



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: 3000 Countryside Dr., Turlock, CA 95380

ASSESSOR'S PARCEL NUMBER: 088 - 003 - 020 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: Target's adding a secondary entrance to the storefront

Target is also upgrading their store's exterior building facade and signage.

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 Brianna Arth/ Kimley-Horn PHONE NO. (916) 859-3636 E-MAIL: brianna.arth@kimley-horn.com

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

ADDRESS OF APPLICANT: 555 Capitol Mall, Suite 300, Sacramento, CA 95814

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

Property Owner Info

PROPERTY OWNER: Mark Schlanser/ TARGET PHONE NO. (612)761-7051 E-MAIL: Mark.Schlanser@target.com

ADDRESS OF PROPERTY OWNER: 50 S 10th St, Ste 400, TP3-1170, Minneapolis, MN 55403-2054

Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this

Office Use Only

APPLICATION TYPE & NO.: MAA 2017-17

DATE RECEIVED: 12/19/17

CASH OR CHECK N

CHECKED BY: SQ

PC HEARING DATE:

CC HEARING DATE:

PLANNER'S NOTES:

DEC 19 2017

CITY OF TURLOCK

PLANNING DIVISION

## 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:-:** Target Store No. T1304

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

Target is adding a secondary entrance for public access at the front of their store, opposite the existing and primary entrance. In addition, Target is upgrading their building facade with accent faux wood paneling and a complete repainting of the building. Target is also upgrading their wall signage: the existing front elevation Target sign is being replaced with a new sign, the existing CVS Pharmacy sign will remain in place, new Wine & Spirits and Order Pickup wayfinding signage will be placed at new entrance, existing sign on the rear elevation will be refurbished and all tower signage will remain in place.

**PROPERTY OWNER'S NAME:** Mark Schlanser/ TARGET

**Mailing Address:** 50 S 10th St, Ste 400, TP3-1170, Minneapolis, MN 55403-2054

**Telephone:** Business (612) 761-7051 Home ( )

**E-Mail Address:** Mark.Schlanser@target.com

**APPLICANT'S NAME:** Brianna Arth/ Kimley-Horn

**Phone** (916) 859-3636

**Address:** 555 Capitol Mall, Suite 300, Sacramento, CA 95814

**Telephone:** Business (916) 859-3636 Home ( )

**E-Mail Address:** brianna.arth@kimley-horn.com

### PROJECT SITE INFORMATION:

**Property Address or Location:** 3000 Countryside Dr., Turlock, CA 95380

**Property Assessor's Parcel Number:** 088-003-020

**Property Dimensions:** Irregular shaped parcel (avg: +/-500 FT x +/- 880 FT)

**Property Area:** Square Footage +/-429,501 SF Acreage 9.86 AC

**Site Land Use:** Undeveloped/Vacant Developed Existing commercial building

**If developed, give building(s) square footage** 136,800 SF (includes Garden Center SF)

**LAND USE DESIGNATIONS:**

ZONING:	Current:	<u>Heavy Commercial</u>
	Proposed (If applicable):	<u>NA</u>
GENERAL PLAN	Current:	<u>Heavy Commercial</u>
	Proposed (If applicable)	<u>N/A</u>

**DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:****ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North Heavy Commercial

South Heavy Commercial

East Heavy Commercial

West Heavy 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 project site is in an existing heavy commercialized shopping center known as the Monte Vista Shopping Center. Site soil and topography is that of a commercialized development; flat and suitable for development. This site does not have any culture or historical significance that would be impacted by the proposed project.

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:

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) Retail store (Target)

Proposed Use of Existing Structure(s) Retail store (Target)

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? N/A 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):

Records indicate store was built in 2000. Refer to included Photo Log for existing architectural style.

### Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. N/A

Building height in feet (measured from ground to highest point): +/- 24 FT (average height; excludes towers)

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>N/A</u>	Sq.Ft.	_____	%
	Landscaped Area:	<u>N/A</u>	Sq.Ft.	_____	%
	Paved Surface Area:	<u>N/A</u>	Sq.Ft.	_____	%
	Total:	<u>N/A</u>	Sq.Ft.	_____	100%

Exterior building materials: Painted CMU

Exterior building colors: Paint colors: C-30 Palisade, C-34 Promenade Peach, and C-31 Pediment

Roof materials: Standing Seam Metal Roof

Total number of off-street parking spaces provided N / A

(If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

Describe the type of exterior lighting proposed for the project (height, intensity):

Building N / A

Parking N / A

Estimated Construction Starting Date TBD

Estimated Completion Date TBD

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

**N/A**

**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) Commercial

Expected influence: Regional X Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_

Days and hours of operation: N/A

Total occupancy/capacity of building(s): N / A

Total number of fixed seats N / A Total number of employees: N / A

Anticipated number of employees per shift N / A

Square footage of:

Office area N/A

Warehouse area N/A

Sales area N/A

Storage area N/A

Loading area N / A

Manufacturing area N / A

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

Other occupants (If Applicable) \_\_\_\_\_

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

(Please explain) N o

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

No state or federal approvals required for proposed project.

N/A

**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): \_\_\_\_\_

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**

N/A

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.]

Estimated gallons per day (using information above): \_\_\_\_\_

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)

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**

N/A

Land Use

Single-Family Residential

Multi-Family Residential

Commercial

Industrial

Estimated Solid Waste Generation (lb/day)

10.96 lbs./day/res.

7.37 lbs./day/unit

50 lbs./500 s.f. floor area

Variable-[Please describe the projected solid waste to be generated by your project.]

---



---



---



---

Type: \_\_\_\_\_ Amount: \_\_\_\_\_

**AIR QUALITY*****Construction Schedule:***ActivityApproximate 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](http://www.envirostor.dtsc.ca.gov/public)

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

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

**I HEREBY CERTIFY THAT:**

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

Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

OR

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

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

Brianna Arth, Project Engineer  
 (Kimley-Horn)

Print Name and Title of Applicant/Agent

(916) 859-3636

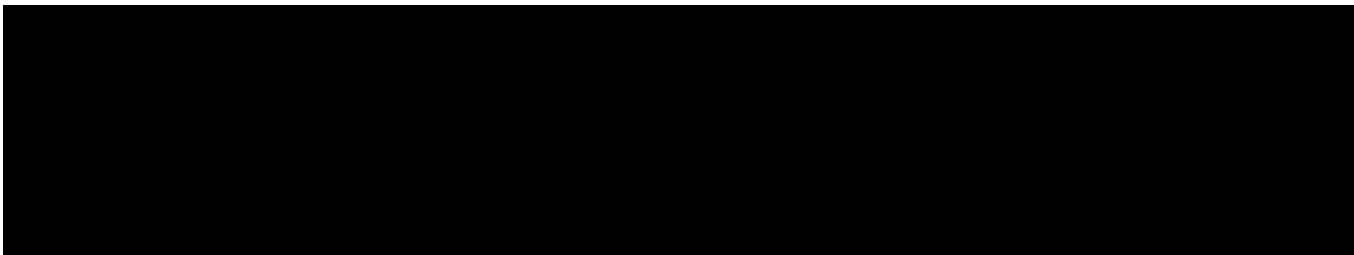
Phone Number

**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 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.

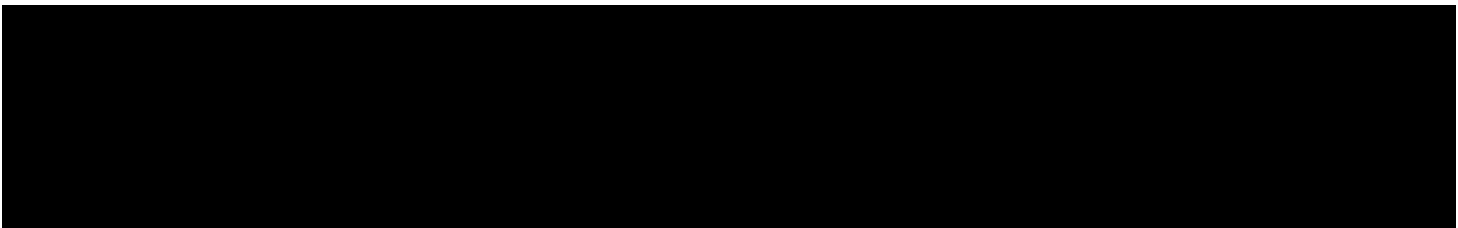
**Property Owner(s):** (Attach additional sheets, as necessary)



Mark Schlanser/ TARGET  
\_\_\_\_\_  
Print Name and Title of Property Owner

(612) 761-7051  
\_\_\_\_\_  
Phone Number

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



Brianna Arth, Project Engineer  
(Kimley-Horn)  
\_\_\_\_\_  
Print Name and Title of Applicant/Agent

(916) 859-3636  
\_\_\_\_\_  
Phone Number