



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: 2955 N Tegner Rd.
ASSESSOR'S PARCEL NUMBER: 088 - 018 - 006 & 007 AREA OF PROPERTY (ACRES OR SQUARE FEET): 13.5 acres
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 HWC
DESCRIBE THE PROJECT REQUEST: construct a 2,665 SF refrigeration addition on the north facade of the warehouse; the proposed tenant improvement includes a new bakery freezer and produce cooler, as well as a conversion of the existing produce cooler to a dairy cooler

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: MG2 Corporation PHONE NO. 206.962.6500

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Property Owner Info

[Redacted Property Owner Information]

Office Use Only

APPLICATION TYPE & NO.: MDP 2016-17 DATE RECEIVED: 10/31/16

[Redacted Office Use Only Section]

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: Costco Wholesale

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

Construct a 2,665 SF refrigeration addition on the north facade of the warehouse. The proposed tenant improvement includes a new bakery freezer and produce cooler, as well as a conversion of the existing produce cooler to a dairy cooler. The bakery and produce coolers are provided as exterior to the main building shell. There will be associated parking and landscape modifications.

PROPERTY OWNER'S NAME: Costco Wholesale

E-Mail Address: _____

APPLICANT'S NAME: MG2 Architects

Phone (206) 962-6500

PROJECT SITE INFORMATION:

Property Address or Location: 2955 N Tegner Rd

Property Assessor's Parcel Number: 088-018-018

Property Dimensions: varies, roughly 850' x 775'

Property Area: Square Footage 586,551 Acreage 13.5

Site Land Use: Undeveloped/Vacant _____ Developed x

If developed, give building(s) square footage 131, 539 SF

LAND USE DESIGNATIONS:

ZONING: Current: CT
Proposed (If applicable): _____

GENERAL PLAN Current: HWC
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 CT _____

South AG _____

East CT _____

West AG _____

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)

Site is an existing Costco Wholesale, constructed in 2004. Some existing site landscaping along the building's north side will be removed under this scope of work.

Are there any trees, bushes or shrubs on the project site? yes If yes, are any to be removed? yes
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? yes If yes, please explain:

Grading and drainage around the proposed addition will be mildly altered to direct rain run-off into the appropriate on-site catch basins.

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? 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):

The existing structure was built in 2004. It is a 131,539 SF metal fabricated building. Material accents include architecturally finished aluminum panels and rough faced CMU.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 2,880 SF

Building height in feet (measured from ground to highest point): 25'-0"

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

| | | | | | |
|------------------------|---------------------|----------------|--------|-------------|-------------|
| Project site coverage: | Building Coverage: | <u>144,966</u> | Sq.Ft. | <u>25.2</u> | % |
| | Landscaped Area: | <u>52,745</u> | Sq.Ft. | <u>9.0</u> | % |
| | Paved Surface Area: | <u>385,956</u> | Sq.Ft. | <u>65.8</u> | % |
| | Total: | <u>586,550</u> | Sq.Ft. | <u>100%</u> | <u>100%</u> |

Exterior building materials: Split face CMU & Ribbed Metal Panel

Exterior building colors: Metal Panel - Egyptian White & Clay CMU - Beige & Brick Red

Roof materials: Standing Seam Metal

Total number of off-street parking spaces provided: 674 Total
 (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 Pack Lights on Building mounted at 18'-8" AFF

Parking: 28 Existing Site Light Poles - No change under this scope of work

Estimated Construction Starting Date JAN 2017 Estimated Completion Date MARCH 2017

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)

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) Existing Retail

Expected influence: Regional _____ Citywide X Neighborhood _____

Days and hours of operation: Monday-Friday 10Am-8:30PM, Saturday 9:30 AM-6PM, Sunday 10AM-6PM

Total occupancy/capacity of building(s): 3,771 Occupants

Total number of fixed seats: 48 Total number of employees: Varies

Anticipated number of employees per shift: Varies

Square footage of:

Office area 2,780 SF Warehouse area _____

Sales area 103,081 SF Storage area _____

Loading area 7,124 SF Manufacturing area _____

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

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:

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): 51.3 trips X 143.934 = 7,384 trips

Projected number of truck deliveries/loadings per day: Varies

Approximate hours of truck deliveries/loadings each day: Varies, Mornings

What are the nearest major streets? N. Tegner Rd., W Monte Vista Ave., I-99

Distance from project? 554'-0", 900'-0", 1144'-0"

Amount of off-street parking provided: 674

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

a new sidewalk will be installed around the cooler expansion, totaling 910 SF, serving as a buffer

between the new expansion and the drive aisle

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): 14,393 gallons/day

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):

14,393 gallons/day

Describe the type of sewage to be generated: Public Customer and Employee Restrooms

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

None anticipated

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: Existing Pharmacy, Photo Center, Fuel Facility, Retail, Food Service waste Amount: 14,393.4 lbs

AIR QUALITY

Construction Schedule:

JAN 2017 - MARCH 2017

| | |
|--|--------------------------|
| <u>Activity</u> | <u>Approximate Dates</u> |
| Demolition | <u>TBD</u> |
| Trenching | <u>TBD</u> |
| Grading | <u>TBD</u> |
| Paving | <u>TBD</u> |
| Building Construction | <u>TBD</u> |
| Architectural Coatings (includes painting) | <u>TBD</u> |

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: <http://www.epa.gov/enviro/html/rcris/>
- 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: Resource Conservation and Recovery Act: Active (H) LQG (CAR000153783) _____

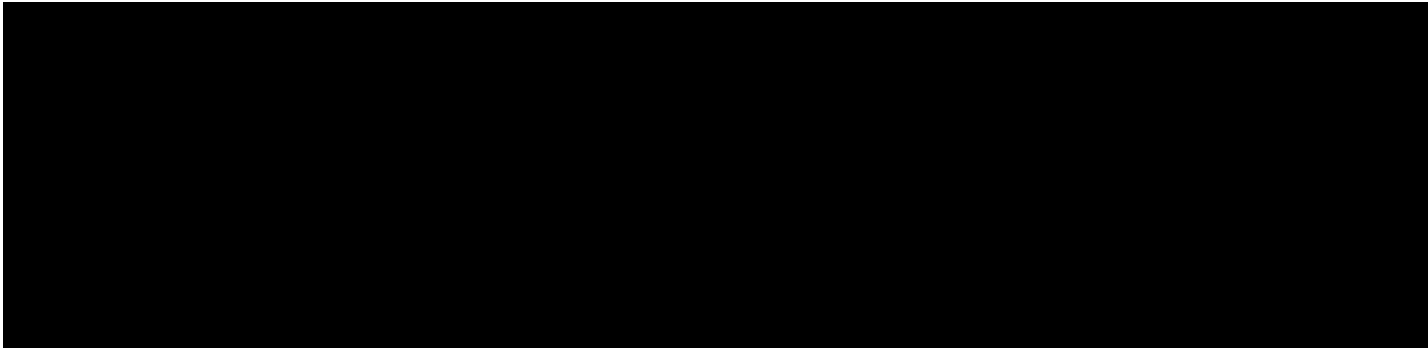
Regulatory ID Number: Air Emissions Inventory: 9836511 _____

Regulatory ID Number: _____

OR

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)

