



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: 1239 E Main St

ASSESSOR'S PARCEL NUMBER: 042-027-037 AREA OF PROPERTY (ACRES OR SQUARE FEET): .5

EXISTING ZONING: RL

GENERAL PLAN DESIGNATION: \_\_\_\_\_

DESCRIBE THE PROJECT REQUEST: Peltier Storage

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 Shane Peltier PHONE NO. 209 993-0321 E-MAIL: shane@acmcconstruction.com

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

ADDRESS OF APPLICANT: 1239 E Main St

CONTACT PERSON (If different than applicant): Jennifer Peltier

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

SIGNATURE OF APPLICANT [Redacted] PRINT NAME Shane Peltier DATE 5/17/24

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

Property Owner Info

PROPERTY OWNER: Shane & Jennifer Peltier PHONE NO. 209 993-0321 E-MAIL: jpelrierecsustan.edu

ADDRESS OF PROPERTY OWNER: 1239 E Main St, Turlock

**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.

SIGNATURE OF PROPERTY OWNER [Redacted] PRINT NAME Shane & Jennifer Peltier DATE 5/17/24

Office Use Only

APPLICATION TYPE & NO.: CUP 24-06 DATE RECEIVED: 9/3/2024

CASH \_\_\_\_\_ OR CHECK NO. 1273 / \$ 4338.00 CHECKED BY: \_\_\_\_\_

PC HEARING DATE: 11/7/2024 CC HEARING DATE: \_\_\_\_\_

PLANNER'S NOTES: \_\_\_\_\_



LAND USE DESIGNATIONS:

ZONING: Current: RL  
 Proposed (If applicable): \_\_\_\_\_  
 GENERAL PLAN Current: \_\_\_\_\_  
 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 residential  
 South residential  
 East residential  
 West residential

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)

Open sand-loam dirt area. Within property line as a single family residence.

Are there any trees, bushes or shrubs on the project site? No if yes, are any to be removed? \_\_\_\_\_  
 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.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns?  
NO If yes, please explain:

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) \_\_\_\_\_

Proposed Use of Existing Structure(s) \_\_\_\_\_

Are any structures to be moved or demolished? NO 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? NA If yes, date filed: \_\_\_\_\_

Are there any agriculture, conservation, open space or similar easements affecting the use of the project? site? NO 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):

1929 Craftsman Home - great condition - 2300ft

1956 3car garage - 1500 ft

**Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. 1,380 ft

Building height in feet (measured from ground to highest point): 16.3 ft

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

NONE

Project site coverage:	Building Coverage:	<u>1380</u> Sq.Ft.	<u>100</u> %
	Landscaped Area:	<u>0</u> Sq.Ft.	_____ %
	Paved Surface Area:	_____ Sq.Ft.	_____ %
	Total:	<u>1380</u> Sq.Ft.	100%

Exterior building materials: galvanize steel

Exterior building colors: same as house - beige

Roof materials: galvanized steel

Total number of off-street parking spaces provided: NONE  
 (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: NONE

Parking: NONE

Estimated Construction Starting Date \_\_\_\_\_ Estimated Completion Date \_\_\_\_\_

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:  
NO

**Residential Projects** -NA  
 (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** ~~NA~~  
(As applicable to proposal)

Type of use(s) \_\_\_\_\_

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

Days and hours of operation: \_\_\_\_\_

Total occupancy/capacity of building(s): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_ Total number of employees: \_\_\_\_\_

Anticipated number of employees per shift: \_\_\_\_\_

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: \_\_\_\_\_

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

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

(Please explain): \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**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): 0

Projected number of truck deliveries/loadings per day: 0

Approximate hours of truck deliveries/loadings each day: 0

What are the nearest major streets? E Main ST

Distance from project? 75ft

Amount of off-street parking provided: 0

If new paved surfaces are involved, describe them and give amount of square feet involved: NONE

\_\_\_\_\_  
\_\_\_\_\_

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): NONE

Source of Water: NONE

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):

NONE

Describe the type of sewage to be generated: NONE

Will any special or unique sewage wastes be generated by this development? NO



SOLID WASTE

Land Use

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Industrial

Estimated Solid Waste Generation (lb/day)

- 10.96 lbs./day/res.
- 7.37 lbs./day/unit
- 50 lbs. /500 s.f. floor area
- Variable-[Please describe the projected solid waste to be generated by your project.]

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Type: NONE Amount: \_\_\_\_\_

AIR QUALITY

*Construction Schedule:*

Activity

Approximate Dates

Demolition

NONE

Trenching

NONE

Grading

NONE

Paving

NONE

Building Construction

3 days

Architectural Coatings (includes painting)

NONE

Total Volume of all Building(s) to be Demolished 0

Max Daily Volume of Building(s) to be Demolished 0

Total Acreage to be Graded 0

Amount of Soil to Import/Export? 0

**HAZARDOUS WASTE AND SUBSTANCE SITES LIST DISCLOSURE**  
**PURSUANT TO**  
**CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f)**

“(f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list. If the site is included on a list, and the list is not specified on the statement, the lead agency shall notify the applicant pursuant to Section 65943...”

**Note:** You must contact Stanislaus County Environmental Resources at (209) 525-6700; AND either:  
1) Contact the Department of Toxic Substances Control at (800) 728-6942; or 2) research the property on all of the following online databases to determine whether there are any known or potential hazards on the property.

EPA: <https://enviro.epa.gov>

NEP Assist: <https://epa.gov/nepa/nepassist>

California DTSC Envirostor: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)

California Geotracker: <http://geotracker.waterboards.ca.gov/>

**I HEREBY CERTIFY THAT:**

\_\_\_\_\_ THE PROJECT ***IS LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f). THE SITE IS INCLUDED ON THE FOLLOWING LIST(S) SPECIFIED BELOW:

Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

OR

THE PROJECT ***IS NOT LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f).

I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
Signature of Applicant/Agent

5/17/24  
Date

Jennifer Peltier  
Print Name and Title of Applicant/Agent

209 996-4521  
Phone Number

**PROPERTY OWNER/APPLICANT SIGNATURE:**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form including:

1. the Hazardous Waste and Substance Sites List Disclosure Pursuant to California Government Code Section 65962.5(f) on page 20;
2. the Acknowledgments/Authorizations/Waivers starting on page 22; and
3. the Indemnification on page 24; and
4. the Department of Fish and Wildlife CEQA Review Filing Fees on page 26.

**Property Owner(s): (Attach additional sheets, as necessary)**

 \_\_\_\_\_  
 Signature of Property Owner

9/3/2024  
 Date

SHAWNE PELTZER  
 Print Name and Title of Property Owner

209 993 0321  
 Phone Number

**Applicant(s): (If different than above)**

\_\_\_\_\_  
 Signature of Applicant/Agent

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print Name and Title of Applicant/Agent

\_\_\_\_\_  
 Phone Number