



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: 1150 Angelus
ASSESSOR'S PARCEL NUMBER: 050 - 005 - 059 AREA OF PROPERTY (ACRES OR SQUARE FEET): .84
EXISTING ZONING: Medium
GENERAL PLAN DESIGNATION: Multifamily
DESCRIBE THE PROJECT REQUEST: New Construction of a single story
Triplex building

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.

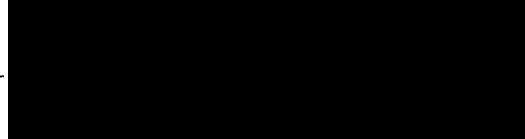
APPLICANT FRANK Sequeira PHONE NO. (209) 756-7085 E-MAIL: FRANKASEQUEIRA@hotmail.com

** Corporate partnerships must provide a list of principals. FAX NO. None

ADDRESS OF APPLICANT: 2031 N. DAUBENBERGER Rd. TURLOCK CA 95382

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



FRANK Sequeira
PRINT NAME

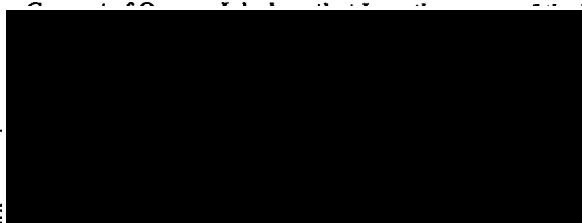
4/5/2022
DATE

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

Property Owner Info

PROPERTY OWNER: Same as Applicant PHONE NO. _____ E-MAIL: _____
ADDRESS OF PROPERTY OWNER: _____

I hereby certify that I am the owner of the herein described property and that I have familiarized myself with this request.



Frank Sequeira
PRINT NAME

4/5/2022
DATE

Office Use Only

APPLICATION TYPE & NO.: _____ DATE RECEIVED: 4/6/2022
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: Sequeira Triplex

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

To Construct A New Triplex Apartment building

PROPERTY OWNER'S NAME: FRANK Sequeira

Mailing Address: 2031 N. Daubenberger Rd. Turlock CA 95382

Telephone: Business (209) 756-7085 Home (209) 756-7085

E-Mail Address: FRANKASequeira@hotmail.com

APPLICANT'S NAME: SAME AS OWNER (ABOVE)

Phone () _____

Address: _____

Telephone: Business () _____

Home () _____

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: 1150 Angelus Street (Parcel #2)

Property Assessor's Parcel Number: 050-005-059 (Parcel #2, new map)

Property Dimensions: 64' x 146'

Property Area: Square Footage 9345.4 Acreage .215

Site Land Use: Undeveloped/Vacant 100% Developed 0%

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

LAND USE DESIGNATIONS:

ZONING: Current: R-m Medium Density Multifamily
 Proposed (If applicable): _____
 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 R-m
 South R-m
 East R-m
 West I

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)

Vacant lot - Flat/undeveloped, CURB AND GUTTER
is installed. Undisturbed soil

Are there any trees, bushes or shrubs on the project site? No if yes, are any to be removed? n/a
 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?
Yes If yes, please explain:

ON site RAIN RUN-OFF water will likely be maintained
onsite w/ A French-DRAIN system in the PARKING LOT

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):

No existing structures - Vacant Lot

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 2700^{Sq. Ft.} (900^{Sq. Ft.} x 3 units)

Building height in feet (measured from ground to highest point): 17'

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

17' is The Highest point

Project site coverage: Building Coverage: 2790 Sq.Ft. 30 %

Landscaped Area: 3893 Sq.Ft. 41.5 %

Paved Surface Area: 2662 Sq.Ft. 28.5 %

Total: 9345 Sq.Ft. 100 %

Exterior building materials: Stucco, Rock Veneer, composition Roof

Exterior building colors: Stucco color = LA Habra / Fallbrook
Trim - Antique white
Roof - Weathered / Green

Roof materials: 30 year Composition

Total number of off-street parking spaces provided: 5
(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: LED Coach lighting at front Porches

Parking: LED on Poles Facing down into parking area

Estimated Construction Starting Date 6/1/2022 Estimated Completion Date 1/1/2023

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

Also to include Another triplex on parcel #4 and A duplex on each lots # 1 and 3

Residential Projects
(As applicable to proposal)

Total Lots 1 Total Dwelling Units 3 Total Acreage .215

Net Density/Acre _____ Gross Density/Acre _____

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

possible to be considered Affordable

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units			<u>3</u>	
Acreage			<u>.215</u>	
Square Feet/Unit			<u>900</u>	
For Sale or Rent			<u>Both ?</u>	
Price Range Rent			<u>\$800 - \$1000</u>	
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom			<u>X</u>	
3 Bedroom				
4+Bedroom				

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:

A.S.

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): 18

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? West MANDistance from project? .75 - 1 mileAmount of off-street parking provided: 5

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

2662 sq. ft. DRIVEWAY, PARKING AND WALKWAYS

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.]

1600 gal/day

Estimated gallons per day (using information above):

Source of Water: city water**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)

600

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

600 gal/dayDescribe the type of sewage to be generated: TYPICAL FOR Residential

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: STANDARD WASTEAmount: 22 LBS**AIR QUALITY***Construction Schedule:*ActivityApproximate Dates

Demolition

N/A

Trenching

6/1/2022

Grading

6/1/2022

Paving

8/1/2022

Building Construction

7-1-2022 - 10-1-2022

Architectural Coatings (includes painting)

10-1-2022Total Volume of all Building(s) to be Demolished 0Max Daily Volume of Building(s) to be Demolished 0Total Acreage to be Graded 0.2Amount of Soil to Import/Export? None

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

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.

Date

4/5/2022

Phone Number

Print Name and Title of Applicant/Agent

FRANK Sequiera

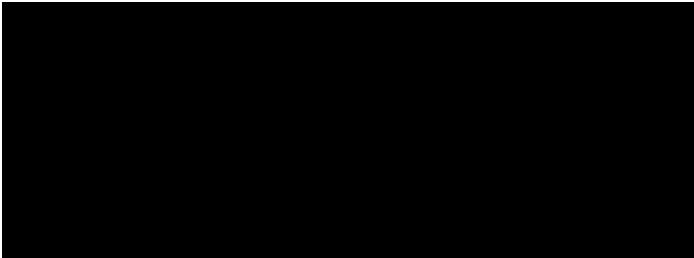
209 756-7085

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 20;
2. the Acknowledgments/Authorizations/Waivers starting on page 22; and
3. the Indemnification on page 24; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 26.

Property Owner(s): (Attach additional sheets. as necessary)



4/5/2022
Date

Frank Seaver / owner
Print Name and Title of Property Owner

209 756-7085
Phone Number

Applicant(s): (If different than above)

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number