



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: 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@mcgarchitectural.com

[Redacted Area]

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

Property Owner Info

[Redacted Area]

Office Use Only

APPLICATION TYPE & NO. MDP 18-09 DATE RECEIVED: 9/7/18

C [Redacted] 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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

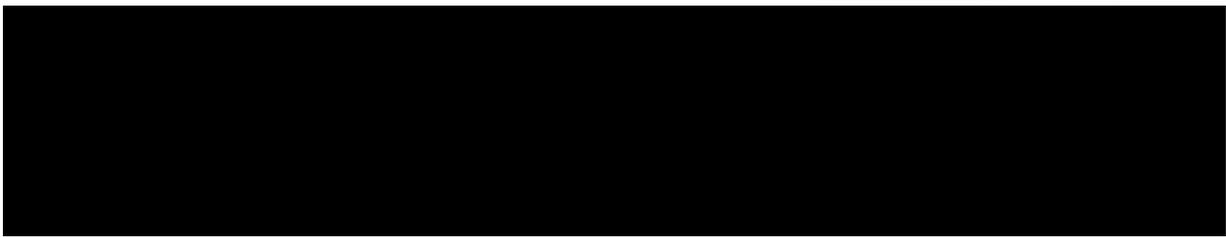
**PROPERTY OWNER'S NAME:** MP FINANCIAL GROUP, LTD



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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



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) RETAIL

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

Days and hours of operation: 6:00 AM TO 10:00 PM

Total occupancy/capacity of building(s): 188 OCCUPANCY

Total number of fixed seats: N/A Total number of employees: 20

Anticipated 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. AREA

Projected number of truck deliveries/loadings per day: 1 PER WEEK

Approximate hours of truck deliveries/loadings each day: 2 HOURS

What are the nearest major streets? WEST CANAL DRIVE & GEER ROAD

Distance from project? 480 FT

Amount of off-street parking provided: 702 RECIPROCAL PARKING

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

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**WATER**

<u>Land Use</u>	<u>Estimated Water Consumption Rates (gal/day)</u>
Single-Family Residential	800 gallons/day
Multi-Family Residential	800/3 bd unit; 533/2 bd unit; 267/1 bd unit
Offices	100 gallons/day/1,000 s.f. floor area
Retail Commercial	100 gallons/day/1,000 s.f. floor area
Service Commercial/Industrial	Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

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

Source of Water: CITY OF TURLOCK

**SEWAGE**

<u>Land Use</u>	<u>Estimated Sewage Generation Rates (gal/day)</u>
Single-Family Residential	300 gallons/day/unit
Multi-Family Residential	200 gallons/day/unit or 100 gallons/day/resident
Commercial	100 gallons/day/1,000 s.f. floor area
Office	100 gallons/day/1,000 s.f. floor area
Industrial	Variable-[Please describe the sewage requirements for any industrial uses in your project.] (General projection = 2,500 gallons/day/acre)

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Estimate the amount (gallons/day) sewage to be generated (using information above):

1,400 GPD

Describe 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**

<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: HUMAN WASTE Amount: 1,400 LBS

**AIR QUALITY**

***Construction Schedule:***

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>11-05-18</u>
Trenching	<u>11-12-18</u>
Grading	<u>11-26-18</u>
Paving	<u>02-04-19</u>
Building Construction	<u>11-12-18</u>
Architectural Coatings (includes painting)	<u>01-22-19</u>

***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](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: \_\_\_\_\_

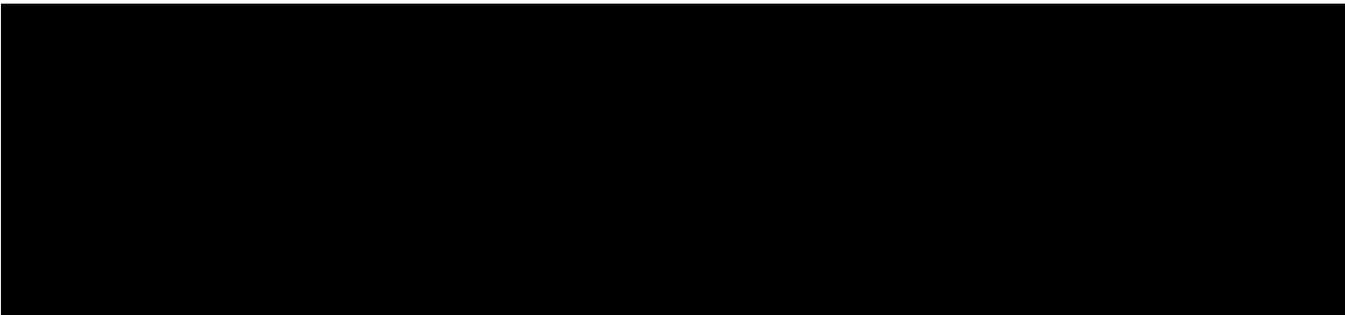
Regulatory ID Number: \_\_\_\_\_

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.

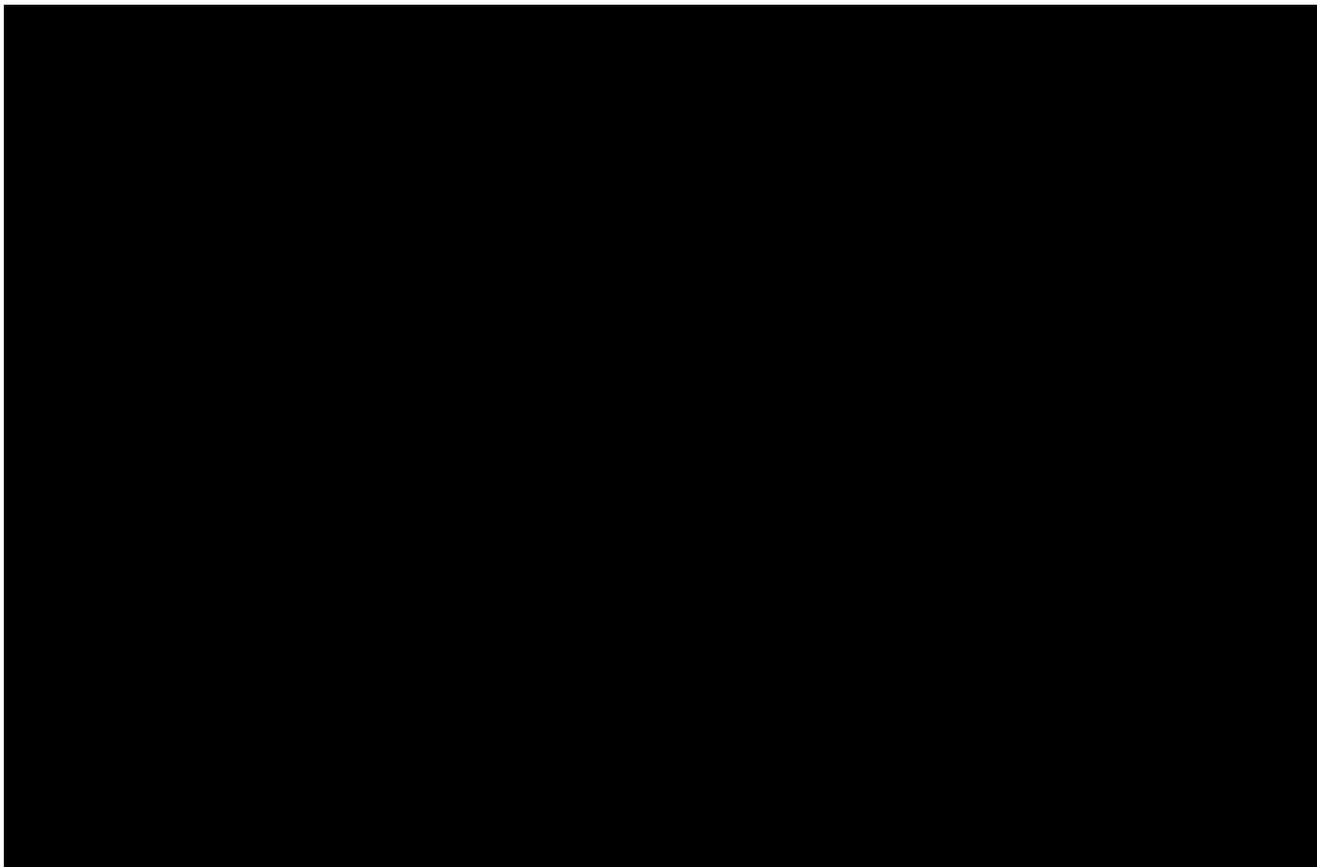


**PROPERTY OWNER/APPLICANT SIGNATURE:**

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*