning Commission. In compliance with the Public Noticing requirements of the Turlock Municipal Code, you will need to post the following sign on the project site. The sign must be placed on the project site in an outside location visible and legible to the public. The sign must be constructed of durable outdoor material (such as corrugated plastic) to be a minimum of 4' by 6', and may not exceed 6 feet in height. The sign should be mounted on two (2) posts, visible from the street (maximum of 10 feet from the back of curb or 5 feet from the sidewalk, and located out of the clear vision triangle, depending on site conditions), and located on each street frontage carrying pedestrian and/or vehicular traffic. If this location cannot be accommodated, please contact the Turlock Planning Division for further direction at (209) 668-5640. The sign must remain posted and maintained and be free of damage until final project decision. **The sign must be removed by the applicant or property owner within 10 days of the project decision.**

An illustration of the sign contents is provided below. The text and illustration must occupy the entire area of the 4' x 6' sign. The illustration shall be a minimum of 2' x 2' in size and shall be clearly visible from the adjacent sidewalk or curb. The font for the title ("NOTICE OF PLANNING PERMIT APPLICATION") shall be a minimum of 3.75" in height and shall be formatted on two lines, as illustrated below. The remaining text shall be a minimum of 2.25" in height. All fonts shall be Arial and bolded where shown below:

NOTICE OF PLANNING PERMIT APPLICATION	
<p>NOTICE IS HEREBY GIVEN that an application for a development permit for this property has been filed with the CITY OF TURLOCK.</p> <p>Application No.: _____</p> <p>Property Location: _____</p> <p>APN: _____</p> <p>Description of Project: _____</p>	<div style="border: 1px solid black; padding: 20px; width: 80%; margin: 0 auto;"> <p>ILLUSTRATION OF THE PROJECT (2'x 2')</p> </div>
<p>You are invited to express your opinion at a Planning Commission meeting tentatively scheduled:</p> <p style="text-align: center;">5:00 p.m. on _____ (Tentative Date of Planning Commission Public Hearing)</p> <p>You may obtain a copy of the above subject application from the Turlock Planning Division of the City of Turlock located at 156 S. Broadway or calling (209) 668-5640.</p>	

A **Certification of Posting** is included with this application and must be signed and returned to our office, stating compliance with this policy, within 10-days from the date your application was received by the Planning Division the City of Turlock. **Please attach a photograph of the sign to the Certification.**

Taylor Rd

Taylor Road

Inspiration Way

Fantasy Ct

4696	4691
4686	4681
4676	4671
4666	4661
4656	4651
4646	4641
4636	4631
4626	4621
1113	1143
	1173

1038	1048	1068
4672	4673	
4662	4663	
4652	4653	
4642	4643	
4632	4633	
4612	4613	
4602	4603	

4680	4677
4670	4667
4660	4657
4650	4647
4640	4637
4600	

4688	4681
4678	4671
4668	4661
4658	4651
4648	4641
4638	4631
4628	4621
4618	4611
4608	4601

4680	4683
4670	4673
4660	4663
4650	4653
4640	4643
4630	4633
4620	4623
4610	4613
4600	4613

Dancer Way

4596	4591
4566	4561
4536	4531
4476	4471
4446	4441
4426	4421
4406	4401

4592	4593
4562	4563
4532	4533
4472	4473
4442	4443
4432	4433
1037	1057
1007	1027
	1077

1204	1224	1244
4512		
1201	1231	

4580	4551
4560	4531
4540	4511
4470	4481
4450	4451

1364	1384	1404
4532	4539	
4502	4509	
4472	4479	
4442	4449	
4400	4419	

Manzanita Way

Cherry Blossom Ln

Colorado Ave

Cainsto Ln

Dancer Way

Arthur
Mace Dr

Moonbeam Way
Moonbeam

Moonbeam Way