



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: 2630 Roberts Road, Turlock, CA 95382

ASSESSOR'S PARCEL NUMBER: 087-027-001 through 087 -027 -018 AREA OF PROPERTY (ACRES OR SQUARE FEET): 5.8 acres

EXISTING ZONING: R-L (Low Density Residential), C-H (Heavy Commercial)

GENERAL PLAN DESIGNATION: Planned Development

DESCRIBE THE PROJECT REQUEST: Subdivide parcel into 16 residential lots and 2 existing parcels into 5 separate parcels

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 Piro Enterprises, Inc. PHONE NO. (209) 634-5700 E-MAIL: ram@ramsonhomes.com

** Corporate partnerships must provide a list of principals. FAX NO. (209) 241-6710

ADDRESS OF APPLICANT: 3811 Crowell Road, Turlock, CA 95382

CONTACT PERSON (If different than applicant): Ramson Piro

[Redacted] red the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in

[Redacted] SIGNATURE OF APPLICANT PRINT NAME Ramson Piro DATE 7/28/2022

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

Property Owner Info

PROPERTY OWNER: Piro Enterprises Inc. PHONE NO. (209) 634-5700 E-MAIL: ram@ramsonhomes.com

ADDRESS OF PROPERTY OWNER: 3811 Crowell Rd., Turlock CA 95382

[Redacted] I declare that I am the owner of the herein described property and that I have familiarized myself with this give consent to the action requested.

[Redacted] SIGNATURE OF PROPERTY OWNER PRINT NAME Ramson Piro DATE 7/28/2022

Office Use Only

APPLICATION TYPE & NO.: PD 281, RZN 22-02, HSM 22-02 DATE RECEIVED: 8.10.22

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

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: 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 Home ()

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/Vacant Developed

If developed, give building(s) square footage 4133, 4112, 3042, 2971

LAND USE DESIGNATIONS:

ZONING: Current: Low Density Residential (R-L)/ Heavy Commercial (C-H)
 Proposed (If applicable): Planned Development

GENERAL PLAN Current: Low Density Residential/ Heavy Commercial
 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 Residential

South Commercial

East Residential

West Commercial

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)

There is an existing dirt lot next to a developed area. The soil consists of dinuba sandy loam and tijanga loamy sand. There are no animals located on site
 and there are no known cultured, historical or scenic aspects located on site.

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) Commercial Business

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? _____ 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):

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. 1,592 s.f - 2,370 s.f

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: <u>±70,075</u>	Sq.Ft.	<u>60</u>	%
	Landscaped Area: <u>±5,840</u>	Sq.Ft.	<u>5</u>	%
	Paved Surface Area: <u>±40,877</u>	Sq.Ft.	<u>35</u>	%
	Total: <u>116,791</u>	Sq.Ft.		<u>100%</u>

Exterior building materials: Stucco, stone veneer, siding, wood, paint

Exterior building colors: Various color scheme attached

Monarch Place Color Schemes

Scheme 1

Fascia/Gutter: DEC705
Burnt Crimson

Pop-Outs:
 DE6163
 Melted
 Wax

Body
 DE6200
 Handwoven

Door:
 DEC705
 Burnt
 Crimson

Scheme 2

Fascia/Gutter: KM5775
Empire Ranch

Pop-Outs:
 KM4593
 Polished
 Stone

Body
 KMA73
 Ginger Root

Door:
 KM4939
 Arrowhead

Scheme 3

Fascia/Gutter: DE49
Antique White

Pop-Outs:
 DE6222
 Weather
 Board

Body
 DEC775
 Sea Glass

Door:
 DE6070
 Chocolate
 Chunk

Scheme 4

Fascia/Gutter: DEC797
Battleship Gray

Pop-Outs:
 DEW381
 Droplets

Body
 DE6227
 Muslin

Door:
 DEC797
 Battleship
 Gray

Scheme 5

Fascia/Gutter: DE6231
Shaker Gray

Pop-Outs:
 DE6200
 Handwoven

Body
 DE6185
 Light
 Aspiration

Door:
 DEC 755
 Cocoa

Scheme 6

Fascia/Gutter: KM5817-3
Pebble Beach

Pop-Outs:
 KMW43
 Whitest
 White

Body
 KM4585-2
 Lovers
 Hideaway

Door:
 KM 417
 Oxford
 Brown

Scheme 7

Fascia/Gutter: DE6231
Shaker Gray

Pop-Outs:
 KM4941-2
 City
 Dweller

Body
 KM5788
 Tranquil
 Taupe

Door:
 KM5799-5
 Downtown
 Benny
 Brown

Scheme 8

Fascia/Gutter: SW6990
Caviar

Pop-Outs:
 SW9098
 Baked
 Cookie

Body
 SW7506
 Loggia

Door:
 SW7592
 Crabby
 Apple

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 of exterior lighting proposed for the project (height, intensity):

Building: Decorative LED porch lighting at 7'-6" A.F.F or soffit mounted, ±40 watt equivalent

Parking: Decorative LED coach lights at garage front at 7'-6" A.F.F

Estimated Construction Starting Date 3/20/2023 Estimated Completion Date 3/20/2025

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 16 Total Dwelling Units 16 Total Acreage 2.68

Net Density/Acre 7.49 Gross Density/Acre 5.97

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			
Type 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: 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): 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 State 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 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: Single-Family Residential Amount: 175.36 lbs/day

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	_____
Trenching	_____
Grading	_____
Paving	_____
Building Construction	<u>10/20/23 - 3/22/24</u>
Architectural Coatings (includes painting)	<u>10/20/23 - 3/22/24</u>

Total Volume of all Building(s) to be Demolished N/A

Max Daily Volume of Building(s) to be Demolished N/A

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; 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.

 _____

Signature of Applicant/Agent

_____ 7/28/2022 _____
Date

RAMSON PIRO, CEO
Print Name and Title of Applicant/Agent

(209) 634-5700
Phone Number