



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640

Page 11 of 32

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

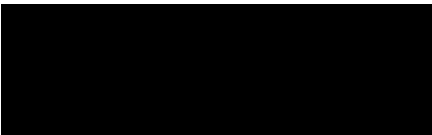
NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.

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

 int for all contact, correspondence, and billing from the City unless other arrangements are made in

Janay Mommer

PRINT NAME

2/16/22

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 application and the information requested.

 Suzanne Russo

PRINT NAME

2/16/22

DATE

Office Use Only

APPLICATION TYPE & NO.: _____ DATE RECEIVED: _____

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

PC HEARING DATE: _____ CC HEARING DATE: _____

PLANNER'S NOTES: _____

APPLICATION QUESTIONNAIRE

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

PROJECT NAME: HD Turlock TRC #1001

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

Proposed ~2,516 SF addition for a Tool Rental Center (TRC), ~1,957 storage room, and a ~1,294 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

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) 978-7059

Address: 4694 W Jacquelyn Avenue, Fresno, CA 93722

Telephone: Business (559) 276-2790 Home ()

E-Mail Address: JMommer@larsandersen.com

PROJECT SITE INFORMATION:

Property Address or Location: 2800 Countryside Drive Turlock, CA

Property Assessor's Parcel Number: 088-003-021-000

Property Dimensions: _____

Property Area: Square Footage 522,720 Acreage 12.0

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

If developed, give building(s) square footage 129,810 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.

See Appendix for existing site photos.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 4,473 SF

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>134,283</u>	Sq.Ft.	<u>25</u>	%
	Landscaped Area:	<u>62,726</u>	Sq.Ft.	<u>12</u>	%
	Paved Surface Area:	<u>325,711</u>	Sq.Ft.	<u>63</u>	%
	Total:	<u>522,720</u>	Sq.Ft.	<u>100</u>	%

Exterior building materials: Masonry with 8' split face CMU

Exterior building colors: Light tan to match existing Home Depot building

Roof materials: Pre-finished metal roof panels

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: Exterior lighting provided by the existing Home Depot parking lot

Estimated Construction Starting Date 8/29/22

Estimated Completion Date 7/7/23

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)

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) Rental services (tools, equipment, and truck)Expected influence: Regional Citywide Neighborhood Days and hours of operation: Will operate the same as hours as the existing Home DepotTotal occupancy/capacity of building(s): 4,105 as per building codeTotal number of fixed seats: N/A Total number of employees: 5 additional for TRCAnticipated number of employees per shift: 2 per shift for TRC

Square footage of:

Office area N/A Warehouse area N/ASales area 2,516 SF TRC Storage area 1,957 SF Storage room and 1,294 SF
Fence enclosureLoading area N/A Manufacturing area N/ATotal number of visitors/customers on site at any one time: VariesOther 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 and racking 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 Dr and W Monte Vista Ave

Distance from project? Approximately half a mile

Amount of off-street parking provided: 567 stalls, not including 17 parking stalls for equipment and truck rental

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

N/A

WATERLand Use

Single-Family Residential

Multi-Family Residential

Offices

Retail Commercial

Service Commercial/Industrial

Estimated Water Consumption Rates (gal/day)

800 gallons/day

800/3 bd unit; 533/2 bd unit; 267/1 bd unit

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Estimated gallons per day (using information above): N/ASource of Water: N/A**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 facilitiesDescribe the type of sewage to be generated: N/A, existing facilities

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.]

Type: N/AAmount: N/A**AIR QUALITY*****Construction Schedule:***ActivityApproximate Dates

Demolition

8/29/22

Trenching

8/29/22

Grading

8/29/22

Paving

9/29/22

Building Construction

10/10/22

Architectural Coatings (includes painting)

1/9/23***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 +Storage Room+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 to determine whether there are any known or potential hazards on the property.

EPA: <https://enviro.epa.gov>

NEP Assist: <https://epa.gov/nepa/nepassist>

California DTSC Envirostor: www.envirostor.dtsc.ca.gov/public

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

I HEREBY CERTIFY THAT:

_____ THE PROJECT ***IS LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f). THE SITE IS INCLUDED ON THE FOLLOWING LIST(S) SPECIFIED BELOW:

Regulatory ID Number: _____

Regulatory ID Number: _____

Regulatory ID Number: _____

OR

 X THE PROJECT ***IS NOT LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f).

I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

2/16/22
Date

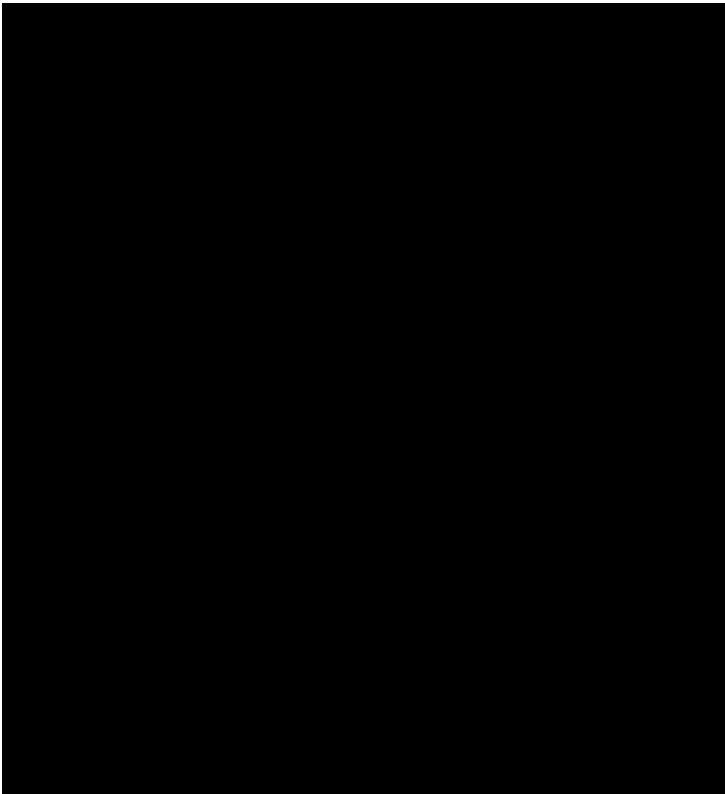
559-978-7643
Phone Number

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)



2/16/22

Date

770-384-2406

Phone Number

2/16/22

Date

Janay Mommer, Project Coordinator

Print Name and Title of Applicant/Agent

559-978-7643

Phone Number