Version 01-18-2017

Development Services
Planning Division
Uniform
Application

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CITY OF TURLOCK COMMUNITY DEVELOPMENT
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640
www.cityofturlock.org/planning

APPLICATION INSTRUCTIONS

HOW DO I APPLY?

The application form on page 5 must be completed and submitted to the City of Turlock Planning Division. Depending on the type of project proposed, the entire application packet must be completely filled out with all required signatures and supplemental information. If required, the applicant must also satisfy the Public Notification Requirements beginning on page 31 of this Uniform Application within 10 days of filing the application.

Copies of the application may be obtained in person or on-line at our website:

http://ci.turlock.ca.us/citydepartments/communityplanning/developmentactivity/applicationforms.asp

The City of Turlock offers you the opportunity to meet with City staff to obtain early feedback on your project by scheduling a Predevelopment Meeting. Applicants are urged to take advantage of this free service before submitting an application. These materials are made available to the public on the City's website and files.

HOW DO I SCHEDULE A PREDEVELOPMENT MEETING?

Contact the Turlock Planning Division at (209) 668-5640 to arrange a predevelopment meeting. Meetings are held every Wednesday afternoon at 1 PM, 2 PM and 3 PM. Meetings are scheduled on a first-come/first-serve basis. Department representatives will be available to provide feedback on your project and answer any questions you may have regarding the development review and approval process.

HOW LONG WILL IT TAKE?

The length of time required to process your application depends on the level of review required for the application and whether all the application materials have been submitted to deem the application complete. Minor Administrative Approvals are completed within five (5) working days of the determination that the application is complete. Minor Discretionary Permits are generally completed within 5-6 weeks from the date the application is deemed complete. Applications requiring Planning Commission approval (Conditional Use Permits, Variances, and Tentative Subdivision Maps) are generally completed within 50 days from the date the application is deemed complete. Applications requiring City Council approval (General Plan Amendments, Rezones, and Planned Developments) generally require between four to six months from the date the application is deemed complete. General Plan Amendments are processed once per quarter which may extend the time required for final approval.

HOW MUCH WILL IT COST?

Application fees vary by permit type and by their complexity. The adopted fee schedule is provided on pages 9 – 11 of this application packet. Fees may be paid by cash or check. Deposit-based applications may require payment of additional fees. Permit filing fees of other City departments may be obtained by contacting those departments directly.

In addition to application processing fees, other fees may be required to permit, construct or operate your project. An estimate of the development fees that will be required at the time the building permit is issued may be obtained by submitting the form available at the following website to the Development Services Department:

http://ci.turlock.ca.us/citydepartments/developmentservices/developmentfeeestimate.asp

WHAT INFORMATION WILL I NEED TO PROVIDE?

On pages 7 and 8 of the application form is a checklist indicating the supplemental information required to complete your application. Completion of this entire application with the applicable supplemental information is required to constitute a "complete application." Additional information may be required to complete the environmental review for your project. You will be notified in writing if additional studies or information are required.

In addition, the City of Turlock requires posting of a sign on the subject property within ten (10) days of filing a permit application (see more detailed instructions beginning on page 31). Please return the attached Certification of Posting with a photograph of the sign (see page 32). Posting of the notification sign is the responsibility of the applicant. If the sign is not posted within the ten-day period, the application will be deemed incomplete and will result in the public hearing for your project being delayed to a subsequent Planning Commission meeting.

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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: _____

ASSESSOR'S PARCEL NUMBER: _____-_____-_____ AREA OF PROPERTY (ACRES OR SQUARE FEET): _____

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: _____

_____

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_____ PHONE NO._____ E-MAIL:_____

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

ADDRESS OF APPLICANT: _____

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 OF APPLICANT PRINT NAME DATE

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

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.:_____ DATE RECEIVED:_____

CASH_____ OR CHECK NO. _____/ $_____ CHECKED BY:_____

PC HEARING DATE:_____ 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.

City of Turlock

Planning Division

Application Checklist

Use this table to determine the documents/maps needed to complete your application package. Incomplete application packets will delay the processing of your application.

X – Information is required
O – Other information may be required
SEE PLANNING STAFF

	Uniform Application	Public Noticing Sign	Filing Fee	Technical Studies	Site Plans	Elevations	Floor Plans	Sign Information	Letter of Authorization	Legal Description	Preliminary Title Report	Maps	Lot Fit Plan
ANNEXATION	X	X	X	O	O	O			O	X	X	X	
CONDITIONAL USE PERMIT	X	X	X	O	X	O	O	O	O		X	X	
CONDITIONAL USE PERMIT AMENDMENT	X	X	X	O	X	O	O	O	O		O	O	
DEVELOPMENT AGREEMENT	X	X	X		O	O	O	O	O	X	X		
GENERAL PLAN AMENDMENT	X	X	X	O					O		X	X	
HISTORIC SITE CONTRACT	X		X		O	X			O				
MINOR ADMINISTRATIVE APPROVAL	X		X		X	O	O	O	O				
MINOR DISCRETIONARY PERMIT/ DESIGN REVIEW	X		X	O	X	X	O	O	O		X		
MINOR EXCEPTION	X		X		X	O			O		X		
PLANNED DEVELOPMENT	X	X	X	O	X	X	O	O	O		X		
PREZONE	X	X	X	O					O	X	X	X	
REZONE	X	X	X	O					O	X	X	X	
TEMPORARY USE OF LAND	X		X		X				O	O	O		
TENTATIVE SUBDIVISION MAP	X	X	X	O					O		X	X	O
TIME EXTENSION	X	X	X						O				
VARIANCE	X	X	X	O	X	O			O		X		
ZONING TEXT AMENDMENT	X	X	X										

PROJECT INFORMATION CHECKLIST

PROJECT APPLICATION: All of the following listed items must be included when you submit your application, unless indicated otherwise or if they are inapplicable to your application. Refer to the "Application Checklist" on the previous page and consult with Planning Division staff to determine which items apply. All applications require the filing of a Hazardous Waste Disclosure Form. INCLUSION WITH ALL REQUIRED MATERIALS IS REQUIRED TO BEGIN PROCESSING YOUR APPLICATION.

___ 1. **[UNIFORM APPLICATION]** One (1) completed copy of the uniform application form.

___ 2. **[PUBLIC NOTICING SIGN]** A 4' x 6' sign posted on the subject property within ten (10) days of filing a permit application (see more detailed instructions beginning on page 31).

___ 3. **[FILING FEE]** Appropriate filing fees (make check payable to City of Turlock). See page 9 for a list of filing fees.

___ 4. **[TECHNICAL STUDIES]** Please attach any technical studies required to support the application. Additional technical studies may be requested by the City of Turlock or other responsible agencies. These requests will be determined after the initial project review period, but no later than 30 days from a determination that the application is complete.

___ 5. **[SITE PLANS]** Four (4) 18 x 24 inch (minimum size) site plans and one (1) 8½□x 11 inch reduction of the site plan. The site plan shall include all existing and proposed structures, improvements, landscape area, lot lines, public utility easements, clear vision triangle, setbacks, and above-ground utility equipment greater than 3' in height. The site plan shall be accurately scaled and show dimensions for all of the items listed above.

___ 6. **[ELEVATIONS]** Four (4) 18 x 24 inch (minimum size) elevation drawings and one (1) 8½ x 11 inch reduction of the elevation drawings. One (1) 11 x 17 inch (minimum size) four-sided color elevations.

___ 7. **[FLOOR PLANS]** Four (4) 18 x 24 inch (minimum size) floor plans and one (1) 8½ x 11 inch reduction of floor plans.

___ 8. **[SIGN PROGRAM/INFORMATION]** Four (4) 8 ½ x 11 (minimum size) signage details for proposed sign with size, dimension, content and materials and four (4) 8 ½ x 11 (minimum size) elevations including proposed height.

___ 9. **[LETTER OF AUTHORIZATION]** A letter signed by the property owner authorizing representation by a person or agency other than him/herself (this is required if the applicant is not the property owner).

___ 10. **[LEGAL DESCRIPTION]** Legal description of the entire project site in a metes & bounds format.

___ 11. **[PRELIMINARY TITLE REPORT]** Preliminary title report, chain of title guarantee or equivalent documentation which shows any and all easements affecting the project site.

___ 12. **[MAPS]** For Vesting Tentative Subdivision Maps, four (4) copies of a tentative subdivision or parcel map, 18 x 24 inch (minimum size) and one (1) 8½ x 11 inch reduction of the subdivision or parcel map. If street names are not submitted with tentative map application, additional fees for street name review will apply.

___ 13. **[LOT FIT PLAN]** One (1) 18 x 24 inch (minimum size) master lot fit plan for Planned Development residential subdivisions that shall include the following information: 1) lot lines; 2) public utility easements; 3) house footprints; 4) eave overhangs; 5) fence lines; 6) lot numbers; and 7) setbacks including specific measurements called-out on the plans and the ability to confirm measurements by providing an accurate scale.

___ 14. **[OTHER]** _____

PLANNING & ZONING APPLICATION PROCESSING FEES

(As adopted by City Council Resolution No. 2015-XXX)

☐ APPEAL	$550.00 (No Record Retention)
☐ APPLICATION CONTINUANCE: Hearings	$390.00 (No Record Retention)
☐ CONDITIONAL USE PERMIT REVIEW *(includes CUP Amendments)*	
• Minor	$3,890.00
• Medium	$6,505.00
• Major	$9,530.00
• Time Extension	$2,440.00
☐ DEVELOPMENT AGREEMENT REVIEW	$13,540.00[1]
☐ ENVIRONMENTAL REVIEW FEES[2]	
• Notice of Exemption	$ 195.00
• Addenda, Negative Declaration or Mitigated Negative Dec.	$1,020.00
• Negative Declaration	$1,925.00
• Mitigated Negative Declaration	$3,950.00
• Mitigated Negative Declaration with special studies	$6,015.00
• EIR Contract Management/Oversight	17% of EIR cost
(DOES NOT INCLUDE DEPARTMENT OF FISH AND WILDLIFE or COUNTY RECORDER FEES THAT ARE DUE SEPARATELY AND PAYABLE TO THE STANISLAUS COUNTY CLERK/RECORDER)	
☐ GENERAL PLAN AMENDMENT / SPECIFIC PLAN ADOPTION OR AMENDMENT	$11,600.00[1]
☐ HISTORIC SITE CONTRACT	$940.00
☐ HOME OCCUPATION PERMIT	$90.00
**If police clearance required	$115.00
☐ MINOR ADMINISTRATIVE APPROVAL	
• Site Plan Review/Large Family Day Care/New Christmas Tree and Pumpkin Lots	$400.00*
• Renewal, Christmas Tree and Pumpkin Lots	$195.00*
	** plus $500 refundable cleaning deposit*

[1] Deposit-based fee. A deposit-based fee is the minimum charge and deposit towards the full cost of processing the application. The amount shown in the table (the "base fee"), will not be refunded. The final fee will recover 100% of the full cost which may result in an invoice of additional amounts due to fully cover city processing costs. Application processing may be suspended if invoices are not paid within 30 days of invoice date. Public hearings will not be scheduled until payment is received.

[2] Environmental Review Fees will be charged in addition to the application fee.

☐ MINOR DISCRETIONARY PERMIT *(see page 12 for further details)*

• Minor	$2,670.00
• Medium	$4,760.00
• Major	$7,600.00
• Amendment	$1,710.00
• Outdoor Dining	$ 930.00 *(plus $110 if police clearance required)*
• Time Extension	$2,020.00

☐ SIGN PROGRAMS/PERMITS

Sign Permit *(except freestanding signs):*

1st Sign:	$ 115.00
Each additional Sign/Sign Reface/Temporary Sign	$ 35.00

Sign Programs *(including freestanding signs):*

Minor:	$ 700.00
Major:	$1,625.00

☐ MINOR EXCEPTION $ 1,010.00

☐ PLANNED DEVELOPMENT APPLICATION / MASTER PLAN REVIEW[1]

• Application Review	
- Minor (less than 5 acres)	$ 9,875.00[1]
- Major (more than 5 acres)	$12,785.00[1]
• Amendment	
- Minor	$ 4,940.00[1]
- Major	$ 6,505.00[1]
• Application Review	
- Existing Development; change in standard only	$ 6,505.00[1]
• Time Extension	$ 3,205.00

☐ PREZONING – *(LAFCO and State Board of Equalization Fees are not included)*[3]

• 0 – 10 acres	$ 5,610.00[3]
• 11-20 acres	$ 7,610.00[3]
• > 20 acres	$ 9,295.00[3]

☐ REZONING *(No Planned Development required)*[1]

• Minor (less than 5 acres)	$6,740.00[1]
• Major (more than 5 acres)	$8,250.00[1]

☐ TEMPORARY USE OF LAND PERMIT (TULP)

• No circulation required *(base fee)*	$ 145.00
Add, if required:	
- Circulation to City Departments and/or Outside Agencies	$ 100.00
- Circulation to Neighbors	$ 50.00

3 Prezoning fees will be added to any other applicable entitlement application fee. If no other entitlement is requested, the appropriate Rezone fee will be charged in addition to the Prezoning fee.

☐ TENTATIVE & VESTING TENTATIVE SUBDIVISION MAP APPLICATION[4]	
• 0-10 acres	$ 7,190.00[4]
• 11-20 acres	$10,075.00[4]
• 21-50 acres	$12,865.00[4]
• > 50 acres	$15,370.00[4]
• Time Extension	$ 2,405.00
☐ ZONING CERTIFICATE	$ 85.00
☐ ZONING VERIFICATION LETTER	
Zoning Verification Only	$ 85.00
Property Research Letter *(such as responses to detailed questions)*	$ 100.00[1]
☐ VARIANCE APPLICATION	$2,785.00
☐ WILLIAMSON ACT CANCALLATION FEE *(includes CEQA Negative Declaration fee. If additional environmental review is required, additional fees apply)*	$8,215.00
☐ ZONING ORDINANCE TEXT AMENDMENT	$7,900.00[1]

4 The appropriate Tentative and Vesting Subdivision Map fee will be added to any other applicable entitlement application fee. If no other entitlement is requested, only the Tentative and Vesting Subdivision Map fee will be charged.

CITY OF TURLOCK

CONDITIONAL USE PERMIT TYPES

MINOR
$3,890.00

Assembly uses (clubs, lodges, religious, fraternal) – existing buildings
Caretaker unit
Change in use within existing structures
Commercial Recreation (≤10,000 sf GLA)
Day Care centers
Fortune Telling - existing building
Height exceptions >25% of District Limit
Manufactured housing in R-H District
Non-conforming buildings and uses (no expansion)
Offices in I and I-BP districts
Residential care facilities, large
Restaurant in I Districts
Retail Sales in C-O district (≤ 2,500 sf)
Sign programs or signs not in conformance with TMC 9-2-500ART
Signs – freeway-oriented freestanding
Signs - legal nonconforming

MEDIUM
$6,505.00

Affordable housing density bonus
Airports and Heliports, in conjunction with other uses
Animal Boarding
Animal Hospitals
Assembly uses (clubs, lodges, religious, fraternal) – on previously vacant property or vacant portions of property
Bar
Cemeteries / crematories
Commercial Buildings/Centers (≤ 40,000 sf)
Commercial Recreation (> 10,000 & ≤ 100,000 sf GLA)
Dance Hall / Nightclub
Emergency shelter
Fortune telling – new site
Group quarters
Hospitals (≤ 40,000 sf)
Non-conforming buildings and uses (expansion)
Recycling Processing Facility
Retail Sales in C-O district (> 2,500 sf & ≤ 40,000 sf)
Schools, public / private
Wireless telecommunications facilities

MAJOR
$9,530.00

Airports & heliports, freestanding
Chemical manufacturing / processing
Commercial Building/Centers (> 40,000 sf)
Commercial Recreation (> 100,000 sf)
Golf course/driving range
Hazardous waste transfer stations
Hospitals (> 40,000 sf)
Major utilities
Mobile home parks
Retail Sales in C-O district (> 40,000 sf)
Salvage and Wrecking
Truck terminal

MINOR DISCRETIONARY PERMIT*

MINOR
$2,670.00

Caretaker unit
Change in use in an existing structures
Day Care centers
Height exceptions ≤ 25% of District limit
Homing/Racing Pigeons
Live entertainment (within existing bldg.)
Minor Expansion to an existing building (lower of: ≤50% GLA or ≤ 2,500 sf,)
Parking lots

MEDIUM
$4,760.00

Adult-oriented business
Assembly uses (clubs, lodges, religious, fraternal)
Convalescent hospitals
Food and beverage sales (≤2,500 sf),
Group quarters
Live entertainment – previously undeveloped site
Major expansion to existing building or use (lower of: >50% GLA, or > 2,500 sf & ≤ 40,000 sf)
Multi-family dwellings, R-M and R-H
New uses and structures - previously undeveloped sites (including new pad buildings etc) ≤ 40,000 GLA)
Nursing homes
Outdoor storage
Public buildings, facilities and uses
Schools
Wireless telecommunication facilities

MAJOR
$7,600.00

Discount store
Food and beverage sales (> 2,500 sf)
Major expansion to existing building or use (> 40,00 sf)
New uses and structures on previously undeveloped sites(> 40,000 sf)
Truck terminal

Sign Programs and Freestanding Signs

MINOR (MDP)
$700.00

Monument signs > 3'
Master sign program (single tenant on one property)

MAJOR (MDP)
$1,625.00

Master Sign Program (multiple tenants on property or multiple properties)

AMENDMENTS TO PLANNED DEVELOPMENTS

MINOR (Commission)
$4,940.00

Site modifications
Expansions (up to 25% GLA)
Changes in use (equal or lesser intensity)

MAJOR (Council)
$6,505.00

Expansions (> 25% GLA)
Changes in use (higher intensity)

GLA= Gross Leasable Area (may include both Floor Area and outdoor area)

(NOTE: The purpose of this chart is to provide an approximate guide of the permitting cost associated with specific permitting actions. The City Planning Division will make the final determination on the appropriate permitting fee for a project. This table does not determine the type of permit required for a proposed project or use.)

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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: _____

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

_____

_____

_____

_____

PROPERTY OWNER'S NAME: _____

Mailing Address: _____

Telephone: Business (___) _____ Home (___) _____

E-Mail Address: _____

APPLICANT'S NAME: _____

Phone (___) _____ _____

Address: _____

Telephone: Business (___) _____ Home (___) _____ _____

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: _____

Property Assessor's Parcel Number: _____

Property Dimensions: _____

Property Area: Square Footage _____ Acreage _____

Site Land Use: Undeveloped/Vacant _____ Developed _____

If developed, give building(s) square footage _____

LAND USE DESIGNATIONS:

ZONING: Current: _____

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_____

South_____

East_____

West_____

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)

_____

_____

_____

_____

Are there any trees, bushes or shrubs on the project site?_____ 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?_____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?_____If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? _____ 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._____

_____

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._____

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:_____Sq.Ft._____%

Landscaped Area:_____Sq.Ft._____%

Paved Surface Area:_____Sq.Ft._____%

Total:_____Sq.Ft._____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_____Estimated Completion Date_____

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:

_____

_____

PROJECT IMPACTS

(Please compute each specific impact issue per the following criteria)

TRAFFIC

Land Use	Weekday Trip End Generation Rates (100%Occ.)
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):_____

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets?_____

_____

Distance from project?_____

Amount of off-street parking provided:_____

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

_____

_____

WATER

Land Use	Estimated Water Consumption Rates (gal/day)
Single-Family Residential	800 gallons/day
Multi-Family Residential	800/3 bd unit; 533/2 bd unit; 267/1 bd unit
Offices	100 gallons/day/1,000 s.f. floor area
Retail Commercial	100 gallons/day/1,000 s.f. floor area
Service Commercial/Industrial	Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Estimated gallons per day (using information above):_____

Source of Water:_____

SEWAGE

Land Use	Estimated Sewage Generation Rates (gal/day)
Single-Family Residential	300 gallons/day/unit
Multi-Family Residential	200 gallons/day/unit or 100 gallons/day/resident
Commercial	100 gallons/day/1,000 s.f. floor area
Office	100 gallons/day/1,000 s.f. floor area
Industrial	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):

_____

Describe the type of sewage to be generated:_____

_____

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

_____

SOLID WASTE

Land Use	Estimated Solid Waste Generation (lb/day)
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:_____ Amount:_____

AIR QUALITY

Construction Schedule:

Activity	Approximate Dates
Demolition	_____
Trenching	_____
Grading	_____
Paving	_____
Building Construction	_____
Architectural Coatings (includes painting)	_____

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
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 Date

_____ _____

Print Name and Title of Applicant/Agent Phone Number

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ACKNOWLEGMENTS/AUTHORIZATIONS/WAIVERS

SENATE BILL 18 COMPLIANCE:

Senate Bill 18 requires the City to contact and consult with California Native American Tribes when adopting or amending a General Plan or Specific Plan or when designating land as open space. The purpose of the consultation is to protect Native American cultural places that may be impacted by the proposed action. The tribes have 90 days to respond and request a consultation. If a consultation is requested, additional studies or surveys may be required. If further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if additional consultation with the Tribes is required.** The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.

CULTURAL RESOURCES REVIEW:

The City of Turlock may refer this application to the Central California Information Center (CCIC) to determine whether a records search or focused study addressing cultural resources will need to be conducted by a cultural resource consultant. Should this referral occur, the applicant(s) understand that further study by a cultural resources consultant may be required. If a records search or further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if a Records Search or Archaeological study is required.** The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.

BIOLOGICAL RESOURCES REVIEW:

The City of Turlock includes areas of "Critical Habitat" as defined by the US Fish and Wildlife Service for specific federally listed threatened and endangered species. Other sensitive biological resources are also present within the County as shown on the California Natural Diversity Data Base maps. Your application will be forwarded to various resource agencies for review and comment. The applicant(s) understand that further study by a biological resources consultant may be required. If further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if a Biological study is required.** The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS:

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality. You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicant's responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

ASSESSOR'S INFORMATION WAIVER:

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information concerning the property involved as part of the application available to the City of Turlock.

DEED RESTRICTIONS & COVENANTS, CONDITIONS & RESTRICTIONS (CC&RS):

The property involving this permit request may be subject to deed restrictions called Covenants, Conditions and Restrictions (CC&Rs) or a variety of private easements or other deed restrictions which may restrict the property's use and development. These deed restrictions are private agreements and are **NOT** enforced by the City of Turlock. Consequently, development standards specified in such deed restrictions are **NOT** considered by the City when granting permits. You are advised to determine if the property is subject to deed restrictions and if so, contact the appropriate homeowners association and adjacent neighbors about your project prior to proceeding with construction. Following this procedure will minimize the potential for disagreement among neighbors and possible litigation.

TECHNICAL STUDIES:

If the project site is on or near a historical site, archaeological site, landfill site, river, floodplain, state highway, freeway, railroad, or airport, or if the project is identified by a resource agency or the City as potentially impacting sensitive agricultural, biological, hydrological, geological, mineral or other resources, or if specific environmental impacts are identified throughout the course of the project review, then specific technical studies may be required. Applicants are encouraged to contact the Turlock Planning Division at the earliest possible opportunity to determine the possible need and scope of such studies.

DISCLOSURE OF INFORMATION:

The information contained in this application, including, but not limited to, supporting documents, maps, drawings, illustrations, special studies and reports, is public information and subject to disclosure under the California Public Records Act. Applicants should be aware that this information is provided to the public, businesses, public and private organizations, the news media, and any other person upon request. Only that information which is necessary to properly describe and assess the impacts of the project is required to be submitted with the application.

INDEMNIFICATION

In consideration of the City's processing and consideration of this application for approval of the land use project being applied for (the "Project"), and the related California Environmental Quality Act (CEQA) consideration by the City, the Owner and Applicant, jointly and severally, agree to indemnify the City of Turlock ("City") from liability or loss connected with the Project approvals as follows:

1. The Owner and Applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the Project or any prior or subsequent development approvals regarding the Project or Project condition imposed by the City or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose personal liability against such agents, officers or employees resulting from their involvement in the Project, including any claim for private attorney general fees claimed by or awarded to any party from City. The obligations of the Owner and Applicant under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The City will promptly notify Owner and Applicant of any such claim, action, or proceedings that is or may be subject to this Indemnification and, will cooperate fully in the defense.

3. The City may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the City defends the claim, actions, or proceeding in good faith. To the extent that City uses any of its resources responding to such claim, action, or proceeding, Owner and Applicant will reimburse City upon demand. Such resources include, but are not limited to, staff time, court costs, City Attorney's time at their regular rate for external or non-City agencies, and any other direct or indirect cost associated with responding to the claim, action, or proceedings.

4. The Owner and Applicant shall not be required to pay or perform any settlement by the City of such claim, action or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

5. The Owner and Applicant shall pay all court ordered costs and attorney fees.

6. This Indemnification represents the complete understanding between the Owner and Applicant and the City with respect to matters set forth herein.

CEQA FILING FEES

Most, if not all, development projects submitted to the City of Turlock require some level of review under the California Environmental Quality Act, or CEQA. CEQA is a State law that requires an analysis and public report on the potential environmental effects of any project that is carried out, or approved, by a local agency, like the City of Turlock. Three types of reports are typically prepared for development projects: 1) a CEQA Exemption; 2) a Negative Declaration (or Mitigated Negative Declaration); or 3) an Environmental Impact Report. The most common form of report required for a project is either the Exemption or the Mitigated Negative Declaration. The City of Turlock Planning Division staff will tell you what type of document is required based upon the type of project you are submitting, the characteristics of the property and its surrounding environment, and other factors that are spelled out in CEQA.

Exemption

Pursuant to CEQA Guidelines Section 15061, the City of Turlock is responsible for reviewing the project to determine whether or not it is exempt from CEQA review. A CEQA Exemption is applied when a development project falls into either one of two categories: 1) statutory exemptions; or 2) categorical exemptions. These exemptions are defined in State Law and in the CEQA Guidelines. Statutory exemptions are very specific project categories that the State Legislature chose to exempt from CEQA by adopting specific State laws. Categorical exemptions are categories of projects that the Secretary for Resources has determined do not have a significant effect on the environment. If staff has determined that your project is exempt, the project will be circulated to the public with that designation noted in the referral documents. Other agencies and individuals may disagree with this determination. If your project is subject to Planning Commission or City Council approval, the determination will ultimately be made by one of those governing bodies. If your project is not subject to their approval, staff will make this determination.

Once the project is approved, CEQA allows either the agency or the applicant to file a Notice of Exemption. The Notice must be filed with either the Office of Planning and Research or the Stanislaus County Clerk/Recorder for 30 days and starts a 35-day statute of limitations on legal challenges. Typically, these notices are filed within five (5) days of approval of the project by the City of Turlock. The City of Turlock does not automatically file these documents on behalf of the applicant. The applicant may choose to file the notice directly or ask the Planning Division to file it on his/her behalf. If the City is asked to file the Notice of Exemption, an additional fee will be charged for this service in addition to the fee charged by the County to post the Notice. You must submit a written request with the fee, if you choose to have the City of Turlock file this notice on your behalf. If the notice is not filed, the statute of limitations will increase from 35 days to 180 days.

Mitigated Negative Declaration

If a project is not exempt from CEQA review, the project is most likely to require a Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15070 (although, on very rare occasions, an Environmental Impact Report may be required). A Mitigated Negative Declaration is required when the project has the potential to create an environmental effect but it has been determined that the effect can be reduced or eliminated by modifying the project in some manner. These modifications are known as "mitigation measures". Staff will prepare an Initial Study that describes the project, the potential environmental effects, and any mitigation measures required to reduce or eliminate any potential environmental effect. A separate "environmental review" fee is charged to the applicant for this additional work.

Upon approval by the City of Turlock, the City of Turlock is required file a Notice of Determination pursuant to California Public Resources Code Section 21152 with either the Office of Planning and Research or the Stanislaus County Clerk/Recorder for 30 days. In order to begin the 30-day statute of limitations on legal

challenges, the notice MUST be filed within 5 days of approving the project. The City of Turlock automatically files this document and the staff costs to file the notice are included in the separate environmental review fee.

DEPARTMENT OF FISH AND WILDLIFE CEQA FILING FEES

Pursuant to California Fish & Wildlife Code §711.4, the City of Turlock is required to collect the following filing fees for the Stanislaus County Clerk, on behalf of the California Department of Fish & Wildlife, for the following projects. The statute was amended last year. Under the amended statute, a lead agency may no longer exempt a project from the filing fee requirement by determining that the project will have a de minimis effect on fish and wildlife. Instead, a filing fee will have to be paid unless the project will have *no effect* on fish and wildlife. (Section 711.4 (c)(2) of the Fish and Game Code). If the project will have any effect on fish and wildlife resources, even a minimal or de minimis effect, the fee is required.

A project proponent who believes the project will have *no* effect on fish and wildlife should contact the Department of Fish and Wildlife. If the Department of Fish and Wildlife concurs the project will have no such effect, the Department will provide the project proponent with a form that will exempt the project from the filing fee requirement. Project proponents may contact the Department by phone at (916) 651-0603 or through the Department's website at www.wildlife.ca.gov. Pursuant to California Fish & Game Code §711.4(e)(3) , the department (CDFW) shall assess a penalty of 10 percent of the amount of fees due for any failure to remit the amount payable when due. The department may pursue collection of delinquent fees through the Controller's office pursuant to Section 12419.5 of the Government Code.

Additionally California Fish & Game Code §711.4(f) states the following: Notwithstanding Section 12000, failure to pay the fee under subdivision (d) is not a misdemeanor. All unpaid fees are a statutory assessment subject to collection under procedures as provided in the Revenue and Taxation Code. Failure to pay the necessary fee will also extend the statute of limitations for challenging the environmental determination made by the City, thus increasing exposure to legal challenge. The type of environmental determination to be made by the City may be discussed with the project planner following the environmental review stage of the project and will be outlined in Planning Commission staff report.

1. Any project for which a Negative Declaration or Mitigated Negative Declaration is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: $2,210.25 [Fish & Game Code §711.4(d)(2)] plus a $57.00 County document handling fee.

2. Any project for which an Environmental Impact Report is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: $3,070.00 [Fish & Game Code §711.4(d)(3)], plus a $57.00 County document handling fee.

Upon an environmental determination concerning your project/application by the Turlock Community Planning Department, a check made payable to the Stanislaus County Clerk in the appropriate amount (i.e., $2,267.25 or $3,127.00) will be required of you before your application will be further processed.

YOUR PROJECT WILL NOT BE SCHEDULED FOR HEARING BEFORE THE PLANNING COMMISSION OR CITY COUNCIL UNTIL THIS FEE HAS BEEN SUBMITTED TO THE PLANNING DEPARTMENT.

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)**

_____ _____

Signature of Applicant/Agent Date

_____ _____

Print Name and Title of Applicant/Agent Phone Number

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PUBLIC NOTIFICATION REQUIREMENTS

Any project that requires a public hearing before the Planning Commission requires public noticing to adjacent neighbors. The Zoning Ordinance requires the following:

- Posting of a Notification Sign - *Applicant's responsibility*
- Notification of all Property Owners of Record located within 500 feet of the Proposed Project - *City's responsibility*

In addition to the notification of property owners within 500 feet of the proposed project, a sign must also be posted at the site. Attached is a copy of the On-Site Posting Requirement and Certification of Posting. It is the applicant's responsibility to post and remove this public notice sign.

If you have any questions regarding these requirements, please contact the Planning Division at (209) 668-5640.

TO: City of Turlock Development Services Department

APPLICANT: _____

PROJECT NAME: _____

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney's fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

CERTIFICATION OF POSTING

I, _____ say that I **posted** a true copy of the required on-site sign,

"NOTICE OF PLANNING PERMIT APPLICATION"

for application _____

on the subject property located at: _____ Turlock, CA

at _____**AM / PM** on _____
Time **Date**

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 200 __.

_____ _____
APPLICANT'S SIGNATURE APPLICANT'S PRINTED NAME

Attachment: Photo of project sign

ON-SITE POSTING INSTRUCTIONS

This posting requirement applies to any project that requires a public hearing before the Planning Commission. In compliance with the Public Noticing requirements of the Turlock Municipal Code, you will need to post the following sign on the project site. The sign must be placed on the project site in an outside location visible and legible to the public. The sign must be constructed of durable outdoor material (such as corrugated plastic) to be a minimum of 4' by 6', and may not exceed 6 feet in height. The sign should be mounted on two (2) posts, visible from the street (maximum of 10 feet from the back of curb or 5 feet from the sidewalk, and located out of the clear vision triangle, depending on site conditions), and located on the street frontage carrying the greatest amount of pedestrian and/or vehicular traffic. If this location cannot be accommodated, please contact the Turlock Planning Division for further direction at (209) 668-5640. The sign must remain posted and maintained and be free of damage until final project decision. **The sign must be removed by the applicant or property owner within 10 days of the project decision.**

An illustration of the sign contents is provided below. The text and illustration must occupy the entire area of the 4' x 6' sign. The illustration shall be a minimum of 2' x 2' in size and shall be clearly visible from the adjacent sidewalk or curb. The font for the title ("**NOTICE OF PLANNING PERMIT APPLICATION**") shall be a minimum of 3.75" in height and shall be formatted on two lines, as illustrated below. The remaining text shall be a minimum of 2.25" in height. All fonts shall be Arial and bolded where shown below:

NOTICE OF PLANNING PERMIT APPLICATION

NOTICE IS HEREBY GIVEN that an application for a development permit for this property has been filed with the **CITY OF TURLOCK**.

Application No.: _____

Property Location: _____

APN: _____

Description of Project: _____

_____

_____

_____

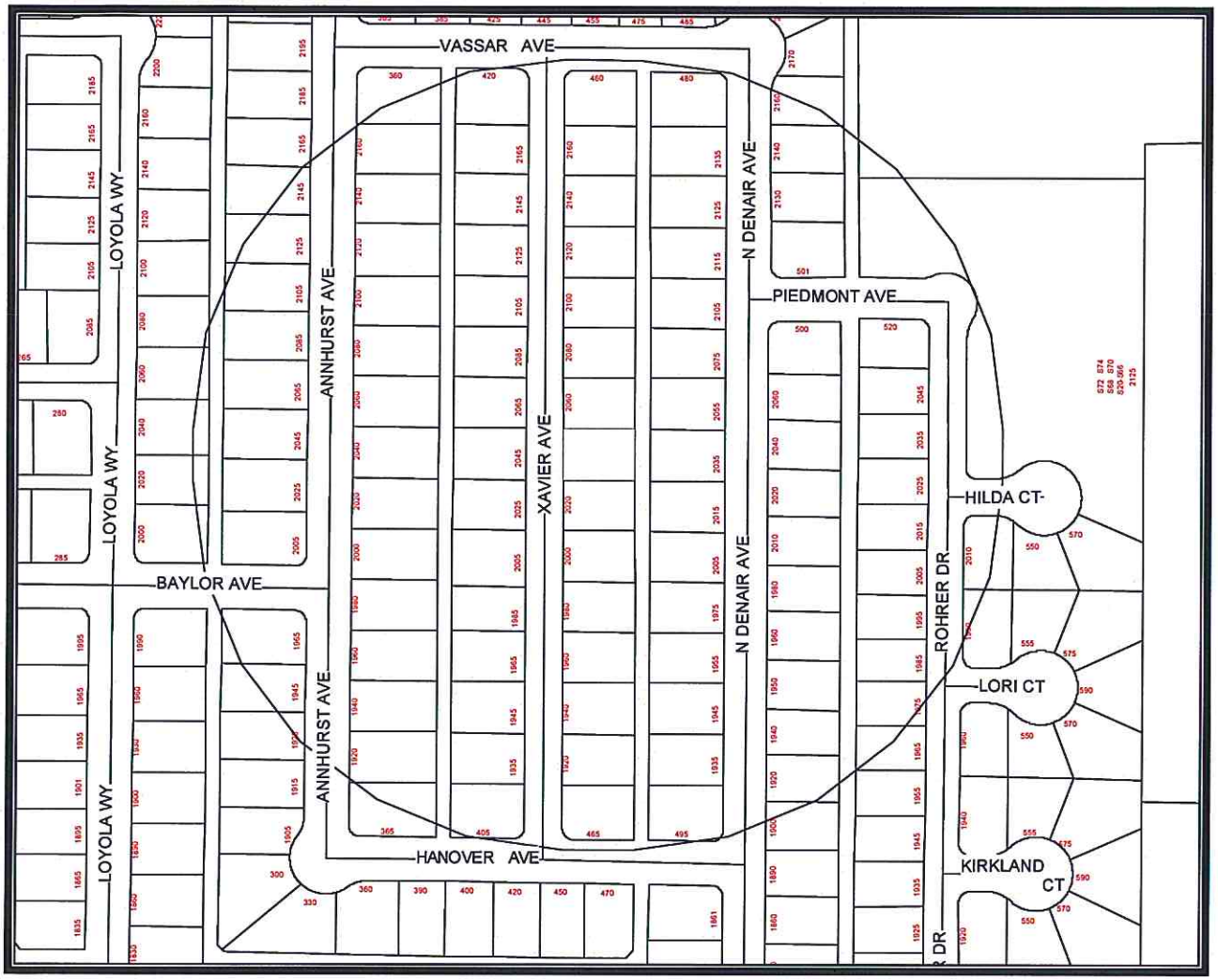
ILLUSTRATION OF THE PROJECT
(2'x 2')

You are invited to express your opinion at a **Planning Commission** meeting tentatively scheduled:

6:00 p.m. on (Tentative Date of Planning Commission Public Hearing)

You may obtain a copy of the above subject application from the Turlock Planning Division of the City of Turlock located at 156 S. Broadway or calling (209) 668-5640.

A **Certification of Posting** is included with this application and must be signed and returned to our office, stating compliance with this policy, within 10-days from the date your application was received by the Planning Division the City of Turlock. **Please attach a photograph of the sign to the Certification.**

500 FOOT PERIMETER VICINITY MAP

EXAMPLE