

WALMART EXPANSION – UKIAH, CALIFORNIA

PROJECT DESCRIPTION

INTRODUCTION AND BACKGROUND

The proposed project ("Project") consists of the expansion and remodeling of the existing Walmart store located on the northeast corner of Airport Park Boulevard and Commerce Drive in Airport Industrial Park. The project will include the addition of approximately 47,621¹ square feet to the rear portion of the building including an expansion to the outdoor garden center.

The Project is located in the City of Ukiah, California. Ukiah is in Mendocino County, approximately 61 miles north of Santa Rosa and 114 miles north of San Francisco. Highway 101 connects Ukiah to Santa Rosa and San Francisco, providing the major regional access to the City.

The Project site is within the Airport Industrial Park (the "AIP"), and is subject to the Airport Industrial Park Planned Development Ordinance ("AIP-PD"). Thirty-Seven acres within the AIP are designated for Retail Commercial land uses, including the Project site, which the AIP describes as the "13.44 acres north of Commerce Drive, . . . bounded by Airport Park Boulevard on the west and Highway 101 on the east."

The existing Walmart store was approved by the City in 1992, with the approval of a Site Development Permit and an amendment of the AIP-PD to allow commercial uses on the site. The 1992 approval included authorization for an expansion of approximately 30,000 sf. The City prepared and certified an EIR for the approval of the existing store. The Project will require a new or revised Site Development Permit.

DESCRIPTION OF SITE AND SURROUNDING LANDS

1. On-Site Conditions

The 13.44-acre Walmart site is developed with an approximately 109,030 square foot Walmart store (including an approximately 4878 square foot outdoor garden center), as well as surrounding parking, loading, and landscaped areas.

2. Surrounding Land Use

To the immediate north of the site is a small developed outparcel with a gas station and fast food restaurants. To the south is a developed retail center that includes a Food Maxx store. To the west is property developed with hotels/motels and professional office uses. To the immediate east behind the store is Highway 101, with commercially designated property across the Highway. The Ukiah Municipal Airport is also located less than a mile from the site.

¹ For the purposes of providing a worst-case analysis, we are requesting that the project EIR evaluate the building maximum size at 161,350 square feet (which reflects a 3% increase from the proposed square footage).

DESCRIPTION OF THE PROPOSED PROJECT

The project includes a number of physical alterations and improvements to the Walmart store, as described below. The City approval required for the expansion is a Site Development Permit. The Project would include the addition of a full grocery sales area to the existing store, and also change the hours of operations to 24 hours a day, seven days a week. The Project may also add alcohol sales and medical clinic/vision center uses within the expanded Walmart store.

1. Building Expansion

The Project will enlarge the existing approximately 109,030 square foot Walmart store to a total floor area of 156,651 square feet, including an outdoor garden center. The existing store contains a: (1) general merchandise sales floor area; (2) food sales area; (3) food tenant area; (4) stockroom receiving area; (5) ancillary area; and (6) outdoor garden center. **The store has one main entrance and one loading dock with two doors. The expansion proposes to change the existing building such that the store will have approximately 47,621 additional square feet of floor area, and will have a single loading dock with a total of four doors.** The existing Garden Center would be relocated from the south side of the store to the north side. The expansion would also remove the existing Tire and Lube Express, using that space for grocery sales floor area.

The following is a breakdown of the proposed floor plan before and after the proposed expansion :

	Existing	Proposed	Change
General Merchandise Sales Area	73,050 sq. ft.	83,896 sq. ft.	10,846 sq. ft.
Food Sales Area	720 sq. ft.	27,408 sq. ft.	26,688 sq. ft.
Stockroom Receiving Area	12,410 sq. ft.	11,747 sq. ft.	(663) sq. ft.
Ancillary Area (including food tenant area)	12,819 sq. ft.	20,271 sq. ft.	7,452 sq. ft.
Tire and Lube Express	5,153 sq. ft.	0 sq. ft.	(5,153 sq. ft.)
Food Sales Support Area	0 sq. ft.	858 sq. ft.	858 sq. ft.
Indoor Garden Center	0 sq. ft.	7,435 sq. ft.	7,435 sq. ft.
Building Total Without Outdoor Garden Center	104,152 sq. ft	151,615 sq. ft.	47,463 sq. ft
Outdoor Garden Center	4,878 sq. ft.	5,036 sq. ft.	158 sq. ft.

Total Area	109,030 sq. ft.	156,651 sq. ft.	47,621 sq. ft.
Total Area to be Analyzed in EIR (includes 3% buffer) [refer to general comment below]		161,350 sq. ft.	52,320 sq. ft.

Although the proposed project totals 156,651 square feet, in order to allow flexibility during the entitlement process, the application requests that the EIR analyze a “worst-case” scenario under which the building maximum size is 161,350 square feet (which reflects a 3% increase from the proposed square footage). The final project square footage could be less than or equal to, but not exceed, 161,350 square feet.

2. Building Expansion

Walmart is using the opportunity presented by the proposed expansion to update and revitalize the building's exterior design. This expansion’s design is full of new pedestrian amenities. The centralized curved “brand wall” has an eco-friendly skin of Trespa panels (a material made of recycled cellulose fibers and resin). The “brand wall” is the focal point between entry vestibules complete with translucent canopy supported by columns wrapped in cultured stone, an above ground planter that features a large tree native to the Ukiah landscape, and ample seating for customers waiting for pickup. Separate canopies cover each vestibule as well as one in front of the "brand wall.". The new, friendlier Walmart logo with “spark” is a nice contrast to the brown tones of the “brand wall.” Each vestibule features a translucent canopy creating a more inviting entrance. These vestibules are designed with lower than typical roof heights to bring them down to a more pedestrian level while carrying through with the curved shape of the “brand wall.” The areas that flank each of the entry vestibules feature decorative louvered awnings to further shade customers from the elements. “Earthtone” colors are used throughout the exterior to better fit in with the surroundings. Cultured stone accents appear throughout the front elevation with careful consideration given to the earthtone color scheme. The outdoor Garden Center area features pilasters, kneewalls and ornamental fencing. The overall look of this expansion was conceived with a pedestrian-friendly bent, which in turn, provides a more positive shopping experience.

The canopy detail is repeated on both sides of the entrance to provide cover for the customer as well as create a visual connection for the major architectural elements. A large planting area adjoins the brand wall and provides shaded seating for the pedestrian.

Rooftop equipment will be screened from off-site view by the building’s parapet walls.

3. Building Sustainable Features.

The existing store incorporates many sustainability features, and the expansion area will also incorporate sustainability features, which continues to establish Walmart as a leader in the retail industry in implementing sustainable business practices that address global warming and reduce the energy demand footprint of its stores. Walmart’s environmental goals

are simple and straightforward: To be supplied 100 percent by renewable energy, create zero waste, and sell products that sustain our environment.

Walmart is passionately committed to finding ways to build stores that can reduce its impact on the environment. The store sustainability features may include the following:

- a. Daylighting (skylights/dimming): The grocery sales floor area only will include skylights that will be equipped with auto dimming sensors that adjust the building lighting depending on the weather.
- b. Night Dimming: The expansion area only will include lighting that will dim to about 65% illumination during the late night hours.
- c. Interior Lighting Retrofit Program: All lighting in the store, including the expansion area, will utilize T-8 fluorescent lamps and ballasts, which are the most efficient lighting on the market.
- d. Energy efficient HVAC units: The new HVAC units will utilize "super" high efficiency packaged HVAC units. While the industry standard EER (Energy Efficiency Ratio) is 9.0, the proposed new units are rated at approximately 12.1 to 14.3, which is approximately 4-17% more efficient than required by California Title 24.
- e. Dehumidification: The building will include a dehumidifying system that allows Walmart to operate the store at a higher temperature, use less energy, and allows the refrigeration system to operate more efficiently.
- f. Food displays: the building will include a film on the freezer doors that combats condensation and requires no energy, unlike heating systems that are typically used to combat condensation.
- g. Central Energy Management: The store will continue to be equipped with an energy management system that will be monitored and controlled from the Home Office in Bentonville, Arkansas.
- h. Water Heating: The new grocery area only will capture waste heat from the refrigeration equipment to heat water for the kitchen prep areas of the store. This represents energy savings of approximately 165 million BTUs per year.
- i. Non-PVC Roofs: Recognizing environmental concerns with the manufacture and disposal of PVC, Walmart has eliminated all PVC roofing and now uses a TPO type membrane, which is more environmentally friendly. The entire store will include a new TPO type membrane roof.
- j. White Roofs: Walmart participates in the Energy Saving Cool Roof Program. The entire building will have a new "white" membrane roof. The high solar reflectivity of this membrane results in lowering the "cooling" load by about 10%.

- k. LED Signage Illumination: All internally illuminated building signage will use LED lighting. With lamp life ranging to 100,000 hours, using LEDs significantly reduces the need to manufacture and dispose of fluorescent lamps.
- l. Recycling: The expansion area only will include huge amounts of recycled material.
 - i. Steel recycling: Current construction standards on Walmart buildings include a substantial amount of recycled steel. Construction of the expansion area will use steel containing approximately 85-90% recycled structural steel. Walmart structural steel suppliers use highly efficient electric arc furnaces that use 50% less energy to manufacture recycled steel. Using recycled steel means less mining for new steel, and it is a material which can be readily recycled again if the building is demolished
 - ii. Recycled Plastic: All of the plastic baseboards and much of the plastic shelving are manufactured from recycled material.
- m. Water-Conserving Fixtures: All new restroom sinks will include sensor-activated low flow faucets. The existing restrooms will also be remodeled to include these new faucets. The low flow faucets reduce water usage by 84%. The sensors save approximately 20% more water than similar manually operated systems. Urinals use 0.125 gpf, which is a savings of approximately 87.5%, and toilets use 1.28 gpf, which is a savings of approximately 25%.
- n. Ozone-Friendly Refrigerants: Walmart has aggressively converted to less ozone-depleting refrigerants as they become available. It will use R404a for all of the refrigeration equipment. For all of the air conditioning, Walmart will use R410a refrigerant.
- o. Materials and Finishes:
 - i. Cement Mixes: The newly-constructed expansion area will be built using cement mixes that include 20% fly ash, a waste product of coal-fired electrical generation, or 30% Ground Granulated Blast Furnace Slag, a by product of the steel manufacturing process. By incorporating these waste product materials into cement mixes, Walmart offsets the greenhouse gasses emitted in the cement manufacturing process.
 - ii. The expansion area will use Non-Reinforced Thermoplastic Panel (NRP) in lieu of Fiber Reinforced Plastic (FRP) sheets on the walls in areas where plastic sheeting is appropriate, including food preparation areas, utility and janitorial areas, and associate break rooms. NRP can be recycled, has better impact resistance and, like FRP, is easy to keep clean.
 - iii. The expansion area will use a plant-based oil extracted from a renewable resource as a concrete form release agent (a product sprayed on concrete

forms to allow ease of removal after the concrete has set). This release agent is non-petroleum based, non-toxic and a biodegradable agent.

- iv. For the store's exterior and interior field paint coatings, Walmart will use low volatile organic compound (VOC) paint.
- v. Paint products for the Project will be primarily purchased in 55 gallon drums and 275 gallon totes, reducing the number of one gallon and five gallon buckets needed. These plastic buckets are filled from the drums and totes and then returned to the paint supplier for cleaning and reuse.
- p. Construction and Demolition Recycling: Walmart will employ a Construction and Demolition (C&D) program at this location in order to capture and recycling as much of the metals, woods, floor, and ceiling tiles, concrete, asphalt, and other materials generated as part of Walmart's demolition and construction process as possible. Walmart will work with a waste management company to fully research all available C&D recycling facilities in the area, and its C&D program will seek to include the widest possible range of material recovery options.

4. Parking Lot Modifications

The store currently provides 567 parking spaces, of which 102 are sized for compact cars. After expansion, the project will include 612 parking spaces, of which 132 will be sized for compact cars. This results in a ratio which meets the City's Zoning Code requirements. Also, the project proposes to improve the existing ADA parking spaces along the front of the building. The ADA spaces will be located at the new building entry points. Bicycle parking spaces will be provided as required by City code for the patrons and employees.

5. Landscaping Modifications

The existing trees along both Airport Park Boulevard and Commerce Drive street frontages will remain where practical. New meandering sidewalk with new shrubs, groundcover, and additional trees will be installed along both Airport Park Boulevard and Commerce Drive street frontages. Several existing trees in the parking field will be replaced with larger canopy tree species for purpose of providing more shade. Additional trees will also added to the parking field. The planter islands along the front drive isle will be removed and replaced due to the reconstruction of the store front and drive aisle to meet accessibility requirements. Areas of existing turf are being removed to provide additional parking to meet the City requirements. New planter islands are being proposed along the front building sidewalk.

6. Lighting Modifications

The lights remaining in the main parking field will be modified to provide adequate lighting levels within the parking lot. The existing 39-foot poles will remain and the existing luminaires will be replaced with 1000 watt fixtures. The existing light poles on the north and south sides of the building, one with a two-head fixture and two with four-head fixtures, will be modified to provide single-head 1000 watt fixtures.

The new vestibules will have eight decorative light fixtures, 4 per vestibule mounted to the exterior wall. Decorative light fixtures will also be mounted on the columns supporting the glazed pedestrian drop-off canopy to light the canopy from below. The glazed canopy at each vestibule will have a light fixture mounted above the canopy to light the signage mounted on the building above the canopy. Each exit door will have emergency lighting mounted on the outside of the building to provide illumination as required by the building code. Wall mounted fixtures will be added at the perimeter of the new portion of the building, similar to the lighting at the existing building, to continue a low level of lighting around the perimeter of the building. The American flag will be lit by a wall mounted light fixture.

7. Signage Modifications

Signage on the expanded Walmart building will be updated to include ancillary signs that describe new products and services that will be offered, such as “Market & Pharmacy” and “Outdoor Living.” The existing primary Walmart white sign with yellow spark will be replaced with new white sign and yellow spark, and the existing ancillary signs will be removed. The new ancillary signs will be white signs similar to the existing ancillary signs. The three ancillary signs at the vestibules will be externally lit by light fixtures mounted on top of the glazed canopies. The "Walmart" signs at the front and rear elevations will be internally lit by LED. The building signage will total approximately 682 square feet.

8. Grading, Drainage and Utilities Modifications

The existing sewer, water, and storm drain service to the site shall remain. The modified areas of the parking lot and building expansion area will be directed to existing storm drain facilities. A portion of the existing on-site water line and associated fire hydrant will be relocated on the north side of the existing building. A new grease interceptor will be installed for the grocery use in the building. An existing sand oil interceptor will be removed with the automobile Tire & Lube Express. The front drive aisle will be replaced and regraded to provide an at-grade entry at the entry vestibules. The areas adjacent to the building and within the expansion area will be graded to meet the finish floor elevation. Adjacent areas in the parking lot will be modified to provide proper transition to exiting.

9. Access and Circulation Modifications

The existing driveway access points to Airport Park Boulevard and Commerce Drive will remain. No additional driveway access points are proposed. A new one-way drive aisle will be provided in the new parking field area at the southwest corner of the site, along Commerce Drive. A new 25' wide paved access will be provided around the back of the building for delivery trucks and fire truck access.

10. Store Operations

a. Deliveries And Loading

The existing Walmart store receives approximately 4-6 18-wheeler trucks each day, seven days per week, and approximately 8-10 smaller vendor trucks each day, five days per week. It is anticipated that the expansion will increase the totals to approximately seven to nine

18-wheeler trucks, seven days a week throughout the day, two to three of which will include refrigeration units, and will not change the number of smaller vendor trucks.

The existing store includes one loading dock with two doors. The Project proposes to replace the existing loading dock with a new dock at the rear of the building having a total of four loading dock doors, which will be accessed by roll-up doors.

The rear of the store, including the expansion area, is adjacent to Highway 101. The Project will reduce noise impacts, if any, by providing sealed rubber gaskets at the truck docks. Further, unloading will occur directly from the truck to the building. Also, engine idling by delivery trucks will be prohibited – in fact, Walmart truck engines shut off automatically after three minutes of idling. (If a truck includes a refrigeration unit, the unit remains refrigerated by a motor in the front of the trailer, which sounds similar to a window A/C unit.)

b. Hours Of Operations

The proposed expanded store will be open 24 hours per day, seven days per week.

c. Security

The following security measures may be undertaken at the expanded Walmart store:

- i. Conduct a risk analysis (crime survey) of the area to evaluate the security needs for the store and implement a security plan based upon this analysis.
- ii. If appropriate based upon the crime survey, establish a parking lot patrol that assists customers, ensures safety and takes action to identify and prevent any suspicious activity (such as loitering and vandalism) both during the day and nighttime hours; and have an asset protection manager inside the store to ensure safety and security.
- iii. Install closed-circuit camera systems (surveillance cameras) inside and outside the store.
- iv. Establish a Risk Control Team, which is a team of associates responsible and trained to identify and correct safety and security issues at the site.
- v. Provide lighting in the parking areas that will ensure public safety.
- vi. Prohibit consumption of alcohol in the parking lots by having associates regularly "patrol" the parking areas while collecting shopping carts, and report any inappropriate activity to the store managers. (Also, per state law, alcohol sales will be prohibited between the hours of 2 a.m. and 6 a.m. each day.)

PROJECT OBJECTIVES

The objectives of the proposed project are as follows:

- To provide a commercial development that results in a net fiscal benefit to the City by providing new sales tax revenue and increasing property tax revenues.
- To provide a commercial development that can be adequately served by public services and utilities.
- To provide commercial development that creates new jobs for City residents.
- Expand and provide new retail options in close proximity to local consumers by providing daytime and nighttime shopping opportunities in a safe and secure environment.
- To enhance the commercial retail offerings in the City of Ukiah.
- To provide a state of the art retail store that serves local residents and visitors with essential goods and services in a safe and secure 24-hours, seven days a week, shopping environment.
- To improve the building sustainability through implementing more efficient energy management practices, designs and equipment;
- To minimize travel lengths and utilize existing infrastructure to the maximum extent possible by developing within an existing commercial area.
- To design a project that is consistent with the City's General Plan and Zoning Ordinance.
- To provide sufficient off-street parking to minimize impacts to the surrounding residential neighborhood, and ensure that adequate on-site parking is provided for store customers and employees.
- To develop an architectural design that enhances the character of the existing store.
- To provide a commercial center that serves both the local and regional market area to attract customers and new retailers into the City.