



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

Page 5 of 34

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 653 N GOLDEN STATE BLVD.
ASSESSOR'S PARCEL NUMBER: 061 - 041 - 007 008 AREA OF PROPERTY (ACRES OR SQUARE FEET): 74,833 S.F.
EXISTING ZONING: CC COMMUNITY COMMERCIAL
GENERAL PLAN DESIGNATION:
DESCRIBE THE PROJECT REQUEST: NEW 14,000 S.F. TYPE V-B SPRINKLERED
CMU BUILDING

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: JEFF BOTICH PHONE NO: 949-553-1117 E-MAIL: jbotich@mccgarchitectural.com

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

Property Owner Info

Office Use Only

APPLICATION TYPE & NO. MDP 18-09

DATE RECEIVED: 9/7/18

CHECKED BY: JK

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: RITE AID

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

NEW 14,000 SF OF TYPE V-B SPRINKLERED CMU BUILDING

PROPERTY OWNER'S NAME: MP FINANCIAL GROUP, LTD

APPLICANT'S NAME: JEFF BOTICH

Phone (949) 553-1117

PROJECT SITE INFORMATION:

Property Address or Location: 653 N. GOLDEN STATE BLVD.

Property Assessor's Parcel Number: 061-041-007

Property Dimensions: APPROX. 220 FT X 375 FT

Property Area: Square Footage 74,833 Acreage 1.71

Site Land Use: Undeveloped/Vacant _____ Developed X

If developed, give building(s) square footage 14,179

LAND USE DESIGNATIONS:

ZONING: Current: CC COMMUNITY COMMERCIAL

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 COMMERCIAL

South RESIDENTIAL / PARK

East COMMERCIAL

West INDUSTRIAL

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 CENTER WAS BUILT IN 1986, THE BUILDINGS ARE CURRENTLY IN FAIR CONDITION,

THE PROPOSED PROJECT IS AN EXISTING ONE-STOREY COMMERCIAL / RETAIL BLDG.

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

Proposed Use of Existing Structure(s) RETAIL

Are any structures to be moved or demolished? YES 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? 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):

BUILDINGS AT THE SITE WAS BUILT IN 1986, CURRENTLY IN FAIR CONDITION WITH

WESTERN-COUNTRY LOOK THROUGHOUT (SEE ATTACHED PHOTOS)

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 14,174 S.F.

Building height in feet (measured from ground to highest point): +/- 27'-0" A.F.F.

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

MECHANICAL EQUIPMENTS ARE APPROX +/- 24'-0" A.F.F.,

EXISTING LIGHT POLES ARE AT 30 FT HIGH

	14,174 (Rite Aid) + 9,775 (Modified Shop)		
Project site coverage:	Building Coverage:	<u>23,949</u> Sq.Ft.	<u>32</u> %
	Landscaped Area:	<u>2,265</u> Sq.Ft.	<u>3</u> %
	Paved Surface Area:	<u>48,654</u> Sq.Ft.	<u>65</u> %
	Total:	<u>74,868</u> Sq.Ft.	<u>100</u> %

Exterior building materials: STUCCO

Exterior building colors: SEE ATTACHED COLORED ELEVATION

Roof materials: 4 PLY BUILT-UP ROOFING SYSTEM

Total number of off-street parking spaces provided: 702 RECIPROCAL PARKING
(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: RECESSED DOWN LIGHTS UNDER CANOPY

Parking: EXISTING PARKING LOT LIGHT POLES

Estimated Construction Starting Date 11-12-18 Estimated Completion Date 03-12-19

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

NO

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) RETAILExpected influence: Regional _____ Citywide X Neighborhood _____Days and hours of operation: 6:00 AM TO 10:00 PMTotal occupancy/capacity of building(s): 188 OCCUPANCYTotal number of fixed seats: N/A Total number of employees: 20Anticipated number of employees per shift: 15

Square footage of:

Office area 720 S.F. Warehouse area _____Sales area 10,200 S.F. Storage area 2,100 S.F.Loading area 1,154 S.F. Manufacturing area _____Total number of visitors/customers on site at any one time: 15

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:

TENANT TO PROVIDE

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): 115 TRIPS / 1000 S.F. BLDG. AREAProjected number of truck deliveries/loadings per day: 1 PER WEEKApproximate hours of truck deliveries/loadings each day: 2 HOURSWhat are the nearest major streets? WEST CANAL DRIVE & GEER ROADDistance from project? 480 FTAmount of off-street parking provided: 702 RECIPROCAL PARKING

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

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.]

Estimated gallons per day (using information above): 1,400 GALLONS PER DAYSource 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):

1,400 GPDDescribe the type of sewage to be generated: HUMAN WASTE

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

N/A

SOLID WASTE**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: HUMAN WASTE Amount: 1,400 LBS

AIR QUALITY***Construction Schedule:*****Activity****Approximate Dates**

Demolition

11-05-18

Trenching

11-12-18

Grading

11-26-18

Paving

02-04-19

Building Construction

11-12-18

Architectural Coatings (includes painting)

01-22-19

Total Volume of all Building(s) to be Demolished APPROX. 425 C.Y.

Max Daily Volume of Building(s) to be Demolished TBD

Total Acreage to be Graded .25 AC

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: _____

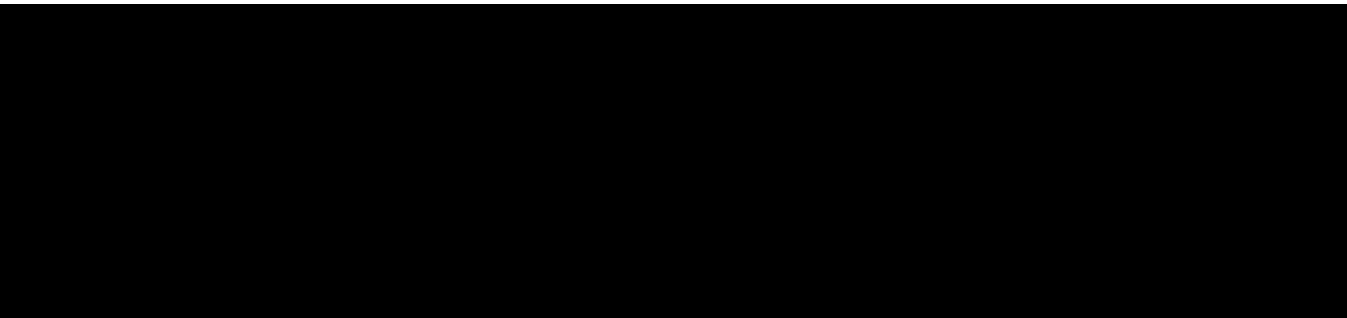
Regulatory ID Number: _____

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.

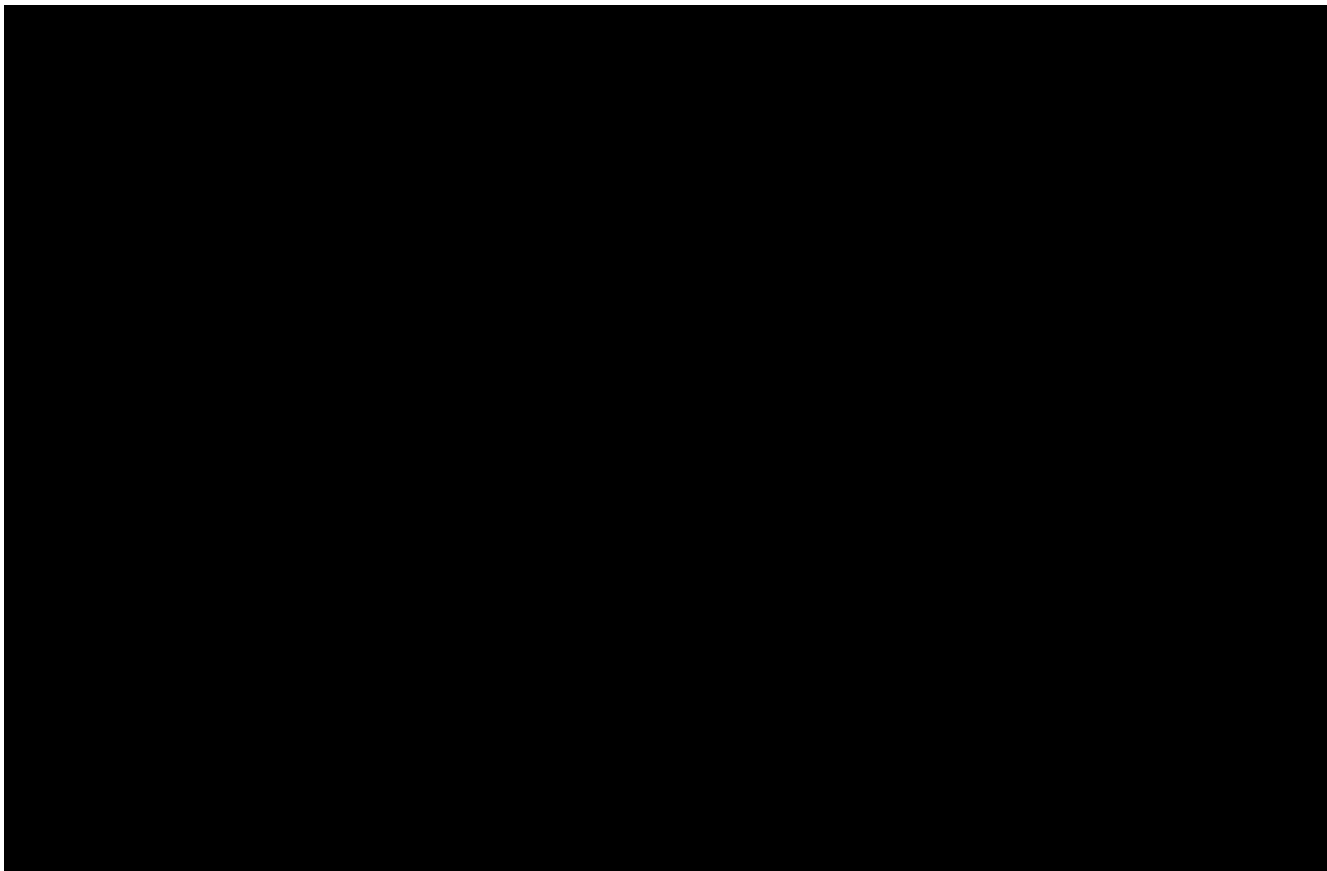


PROPERTY OWNER/APPLICANT SIGNATURE:

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 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)



TO: City of Turlock Development Services Department**APPLICANT:** JEFF BOTICH / MCG ARCHITECTURE**PROJECT NAME:** RITE AID

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

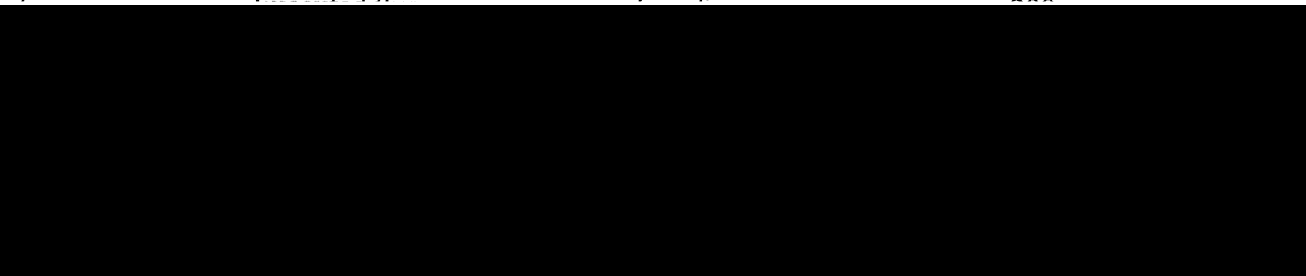
"NOTICE OF PLANNING PERMIT APPLICATION"

for application RITE AID

on the subject property located at: 653 N. GOLDEN STATE BLVD. Turlock, CA

at _____ AM / PM on _____
Time Date

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



Attachment: Photo of project sign