



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

Page 11 of 32

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

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.:

VTSM 2020-01

DATE RECEIVED: 4/1/2020

CASH

CHECKED BY: JK

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: Tentative Subdivision Map

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

Create 6 Residential Lots min. width 55' and depth 100'

PROPERTY OWNER'S NAME: Sheldon & Jenna Linhares

Mailing Address: 4600 Colorado Avenue, Turlock, CA 95382

Telephone: Business () Home ()

E-Mail Address: _____

APPLICANT'S NAME: VVH Consulting Engineers

Phone (209) 568-4477

Address: 430 10th Street, Modesto CA 95354

Telephone: Business () Home ()

E-Mail Address: Rvance@vvhce.com

PROJECT SITE INFORMATION:

Property Address or Location: 4600 Colorado Avenue, Turlock, CA 95382

Property Assessor's Parcel Number: 072-002-044

Property Dimensions: _____

Property Area: Square Footage 43,124 Acreage 0.99

Site Land Use: Undeveloped/Vacant _____ Developed _____ Existing 1 house

If developed, give building(s) square footage 2,500 House and attachments to be removed

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:	<u>N/A</u>	Sq.Ft.	<u> </u>	%
	Landscaped Area:	<u>N/A</u>	Sq.Ft.	<u> </u>	%
	Paved Surface Area:	<u>N/A</u>	Sq.Ft.	<u> </u>	%
	Total:	<u>N/A</u>	Sq.Ft.	<u> </u>	100%

Exterior building materials: N/A

Exterior building colors: N/A

Roof materials: N/A

Total 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: N/A

Parking: N/A

Estimated Construction Starting Date Jan. 2021 Estimated Completion Date Dec. 2021

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 6 Total Dwelling Units 6 Total Acreage 0.99

Net Density/Acre _____ Gross Density/Acre _____

Will the project include affordable or senior housing provisions? No If yes, please describe:

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	6, include 1 Ex.			
Acreage				
Square Feet/Unit				
For Sale or Rent	For sale			
Price Range	N/A			
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom	Total of 6			

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 RoadDistance 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:

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.]

Estimated gallons per day (using information above): 6 Units x 800 = 4,800 galSource of Water: City of Turlock**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):

6 Units x 300 = 1,800 gal/dayDescribe the type of sewage to be generated:

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

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: Residential

Amount: 65.76 lbs/day

AIR QUALITY**Construction Schedule:**ActivityApproximate Dates

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: _____

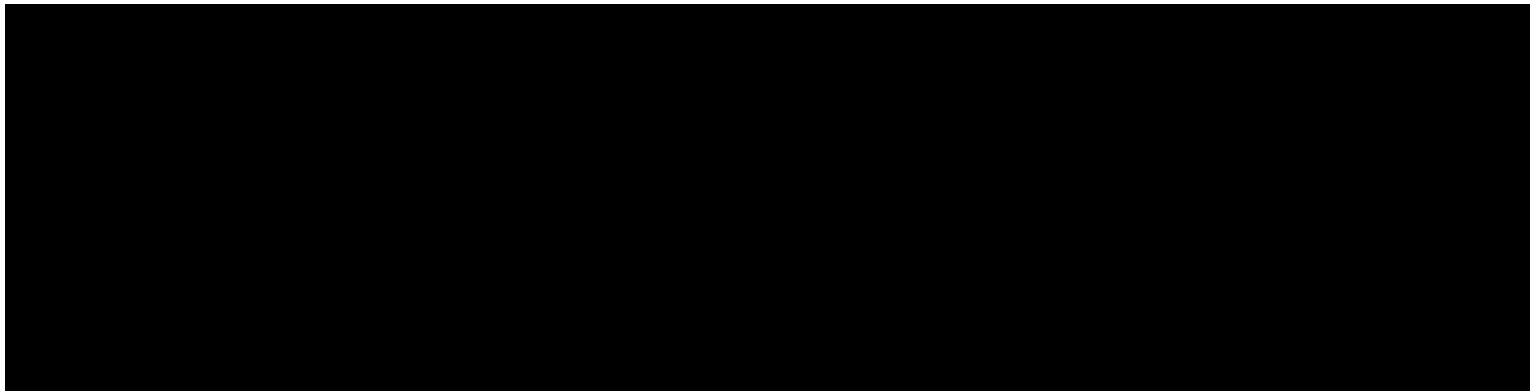
Regulatory ID Number: _____

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.

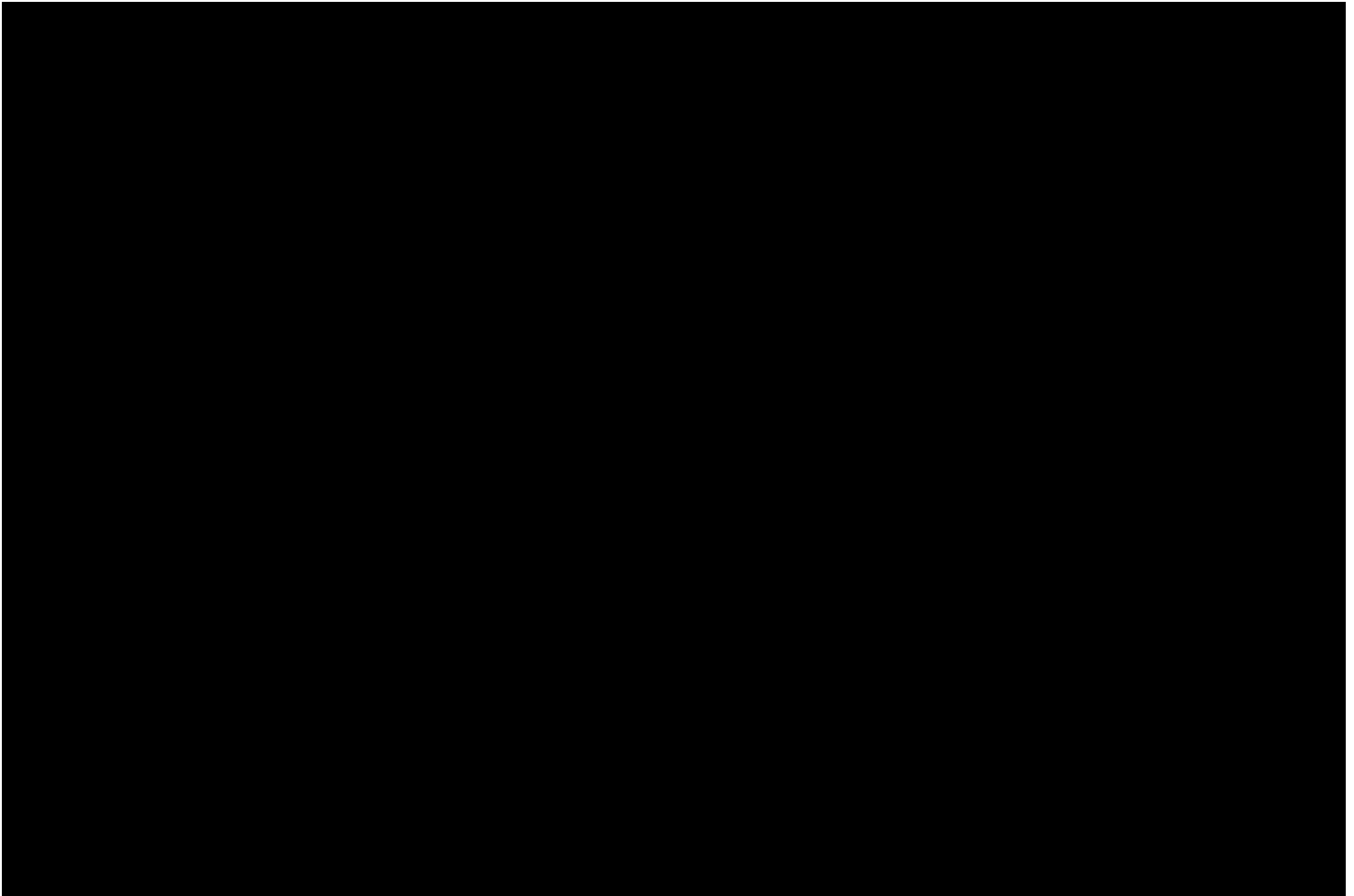


PROPERTY OWNER/APPLICANT SIGNATURE:

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)



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.

Executed this _____ day of _____, 200_____

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

NOTICE IS HEREBY GIVEN that an application for a development permit for this property has been filed with the **CITY OF TURLOCK.**

Application No.: _____

Property Location: _____

APN: _____

Description of Project: _____

**ILLUSTRATION OF THE
PROJECT
(2'x 2')**

You are invited to express your opinion at a **Planning Commission** meeting tentatively scheduled:

5:00 p.m. on _____ (Tentative Date of Planning Commission Public Hearing)

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.

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 Road

Inspiration Way

Fantasy Ct

1038	1048	1068	4696	4691
4672	4673	4663	4686	4681
4662	4663	4653	4676	4671
4652	4643	4633	4666	4661
4642	4632	4613	4656	4641
4632	4612	4602	4646	4631
4622	4602	4603	4636	4621
4612	4602	4603	4626	4621
4602	4602	4603	1113	1143
4602	4602	4603	1113	1173

Knoxley Drive

4680	4677	4681
4670	4667	4671
4660	4657	4661
4650	4647	4651
4640	4637	4641
4630	4627	4631
4620	4617	4621
4610	4607	4611
4600	4600	4601

4680	4683
4670	4673
4660	4663
4650	4653
4640	4643
4630	4633
4620	4623
4610	4613
4600	4603

Dancer Way

4592	4593	4591
4562	4563	4561
4532	4533	4531
4472	4473	4471
4442	4443	4441
4432	4433	4426
1007	1027	1037
1057	1077	4406

Dancer Way

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

1204	1224	1244
4512	4512	4512
1201	1231	1231

4580	4551
4560	4531
4540	4511
4470	4481
4450	4451

Arthur

Mace Dr

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

Moonbeam Way onbeam

Moonbeam Way