



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

Page 5 of 33

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 513 N Palm Street Turlock, CA (Corner of Palm Street and East Canal Street)
ASSESSOR'S PARCEL NUMBER: 061 - 023 - 041 AREA OF PROPERTY (ACRES OR SQUARE FEET): 14,900 sf
EXISTING ZONING: OR office & residential
GENERAL PLAN DESIGNATION: OR office & residential
DESCRIBE THE PROJECT REQUEST: This is an undeveloped lot that SRHA would like to construct a single story 4-unit housing building with associated parking.

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 HMR Architects - Scott Pullen PHONE NO. 916-736-2724 E-MAIL scottp@hmrarchitects.com

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: MDP 19-17

DATE RECEIVED: 11/20/19

CHECKED BY: AW



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

Page 5 of 33

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 513 N Palm Street Turlock, CA (Corner of Palm Street and East Canal Street)
ASSESSOR'S PARCEL NUMBER: 061 - 023 - 041 AREA OF PROPERTY (ACRES OR SQUARE FEET): 14,900 sf
EXISTING ZONING: OR office & residential
GENERAL PLAN DESIGNATION: OR office & residential
DESCRIBE THE PROJECT REQUEST: This is an undeveloped lot that SRHA would like to construct a single story 4-unit housing building with associated parking.

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 HMR Architects - Scott Pullen PHONE NO. 916-736-2724 E-MAIL: scottp@hmrarchitects.com

Property Owner Info

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: Cottage Housing Units

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

The proposed project is a single story building with four housing units and associated parking and a trash enclosure.

PROPERTY OWNER'S NAME: Stanislaus Regional Housing Authority - Jim Kruse

Mailing Address: 1701 Robertson Rd. Modesto CA 95350

Telephone: Business (209) 557-2002 Home ()

E-Mail Address: jkruse@stancoha.org

APPLICANT'S NAME: HMR Architects - Scott Pullen

Phone (916) 736-2724

Address: 2130 21st Street. Sacramento, CA 95818

Telephone: Business () Home ()

E-Mail Address: scott@hmrarchitects.com; Also send correspondence to Marissa Ormsby marissao@hmrarchitects.com

PROJECT SITE INFORMATION:

Property Address or Location: 513 N Palm Street Turlock, CA (Corner of Palm Street and East Canal Street)

Property Assessor's Parcel Number: 061-023-041

Property Dimensions: approx 100' x 150'

Property Area: Square Footage 14,900 sf Acreage 0.34

Site Land Use: Undeveloped/Vacant undeveloped Developed n/a

If developed, give building(s) square footage n/a

LAND USE DESIGNATIONS:

ZONING: Current: OR office and residential
 Proposed (If applicable): Residential
 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 OR
 South OR
 East OR
 West OR

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 project site is an undeveloped vacant dirt lot.

Are there any trees, bushes or shrubs on the project site? No 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.

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

The existing drainage patterns would potentially change because the project is to construct a

4 unit building with associated parking, trash enclosure, and concrete walks.

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):

The site is undeveloped. See attached photos.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 2575 sf

Building height in feet (measured from ground to highest point): 15 ft

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

15 ft

Project site coverage:	Building Coverage:	<u>2600 sf</u>	Sq.Ft.	<u>18</u>	%
	Landscaped Area:	<u>6350 sf</u>	Sq.Ft.	<u>43</u>	%
	Paved Surface Area:	<u>5775 sf</u>	Sq.Ft.	<u>39</u>	%
	Total:	<u>14900 sf</u>	Sq.Ft.	<u>100</u>	<u>100%</u>

Exterior building materials: Hardie shingle siding and Hardie lap siding

Exterior building colors: French Clay KM3918-2 and Glacier Ridge KM3919-1

Roof materials: Composition shingle roofing

Total number of off-street parking spaces provided: 6 parking spaces + 1 accessible space
(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: Wall mount fluorescent fixture with white polycarbonate globe, black finish

Parking: _____

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:

Residential Projects
(As applicable to proposal)

Total Lots 1 Total Dwelling Units 4 Total Acreage 0.34

Net Density/Acre _____ Gross Density/Acre _____

Will the project include affordable or senior housing provisions? Yes If yes, please describe:

This project is for Stanislaus Regional Housing Authority.

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units			4	
Acreage			0.34	
Square Feet/Unit			650 SF	
For Sale or Rent			RENT	
Price Range			TBD	
Type of Unit:				
Studio				
1 Bedroom			4	
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 _____ 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): 6.0Projected number of truck deliveries/loadings per day: 0Approximate hours of truck deliveries/loadings each day: 0What are the nearest major streets? W Canal Drive and N Golden State Blvd.Distance from project? 0.3 mileAmount of off-street parking provided: 0

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

Asphalt parking lot 3,875 sfConcrete walks 1,900 sf

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): 1068

Source of Water: _____

SEWAGELand 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):

800

Describe the type of sewage to be generated: residential generated

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

No

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: solid waste Amount: 29.48**AIR QUALITY*****Construction Schedule:***ActivityApproximate Dates

Demolition

TBD

Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)

Total Volume of all Building(s) to be Demolished 0***Max Daily Volume of Building(s) to be Demolished*** 0***Total Acreage to be Graded*** .34***Amount of Soil to Import/Export?*** TBD

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>

NEP Assist: <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: _____

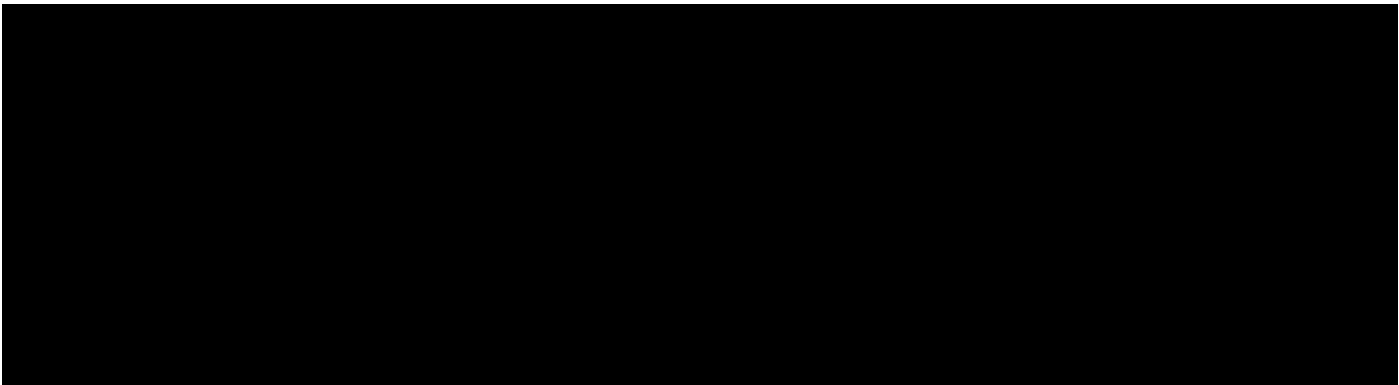
Regulatory ID Number: _____

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.

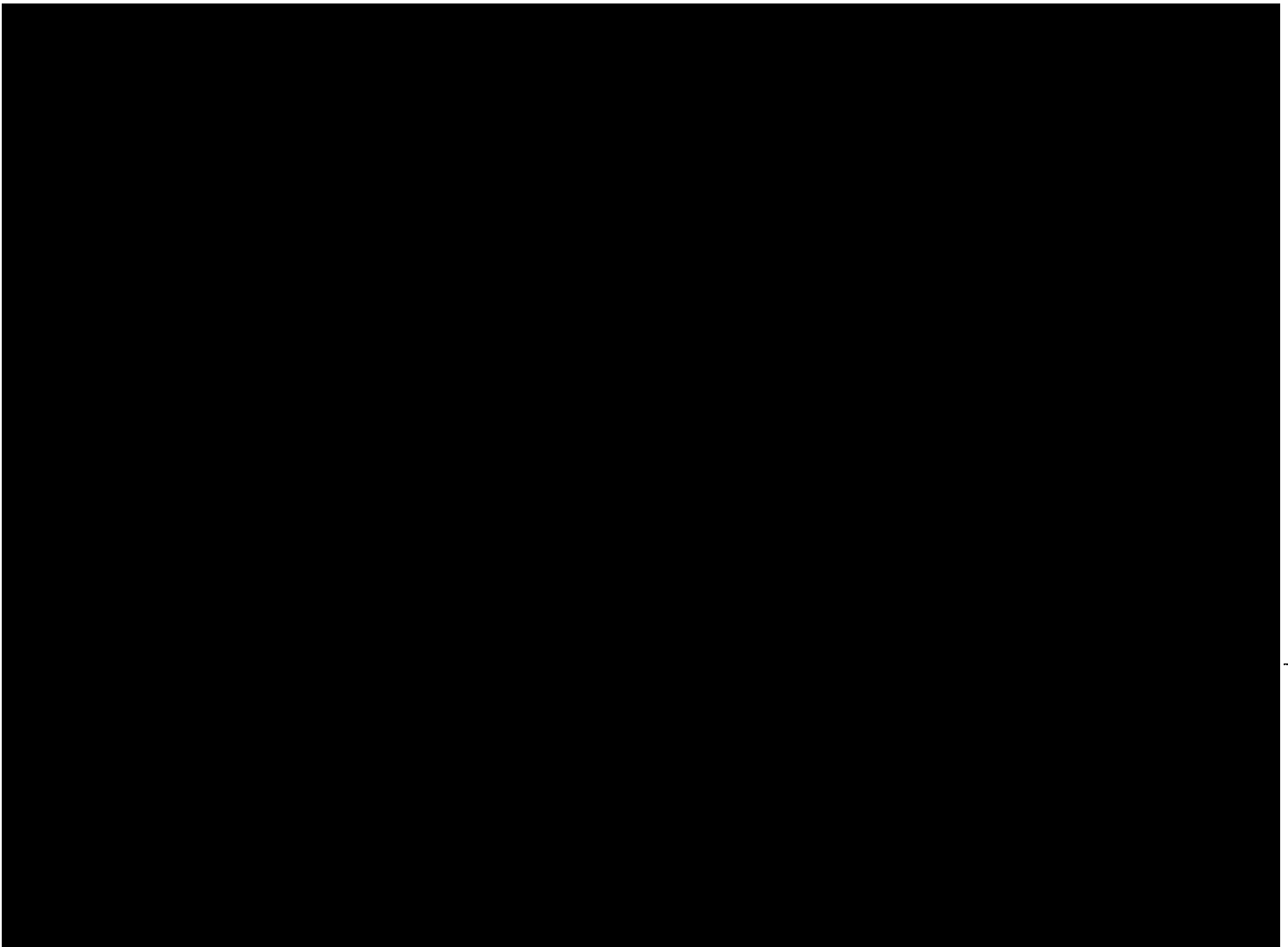


PROPERTY OWNER/APPLICANT SIGNATURE:

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)



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)

