



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: 603-615 20th Century Blvd TURLOCK, CA

ASSESSOR'S PARCEL NUMBER: _____ AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.0 acres

EXISTING ZONING: A RE RL (RM) RH CO CC CH CT I IBP PD _____ Downtown _____

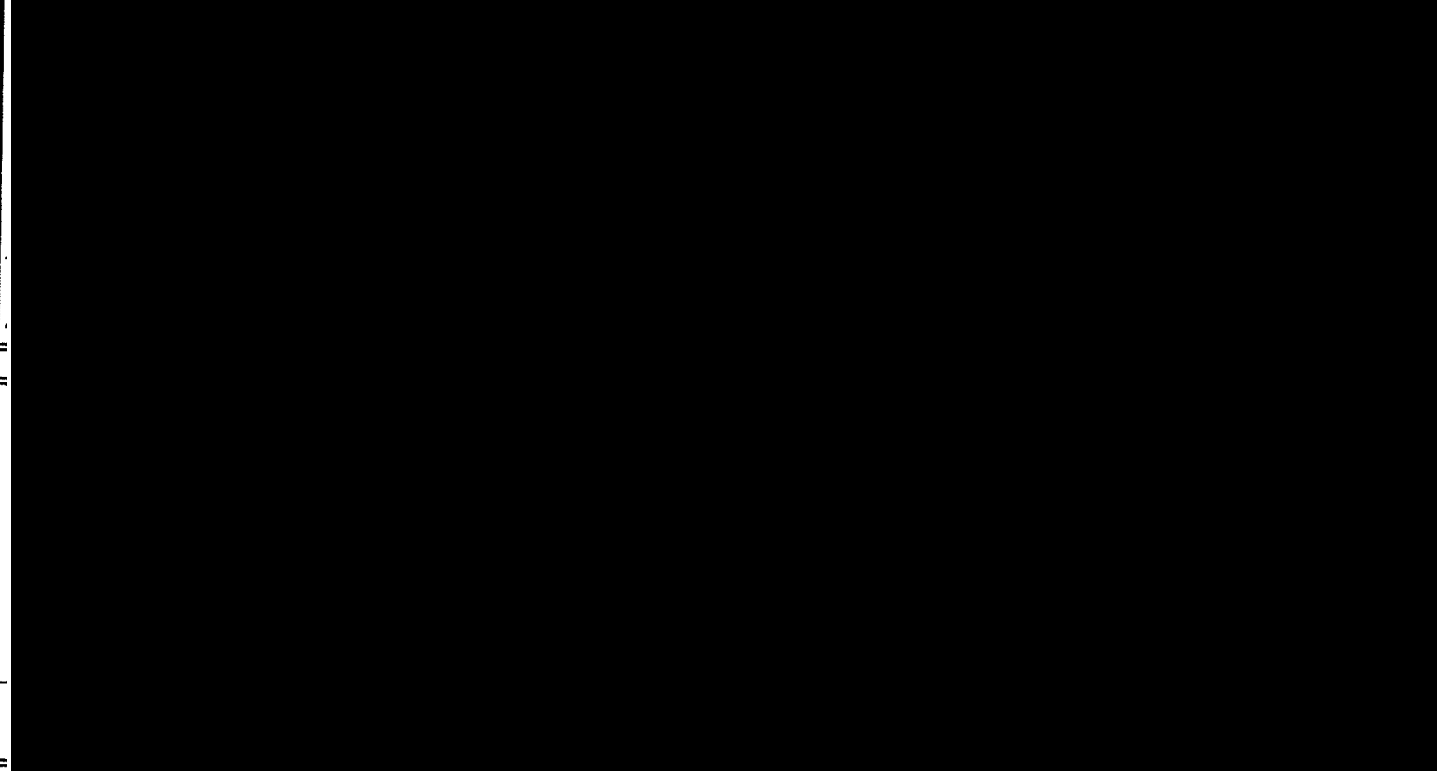
GENERAL PLAN DESIGNATION: A VLDR LDR (MDR) HDR O Comm Comm Heavy Comm I

DESCRIBE THE PROJECT REQUEST: Remodel w/Accessibility & Parking Stall/driveway access
Lane Upgrades to 7-Existing Apartment Buildings

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 Ashour Yadeqar PHONE NO. (415) 205-0722 E-MAIL: ashour@yadeqar.org



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: _____

PLEASE NOTE:

THIS APPLICATION FORM
(ALONG WITH THE REQUIRED
ATTACHMENTS AND EXHIBITS)
IS MADE AVAILABLE TO THE PUBLIC
ON THE CITY'S WEBSITE AND IN THE CITY'S FILES.

IF THERE IS
SENSITIVE INFORMATION CONTAINED WITHIN THE
APPLICATION, PLEASE CONTACT THE
PLANNING DIVISION AT (209) 668-5640
BEFORE SUBMITTING
THE APPLICATION.

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: 20th Century Apartments (7-units)

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

To remodel & upgrade the existing 7-Apartment unit buildings
w/ New Parking stalls, Trash Enclosure & Fire Lane

PROPERTY OWNER'S NAME: Ashour Yadegar

Mailing Address: 3512 E. Hawkeye Ave TURLOCK, CA 95380

Telephone: Business (415) 205-0722 Home () —

E-Mail Address: ashour@yadegar.org

APPLICANT'S NAME: Ashour Yadegar

Phone (415) 205.0722

Address: 3512 E. Hawkeye Ave., Turlock, 95380

Telephone: Business (see above) Home (see above)

E-Mail Address: ashour@yadegar.org

PROJECT SITE INFORMATION:

Property Address or Location: 603 - 615 20th Century Blvd, TURLOCK, CA

Property Assessor's Parcel Number: 042-010-007

Property Dimensions: 94.31' x 458'

Property Area: Square Footage 43,560 & Acreage 1.0

Site Land Use: Undeveloped/Vacant _____ Developed

If developed, give building(s) square footage 7-Apartment buildings totally 4800 SF

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LAND USE DESIGNATIONS:

ZONING: Current: RM
 Proposed (If applicable): same, no change

GENERAL PLAN Current: MDR
 Proposed (If applicable): same

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

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

North Hawkeye Ave & neighborhood Donnelly Park
 South Residential
 East Multi-family Apartments
 West Commercial Motel & Church building

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)

Existing fencing, landscaping, utilities, sidewalks &
7- single story Residential Apartment structures.

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.

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) single-story Apartment buildings (x7)

Proposed Use of Existing Structure(s) same, just Remolding & Re-roofing

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.

N/A

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

Existing buildings have Flat roofs that will be replaced (on 5- structures)
approximately 40+ years old, w/ stucco wall finish, vinyl windows &
Asphalt Single Roofing.

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'-0"

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

(E) Light Poles @ 24' high.

Project site coverage:	Building Coverage:	<u>6931</u>	Sq.Ft.	<u>16</u>	%	<u>(Apts only 4,798 sq)</u>
	Landscaped Area:	<u>17,355</u>	Sq.Ft.	<u>42</u>	%	
	Paved Surface Area:	<u>17,400</u>	Sq.Ft.	<u>42</u>	%	
	Total:	<u>41,686</u>	Sq.Ft.	<u>100</u>	100%	

Exterior building materials: Stucco (cement plaster) & Asphalt Comp. Roofing Shingles.

Exterior building colors: TBD, sandy beige w/white Window Frames & doors
w/Coal Asphalt (arev) Gude Roofing

Roof materials: Asphalt Composition Shingle Roofing

Total number of off-street parking spaces provided: 13 stalls for Apts only
 (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 wallpacks/entry lights @ Apt bldg's & (E) Light Poles @ 24' high @ 8'-0" high

Parking: Re-use (E) Light Poles w/New Parking Lights @ +20' AFG.

Estimated Construction Starting Date 9/1/19 Estimated Completion Date 3/31/19

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 1 Total Dwelling Units 8 Total Acreage 1.0

Net Density/Acre 8/acre Gross Density/Acre 8/acre

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

Housing to be for all age groups, non-discriminative

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	1		7	
Acreage	N/A			
Square Feet/Unit	2044		587-1015	
For Sale or Rent	Rent		Rent	
Price Range	N/A		TBD	
Type of Unit:				
Studio	0		0	
1 Bedroom	0		4	
2 Bedroom	0		3	

3 Bedroom

4+Bedroom

1		0	
-		0	

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 _____

N/A

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): 42 trips/dayProjected number of truck deliveries/loadings per day: 2 max (FedEx & UPS)Approximate hours of truck deliveries/loadings each day: 4-6 HoursWhat are the nearest major streets? Hawkeye & Golden State Blvd.Distance from project? 20'-0" & 500 feet.Amount of off-street parking provided: 13-stalls for Apts.

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

New paved Driveway access/egress, sidewalks, Trash Enclosure & Parking stalls, approximately 17,400 sf.

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): 2401

Source of Water: City services

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):

900

Describe the type of sewage to be generated: Residential Toilets, lavatory, showers, Kitchen Sink/pw & clothes Washer.

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

None

SOLID WASTE

Land 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: Multi-family Apartments
Residential

Amount: 51.60 lbs/day

AIR QUALITY

Construction Schedule:

Activity

Approximate Dates

Demolition

8/30/19

Trenching

9/15/19

Grading

9/30/19

Paving

10/15/19

Building Construction

9/15/19

Architectural Coatings (includes painting)

12/31/19

Total Volume of all Building(s) to be Demolished None / \emptyset

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

Total Acreage to be Graded .50 acres

Amount of Soil to Import/Export? Minimal to 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>

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: _____

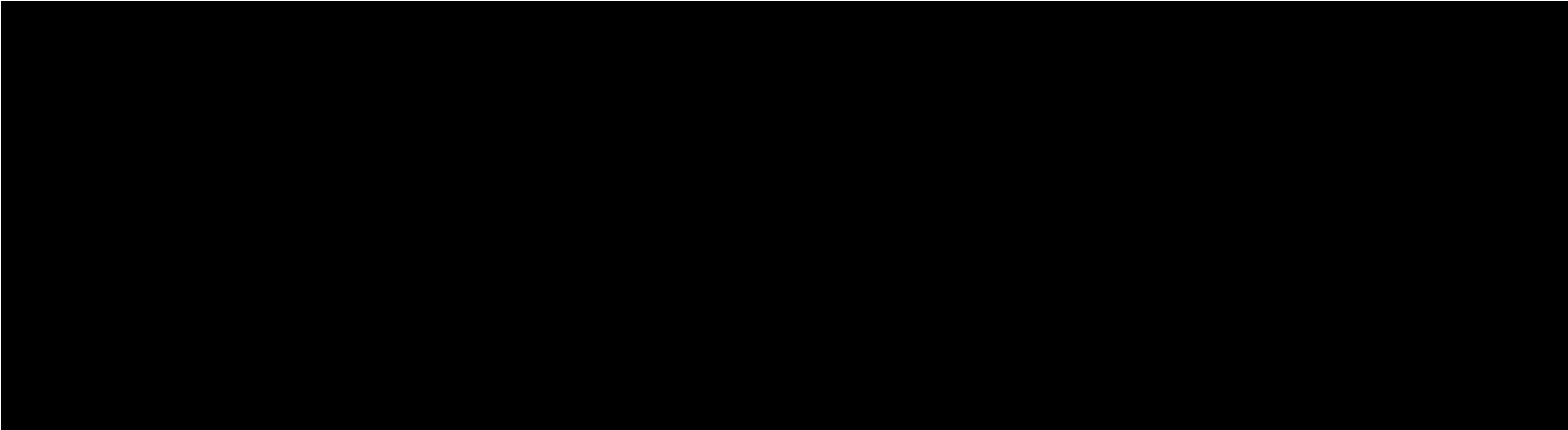
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

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.

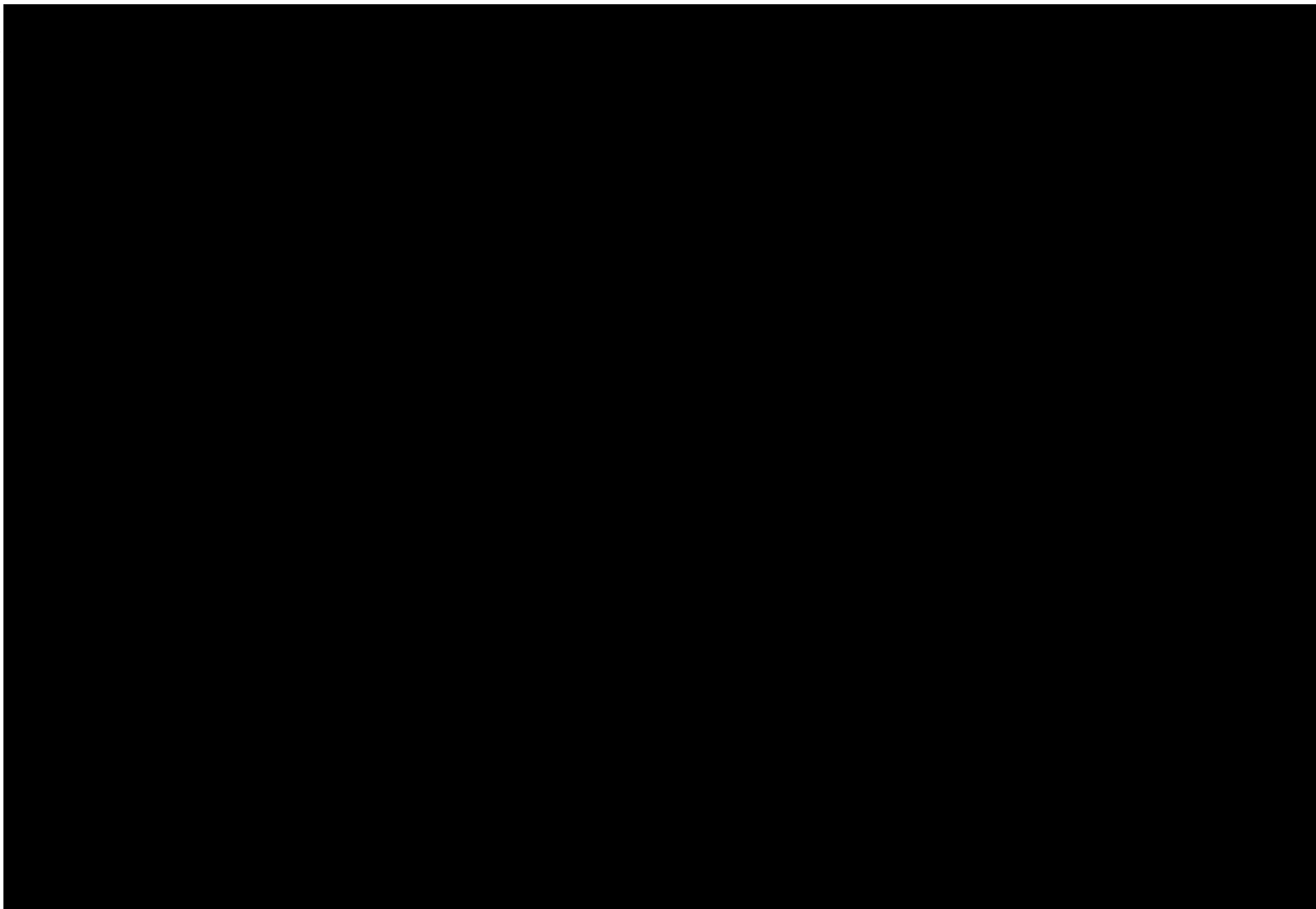


PROPERTY OWNER/APPLICANT SIGNATURE:

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)



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