



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: LANDER CROSSING, TURLOCK, CA 1831 Lander Ave
ASSESSOR'S PARCEL NUMBER: 3004-00T-030 AREA OF PROPERTY (ACRES OR SQUARE FEET): 85,981 S.F.
44 64 025
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD 190 Downtown
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I
DESCRIBE THE PROJECT REQUEST: BUILD HOME 2 BY HILTON ON VACANT LOT.

Applicant Information

NOTE: Information provided on this application is considered public information.

APPLICANT ROBERT TUTTLE

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

Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: Amendment to PD 190 DATE RECEIVED: 5/31/17

ED BY: AW

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: TURLOCK HOME2 BY HILTON

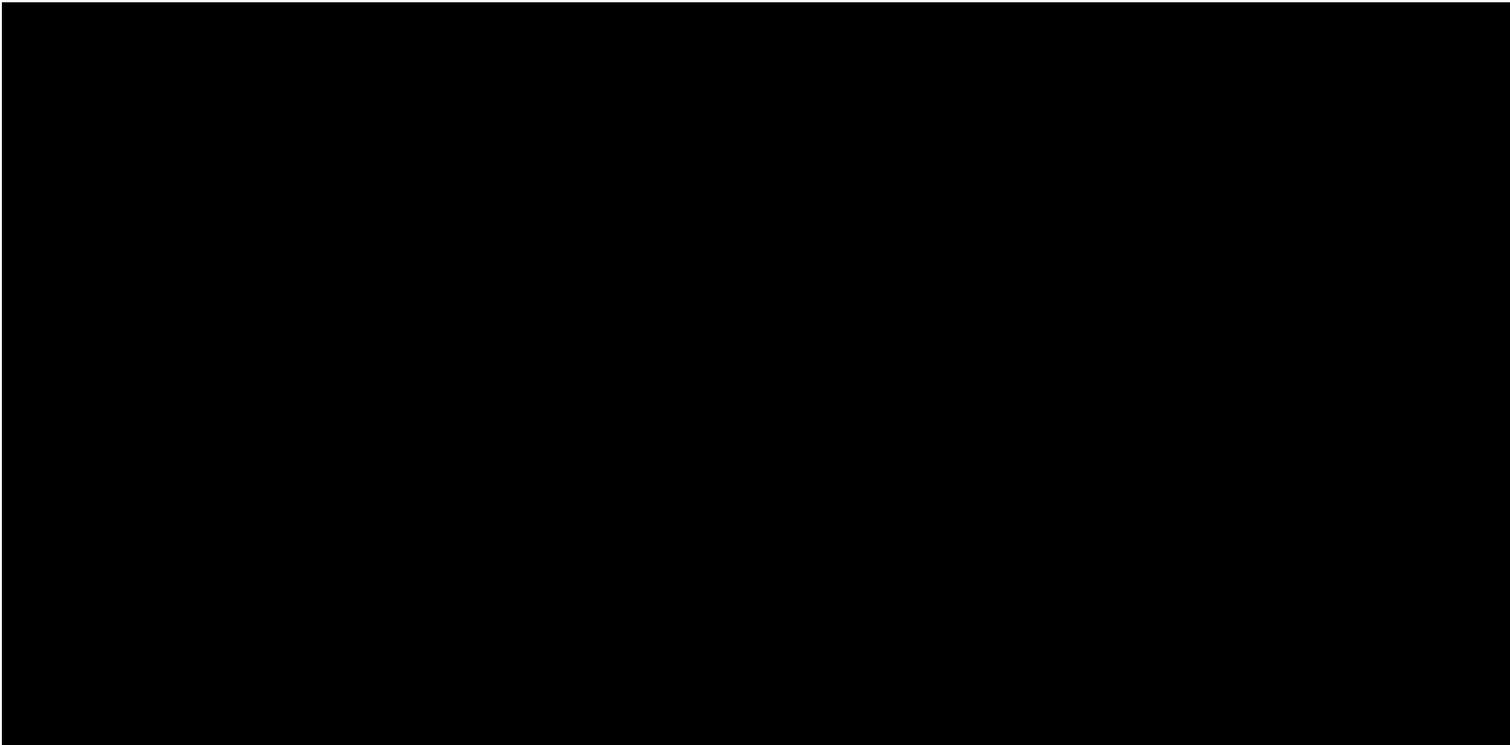
APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

TURLOCK HOME2 BY HILTON PROPOSED TO BE BUILT ON (APN: ~~3004-001-039~~ ⁸⁸⁻⁰⁴⁴⁻⁰⁰⁴⁻⁰²⁵)

1.97 ACRES OFF OF LANDER CROSSING. 93 GUEST ROOMS WILL BE BUILT WITH

A TOTAL OF 101 PARKING STALLS. TOTAL BLDG SQ. FT. IS 16,915 SQ. FT.

TOTAL SITE SQ. FT. IS 85,981 SQ. FT.



PROJECT SITE INFORMATION:

Property Address or Location: LANDER CROSSING, TURLOCK, CA

Property Assessor's Parcel Number: 3004-001-039

Property Dimensions: _____

Property Area: Square Footage 85,981 S.F. Acreage 1.97 ACRES

Site Land Use: Undeveloped Vacant Developed _____ 1.97 ACRES

If developed, give building(s) square footage ~~55,200 S.F. (F.A.R.)~~ 38,158 SQ. FT.

LAND USE DESIGNATIONS:

ZONING: Current: VACANT LOT
 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 SCHOOL

South ~~COMMERCIAL & RETAIL~~ 99 FREEWAY

East SCHOOL RETENTION BASIN

West ~~FREEWAY (99)~~ COMMERCIAL & RETAIL

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)

SITE CURRENTLY CONSISTS OF AN OPEN FIELD ABUTTING STATE ROUTE 99. PLANTS INCLUDE WILD BUSH & TALL GRASS. RETENTION BASIN ALSO ABUTS SITE WITH GREENER FOLIAGE, BUT STILL HAS WILD BUSH & TALL GRASSES.

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:

ADDITIONAL HARD SURFACE PARKING WILL BE ADDED & ADDITIONAL BLDG WITH ROOF DRAINS & SURROUNDING LANDSCAPE. ALL THIS WATER WILL BE FILTERED & DRAIN TO (EXISTING) STORM WATER BASIN.

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):

n/a

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. ~~51,450~~ 51,450 SQ. FT.

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

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

Project site coverage:	Building Coverage: <u>14,340</u> 10,919 Sq.Ft. <u>20</u> %
	Landscaped Area: <u>20,075</u> Sq.Ft. <u>23</u> %
	Paved Surface Area: <u>48,931</u> Sq.Ft. <u>57</u> %
	Total: <u>85,981</u> Sq.Ft. <u>100</u> 100%

Exterior building materials: _____

Exterior building colors: _____

Roof materials: _____

Total number of off-street parking spaces provided: _____
 (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: _____

Parking: _____

Estimated Construction Starting Date NOV. 2017 Estimated Completion Date NOV. 2018

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) Hotel

Expected influence: Regional X Citywide _____ Neighborhood _____

Days and hours of operation: 24 HRS a DAY / 7 DAYS a WEEK.

Total occupancy/capacity of building(s): 110

Total number of fixed seats: _____ Total number of employees: 25

Anticipated number of employees per shift: 9

Square footage of:

Office area _____ Warehouse area n/a

Sales area n/a Storage area 1200 SQ. FT.

Loading area n/a Manufacturing area n/a

Total number of visitors/customers on site at any one time: 110

Other occupants (If Applicable) 130

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): ~~yes~~ NO

List any permits or approvals required for the project by state or federal agencies:

none

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): 792 DAILY VEHICLESProjected number of truck deliveries/loadings per day: MINIMAL - (1 VAN PER DAY)Approximate hours of truck deliveries/loadings each day: 15 TO 20 MINUTESWhat are the nearest major streets? LANDER'S CROSSING & STATE ROUTE 99(GOLDEN STATE HIGHWAY)Distance from project? NEXT TO SR-99Amount of off-street parking provided: 91 PARKING SPACES

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

NEW SIDEWALKS & ASPHALT AS LOT IS CURRENTLY VACANT. SQ. FT. WILL BE APPROX.

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.]

267 x 91 = 24,297 gal/day

Estimated gallons per day (using information above): 24,297 GAL/DAY.

Source of Water: _____

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)

200 x 91 = 18,200 GAL/DAY

Estimate the amount (gallons/day) sewage to be generated (using information above):

18,200 GAL DAY.

Describe the type of sewage to be generated: RESIDENTIAL

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

NO.

SOLID WASTELand 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.]

500 LBS / DAY

Type: _____ Amount: _____

AIR QUALITY***Construction Schedule:***ActivityApproximate Dates

Demolition

n/a

Trenching

2 weeks

Grading

2 weeks

Paving

3 days

Building Construction

12 months

Architectural Coatings (includes painting)

4 weeksTotal Volume of all Building(s) to be Demolished n/aMax Daily Volume of Building(s) to be Demolished n/aTotal Acreage to be Graded .876 acresAmount of Soil to Import/Export? TBD.

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

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

I HEREBY CERTIFY THAT:

RA 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: _____

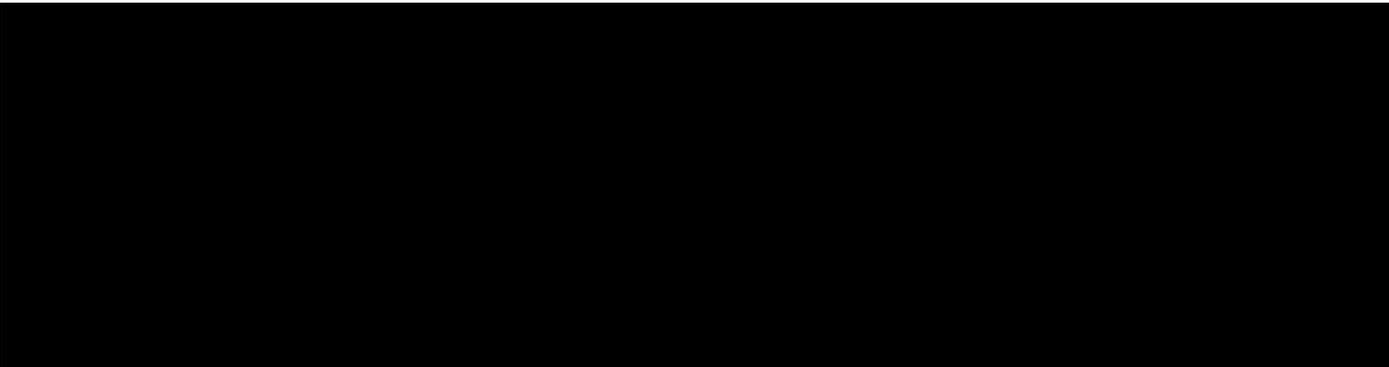
Regulatory ID Number: _____

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)

