



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: 699 N. Golden State Blvd.

ASSESSOR'S PARCEL NUMBER: 061 - 041 - 005 AREA OF PROPERTY (ACRES OR SQUARE FEET): 12,678 SF

EXISTING ZONING: C-C

GENERAL PLAN DESIGNATION: Commercial

DESCRIBE THE PROJECT REQUEST: Dutch Bros Coffee within Pad B of Turlock Town Center

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 Russ Orsi, Dutch Bros PHONE NO. 916-765-7270 E-MAIL: russ.orsi@dutchbros.com

\*\* Corporate partnerships must provide a list of principals. FAX NO. \_\_\_\_\_

ADDRESS OF APPLICANT: 110 SW 4th St., Grants Pass, OR 97526  
Nick Wecker, Senior Planner, Barghausen Consulting Engineers, Inc.

CONTACT PERSON (If different than applicant): nwecker@barghausen.com, (425) 251-6222

\*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in writing.

[Redacted] Russ Orsi 01/23/2021 | 6:55 AM PST  
 PRINT NAME DATE

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

Property Owner Info

PROPERTY OWNER: Gary Pinkston, MP Modesto, LLC. PHONE NO. 415-264-3621 E-MAIL: mpfinancial@sbcglobal.net

ADDRESS OF PROPERTY OWNER: 1801 Tiburon Blvd. #800, Tiburon, CA 94920

**Consent of Owner:** I declare that I am the owner of the herein described property and that I have familiarized myself with this completed application and give consent to the action requested.

[Redacted] Gary Pinkston 01/25/2021 | 10:47 AM PST  
 PRINT NAME DATE

Office Use Only

APPLICATION TYPE & NO.: MDP 21-02 DATE RECEIVED: 2/10/21

CASH \_\_\_\_\_ OR C [Redacted] CHECKED BY: AW

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:** Dutch Bros Coffee - 699 N. Golden State Blvd.

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

Construction of 862 SF Dutch Bros Coffee with Drive-Through Window. Please refer to Project Narrative for further details.

**PROPERTY OWNER'S NAME:** Gary Pinkston, MP Modesto, LLC.

Mailing Address: 1801 Tiburon Blvd. #800, Tiburon, CA 94920

Telephone: Business ( ) 415-264-3621 Home ( ) \_\_\_\_\_

E-Mail Address: mpfinancial@sbcglobal.net

**APPLICANT'S NAME:** Russ Orsi, Dutch Bros

Phone ( ) 916-765-7270

Address: 110 SW 4th St., Grants Pass, OR 97526

Telephone: Business ( ) \_\_\_\_\_ Home ( ) \_\_\_\_\_

E-Mail Address: russ.orsi@dutchbros.com

**PROJECT SITE INFORMATION:**

Property Address or Location: 699 N. Golden State Blvd.

Property Assessor's Parcel Number: 061-041-005

Property Dimensions: 100'x125'

Property Area: Square Footage 12,660 SF Acreage 0.29 AC

Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed Restaurant.

If developed, give building(s) square footage Unknown. Building to be demolished by Landlord under separate permit.

**LAND USE DESIGNATIONS:**

ZONING: Current: C-C

Proposed (If applicable): \_\_\_\_\_

GENERAL PLAN Current: Commercial

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 Commercial

East Church

West Commercial

**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 project site is located within the Turlock Towne Center. The parcel is currently occupied with a vacant restaurant building to be demolished. The site is relatively flat with minimal vegetation along perimeter. No cultural, historical, or scenic aspects of the project site are identified. No soil stability issues identified.

Are there any trees, bushes or shrubs on the project site? X if yes, are any to be removed? X  
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. All existing perimeter vegetation to be removed and replaced with new trees and shrubs that meet code standards. Landscape Plan to be provided during Building Permit.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns?  
                     If yes, please explain:

No.

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) Restaurant

Proposed Use of Existing Structure(s) To be demolished.

Are any structures to be moved or demolished? X 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? None 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):

Stucco with flat roof and outdoor canopy dining area



**Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. 862 SF

Building height in feet (measured from ground to highest point): 22 Feet

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

N/A

Project site coverage:	Building Coverage:	<u>1,102</u>	Sq.Ft.	<u>8</u>	%
	Landscaped Area:	<u>3,231</u>	Sq.Ft.	<u>23</u>	%
	Paved Surface Area:	<u>9,685</u>	Sq.Ft.	<u>69</u>	%
	Total:	<u>14,018</u>	Sq.Ft.	<u>100</u>	%

Exterior building materials: Nichiha, Stucco, and Stone Veneer

Exterior building colors: Blue and Dark Grey

Roof materials: Flat

Total number of off-street parking spaces provided: 0  
 (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: Refer to A9.0 enclosed.

Parking: Refer to A9.0 enclosed.

Estimated Construction Starting Date 6/1/21 Estimated Completion Date 9/1/21

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) Fast Food Restaurant

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

Days and hours of operation: 5am-11pm

Total occupancy/capacity of building(s): 6

Total number of fixed seats: 0 Total number of employees: 25

Anticipated number of employees per shift: 4-6

Square footage of:

Office area \_\_\_\_\_ Warehouse area \_\_\_\_\_

Sales area \_\_\_\_\_ Storage area \_\_\_\_\_

Loading area \_\_\_\_\_ Manufacturing area \_\_\_\_\_

Total number of visitors/customers on site at any one time: Maximum anticipated - 12-14 during Peak Hours

Other occupants (If Applicable) \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): None

List any permits or approvals required for the project by state or federal agencies:

None

## 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): 477 ADT

Projected number of truck deliveries/loadings per day: To be determined - typically non-business hours

Approximate hours of truck deliveries/loadings each day: TBD

What are the nearest major streets? North Golden State Blvd.

Distance from project? Project fronts N. Golden State Blvd.

Amount of off-street parking provided: 1 new ADA stall within Shopping Center (outside parcel boundary)

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

9,685 SF of replaced impervious surface to construct drive-through lanes, pedestrian walkway, and patio areas.

**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): 400-600 GPD Estimated.

Source of Water: Public

**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):

400-600 GPD Estimated.

Describe the type of sewage to be generated: Kitchen and Restroom.

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

None.



**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.]

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Type: Commercial Amount: 2- 4CY Dumpster/Recycle Bins

**AIR QUALITY**

*Construction Schedule:*

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>TBD</u>
Trenching	<u>_____</u>
Grading	<u>_____</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* TBD

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

*Total Acreage to be Graded* TBD

*Amount of Soil to Import/Export?* None