



Planning and Building Division
2220 Magnolia Street
Ceres, CA 95307
209-538-5774
Fax 209-538-5759

CITY COUNCIL
Chris Vierra, Mayor
Ken Lane
Guillermo Ochoa
Bret Durossette

MEMORANDUM

TO: City Council *TW*

FROM: Tom Westbrook, Planning, Building and Housing Division Manager

RE: Mitchell Ranch Center Reuse Strategic Plan

DATE: August 15, 2011

The appeal to the Planning Commission's decision approving the Mitchell Ranch Center is scheduled for August 22, 2011.

The conditions of approval provided with the Planning Commission action regarding the Mitchell Ranch Center provide that prior to development of the center, a plan for the sale and reuse of the existing Walmart store on Hatch Road must be submitted and approved by the Council. Walmart's representatives have forwarded a proposed Reuse Strategic Plan for consideration in connection with Council's consideration of the appeal regarding this project. The applicant requests that the Council approve the attached Plan in lieu of requiring future consideration and approval of such a plan.

The attached Reuse Plan addresses two issues: a strategy for marketing the site/building, and a strategy for ensuring maintenance of the site in the interim prior to occupancy. As to the latter point, the Plan reflects the conditions of approval and, in staff's view, addresses this issue. As to reuse, the Plan lays out a number of typical measures to be taken to market the site and provides for certain circumstances under which Walmart would remove restriction on use of the site by a direct competitor, contingent on Walmart still owning the site.

Staff does not know if the attached plan will fully address the Council's concerns, and in consequence forwards this proposal along for your consideration and without recommendation from staff. Please note that the original condition of approval required the reuse plan approval prior to construction of the building. If the reuse plan is satisfactory to Council then the condition of approval related to the reuse plan would need to be amended accordingly, as requested by the applicant.

Attachment: Letter from Walmart of August 12, 2011 with attached Reuse Strategic Plan and Draft Marketing Brochure

August 12, 2011

Writer's Direct Line: 415-774-2948
eanderson@sheppardmullin.com

Our File Number: 15CM-130366

VIA E-MAIL

Mayor Vierra and
City Councilmembers
City of Ceres
2720 Second Street
Ceres, CA 95307



Re: Proposed Reuse Strategic Plan For The Existing Walmart Store
August 22, 2011 City Council Hearing

Dear Mayor Vierra and Councilmembers:

As you are aware, at the May 23, 2011 City Council hearing regarding the proposed Mitchell Ranch Center project, several Councilmembers raised questions regarding the sales strategy plan required by Conditional Use Permit Condition of Approval No. B(18). On behalf of our client, Wal-Mart Stores, Inc. ("Walmart"), we are pleased to submit the attached Reuse Strategic Plan ("Plan") for the existing Walmart store in Ceres, which has been prepared in response to the Council's questions.

To summarize, the Council raised the following questions regarding the sales strategy plan referenced in Conditional Use Permit Condition of Approval No. B(18):

- How will the plan work?
- Will the plan include enforceable obligations regarding marketing the store?
- Why restrict direct competitors?
- How will the site be kept in good condition?

The attached Reuse Strategic Plan addresses all of these questions.

How the Plan works: The Plan is based upon the City's and the School District's Strategic Plan. Similar to those plans, it sets forth clear goals, objectives, and action items aimed

Mayor Vierra and Councilmembers
August 12, 2011
Page 2

at achieving the overall mission, which in this case is “[t]o ensure Walmart will provide a well-maintained property that will allow it and a local broker to sell or re-tenant the existing Walmart store in a timely fashion.” The Plan works by requiring Walmart to undertake specific action items in order to achieve that mission.

The Plan includes enforceable obligations regarding marketing the store: One of the Plan’s objectives is to sell or re-tenant the existing store within 18 months of the store being relocated. In order to obtain that objective, the Plan includes seven action plans – five of which are directed solely at actions that must be taken to market the property. In addition to identifying a specific action, the action plans identify the responsible party that must undertake the action and the due date, thereby providing enforceable obligations to ensure that the store is effectively marketed.

Although it is common retail industry practice to restrict competitors, the Plan only restricts direct competitors for a limited time: When a retailer vacates a site, it is common industry practice for the retailer to include provisions for the re-use of the site that restrict direct competitors. Such practice helps ensure a level playing field by ensuring, among other things, that a direct competitor does not get an unfair advantage entering into a market by being able to occupy a building already improved to meet its needs, for the most part. To do otherwise could result in the exiting retailer subsidizing the new retailer’s entry into the market.

Despite this potential for a disadvantage, because Walmart is committed to the community of Ceres and respects the concerns that have been raised regarding the potential for a restriction on direct competitors to result in the store remaining vacant, the Plan includes two action plans to ensure that a restriction on direct competitors will not hinder reuse of the store. First, the Plan requires Walmart to agree to remove any restrictions on direct competitors if after 12 months of the store being vacant, Walmart cannot demonstrate that it is in negotiations for the store to be occupied. (See Action Plan A1.6.) Second, even if Walmart demonstrates that it is in negotiations, if after 18 months of the store being vacated 50% or more of the store remains vacant, Walmart will remove any restrictions on direct competitors. (See Action Plan A1.7.)

The Plan ensures the site will be well-maintained while vacant: The Plan’s second objective is focused on ensuring the vacant store is well-maintained. This objective is achieved by requiring mechanisms such as a supplemental maintenance agreement, which will require the property owner to remove graffiti, replace broken windows, maintain landscaping, clean up litter, and provide the City with security in the amount of \$25,000.

As the Council is aware, Walmart requested a continuance of the July 11, 2011 hearing to allow more time to prepare a plan that addressed the Council’s questions. A substantial amount of time and hard work has gone into preparing this Plan. We feel that the Plan responds to all the questions, and provides the City with the certainty it has requested to

SHEPPARD MULLIN RICHTER & HAMPTON LLP

Mayor Vierra and Councilmembers
August 12, 2011
Page 3

ensure the existing Walmart store – when relocated – will be reused as quickly as possible and will be maintained in the meantime.

We therefore respectfully request that the City Council adopt the attached Reuse Strategic Plan on August 22, 2011. If the Council supports this action, we suggest revising Conditional Use Permit Condition No. B(18) to state: “The applicant shall implement the Reuse Strategic Plan dated August 22, 2011, attached hereto as Exhibit ____.”

Thank you in advance for your time and consideration.

Sincerely,



Elizabeth Anderson

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

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Attachment: Reuse Strategic Plan



**WAL-MART STORE #1983
CERES, CALIFORNIA**

REUSE STRATEGIC PLAN

August 22, 2011

Walmart Store #1983

REUSE STRATEGIC PLAN OVERVIEW

The Wal-Mart Store #1983 Reuse Strategic Plan, to be adopted by the City of Ceres City Council, is the plan for the sale and/or re-tenanting, and maintenance of Wal-Mart Store #1983 in Ceres pursuant to construction and opening of a new Wal-Mart store in the Mitchell Ranch shopping center. The following is a description of the purpose, components, and timeline related to the plan.

The Reuse Strategic Plan has three main purposes. First, the plan defines the mission and strategic goal. Second, the plan details the objectives to be achieved. Third, the plan serves as the common tool for managing achievement of the strategic goal and objectives.

The components of the Reuse Strategic Plan are defined below:

- **Mission**
What the Reuse Plan is striving to do.
- **Strategic Goal**
Overall purpose to be accomplished by the Reuse Plan.
- **Objectives**
Specific purposes to be achieved in furtherance of the strategic goal.
- **Action Plans**
Specific actions that must be completed to achieve the specific objectives.

Questions regarding the Reuse Strategic Plan should be directed to the City of Ceres Planning Manager.

Wal-Mart Store #1983

Reuse Strategic Plan

Wal-Mart Store #1983 is located at the intersection of Mitchell Road and Hatch Road in the City of Ceres.

Ceres is home to approximately 45,000 people¹ and is the third largest city in Stanislaus County. The population of Ceres is currently growing at an annual rate of about 3% and is expected to grow at a steady pace over the next 20 years.² Over the past decade, Ceres has experienced an approximately 56% inflation-adjusted increase in annual retail sales.³ These data indicate increased consumer buying power and a very competitive regional retail market.

Currently, however, Ceres is lagging behind the County and nearby cities of Modesto and Turlock when it comes to per capita sales, indicating that Ceres may be losing sales to these larger neighbors as its residents seek shopping opportunities not found in Ceres itself. The reuse of Wal-Mart Store #1983, once relocated, will help recapture some of these lost revenues.

The approximately 130,000 square foot building would provide an excellent opportunity for a big-box user. Alternatively, the building could be subdivided to create smaller spaces. The Mitchell Corridor Specific Plan allows a wide range of office and commercial uses as of right, such as department stores, furniture stores, hardware stores, sporting good stores, banks, medical clinics, and restaurants. Recreational uses such as a bowling alley or movie theater are also permitted through the Conditional Use Permit process. The versatility of the building and the wide range of uses that are permitted make this a very attractive site for potential buyers/tenants.

Further, the Mitchell Road and Hatch Road intersection is a particularly attractive location in the City for potential buyers/tenants. This is one of the City's major intersections, with Mitchell Road and Hatch Road experiencing a high number of average daily trips.⁴ There are retail and/or restaurant uses on all corners of the

¹ "Ceres continues to lack in services," Jeff Benziger, Ceres Courier, July 21, 2011.

² Bay Are Economics, Economic Impact Analysis for Mitchell Ranch in Ceres, CA (August 2008), p. 7.

³ Id. at p. 12.

⁴ Per the City's Goods Movement Report (prepared by Fehr & Peers in 2009), Mitchell Road south of Hatch Road carries 33,600 average daily trips ("ADT"); Mitchell Road north of Hatch (footnote continued)

intersection and there are residential uses adjacent to the site to the east and across Mitchell Road to the west. The site will draw customers from passing traffic, the other retail/restaurant uses, and the nearby residences. Furthermore, Mitchell Road serves as a major arterial for residents in the south east portion of nearby Modesto. This roadway also connects to State Route 99, about two miles south of the site. Hatch Road is the major thoroughfare that serves residents of Hughson, which is east of the site.

In addition, the property will be particularly attractive to major retailers who recognize the economic benefits of re-tenanting a large retail building rather than undergoing the entitlement process for a ground up project. This trend is already evident in the region as former Mervyns, Gottschalks and Circuit City stores in nearby Modesto have been or are in the process of being re-tenanted with quality tenants.

Therefore, the City and property owner are well-positioned to attract new uses to occupy Wal-Mart Store #1983. In addition, the economic situation is anticipated to improve by the time the store is ready for reuse, compared to today.

Consequently, by the time Wal-Mart Store #1983 is relocated, the potential for various uses to occupy the building, combined with the attractive location and population growth in the area, as well as improved economy, will provide increased demand for retail goods that will help ensure the reuse of the building.

Road carries 44,700 ADT; Hatch Road west of Mitchell Road carries 14,900 ADT; and Hatch Road east of Mitchell Road carries 7,700 ADT.

Mission Statement

Walmart will provide a well-maintained property that will allow it and a local broker to sell or re-tenant the existing Walmart store in a timely fashion.

Strategic Goal

Walmart will take a multi-pronged approach to marketing in order to sell or re-tenant the existing building as quickly as possible. Walmart will also implement mechanisms to ensure the building and site are well-maintained during the time that the building remains vacant and is owned by Walmart.

Objectives

Walmart has prepared this Reuse Strategy Plan to achieve the following objectives:

1. Sell or re-tenant the Ceres Walmart Store #1983 within eighteen (18) months of the time that the store is relocated.
2. Maintain the store and site in good condition during the time that it remains vacant while under Walmart's control.

Action Plans/Key Activities

Walmart's in-house team of professional deal makers, appraisers, and attorneys will work together to expedite finding a tenant or buyer for the building. Walmart will create a marketing flyer with relevant data and will place this information on Walmart's website. Walmart will also engage a local or regional broker, who will prepare a separate marketing package and will place the property on its own or another website.

If the store remains vacant, Walmart and any subsequent owner will be required to comply with Ceres Municipal Code chapter 9.40 regarding property maintenance. This code provision requires proper maintenance of vacant buildings and provides a mechanism by which the City may collect a fee from the property owner to cover the cost of monitoring the vacant building to further ensure that it is maintained. In addition, a proposed condition of approval would require Walmart and any subsequent owner to enter into a supplemental maintenance agreement with the City. This supplemental maintenance agreement will provide that the property owner will abate any visual indications of blight and must compensate the City for abatement of visual indications of blight if the property owner fails to adequately maintain the property in good condition.

These measures will ensure that the property is maintained in good condition during the time that the building remains vacant.

**Wal-Mart Store #1983
REUSE STRATEGIC PLAN**

STRATEGIC GOAL: Sell or Re-tenant the Property and Ensure It Is Well-Maintained While Vacant

Market the building to sell or re-tenant the space as quickly as possible, and have mechanisms in place to ensure the building and site are well-maintained if the building remains vacant.

1.0 OBJECTIVE: Sell or Re-Tenant the Property

Market the building to sell or re-tenant the space within eighteen (18) months from the time the building is relocated.

ACTION PLAN/KEY ACTIVITIES		Resp	Due Date	Complete
A1. 1	Collect relevant data and create a marketing flyer. An example of a marketing flyer is attached.	WM/ Local Broker	After all City approvals are final (including final resolution of litigation)	
A1. 2	Place marketing data on Walmart's website (www.walmartrealty.com).	WM	After building permit for new WM issued	
A1. 3	Place marketing data on local broker's company website.	Local Broker	After building permit for new WM issued	
A1. 4	Actively market the property at regional and national ICSC's.	WM	After building permit for new WM issued	
A1. 5	Conduct outreach to potential buyers/tenants and other brokers.	WM/ Local Broker	After building permit for new WM issued	
A1. 6	If (a) Walmart owns the existing store and (b) the existing store remains vacant 12 months after the existing store closes, Walmart shall provide information to the Planning Manager demonstrating that Walmart is engaged in good faith negotiations for occupancy of the existing store – such as letters of intent or contact information for prospective buyers or lessees. All communications will be kept confidential. If Walmart cannot demonstrate that it is engaged in good faith negotiations for occupancy of the existing store, then Walmart will not impose use restrictions on a subsequent buyer or lessee of the property that would prohibit a direct competitor use.	WM	Twelve (12) months after existing store relocates	
A1. 7	If Walmart demonstrates that it is in good faith negotiations for the occupancy of the existing store 12 months after the existing store closes per A1.6 above, but 18 months after the existing store closes (a) 50% or more of the existing store remains vacant and (b) Walmart owns the existing store, then Walmart will not impose use restrictions on a subsequent buyer or lessee of the property that would prohibit a direct competitor use.	WM	Eighteen (18) months after existing store relocates	

A1. 8	Place signs on existing store to advertise store is available for sale/lease.	WM	After construction for new WM commences	
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SUMMARY OF RESULTS:

Wal-Mart Store #1983
REUSE STRATEGIC PLAN

STRATEGIC GOAL: Sell or Re-tenant the Property and Ensure It Is Well-Maintained While Vacant

Market the building to sell or re-tenant the space as quickly as possible, and have mechanisms in place to ensure the building and site are well-maintained if the building remains vacant.

2.0 OBJECTIVE: Ensure Property Well-Maintained While Vacant

Have mechanisms in place to ensure the building and site are well-maintained if the building remains vacant.

ACTION PLAN/KEY ACTIVITIES		Resp	Due Date	Compl ete
A2.1	Enter into a supplemental maintenance agreement with the City whereby the property owner will be responsible for the abatement of any visual indications of blight on the property and will compensate the City for abatement of any visual indications of blight if the property owner fails to adequately maintain the property in good condition. The agreement shall include: <ul style="list-style-type: none">• Removal of graffiti and all signage from the building and site• Repair of broken windows and exterior structural elements• Maintenance of existing landscaping• Frequent cleanup of litter on the property• Security in a form acceptable to City Attorney in amount of \$25,000	WM	Earlier of (a) issuance of building permit for new WM store, or (b) within 30 days of existing store relocated	
A2.2	Comply with Ceres Municipal Code section 9.40.	Property Owner	After existing store relocated	

SUMMARY OF RESULTS:

BUILDING FOR SALE

Ceres, CA



For Further Information, Please Contact:

Steve Edwards
steve.edwards@potter-taylor.com

 Potter-Taylor & Co.
1792 Tribute Road, Suite 270, Sacramento, CA 95815
phone. 916.923.0200 fax. 916.923.5823

BUILDING FOR SALE

Ceres, CA

Property Profile

Location	SEC of Mitchell Road and E. Hatch Road Ceres, CA
Building and Acreage	124,438 SF Building on 13.89 Acres
Purchase Price	TBD
Zoning	Commercial
Due Diligence Material	TBD



Demographic Profile

	1-Mile	3-Mile	5-Mile
2010 Population Est.	17,538	75,889	186,141
2015 Projected Population	18,763	77,977	188,712
Average HH Income	\$63,445	\$54,450	\$57,704

Traffic Counts

	ADT
Mitchell Rd.	33,264
E. Hatch Rd.	18,640



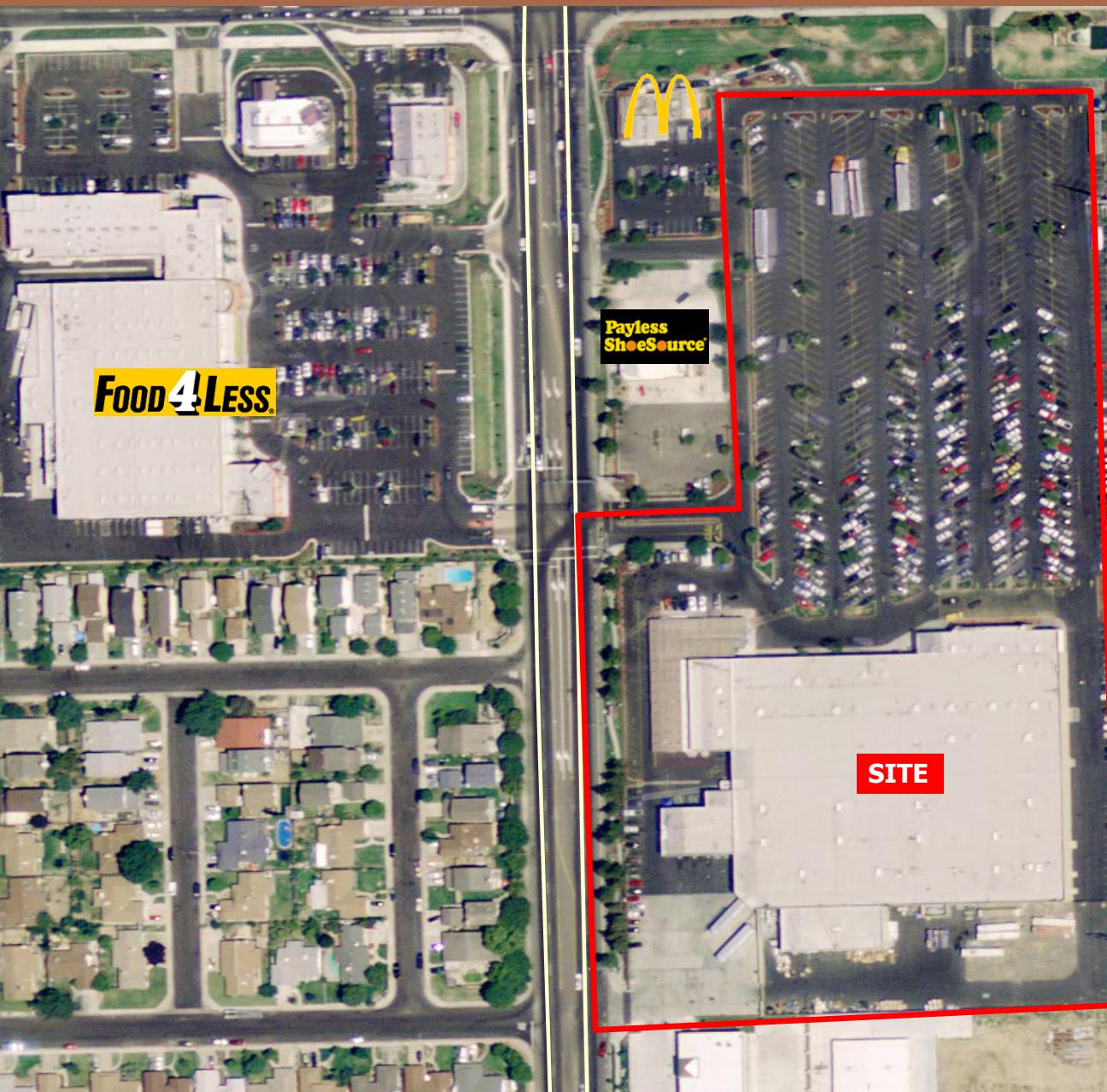
For Further Information, Please Contact:

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steve.edwards@potter-taylor.com

BUILDING FOR SALE

Ceres, CA



Building Highlights

- 124,438 Square Feet
- Excellent opportunity for big-box retailer
- Also available for subdivision into three smaller spaces

Ceres Highlights

Ceres is home to 45,417 people and is the third largest city in Stanislaus County. The City's population is currently growing at an annual rate of about five percent and is expected to continue at a steady pace over the next 20 years.

Over the past decade Ceres has experienced a nearly 90% increase in sales tax generated. Within the last five years development projects have included:

- WinCo Foods Distribution Center
107 acres/720,000 square feet
- Home Depot
10.67 acres/137,156 SF
- Central Valley Marketplace
8.06 acres/ 83,710 SF

For Further Information, Please Contact:

Steve Edwards

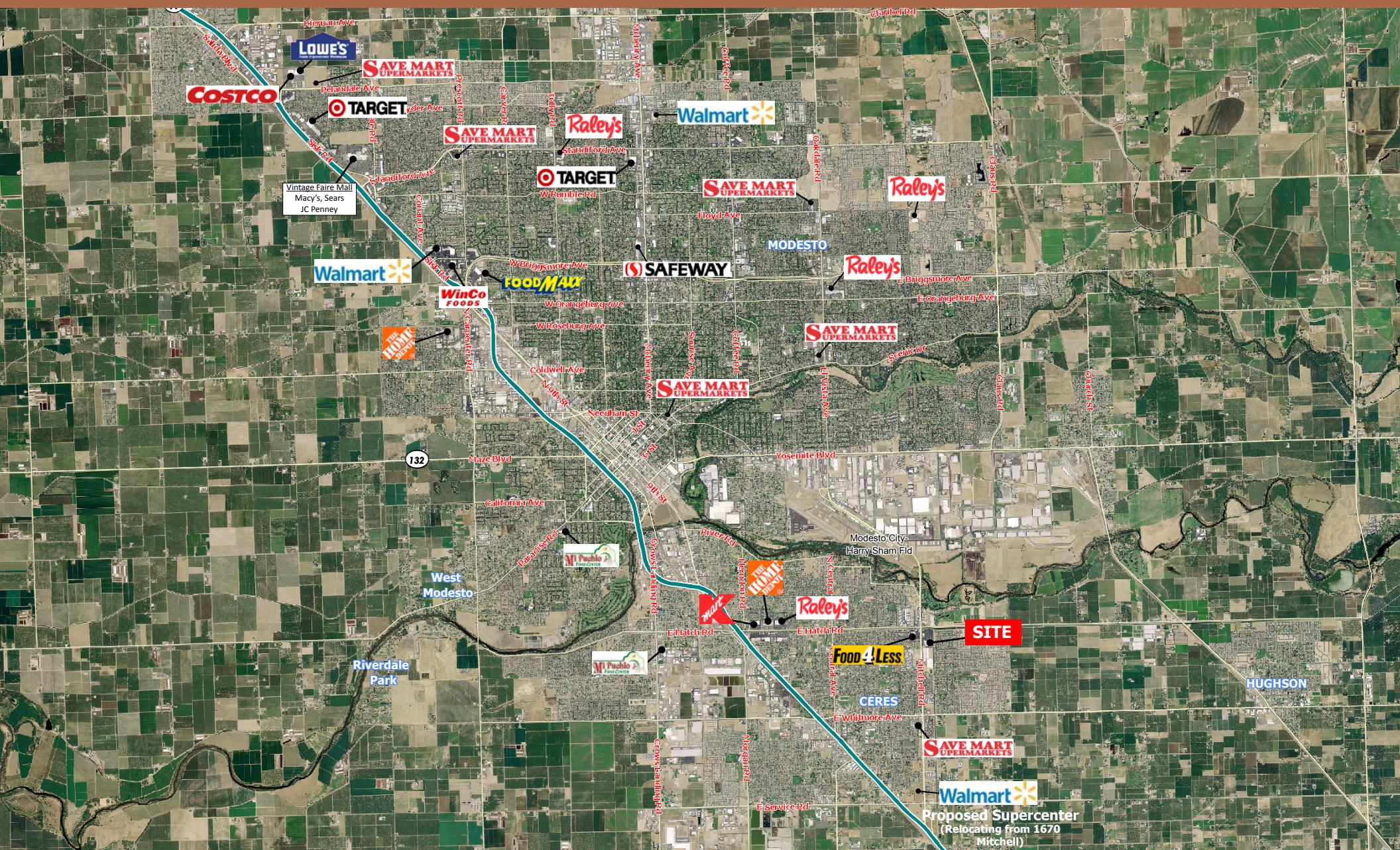
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phone. 916.923.0200 fax. 916.923.5823

BUILDING FOR SALE

Ceres, CA



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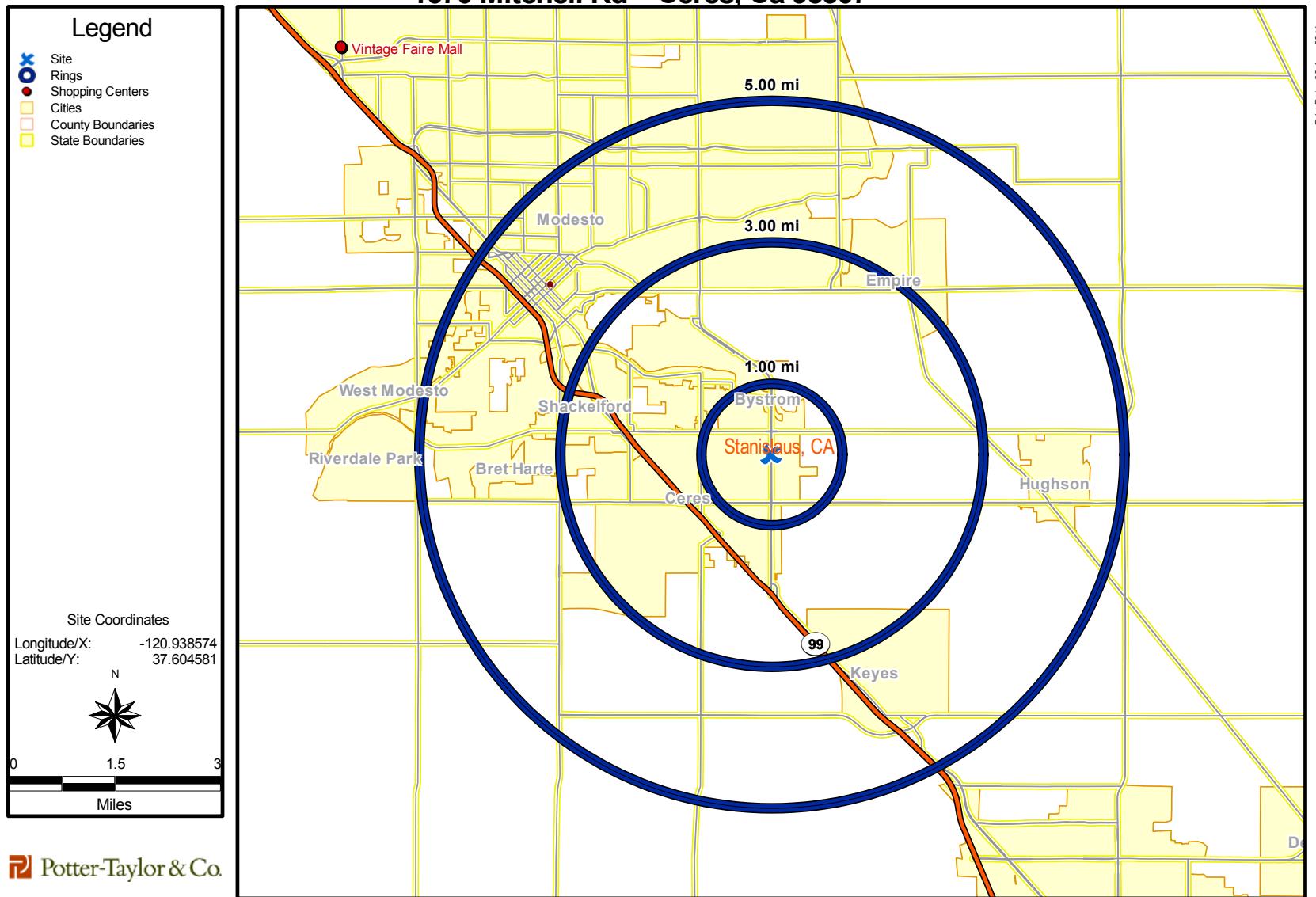
Steve Edwards

steve.edwards@potter-taylor.com

BUILDING FOR SALE

Ceres, CA

1670 Mitchell Rd Ceres, Ca 95307



For Further Information, Please Contact:

Steve Edwards

steve.edwards@potter-taylor.com

BUILDING FOR SALE

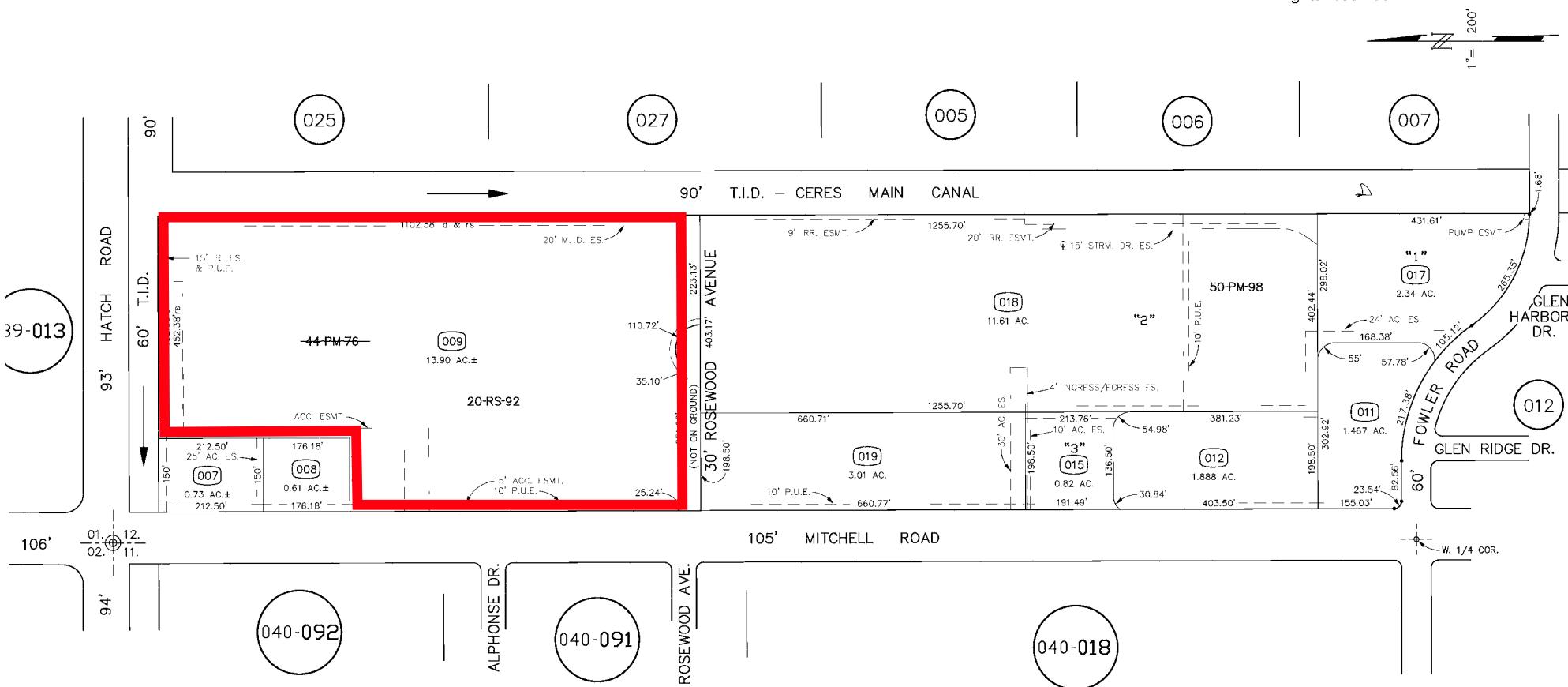
Ceres, CA

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THIS MAP FOR ASSESSMENT
PURPOSES ONLY

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For Further Information, Please Contact:

Steve Edwards

steve.edwards@potter-taylor.com

BUILDING FOR SALE

Ceres, CA

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2010 Total Population	17,538	75,889	186,141
2015 Total Population	18,763	77,977	188,712
1990 Total Population	10,947	53,401	144,934
2000 Total Population	13,174	66,724	173,302
% Population Change 2010-2015	6.98%	2.75%	1.38%
% Population Change 2000-2010	33.13%	13.74%	7.41%
% Population Change 1990-2000	20.34%	24.95%	19.57%
HOUSEHOLDS			
2010 Total Households	5,638	22,876	58,293
2015 Total Households	6,129	23,893	59,982
1990 Total Households	3,633	17,130	47,571
2000 Total Households	4,210	19,841	53,830
% Households Change 2010-2015	8.71%	4.45%	2.90%
% Households Change 2000-2010	33.92%	15.30%	8.29%
% Households Change 1990-2000	15.88%	15.83%	13.16%
2010 RACE %			
% 2010 White Population	71.68%	61.73%	62.87%
% 2010 Black Population	1.48%	3.12%	3.50%
% 2010 American Indian/Alaska Native	1.59%	1.73%	1.72%
% 2010 Asian/Hawaiian/Pacific Islander	6.71%	6.39%	6.50%
% 2010 Other Population (Incl 2+ Races)	18.54%	27.04%	25.41%
% 2010 Hispanic Population	35.39%	47.96%	44.54%
% 2010 Non-Hispanic Population	64.61%	52.04%	55.46%
2010 RACE			
2010 White Population	12,572	46,845	117,021
2010 Black Population	260	2,365	6,521
2010 American Indian/Alaska Native	278	1,311	3,198
2010 Asian/Hawaiian/Pacific Islander	1,177	4,852	12,095
2010 Other Population (Incl 2+ Races)	3,251	20,517	47,306

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BUILDING FOR SALE

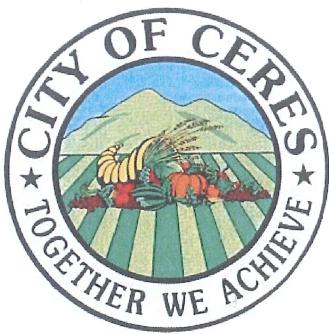
Ceres, CA

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
2010 Hispanic Population	6,207	36,395	82,908
2010 Non-Hispanic Population	11,331	39,494	103,233
INCOME			
2010 Per Capita Income	\$20,396	\$16,413	\$18,071
2010 Median Household Income	\$55,055	\$42,868	\$42,585
2010 Average Household Income	\$63,445	\$54,450	\$57,704
2010 Household Income < \$10,000	175	1529	4054
2010 Household Income \$10,000-\$14,999	206	1423	3649
2010 Household Income \$15,000-\$19,999	212	1524	3949
2010 Household Income \$20,000-\$24,999	286	1457	3899
2010 Household Income \$25,000-\$29,999	312	1592	4053
2010 Household Income \$30,000-\$34,999	266	1480	3891
2010 Household Income \$35,000-\$39,999	342	1542	3704
2010 Household Income \$40,000-\$44,999	363	1550	3766
2010 Household Income \$45,000-\$49,999	343	1457	3557
2010 Household Income \$50,000-\$59,999	621	2580	6011
2010 Household Income \$60,000-\$74,999	1214	3038	7099
2010 Household Income \$75,000-\$99,999	830	2468	6449
2010 Household Income \$100,000-\$124,999	298	741	2101
2010 Household Income \$125,000-\$149,999	83	281	908
2010 Household Income \$150,000-\$199,999	31	69	527
2010 Household Income \$200,000-\$249,999	6	31	177
2010 Household Income \$250,000-\$499,999	50	106	483
2010 Household Income \$500,000+	0	5	17
2010 Average Household Size	3	3	3
% 2010 Total Owner Occupied Housing Units	74.36%	63.58%	60.93%
% 2010 Total Renter Occupied Housing Units	25.64%	36.42%	39.07%
2010 Total Daytime Population	11,586	77,719	183,880
2010 Total Daytime Work Population	2,807	36,857	83,430

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209-538-5774
Fax 209-538-5759

CITY COUNCIL
Chris Vierra, Mayor
Ken Lane
Guillermo Ochoa
Bret Durossette

MEMORANDUM

TO: City Council
TW

FROM: Tom Westbrook, Planning, Building and Housing Division Manager

RE: Mitchell Ranch Center Elevations

DATE: August 15, 2011

The July 11, 2011 City Council agenda report included discussion of Architectural Enhancements to the Walmart building (p. 17), noting that "the Planning Commission imposed a condition that would require Walmart to add stone-like material to the elevations of the store to the satisfaction of staff. Walmart's architect has now provided a set of drawings including these changes, and this condition can be finalized. The elevations are attached. CUP Condition of Approval C (7) is recommended to read as follows:

The developer shall provide elevations for Major 1, 2, 3, and 4 and all Shops buildings consistent with the plans submitted by BRR Architects dated July 15, 2011 as to Major 1, and the plans submitted by Greenberg Farrow dated November 22, 2010 for Majors 2, 3, and 4 and all Shops.

Attachment: Elevation and Rendering set, Major 1 (Walmart)

1\PLANNING\DEPT\PLANNING\Mitchell Ranch Center\City Council Meeting Documents\August 22 meeting\memorandum\Reuse Strategic Plan.doc



Ceres, CA #1983

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a r c h i t e c t u r e

Issued:	July 15, 2011
Project Type:	New Store



B | R | R
architecture

July 15, 2011

Ceres, CA #1983 - New Store

Market & Pharmacy Entrance

2



B | R | R
architecture

July 15, 2011

Ceres, CA #1983 - New Store

Home & Living Entrance

3

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



B | R | R
architecture

July 15, 2011

Ceres, CA #1983 - New Store

Overall Perspective

4



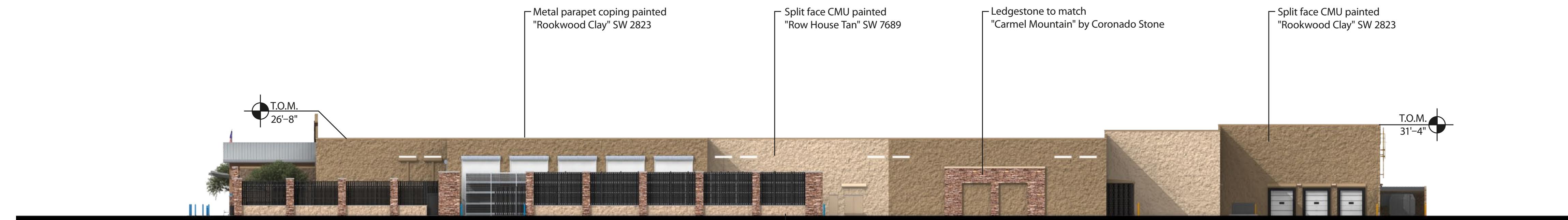
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architecture

July 15, 2011

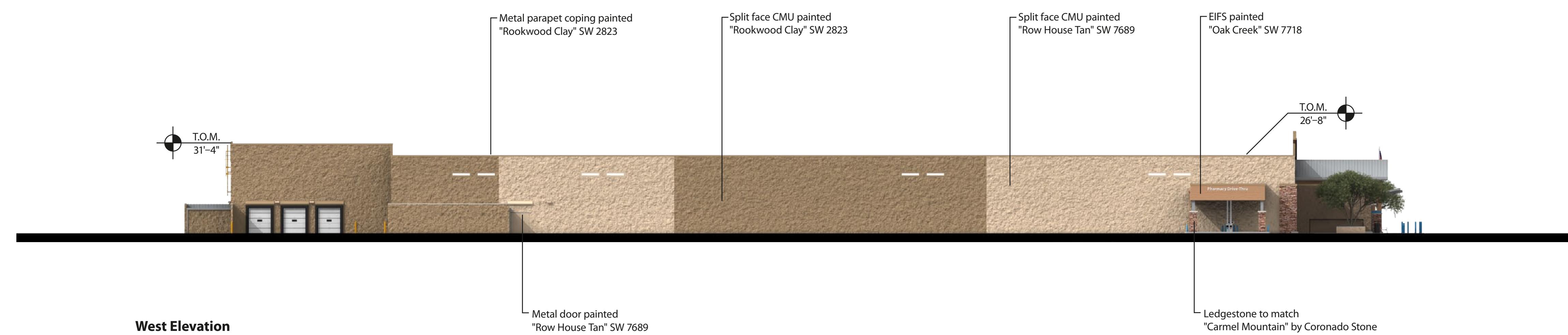
Ceres, CA #1983 - New Store

Elevations

5



East Elevation



West Elevation



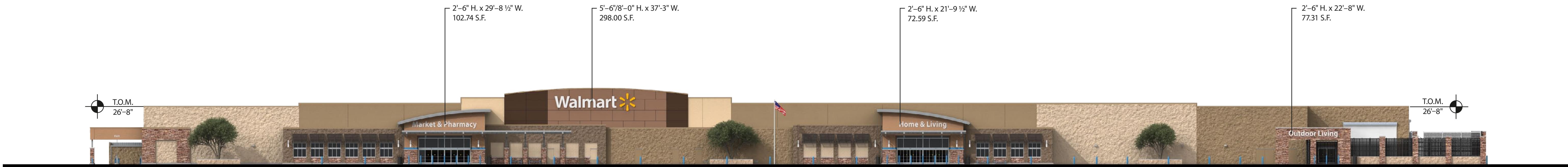
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July 15, 2011

Ceres, CA #1983 - New Store

Elevations

6



Front Elevation

Sign	Qty.	Type	Color	Height	Illumination	Area (S.F.)	Total S.F.
Walmart	1	Identity	White/Yellow	5'-6" / 8'-0"	Internal	298.00	298.00
Market & Pharmacy	1	Directional	White	2'-6"	Uplighting	102.74	102.74
Home & Living	1	Directional	White	2'-6"	Uplighting	72.59	72.59
Outdoor Living	1	Directional	White	2'-6"	N/A	77.31	77.31
Pharmacy Drive-Thru	1	Additional	White	1'-6"	N/A	39.99	39.99
Enter	1	Traffic	White	1'-0"	N/A	3.18	3.18
Exit	1	Traffic	White	1'-0"	N/A	2.25	2.25
Total Building Signage							596.06



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architecture

July 15, 2011

Ceres, CA #1983 - New Store

7



B | R | R
architecture

July 15, 2011

Ceres, CA #1983 - New Store

View 1 (Market & Pharmacy Entrance with Parking lot Landscaping)

8



B | R | R
architecture

July 15, 2011

Ceres, CA #1983 - New Store

View 2 (Mitchell Road)

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View 3 (Don Pedro Road)

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Future building shown as outline



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View 4 (Intersection of Don Pedro Road and Mitchell Road)

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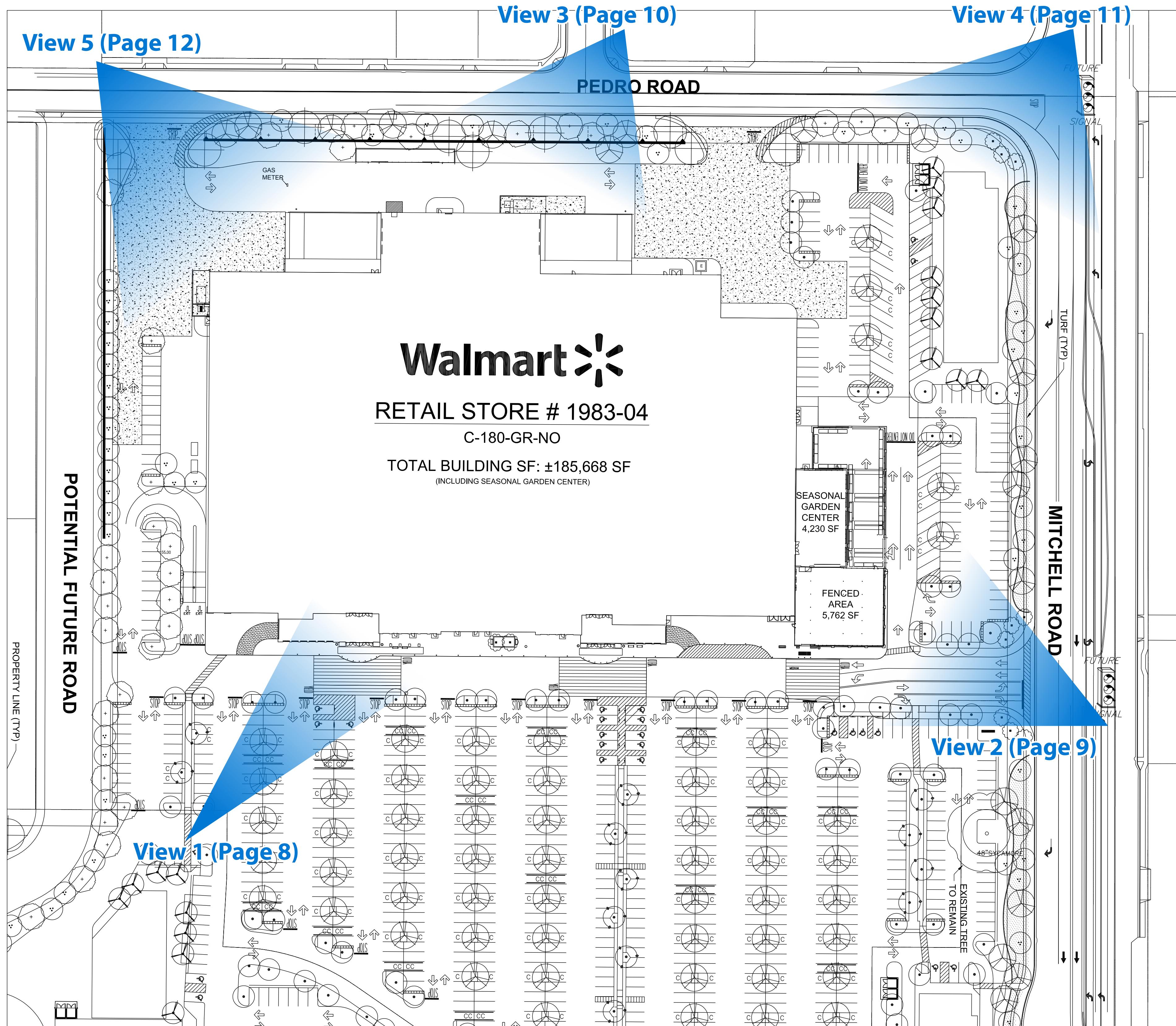
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View 5 (Don Pedro Road and Potential Future Road)

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Camera Location Key

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