



ADRIENNE WERNER
ASSOCIATE PLANNER
awerner@turlock.ca.us



DEVELOPMENT SERVICES
PLANNING DIVISION

156 S. BROADWAY, SUITE 120 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5542 EXT 2203 | FAX 209-668-5107 | TDD 1-800-735-2929

DATE: April 21, 2016
TO: Responsible and Trustee Agencies
FROM: Adrienne Werner
SUBJECT: Early Public Consultation
RE: MDP 2016-08 – Street Level Investments

In accordance with Section 15083 of the California Environmental Quality Act (Early Public Consultation), the City of Turlock is requesting comments from affected responsible, public, and trustee agencies that have resources affected by the proposed project as described below.

Project Name: MDP 2016-08 – Street Level Investments

Project Applicant: Street Level Investments – (214) 545-6945

Project Location: The property is located at 3701 Countryside Dr., more particularly described as Stanislaus County APN 087-028-010.

Project Description: The applicant is requesting to develop a 9.16 acre property with commercial/retail uses. The property is part of the “Turlock Crossroads” commercial/retail development. The entire 9.16 acres will be evaluated in the environmental review for the construction of approximately 132,297 square feet of retail/commercial development. However, the site and design review associated with this entitlement will be limited to the proposed construction of a 55,000 square foot retail building on approximately 4.08 acres of the property and the associated onsite improvements including paving, parking, trash enclosure and landscaping.

The remaining 5.07 acres and the remaining 77,297 square feet of potential building area will be subject to additional design review once detailed building layout, sizes and elevations are submitted.

CEQA Determination: A Mitigated Negative Declaration is proposed. An Initial Study will be prepared and routed.

Please direct any comments on the proposed project to the Development Services, Planning Division, 156 S. Broadway, Suite 120, Turlock, California, 95380 **no later than Tuesday, May 3, 2016, at 5:00 p.m.** (These comments may be faxed to (209) 668-5107 followed by a hard copy in the mail). If you have any questions or need any additional information, please feel free to call our office at (209)668-5640.

Adrienne Werner
Project Planner

SITE INFORMATION

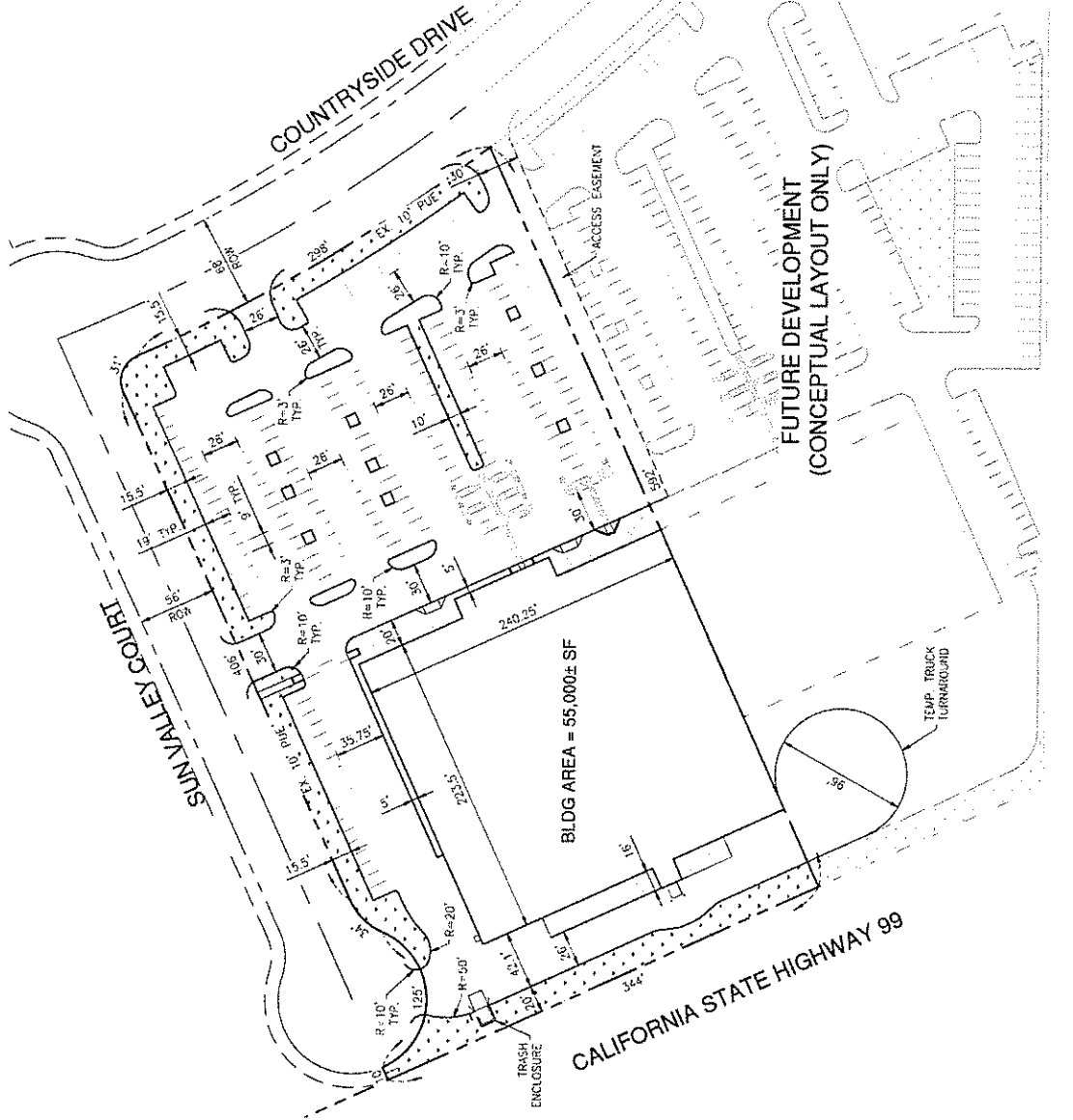
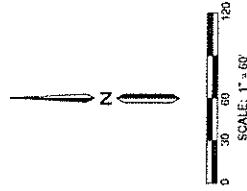
APN: 087-028-010
 SUE AREA: 4.14 AC
 PROPOSED BUILDING SIZE: 55,000± SF

PARKING SPACE SUMMARY

BUILDING AREA	REQ'D PARKING RATIO	REQ'D PARKING SPACES	PARKING SPACES PROVIDED
55,000 SF	1 SPACE / 300 SF	183	191

LEGEND

- WV EX. WATER VALVE
- SM EX. SLOVER MANHOLE
- SM EX. STORM DRAIN MANHOLE
- EL EX. ELECTRICAL STRUCTURE
- EL EX. STREET LIGHT
- BS BIO-SWALE STORMWATER TREATMENT
- CONC CONCRETE
- EX CONC EX. CONCRETE



PRELIMINARY SITE PLAN

STREETLEVEL RETAIL DEVELOPMENT
 TURLOCK, CALIFORNIA

1145 Shasta Drive, Suite B
 Merced, CA 95350
 Ph 209.371.1725 or 209.371.5444
 info@dellemc.com



Mobile File App Presentation Viewing

DATE: 04/01/2016	OPAWH: ASB
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FILE NAME: 10180-SITE PLAN.DWG	

