



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: 2981 Sun Valley Ct
PROJECT ADDRESS: An approximately 2.9944 acre portion of APNs 087-028-012; 09
ASSESSOR'S PARCEL NUMBER: 087-028-017 AREA OF PROPERTY (ACRES OR SQUARE FEET): 2.944 ac
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: See Project Description attached as Exhibit A.
See legal description and site plan attached as Exhibit B

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.

Property Ventures LLC 925-302-1403-MAI

Property Owner Info

Office Use Only

APPLICATION TYPE & NO: _____

DATE RECEIVED: 11/21/17

CASH _____ OR CHECK NO _____

CHECKED BY: [Signature]

PC HEARING DATE: _____

CC HEARING DATE: _____

PLANNER'S NOTES: _____

EXHIBIT A
PROJECT DESCRIPTION

Turlock Crossroads Medical Office Project
Sun Valley Court, Turlock, California

I. Project Objectives.

The Project applicant Meridian Ventures LLC is a subsidiary of Meridian Property Company (“Applicant” or “Meridian”). Meridian has extensive experience designing, entitling and building medical facilities throughout California and has developed over 1,200,000 SF of healthcare in the last decade. Meridian is the developer of choice of many of the major healthcare delivery systems in the state and the proposed end user of the facility once identified (the “Provider”) will be making high quality healthcare more accessible to its patients living in Turlock and the surrounding communities.

Meridian will be constructing a high quality, state-of-the-art outpatient facility on a 2.944 acre parcel within the Turlock Crossroads development that is architecturally pleasing and compatible with existing buildings in the area. The Project objectives are to: 1) to construct a 36,000 s.f. two-story, 36-40 foot high state-of-the-art clinic facility; 2) expand and consolidate health care services in Provider’s Stanislaus County service area to meet the growing health care needs of the community, and 3) provide health care services to Provider’s patients in a setting proximate to restaurants, retail and other services. A key project objective is to obtain a building permit by October of 2017 so that the Project can be completed and available for occupancy by the Provider by the end of 2018.

II. Applicant, Provider and Project Background.

A division of Marcus & Millichap Company, San Ramon, Calif. based Meridian Property Company is a full-service real estate developer with a specialized expertise in healthcare facilities. Meridian’ has developed over 100+ healthcare facilities throughout the United States to some of the most sophisticated healthcare delivery systems in the country, including Kaiser Permanente, Sutter Health, UCSF Benioff, John Muir Health and Loma Linda. Meridian is the industry leader in the development of modern healthcare facilities. In the Western United States our team of experienced real estate professionals provide comprehensive building solutions to reach the goals of our clients on cost, quality and schedule. Meridian’s services are broad in scope but meticulous in detail – from site evaluation and land acquisition, to entitlement and planning, to construction and management of a breadth of healthcare facilities.

Our facilities reflect both the core vision and values of our clients and the development expertise of our team. Our goal is to identify a large system healthcare provider for this Project from among our stable of large non-profit and for-profit healthcare providers in the

state of California with an annual budget of \$1 billion and a statewide presence.

III. Zoning and Entitlements.

The proposed clinic uses, which involve the rapid turnover of patient visits, will maintain the vitality of the surrounding retail uses and enhance the pedestrian friendly character of the neighborhood. The project will not result in any new significant effect relating to traffic, noise, air quality or water quality.

The City of Turlock has previously confirmed that the property is currently zoned Heavy Commercial (C-H) and that within this zoning designation, Provider's proposed uses constitute medical office uses that may be approved administratively by the City of Turlock Planning Division through the issuance of a Minor Administrative Approval. Applicant's uses are consistent with the City's General Plan designation of Heavy Commercial. There is no maximum height limit for the building.

IV. Project Details.

Provider's comprehensive range of healthcare services may include: pediatrics, family medicine, women's health care, urgent care, oncology, behavioral health, dental, vision, and health education. Ancillary services provided at this location may include pharmacy, imaging, clinical lab, staff amenities, security services, linen and laundry, environmental services and clinical technology.

The proposed uses include 24 medical offices and 43 exam rooms totaling 18,629 square feet; a welcome center and reception area of 485 square feet; ancillary services such as pharmacy, clinical lab, specimen collection and imaging of 4,475 square feet; administration and patient services and conference space of 1,939 square feet; and building general services of 1,308 square feet. The total gross square feet by department will be approximately 26,836 square feet, with allowances for building circulation, elevators, common areas, electrical etc. increasing the total building gross square footage to 36,000. The building is expected to be between 36 and 40 feet high. Approximately 263 onsite parking spaces will be provided.

The following is an estimate of the operational impacts from the Project. In instances where the City's table is used, it is anticipated that the actual impacts will be less.

- The hours of occupancy are projected to be between [8:00 AM and 8:00 PM Monday through Friday, with weekend hours between 8:00 and 5:00 PM].
- The total number of employees by seats/head count is [____], with [____] full time employees.
- The estimated total number of visitors and patients per day is [____].
- Peak hours for trip generation purposes is between [7:30 AM to 9:00 AM and 4:30 PM to 6:30 PM, Mondays through Fridays].

- The projected number of truck deliveries/loading per day is [____], with deliveries made between [____] and [____].
- At maximum planned capacity, the new facility would generate about [320] patient visits per day. Applying the City's trip generation table for medical office uses, the projected vehicle trips per day is 2,700
- Applying the City table, Projected daily sewer generation is 3600 gallon per day with solid waste at 3600 lbs.
- Applying the City table, and the water usage is 3600 gallons per day.

V. Surrounding Uses.

The Project is insulated from the surrounding uses by two major thoroughfares. To the east is State Highway 99 which appears to be shielded by a 10 foot natural berm/grade. The east side of Highway 99 is currently undeveloped agricultural land outside of the city limits. To the west is North Golden State Blvd, a major collector with Heavy Commercial zoning on the west side of North Golden State. The only residential uses appear to be much further to the west, in the form of multi tenant residential on the west side of West Christopherson Parkway. To the immediate north of the Project is a large detention and catchment area. Immediately to the south is the Crossroads shopping center, to be developed with a number of retail uses such as Hobby Lobby and Starbucks. There are no significant cultural, historical or scenic land uses in the vicinity of the Project. No agricultural productivity is impacted by the Project and the Property is not subject to the Williamson Act.

VI. Conclusion.

The design and construction of this clinic over the next 12-18 months will be bring much needed business to the area to support local shops, restaurants, and other facilities. We anticipate an average of [50-100] construction workers and design professionals will work on the project at any given time. Once the facility is licensed and operational, the Provider's employees and patients will provide continued stimulus to the adjacent commercial and retail areas for years to come. We are hopeful this project will pave the way for small businesses and support and social services to enter this neighborhood as a result of Provider's increased traffic to the area.

The larger, modern facility will enable the clinic to provide comprehensive services under one roof including medical, counseling, preventive care, patient education, and community health education. Most importantly, the Project will provide additional healthcare services to the City of Turlock and the community, services that are currently inadequate and underserved. A large medical office managed by a national Provider will increase the visibility and desirability of Turlock as a place for families and employers, and establish it as a more desirable place to visit, work and live in.