



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: 2800 Country Side Drive, Turlock, CA 95380

ASSESSOR'S PARCEL NUMBER: 088-003-021 AREA OF PROPERTY (ACRES OR SQUARE FEET): 12 AC

EXISTING ZONING: CH - Heavy Commercial

GENERAL PLAN DESIGNATION: Commercial

DESCRIBE THE PROJECT REQUEST: See attached Project Description.

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 Lars Andersen & Associates, Inc. PHONE NO. 559-978-7643 E-MAIL: jmommer@larsandersen.com

** Corporate partnerships must provide a list of principals. FAX NO. 559-276-0850

ADDRESS OF APPLICANT: 4694 W. Jacquelyn Avenue, Fresno, CA 93722

CONTACT PERSON (If different than applicant): Janay Mommer

[Redacted] contact, correspondence, and billing from the City unless other arrangements are made in

[Redacted] SIGNATURE OF APPLICANT Janay Mommer PRINT NAME 2/10/2021 DATE

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

Property Owner Info

PROPERTY OWNER: Home Depot U.S.A., Inc. PHONE NO. 770-384-2406 E-MAIL: suzanne_russo@homedepot.com

ADDRESS OF PROPERTY OWNER: 2455 Paces Ferry Road, Atlanta, GA 30339

Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this completed application and give consent to the action requested.

[Redacted] SIGNATURE OF PROPERTY OWNER Suzanne Russo PRINT NAME 01/28/2021 DATE

Office Use Only

APPLICATION TYPE & NO.: MDP 21-03 DATE RECEIVED: 2/11/21

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

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: Home Depot - Tool Rental Center (TRC)

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

Proposed ~2,226 SF addition for a Tool Rental Center (TRC) and a ~1,239 SF enclosure. In addition, a designated area shown on the Site Plan to store and display Equipment Rental items. Please see attached detailed Project Description.

PROPERTY OWNER'S NAME: Home Depot U.S.A., Inc. - Suzanne Russo

Mailing Address: 2455 Paces Ferry Road, Atlanta, GA 30339

Telephone: Business (770) 384-2406 Home ()

E-Mail Address: suzanne_russo@homedepot.com

APPLICANT'S NAME: Lars Andersen & Associates, Inc. - Janay Mommer

Phone (559) 978-7643

Address: 4694 W. Jacquelyn Avenue, Fresno, CA 93722

Telephone: Business () Home ()

E-Mail Address: jmommer@larsandersen.com

PROJECT SITE INFORMATION:

Property Address or Location: 2800 Country Side Drive, Turlock, CA

Property Assessor's Parcel Number: 088-003-021

Property Dimensions: _____

Property Area: Square Footage 522,720 SF Acreage 12 AC

Site Land Use: Undeveloped/Vacant _____ Developed Commercial (Existing Home Depot)

If developed, give building(s) square footage 132,036 SF

LAND USE DESIGNATIONS:

ZONING:	Current:	<u>CH - Heavy Commercial</u>
	Proposed (If applicable):	<u>No change</u>
GENERAL PLAN	Current:	<u>Commercial</u>
	Proposed (If applicable)	<u>No change</u>

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

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

North Commercial

South Single-Family Residential

East Highway / Single-Family Residential

West Commercial

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)

The site is an existing, developed Home Depot Shopping Center and required landscaping. There are no animals, cultural, historical, or scenic aspects.

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:

N/A

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) Existing Home Depot

Proposed Use of Existing Structure(s) Home Depot with Tool Rental Center

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: N/A

If yes, has a Notice of Nonrenewal been filed? N/A If yes, date filed: N/A

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. N/A

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

The existing Home Depot store was built in 2000.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 2,226 SF building addition and 1,239 SF enclosure

Building height in feet (measured from ground to highest point): 20' building addition and 12' fence enclosure.

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

N/A

Project site coverage:	Building Coverage:	<u>144,355</u>	Sq.Ft.	<u>27</u>	%
	Landscaped Area:	<u>62,726</u>	Sq.Ft.	<u>12</u>	%
	Paved Surface Area:	<u>315,639</u>	Sq.Ft.	<u>61</u>	%
	Total:	<u>522,720</u>	Sq.Ft.	<u>100</u>	<u>100%</u>

Exterior building materials: CMU

Exterior building colors: Light tan

Roof materials: Metal

Total number of off-street parking spaces provided: 567 Stalls
 (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: Existing wall security lighting at south end of building will be relocated to the new building addition.

Parking: N/A, existing parking lot

Estimated Construction Starting Date July 2021 Estimated Completion Date December 2021

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:
N/A

Residential Projects
 (As applicable to proposal)
N/A

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) Commercial

Expected influence: Regional _____ Citywide X Neighborhood _____

Days and hours of operation: Will operate the same as hours as the existing Home Depot

Total occupancy/capacity of building(s): 4,105 - per Building Code

Total number of fixed seats: N/A Total number of employees: 5 additional for TRC

Anticipated number of employees per shift: 2 per shift for TRC

Square footage of:

Office area N/A

Warehouse area N/A

Sales area 2,226 SF TRC only

Storage area 1,239 SF Enclosure

Loading area N/A

Manufacturing area N/A

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

Other occupants (If Applicable) N/A

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

(Please explain): No

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

Building Permit

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): 68 ADT (3 AM Peak, 5 PM Peak) per ITE Trip Generation 9th Edition

Projected number of truck deliveries/loadings per day: N/A

Approximate hours of truck deliveries/loadings each day: N/A

What are the nearest major streets? Countryside Drive and W Monte Vista Avenue

Distance from project? Approx. 1/2 mile

Amount of off-street parking provided: 567 Stalls

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

N/A

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.]

Restrooms - N/A (existing)

50 gal/day for new wash-down area in proposed enclosure

Estimated gallons per day (using information above): 50 gal/day for new wash-down area in proposed enclosure

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):

N/A, existing facilities

Describe the type of sewage to be generated: N/A, existing facilities

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

N/A, existing facilities

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: N/A Amount: N/A

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u> 8/2/21 </u>
Trenching	<u> 8/2/21 </u>
Grading	<u> 8/2/21 </u>
Paving	<u> 3 weeks before GO </u>
Building Construction	<u> 10/xx/21 </u>
Architectural Coatings (includes painting)	<u> 1 week before GO </u>

Total Volume of all Building(s) to be Demolished N/A

Max Daily Volume of Building(s) to be Demolished N/A

Total Acreage to be Graded trc+enclosure

Amount of Soil to Import/Export? N/A

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: _____

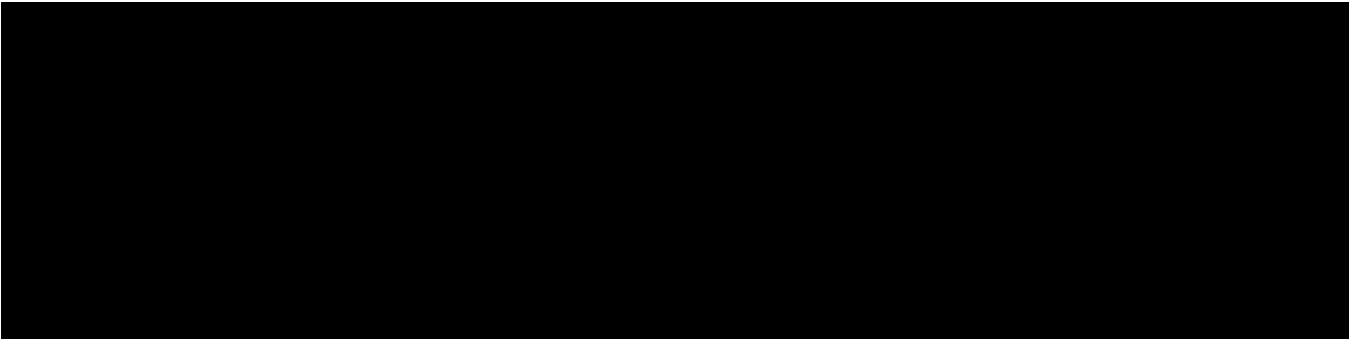
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

 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 20;
2. the Acknowledgments/Authorizations/Waivers starting on page 22; and
3. the Indemnification on page 24; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 26.

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

