



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: 300 North Soderquist road

ASSESSOR'S PARCEL NUMBER: 061 - 003 - 040 AREA OF PROPERTY (ACRES OR SQUARE FEET): .46

EXISTING ZONING: Residential Medium Density

GENERAL PLAN DESIGNATION: Residential Medium Density

DESCRIBE THE PROJECT REQUEST: New Construction of a Residential 5-plex multifamily dwelling.
918 sq. ft. per unit, single story, no garage or car-ports, included 9 parking stalls in rear of lot

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. _____

ADDRESS OF APPLICANT: 2031 North Daubenberger road, Turlock

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 writing.

[Redacted Signature] Frank Sequeira 02-17-2023

SIGNATURE OF APPLICANT PRINT NAME 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: Frank Sequeira PHONE NO. (209) 756-7085 E-MAIL: frankasequeira@hotmail.com

ADDRESS OF PROPERTY OWNER: 2031 North Daubenberger road, Turlock

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.

[Redacted Signature] Frank Sequeira 02-17-2023

SIGNATURE OF PROPERTY OWNER PRINT NAME DATE

Use Only

APPLICATION TYPE & NO.: _____ DATE RECEIVED: _____

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

PC HEARING DATE: _____ CC HEARING DATE: _____

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 5-plex

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

New Construction of a Residential 5-plex multifamily dwelling.
918 sq. ft. per unit, single story, no garage or car-ports, included 9 parking stalls in rear of lot

PROPERTY OWNER'S NAME: Frank Sequeira

Mailing Address: 2031 North Daubenberger road, Turlock

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

E-Mail Address: frankasequeira@hotmail.com

APPLICANT'S NAME: Frank Sequeira

Phone (209) 756-7085

Address: 2031 North Daubenberger road, Turlock

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

E-Mail Address: frankasequeira@hotmail.com

PROJECT SITE INFORMATION:

Property Address or Location: 300 North Soderquist road

Property Assessor's Parcel Number: 061-003-040

Property Dimensions: 71.75' x 278.7'

Property Area: Square Footage 19997 Acreage .46

LAND USE DESIGNATIONS:

ZONING: Current: Residential Medium Density

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 Park

South Residential Medium Density

East Residential Medium Density

West Public

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 flat lot, well drained and well compactable sandy loam type soil. No vegetaion. A view of the ball park

Are there any trees, bushes or shrubs on the project site? No if yes, are any to be removed? _____

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:

A french drain system will be incorporated into the design to accommodate onsite storm water runoff

If there are structures on the project site, attach site plan indicating location of structures and provide the following information: None

Present Use of Existing Structure(s) _____

Proposed Use of Existing Structure(s) _____

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):

None

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 4590 sq. ft.

Building height in feet (measured from ground to highest point): 16'

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

None

Project site coverage:	Building Coverage:	<u>4590</u>	Sq.Ft.	<u>23</u>	%
	Landscaped Area:	<u>6701</u>	Sq.Ft.	<u>34</u>	%
	Paved Surface Area:	<u>8706</u>	Sq.Ft.	<u>43</u>	%
	Total:	<u>19997</u>	Sq.Ft.	<u>100</u>	%

Roof materials: Compostion asphalt shingles

Total number of off-street parking spaces provided: 9
 (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 wall Sconce at doorways

Parking: Solar, dusk til dawn Led Parking lot lites. One set on a pole and the other set on the back end

Estimated Construction Starting Date July 2023 Estimated Completion Date April 2024

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:
No

Residential Projects
 (As applicable to proposal)

Total Lots 1 Total Dwelling Units 5 Total Acreage .46

Net Density/Acre _____ Gross Density/Acre 10 units per acre

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

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units			5	
Acreage			.46	
Square Feet/Unit			918	
For Sale or Rent			rent	
Price Range			1000 - 1400	
Type of Unit:			2 bed, 1 bath	
Studio			no	
1 Bedroom				
2 Bedroom				

Commercial, Industrial, Manufacturing, or Other Project

(As applicable to proposal) N/A

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): 30

Projected number of truck deliveries/loadings per day: 1

Approximate hours of truck deliveries/loadings each day: .05

What are the nearest major streets? West Main

Distance from project? .2 mile

Amount of off-street parking provided: 9

If new paved surfaces are involved, describe them and give amount of square feet involved:
8706 sq. ft. for driveway, parking, front and back porches and walkways

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): 2665

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):
750

Describe the type of sewage to be generated: Bath and kitchen waste water

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 Amount: 36.85

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>none</u>
Trenching	<u>July 2023</u>
Grading	<u>July 2023</u>
Paving	<u>Jan. 2024</u>
Building Construction	<u>August 2023</u>
Architectural Coatings (includes painting)	<u>October 2023</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 minimal grading required, lot is flat and ready to build on

Amount of Soil to Import/Export? import 30 yards of sand

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 to determine whether there are any known or potential hazards on the property.

EPA: <https://enviro.epa.gov>

NEPAssist: <https://epa.gov/nepa/nepassist>

California DTSC Envirostor: www.envirostor.dtsc.ca.gov/public

California Geotracker: <http://geotracker.waterboards.ca.gov/>

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.



Signature of Applicant/Agent

2/17/2023

Date

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 Wildlife CEQA Review Filing Fees on page 26.

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



Signature of Property Owner

2/17/2023

Date

Frank Sequeira - Owner/builder

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