



**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)

*Cup 17.0002*

Project Information

PROJECT ADDRESS: 1979 MIRA FLORES DR., TURLOCK, CA  
 ASSESSOR'S PARCEL NUMBER: 051-017-017 AREA OF PROPERTY (ACRES OR SQUARE FEET): .55 ACRE  
 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: CONSTRUCTION OF A RESIDENTIAL  
1239 SQFT. PERSONAL SHOP.

Applicant Information

NOTE: Information provided on this application is considered public record and

APPLICANT CONRAD ASTORI STUDIOS, INC. PHONE NO. [REDACTED]

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

Property Owner Info

PROPERTY OWNER: \_\_\_\_\_ 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.

SIGNATURE OF PROPERTY OWNER \_\_\_\_\_

PRINT NAME \_\_\_\_\_

DATE \_\_\_\_\_

Office Use Only

APPLICATION TYPE & NO.: CUP 17-02

DATE RECEIVED: 7/27/17

CHECKED BY: SQ

PC HEARING DATE: 10/5/17

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: REAPE SHOP ADDITION

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

RESIDENTIAL 1239 SQFT. PERSONAL SHOP

### PROJECT SITE INFORMATION:

Property Address or Location: 1979 MIRA FLORES DR., TURLOCK, CA

Property Assessor's Parcel Number: 051-017-017

Property Dimensions: 145.00' x 165.94'

Property Area: Square Footage 24,061 Acreage .55

Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed SINGLE-FAMILY HOME

If developed, give building(s) square footage (E) RESIDENCE: 2427 SQFT. / (E) GARAGE: 720 SQF

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**LAND USE DESIGNATIONS:**

ZONING: Current: RL  
 Proposed (If applicable): SAME  
 GENERAL PLAN Current: LDR  
 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 RESIDENTIAL  
 South RESIDENTIAL  
 East RESIDENTIAL  
 West 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)

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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:

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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-FAMILY HOME

Proposed Use of Existing Structure(s) SAME

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):

MID-CENTURY RANCH STYLE

### Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 1239 SQ FT

Building height in feet (measured from ground to highest point): 19'-9" ± FROM GROUND,  
19'-3" ± FROM FINISHED FLOOR

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

19'-9" ± FROM GROUND OR 19'-3" ± FROM  
FINISHED FLOOR

Project site coverage: Building Coverage: 1239 Sq.Ft. 5.15 %  
Landscaped Area: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %  
Paved Surface Area: 1984 Sq.Ft. 8.25 %  
Total: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ 100%

Exterior building materials: STUCCO (OPT. BRICK VENEER)

Exterior building colors: WHITE (MATCH EXISTING)

Roof materials: COMPOSITE ROOF SHINGLESTotal number of off-street parking spaces provided: N/A  
(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: 6'-8" @ MAIN DOOR & 9'-0" @ SHOP ROLL-UP DOOR,  
LOW LIGHT INTENSITYParking: N/AEstimated Construction Starting Date 2-1-18 Estimated Completion Date 2-1-19

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 \_\_\_\_\_ Total Dwelling Units \_\_\_\_\_ Total Acreage \_\_\_\_\_

Net Density/Acre \_\_\_\_\_ Gross Density/Acre \_\_\_\_\_

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				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				
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:

\_\_\_\_\_

\_\_\_\_\_



**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: \_\_\_\_\_ Amount: \_\_\_\_\_

**AIR QUALITY*****Construction Schedule:*****Activity****Approximate Dates**

Demolition

N/A

Trenching

N/A

Grading

N/A

Paving

N/A

Building Construction

2-1-2018 TO 2-1-2019

Architectural Coatings (includes painting)

11-1-2018 TO 2-1-2019

***Total Volume of all Building(s) to be Demolished*** \_\_\_\_\_***Max Daily Volume of Building(s) to be Demolished*** \_\_\_\_\_***Total Acreage to be Graded*** \_\_\_\_\_***Amount of Soil to Import/Export?*** \_\_\_\_\_

**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](http://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.

**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)

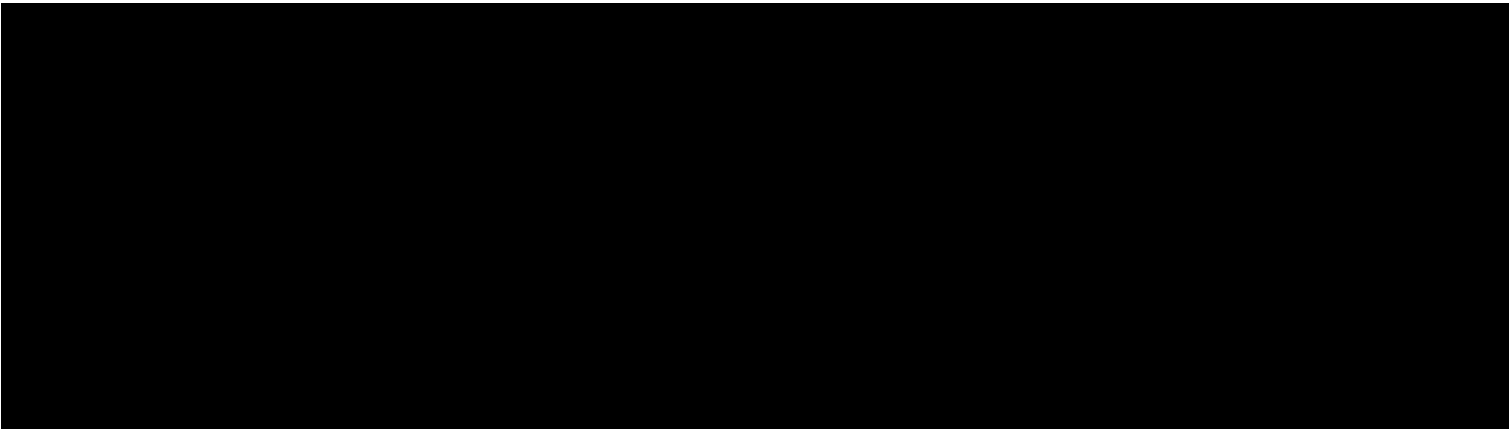
\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title of Property Owner

\_\_\_\_\_  
Phone Number

**Applicant(s):** (If different than above)



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