



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

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UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 400 N. Golden State Boulevard

ASSESSOR'S PARCEL NUMBER: 061 - 019 - 025 AREA OF PROPERTY (ACRES OR SQUARE FEET): 14,500 SF

EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD _____ Downtown _____

GENERAL PLAN DESIGNATION: DT A VLDR LDR MDR HDR O Comm Comm Heavy Comm I

DESCRIBE THE PROJECT REQUEST: Interior remodel and exterior painting of an existing KFC. Signage to be permitted separately.

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: Robert Blackie - Lendlease PHONE NO. (312) 248-1449 E-MAIL: robert.blackie@lendlease.com

** Corporate partnerships must provide a list of principals. FAX NO. (312) 423-1301

ADDRESS OF APPLICANT: 125 S. Clark Street, 17th Floor, Chicago, IL 60603

Property Owner Info

PROPERTY OWNER: Harman Management Corp PHONE NO. 650 941 5681 E-MAIL: travis@harman.com

ADDRESS OF PROPERTY OWNER: 199 First St #212 Los Altos CA 94022

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.: AA 17-16

DATE RECEIVED: 12/10/17

CASH _____ OR CHECK [REDACTED]

CHECKED BY: [REDACTED]

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: KFC Remodel

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

KFC is introducing their new image to the market – The American Showman. The new image will be rolled out as part of the KFC ASAP (American Showman Acceleration Program) initiative. This initiative is expected to result in the reimage of approximately 3,000 stores over a 30-month period across the United States. The remodels will include interior and exterior work with a focus on signage and décor upgrades. These upgrades include lighting fixtures that look like chicken buckets and chalkboards telling customers where the chicken comes from and who is cooking it, for a personal touch. Signage will declare Colonel Sanders the original celebrity chef and KFC's packaging and uniforms will also be redesigned.

PROPERTY OWNER'S NAME: Harman Management Corporation

Mailing Address: 199 First Street, Suite 212, Los Altos, CA 94022

Telephone: Business (650) 941-5681 Home ()

E-Mail Address: travisg@harmans.com

APPLICANT'S NAME: Robert Blackie - Lendlease

Phone (312) 248-1449

Address: 125 S. Clark Street, 17th Floor, Chicago, IL 60603

Telephone: Business () Home ()

E-Mail Address: robert.blackie@lendlease.com

PROJECT SITE INFORMATION:

Property Address or Location: 400 North Golden State Boulevard

Property Assessor's Parcel Number: 061-0 19-025

Property Dimensions: 6.43' x 241.17' x 120.19' x 267.94'

Property Area: Square Footage _____ Acreage _____

Site Land Use: Undeveloped/Vacant _____ Developed _____

If developed, give building(s) square footage 3,477 SF

LAND USE DESIGNATIONS:

ZONING: Current: CT

 Proposed (If applicable): _____

GENERAL PLAN Current: DT

 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 DT - Mixed Use

South DT - Commercial

East DT - Commercial

West DT - 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)

Currently a KFC fast food restaurant. No change in use or intensity

is being proposed.

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) R estaurant

Proposed Use of Existing Structure(s) Restau rant

Are any structures to be moved or demolished? No If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? No if yes, contract number: _____

If yes, has a Notice of Nonrenewal been filed? _____ If yes, date filed: _____

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site? No If yes, please describe and provide a copy of the recorded easement. _____

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

Fast food restaurant built in 1978 in good condition. Building is
franchise architecture of 3,477 SF.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft 0 SF

Building height in feet (measured from ground to highest point) 20 ft.

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

25 ft

Project site coverage: Building Coverage: 3,477 Sq.Ft. 24 %

Landscaped Area: 725 Sq.Ft. 5 %

Paved Surface Area: 10,298 Sq.Ft. 71 %

Total: 14,500 Sq.Ft. 100%

Exterior building materials: Stucco

Exterior building colors: Earth tones

Roof materials: Asphalt roof

Total number of off-street parking spaces provided: 17

(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: (8) new roof mounted lights; (9) new wall sconces

Parking: 0

Estimated Construction Starting Date June, 2018 Estimated Completion Date June, 2018

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)

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) RestaurantExpected influence: Regional _____ Citywide X Neighborhood _____Days and hours of operation: 10 a.m. - 10 p.m. Monday thru SundayTotal occupancy/capacity of building(s): 4 2Total number of fixed seats: 34 Total number of employees: 8Anticipated number of employees per shift: 5

Square footage of:

Office area _____ Warehouse area _____

Sales area 805 SF Storage area _____

Loading area _____ Manufacturing area _____

Total number of visitors/customers on site at any one time: 34

Other occupants (If Applicable) _____

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:

County Health

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) 1,922Projected number of truck deliveries/loadings per day: 0Approximate hours of truck deliveries/loadings each day: 0What are the nearest major streets? N. Golden State Boulevard & N. Center StreetDistance from project? 0 ftAmount of off-street parking provided: 17

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): 347

Source of Water: Public

SEWAGELand 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):

347

Describe the type of sewage to be generated: Sanitary sewer from restrooms and
washing.

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

Cooking Grease

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: Food refuseAmount: 347**AIR QUALITY*****Construction Schedule:***ActivityApproximate Dates

Demolition

Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)

June, 2018*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* N/A*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.

Robert Blackie - Agent for Owner

Print Name and Title of Applicant/Agent

(312) 248-1449

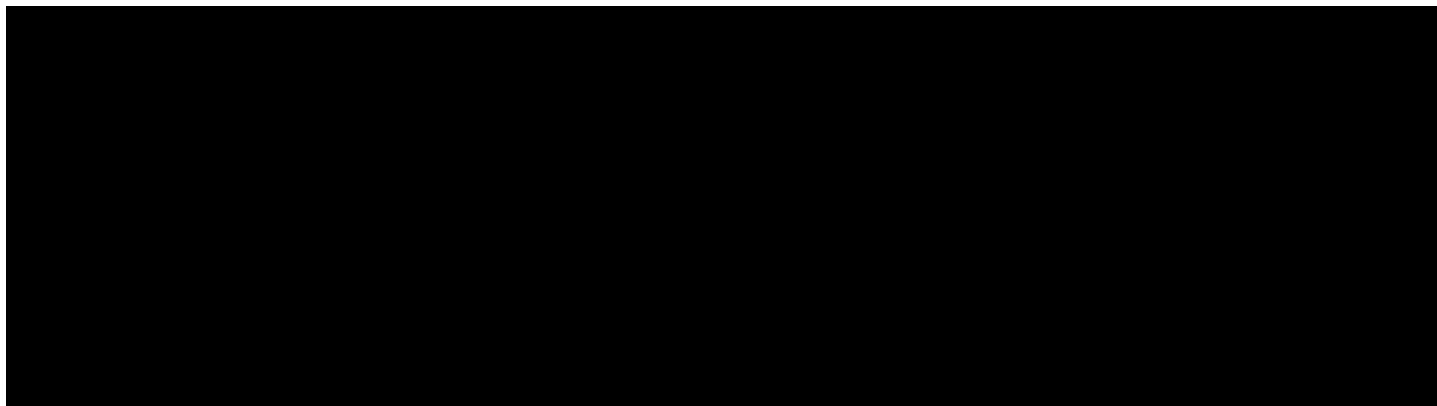
Phone Number

PROPERTY OWNER/APPLICANT SIGNATURE:

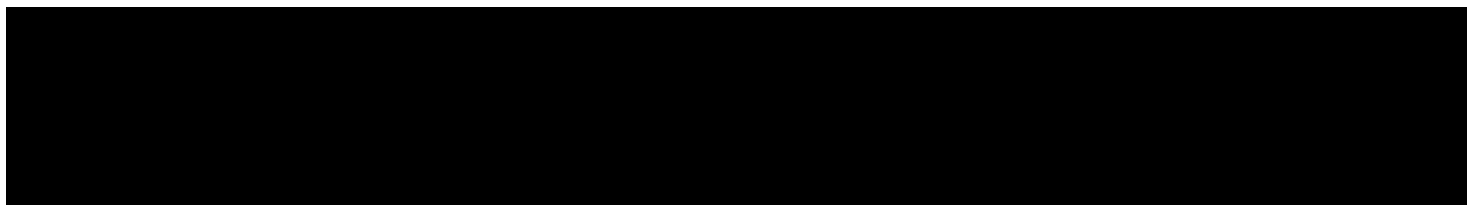
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my 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)



Applicant(s): (If different than above)



Robert Blackie

Print Name and Title of Applicant/Agent

(312) 248-1449

Phone Number