



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: 2213 Del's Lane Turlock, Ca 95380
ASSESSOR'S PARCEL NUMBER: 071 - 041 - 011 AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.01
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD 253 Downtown
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I
DESCRIBE THE PROJECT REQUEST: To renew and re-establish Planned Development District NO.253 (PD253) Rezone 2006 McNaughton as stated as approved by Turlock City Council. Resolution No.2006-211 (see attached copy).

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 Michael J McNaughton PHONE NO. [REDACTED]

** Corporate partnerships must provide a list of principals FAX NO. [REDACTED]

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.: Time Extension PD 253 DATE RECEIVED: 9-5-17
CASH [REDACTED] CHECKED BY: A. Werner
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:- Time extension for PD 253

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

To renew and re-establish Planned Development District NO.253 (PD253) Rezone 2006 McNaughton as stated as approved by Turlock City Council. Resolution No.2006-211 (see attached copy).

PROJECT SITE INFORMATION:

Property Address or Location: 2213 Dels's Lane Turlock, CA 95380

Property Assessor's Parcel Number: 071-04-001

Property Dimensions: 13613' x 308.21

Property Area: Square Footage __ 44,000 +/- Acreage ____ 1.03

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

If developed, give building(s) square footage _____ 1,100 +/-

LAND USE DESIGNATIONS:

ZONING: Current: ____ R1

Proposed (If applicable): ____ PD

GENERAL PLAN Current: ____ R1

Proposed (If applicable) ____ PD

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

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

North _____ R1

South _____ R1

East _____ R1

West _____ R1

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)

__ One house NE corner of property. Majority filled, weed-free level and constantly maintained.

Are there any trees, bushes or shrubs on the project site? _ YES If yes, are any to be removed? _ NO

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. __ Only around house.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns? __ YES __ If yes, please explain:

_____ Off-sites and on-sites to be developed prior to final map (see parcel map)

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) _____ Home _____

Proposed Use of Existing Structure(s) _____ Home _____

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):

_____ See photos, elevations, floor plans.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. ___ To be determined.

Building height in feet (measured from ground to highest point): ___ See elevations and floor plans _____

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

_____ To be determined. _____

Project site coverage: Building Coverage: ___ TBD ___ Sq.Ft. _____ %

Landscaped Area: _____ Sq.Ft. _____ %

Paved Surface Area: _____ Sq.Ft. _____ %

Total: _____ Sq.Ft. _____ 100%

Exterior building materials: _____ TBD _____

Exterior building colors: _____ TBD _____

Roof materials: _____ TBD- See parcel map _____

Total number of off-street parking spaces provided: _____ 4 _____
(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: _____ TBD _____

Parking: _____ TBD _____

Estimated Construction Starting Date Upon approval 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 _____ 4 _____ Total Dwelling Units _____ 4 _____ Total
Acreage _____ 1.03 _____

Net Density/Acre _____ TBD _____ Gross
Density/Acre _____ TBD _____

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	4			
Acreage	See map			
Square Feet/Unit	TBD			
For Sale or Rent	TBD			
Price Range	TBD			
Type of Unit:	TBD			
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				

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

Land Use	Weekday Trip End Generation Rates (100%Occ.)
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: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? _____

Distance from project? _____

Amount of off-street parking provided: _____

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

WATER

<u>Land Use</u>	<u>Estimated Water Consumption Rates (gal/day)</u>
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): _____

Source of Water: _____

SEWAGE

<u>Land Use</u>	<u>Estimated Sewage Generation Rates (gal/day)</u>
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):

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: _____ Amount: _____

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

✓ _____ 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)

