



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: 2118 E. Tuolumne Road, Turlock, CA 95382  
ASSESSOR'S PARCEL NUMBER: 073-015-001 AREA OF PROPERTY (ACRES OR SQUARE FEET): ±9.68 Acres  
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD \_\_\_\_\_ Downtown \_\_\_\_\_  
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I  
DESCRIBE THE PROJECT REQUEST: To subdivide the existing parcel into 20 Single Family Residential Homes and a Remainder.

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 The Fitzpatrick Company PHONE NO. 209.608.6033 E-MAIL: \_\_\_\_\_

\*\* Corporate partnerships must provide a list of principals. FAX NO. \_\_\_\_\_

ADDRESS OF APPLICANT: 4216 Kiernan Avenue, Suite 205, Modesto, CA, 95356

CONTACT PERSON (If different than applicant): \_\_\_\_\_

\*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in

\_\_\_\_\_

This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials

Property Owner Info

PROPERTY OWNER: \_\_\_\_\_

ADDRESS OF PROPE \_\_\_\_\_

**Consent of Owner:** I declare that I am the owner of the herein described property and that I have familiarized myself with this completed application and give consent to the action requested.

\_\_\_\_\_

DATE

Office Use Only

APPLICATION TYPE & NO.: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

CASH \_\_\_\_\_ OR CHECK NO. \_\_\_\_\_ / \$ \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

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:** \_\_\_\_\_

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

See attached "Project Description"  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY OWNER'S NAME:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: Business ( ) \_\_\_\_\_ Home ( ) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**APPLICANT'S NAME:** The Fitzpatrick Company (Contact: Shawn Fitzpatrick)

Phone ( 209 ) 608-6033

Address: 4216 Kiernan Avenue, Suite 205, Modesto, CA 95356

Telephone: Business ( ) \_\_\_\_\_ Home ( ) \_\_\_\_\_

E-Mail Address: shawn@fitzpatrickhomes.com

**PROJECT SITE INFORMATION:**

Property Address or Location: 2118 E. Tuolumne Road, Turlock, CA 95382

Property Assessor's Parcel Number: 073-015-001

Property Dimensions: ±677' x ±623'

Property Area: Square Footage ±421,660 Acreage ±9.68

Site Land Use: Undeveloped/Vacant  Developed \_\_\_\_\_



If developed, give building(s) square footage \_\_\_\_\_

**LAND USE DESIGNATIONS:**

ZONING: Current: R-L (Low Density Residential)

Proposed (If applicable): \_\_\_\_\_

GENERAL PLAN Current: LDR (Low Density Residential)

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 PD (Planned Development) - Residential

South R-L (Low Density Residential) – Residential

East R-L (Low Density Residential) – Residential

West R-L (Low Density Residential) – 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)

See Attached "Project Description"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

See Attached "Project Photos"

**Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. 2,000 S.F. to 3,800 S.F.

Building height in feet (measured from ground to highest point): Per City of Turlock Standards

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

Exterior building materials: Stucco



Exterior building colors: Earth tones (TBD)

Roof materials: Concrete Roof Tile

Total number of off-street parking spaces provided: N/A  
 (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 TBD Estimated Completion Date TBD

If the proposal is a component of an overall larger project describe the phases and show them on the site plan: N/A

**Residential Projects**  
 (As applicable to proposal)

Total Lots 20 Lots and 1 Remainder Total Dwelling Units 20 Total Acreage ±9.68

Net Density/Acre ±5.0 U.P.A. Gross Density/Acre ±3.9 U.P.A.

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

|                  | Single Family                     | Two-Family<br>(Duplex) | Multi-Family<br>(Apartments) | Multi-Family<br>(Condominiums) |
|------------------|-----------------------------------|------------------------|------------------------------|--------------------------------|
| Number of Units  | 20                                |                        |                              |                                |
| Acreage          | ±5.2 (Gross)                      |                        |                              |                                |
| Square Feet/Unit | 2,000 – 3,800 S.F.                |                        |                              |                                |
| For Sale or Rent | Sale                              |                        |                              |                                |
| Price Range      | \$400,000–\$600,000               |                        |                              |                                |
| Type of Unit:    | 3 Plans                           |                        |                              |                                |
|                  | Up to 5 Bedrooms<br>& 3 Bathrooms |                        |                              |                                |
| 1 Bedroom        |                                   |                        |                              |                                |
| 2 Bedroom        |                                   |                        |                              |                                |
| 3 Bedroom        |                                   |                        |                              |                                |
| 4+Bedroom        |                                   |                        |                              |                                |



**Commercial, Industrial, Manufacturing, or Other Project**

(As applicable to proposal)

Type of use(s) N/A

Expected influence: Regional N/A Citywide N/A Neighborhood N/A

Days and hours of operation: N/A

Total occupancy/capacity of building(s): N/A

Total number of fixed seats: N/A Total number of employees: N/A

Anticipated number of employees per shift: N/A

Square footage of:

Office area N/A

Warehouse area N/A

Sales area N/A

Storage area N/A

Loading area N/A

Manufacturing area N/A

Total number of visitors/customers on site at any one time: N/A

Other occupants (If Applicable) N/A

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): N/A

List any permits or approvals required for the project by state or federal agencies:

N/A



**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): 200Projected number of truck deliveries/loadings per day: N/AApproximate hours of truck deliveries/loadings each day: N/AWhat are the nearest major streets? N. Johnson Road and E. Tuolumne RoadDistance from project? ±325' south of E. Tuolumne Road along N. Johnson RoadAmount of off-street parking provided: N/A

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

Johnson Court (±23,000 S.F. of Pavement)



**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.] |

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Estimated gallons per day (using information above): 800 gallons / day @ 20 Units = ±16,000 gallons / day

Source of Water: City of Turlock

**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.]<br>(General projection = 2,500 gallons/day/acre) |

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Estimate the amount (gallons/day) sewage to be generated (using information above):

300 gallons / day / unit @ 20 Units = ±6,000 gallons / day

Describe the type of sewage to be generated: Typical Residential Sewage

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

No



**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: Typical Residential Solid Waste Amount: 10.96 lbs. / day / res. @ 20 Units = ±219.2 lbs. / day

**AIR QUALITY**

***Construction Schedule:***

| <u>Activity</u>                            | <u>Approximate Dates</u> |
|--|--------------------------|
| Demolition                                 | <u>N/A</u>               |
| Trenching                                  | <u>N/A</u>               |
| Grading                                    | <u>N/A</u>               |
| Paving                                     | <u>N/A</u>               |
| Building Construction                      | <u>N/A</u>               |
| Architectural Coatings (includes painting) | <u>N/A</u>               |

***Total Volume of all Building(s) to be Demolished*** \_\_\_\_\_

***Max Daily Volume of Building(s) to be Demolished*** \_\_\_\_\_

***Total Acreage to be Graded*** ±5.2

***Amount of Soil to Import/Export?*** N/A



**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](http://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: \_\_\_\_\_

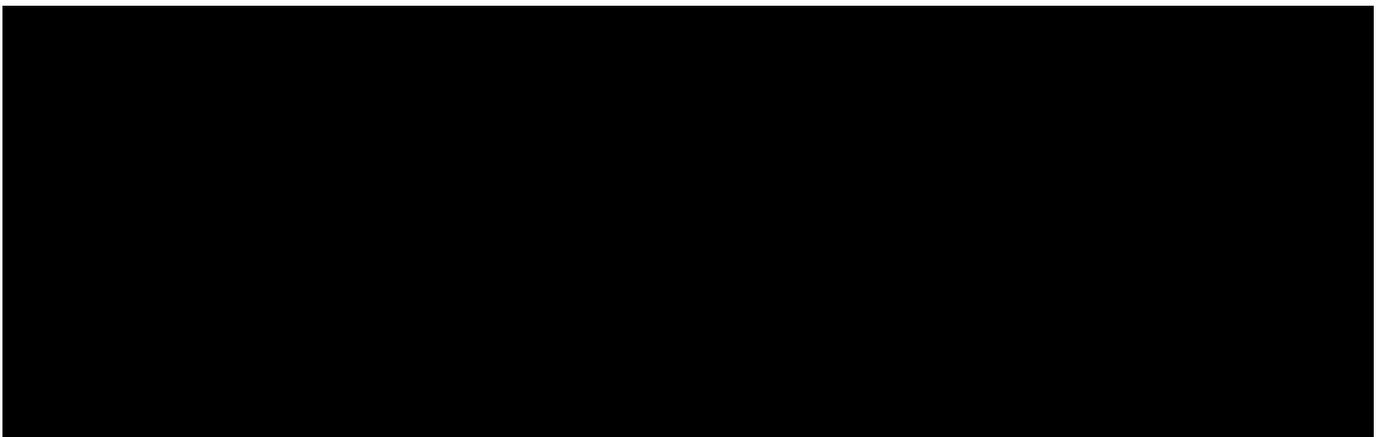
Regulatory ID Number: \_\_\_\_\_

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.



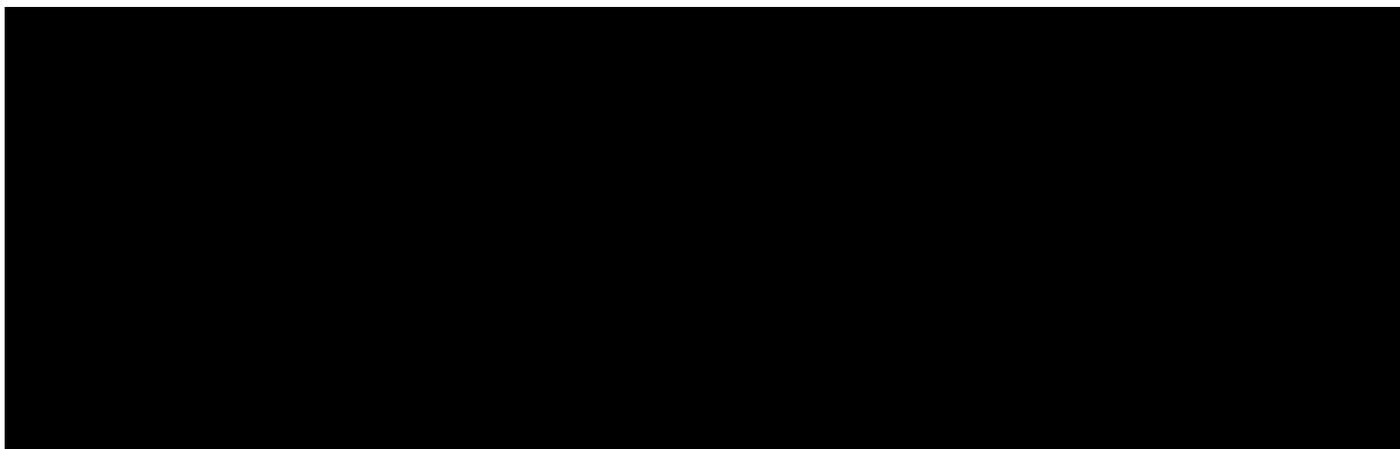


**PROPERTY OWNER/APPLICANT SIGNATURE:**

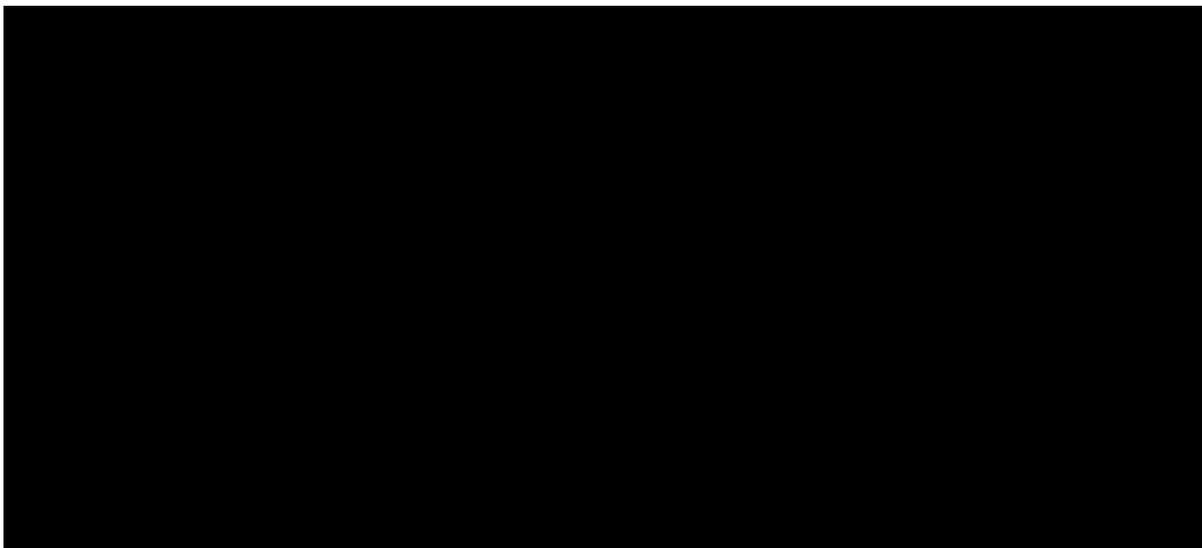
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my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



**Applicant(s): (If different than above)**









# 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 the street frontage carrying the greatest amount of 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: 2118 E. Tuolumne Road

APN: 073-015-001

Description of Project: Vesting Tentative Subdivision Map for Fitzpatrick Homes. Project Consists of 20 Single Family Residential Lots and a Remainder on approximately 9.68 Acres with an average lot size of 8,781 S.F.

ILLUSTRATION OF THE  
PROJECT  
(2'x 2')

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

**6:00 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.**



**FITZPATRICK HOMES**  
Project Description for  
Vesting Tentative Subdivision Map  
December 16, 2016

**PROPERTY DESCRIPTION**

The West half of the North half of Lot 69 of "Elmwood Colony", as shown on map filed for record April 11, 1905 in Volume 2 of Maps, at Page 13, Stanislaus County Records,

EXCEPTING THEREFROM the South 10 feet thereof, lying in the Southwest 1/4 of Section 12, Township 5 South, Range 10 East, Mount Diablo Meridian, Situate in the City of Turlock, Stanislaus County, California.

**EXISTING CONDITIONS**

The project site is owned by the First Free Methodist Church of Turlock on approximately 10.15 Gross Acres. It is located at the southeast corner of N. Johnson Road and Tuolumne Road on Assessor's Parcel Number (APN) 073-015-001. The existing church is located at the northwest corner of the property with an existing single family residential home located at the northeast corner. The south half of the property is currently vacant and will be the area to be developed into 20 single family residential lots. The property is currently surrounded by single family residential to the north, east, south and west. The current zonings for the surrounding properties are PD (Planned Development) to the north and R-L (Low Density Residential) to the east, south and west. All street improvements are existing along N. Johnson Road and Tuolumne Road. The current Zoning for the property is R-L (Low Density Residential) and General Plan designation is LDR (Low Density Residential).

**PROPOSED PROJECT**

The proposed project will consist of a Vesting Tentative Subdivision Map application to be submitted by Fitzpatrick Homes, to the City of Turlock for the development of 20 Single Family Residential Lots. The proposed lots will be located on the, currently vacant, south half of the existing property. The north half of the property will remain as is with the Church at the northwest corner and the existing house at the northeast corner.

The applicant (Fitzpatrick Homes) will be developing the south half of the property with a cul-de-sac that will be connected to N. Johnson Road. There will be 20 single family residential lots (10 on each side of the cul-de-sac) with three (3) different house Plans. Two of the house plans will be single story homes and the third is a 2-story home. There will be 8 Lots with the Plan 1 (Single Story), 9 Lots with the Plan 2 (Single Story), and 3 Lots with the Plan 3 (Two-Story). 40% of the Lots will consist of the Plan 1, 45% of the Lots will consist of the Plan 2 and 15% of the Lots will consist of the Plan 3.

Per the City of Turlock Zoning requirements for R-1 the minimum density is 3.0 and the max is 7.0. The proposed project will have a density of 3.88 units per acre and an average lot size of 8,775 square feet.



An 8 inch water line and a 6 inch sewer line are currently installed in N. Johnson Road. An 8 inch water line and a 6 inch sewer line will be connected and installed in the proposed cul-de-sac to serve the proposed lots. A 12 inch storm drain line terminates at the south property line and will be extended approximately 155 feet to the north to pick up the storm drain runoff from the cul-de-sac.

