



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: 337 S. West Avenue

ASSESSOR'S PARCEL NUMBER: 050-003-042 AREA OF PROPERTY (ACRES OR SQUARE FEET): 2.7 AC.

EXISTING ZONING: RM

GENERAL PLAN DESIGNATION: Medium Density Residential

DESCRIBE THE PROJECT REQUEST: Subdivide a single parcel into 30 single-family detached lots

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 Ron Katakis, President - RAK Development Inc. PHONE NO. (209) 483-8159 E-MAIL: rkatakis@aol.com

** Corporate partnerships must provide a list of principals. FAX NO. _____

ADDRESS OF APPLICANT: 1850 Arbor Way Turlock, CA 95380

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.

SIGNATURE:  PRINT NAME: Ron Katakis DATE: 6/5/24

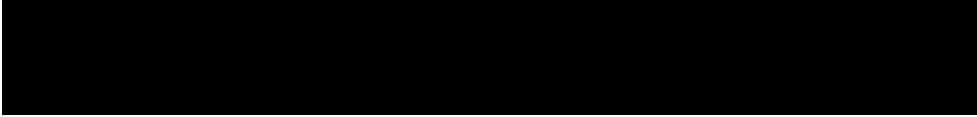
This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials _____

Property Owner Info

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

ADDRESS OF PROPERTY OWNER: _____

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.

 DATE: 6/5/24

Office Use Only

APPLICATION TYPE & NO.: PD Rez VTRM DATE RECEIVED: 6/5/24

CASH _____ OR CHECK NO. 923 / \$ 22752.00 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: 337 S. West Avenue

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

Subdivide a single parcel of land into 30 single-family lots. A reduced 36' wide street section comprising of
two ten foot travel lanes, seven foot parking lanes on either side, and roll curb and gutter on each side is proposed as the main
roadway. A 20' wide turn-around is planned at approximately 545' into the subdivision to allow for emergency, service, and all
other vehicles a place to turn around within the subdivision. No parking will be allowed within this roadway.

PROPERTY OWNER'S NAME: Ron Katakis, President - RBK Development, Inc

Mailing Address: 1850 Arbor Way Turlock, CA 95380

Telephone: Business () (209) 483-8159 Home () _____

E-Mail Address: rkatakis@aol.com

APPLICANT'S NAME: Same as Property Owner

Phone () _____

Address: _____

Telephone: Business () _____ Home () _____

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: 337 S. West Avenue

Property Assessor's Parcel Number: 050-003-042

Property Dimensions: 660' by 189'

Property Area: Square Footage _____ Acreage 2.7

Site Land Use: Undeveloped/Vacant Vacant Developed _____

If developed, give building(s) square footage _____



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Site Land Use: Undeveloped/Vacant Vacant Developed _____

If developed, give building(s) square footage _____

LAND USE DESIGNATIONS:

| | | |
|--------------|---------------------------|-----------------------------------|
| ZONING: | Current: | <u>RM</u> |
| | Proposed (If applicable): | <u>PD</u> |
| GENERAL PLAN | Current: | <u>Medium Density Residential</u> |
| | Proposed (If applicable) | <u>Same</u> |

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

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

North Vacant lot, single-family detached residential

South railroad tracks (not operational) residential apartments, triplexes, and single-family homes

East single-family detached residential

West Vacant lot, single-family detached residential

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)

Project site is vacant land that is generally flat. No plants or animals exist, and there are no cultural, historical, or scenic aspects.

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?
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) _____

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):

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. single-story up to 985 s.f., two-story up to 2,080

Building height in feet (measured from ground to highest point): 30' maximum

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

Street light poles up to 25'

| | | | | | |
|------------------------|---------------------|-----------------|--------|-------------------|-------------|
| Project site coverage: | Building Coverage: | <u>1,450 +-</u> | Sq.Ft. | <u>54 %</u> / lot | % |
| | Landscaped Area: | <u>690 +-</u> | Sq.Ft. | <u>25%</u> / lot | % |
| | Paved Surface Area: | <u>23,284</u> | Sq.Ft. | | % |
| | Total: | | Sq.Ft. | | <u>100%</u> |

Exterior building materials: TBD

Exterior building colors: TBD

Roof materials: TBD

Total number of off-street parking spaces provided: 1 space per lot
 (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: Standard porch and garage lighting

Parking: _____

Estimated Construction Starting Date March 2025 Estimated Completion Date December 2025

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 31 Total Dwelling Units 30 Total Acreage 2.7

Net Density/Acre 11.1 DU/AC Gross Density/Acre 11.1 DU/AC

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

Small-lot subdivision with smaller houses

| | Single Family | Two-Family (Duplex) | Multi-Family (Apartments) | Multi-Family (Condominiums) |
|------------------|---------------------------|------------------------|------------------------------|--------------------------------|
| Number of Units | 30 | | | |
| Acreage | 2.7 | | | |
| Square Feet/Unit | 985 s.f. up to 2,080 s.f. | | | |
| For Sale or Rent | Sale | | | |
| Price Range | | | | |
| Type of Unit: | | | | |
| Studio | | | | |
| 1 Bedroom | | | | |
| 2 Bedroom | X | | | |
| 3 Bedroom | X | | | |
| 4+Bedroom | X | | | |

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): 300

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? W. Main Street and S. West Avenue

Distance from project? Main Street is 1,230' north of the project

Amount of off-street parking provided: 1 space per lot

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

Interior streets that will comprise of approximately 23,284 s.f.

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): 24,000

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):

9,000

Describe the type of sewage to be generated: Standard household

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: Standard household Amount: 329 pounds

AIR QUALITY

Construction Schedule:

| <u>Activity</u> | <u>Approximate Dates</u> |
|--|--------------------------|
| Demolition | <u>N/A</u> |
| Trenching | <u>March 2025</u> |
| Grading | <u>April 2025</u> |
| Paving | <u>May 2025</u> |
| Building Construction | <u>June 2025</u> |
| Architectural Coatings (includes painting) | <u>June 2025</u> |

Total Volume of all Building(s) to be Demolished _____

Max Daily Volume of Building(s) to be Demolished _____

Total Acreage to be Graded 2.7

Amount of Soil to Import/Export? unknown at this time

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: _____

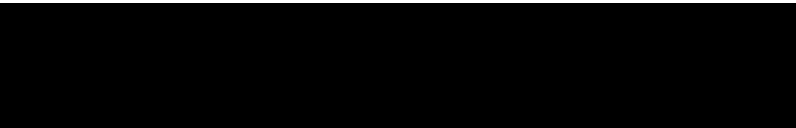
Regulatory ID Number: _____

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.



Date 6/5/24

Ron Katakis, Property Owner

(209) 483-8159

Print Name and Title of Applicant/Agent

Phone Number