

## 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 ADDRESS: 2630 Roberts Road, Turlock, CA 95382	
Project Information	087-027-001 through ASSESSOR'S PARCEL NUMBER: 087 - 027 - 018 AREA OF PROPERTY (ACRES OR SQUARE FEET): 5.8 acres	
	EXISTING ZONING: R-L (Low Density Residential), C-H (Heavy Commercial)	
Inf	GENERAL PLAN DESIGNATION: Planned Development	
Project	DESCRIBE THE PROJECT REQUEST: Subdivide parcel into 16 residential lots and 2 existing parcels into 5 separate parcels	
	NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.	
	APPLICANT_Piro Enterprises, Inc. PHONE NO. (209) 634-5700 E-MAIL: ram@ramsonhomes.com	
tĭon	** Corporate partnerships must provide a list of principals. FAX NO. (209) 241-6710	
rma	ADDRESS OF APPLICANT: 3811 Crowell Road, Turlock, CA 95382	
Applicant Information	CONTACT PERSON (If different than applicant): Ramson Piro	
cant	red the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in	
nda	Ramson Piro 7/29/2022  PRINT NAME DATE	
4		
	This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials	
•	PROPERTY OWNER: Piro Enterprises Inc. PHONE NO. (209) 634-5700 E-MAIL: ram@ramsonhomes.com	
roperty Owner Into	ADDRESS OF PROPERTY OWNER: 3811 Crowell Rd., Turlock CA 95382	
мпе	Carried of Ourself Land the owner of the herein described property and that I have familiarized myself with this	
ב ב	give consent to the action requested.	
her	Ramson Piro 7/28/2012 SIG.WILLIAM POWNER PRINT NAME DATE	
	SIC YOWNER PRINT NAME DATE	
$\exists$	APPLICATION TYPE & NO.: PD 281, RZN 22-02, VTSM 22-02 DATE RECEIVED: 8.10.33	
_	CASHOR CHECK NO	
OSe	PC HEARING DATE: CC HEARING DATE:	
vince Use	PLANNER'S NOTES:	
5		
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## **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: Monarch Place
APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):
To improve 16 lots for residential use, include installing water, sewer, sidewalk, curb, and gutter as well as the existing parcels
(APN: 087-027-017 and APN: 087-027-018) shall be divided into 5 separate parcels.
PROPERTY OWNER'S NAME: Piro Enterprises Inc.
Mailing Address:
Telephone: Business (209 ) 634-5700 Home ( )
E-Mail Address:ram@ramsonhomes.com
APPLICANT'S NAME: Piro Enterprises Inc.
Phone ()
Address:3811 Crowell Road, Turlock, CA 95382
Telephone: Business ( 209) 634-5700
E-Mail Address: ram@ramsonhomes.com
PROJECT SITE INFORMATION:
Property Address or Location: 2630 Roberts Road, Turlock, CA 95382
Property Assessor's Parcel Number: 087-027-001 through 087-027-018
Property Dimensions:
Property Area: Square Footage 252,690 ft. sq. Acreage 5.8 +/-
Site Land Use: Undeveloped/VacantDeveloped
If developed, give building(s) square footage 4133, 4112, 3042, 2971

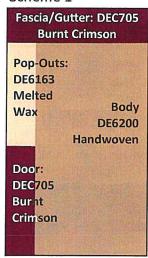
LAND USE DESIG	GNATIONS:	
ZONING:	Current:	Low Density Residential (R-L)/ Heavy Commercial (C-H)
*	Proposed (If applicable):	Planned Developement
GENERAL PLAN	Current:	Low Density Residential/ Heavy Commercial
	Proposed (If applicable)	
DESCRIBE ADJAG	CENT ZONING AND EXIST	TING LAND USE WITHIN 300 FEET OF PROJECT
ZONE - EX	ISTING LAND USE (i.e., resi	idential, commercial, industrial)
North Residential		· · · · · · · · · · · · · · · · · · ·
South Commercial		
East_ Residential		
WestCommercial		
plants and animals, a	Site site as it exists before the project and any cultural, historical or so	, , <u>, , , , , , , , , , , , , , , , , </u>
		f dinuba sandy loam and tijanga loamy sand. There are no animals located on site
and there are no known cult	ured, historical or scenic aspects located on	site.
If yes to above on the site that Will the project chang	e, please attach site plan indicat t are proposed for removal.	site? Yes if yes, are any to be removed? No ing location, size and type of all trees, bushes and shrubs quality or quantity, or alter existing drainage patterns?

If there are structures on the project site, attach site plan indicating location of structures and provide the following information: Commercial Business Present Use of Existing Structure(s)

v	sound structure(s)			
Proposed Use of E	Existing Structure(s)N/A			
Are any structures to be m proposed to be moved or o	noved or demolished?NoIf yes, indicate on site plan which structures are demolished.			
Is the property currently u	under a Williamson Act Contract? if yes, contract number:			
If yes, has a Notice of Nonrenewal been filed? If yes, date filed:				
Are there any agriculture, site? If yes, plea	conservation, open space or similar easements affecting the use of the project? ase describe and provide a copy of the recorded easement. N/A			
Describe age, condition, size, and architectural style of all existing on-site structures (include photos):				
The existing buildings consist of	corrugated metal roofing parapet/stucco steel building with metal sheeting finish.			
Proposed Building Characteristics  Size of any new structure(s) or building addition(s) in gross sq. ft				
Building height in feet (measured from ground to highest point): 16'3" - 31'- 8"  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: ±70,075       Sq.Ft. 60       %         Landscaped Area: ±5,840       Sq.Ft. 5       %			
	Paved Surface Area: ±40,877			
Exterior building materials:	Stucco, stone veneer, siding, wood, paint			
Exterior building colors:	Various color scheme attached			

### **Monarch Place Color Schemes**

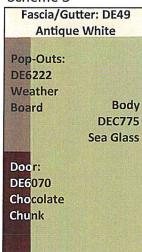
Scheme 1



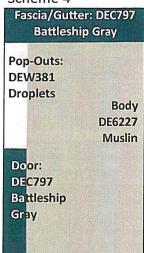
Scheme 2



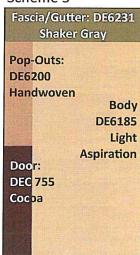
Scheme 3



Scheme 4



Scheme 5



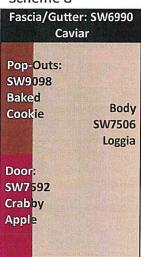
Scheme 6



Scheme 7



Scheme 8



Roof materials: Concrete tile				
Total number of off-street parking spaces provided:4(2 Garage, 2 Driveway) (If not on the project site, attach a Signed Lease Agreement or Letter of Agency)				
Describe the type o	f exterior lighting pro	posed for the project	(height, intensity):	
Building:_D	ecorative LED porch lighting at	t 7'-6" A.F.F or softlit mounted,	±40 watt equivalent	
Parking:De	ecorative LED coach lights at g	arage front at 7'-6" A.F.F		
Estimated Construc	ction Starting Date	3/20/2023 Es	timated Completion Da	te3/20/2025
If the proposal is a	component of an over	all larger project desc	ribe the phases and show	w them on the site plan:
N/A				
		Residential Proj (As applicable to pro		
Total Lots16	Total Dwelling	Units <u>16</u> Tota	al Acreage 2.68	
Net Density/Acre	7.49	Gross Density/A	Acre5.97	
Will the project include affordable or senior housing provisions? If yes, please describe:				
	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	16			
Acreage	2.7 ±			
Square Feet/Unit	5,815 ±			
For Sale or Rent	Sale			
Price Range	375-500			
Гуре of Unit:	Detached			
Studio 1 Bedroom				
2 Bedroom				
3 Bedroom	8			
4+Bedroom	8			

## Commercial, Industrial, Manufacturing, or Other Project (As applicable to proposal)

Type of use(s)			
Expected influence: RegionalCitywideNeighborhood			
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:			

<u>PROJECT IMPACTS</u>
(Please compute each specific impact issue per the following criteria)

## **TRAFFIC**

Industrial Plant <500,000 s.f.	Weekday Trip End Generation Rates (100%Occ.)  10.0 trips/dwelling unit  7.9 trips/dwelling unit  5.1 trips/dwelling unit  6.0 trips/dwelling unit  5.4 trips/dwelling unit  3.3 trips/dwelling unit  11 trips/room  553.0 trips/1,000 s.f. bldg. area  51.3 trips/1,000 s.f. bldg. area  115 trips/1,000 s.f. bldg. area  12.3 trips/1,000 s.f. bldg. area  12.3 trips/1,000 s.f. bldg. area  1.02 trips/student or 18.4 trips/1,000 s.f. bldg. area  7.3 trips/1,000 s.f. bldg. area or 3.8 emp.  5.0 trips/1,000 s.f. bldg. area or 4.2 emp.  e):  160 per weekday	
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?Golden Stat	e Boulevard, Monte Vista Ave, Christofferson Parkway	
Distance from project? Golden State Blvd=600ft., Christofferson= 1,300ft., Monte Vista Ave= 1,450ft.		
Amount of off-street parking provided: 4 spaces (2 garage, 2 driveway)		
If new paved surfaces are involved, describe them and give amount of square feet involved:		
Roberts Road will be constructed to the full 60' section adding 1,855 s.f of pavement. A new road (Nathaniel Place) is proposed which will add		
15,550 s.f of new pavement.		

## **WATER**

Land 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): 12,800 gallons a day
Source 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):
4,800 gallons a day	
Describe the type of sewage to be generated: _	Single-Family Residential
Will any special or unique sewage wastes be g	generated by this development?

## SOLID WASTE

Single-Family Residential 1 Multi-Family Residential 7 Commercial 5 Industrial V	Estimated Solid Waste Generation (lb/day) 0.96 lbs./day/res. 7.37 lbs./day/unit 50 lbs. /500 s.f. floor area 7.3riable-[Please describe the projected solid waste to be generated by your project.]
Type: Single-Family Residential A	smount: 175.36 lbs/day
AIR QUALITY  Construction Schedule:	
Activity	Approximate Dates
Demolition	
Trenching	
Grading	<u> </u>
Paving	
Building Construction	10/20/23 - 3/22/24
Architectural Coatings (includes painting)	10/20/23 - 3/22/24
Total Volume of all Building(s) to be Demolishe Max Daily Volume of Building(s) to be Demolish	
Total Acreage to be Graded 2.38	
Amount of Soil to Import/Export? Site is intended	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; <u>AND</u> either: 1) Contact the Department of Toxic Substances Control at (800) 728-6942; or 2) research the property on <u>all</u> of the following online databases:

EPA RCRA: <a href="https://www3.epa.gov/enviro/facts/rcrainfo/search.html">https://www3.epa.gov/enviro/facts/rcrainfo/search.html</a>
NEPAssist: <a href="https://www.epa.gov/compliance/nepa/nepassist-mapping.html">https://www.epa.gov/compliance/nepa/nepassist-mapping.html</a>

California DTSC Envirostor: <u>www.envirostor.dtsc.ca.gov/public</u> California Geotracker: <u>http://geotracker.waterboards.ca.gov/</u>

to determine whether there are any known or potential hazards on the property.

I HEREBY CERTIFY THAT:
THE PROJECT <i>IS LOCATED</i> 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:
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 ABILITY AND BELIEF.
Signature of Applicant/Agent  Date  1/28/2022

634-5700