



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: 2531 W. Tuolumne Road

ASSESSOR'S PARCEL NUMBER: 088 - 026 - 001 AREA OF PROPERTY (ACRES OR SQUARE FEET): 17.84 AC

EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD 270 Downtown

GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I

DESCRIBE THE PROJECT REQUEST: A 107 lot Residential Subdivision with a density of 6 dwelling units per acre.

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 Florshiem Homes - Randy Bling PHONE NO. 209-473-1106

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: V13M 13-01 Time Ext

DATE RECEIVED: 1/20/17

CASH [REDACTED]

CHECKED BY: AW/jr

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: Countryside

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

To develop a 107 lot Residential Subdivision with a density of six dwelling units per acre.

PROJECT SITE INFORMATION:

Property Address or Location: 2531 W. Tuolumne Road

Property Assessor's Parcel Number: 088-029-001

Property Dimensions: 1290'x 995'x 1424'x391'

Property Area: Square Footage 776,921 Acreage 17.84

Site Land Use: Undeveloped/Vacant 17.8 acres Developed _____

If developed, give building(s) square footage N/A

LAND USE DESIGNATIONS:

| | | |
|--------------|---------------------------|--|
| ZONING: | Current: | <u>Planned Development 270</u> |
| | Proposed (If applicable): | <u></u> |
| GENERAL PLAN | Current: | <u>Low Density Residential</u> |
| | Proposed (If applicable) | <u>Low Density Residential (6 dwelling units per acre)</u> |

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 Vacant/Residential

East Residential

West Vacant/Commercial

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)

The land is vacant and basically flat.

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) N/A

Proposed Use of Existing Structure(s) N/A

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? _____ 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. 1,500 to 2,300

Building height in feet (measured from ground to highest point): 27'-6"

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: | <u>246, 100 (Max)</u> | Sq.Ft. | <u>32</u> | % |
| | Landscaped Area: | <u>319,838</u> | Sq.Ft. | <u>41</u> | % |
| | Paved Surface Area: | <u>210,983</u> | Sq.Ft. | <u>27</u> | % |
| | Total: | <u>776,921</u> | Sq.Ft. | <u>100</u> | % |

Exterior building materials: Stucco, Siding & Masonry

Exterior building colors: Earth tone to match existing area.

Roof materials: Asphalt shingle or concrete tile.

Total number of off-street parking spaces provided: 214

(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: Standard City of Turlock street lights & coach lights on house

Parking: _____

Estimated Construction Starting Date _____ Estimated Completion Date _____

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 107 Total Dwelling Units 107 Total Acreage 17.84

Net Density/Acre _____ Gross Density/Acre 6/AC

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 | 107 | | | |
| Acreage | 17.84 | | | |
| Square Feet/Unit | 1,500 - 2,300 | | | |
| For Sale or Rent | Sale | | | |
| Price Range | Market | | | |
| Type of Unit: | Detached | | | |
| Studio | NA | | | |
| 1 Bedroom | NA | | | |
| 2 Bedroom | X | | | |
| 3 Bedroom | X | | | |
| 4+Bedroom | X | | | |

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): 1,070 / day

Projected number of truck deliveries/loadings per day: N/A

Approximate hours of truck deliveries/loadings each day: N/A

What are the nearest major streets? Countryside, Tuolumne

Distance from project? 0 feet

Amount of off-street parking provided: 214

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

121,178 SF public roads

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): 85,600 / daySource 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):

32,100 dayDescribe the type of sewage to be generated: liquid waste

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: garbage Amount: 1,172.72/day**AIR QUALITY*****Construction Schedule:*****Activity****Approximate Dates**

Demolition

1/2017

Trenching

5/2017

Grading

4/2017

Paving

8/2017

Building Construction

Fall 2017

Architectural Coatings (includes painting)

Spring 2018***Total Volume of all Building(s) to be Demolished*** N/A***Max Daily Volume of Building(s) to be Demolished*** N/A***Total Acreage to be Graded*** 17.84***Amount of Soil to Import/Export?*** design to balance

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: <http://www.epa.gov/enviro/html/rcris/>

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

_____ 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.

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

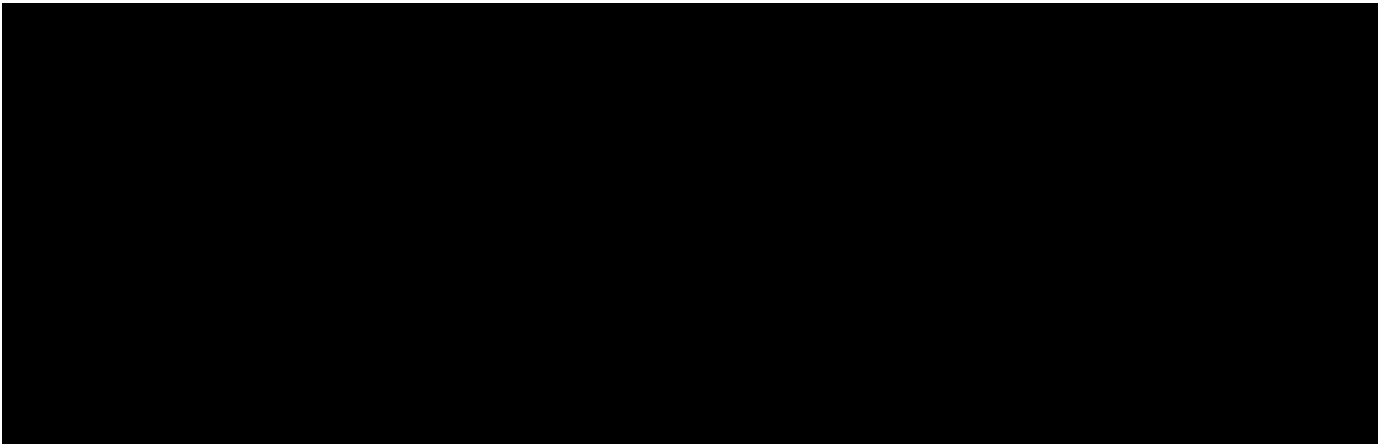
Phone Number

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)



Applicant(s): (If different than above)

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number

TO: City of Turlock Development Services Department**APPLICANT:** Florshiem Homes - Randy Bling**PROJECT NAME:** Countryside

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.

CERTIFICATION OF POSTING

I, _____ say 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.



Attachment: Photo of project sign