

Planning Commission Meeting Agenda



April 2, 2026

6:00 PM

City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

Amended Item 7B

Commission Chair
Constance Anderson

Commission Members

Patrick Jensen
Matthew Davis
Sukhminder Deol
(Vice Chair)

Ray Souza
Bryan Saint
Jim Reape
Bryan Tribble
(Alternate)

Planning Manager
Katie Quintero

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock Planning Commission meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the Planning Division at (209) 668-5640. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the Planning Commission on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Planning Commission's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

AGENDA PACKETS: Prior to the Planning Commission meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the Planning Office at 156 S. Broadway, Suite 120, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Commission after distribution of the Agenda Packet are also available for public inspection in the Planning Division Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **ROLL CALL, DECLARATION OF CONFLICTS OF INTEREST, AND DISCLOSURE OF EX PARTE COMMUNICATIONS**
4. **ANNOUNCEMENTS AND UPDATES**
5. **PUBLIC PARTICIPATION**

This is the time set aside for members of the public to directly address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Planning

**CITY OF TURLOCK
PLANNING COMMISSION
REGULAR MEETING AGENDA
Thursday, April 2, 2026**

Commission and to address the Commission on any item on tonight's agenda, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Commission addresses the matter. Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Planning Commission, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

6. CONSENT CALENDAR

Information concerning the consent items listed herein below has been forwarded to each Commissioner prior to this meeting for study. Unless the Chair, a Commissioner or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Commission. The action taken by the Commission in approving the consent items is set form in the explanation of the individual items.

- A. Motion: Accepting the Minutes of the March 5, 2026 Regular Meeting
- B. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda

7. PUBLIC HEARINGS

- A. CUP 26-01 Back Nine Golf: The applicant is requesting approval to construct and operate The Back Nine Golf simulation facility in an existing approximately 3,031 square foot building located at 693 N. Golden State Blvd. (Stanislaus County APN 061-041-016). The facility will provide four (4) indoor golf simulator bays that can hold up to four (4) members per simulator bay at one time. The members can use the simulators for recreation play, lessons, or small group gatherings. Members will have 24-hour per day, 7-days per week access through a keyless reservation system and general public will have access from 8:00 a.m. – 7:00 p.m. The property will have 24/7 security camera monitoring to include camera monitoring in each of the simulation bays.
- B. Appeal of Administrative Decision Concerning Building Permit No. 25-1123: The appellant has filed an appeal of the City's administrative decision dated February 27, 2026 (Building Division) and March 2, 2026 (Interim City Manager) concerning Building Permit #25-1123. Specifically, the appellant has challenged the validity of the building permit questioning the applicant's authority to sign the building permit application as "Owner-Builder." A building permit is required in order to perform repairs and modifications to the exterior apartment stairs at the property located at 290 N. Thor Street, Stanislaus County APN 061-024-058.
- C. Amendment to Conditional Use Permit No. 2008-07 (Turlock Public Safety Building): The proposed project consists of increasing the height of the fencing around the existing facility from 6' to 8' in height and adding metal panels to the existing wrought iron fencing to improve site security. The project is a minor alteration to the fencing around a portion of the site and will not expand or change the use of the site.

8. SCHEDULED MATTERS

A. STANISLAUS COUNTY REFERRALS

This section allows staff to update the Commission on proposed projects in the unincorporated area within or surrounding the City of Turlock. These items are presented for information only. No action will be taken on these items. Members of the public interested in

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these projects should contact the County Planning and Community Development Department at (209) 525-6330 to obtain information or provide comments.

9. COMMISSIONER'S COMMENTS AND ANNOUNCEMENTS

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussions or action by the Commission.

10. ADJOURNMENT

--APPEAL--

Anyone who is dissatisfied with the action(s) of the Planning Commission may file an appeal within **TEN (10) DAYS** following the decision of the Planning Commission. The appeal must be written and filed with the Turlock City Clerk. Appeal Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$550.00 filing fee for the Appeal Application. If an Appeal Application is filed, a Public Hearing will be scheduled by the City Council to consider the appeal.

**--CONTINUANCE--
-- APPLICANT REQUESTS--
-- EFFECTIVE NOVEMBER 27, 1989--**

An applicant may request the continuance of a pending application or scheduled matter set for consideration by the Planning Commission by filing a request for a continuance not less than three (3) hours prior to the scheduled consideration of the application pursuant to City Council Resolution No. 89-248. The request must be written and filed with the City of Turlock Planning Division. Continuance Request Application Forms are available in both the City Clerk and Planning Division Offices, 156 South Broadway, Turlock. There is a \$390.00 Filing Fee Deposit for the Continuance Request Application.

The granting of a request for a continuance of a pending application is discretionary on the part of the City of Turlock. The applicant's compliance with the regulations does not imply, guarantee, or otherwise supersede the City of Turlock's authority to deny the request.

Thursday, March 5, 2026
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

1. CALL TO ORDER

Chair Anderson called the meeting to order at 6:00 p.m.

2. SALUTE TO THE FLAG

Chair Anderson led those in attendance in the Pledge of Allegiance.

3. ROLL CALL, DECLARATION OF CONFLICTS OF INTEREST & DISCLOSURE OF EX PARTE COMMUNICATIONS

Present: Commissioners Patrick Jensen, Ray Souza, Matthew Davis, Constance Anderson, Jim Reape, Sukhminder Deol, Bryan Saint, Bryan Tribble

Absent: None

Commissioner Jensen	Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
None	None	None	None	None	None	None

4. ANNOUNCEMENTS & UPDATES

Planning Manager Katie Quintero welcomed Commissioner Patrick Jensen to the Planning Commission and introduced Assistant Planner Tania Hernandez, who recently joined the Planning Division.

5. PUBLIC PARTICIPATION

Chair Anderson opened the floor for public participation.

Milt Trieweiler spoke about the shift in unemployment rates and discussed projected unemployment levels and impacts of AI. He also inquired about the apartments being built on Monte Vista, including the number of units being built and the size of the lots.

Hearing no one else, Chair Anderson closed the floor for public participation.

6. CONSENT CALENDAR

A. Motion: Accepting the Minutes of the February 5, 2026 Regular Meeting

B. Motion: Waiving Reading of All Ordinances of the Agenda, Except by Title

Motion:

Commissioner Reape moved, seconded by Commissioner Souza to approve the consent calendar. Motion carried 7/0 by the following vote:

Commissioner Jensen	Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Yes	Yes

7. PUBLIC HEARINGS

Chair Anderson noted there was one item.

A. Amendment to Conditional Use Permit 2016-08 (1350 W. Main Street – Get Air Trampoline Park): Planning Manager Quintero presented the staff report. She explained the request for a 6,935 square foot expansion to the existing 12,102 square foot Get Air Trampoline Park located at 1350 W Main Street. An additional 6,935 square foot area would be added to the space by removing the wall between the existing Get Air suite and the existing vacant, 12,000 square foot adjacent suite located at 1340 W. Main Street. The expansion area would consist of approximately 2,320 square feet of party area and the remaining area is proposed to accommodate new play equipment.

She explained that a commercial recreation use in the Community Commercial zoning district requires a Conditional Use Permit (CUP) and because the project involves expanding the existing use, an amendment to the original CUP is required. She also noted that the proposed improvements will open portions of the wall connecting the existing Get Air space to the adjacent suite. New walls will be constructed to separate the expanded Get Air area from the remaining portion of Suite 1340. She said due to the location of the new walls, the bathrooms that currently serve Suite 1340 will become part of the expanded Get Air space, and Suite 1340 will no longer have restrooms.

She explained that tenant improvements will be required for Suite 1340 before it can be occupied. These improvements must include installing new restrooms and completing any other upgrades required by the Building Code. This requirement will be included as a condition of approval in the resolution. Currently, there is no proposed tenant for Suite 1340.

She also noted that staff reviewed parking as a key element for the proposed expansion. The shopping center currently provides 426 parking spaces, and staff determined that the expansion would not negatively impact parking availability at the site.

Chair Anderson opened the floor for public participation.

The applicant’s general contractor, John Allison, spoke in favor of the project. He said the plan is to add playground equipment to create a more inclusive and enjoyable space for children and families.

Chair Anderson asked if Mr. Allison had been involved in the original development of the project.

Mr. Allison said he was not part of the original project.

Commissioner Deol asked what items would be added to the space and whether the existing facility is busy.

Mr. Allison said the addition would include pre-manufactured playground equipment that will be purchased and installed on-site. He noted that the facility is usually fairly busy.

A few commissioners commented that the facility is often busy and mentioned that their families have enjoyed visiting the trampoline park.

Public Participation

Chair Anderson opened the floor for public hearing.

Hearing no one, Chair Anderson closed the floor for public participation.

Commissioner Souza commented that it was great to see a business expanding in the West side of town.

Motion:

Commissioner Reape moved, seconded by Commissioner Souza to grant the amendment to Conditional Use Permit 2016-08 (Get Air Trampoline Park Expansion), having determined that the project is “Categorically Exempt” from the provisions of CEQA, and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-04. Motion carried by a 7/0 vote.

Commissioner Jensen	Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Yes	Yes	Yes	Yes	Yes	Yes	Yes

8. SCHEDULED MATTERS

There were none.

9. COMMISSIONER’S COMMENTS AND ANNOUNCEMENTS

Commissioners may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the Commission.

Chair Anderson asked Commissioner Jensen to introduce himself.

Commissioner Jensen shared that his family has lived in Turlock for five generations. He is currently retiring from his family’s 85-year-old business in Turlock and said he looks forward to giving back to the community.

Chair Anderson asked Assistant Planner Tania Hernandez to introduce herself.

Assistant Planner Tania Hernandez said she has been with the City for 11 years and is happy to now be part of the Planning Team and excited to be in her new role. She also mentioned that she is a busy mom of three boys.

10. ADJOURNMENT

Having no further business, Chair Anderson asked for a motion to adjourn the meeting. Motion by Commissioner Reape. Motion carried unanimously by a voice vote. The meeting was adjourned at 6: 19 p.m.

RESPECTFULLY SUBMITTED

Constance Anderson
Planning Commission Chair

Katie Quintero
Planning Manager

Planning Commission Staff Report
April 2, 2026



From: Teddie Hernandez, Principal Planner
Prepared by: Katie Quintero, Planning Manager
Agendized by: Adrienne Werner, Development Services Director

1. ACTION RECOMMENDED:

I move that the Planning Commission grant the approval of Conditional Use Permit 2026-01 (The Back Nine Golf), having determined that the project is “Categorically Exempt” from the provisions of CEQA, and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-06.

2. NARRATIVE:

APPLICATION SUMMARY

DATE FILED: February 10, 2026

1. APPLICANT:

LSW Investments, Inc./Leonard Williams
2365 Shetland Way
Turlock, CA 95380

2. OWNER(S):

Shiv Shakti Industries, Inc.
693 N. Golden State Blvd.
Turlock, CA 95380

3. LOCATION OF PROPERTY:

693 N. Golden State Blvd.

4. APN:

061-041-016

5. AREA OF PROPERTY:

12,758 Sq. Ft. property (3,031 Sq. Ft. building)

6. EXISTING ZONING:

Community Commercial (CC)

7. GENERAL PLAN

Community Commercial (CC)

8. PREVIOUS ACTIONS:

REZ 67-06, CUP 84-10, CUP 85-26, REZ 96-06, CUP 15-01, CUP 85-26 (AMENDMENT), LLA 20-05, MDP 20-13

9. REQUEST:

To authorize the improvements and operation of a 3,031 Sq. Ft. building for The Back Nine Golf in an existing commercial Center.

10. CEQA RECOMMENDATION: EXEMPT

11. STAFF RECOMMENDATION: Staff Recommends approval of this project.

PROJECT DESCRIPTION

The applicant is requesting approval to construct and operate The Back Nine Golf simulation facility in an existing approximately 3,031 square foot building located at 693 N. Golden State Blvd. (Stanislaus County APN 061-041-016). The facility will provide four (4) indoor golf simulator bays that can hold up to four (4) members per simulator bay at one time. The members can use the simulators for recreation play, lessons, or small group gatherings. Members will have 24-hour per day, 7-days per week access through a keyless reservation system and general public will have access from 8:00 a.m. – 7:00 p.m. The property will have 24/7 security camera monitoring to include camera monitoring in each of the simulation bays.

BACKGROUND AND PROJECT SETTING

In October 1967, Rezone 67-06 was approved to rezone the subject property and surrounding area from General Commercial to Commercial Industrial.

In June 1984, Conditional Use Permit 84-01 was approved by the Planning Commission to develop the Turlock Town Center with approximately 182,909 square feet of retail space.

In August 1985, Conditional Use Permit 85-26 was approved by the Planning Commission to establish a master sign program for the Turlock Town Center.

In 1996, Rezone 96-06 and General Plan Amendment 96-07, were approved to rezone the subject property from Commercial Industrial to Community Commercial.

In 2015, an application for a new sign program was received, however, the application was withdrawn as the applicant could not obtain the signatures of all the property owners of the center.

In 2020, Conditional Use Permit 85-26, Turlock Town Center master sign program, was amended by the Planning Commission.

In July 2020, Minor Discretionary Permit 2020-13 was approved to demolish the two (2) existing buildings at 693 and 699 N. Golden State Blvd. and construct a new drive-through restaurant. The building at 699 N. Golden State was demolished and half the building at 693 N. Golden State Blvd. was demolished. The remaining half of the existing building at 693 N. Golden State is where The Back Nine Golf is being proposed and 699 N. Golden State has been developed with a Dutch Bros.

PROJECT EVALUATION

The project is proposed in an existing shopping center located in the Community Commercial (CC) zoning district. The Community Commercial zoning district provides for a full range of retail, personal services, restaurants, commercial recreation, and business and financial

service uses. An indoor golf simulator facility is classified as a commercial recreation use. In the Community Commercial zoning district, commercial recreation uses require a Conditional Use Permit (CUP) and is required to ensure the use can meet the findings of the CUP.

The Turlock Municipal Code (TMC) states that the purpose of the CUP is to evaluate the *“site features, operating characteristics, and design of the proposed use to ensure compatibility with other uses in the general area.”*

Turlock Municipal Code [§ 9-5-604 Conditional use permits: Granting](#), provided below, contains the findings the Planning Commission must use in considering the application.

All actions of the Planning Commission relating to findings and recommendations shall be in accordance with the provisions of this article. The Planning Commission shall authorize the granting of the conditional use permit if it finds as follows:

(a) That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping, and other features required by the Municipal Code or the Planning Commission to make sure such use is compatible with the land and uses in the vicinity;

(b) That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;

(c) That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and

(d) That the site for the proposed use is in conformance with the General Plan.

The proposed use is consistent with the types of commercial uses anticipated in the Community Commercial zoning district. Per the Municipal Code, The Back Nine Golf as a recreational use would require 1 parking space per 100 square feet of gross floor area, requiring 30 parking stalls. There are approximately 702 parking spaces in the shopping center which contains a mix of uses that have varying times of peak parking demand, allowing for sharing of parking between uses. Therefore, this will not have an impact on the parking available for the shopping center.

The proposed improvements to the space will include the installation of four (4) golf simulator bays, a lounge/break area, and an office to be completed at tenant improvements with building permits. The facility will have 24-hour access for members but staff will not be on-site 24 hours a day. Members will have access into the facility through the app-based keyless entry system and this access is directly tied to tee time reservations so no walk-ins or unscheduled entries can occur.

To ensure the operation does not create any health and safety impacts conditions of approval have been added into draft Resolution No. 2026-06 to address operational conditions. These conditions include the restriction that no alcohol shall be sold and/or consumed on the site, that staff shall be present at any time non-members are present and that all special events shall not start prior to 8:00 a.m. and shall end by 10:00 p.m.

Additionally, under the Police Department conditions the Police Chief will review the

operation of the site within the first six months of operation and annually thereafter and shall have the ability to administratively add conditions to the operation if they are needed to address any public health and safety concerns. Twenty-four-hour video surveillance monitoring and participation in the Fusus Program which provides Turlock Police Department remote access of the video surveillance system has also been required of the project.

PUBLIC NOTICE

A public notice sign was posted on the property explaining the proposed project and public notices were sent out to property owners within a 500-foot radius from the proposed project and no public comments were received.

CONCLUSION

The current uses in the commercial center are a mix of retail, restaurant, and health/recreation uses. Staff believes that the proposed The Back Nine Golf is a suitable use in the commercial center and will not create any impacts to the center with the conditions contained in the draft resolution. Therefore, staff recommends that the Planning Commission approve the Conditional Use Permit 2026-01 (The Back Nine Golf).

RECOMMENDED MOTION

Approving Conditional Use Permit 2026-01

I move that the Planning Commission grant the approval of Conditional Use Permit 2026-01 (The Back Nine Golf), having determined that the project is "Categorically Exempt" from the provisions of CEQA, and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-06.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The cost of processing this application was paid for by the applicant.

4. ENVIRONMENTAL DETERMINATION: ENVIRONMENTAL REVIEW

The project consists of improving and operating a 3,031 square foot golf simulator facility for The Back Nine Golf. These types of commercial recreation and entertainment activities are anticipated in the commercial zoning districts and is consistent with the traffic generation associated with the previous use as well as other commercial uses anticipated in this zoning district.

The project will result in the minor alteration of the interior of the existing building to accommodate the proposed use. No other changes in the site are anticipated as a result of the project; therefore, the project is categorically exempt pursuant to Section 15301(a) (Existing Facilities) of the CEQA Guidelines.

5. ATTACHMENTS:

1. ATTACHMENT 1. General Information & Index
2. ATTACHMENT 2. Floor Plan
3. ATTACHMENT 3. Elevations
4. ATTACHMENT 4. Site Plan
5. EXHIBIT A. CUP 2026-01 Back Nine Golf, Resolution 2026-06

abbreviations

Table of abbreviations with columns for symbol, description, and full name. Includes terms like AFT ABOVE FINISHED FLOOR, ACC ACCESSIBLE, ACT ACUSTIC CEILING TILE, etc.

general conditions

THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL DRAWINGS NECESSARY FOR USE ON THE PROJECT BY THE CONTRACTORS EMPLOYEES AND SUBCONTRACTORS. THE CONSUMPTION OF FOOD AND DRINK, OR SMOKING SHALL NOT BE PERMITTED ON THE PREMISES EXCEPT IN AREAS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.

general notes

PERFORMANCE OF THE WORK: 1. ALL PARTIES PERFORMING WORK OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE NATIONAL, FEDERAL, STATE, REGIONAL, LOCAL, AND MUNICIPAL CODES, STANDARDS, AND ORDINANCES. 2. PERFORMANCE OF THE WORK SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.

plan review data

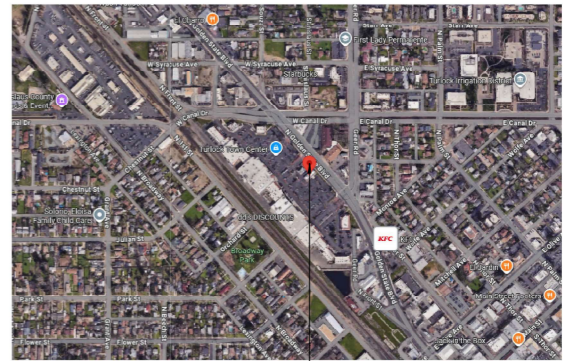
APPLICABLE CODES - JURISDICTION: CITY OF TURLOCK, CALIFORNIA: 2022 CALIFORNIA ADMINISTRATIVE CODE, 2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, CHAPTERS 1 THROUGH 20, 31, SECTION 3109, AND 2. PERFORMANCE OF THE WORK SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.

the back nine golf tenant build-out 693 north golden state boulevard turlock, california 95380

3,031 gross sf tenant build-out (4) golf simulators & associated support space

construction documents 19 january 2026

vicinity map



project address: 693 north golden state boulevard | turlock, california 95380

building view



project address: 693 north golden state boulevard | turlock, california 95380

drawing index

Table listing drawing titles and sheet numbers across various categories: general (g100-g400), architecture (a110-a210), mechanical (m010-m110), plumbing (p010-p200), and electrical (e010-e610).

andrew gregorio

franchise:



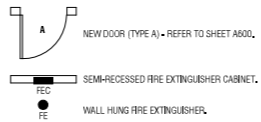
THE BACK NINE

project:

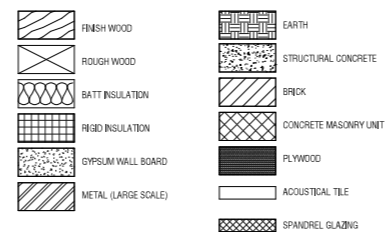
the back nine golf | tenant build-out | 3,030 gross sf tenant build-out | (4) golf simulators & associated support space | 693 north golden state boulevard | turlock, california 95380

COORDINATION AND SUBSTITUTION: 1. COORDINATE WORK OF ALL TRADES WITH ONE ANOTHER IN ORDER TO AVOID INTERFERENCES. TO PRESERVE MAXIMUM HEAD ROOM AND TO AVOID OBSTRUCTIONS. 2. ALL ADDITIONAL COSTS, INCLUDING ALTERATION COSTS OF WORK ALREADY INSTALLED, RESULTING FROM SUBMITTALS AND SHOP DRAWINGS NOT SUBMITTED IN A TIMELY MANNER, AND NOT ALLOWING RELATED WORK TO BE INSTALLED FOR THE PROPER INSTALLATION OF THE SUBJECT WORK, SHALL BE THE SUBMITTING CONTRACTORS RESPONSIBILITY.

graphic symbols



material legend



full swing | simulator | general notes

NON-SIM CUSTOM BUILD CLEARANCES REQUIRED: ALLOW EXTRA CLEARANCE FOR INSTALLATION PROCESS: MIN. 25.4mm ABOVE TOP ROOF PANEL HEIGHT, MIN 25.4mm CLEARANCE ON BOTH SIDES OF SIMULATOR. (AS PER SPACE TED) ALU CABINET: FULL SWING STANDARD COMPUTER CABINET PROVIDED (OPTIONAL) 76.205cm (W) x 94.2025cm (H) x 40.2675cm (D) (MIN. REQ'D). SIMULATOR EQUIPMENT REQUIRES VENTILATION AND SHIELDING. THE OWNER RESERVES THE RIGHT TO CELEBRATE USE OF FULL SWING PROVIDED STANDARD CABINET. IF FULL SWING CABINETS NOT IN USE, OWNER TO PROVIDE CUSTOM CABINET MILLWORK. (PER FULL SWING SPECIFICATIONS).

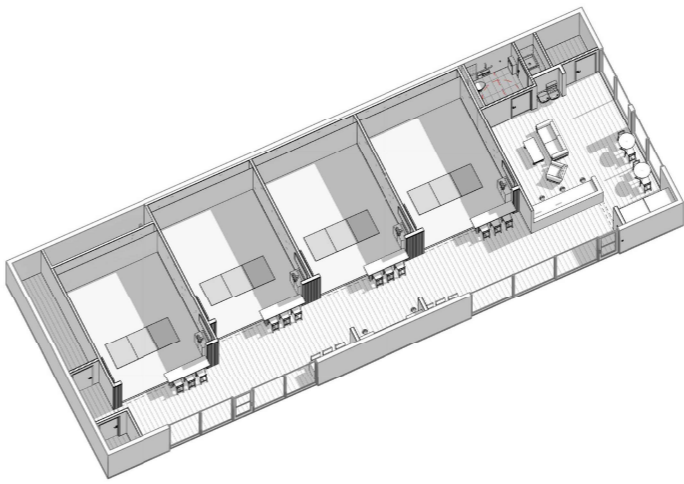
deferred submittals

EXTERIOR BUILDING SIGNAGE: PROVIDED BY: SILICON SIGNS. DESIGN SPEC: CONTACT: ANDREW GREGORIO. LSW INVESTMENTS, INC. ATTN: MR. LEONARD WILLIAMS. 693 NORTH GOLDEN STATE BOULEVARD, TURLOCK, CALIFORNIA 95380. EMAIL: leonard.williams@thebackninenine.com. 202.604.2888.

NOTE: FRANCHISEE MUST TAKE ADVANTAGE OF ALL AVAILABLE MONUMENT AND/OR TENANT PANEL OPPORTUNITIES.



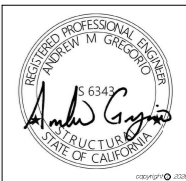
tenant plan axonometric

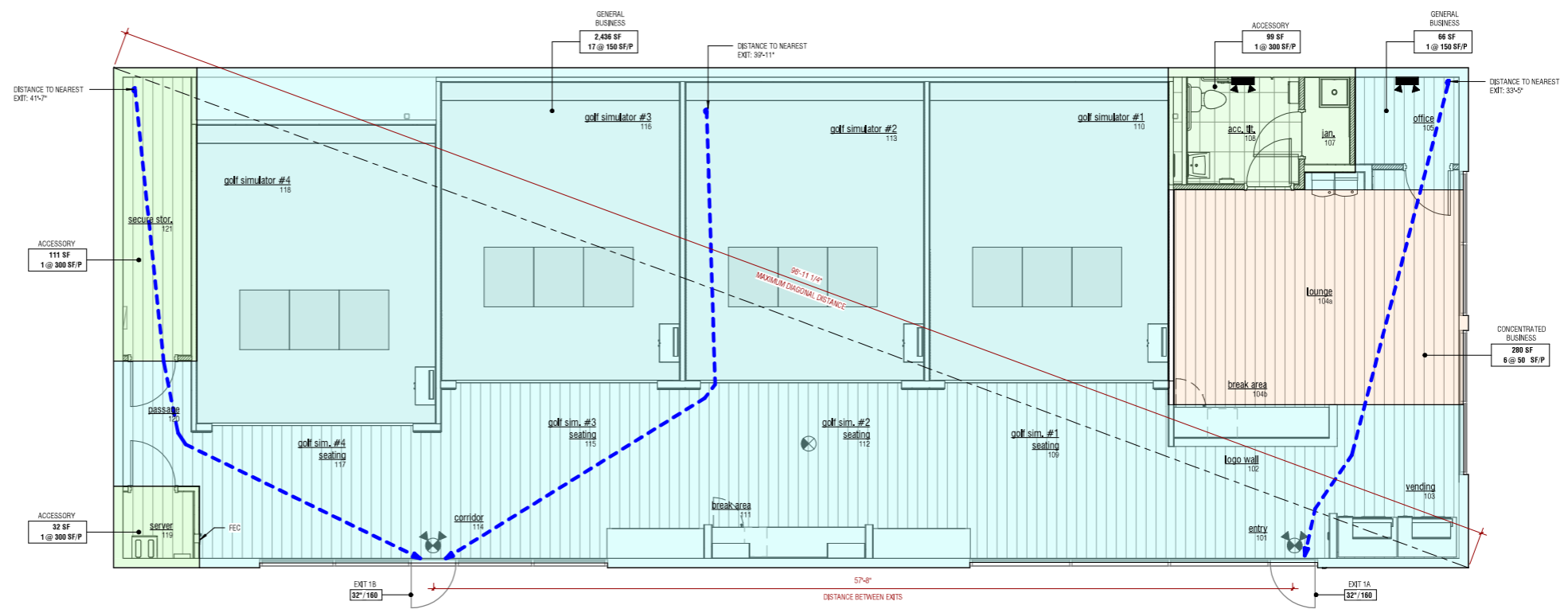


Revisions table with columns for revision number, description, and date. Shows five revisions.

date: 01.19.2025 project no.: c25137.00

general information & index g100





occupancy load - first floor

FLOOR	TOTAL AREA	AREA TYPE	OCCUPANT LOAD	TOTAL OCCUPANTS	EGRESS FACTOR	EGRESS REQUIRED	EGRESS PROVIDED	REMARKS
PRIMARY SUITE	2,502 SF	BUSINESS	1 OCCUPANT PER 150 SF	17	0.20	3.40"		
SUPPORT SPACES	242 SF	ACCESSORY	1 OCCUPANT PER 300 SF	1	0.20	0.20"		
LOUNGE	280 SF	CONCENTRATED BUSINESS	1 OCCUPANT PER 50 SF	6	0.20	1.20"		
TOTAL	3,024 SF			24		4.80"	64"	

egress capacity - first floor

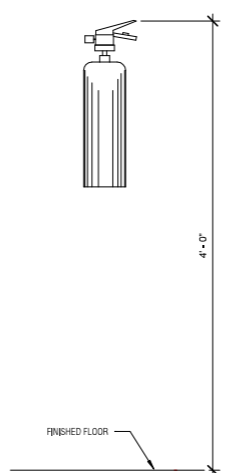
EXIT #	EGRESS WIDTH	CAPACITY	LOAD	NOTES
1A	32"	160	12	
1B	32"	160	12	
TOTAL	64"	320	24	

tactile egress signs

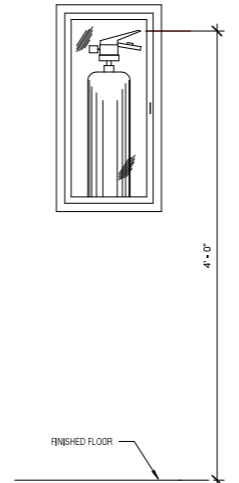
TACTILE EGRESS SIGNS IN ACCORDANCE WITH ICC / ANSIA117.1 ARE REQUIRED BY EACH DOOR REQUIRING AN EXIT SIGN. SIGNS SHALL BE INSTALLED ON THE LATCH SIDE OF A DOOR OR ON THE RIGHT SIDE OF A DOUBLE DOOR. SIGNS SHALL BE INSTALLED SO THE BRILLE TEST IS A MINIMUM OF 48-INCHES ABOVE THE FLOOR AND THE TACTILE TEXT IS A MAXIMUM OF 60-INCHES ABOVE THE FLOOR.

portable fire extinguishers

FIRE EXTINGUISHERS (NOTE 10411) TO BE INSTALLED PER NFPA 10 AND SECTION 906, IFC 2021, FINAL LOCATIONS ACCORDING TO THE LOCAL FIRE CODE OFFICIAL.



typical wall mount fire extinguisher cabinet detail
 2 1 1/2" = 1'-0"



typical recessed fire extinguisher cabinet detail
 3 1 1/2" = 1'-0"

life safety notes

- A MINIMUM FIRE EXTINGUISHER TYPE UL RATING - 2A10BC - MUST BE MOUNTED AND LABELED FOR EVERY 75 FEET TRAVEL DISTANCE IN TENANT SPACES. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRIOR TO MOUNTING AND INSTALLATION.
- LIGHTED SIGNAGE IS REQUIRED AT THE EXITS.

occupancy type legend

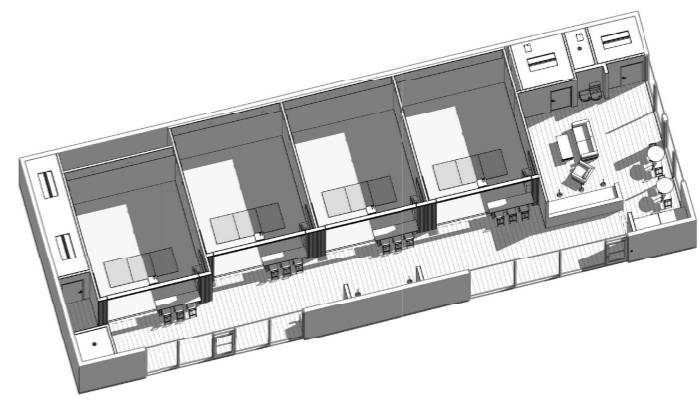
- GENERAL BUSINESS | PRIMARY SUITE
OCCUPANT LOAD: 1 OCCUPANT PER 150 SF GROSS
- CONCENTRATED BUSINESS | LOUNGE
OCCUPANT LOAD: 1 OCCUPANT PER 50 SF GROSS
- ACCESSORY | ACC. TOILET & STORAGE/ JAN.
OCCUPANT LOAD: 1 OCCUPANT PER 300 SF GROSS

life safety legend

- CLEAR OPENING WIDTH IN INCHES
- DOOR EGRESS CAPACITY
- SQUARE FOOTAGE OF SPACE
- AREA PER PERSON
- OCCUPANT LOAD (# OCCUPANTS)
- SEMI-RECESSED FIRE EXTINGUISHER CABINET
- FEC
- FE
- WALL HUNG FIRE EXTINGUISHER
- EXIT LIGHT - COORDINATE WITH ELECTRICAL PLAN

wall legend - wood

- (WC1) NON-RATED 2x4 WOOD FRAMED PARTITION WITH GYPSUM BOARD ONE SIDE - REFER TO DETAIL 10 / g200
- (WN1) NON-RATED 2x4 WOOD FRAMED PARTITION - REFER TO DETAIL 11 / g200
- (WN2) NON-RATED 2x6 WOOD FRAMED PARTITION - REFER TO DETAIL 11 / g200
- (WS3) NON-RATED SOUND 2x4 WOOD FRAMED PARTITION - REFER TO DETAIL 12 / g200
- (WS4) NON-RATED SOUND 2x6 WOOD FRAMED PARTITION - REFER TO DETAIL 12 / g200
- (WL1) NON-RATED 2x4 WOOD FRAMED PARTITION TURNED ON SIDE WITH PLYWOOD BOARD ON SIMULATOR SIDE - REFER TO DETAIL 13 / g200
- (WL2) NON-RATED 2x4 WOOD FRAMED PARTITION WITH PLYWOOD BOARD ON SIMULATOR SIDE - REFER TO DETAIL 13 / g200
- (WL3) NON-RATED 2x4 WOOD FRAMED PARTITION WITH PLYWOOD BOARD ON SIMULATOR SIDE AND GYP. BOARD ON ADJACENT SIDE - REFER TO DETAIL 14 / g200
- (WL4) NON-RATED 2x6 WOOD FRAMED PARTITION WITH PLYWOOD BOARD ON ADJACENT SIDE - REFER TO DETAIL 14 / g200
- (WL5) NON-RATED 2x4 WOOD FRAMED PARTITION WITH PLYWOOD BOARD ON BOTH SIDES
- (WL6) NON-RATED 2x6 WOOD FRAMED PARTITION WITH PLYWOOD BOARD ON BOTH SIDES 15 / g200



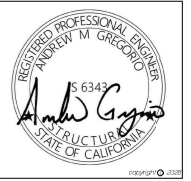
4 first floor life safety plan perspective

revisions

▲	date:	01.19.2025
▲	project no.:	c25137.00

first floor life safety plan & egress / occupancy calculations

g400



NOT FOR CONSTRUCTION UNTIL PERMIT IS ISSUED



NEW STOREFRONT SHELL BUILDING
 693 N GOLDEN STATE BLVD
 TURLOCK - CALIFORNIA

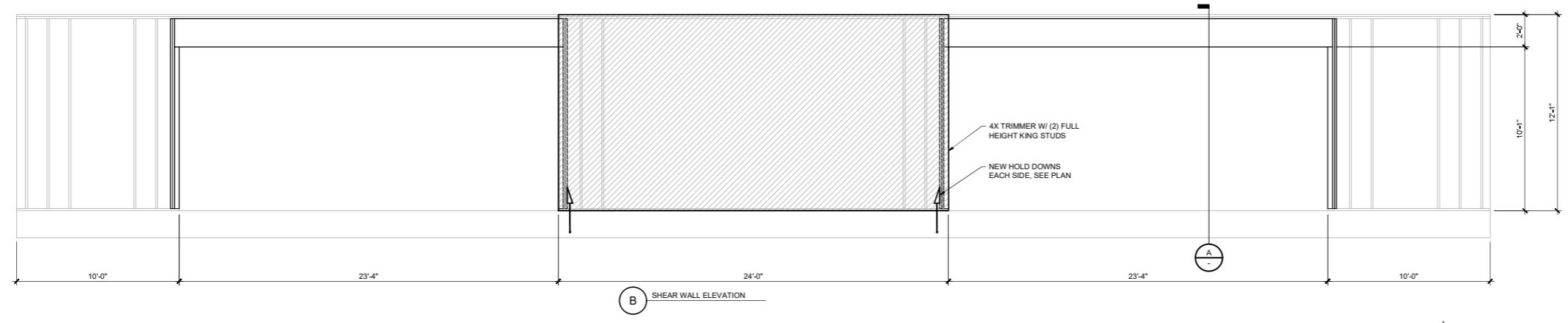
PROPOSED DRAWINGS FOR:

REVISIONS	
SUBMITTAL	5.16.22
SUBMITTAL	7.5.22



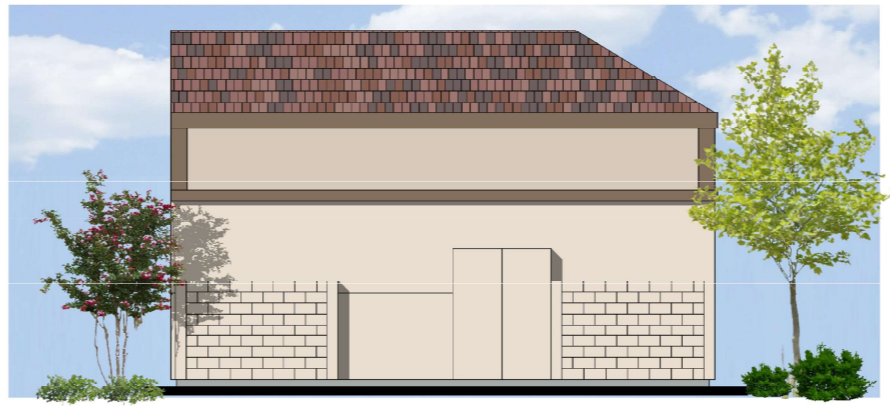
S31

SCALE
 3/16" = 1'-0"



NORTH ELEVATION

1/4"=1'-0"



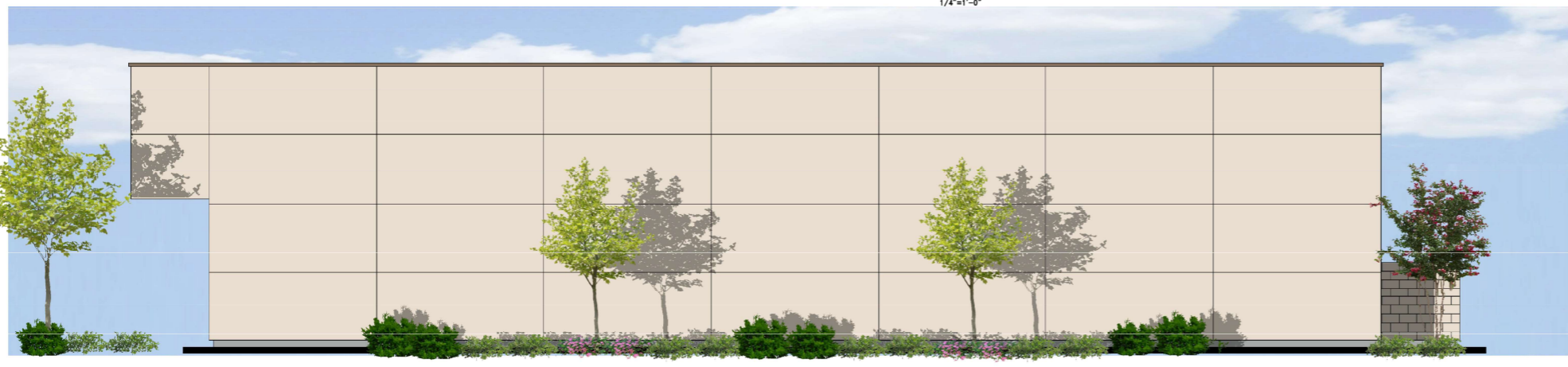
SOUTH ELEVATION

1/4"=1'-0"



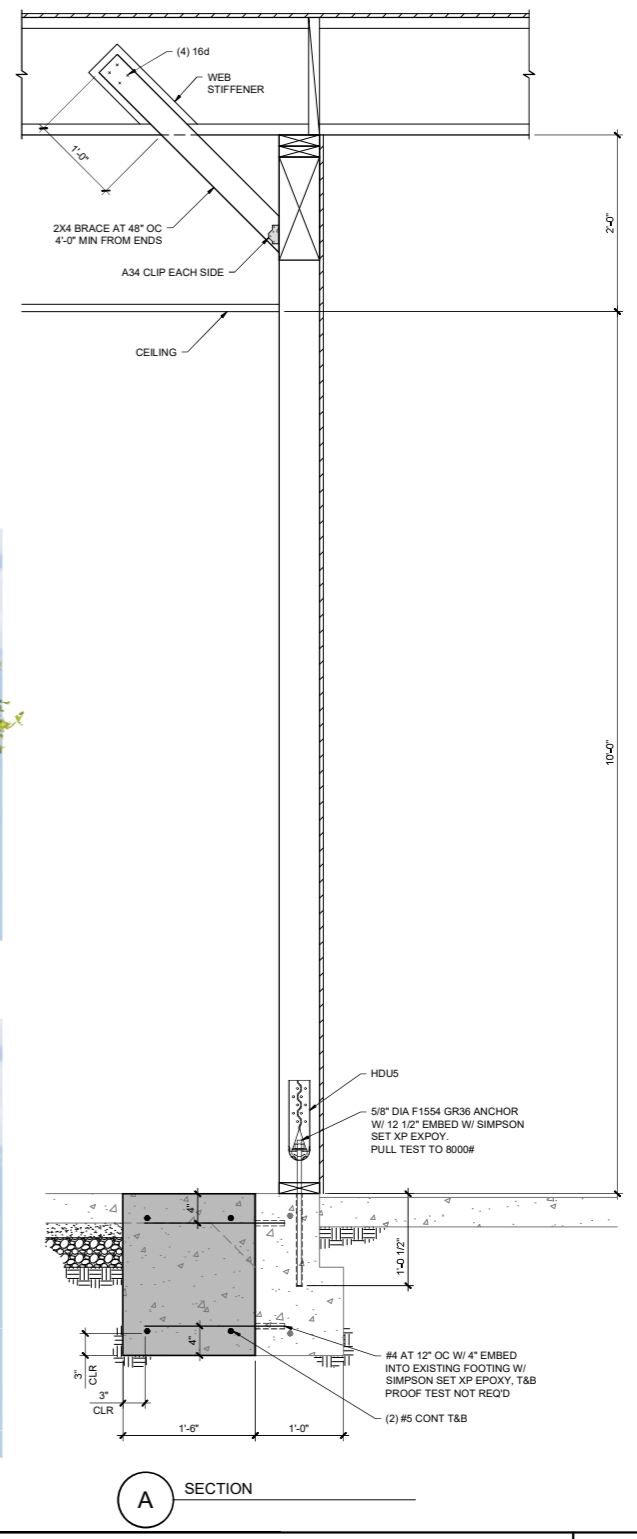
EAST ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

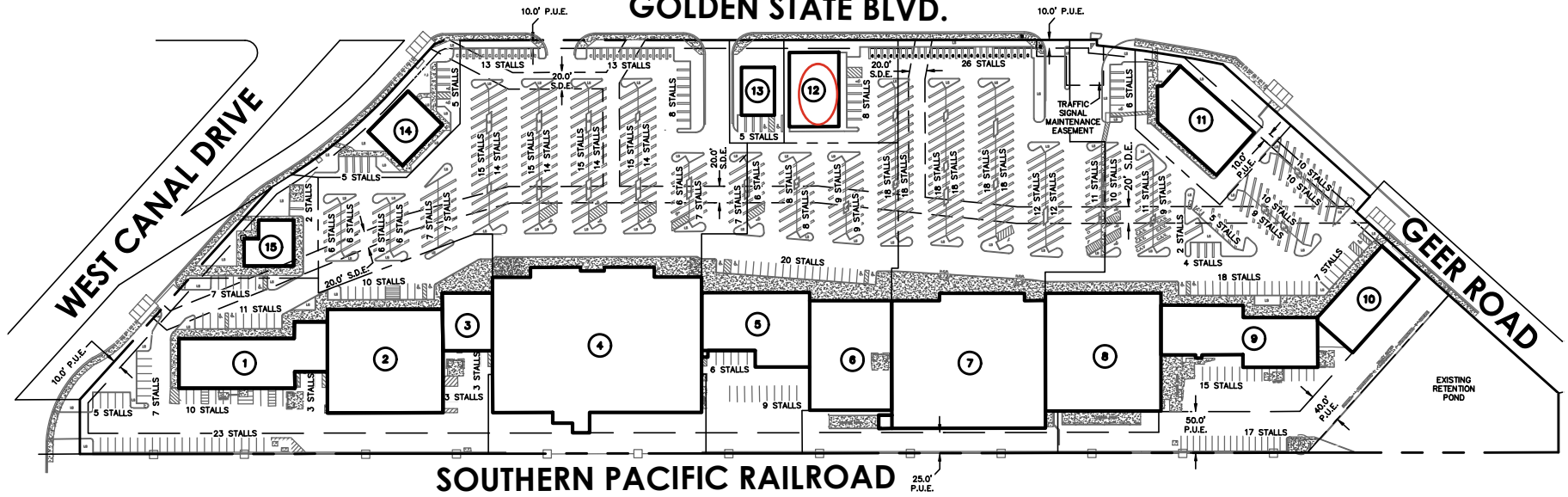


A SECTION

E:\CHEN\PROJECTS\CORTINAS ENGINEERING\CORTINAS A+E\DOCUMENTS\PROJECTS\CURRENT\22017_693 N GOLDEN STATE BLVD\22017_693 GOLDEN STATE BLVD.DWG

Building 12- Back Nine Location

GOLDEN STATE BLVD.



LEGEND & ABBREVIATIONS

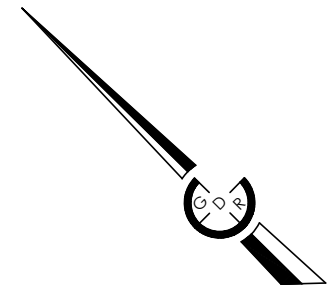
	FENCE
	EDGE OF PAVEMENT
	CURB & GUTTER
	CONCRETE
	ELECTROLIER/LIGHT POLE
H.C.R.	HANDI CAP RAMP
LS	LANDSCAPING
S.D.E.	STORM DRAIN EASEMENT
T.I.D.	TURLOCK IRRIGATION DISTRICT
P.U.E.	PUBLIC UTILITY EASEMENT

BUILDINGS

BUILDING 1 AREA:	10,832 SF
BUILDING 2 AREA:	17,537 SF
BUILDING 3 AREA:	4,231 SF
BUILDING 4 AREA:	45,394 SF
BUILDING 5 AREA:	10,496 SF
BUILDING 6 AREA:	13,177 SF
BUILDING 7 AREA:	29,701 SF
BUILDING 8 AREA:	20,005 SF
BUILDING 9 AREA:	11,454 SF
BUILDING 10 AREA:	7,196 SF
BUILDING 11 AREA:	8,045 SF
BUILDING 12 AREA:	5,400 SF
BUILDING 13 AREA:	2,176 SF
BUILDING 14 AREA:	4,044 SF
BUILDING 15 AREA:	2,935 SF
TOTAL BUILDING AREA:	192,623 SF

PARKING

STANDARD PARKING :	614 SPACES
C.A.V. PARKING :	6 SPACES
HANDICAP PARKING :	29 SPACES
COMPACT STALLS :	53 SPACES
TOTAL ON SITE PARKING:	702 SPACES



GDR ENGINEERING, Inc.
 ENGINEERING/SURVEYING/PLANNING
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
 www.gdrengineering.com

**EXHIBIT A
 SITE PLAN
 TURLOCK TOWNE CENTER**

Date: 03/19/2019	Scale: 1"=200'
Drawn.: HS	Job No.: 18054
Checked: SH	Sheet: 1 of 4

Filing Requested By:

City of Turlock
Development Services Department
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5454

When Filed Mail To:
Same as above

EXEMPT FROM FEE PER GOVERNMENT CODE §6103

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

RESOLUTION NO. 2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF TURLOCK
APPROVING CONDITIONAL USE PERMIT 2026-01
(The Back Nine Golf)

PROPERTY OWNER: Shiv Shakti Industries, Inc.
693 N Golden State Blvd.
Turlock, CA 95380

APPLICANT: LSW Investments, Inc./Leonard Williams
2365 Shetland Way
Turlock, CA 95380

SITE ADDRESS: 693 N. Golden State Boulevard

APN: 061-041-016

WHEREAS, LSW Investments Inc. has applied for Conditional Use Permit 2026-01 to construct and operate The Back Nine Golf simulation facility in an existing approximately 3,031 square foot building located at 693 N. Golden State Blvd.; and

WHEREAS, the property affected by this Resolution is described as follows: 693 N. Golden State Blvd., more particularly described as Stanislaus County APN 061-041-016; and,

WHEREAS, the property is zoned Community Commercial (CC) with a Community Commercial (CC) General Plan land use designation; and

WHEREAS, commercial recreation/entertainment uses require a Conditional Use Permit in the Community Commercial (CC) zoning district; and

WHEREAS, the project involves only minor changes to the interior of an existing building as required by Section 15301(a) (Existing Facilities) of the CEQA Guidelines; and

WHEREAS, a duly noticed public hearing was held on April 2, 2026, at which time the Planning Commission considered the staff report and public testimony on the project.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Turlock, having considered the public testimony and comments received on the project, finds and determines as follows:

Section 1. That the project is categorically exempt from the provisions of CEQA pursuant to Section 15031(a) (Existing Facilities) of the CEQA Guidelines.

Section 2. That all of the following findings can be made for the Conditional Use Permit 2026-01 (The Back Nine Golf):

- (1) The proposal is consistent with the Turlock General Plan, the zoning ordinance and all other adopted plans for the site;
- (2) The proposal is in harmony with the existing or proposed development in the general area or neighborhood and will be compatible with adjacent structures and uses, including those on adjoining properties;
- (3) The proposal is consistent with the development plan, terms, conditions, and/or intent of any planned development or conditional use permit currently in effect on the property;
- (4) Any structural elements contained within the proposal are of high quality design consistent with the intent of the City Design Element of the Turlock General Plan and the exterior design, appearance, materials, and colors will not cause the nature of the neighborhood to materially depreciate; and
- (5) The proposal will not otherwise constitute a nuisance or be detrimental to the public safety, health, and welfare of the neighborhood and community.

Planning Division (668-5640)

1. This approval authorizes the operation of an existing 3,031 square foot facility for The Back Nine Golf located at 693 N. Golden State Blvd. (Stanislaus County APN: 061-041-016). The facility will provide four (4) indoor golf simulator bays that can hold up to four (4) members per simulator bay at a time. The members can use the simulators for recreation play, lessons, or small group gatherings. Members will have 24-hour per day, 7-days per week access through a keyless reservation system and general public will have access from 8:00 a.m. – 7:00 p.m. The property will have 24/7 security camera monitoring to include camera monitoring in each of the simulation bays.
2. All “Standard Conditions of Approval” contained in Turlock Planning Commission Resolution 91-54 are hereby made conditions of approval and are incorporated herein by reference.
3. The project shall be subject to the development and design standards applicable to the Community Commercial (CC) zoning district.
4. Pursuant to Turlock Municipal Code (TMC) §9-5-107, this approval shall expire one (1) year from the date of approval, if the use has not commenced. If requested prior to the date of expiration, a time extension may be filed with the Turlock Planning Division to extend this deadline.
5. The property owner agrees, as a condition of this permit, to defend at his sole expense, any action brought against the City arising from the approval of this permit. The property owner shall reimburse the City for any court costs and legal fees. The City may, at its

sole discretion, participate in the defense of any such action; such participation shall not relieve the applicant of his obligation under this condition.

6. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails on every issue in the enforcement proceeding.
7. The property owner and operator shall comply with all applicable local, State and federal laws and regulations at all times.
8. The project shall comply with all sections of TMC §9-2-300ART: *Noise Standards*.
9. No exterior wall signs have been approved as part of this permit. All exterior wall signs shall comply with the conditions of approval contained in Conditional Use Permit 1985-26 and any amendment thereto are conditions of approval for this project.
10. Prior to the installation of any exterior wall signs a separate sign permit must be reviewed and approved by the Planning Division.
11. The sales and/or consumption of alcohol on premises is prohibited.
12. Only members shall have 24-hour access to the facility.
13. Access shall be limited to members only when no employee is on site.
14. On-site staff shall be present for all events, parties, or large gatherings, and at all times non-members are on-site.
15. Events, parties, or large gatherings shall be completed by and not take place before 8:00 a.m. or after 10:00 p.m.
16. Security cameras shall operate and monitor throughout the facility, to include each golf simulator bay, front door, and outside area at all times.

Police Department (668-6551)

1. The operation of the Back Nine Golf establishment shall be subject to review of the Police Chief or his/her designee six months from the approval date of this Conditional Use Permit (CUP) and annually thereafter. The Police Chief will have the ability to amend or add any conditions to this Conditional Use Permit administratively, without Planning Commission review, that he/she feels are necessary to ensure the safety of the public and to minimize impacts to public safety caused by this establishment. The applicant may appeal the administrative changes to the Planning Commission in accordance with TMC 9-5-129.
2. Section 9-5-109 of the Turlock Municipal Code states that the acting agency may revoke or modify any permit if the granted permit is being exercised contrary to the terms and condition of approval or in violation of any statute, ordinance, law or regulation, if the use for which the approval was granted is being exercised in a manner that is detrimental to the public health or safety or constitutes a nuisance, or that the continued exercise of the use for which the approval was granted appears to be detrimental or contrary to public welfare.

3. The owner, manager, or person responsible for the activities during business hours, shall ensure that the maximum occupancy load is not exceeded.
4. The owner, manager, or person responsible for the activities during business hours, shall ensure no alcoholic beverages are sold, served, or consumed on the premises, and take immediate action to stop these activities.
5. The Back Nine Golf shall provide security personnel at a minimum rate of 1 security personnel per 100 patrons for any special events. Security shall be immediately recognizable and security or management shall survey the perimeter (front & back) of the building every half hour to deter loitering and ensure the safety of the outside area and adjacent properties. Any criminal activity, disturbances, or other public safety concerns shall be immediately reported to Turlock Police Department.
6. The owner, manager, and all employees shall follow all lawful orders given by law enforcement officers and shall cooperate with law enforcement with regard to providing for public safety.
7. The owner, manager, or person responsible for the activities during business hours, shall immediately report to the Turlock Police Department any criminal activity, disturbances, or other public safety concerns occurring inside the establishment or related to this establishment.
8. All activities must comply with the established Noise Standards, Section 9-2-300ART of the City of Turlock Municipal Code.
9. If at any time the noise exceeds the Noise Standards as set in the City of Turlock Municipal Code , Section 9-2-300ART, the manager or owner or person responsible shall immediately close all doors and windows and sound levels inside the building shall be reduced to both external and internal standards as established in the ordinance.
10. The licensee(s) shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
11. The licensee(s) shall not allow its patrons or the general public to loiter or congregate on any sidewalks adjacent to the licensed premises.
12. Any graffiti painted or marked upon the premises or any adjacent area under the control of the licensee shall be removed or painted over within 72 hours of being applied.
13. Due to the 24-hour nature of the Back Nine Golf business model, the Turlock Police Department has determined there is a public safety concern for activities occurring there when employees are not present. Therefore, the Back Nine Golf shall participate in the Fusus Program, and provide remote access of video surveillance to the Turlock Police Department.

Building Division (668-5560)

1. A building permit is required for any structure (electrical gates site lighting, etc.) associated with the project.
2. Plans must be submitted electronically. Plans shall be prepared by a licensed California design professional.

3. The project shall comply with the current California Building Codes and the Turlock Municipal Code in effect at the time of building permit application.
4. THIS IS NOT A PLAN REVIEW. Additional requirements may be applicable upon review of the submitted building permits.
5. Energy compliance documents required. Documents to be part of the plan set. HERS testing will be required.
6. A separate permit is required for any site lighting.
7. Accessibility parking upgrades will be required.
8. Modification to existing structures will require a permit and an occupancy inspection.
9. Code Analysis is required.
10. Clearly identify which section of the project is required to comply with 2025 CBC 11A or 11B.
11. Detail compliance with 2025 CBC Chapter 11.

Fire Services (668-5580)

1. The project shall comply with the current California Fire Code, National Fire Code (NFPA), California Mechanical Code, and the Turlock Municipal Code in effect at the time of building permit application. THIS IS NOT A PLAN REVIEW. Additional requirements may be applicable upon Fire Dept. review of building plans.
2. Before vertical construction begins: 1) Onsite fire hydrant shall be in service; 2) Blue hydrant markers shall be in street; 3) Fire access roadway shall be installed to support the load of fire apparatus weighing at least 75,000 pounds; 4) Temporary address signage shall be clearly visible from the primary roadway.
3. Address numerals shall be a *minimum of 6"* tall with $\frac{3}{4}$ " stroke, contrast with background, be clearly visible from the primary roadway and be illuminated either internally or externally between dusk and dawn daily. (TMC §4-3-204(g))
4. Permanent all weather signage shall be installed: (minimum 3" letters/numbers).
 - a. MAIN ELECTRICAL DISCONNECT
 - b. MAIN GAS SHUT OFF
 - c. FIRE CONTROL ROOM
 - d. FDC (address numerals)
 - e. ELECTRICAL ROOM
 - f. HVAC units shall be numbered (coordinating with breakers and fire alarm system)
5. A Knox Box key safe may be installed to the right of the main entrance door. Safe shall be securely mounted between 4 and 8 feet above finished grade. Safe may be ordered online at www.knoxbox.com or visiting our office.

6. Fire extinguishers with a minimum rating of 2-A:10-B:C shall be provided such that no point in the building is further than 75-foot travel distance to an extinguisher. Extinguishers shall be mounted on the wall or in cabinets, such that the top of the extinguisher is no more than four (4) feet above floor level.
7. Electrical disconnect shall be accessible from the exterior of the building or in a secure electrical room that opens directly to the outside. Disconnect or electrical room will be identified with an approved all weather sign.
8. Fire lane requirements shall be met. Fire lanes shall be painted throughout project.

Municipal Services (668-5590)

1. Prior to issuance of a building permit, water and sewer utilities shall be reviewed and approved by Municipal Services.
2. A backflow will be required to be installed if property does not already have one in operation.

Parks, Recreation, & Public Facilities Maintenance Department (668-5594)

1. Street shall be installed in the sidewalk in accordance with City of Turlock standards (TMC §7-7-500 and §9-2-109(9)(ii)). The variety of street tree to be installed is *Pistacia chinensis* 'Keith Davey' (Chinese Pistache). Any variation from the above lister street tree requirement must first be approved by the City of Turlock Parks, Recreation, & Public Facilities Maintenance Department. The property owner or developer shall contact this department at (209) 668-5594 for review of tree layout and inspection prior to installation of street trees.

Turlock Irrigation District (Miranda Brumbagh 209-883-8659 or David Porath 209-883-8362)

1. The District currently provides a 400A, 120/208V service. Should the project require service upgrades or any facility relocations, please contact TID Electrical Engineering.
2. The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.
3. The District's electric utility has an existing underground power line within the 10-foot Public Utility Easement. Underground Service Alert must be notified before digging.

AT&T (559-304-8118)

1. ATT does have existing cable, conduit, and sub boxes in the proposed build area. Please have the developer contact ATT [@VALLEY AT&T ENGR PROJECT MANAGEMENT](#) when they are ready to begin their project. They can request Platt maps to ensure no conflict is in place and discuss a point of connection for fiber feed.

Section 3. That said Conditional Use Permit Amendment is hereby granted subject to compliance with all applicable codes and ordinances, and subject to the terms and conditions set forth herein. All conditions listed above shall be complied with prior to the issuance of the building permit, or equivalent, unless otherwise stipulated.

Section 4. The Director of Development Services, or designee, is hereby directed to record this Resolution at the office of the County Recorder of the County of Stanislaus.

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the Planning Commission of the City of Turlock at a regular meeting of said Planning Commission held on the 2nd day of April, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

NOT PARTICIPATING:

ATTEST: _____
KATIE QUINTERO
PLANNING MANAGER
SECRETARY OF THE TURLOCK PLANNING COMMISSION
CITY OF TURLOCK

WITNESS: _____
ALEXIA FUENTES
STAFF SERVICE TECHNCIAN
CITY OF TURLOCK

Planning Commission Staff Report

April 2, 2026



From: Adrienne Werner, Development Services Director
Prepared by: Katie Quintero, Planning Manager
Agendized by: Adrienne Werner, Development Services Director

1. ACTION RECOMMENDED:

1. To deny the appeal and uphold the administrative decision declaring Building Permit #25-1123 valid and active.
2. To uphold the appeal and overturn the administrative decision stating Building Permit #25-1123 was issued improperly and declaring Building Permit #25-1123 invalid.

2. NARRATIVE:

ISSUE

The appellant, Shawn Sheridan, filed an appeal challenging the City’s administrative determination regarding Building Permit #25-1123 issued for work related to exterior stair construction at the apartment complex located at 290 N. Thor Street.

Mr. Sheridan alleges that the permit was improperly issued under an owner-builder designation and asserts that the individual who applied for the permit did not have legal authority to do so. The appeal also raises concerns regarding field modifications to the approved plans and potential life-safety issues associated with the stair construction.

Through the appeal, Mr. Sheridan is requesting that the City revoke Building Permit #25-1123 and require that future construction be completed under a new permit issued to the legal property owner and constructed by a licensed contractor.

BACKGROUND

On July 11, 2025, the Building and Safety Division received a complaint regarding the exterior stairway lighting and deteriorating stairs at 290 N. Thor Street. On July 28, 2025, the building inspector verified the complaint and followed up in writing to the property notifying them of the complaint, the Turlock Municipal Code (TMC) violations and requested the property owner contact the Building & Safety Division by August 11, 2025 so staff can assist them in correcting the TMC violations and clearing the complaint. No contact from the property owners was received by the deadline; therefore, a second letter was sent to the property owners on August 12, 2025, again outlining the code violations and requesting they contact the Building & Safety Division by August 26, 2025.

On September 5, 2025, the Building & Safety Division received an application for the repair/replacement of two sets of stairs for the apartment building at 290 N. Thor Street. The plan check review process began on September 25, 2025. The building permit and plans were approved on November 26, 2025 and the building permit issued on December 9, 2025.

Construction on the stairs for 290 N. Thor Street, #202 began in January 2026. Construction

and inspection of the stairs at 290 N. Thor Street, #202 began first to allow the contractor to work through any issues with the building staff prior to beginning construction of the stairs leading to 290 N. Thor Street, #200. The first inspection for the footings was done on January 28, 2026. On February 10, 2026, the building inspector was onsite for an inspection on the first set of stairs and a Notice to Contractor/Builder was issued noting items that needed to be corrected prior to scheduling the next inspection.

On February 9, 2025, building department staff, legal staff, and the Development Services Director met with Mr. Sheridan to discuss his concerns regarding the building permit and the repair/replacement of the stairs at 290 N. Thor Street. During the course of the meeting Mr. Sheridan alleged that the building permit was issued fraudulently based on the signature of the property owner on the permit and the owner-builder acknowledgement form. The building staff and the director concluded the meeting affirming the building permit and plans were valid.

Subsequently, on February 13, 2026 the City Attorney's office concluded, after review of the files, there was nothing to warrant stopping the construction of the stairs.

After discussion with Mr. Sheridan on March 2, 2026, the Interim City Manager also affirmed the validity of the building permit.

On March 9, 2026, Mr. Sheridan filed an appeal, with the City Clerk's office disputing the Development Services Director and Interim City Manager's determination that the building permit is valid.

In response to the receipt of the March 9, 2026 appeal submitted to the City Clerk's office, the Building & Safety Division issued a Stop Work Order. Construction of the exterior stairs immediately ceased and cannot resume until a decision regarding the appeal is rendered.

BUILDING PERMIT APPLICATION

Anyone may apply for a building permit; however, permits must be issued to the property owner of record, a licensed contractor, or an authorized agent of either with a completed owner-builder form. Authorization is verified by reviewing a copy of a driver's license or through a notarized document.

The original authorized agent form submitted for Building Permit 25-1123 was later questioned by the appellant. Because our standard process is to verify identification without retaining copies of the individual's driver's licenses, we did not have a copy of the driver's license on file. To address the concern and confirm that the permit was properly authorized, staff requested that the property owner complete an updated owner-builder form. On February 18, 2026, the updated form and copies of driver's licenses were provided to the Building & Safety Division and retained for verification.

Based on the updated documentation, it is clear that Armando Garcia Sr. has authorized Armando Garcia Jr. to act on his behalf. Additionally, Armando Garcia Jr. is a State of California licensed contractor and as such could have obtained the building permit in that capacity as well.

CALIFORNIA BUILDING CODE (CBC)

Under the California Building Code, the Building Official, or his or her designee, is responsible for enforcing the provisions of the code and administering building permits. The CBC identifies building official as anyone having the authority to enforce all provisions of the building code. This could include individuals such as administrative staff, inspectors, code enforcement officers and the like. CBC Section 105.1 authorizes the Building Official to issue permits for work regulated by the code, and Section 104.1 establishes that the Building Official has the authority to interpret and enforce the code.

The administrative determinations verbally issued by the Building Division on February 9 and 27, 2026 and by the Interim City Manager on March 2, 2026 were made pursuant to this authority. These determinations addressed concerns raised regarding the issuance and administration of Building Permit #25-1123.

With respect to the concerns raised in the appeal, several provisions of the California Building Code are relevant:

- **CBC Section 105.1 – Permits Required:** Authorizes the Building Official to issue permits for construction and alterations regulated by the code.
- **CBC Section 105.3 – Application for Permit:** Requires that applications for permits be submitted to the Building Official in the form prescribed by the jurisdiction.
- **CBC Section 105.4 – Validity of Permit:** Allows the Building Official to determine whether an application conforms to applicable regulations before issuing a permit.
- **CBC Section 105.5 – Expiration of Permit:** Establishes when permits may become invalid due to inactivity.
- **CBC Section 104.1 – General Authority of the Building Official:** Provides the Building Official authority to enforce the code and interpret its provisions.

Questions related to contractor licensing, owner-builder declarations, and contractor eligibility are generally administered through the California Contractors State License Board (CSLB) and the California Business and Professions Code, rather than the California Building Code itself.

The City's administrative review concluded that the permit could remain active based on the information available to staff at the time of the determination.

PLANNING COMMISSION

Turlock Municipal Code Section 1-4-01 Right to Appeal states:

(a) Planning appeals. Any action or decision of the Planning, Development Engineering, or Building and Safety Division of Community Development Services may be appealed to the Planning Commission. Any action or decision of the Planning Commission may be appealed to the City Council.

As noted in the Turlock Municipal Code, the Planning Commission serves as the decision-making body responsible for reviewing the administrative determination. The Planning Commission's role is not to re-perform building plan review or construction inspection, but

rather to determine whether the administrative determination was made appropriately under the City's procedures and applicable regulations.

The Commission may uphold, modify, or overturn the decision after considering the information presented by the appellant, City staff, and the public.

Planning Commission Role

The Planning Commission's role in this matter is to review the administrative determination and evaluate the issues raised in the appeal.

The primary issues raised by the appellant include:

1. Whether the permit applicant had the legal authority to apply for the building permit.

As noted above, anyone may apply for a building permit. Osvaldo Reyes completed, signed, and electronically submitted the application and plans to the Building & Safety Division. Likewise, in response to the plan check comments Mr. Reyes received on October 29, 2025, he uploaded the re-submittal application and corrections on November 24, 2025.

2. Whether the permit was appropriately issued under an owner-builder designation.

Building Permit #25-1123 was signed on December 29, 2025 and issued to Armando Garcia. Armando Garcia's driver's license was provided to staff to confirm the signature of the permit holder. In accordance with City policy, the driver's license is used for identification and is not retained on file. Upon receiving the complaint from the appellant, staff requested the property owner update the owner-builder acknowledgment form. The updated forms and driver's licenses were received by the Building & Safety Division on February 18, 2026.

3. Whether modifications to the permitted construction occurred without appropriate review or approval.

The appeal and addendum assert that construction deviates from approved plans. Under the California Building Code, any deviation from approved plans is addressed through:

- Field inspections
- Correction notices
- Plan revisions (if required)

On February 10, 2025, the building inspector inspected the construction of the stairs at 290 N. Thor Street. The building inspector provided a Notice to Contractor/Builder (NTB) as well as an email updating items found during the inspection that needed to be corrected. Instead of a simple "failed" notice, the NTB and email explicitly state what needs to be fixed or modified to meet requirements. The notice serves as a reference for the next inspection, allowing the inspector,

and the contractor, to confirm that issues from previous inspections have been addressed. Re-inspection is required once the items on the list are completed. These are technical enforcement matters under the authority of the Building Division.

The Planning Commission's role is limited in scope. The Planning Commission must determine whether or not the administrative determination by the Development Services Director and the Interim City Manager, regarding the building permit, is valid.

4. Whether the construction poses potential safety concerns.

The appellant raises concerns regarding potential safety issues associated with the stair construction. Life-safety compliance is governed by the California Building Code and is verified through the City's standard processes, which include:

- Plan review
- Field inspections
- Identification and correction of deficiencies prior to final approval

During the course of construction, City building inspection staff conducted site inspections of the work associated with Building Permit #25-1123. Based on the inspection(s) performed to date, the Building Inspector did not identify or document conditions that would classify the stair construction as unsafe at the time of inspection.

It is important to note that inspections are conducted at specific stages of construction to verify compliance with applicable code requirements. The absence of identified safety violations during inspection indicates that, at the time of inspection, the work observed was not found to present an immediate life-safety hazard under the standards of the California Building Code.

The existence of an active building permit does not exempt a project from compliance with all applicable safety requirements. Any deficiencies identified through subsequent inspections or review must be corrected prior to final approval. The Building Division retains authority to require corrections, withhold final approval, or take enforcement action if conditions are later determined to be noncompliant or unsafe.

Addendum

Following a Public Records Act request Mr. Sheridan filed an addendum to his appeal, with the City Clerk, on March 25, 2026 (Attachment 2). Mr. Sheridan submitted the updated Owner-Builder Acknowledgment form that was executed on February 17 and 18, 2026.

The addendum reiterates and expands upon the original appeal, emphasizing:

- Alleged lack of applicant authority
- Concerns regarding construction practices
- Requests for permit revocation and suspension of work

These issues have been reviewed by staff and addressed through the administrative determinations previously issued. The addendum does not introduce new evidence that materially changes the basis of the original determination but provides additional context for the Commission's consideration.

Again, it is important to note that the Planning Commission does not serve as the building official and does not conduct plan review or building inspections. Those responsibilities remain within the authority of the Building Division pursuant to the California Building Code. The Planning Commission's role is limited to determining whether the administrative actions were reasonable and supported by the record, not to re-evaluate technical building code compliance or construction.

The Commission's decision should therefore focus on whether the administrative determination made by City staff was reasonable and supported by the information available at the time.

Public Noticing

Public notices were mailed to all property owners within a 500-foot radius of the property. No phone calls or correspondence was received regarding the appeal.

CONCLUSION

The appeal before the Planning Commission concerns the administrative determination related to Building Permit #25-1123. The issues raised by the appellant, as supplemented by the addendum, primarily relate to permit issuance procedures, the authority of the applicant, alleged deviations from approved plans, and concerns regarding safety.

Under the California Building Code:

- The Building Official has authority to issue permits (CBC §105.1)
- The Building Official interprets and enforces the code (CBC §104.1)
- Permit applications are reviewed for compliance prior to issuance (CBC §105.3–105.4)

The administrative determinations issued by the Building Division and affirmed by the, Development Services Director, Interim City Manager, and the City Attorney were made pursuant to the authority granted under the California Building Code. The Planning Commission's role is to evaluate whether those determinations were made appropriately based on the information available and applicable regulations.

While the appellant has raised concerns regarding the administration of the permit and construction activity, the Commission must consider whether substantial evidence has been presented demonstrating that the administrative determination was made in error or

inconsistent with applicable procedures.

PLANNING COMMISSION CONSIDERATION (FINDINGS)

Based on the record before it, the Planning Commission may determine that the administrative determination should be upheld, modified, or overturned.

To Deny the Appeal (Uphold Decision)

1. The administrative determination was made in accordance with applicable procedures.
2. The Building Official acted within the authority provided by the California Building Code.
3. The appeal does not provide substantial evidence demonstrating that the determination was made in error.

To Uphold the Appeal (Overturn Decision)

1. The administrative determination was inconsistent with applicable procedures or regulations; and
2. Substantial evidence demonstrates that the permit was improperly issued or administered; and
3. Overturning the determination is necessary to ensure compliance with applicable laws.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The fiscal impact for the appeal is staff time to prepare the staff report.

4. ENVIRONMENTAL DETERMINATION:

The appeal involves the review of an administrative determination regarding a building permit and does not itself authorize new development. Therefore, the action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

5. ATTACHMENTS:

1. Appeal application and exhibits from Shawn Sheridan
2. Addendum 3-25-26
3. 7-11-25 Complaint
4. 7-28-25 & 8-12-25 Enforcement Letters
5. BP# 25-1123, Application, Sub
6. BP# 25-1123, Plans, Sub, Markups
7. BP# 25-1123, Application, ReSub 1
8. BP# 25-1123, Plans, Approved
9. BP#25-1123 (Issued 12-9-25)
10. Job Card & NTB
11. 2-18-26 Updated Homeowner Form 290 N Thor
12. Resolution 2026-07 Denying Appeal

13. Resolution 2026-08 Upholding Appeal

COPY

APPLICATION FEE: \$125.00



CITY OF TURLOCK APPEAL APPLICATION

Received

MAR 09 2026

City of Turlock
City Clerk's Office

- ADMINISTRATIVE DECISION
- PLANNING COMMISSION DECISION
- OTHER (Describe) _____

NAME OF APPLICANT: Shawn Sheridan (Legal Agent for Tenant, Frances Dianne Sheridan)

STREET ADDRESS: 290 N. Thor St., Apt 200

CITY: Turlock STATE: CA ZIP: 95380

DAY-TIME PHONE NUMBER: (209) 202-7109

• DESCRIBE THE NATURE OF THE APPEAL: Appeal of the Building Division and Interim City Manager's administrative decision to uphold the validity of "Per Complaint" Building Permit #25-1123 (for apartment stairs). The City has declined to revoke the permit despite documented evidence that the applicant lacked legal standing to claim "Owner-Builder" exemptions. Critically, the Architect of Record disavowed the field changes, which have resulted in documented life-safety hazards. (See Attached Addendum for full details).

• EXPLAIN THE REASON(S) YOU BELIEVE THE DECISION OR ACTION WAS WRONG: The City cannot legally cure a life-safety hazard by issuing a "correction list" to a fraudulent applicant under a void permit. The permit was issued based on a three-entity identity mismatch (Trust owns it, LLC applied for it, Individual signed it). Allowing an unauthorized third party to continue un-engineered work on a structure the architect has abandoned violates the City's mandatory duty under Health & Safety Code § 17960. (See Attached Addendum for full legal basis).

DATE OF DECISION: 02/27/26 (Building Division); 03/02/26 (City Manager)

• WHAT ACTION ARE YOU ASKING THE CITY COUNCIL TO TAKE? Planning Commission

1. Uphold the automatic stay on construction per TMC § 1-4-05.
2. Immediately REVOKE Permit #25-1123 pursuant to Health & Safety Code § 19825.
3. Require the legal Trustees to apply for a new permit utilizing an independent, third-party Class B licensed contractor to abate the life-safety hazard(s), and strictly prohibit the use of the "Owner-Builder" exemption.

(See Attached Addendum for full details).

Shawn Sheridan
Signature of Applicant

03/09/2026
Date

(Note: Fee Waiver Approved by Interim City Manager Gary Hampton on March 2, 2026).

**ADDENDUM ATTACHMENT TO CHAPTER 1-4 NOTICE OF APPEAL:
REASONS AND BASIS FOR APPEAL & DEMAND FOR REVOCATION**

SUBJECT: Permit #25-1123 (290 N Thor St, Turlock, CA)

DATE: March 9, 2026

I. JURISDICTION & AUTOMATIC STAY (TMC § 1-4-05)

This appeal is triggered by the February 27, 2026, written directive from the Building Division and the March 2, 2026, verbal decision by Interim City Manager Gary Hampton refusing to administratively revoke Permit #25-1123 (*See Exhibit R*). This final executive decision was memorialized in writing and transmitted to the Interim City Manager on March 2, 2026 at 4:45 PM, establishing the definitive trigger for the 10-day appellate window under TMC § 1-4-02.

Pursuant to Turlock Municipal Code (TMC) § 1-4-05, the filing of this appeal enacts an automatic stay, halting all construction and suspending the privileges of Permit #25-1123 until the Planning Commission rules. Any administrative attempt to override this stay and permit the continuation of an un-engineered, architect-disavowed structure actively endangers public safety and violates the City's mandatory duties under Health & Safety Code § 17960.

II. THE IMMEDIATE LIFE-SAFETY HAZARD, ARCHITECT DISAVOWAL, & STANDING TO APPEAL

Standing to Appeal

Permit #25-1123 was explicitly issued "Per Complaint" to abate code violations affecting Apartment 200. Because the stairs leading solely to Apt 200 constitute a legal appurtenance to the rental unit (Civil Code § 1941.1), the 81-year-old tenant, Frances Dianne Sheridan, possesses a vested property interest and a fundamental right to safe ingress and egress. She is directly and adversely aggrieved by the City's failure to enforce mandatory life-safety codes on the sole access point to her home, where she has lived for ten years (*See Exhibits Q-1 & Q-2*). As her authorized Legal Agent, I possess standing to demand that this mandatory abatement be performed lawfully and safely.

The Life-Safety Hazard and Architect Disavowal

The un-engineered construction executed under this permit has exacerbated the life-safety hazard. On February 17, 2026, the Design Professional of Record, Nicholas Britt, was placed on Actual Notice of four specific life-safety deviations from his engineered plans:

1. **Foundation & Hardware Mismatch:** Poured anchors with a 17" Y-axis error, resulting in a 17" unsupported cantilever and the substitution of 4x6 posts jammed into 4x4 Simpson connectors (*See Exhibits Q-3 & Q-4*).
2. **Handrails & Accessibility Violations:** Omission of specified 1.5" metal tubes shown on Sheet SP1, substituted with non-graspable 2x6 lumber caps, violating CBC § 1014.3 graspability requirements. (*Note: Metal handrails were eventually installed three weeks later on March 5, 2026, but the stairs lacked any lawful handrail from August 6, 2025, until that date—an unacceptable seven-month life-safety violation*).
3. **Landing Geometry:** The landing depth was reduced to 39", violating CBC § 1011.6, which requires the landing depth to be at least equal to the 42" stairway width.
4. **Lumber Specification:** The use of untreated Green Douglas Fir (GDF) for exterior structural framing, directly violating the approved plans' requirement for pressure-treated or naturally decay-resistant lumber (*See Exhibits H & Q-5*).

In response to these facts, Mr. Britt officially disavowed the construction in writing, stating: "*Mr. Sheridan, I did not authorize any of the field changes described in your email, nor was I consulted regarding any substitutions or deviations from the approved plans*" (*See Exhibit O*).

Structural Discoveries

Furthermore, recent personal inspections have revealed severe physical and geometric defects that compound these unauthorized field changes:

- **Balcony Attachment:** Newly discovered photographic evidence (*Exhibits Q-6 and Q-7*, taken March 8, 2026) proves a hidden structural detachment. As demonstrated in the photographs, an 8½ x 11 sheet of paper can slide nine inches between the stairs' header and the balcony behind both the left and right stringers. This proves structural nails failed to penetrate the balcony wood.
- **Balcony Projection:** The approved plans are geometrically impossible to execute safely. The architect designed the stairs based on an incorrect 11-inch balcony projection, whereas the actual physical projection is 14 inches. This discrepancy forces the stairs further out into an existing, restricted concrete perimeter, compounding the structural failures.

III. PREEMPTION OF UNAUTHORIZED ADMINISTRATIVE "CURE"

On February 28, 2026, Interim City Manager Gary Hampton indicated a consideration/intent to bypass the Architect of Record and utilize a licensed engineer to retroactively approve these unauthorized field changes. This proposed action is legally prohibited.

A standard "correction list" (See *Exhibit N*) is intended for minor workmanship issues, not fundamental structural deviations, such as a 17-inch foundation error. Under the California Building Code (CBC § 107.4), any structural change that deviates from approved plans *must* be resubmitted as an amended set of construction documents.

The City does not possess the unilateral legal authority to internally "rubber stamp" structural deviations that the independent, licensed Design Professional of Record has expressly refused to ratify. Permitting work to continue via a Building Division "correction list" or post-hoc internal engineering approval is an unlawful attempt to circumvent the requirement for appropriately stamped, engineered structural plans.

The Legal Insufficiency of the February 10 Correction List

Furthermore, the City is unlawfully applying administrative remedies to a contractor who has demonstrated a persistent inability to read or follow approved plans. Following an onsite inspection on February 10, 2026, Inspector Delgadillo emailed a correction list (*Exhibit N*) citing seven (7) structural and safety violations on the set of replacement stairs adjacent to Apt 200, including:

1. **Missing Structural Supports:** Failure to provide mandatory 4x4 posts at 48" O.C. per approved plans.
2. **Unsafe Guardrails:** Guardrail heights failing to meet the 42" minimum.
3. **Uneven Stairs:** Riser heights exceeding 7" and failing the 3/8" uniformity tolerance (Note: Cited by the inspector as 1009.4.4 in Exhibit N, but currently governed by 2022 CBC § 1011.5.4).
4. **Missing Handrails:** Total omission of required handrails.
5. **Missing Hardware:** Missing LSCZ structural connectors at stringers as specified in Detail 6, Sheet SP1.
6. **Unverified Attachments:** Unverified and potentially unsafe ledger attachment to the existing building.
7. **Tripping Hazards:** Lack of 2" wide, high-contrast, slip-resistant strips on the upper landing and all treads as required by Sheet SP1 and CBC § 1115A.5.

Shockingly, on February 14–15, 2026—just four days after receiving this extensive structural directive regarding the adjacent stairs—the contractor willfully ignored the corrections and built the second set of stairs (leading to Apt 200) as a mirror image of the first flawed set.

By issuing ongoing correction lists to an unauthorized applicant instead of revoking the permit, the City is attempting to administratively coax compliance out of fundamental structural failures. The City Manager's March 2 admission that yet another correction list is required (to address omitted wood types) proves this method is failing to ensure public safety. Under TMC § 9-5-1102, the City does not possess the authority to "correct" its way out of a permit that is void *ab initio*.

IV. JURISDICTIONAL DEFECT: PERMIT VOID *AB INITIO*

The City Attorney and City Manager cannot advise the Commission to uphold or administratively amend a permit where the City lacked the jurisdictional authority to issue it in the first place. Pursuant to TMC § 9-5-1102, any permit granted in conflict with the City's regulatory title is void *ab initio* (void from inception). Permit #25-1123 is a legal nullity due to the following fatal, foundational defects:

- **The "Three-Entity" Identity Mismatch & Invalid "Owner-Builder" Status:** The permit relies on a legally invalid combination of three conflicting entities to unlawfully bypass mandatory contractor licensing. The City allowed a commercial contractor to improperly utilize the DIY homeowner exemption to evade state law.
 - **The Application & Plans:** Both the permit application and approved plans identify the owner as an LLC ("Amarak Investments") (See Exhibits B, C, G, & H).
 - **The Permit (#25-1123):** The permit was issued to "Armando & Maria Garcia," the legal owners of record, trustees of the Garcia 2017 Living Trust (See Exhibit A).
 - **The Signer:** The declaration was signed by Armando Garcia Jr.—an individual commercial contractor (See Exhibits D, E & K), who resides in Newman, CA.
- The City received a signed "Owner-Builder Acknowledgment" form (See Exhibit I). The true legal owners left the mandatory "Authorization of Agent" section entirely blank; therefore, the signer failed the threshold jurisdictional requirement for permit issuance under Health & Safety Code § 19825.
- The City received a "Construction Waste Management Plan" form signed by Armando Garcia, Jr. (See Exhibit J). "Armando Garcia" is listed as both Owner and Contractor, listing his commercial business (Westside Landscape & Concrete, Inc.) as the facility.

- **Contradictory Declarations on Workers' Compensation (Labor Code § 3800):** The permit was secured using an "EXEMPT" declaration, initialed and signed under penalty of perjury, claiming no employees would be used (*See Exhibit K*). A permit secured through contradictory Labor Code declarations to evade mandatory insurance laws is legally void.
- **Equitable vs Legal Ownership:** While Armando Garcia Jr. likely holds an equitable interest as a trust beneficiary, he does not possess the legal title required to act as the statutory "Owner of Record." Equitable ownership does not grant the legal authority to encumber the property, apply for permits, or claim the DIY "Owner-Builder" homeowner exemption (B&P Code § 7044).
- **Corporate Structure & Actual Notice:** The property was acquired by the Trust (Grant Deed filed February 19, 2025) (*Exhibit A*). From the time of purchase until July 31, 2025, the landlord was the family-operated Amarak Management, Inc. On July 11, 2025, the City acknowledged my complaint regarding the stairs. The landlord (Amarak) had already been notified, meaning, at minimum, property manager Karina (Garcia) Castaneda had actual notice of the hazard before relinquishing management to a third party at the end of July.

The corporate structure reveals a deliberate attempt to bypass licensing laws: The CEO of Amarak Management is one of the Trustees. Armando Garcia Jr., his brother Rolando, and sister Karina are all corporate officers of Amarak Management (*See Exhibit P*). They are also the corporate officers of the commercial contractor, Westside Landscape & Concrete, Inc. (*See Exhibit E*). The Trust and the contractor share the same publicly-filed address in Newman, CA.

The Jurisdictional Defect: Despite this clear corporate structure, on December 9, 2025, and February 9, 2026, City staff emailed the approved plans link to Armando Jr. and Karina at their commercial contractor email addresses (@westsidelandscape.net) (*See Exhibits L & M*). The City explicitly acknowledged them as a commercial entity, yet simultaneously allowed Armando Jr. to use that exact same commercial email address to unlawfully claim the DIY "Owner-Builder" homeowner exemption on the permit.

Because Permit #25-1123 was obtained through invalid exemptions, signed by an unauthorized non-owner, and subsequently disavowed by the Architect of Record, it cannot be administratively "corrected" or upheld. It must be extinguished.

- **Public Records Act (PRA) Request #26-90:** On February 13, 2026, the City formally responded to my PRA request seeking the mandatory authorization for the non-owner signature. The official response: The City has no responsive records. This confirms the City issued the permit without the statutorily required authorization.
- **PRA #26-72:** I requested and received a copy of the permit application (#25-1123). Item 9 states: *"This document is public record."* However, the business address and signatures were redacted. A third party, Osvaldo Reyes, marked as Agent, allegedly signed the application, shown on the approved plans as OZR Drafting + Design, LLC. That LLC was organized for Mr. Reyes one month before the application was signed on September 3, then three weeks later the City wrote the Application Date at the top of the form as "9/24/25". (See Exhibit F & G). The City is not known to possess any document legally authorizing that Agent, signed under the declaration: *"I...hereby authorize representatives of this city to enter upon the above-mentioned property..."*
- **Failure of Mandatory Signature Verification:** The Owner-Builder Acknowledgment form (Exhibit I) explicitly mandates: *"A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature."* The City failed to enforce this mandatory safeguard. A visual comparison of the public record proves the signature on the permit documents belongs to Armando Garcia Jr. (as verified by his 2016 state filing, Exhibit D), which is distinctly different from the signature of the actual property owner and Trustee, Armando P. Garcia Sr. (as verified by his 2014 state filing, Exhibit B). By ignoring its own printed verification protocols, the City facilitated identity fraud and issued a permit to an unauthorized individual.

V. REQUESTED RELIEF: IMMEDIATE PERMIT REVOCATION

Any administrative action to "Final" this void permit constitutes a willful breach of the City's mandatory duty to enforce state building standards (Health & Safety Code § 17960).

I respectfully request that the Planning Commission grant this appeal and order the following:

1. Uphold the Automatic Stay on construction per TMC § 1-4-05.
2. Immediately Revoke Permit #25-1123 pursuant to Health & Safety Code § 19825, CBC § 105.6, and TMC § 9-5-1102.
3. Mandate Lawful Abatement & Tenant Protection:

(a) Direct the Building Official and/or Director of Development Services to issue a notice and order to abate directly to the legal Trustees of record and immediately inform Armando Garcia, Jr., via the phone number on file, of that action.

(b) Preclude Unlawful Administrative Approvals & Enforce Licensing Laws:

To explicitly prevent the City from utilizing a post-hoc, onsite engineering approval to legitimize the unauthorized contractor's field changes, the Commission must direct the Building Official to:

- **Reject any further "Owner-Builder" permit applications for this property.** The legal ownership structure (Trust/LLC) explicitly disqualifies the property from such exemptions under B&P Code § 7044. Armando Garcia Jr. has already constructed four distinct life-safety hazards at this exact location (two unpermitted, not-to-code sets of stairs in August 2025, and two severely non-compliant replacement sets in February 2026), willfully deviated from engineered plans, and is currently the subject of an open Contractors State License Board (CSLB) investigation (Complaint #NA 2025 13396) for his actions on this property. Allowing this unauthorized work to be retroactively approved by the City constitutes a willful disregard for public safety.
- **Mandate Licensed Execution and Accurate Design:** Require that the mandatory abatement be performed by a licensed contractor in good standing. The Commission must direct that entirely new plans be prepared and stamped by an independent, licensed design professional—accounting for the actual 14-inch balcony projection and the existing restricted concrete perimeter—and be subject to a full, un-bypassed City review.

(c) Ensure Abatement Does Not Punish the Tenant:

- **Order Immediate Interim Shoring:** The immediate installation of temporary shoring to secure the detached stair header at the balcony is required to mitigate the acute collapse hazard.
- **Prohibit Punitive Displacement:** The Commission must mandate that both this emergency stabilization and the final repairs occur without the punitive displacement (i.e., a "Red Tag") of the 81-year-old tenant. Since recent onsite work demonstrates that repairs and concrete pouring can be achieved by elevating the stairs on temporary props, any displacement must be strictly limited to the hours of absolute technical necessity so the tenant is not penalized for the owner's statutory violations.

Conclusion

I appreciate that Interim City Manager Hampton took the time to personally visit the site on February 28 and again on March 2, 2026, alongside Development Services Director Werner. Following these visits, Mr. Hampton stated that he observed no visible, imminent safety hazard.

However, my specific concerns regarding the balcony attachment required more than a visual surface inspection. As the photographic evidence demonstrates, there is a hidden structural detachment between the stairs and the balcony. This physical reality, combined with the Architect of Record's express written disavowal of the project, overrides any preliminary visual assessment. Because this sole access point is fundamentally compromised by un-engineered construction executed under a legally void permit, the City cannot administratively 'cure' this hazard. The City must uphold the automatic stay, revoke Permit #25-1123, and mandate lawful abatement by an independent professional to protect public safety and the tenant's fundamental right to safe ingress and egress.

Respectfully submitted,

A handwritten signature in cursive script that reads "Shawn Sheridan".

Shawn Sheridan
Legal Agent for Tenant, Frances Dianne Sheridan
290 N Thor St, Apt 200
Turlock, CA 95380
sds1@tutamail.com

[Exhibit list on the next page]

APPELLANT'S EXHIBIT LIST – PERMIT #25-1123

Exhibit Document

- A Recorded Grant Deed (Garcia 2017 Living Trust)
- B 2014 state filing - Amarak Investments LLC
- C 2025 state filing - Amarak Investments LLC
- D 2016 state filing - Westside Landscape & Concrete, Inc.
- E 2025 state filing - Westside Landscape & Concrete, Inc.
- F 2025 state filing - OZR Drafting + Design, LLC
- G Signed Building Permit Application (#25-1123)
- H Snapshot of Approved Plans & Design
- I Signed Owner-Builder Acknowledgment form
- J Signed Construction Waste Management Plan form
- K Signed Building Permit (#25-1123)
- L December 9, 2025, Email for web link to Approved Plans
- M February 9, 2026, Email for web link to Approved Plans
- N February 10, 2026, Correction List from Inspector Delgadillo
- O February 17, 2026, Written Disavowal from Architect of Record (Nicholas Britt)
- P 2025 state filing - Amarak Management, Inc.
- Q-1 Photo: Overall view of un-engineered stairs (Apt 200)
- Q-2 Photo: Overall view of un-engineered stairs (Apts 202 & 204)
- Q-3 Photo: Landing area and recent metal railings
- Q-4 Photo: Hardware mismatch (4x6 post in 4x4 connector)
- Q-5 Photo: Untreated Green Douglas Fir (GDF) lumber tag
- Q-6 Photo: Right stringer detachment (8½ x 11 paper-slip test)
- Q-7 Photo: Left stringer detachment (8½ x 11 paper-slip test)
- R February 27, 2026, Email from Building Division about Next Steps

RECORDING REQUESTED BY:
WFG National Title Insurance Company



MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Armando P. Garcia, Sr. and Maria Guadalupe Garcia,
Trustees of the Garcia 2017 Living Trust Dated
September 27, 2017
*21107 State Highway 33
Newman CA 95360*
Escrow No.: 25-111746

Stanislaus County Recorder
Donna Linder, County Clerk-Recorder
DOC - 2025-0006524
Wednesday, February 19, 2025 08:21:00
Customer: WFG NCAL - RW-2688
Total Paid: \$1,317.00 Receipt #: 2025260595
TL \$1287.00 IAC / CHPWZV2 / 1-3

APN: 081-024-058-000, 061-024-057
TRA: 007-127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$1,287.00

CITY TAX \$0.00

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale,
- Unincorporated area City of Turlock , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Aida Rodriguez, a married woman, as her sole and separate property,

hereby GRANT(S) to

Armando P. Garcia, Sr. and Maria Guadalupe Garcia, Trustees of the Garcia 2017 Living Trust Dated September 27, 2017,

the following described real property in the City of Turlock, County of Stanislaus, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 290 North Thor Street, Turlock, CA 95380
314 Mitchell Avenue, Turlock, CA 95380

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit A

Exhibit B

LLC-1 Articles of Organization of a Limited Liability Company (LLC)

201400210009

To form a limited liability company in California, you can fill out this form, and submit for filing along with:

- A \$70 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you **drop off** the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

LLCs may not provide "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California

JAN 01 2014

1 CC

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm.

LLC Name (List the proposed LLC name exactly as it is to appear on the records of the California Secretary of State.)

① AMARAK INVESTMENTS, LLC

Proposed LLC Name

The name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

Purpose

② The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

LLC Addresses

③ a. 549 Crow Hill Drive Newman CA 95360
Initial Street Address of Designated Office in CA - Do not list a P.O. Box *City (no abbreviations)* *State* *Zip*

b. Post Office Box 335 Crows Landing CA 95313
Initial Mailing Address of LLC, if different from 3a *City (no abbreviations)* *State* *Zip*

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

④ a. Armando P. Garcia
Agent's Name

b. 549 Crow Hill Drive Newman CA 95360
Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box *City (no abbreviations)* *State* *Zip*

Management (Check only one.)

⑤ The LLC will be managed by:

One Manager More Than One Manager All Limited Liability Company Member(s)

This form must be signed by each organizer. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of organization.

Armando P. Garcia
Organizer - Sign here

Armando P. Garcia
Print your name here

Make check/money order payable to: **Secretary of State**
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th Street., 3rd Floor
Sacramento, CA 95814



BA20251362395



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY
 California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 657-5448

For Office Use Only

-FILED-

File No.: BA20251362395

Date Filed: 6/26/2025

B3807-2137 06/26/2025 10:01 AM Received by California Secretary of State

Entity Details	
Limited Liability Company Name	AMARAK INVESTMENTS, LLC
Entity No.	201400210009
Formed In	CALIFORNIA
Street Address of Principal Office of LLC	
Principal Address	549 CROW HILL DR NEWMAN, CA 95360
Mailing Address of LLC	
Mailing Address	PO BOX 335 CROWS LANDING, CA 95313
Attention	
Street Address of California Office of LLC	
Street Address of California Office	549 CROW HILL DR NEWMAN, CA 95360
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
ARMANDO P GARCIA	549 CROW HILL DR NEWMAN, CA 95360
Agent for Service of Process	
Agent Name	ARMANDO GARCIA SR
Agent Address	549 CROW HILL DR NEWMAN, CA 95360
Type of Business	
Type of Business	REAL ESTATE INVESTMENTS
Email Notifications	
Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

Exhibit C

3971384

Exhibit D
1 of 2

ARTICLES OF INCORPORATION
OF
WESTSIDE LANDSCAPE & CONCRETE, INC.

FILED
SECRETARY OF STATE
STATE OF CALIFORNIA

DEC 19 2016

1 cc

- ONE:** The name of this Corporation is:
WESTSIDE LANDSCAPE & CONCRETE, INC.

- TWO:** The purpose of the Corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business, or the practice of a profession permitted to be incorporated by the California Corporations Code.

- THREE:** The complete street address in this state of the principal business office of this Corporation is:

27107 State Highway 33
Newman, CA 95360

- FOUR:** The complete mailing address in this state of this Corporation is:

27107 State Highway 33
Newman, CA 95360

- FIVE:** The name and complete business address in this state of this Corporation's initial agent for service of process is:

Armando Garcia, Jr.
27107 State Highway 33
Newman, CA 95360

- SIX:** This Corporation is authorized to issue only one class of shares, which shall be designated "common" shares. The total number of shares which the Corporation is authorized to issue is One Hundred Thousand (100,000).

- SEVEN:**
 - a) The liability of directors of the Corporation for monetary damages shall be eliminated to the fullest extent permissible under California law. The Corporation is authorized to indemnify the directors and officers of the Corporation to the fullest extent permissible under California law.

 - b) The Corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) for breach of duty to the Corporation and its stockholders through bylaw provisions, agreements with agents, vote of shareholders or disinterested directors, or

otherwise to the fullest extent permissible under California law, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject to the limits on such excess indemnification set forth in Section 204 of the California Corporations Code.

- c) Any amendment, repeal or modification of any provision of this Article Seven shall not adversely affect any right or protection of an agent of this Corporation existing at the time of such amendment, repeal, or modification.

By: 
ARMANDO GARCIA, JR., Incorporator

Exhibit D
2 of 2



BA20250517129



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20250517129

Date Filed: 3/12/2025

Exhibit E

Entity Details	
Corporation Name	WESTSIDE LANDSCAPE & CONCRETE, INC.
Entity No.	3971384
Formed In	CALIFORNIA

Street Address of Principal Office of Corporation	
Principal Address	27107 STATE HIGHWAY 33 NEWMAN, CA 95360

Mailing Address of Corporation	
Mailing Address	27107 STATE HIGHWAY 33 NEWMAN, CA 95360
Attention	

Street Address of California Office of Corporation	
Street Address of California Office	27107 STATE HIGHWAY 33 NEWMAN, CA 95360

Officers		
Officer Name	Officer Address	Position(s)
ARMANDO GARCIA, JR.	27107 STATE HIGHWAY 33 NEWMAN, CA 95360	Chief Executive Officer
KARINA CASTANEDA	27107 STATE HIGHWAY 33 NEWMAN, CA 95360	Secretary
ROLANDO GARCIA	27107 STATE HIGHWAY 33 NEWMAN, CA 95360	Chief Financial Officer

Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			

Directors	
Director Name	Director Address
ROLANDO GARCIA	27107 STATE HIGHWAY 33 NEWMAN, CA 95360
ARMANDO GARCIA, JR.	27107 STATE HIGHWAY 33 NEWMAN, CA 95360

The number of vacancies on Board of Directors is: 0

Agent for Service of Process	
Agent Name	ARMANDO GARCIA, JR.
Agent Address	27107 STATE HIGHWAY 33 NEWMAN, CA 95360

Type of Business	LANDSCAPE AND CONCRETE
------------------	------------------------

Email Notifications	
---------------------	--

B3514-2052 03/12/2025 9:12 AM Received by California Secretary of State



B20250230850



STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: B20250230850

Date Filed: 7/30/2025

Exhibit F

Limited Liability Company Name Limited Liability Company Name	OZR DRAFTING & DESIGN LLC
Initial Street Address of Principal Office of LLC Principal Address	1148 PALM AVE ATWATER, CA 95301
Initial Mailing Address of LLC Mailing Address Attention	1148 PALM AVE ATWATER, CA 95301
Agent for Service of Process Agent Name Agent Address	OSVALDO REYES 1148 PALM AVE ATWATER, CA 95301
Purpose Statement	The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.
Management Structure The LLC will be managed by	All LLC Member(s)
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.	
Electronic Signature	<input checked="" type="checkbox"/> By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.
<u>LOVETTE DOBSON</u> Organizer Signature	<u>07/30/2025</u> Date

B3897-3372 07/30/2025 11:44 AM Received by California Secretary of State



**BUILDING DIVISION
PERMIT APPLICATION**

156 S BROADWAY STE 130 TURLOCK CA 95380
PHONE: 209-668-5560 FAX: 209-668-5107
CITYOFTURLOCK.ORG

*PAID
9/25/25
CL# 2024*

PERMIT NO.	<u>25-1123</u>
NWS PERMIT TYPE: B-	<u>Res Alt</u>
APPLICATION DATE:	<u>9/24/25</u>
PLAN CHECK DEPOSIT:	<u>500</u>

PLEASE REVIEW AND COMPLY WITH THE FOLLOWING ITEMS PRIOR TO SUBMITTING APPLICATION
This application **MUST** be filled out **COMPLETELY**. If a line does not pertain to your project please put N/A.

1. A plan check deposit is required with this application (payable by cash or check).
2. A copy of the Land Use/Entitlement Planning Permit, if applicable, is required with this application.
3. Projects which require more than 3 plan checks will be subject to additional plan check fees.
4. If this building is intended to be licensed by the Department of Health Services (i.e. OSHPD3), you are required to submit concurrently to OSHPD for their review and approval. **We Do Not Certify Clinics**
5. No inspections will be performed prior to issuance of the Building Permit.
6. The following shall NOT be part of this submittal: Civil Drawings, Landscape Plans and/or Commercial Fire Sprinkler Systems. Please contact Engineering, Planning, County Health and/or Fire Departments for their required separate submittals.
7. **Residential Projects:** All **new residential buildings** are required to be submitted ELECTRONICALLY in PDF format on a non-returnable flash drive. Minor projects may be submitted in paper and require 3 sets of plans and 2 sets of all supporting documents (i.e. Structural, Energy, Truss and/or calculations etc.).
 - a. Is this project a new single family dwelling? If so, are you interested in deferring the Development Impact Fees?

Yes No If yes, the preliminary title report AND legal notarized document of property owner authorization are due at the time of submittal.
8. **Commercial Projects:** ELECTRONIC PLAN REVIEW ONLY: All projects must be submitted in PDF format on a non-returnable flash drive.
9. This document is public record.

Project Address 290 N. Thor St. Turlock, CA 95380

Description of Work Repairing (2) stairs at apartment building

APN: 061-024-058 **Estimated Improvement Cost \$** 10k

OWNER

Name Amarak Investments Phone (209)765-3112

Email agarcia@westsidelandscape.net

CONTRACTOR

Name TBD Phone _____

License No. _____ License Class _____ E-mail address _____

City of Turlock Business License No. (If applicable) _____

*Exhibit G
1 of 2*

SUBCONTRACTORS

Electrical Contractor: _____ License No. _____

Plumbing Contractor: _____ License No. _____

Mechanical Contractor: _____ License No. _____

Exhibit G 2 of 2

LICENSED ENGINEERING/ARCHITECTURAL FIRM

Company Name _____ Contact Name: _____ License No. _____
Phone _____ FAX _____ Email _____

APPLICANT/PROJECT CONTACT

NAME Oswaldo Reyes
Mailing Address _____ City _____ State CA Zip _____
Phone (209)205-7046 Fax _____ Email ozr.drafting.design@gmail.com

I certify that I have read this application and state the above information is CORRECT. I AGREE TO COMPLY with all City and County ordinances and State laws relating to construction and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date 9/3/25 Signature of Applicant/Agent _____
Property Owner Contractor Agent

THIS IS AN INCOMPLETE PLAN CHECK SUBMITTAL DUE TO THE LACK OF THE FOLLOWING ITEMS:

- Site Plan
- Structural Calcs
- Truss Calcs
- Other _____
- Roof Framing Plan
- Floor Framing Plan
- Residential/Fire Sprinklers and Calcs

This plan check process may be delayed due to the lack of information as noted above. By signing at the end of this statement you are acknowledging and agreeing that the plan check package is not complete and are aware that the standard review time lines may NOT be met.

Applicant: _____ Date: 9/3/25

This Permit Application EXPIRES one year from the date of initial application.

For Office Use Only								
Reviewed By:	Route To:	BLDG	IW	BV	4L	PLN	ENG	FIRE

APARTMENT STAIR REPAIR

290 N. THOR ST., TURLOCK, CA 95380

PREPARED FOR
ARMANDO GARCIA

Exhibit H
1 of 3

PROJECT TEAM
 DESIGNER/DRAFTER:
 OSVALDO REYES
 OZR DRAFTING + DESIGN
 1148 PALM AVE
 SEQUOIA
 CA 95380
 (209) 205-7045
 OZR.DRAFTING.DESIGN@GMAIL.COM
 CLIENT/OWNER:
 AMARAK INVESTMENTS
 (209) 765-3112
 230 N. THOR ST.
 TURLOCK, CA
 95380
 CONTRACTOR:
 IBR

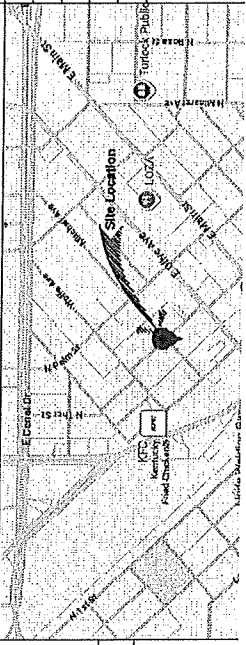
BUILDING CODE ANALYSIS

CONSTRUCTION TO COMPLY 2022 CRC, CBC, CMC, CPC, CBC-CBEC, ALONG WITH 2022 T-24 AND/OR CITY OF TURLOCK MUNICIPAL CODE.

BUILDING INFORMATION

APN: 061-024-058
 OCCUPANCY: R-2
 CONSTRUCTION TYPE-V-B

VICINITY MAP



Sheet List	Sheet Number
	CV
	SP1
	A1
	STAIR L

APPROVED PLANS MUST BE ON JOB SITE AT ALL TIMES.
 PROPERTY BOUNDARIES MUST BE CLEARLY MARKED, SURVEY IF NECESSARY.



WOOD SPECIES & FASTENER NOTES - EXTERIOR WOOD STAIRS

ALL EXTERIOR STAIR FRAMING, STRINGERS, POSTS, HANDRAILS, TREADS, RISERS, AND BLOCKING SHALL BE PRESSURE-TREATED DOUGLAS FIR-LARCH OR APPROVED NATURALLY DECAY-RESISTANT WOOD, NO. 2 GRADE OR BETTER.

ALL FASTENERS, BOLTS, SCREWS, HANGERS, STRAPS, AND CONNECTORS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP GALVANIZED, STAINLESS STEEL, OR APPROVED CORROSION-RESISTANT TYPE.

PROVIDE CORROSION-RESISTANT JOIST HANGERS AND CONNECTORS (ZMAX OR EQUIVALENT). ALL BOLTED CONNECTIONS SHALL USE GALVANIZED WASHERS.

FIELD-CUT ENDS OF PRESSURE-TREATED LUMBER SHALL RECEIVE TWO COATS OF WOOD PRESERVATIVE PRIOR TO INSTALLATION.

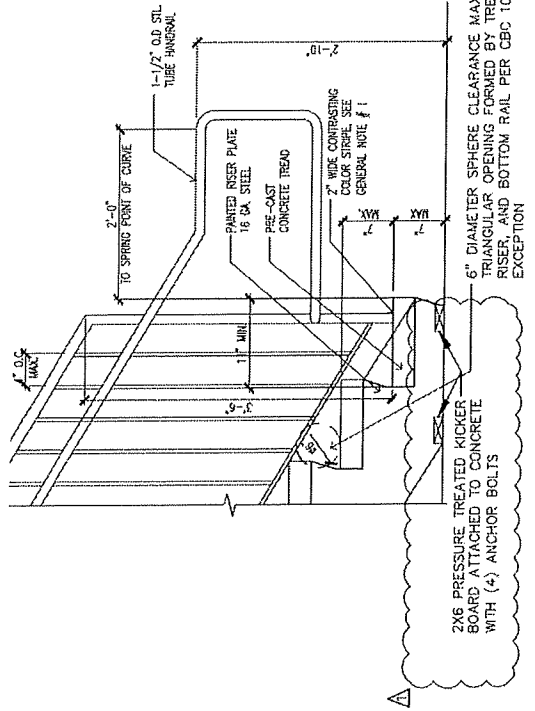
ALL EXTERIOR CONNECTIONS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND TIGHTENED PRIOR TO FINAL INSPECTION.

WOOD TREATMENT:

"ALL WOOD COMPONENTS SHALL BE PRESSURE-TREATED PER AWPA STANDARDS OR NATURALLY DECAY-RESISTANT SPECIES (REDWOOD, CEDAR). ALL FASTENERS AND METAL CONNECTORS SHALL BE HOT-DIP GALVANIZED OR STAINLESS STEEL PER CBC 2304.12."

GUARD RAIL SYSTEM REQUIREMENTS:

"GUARDS: ALL GUARD OPENINGS SHALL NOT PERMIT PASSAGE OF 4" DIAMETER SPHERE PER CBC §1015.3, EXCEPT AT TRIANGULAR OPENING FORMED BY TREAD NOSING, RISER, AND BOTTOM RAIL WHERE 6" SPHERE MAXIMUM IS PERMITTED PER CBC 1015.3, EXCEPTION 2."

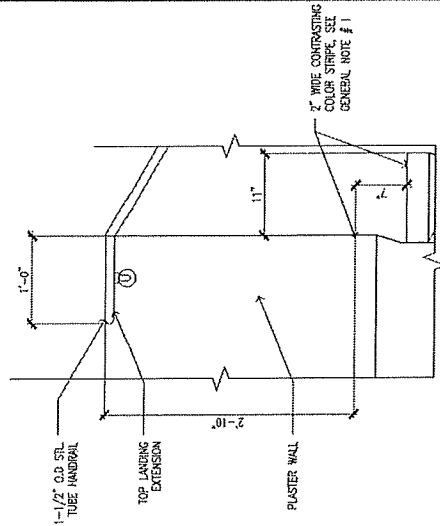


2x6 PRESSURE TREATED KICKER BOARD ATTACHED TO CONCRETE WITH (4) ANCHOR BOLTS

6" DIAMETER SPHERE CLEARANCE MAXIMUM AT TRIANGULAR OPENING FORMED BY TREAD NOSING, RISER, AND BOTTOM RAIL PER CBC 1015.3, EXCEPTION

GENERAL NOTES

- A. CLEAR FINISH HEADROOM SHALL NOT BE LESS THAN 6 FT. 8 IN. MEASURED VERTICALLY FROM THE STAIR NOSING
- B. GRIPPABLE RAIL REQ'D IF 4 OR MORE RISERS
- C. GRIPS MUST BE 1-1/4 IN. - 1-1/2" IN. CIRCULAR CROSS SECTION NOTE: HANDRAIL SHALL NOT EXCEED 1-1/2" IN. DIA.
- D. MAX PROJECTION INTO STAIRWAY IS 4-1/2 IN.
- E. HANDRAIL ENDS SHALL BE RETURN TO WALL OR NEWLY POST OR VOLTE
- F. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST 200 POUND POINT LOAD IN ANY DIRECTION
- G. HANDRAILS ON OPEN SIDE OF STAIR MUST NOT ALLOW 4 IN. SPHERE TO PASS THROUGH
- H. UPPER LANDING AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSING OF THE TREAD OR LANDING. THE STRIP SHALL BE THE FULL WIDTH OF THE TREADS AND LANDING AND OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE TREADS CBC 1115A.5
- I. TOLERANCES BETWEEN THE LARGEST AND SMALLEST TREAD AND RISER DIMENSIONS SHALL NOT EXCEED .375" (3/8") IN ANY FLIGHT OF STAIRS. CBC 1009.4.4



5 Top Landing Detail
Scale: NTS

General Notes

Exhibit H
2 of 3

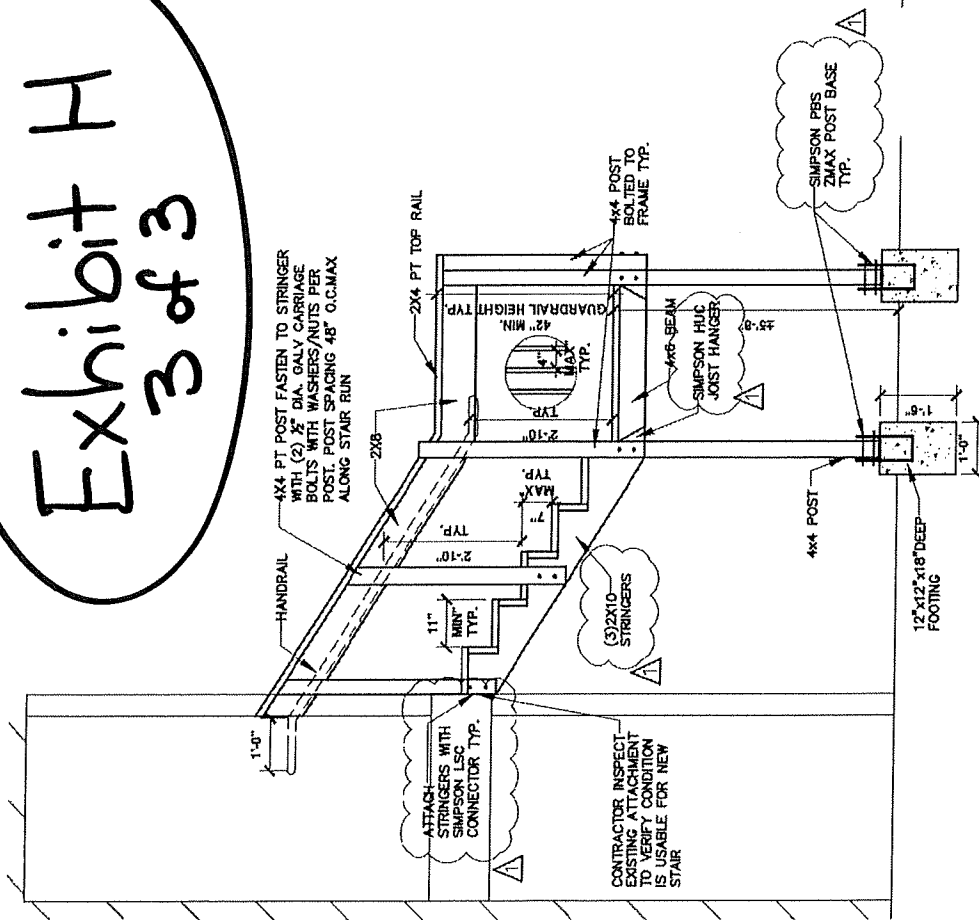


SIGNED: 11.24.2025

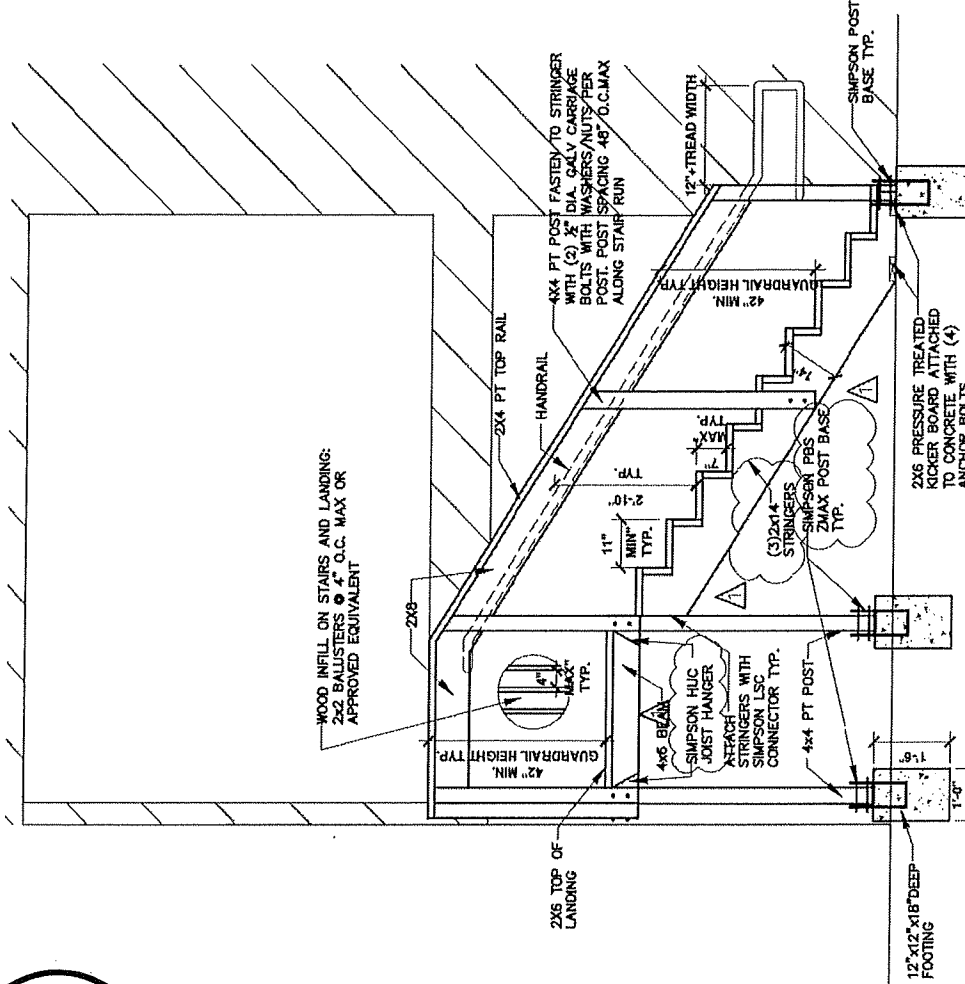
No.	Revision/Issue	Date
1	BLDG. DEPT. COMMENTS	11/19/25

Exhibit H

3 of 3



3 East Stair SE Elev.
Scale: 3/8"=1'-0"



4 East Stair NE Elev.
Scale: 3/8"=1'-0"



Exhibit I
1 of 2

156 S. BROADWAY, SUITE 130 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5560 | FAX 209-668-5107

OWNER-BUILDER ACKNOWLEDGMENT

Owner-Builders Applying for Construction Permits

IMPORTANT! NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 290 Thor Avenue, Turlock. We are providing you with an Owner-Builder Acknowledgment & Information Verification Form to make you aware of your responsibilities & possible risks you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.

An agent of the owner cannot execute this notice unless you obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT & VERIFICATION OF INFORMATION

DIRECTIONS: Read & initial each statement below to signify you understand or verify this information.

AC 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor & material personally. I, as an Owner-Builder, may be held liable & subject to serious financial risk for any injuries sustained by an unlicensed person & his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder & am aware of the limits of my insurance coverage for injuries to workers on my property.

AC 2. I understand building permits are not required to be signed by property owners unless they are *responsible* for the construction & are not hiring a licensed Contractor to assume this responsibility.

AC 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor & having the permit filed in his or her name, instead of my own.

AC 4. I understand Contractors are required by law to be licensed & bonded in California & to list their license numbers on permits & contracts.

AC 5. I understand if I employ or otherwise engage any persons other than California licensed Contractors & the total value of my construction is at least five hundred dollars (\$500), including labor & materials, I may be considered an "employer" under state & federal law.

AC 6. I understand if I am considered an "employer" under state & federal law, I must register with the state & federal government, withhold payroll taxes, provide workers' compensation disability insurance & contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

AC 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors & the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

AG 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

AG 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments & the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

AG 10. I am aware of & consent to an Owner-Builder building permit applied for in my name & understand that I am the party legally & financially responsible for proposed construction activity at the above listed address.

AG 11. I agree that, as the party legally & financially responsible for this proposed construction activity, I will abide by all applicable laws & requirements that govern Owner-Builders as well as employers.

AG 12. I agree to notify the City of Turlock Building & Safety Division immediately of any additions, deletions, or changes to any of the information I have provided on this form.
Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder & wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed & the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed & signed by the property owner & returned to the City of Turlock Building & Safety Division. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner Amroob Egan Date: 12/09/25

Note: The following is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand s my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): _____
Project Location or Address: _____
Name of Authorized Agent: _____ Tel. No: _____
Address of Authorized Agent: _____

Exhibit I
2 of 2

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Property Owner's Signature: _____ Date: _____

Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.



Construction Waste Management Plan (CWMP)

Exhibit J

Project Name: Stairs

Project Location: 290 N. Thor Avenue

Building Permit #: _____

Project Sq. Ft.: 0

Contractor's Name: Armando Garcia

Telephone: 209-765-3112

Owner's Name: Armando Garcia

Telephone: 209-862-3908

This construction waste management plan is hereby submitted to comply with Section 4.408.1 & 5.408.1 of the 2022 California Green Building Standards Code.

The default for construction waste within the City of Turlock is Turlock Scavenger. The method of tracking is through their recycling facility at 1200 S Walnut Road, 209-668-7274, and construction waste will be bulk mixed. If you intended on using a different waste company, method, or facility, please complete numbers One, Two, and Three below. The Construction Waste Acknowledgement on the third page is to be signed by all contractors and collected at final inspection.

I will use the default for this projects Construction Waste Management Plan.

Contractor's Signature: [Signature] Date: 12/09/25

The purpose of this plan is to identify & outline the methods to be used as the minimum requirements for a construction waste management plan when the local jurisdiction does not have a construction & demolition waste management ordinance per Sections 4.408.1 & 5.408.1.

1. The method of waste tracking to be used on this project will be:
 (Check one box. Additional information may be required depending on the method of waste tracking)

- Volume Weight 4 Lbs. per Sq. Ft.* Recycling Facility

*Notes:

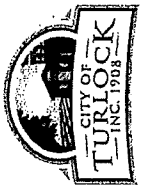
- a) Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.
- b) When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion & can be used in the waste reduction percentage calculation.

2. Construction waste generated on this project for transport to a recycling facility will be:
 (Check appropriate box)

- Sorted on-site (Source-separated) Bulk mixed (Single stream)

3. The facility where the construction waste material will be taken is: (attach separate sheet for additional facilities)

Name of Facility: Westside Landscape Address: 27107 State Hwy 33
Telephone: 209-862-3908 Newman, CA 95360



City of Turlock – Building Permit

156 S Broadway, Suite 130 Turlock, CA 95380 | Phone (209)668-5560 | building@turlock.ca.us | Inspection Line (209)668-5542, ext 2223

Application Date	Issue Date	Building Permit No
9/5/2025	12/9/25	2025-00001123

Project Information:

Work Address: 290 N THOR ST TURLOCK, CA 95380
 Project Description: REPAIR/REPLACE 2 STAIRS FOR APARTMENT BUILDING
 NWS Permit Type: RESIDENTIAL ALTERATION

Parcel Details:

APN: 061-024-058-000
 Zoning: OR
 Subdivision:
 Lot Number:

Permit Details:

USDC: 434
 Permit Type: REPAIR
 Construction Type: VB
 Total Valuation: \$10000.00
 OCC Group: 0
 No. of Building:
 No. of Units:
 No. of Rooms:
 Main Bldg Sq Ft:
 Garage Sq Ft:
 Misc Bldg Sq Ft:
 Porch & Patio Sq Ft:
 Sewer Fixture Units:

Owner Information:

Owners Name: ARMANDO & MARIA
 GARCIA
 Owners Address: [Redacted]
 Personal Identifying Information (PII)
 Owners Phone No: [Redacted]

Design Professional Information:

Design Professional: BRITT
 License No: C-40050
 Phone Number:
 E-Mail Address:

Contractor Information:

Contractor Name: OWNER/BUILDER
 State License No:
 Phone No:
 E-mail Address: AGARCIA@WESTSIDELANDSCAPE.NET

Subcontractor Information:

Subcontractor Name:
 State License No:
 Subcontractor Name:
 State License No:
 Subcontractor Name:
 State License No:

Comments

PER COMPLAINT

Exhibit K
1 of 2

OWNER BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.) I am exempt from licensure under the Contractors' State License Law for the following reason: INITIAL *flg*

LICENSED CONTRACTOR DECLARATION

I hereby under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License no. _____ INITIAL _____

WORKERS' COMPENSATION DECLARATION

WARNING: Failure to secure Workers' Compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I have and will maintain Workers' Compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

EXEMPT (This section need not be completed if the permit is for one hundred dollars (\$100) or Less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the Workers' Compensation provisions of section 3700 of the Labor Code, I shall forthwith comply with those provisions

INITIAL *flg*

ISSUANCE INFORMATION

By selecting the correct box below, I affirm under penalty of perjury under the laws of the State of California that I am the individual identified herein and the legal permit holder of record.

OWNER CONTRACTOR AUTHORIZED AGENT

Signature of permit holder *[Signature]* Date *12/09/25*

Charge Detail

Charge Description	Charge	Paid	Balance
A Plan Check Deposit	\$500.00	\$500.00	\$0.00
A Plan Check Deposit Transfer	\$-500.00	\$-500.00	\$0.00
BSASRF State Surcharge	\$1.00	\$0.00	\$1.00
Construction Fee	\$859.00	\$0.00	\$859.00
ENGINEERING FBHR FEE	\$122.25	\$0.00	\$122.25
Fire Review	\$100.00	\$0.00	\$100.00
Permit Handling	\$286.00	\$0.00	\$286.00
Plan Check	\$573.00	\$500.00	\$73.00
Planning Review	\$25.58	\$0.00	\$25.58
Record Management	\$171.00	\$0.00	\$171.00
SMIP Residential	\$1.30	\$0.00	\$1.30
TOTALS:	\$2,139.13	\$500.00	\$1,639.13

Exhibit K
2 of 2

Date Paid: <i>12/9/25</i>	Amount Paid: <i>1639.13</i>	Payment Type: <i>CE# 2743</i>	Received By: <i>[Signature]</i>
---------------------------	-----------------------------	-------------------------------	---------------------------------

From: Electronic Plans Building
Sent: Dec 09, 2025 20:28:49.000000000 UTC
Subject: FW: 290 N Thor St, BP# 25-1123, Approved plans
To: kcastaneda@westsidelandscape.net <kcastaneda@westsidelandscape.net>

Please see the email below.

If you have any questions regarding Electronic Plan Review or Processes please contact Kayla Scully at 209-668-5370.

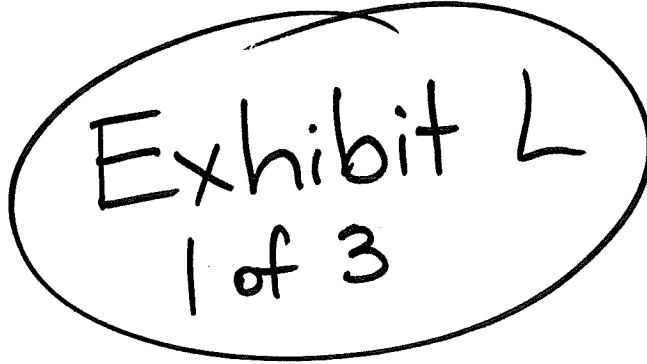
Thank you,

Building Division Staff

City of Turlock
Building and Safety Division
156 S Broadway, Ste 130
Turlock, CA 95380
P: (209) 668-5560

plansbuilding@turlock.ca.us
cityofturlock.org

KS



**** Please Note: Our offices will be closed December 23rd through January 1st.
Inspection services will resume January 5th. ****

**NOTICE: Adoption of 2025 California Building Codes
Effective January 1, 2026, the 2025 California Building Codes**

will go into effect and apply to all new permit applications submitted to the City of Turlock Building & Safety Division.

To be reviewed under the 2022 California Building Codes, the following must be completed:

- A complete project submittal uploaded to the City's cloud link ([Click Here To Submit Documents](#))

Note: Incomplete submittals will not be accepted

- Paid plan check deposit
- Complete submittals must be received by **December 15, 2025, at 5:00 PM PST**

Submittals received after this deadline will be processed under the 2025 California Building Codes, following standard submittal process.

The Building & Safety Division is open Monday - Friday from 8 AM to 5 PM, excluding holidays. Please be advised that making an appointment is strongly encouraged to ensure that the necessary staff is available to assist you.

For more information or to schedule an appointment please call the Building Division at (209) 668-5560, email us at building@turlock.ca.us.

 Please consider the environment before printing this email

From: Electronic Plans Building
Sent: Tuesday, December 9, 2025 12:24 PM
To: agarcia@westsidelandscape.net; ozr.drafting.design@gmail.com
Subject: 290 N Thor St, BP# 25-1123, Approved plans

Good Afternoon,

Thank you for the signed permit, that will be the job copy for your records. To schedule an inspection please call 209-668-5542 ext 2223 the business day prior before 4 pm.

Here is the link to your approved documents for the above referenced project.

<http://cloud.turlock.ca.us/url/cyjpgchtw6sruedmd> ←

The City of Turlock requires that the Owner or Contractor print out all documents and have them available on site at the time of the first inspection. In the event that printed plans are not available for the inspector, further inspections will not be scheduled until a printed set is on site.

Please Note: The link containing the documents will expire 2 weeks from today's date.

If you have any questions regarding Electronic Plan Review or Processes please contact Kayla Scully at 209-668-5370.

Thank you,

Building Division Staff

City of Turlock
Building and Safety Division
156 S Broadway, Ste 130
Turlock, CA 95380
P: (209) 668-5560



epansbuilding@turlock.ca.us
cityofturlock.org

KS

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To be reviewed under the 2022 California Building Codes, the following must be completed:
· A complete project submittal uploaded to the City's cloud link ([Click Here To Submit Documents](#))
Note: Incomplete submittals will not be accepted



Search

Shared with me (BP 25-1123, Approved Plans)

Shared with me

2 items

Download Folder

Name Filter items

Modified Size

BP# 25-1123, Job Card.pdf 100 KB

BP# 25-1123, Plans, Approved.pdf 1.62 MB

Exhibit L
3 of 3

From: Electronic Plans Building
Sent: Feb 09, 2026 20:39:02.653930700 UTC
Subject: FW: 290 N Thor St, BP# 25-1123, Approved plans
To: agarcia@westsidelandscape.net <agarcia@westsidelandscape.net>; oZR.drafting.design@gmail.com <oZR.drafting.design@gmail.com>; kcastaneda@westsidelandscape.net <kcastaneda@westsidelandscape.net>

Good Afternoon,

Please see the email with the highlighted link to the approved documents.

If you have any questions regarding Electronic Plan Review or Processes please contact Kayla Scully at 209-668-5370.

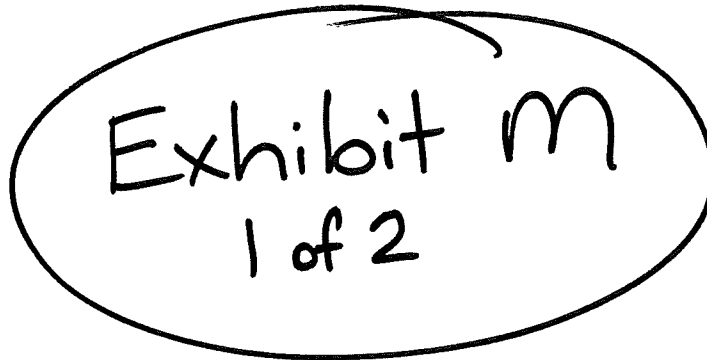
Thank you,

Building Division Staff

City of Turlock
Building and Safety Division
156 S Broadway, Ste 130
Turlock, CA 95380
P: (209) 668-5560

plansbuilding@turlock.ca.us
cityofturlock.org

ks



**NOTICE: Effective January 1, 2026
Adoption of 2025 California Building Codes**

The Building & Safety Division is open Monday - Friday from 8 AM to 5 PM, excluding holidays. Please be advised that making an appointment is strongly encouraged to ensure that the necessary staff is available to assist you.

For more information or to schedule an appointment please call the Building Division at (209) 668-5560, email us at building@turlock.ca.us.

P Please consider the environment before printing this email

From: Electronic Plans Building
Sent: Monday, January 26, 2026 9:03 AM
To: agarcia@westsidelandscape.net; oZR.drafting.design@gmail.com
Subject: FW: 290 N Thor St, BP# 25-1123, Approved plans

Good Morning,

Please see the email below for the link to the approved documents.

If you have any questions regarding Electronic Plan Review or Processes please contact Kayla Scully

at 209-668-5370.

Thank you,

Building Division Staff

City of Turlock
Building and Safety Division
156 S Broadway, Ste 130
Turlock, CA 95380
P: (209) 668-5560

epansbuilding@turlock.ca.us
cityofturlock.org

KS



NOTICE: Effective January 1, 2026
Adoption of 2025 California Building Codes

The Building & Safety Division is open Monday - Friday from 8 AM to 5 PM, excluding holidays. Please be advised that making an appointment is strongly encouraged to ensure that the necessary staff is available to assist you.

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P Please consider the environment before printing this email

From: Electronic Plans Building
Sent: Tuesday, December 9, 2025 12:24 PM
To: agarcia@westsidelandscape.net; ozr.drafting.design@gmail.com
Subject: 290 N Thor St, BP# 25-1123, Approved plans

Good Afternoon,

Thank you for the signed permit, that will be the job copy for your records. To schedule an inspection please call 209-668-5542 ext 2223 the business day prior before 4 pm.

Here is the link to your approved documents for the above referenced project.

Public Interest Exception

← same link as before

The City of Turlock requires that the Owner or Contractor print out all documents and have them available on site at the time of the first inspection. In the event that printed plans are not available for the inspector, further inspections will not be scheduled until a printed set is on site.

Please Note: The link containing the documents will expire 2 weeks from today's date.

If you have any questions regarding Electronic Plan Review or Processes please contact Kayla Scully at 209-668-5370.

Enrique Delgadillo

From: Enrique Delgadillo
Sent: Tuesday, February 10, 2026 12:16 PM
To: 'agarcia@westsidelandscape.net'
Subject: REF: CORRECTION NOTICE FOR STAIRS AT 290 N THOR

Hello Armando,

Here is an updated correction notice some items were not noted on the copy I provided you out in the field.

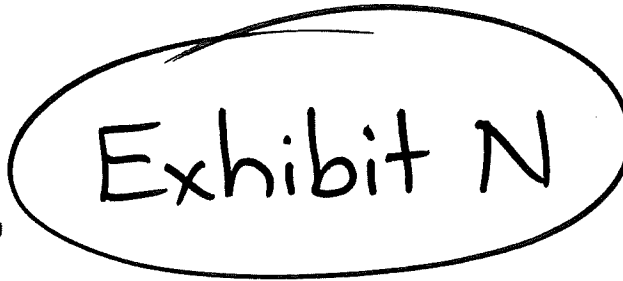
1. Provide additional 4x4 post, to be every 48" O.C. per plans
2. Guard Rail height to be 42" min.
3. Max Riser Height of 7" as noted in General Notes on page SP1 Note I. Tolerance between the largest and smallest tread and riser not exceed .375" (3/8") in any flight of stairs. CBC 1009.4.4
4. Provide hand Rails.
5. Missing LSCZ connectors at stringers, detailed on page SP1 detail 6.
6. Provide additional info on attachment of ledger to existing building.
7. As noted on page SP1 General Notes (H) and detail 2, Upper landing and all treads shall be marked by a strip of clearly contrasting color at least 2" wide parallel to and not more than 1" from the nosing of the tread or landing. The strip shall be the full width of the treads and landing and of material that is at least as slip resistant as the treads CBC 1115A.5

If you have any questions in regards to this correction notice please feel free to contact me.

Thank you,

Enrique Delgadillo

City of Turlock – Building Division
156 S Broadway Ste 130 Turlock CA 95380
P 209.668.5560 Ext: 2207
F 209.668.5107
Edelgadillo@turlock.ca.us



The Building & Safety Division is currently open by appointment only Monday – Friday from 8AM-5PM, excluding holidays. Customer service will continue to be available by phone or email during normal business hours (Monday – Friday from 8AM-5PM).

For more information or to schedule an appointment please call the Building Division at (209) 668-5560, email us at building@turlock.ca.us

NOTICE: Adoption of 2025 California Building Codes
Effective January 1, 2026, the 2025 California Building Codes
will go into effect and apply to all new permit applications submitted to the City of Turlock Building & Safety Division.

To be reviewed under the 2022 California Building Codes, the following must be completed:

- A complete project submittal uploaded to the City's cloud link ([Click Here To Submit Documents](#))

Note: Incomplete submittals will not be accepted

Nicholas Britt

Nicholas Britt <nbritt@nabarchitect.com>
to: sds1@tutamail.com + 1 ▲

Tue, Feb 17, 2026 • 9:14 AM

From

Nicholas Britt <nbritt@nabarchitect.com>

To

Shawn Sheridan <sds1@tutamail.com>

Cc

Sds1 <sds1@tutamail.com>

Re: URGENT VERIFICATION: Life-Safety Deviations - Permit #25-1123 (290 N Thor)

Mr. Sheridan,

I did not authorize any of the field changes described in your email, nor was I consulted regarding any substitutions or deviations from the approved plans.

My professional involvement in this project is limited to the design documents. I have no construction administration role. This is an owner/builder permit, and compliance of the constructed work with the approved plans is the responsibility of the owner/builder, subject to the City of Turlock's inspection process. Concerns regarding construction deviations should be directed to the City of Turlock Building and Safety Division.

Regards,

Nicholas Britt, RA, AIA, SARA, NCARB
Principal Architect



Design | Engineering | Permitting

619 322 6425

nbritt@nabarchitect.com

nabarchitect.com

Exhibit 0
1 of 3

I sometimes send emails outside typical hours — please respond when it works for you.

From: Shawn Sheridan <sds1@tutamail.com>

Sent: Tuesday, February 17, 2026 8:00:47 AM

To: Nicholas Britt <nbritt@nabarchitect.com>

Cc: Sds1 <sds1@tutamail.com>

Subject: URGENT VERIFICATION: Life-Safety Deviations - Permit #25-1123 (290 N Thor)

Exhibit 0
2 of 3

Dear Mr. Britt,

I am writing to you directly following your February 6 confirmation that you exercise "Responsible Control" over the project at 290 N Thor St in Turlock, CA. I am the lawful occupant of Apt 200 and the Legal Agent for the tenant, my 81-year-old mother, Frances Dianne Sheridan. The tenant has lived at the apartment for ten years.

The structure erected this weekend (Feb 14-15) deviates fatally from your stamped plans. I request a specific "Yes" or "No" regarding whether you authorized the following field changes, as they currently represent an immediate hazard to the resident:

1. FOUNDATION & HARDWARE MISMATCH:

The landing concrete anchors were poured with a 1.5" X-axis error and a 17" Y-axis error. The contractor substituted specified 4x4 posts with 4x6 posts jammed into 4x4 Simpson connectors to bridge the gap.

- **Did you authorize this hardware mismatch and the resulting 17" unsupported cantilever?**

2. HANDRAILS & ACCESSIBILITY:

The 1.5" metal tubes specified on Sheet SP1 were omitted. They were replaced with 2x6 lumber (14" perimeter), which violates CBC § 1014.3 graspability requirements and creates a functional barrier for the 81-year-old resident.

- **Did you authorize the omission of the steel handrails and the substitution of non-graspable 2x6 lumber?**

3. LANDING GEOMETRY:

Actual balcony projection is 14", not the 11" assumed in your plans. The contractor reduced the landing depth to 39" to compensate, violating the 42" minimum (CBC § 1011.6).

- **Did you authorize a 39" landing depth?**

4. LUMBER SPECIFICATION:

The structure was built with Green Douglas Fir (GDF) despite your requirement for Pressure Treated or naturally decay-resistant No. 2 or better.

- **Did you authorize the use of untreated GDF for exterior structural framing?**

5. TREAD NOSING OMISSION:

The stair treads were constructed with zero nosing, resulting in flush risers. This violates the riser profile requirements of CBC § 1011.5.5 and significantly increases the tripping hazard for the elderly resident by reducing the safe tread depth.

- **Did you authorize the omission of the required tread nosing?**

If you did NOT authorize these changes, you are professionally obligated to notify the Turlock Building and Safety Division immediately. Silence on your part, now that you are on actual notice of these defects, will be construed as your ratification of this non-compliant work.

I await your immediate response.

Shawn Sheridan
Legal Agent for Tenant, Frances Dianne Sheridan
290 N Thor St, Apt 200
Turlock, CA 95380

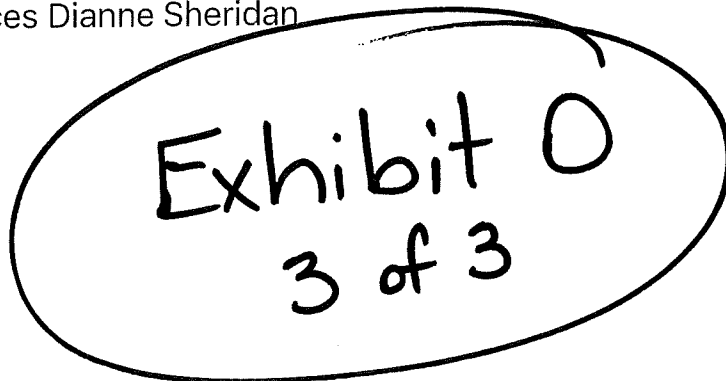


Exhibit 0
3 of 3



BA20251362449



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 657-5448

For Office Use Only

-FILED-

File No.: BA20251362449

Date Filed: 6/26/2025


Exhibit P

Entity Details			
Corporation Name	AMARAK MANAGEMENT, INC.		
Entity No.	4042338		
Formed In	CALIFORNIA		
Street Address of Principal Office of Corporation			
Principal Address	549 CROW HILL DR NEWMAN, CA 95360		
Mailing Address of Corporation			
Mailing Address	549 CROW HILL DR NEWMAN, CA 95360		
Attention			
Street Address of California Office of Corporation			
Street Address of California Office	549 CROW HILL DRIVE NEWMAN, CA 95360		
Officers			
Officer Name	Officer Address	Position(s)	
KARINA CASTANEDA	549 CROW HILL DRIVE NEWMAN, CA 95360	Secretary, Chief Financial Officer	
ARMANDO P GARCIA SR	549 CROW HILL DR NEWMAN, CA 95360	Chief Executive Officer	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
ARMANDO GARCIA JR.	549 CROW HILL DRIVE NEWMAN, CA 95360	Vice President	
ROLANDO GARCIA	549 CROW HILL DRIVE NEWMAN, CA 95360	Vice President	
Directors			
Director Name	Director Address		
ROLANDO GARCIA	549 CROW HILL DRIVE NEWMAN, CA 95360		
KARINA CASTANEDA	549 CROW HILL DRIVE NEWMAN, CA 95360		
ARMANDO GARCIA JR	549 CROW HILL DRIVE NEWMAN, CA 95360		
The number of vacancies on Board of Directors is: 0			
Agent for Service of Process			
Agent Name	ARMANDO P GARCIA		
Agent Address	549 CROW HILL DR NEWMAN, CA 95360		

B3807-2273 06/26/2025 10:05 AM Received by California Secretary of State

Kim Hammack

Kim Hammack <KHammack@turlock.ca.us>
to: sds1@tutamail.com + 2 ▲

 Fri, Feb 27, 2026 • 1:40 PM

From

Kim Hammack <KHammack@turlock.ca.us>

To

sds1@tutamail.com <sds1@tutamail.com>

Cc

Adrienne Werner <AWerner@turlock.ca.us> Donna Andrino <DAndrino@turlock.ca.us>

Voicemail Follow Up - Next Steps

Hi Shawn,

Thank you for your voicemail. I wanted to follow up and outline the next steps.

Once we receive an inspection request, our inspection staff will perform the requested inspection. After the inspection is performed, the status and all relevant findings will be documented.

Sincerely,

Kimberly Hammack



City of Turlock- Building Division

156 S Broadway Ste 130 Turlock, CA 95380

P 209.668.5560 Ext: 2207

F 209.668.5107

Khammack@turlock.ca.us

cityofturlock.org

Exhibit Q-2

3/8/26



Exhibit Q-1

3/8/26

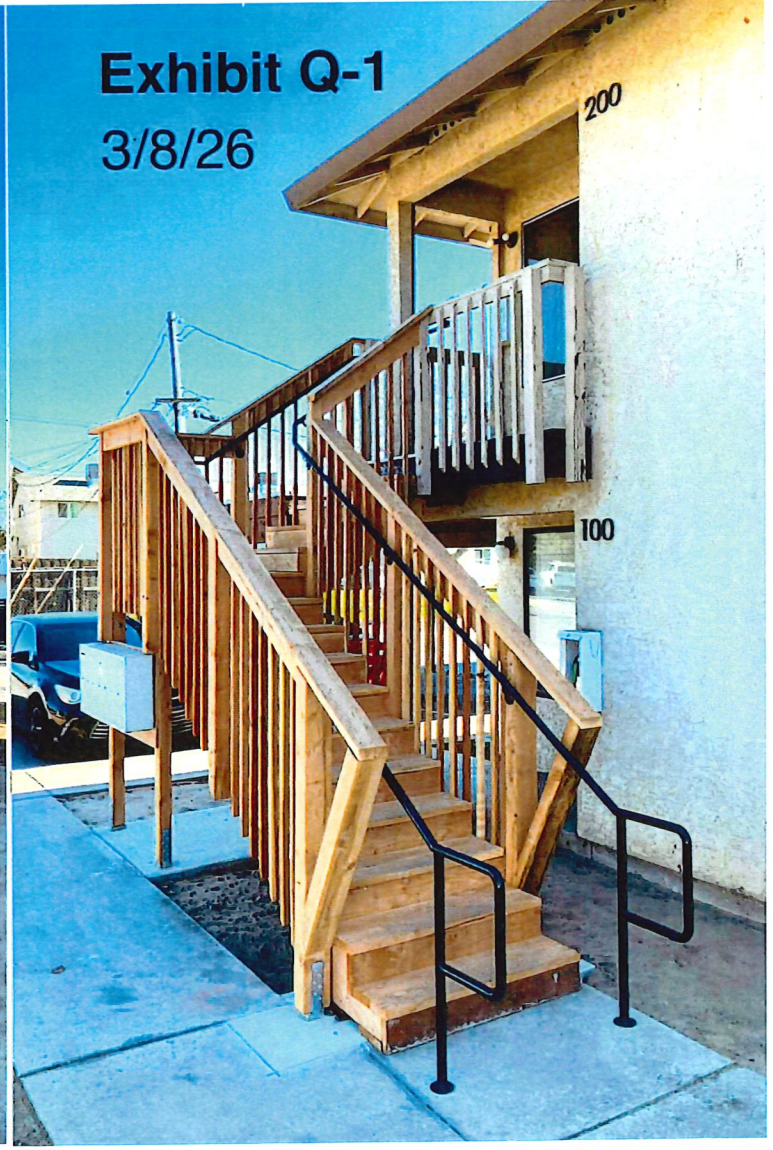


Exhibit Q-4



3/8/26

Exhibit Q-3

3/8/26

Apt 200





Exhibit Q-6
3/8/26



Exhibit
Q-5
3/8/26

CERTIFIED QUALITY
TOP CHOICE
NOMINAL: 2X8X8
ACTUAL: 1-9/16" X 7-1/2" X 8 FT
40mm X 190mm X 2.43M
7
2X8X8 GDF
6 1 5 4 2 1 20808
7
HAMPTON LUMBER

←
GDF

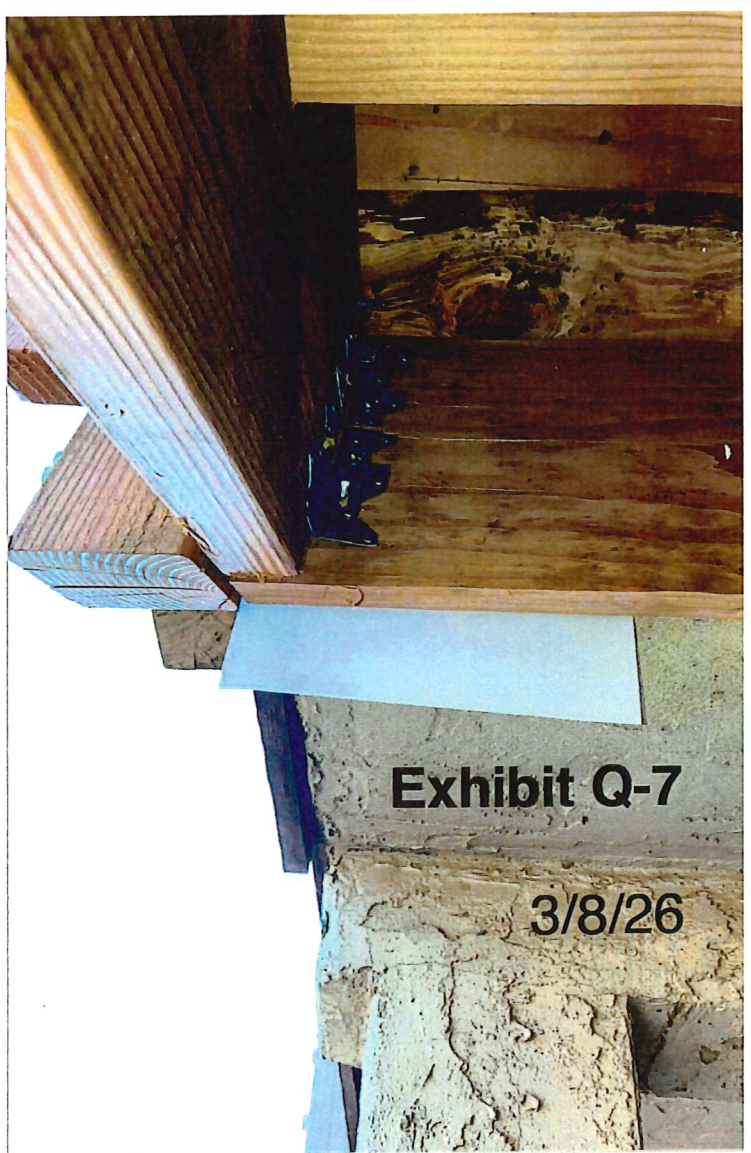


Exhibit Q-7

3/8/26

Received

MAR 25 2026

City of Turlock
City Clerk's Office

ADDENDUM II TO CHAPTER 1-4 NOTICE OF APPEAL:

REASONS AND BASIS FOR APPEAL & DEMAND FOR REVOCATION

SUBJECT: Newly Discovered Evidence: Post-Dated Statutory Documents, Deceptive Signatures, & Compromised Executive Review (Permit #25-1123)

DATE: March 25, 2026

I. INTRODUCTION OF NEW EVIDENCE

Following the submission of the primary Appeal Addendum, the Appellant received the City's official response to Public Records Act (PRA) Request #26-158. This fulfillment contained two documents:

- A newly executed "Owner-Builder Acknowledgment" form dated February 17 and 18, 2026 (**See Exhibit S**).
- A copy of the original December 9, 2025, building permit.

This evidence demonstrates the City's reliance on newly manufactured, post-dated public documents that were not part of the original permit application, rendering the initial December 9 issuance void ab initio.

II. THE "BLANK BOX" JURISDICTIONAL FAILURE

The original December 9, 2025 permit records physically prove the City issued Permit #25-1123 without a valid statutory foundation:

- The applicant failed to check the statutorily required exemption box stating: *"I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project."*
- The "State License No." and "Subcontractor Information" fields were left entirely blank.
- Pursuant to Business and Professions Code § 7031.5, an applicant must file a signed statement establishing the exact legal basis for their exemption. Because these mandatory declarations were left completely blank on the issued permit, the City authorized construction without the required statutory foundation.

III. CHRONOLOGICAL IMPOSSIBILITY & THE ADMINISTRATIVE CURE

The newly accepted Owner-Builder Acknowledgment form (**Exhibit S**) bears a City-stamped revision date of January 16, 2026. It is a chronological impossibility for this form to have been a component of the original December 9 permit application (**See Exhibit I for the original December 9 form**). The execution timeline of this new paperwork demonstrates a reactive administrative cure:

- **February 17, 10:12 AM:** The Appellant officially notifies the City that the Architect of Record disavowed the defective, un-engineered construction.
- **February 17 (Post-Notice):** The primary pages of the newly created dated Owner-Builder form (**Exhibit S, Pages 1-2**) are suddenly filled out and signed.
- **February 18, 7:55 AM:** The Appellant serves the City with a "Notice of Failure to Perform Mandatory Duty".
- **February 18 (Post-Notice):** The separate "Authorization of Agent" page (**Exhibit S, Page 3**) is suddenly signed and dated, utilizing distinctly different handwriting.

IV. SUBMISSION OF DECEPTIVE AND INVALID SIGNATURES

The integrity of the newly submitted February 17-18 documents is fundamentally compromised by deceptive signatures that subvert the City's mandatory verification protocols:

- The Owner-Builder Acknowledgment form contains a strict safeguard, mandating: *"A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature."*
- The handwritten printed name "Armando Garcia" and the associated signatures executed on the post-dated February 17 and 18 forms (**Exhibit S**) bear severe, fundamental discrepancies from the known, publicly filed signatures of the Record Owner/Trustee, Armando P. Garcia Sr. (**See Exhibit T for handwriting analysis**).
- By presenting the City with these mismatched and contradictory signatures, the executing party filed a highly deceptive instrument. The Commission cannot allow a permit to be retroactively validated by documents that bear the visual hallmarks of a falsified submission.

V. CONCEALMENT OF DOCUMENTS AND INVALIDATION OF THE EXECUTIVE DECISION

The administrative record proves that the final executive decision to uphold this permit was based on a compromised review process in which critical documents were either hidden or processed covertly:

- **Prior to February 28:** Interim City Manager Gary Hampton consults with the City Attorney regarding the permit and the appeal.
- **February 28 & March 2:** The Interim City Manager conducts site visits, accompanied by the Development Services Director and Police Chief on March 2.
- **March 2:** The Interim City Manager formally relays that, based on his advisement from City officials, the City considers the permit "valid."
- **March 19:** The Interim City Manager explicitly confirms directly to the Appellant via telephone that he possessed *zero knowledge* of the newly executed February 17-18 Owner-Builder forms (**Exhibit S**).

Logical Conclusion: The processing of these post-dated documents was either a rogue administrative action by subordinate staff, or their existence was actively concealed from the Interim City Manager by the Development Services Director and the City Attorney during his formal executive review. In either scenario, the March 2 executive decision was based on an incomplete and legally defective administrative record, rendering the determination invalid.

Clarification of Appellate Scope: The Appellant is not raising a personnel grievance, nor requesting the Commission to adjudicate the discipline of any municipal employee. This Addendum constitutes a direct, procedural challenge to the integrity of the administrative record. To lawfully rule on the validity of Permit #25-1123, the Commission must acknowledge that the March 2 executive decision was based on incomplete files, as critical statutory documents were withheld from the Interim City Manager. This constitutes a fatal procedural defect in the permit's validation process, which falls strictly within the appellate jurisdiction of this Commission.

VI. URGENT ESCALATION: ONGOING STRUCTURAL FAILURE (MARCH 20, 2026)

While the administrative record demonstrates a retroactive attempt to legitimize this permit, new physical evidence proves the un-engineered construction is actively failing. On March 20, 2026, the Appellant formally notified the Development Services Director and the Interim City Manager of an imminent worsening of the life-safety hazard:

- Photographic evidence taken on March 20 demonstrates that the un-engineered stairs are actively detaching from the balcony.
- The separation between the stair stringers and the header board has widened since the initial March 8 filing, creating a 1/2-inch gap accompanied by visibly bent and distorted metal connectors.
- The wood materials are rapidly degrading. The upper flight exhibits multiple long cracks across both the treads and risers, with one tread now developing a 1/8-inch separation gap at its edge.
- This active physical deterioration confirms that the Architect of Record's written disavowal of the field changes was structurally warranted. The City's continued reliance on administrative "correction lists," rather than immediate revocation and shoring, is actively perpetuating a collapse hazard.

VII. CONCLUSION

This newly discovered evidence further confirms that Permit #25-1123 is a legal nullity. A jurisdictionally void permit cannot be legitimized by the retroactive manufacturing of deceptive paperwork, nor can an executive review be sustained when those documents are actively concealed from the decision-maker. The administrative record now definitively proves this permit is held together by invalid and post-dated submissions.

Respectfully submitted,



Shawn Sheridan
 Legal Agent for Tenant, Frances Dianne Sheridan
 290 N Thor St, Apt 200
 Turlock, CA 95380
 sds1@tutamail.com

ADDITIONAL APPELLANT'S EXHIBIT LIST – PERMIT #25-1123

Exhibit Document

- | | |
|---|---|
| S | 2026 'Owner-Builder Acknowledgment' and 'Authorization of Agent' form |
| T | Handwriting Analysis |



Owner-Builder Acknowledgement

Disclosures and Forms for Owner-Builders Applying for Construction Permits

In an effort to protect the citizens of California from unlicensed Contractors taking advantage of property owners; beginning January 1, 2009 California Assembly Bill 2335 amended the California Health and Safety Code, Section 19825, regarding disclosures and verifications required for all applicants seeking Owner-Builder construction permits. These new application requirements provide an enhanced level of consumer awareness and protection for property owners accepting the risks associated with Owner-Builder construction permits and will help in slowing the unsafe and illegal construction taking place in California. Because of these amendments, the City of Turlock is required by State Law to include in your application documents the necessary forms and disclosures as attached. Before a permit can be issued you are required to complete and sign these documents pursuant to the California Health and Safety Code requirements.

Important! Notice to Property Owner

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 290 N. THOR, TURLOCK CA. 95380. We are providing you with an Owner-Builder Acknowledgment & Information Verification Form to make you aware of your responsibilities & possible risks you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to The City of Turlock Building & Safety Division.

An agent of the owner cannot execute this notice unless you obtain the prior approval of the permitting authority.

Owner's Acknowledgment & Verification of Information

Directions: Read & initial each statement below to signify you understand or verify this information.

AG . 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor & material personally. I, as an Owner-Builder, may be held liable & subject to serious financial risk for any injuries sustained by an unlicensed person & his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

AG . 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

AG . 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filled in his or her name instead of my own.

AG . 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

Handwritten text, possibly a signature or name, located in the upper left quadrant of the page.

Handwritten text, possibly a date or number, located below the first block of text.

AG 5. I understand if I employ or otherwise engage any persons other than California licensed Contractors and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

AG 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

AG 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building contractor.

AG 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

AG 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

AG 10. I am aware of and consent to an Owner-Builder building permit applied for in my name and understand that I am the party legally and financially responsible for proposed construction activity at the above listed address.

AG 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

AG 12. I agree to notify the City of Turlock Building and Safety Division immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the City of Turlock Building and Safety Division. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Name (print) Armando Garcia

Signature of Property Owner Armando Garcia Date: 2/17/16

Exhibit S
(2 of 3)

2. 10/1/20

10/1/20

The following is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

Authorization of Agent to Act on Property Owner's Behalf

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): Stairs are being repaired.

Project Address: 296 Thor Avenue, Torlock

Name of Authorized Agent: Armando Garcia

Phone Number: 209.765.3112 Email Address: agarcia@westsidelandscape.net

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Property Owner's Name (print) ARMANDO GARCIA

Property Owner's Signature: *Armando Garcia P.* Date: 2/18/26

Note: A copy of the owner's drivers license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Exhibit S
(3 of 3)

Handwritten text, possibly a signature or initials, located in the lower-left quadrant of the page.

Exhibit T (1 of 3)

The following handwriting comparisons demonstrate severe, fundamental discrepancies regarding the signatures of Armando P. Garcia Sr. on the 'Owner-Builder' and 'Authorization of Agent' form/pages dated February 17 and 18, 2026. The two recent signatures contradict seven (7) distinct state-filed signatures from 2017 and 2018. Furthermore, the signatures executed on February 17 and February 18 bear no resemblance to one another.

► 02/17/2026 - Alleged signature of Armando P. Garcia, Sr. on 'Owner-Builder' form:

me (print) Armando Garcia
Owner Armando Garcia P. Date: 2/17/26

► 02/18/2026 - Alleged signature of Armando P. Garcia, Sr. on 'Auth of Agent' page:

int) ARMANDO GARCIA
: Armando Garcia P. Date: 2/18/26

► 2017 - State-filed signatures of Armando P. Garcia, Sr. for multiple LLCs and corporation:

By: Armando Garcia
ARMANDO P. GARCIA, SR., Incorporator

Armando Garcia
Organizer sign here

Armando P. Garcia, Sr.
Print your name here

Armando Garcia
Organizer sign here

Armando P. Garcia, Sr.
Print your name here

Armando Garcia
Organizer sign here

Armando P. Garcia, Sr.
Print your name here

Armando Garcia
Organizer sign here

Armando P. Garcia, Sr.
Print your name here

Armando Garcia
Organizer sign here

Armando P. Garcia, Sr.
Print your name here

CS to 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136

Exhibit T (2 of 3)

▶ 2018 - State-filed signature for Amarak Investments, LLC:


Organizer - Sign here

Armando P. Garcia
Print your name here

The state-filed signatures from 2017-2018 reveal:

- Both the small 'a' in Armando and 'c' in Garcia were clearly visible.
- The 'd' did not have a large loop.
- A horizontal line was consistently at the end of 'o'.
- His 'G' never connected to 'a'.
- His signature did not end with 'P'.

The signature dated 02/18/26 was signed under penalty of perjury. Two people are known without doubt to have handled one or both documents: Armando Garcia Jr. and Karina (Garcia) Castaneda.

▶ 02/20/2025 - Karina's handwriting when she was the property manager in 2025:

290 N. Thor St Apt # 800, Turlock CA. 95380

▶ 02/17/2026 - Karina's recent handwriting on the 'Owner-Builder' form:

290 N. Thor, Turlock CA. 95380

▶ 12/09/2025 - Armando Jr.'s handwriting on the 'Construction Waste Management' form:

290 N. Thor Avenue

▶ 12/09/2025 - Armando Jr.'s handwriting on the 'Owner-Builder' form:

290 Thor Avenue, Turlock

▶ 02/18/2026 - Armando Jr.'s handwriting on the 'Authorization of Agent' page:

290 Thor Avenue, Turlock

18. 4. 2017

- ▶ 12/09/2025 - Armando Jr.'s handwriting on the 'Construction Waste Management' form:

Project Name: Stairs

- ▶ 02/18/2026 - Armando Jr.'s handwriting on the 'Authorization of Agent' page:

Description of Work): Stairs

The declaration on the 'Authorization of Agent' page states: *"I declare under penalty of perjury that I am the property owner for the address listed above **and I personally filled out the above information and certify its accuracy.**"* The handwriting analysis physically proves that Armando P. Garcia Sr. did not personally fill out the required information. Because the signatory swore under penalty of perjury to have personally executed the form, the visible presence of a third party's handwriting explicitly invalidates the document as a deceptive submission.

Exhibit T
3 of 3

COMPLAINT FORM

Date: 7/11/2025

Complaint received by: KELLY How received: IN PERSON & EMAIL

Location of Complaint: 290 N THOR ST APN #: 061-024-058-000

Complainant: SHAWN SHERIDAN Address: _____ Phone: _____

Nature of Complaint: **STAIRWAY LIGHTING & STAIR DETERIORATING AT BASE: LIGHT FIXTURE DIRECTED AT THE STAIRS ARE NOT ENGAGING UNTIL THE PERSON IS ALREADY ON GROUND. ALSO BASE OF STAIRS ARE DRYROT AND DETERIORATING**

PD NPO

-Action Taken-

Date: 7-28-25 Complaint referred to: Emriquel D. Inspection Date: _____

Condition noted: _____

Building Permit Required: Yes No Building Permit #: _____

NTB Issued _____ 1st Warning Letter _____

2nd Warning Letter _____ Admin Warning Issued _____

Administrative Citation Issued _____

Date Complaint Closed: _____ Reason Closed: _____





ENRIQUE DELGADILLO
BUILDING INSPECTOR

DEVELOPMENT SERVICES DEPARTMENT
BUILDING & SAFETY DIVISION

156 S. BROADWAY, SUITE 130 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5560 EXT. 2232 | FAX 209-668-5107

7-28-2025

Armando & Maria Garcia
27107 State Hwy 33
Newman CA 95360

RE: Complaint at 290 N Thor St
APN # 061-024-058-00

Armondo & Maria,

The Building and Safety Division received a complaint about the above-mentioned address on 7/11/2025. The listed item(s) below are a violation of the TMC 8-1-102(d) Property Maintenance Code.

1. Section **402 Light** of the **PMC, 402.2 Common Halls and Stairways** shall be lighted at all times.
2. **Section 304 Exterior Structure of the PMC, 304.10 Stairways, decks, porches and balconies.** Every exterior stairway shall be maintained structurally sound.

In an effort to correct the above listed violations and to ensure compliance with the Turlock Municipal Code, Building and Fire Codes, and all other State and Federal Regulations, please contact the Building and Safety Division no later than **August 11, 2025**. A building inspector will need to go out and verify all items listed above have been corrected. If contact is not made by **August 11, 2025** further enforcement action will be taken.

****PLEASE NOTE**** The Administrative Citation carries a fine/penalty for each violation. You may be subject to fines of **\$100.00** or more for each Municipal Code Violation cited. The fines will increase progressively until the violation is corrected.

Cordially,

Enrique Delgadillo

Building Inspector



ENRIQUE DELGADILLO
BUILDING INSPECTOR

DEVELOPMENT SERVICES DEPARTMENT
BUILDING & SAFETY DIVISION

156 S. BROADWAY, SUITE 130 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5560 EXT. 2232 | FAX 209-668-5107

8-12-2025

Armando & Maria Garcia
27107 State Hwy 33
Newman CA 95360

RE: Complaint at 290 N Thor St
APN # 061-024-058-00

Armondo & Maria,

The Building and Safety Division received a complaint about the above-mentioned address on 7/11/2025. First letter was sent on 7-28-2025 giving the property owners until 8-11-2025 to contact the City of Turlock Building Division, no contact was ever made. This will be the second letter requesting property owners to contact the Building Division. The listed item(s) below are a violation of the TMC 8-1-102(d) Property Maintenance Code.

1. Section **402 Light** of the PMC, **402.2 Common Halls and Stairways** shall be lighted at all times.
2. Section **304 Exterior Structure of the PMC, 304.10 Stairways, decks, porches and balconies.** Every exterior stairway shall be maintained structurally sound.

In an effort to correct the above listed violations and to ensure compliance with the Turlock Municipal Code, Building and Fire Codes, and all other State and Federal Regulations, please contact the Building and Safety Division no later than **August 26, 2025**. A building inspector will need to go out and verify all items listed above have been corrected. If contact is not made by **August 26, 2025** further enforcement action will be taken.

****PLEASE NOTE**** The Administrative Citation carries a fine/penalty for each violation. You may be subject to fines of **\$100.00** or more for each Municipal Code Violation cited. The fines will increase progressively until the violation is corrected.

Cordially,

Enrique Delgadillo



**BUILDING DIVISION
PERMIT APPLICATION**

156 S BROADWAY STE 130 TURLOCK CA 95380
PHONE: 209-668-5560 FAX: 209-668-5107
CITYOFTURLOCK.ORG

PAID
9/24/25
cliff w

PERMIT NO.	25-1123
NWS PERMIT TYPE: B-	Res 44
APPLICATION DATE:	9/24/25
PLAN CHECK DEPOSIT:	500

PLEASE REVIEW AND COMPLY WITH THE FOLLOWING ITEMS PRIOR TO SUBMITTING APPLICATION
This application **MUST** be filled out **COMPLETELY**. If a line does not pertain to your project please put N/A.

1. A plan check deposit is required with this application (payable by cash or check).
2. A copy of the Land Use/Entitlement Planning Permit, if applicable, is required with this application.
3. Projects which require more than 3 plan checks will be subject to additional plan check fees.
4. If this building is intended to be licensed by the Department of Health Services (i.e. OSHPD3), you are required to submit concurrently to OSHPD for their review and approval. **We Do Not Certify Clinics**
5. No inspections will be performed prior to issuance of the Building Permit.
6. The following shall NOT be part of this submittal: Civil Drawings, Landscape Plans and/or Commercial Fire Sprinkler Systems. Please contact Engineering, Planning, County Health and/or Fire Departments for their required separate submittals.
7. **Residential Projects:** All **new residential buildings** are required to be submitted ELECTRONICALLY in PDF format on a non-returnable flash drive. Minor projects may be submitted in paper and require 3 sets of plans and 2 sets of all supporting documents (i.e. Structural, Energy, Truss and/or calculations etc.).
 - a. Is this project a new single family dwelling? If so, are you interested in deferring the Development Impact Fees?
 - Yes No If yes, the preliminary title report AND legal notarized document of property owner authorization are due at the time of submittal.
8. **Commercial Projects:** ELECTRONIC PLAN REVIEW ONLY: All projects must be submitted in PDF format on a non-returnable flash drive.
9. This document is public record.

Project Address 290 N. Thor St. Turlock, CA 95380

Description of Work Repairing (2) stairs at apartment building

APN: 061-024-058 **Estimated Improvement Cost \$** 10k

OWNER

Name Amarak Investments Phone (209)765-3112

Email agarcia@westsidelandscape.net

CONTRACTOR

Name TBD Phone _____

License No. _____ License Class _____ E-mail address _____

City of Turlock Business License No. (If applicable) _____

SUBCONTRACTORS

Electrical Contractor: _____ License No _____

Plumbing Contractor: _____ License No _____

Mechanical Contractor: _____ License No _____

PLEASE TURN OVER AND COMPLETE THE BACK OF THIS FORM



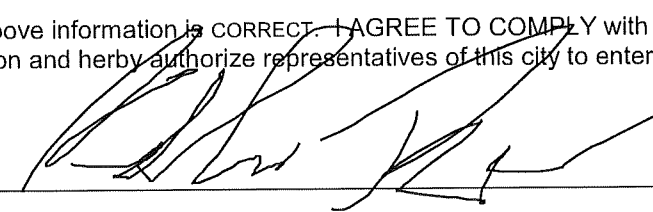
LICENSED ENGINEERING/ARCHITECTURAL FIRM

Company Name _____ Contact Name: _____ License No. _____
Phone _____ FAX _____ Email _____

APPLICANT/PROJECT CONTACT

NAME Oswaldo Reyes
Mailing Address 1148 Palm Ave City Atwater State CA Zip 95301
Phone (209)205-7046 Fax _____ Email ozr.drafting.design@gmail.com

I certify that I have read this application and state the above information is CORRECT. I AGREE TO COMPLY with all City and County ordinances and State laws relating to construction and herby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

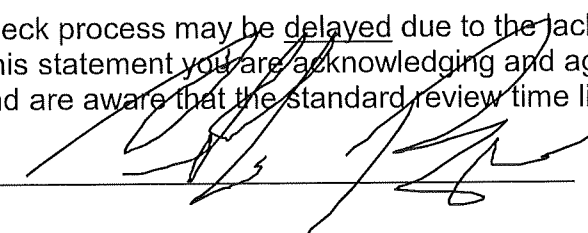
Date 9/3/25 Signature of Applicant/Agent 

Property Owner Contractor Agent

THIS IS AN INCOMPLETE PLAN CHECK SUBMITTAL DUE TO THE LACK OF THE FOLLOWING ITEMS:

- Site Plan
- Structural Calcs
- Truss Calcs
- Other _____
- Roof Framing Plan
- Floor Framing Plan
- Residential/Fire Sprinklers and Calcs

This plan check process may be delayed due to the lack of information as noted above. By signing at the end of this statement you are acknowledging and agreeing that the plan check package is not complete and are aware that the standard review time lines may NOT be met.

Applicant:  Date: 9/3/25

This Permit Application EXPIRES one year from the date of initial application.

For Office Use Only								
Reviewed By:	Route To:	BLDG	IW	BV	4L	PLN	ENG	FIRE

APARTMENT STAIR REPAIR

290 N. THOR ST., TURLOCK, CA 95380

PREPARED FOR
ARMANDO GARCIA

1) Please submit a completed Construction waste Management form CWMP

2) The project shall be reviewed and stamped by a design professional

Additional comment may apply

- INSTALL A RP BACKFLOW DEVICE BEHIND THE EXISTING WATER METER PER CITY STANDARD L-16.
- INSTALL A SEWER CLEANOUT ON THE EXISTING SEWER SERVICE PER CITY STANDARD S-7.
- ANY SIDEWALK THAT IS NOT IN COMPLIANCE WILL NEED TO BE REPLACED TO CITY STANDRDS, PER CALIFORNIA STREETS AND HIGHWAYS CODE 5610 AND THE TURLOCK MUNICIPAL CODE.
- AN ENCROACHMENT WILL BE REQUIRED FOR SEWER CLEANOUT, RP BACKFLOW DEVICE, AND SIDEWALK. CONTACT ENGINEERING.
- SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN WORKSHEET TO ENGINEERING

General Notes

BP# 25-1123
9/24/2025

No.	Revision/Issue	Date

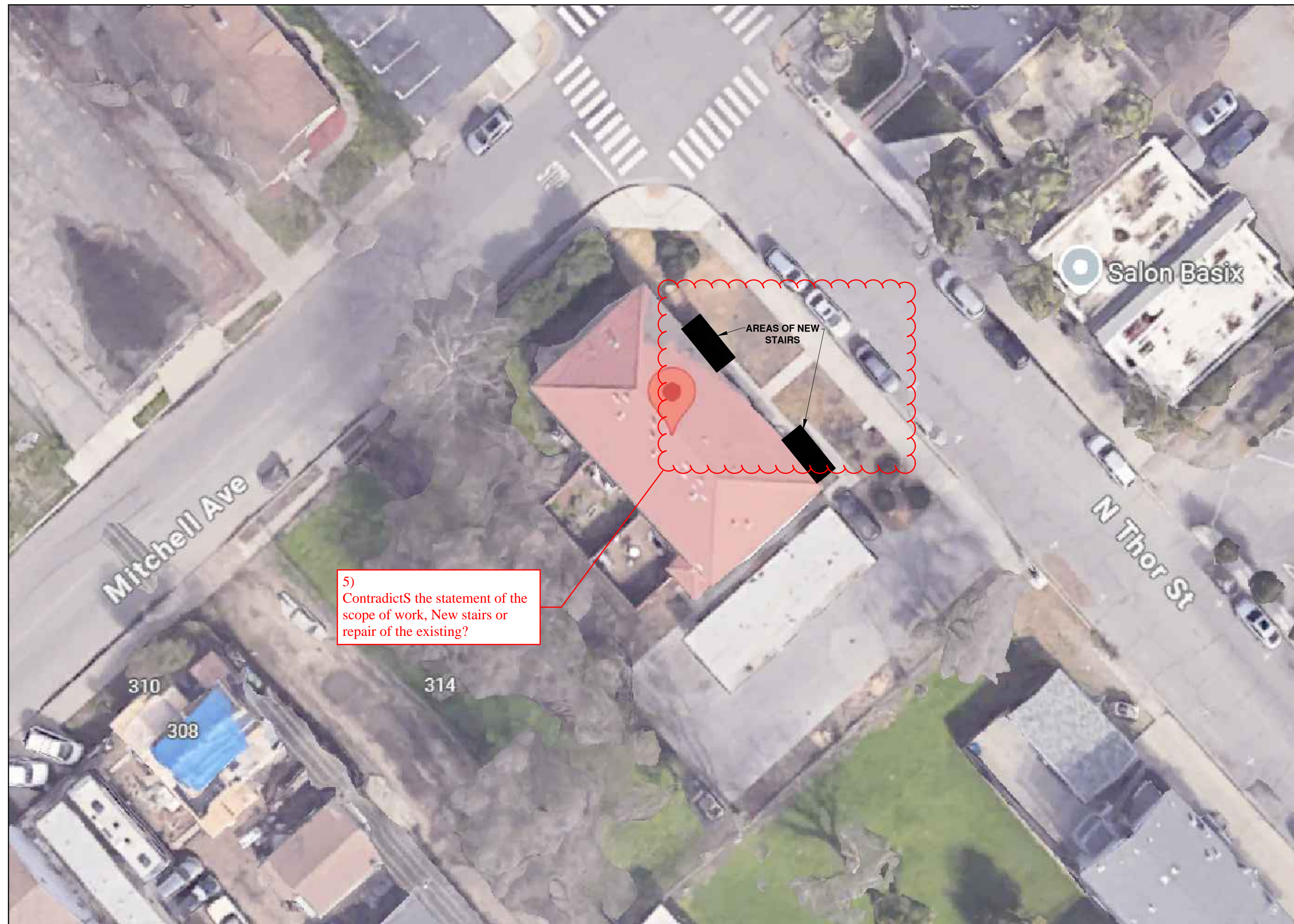
DESIGNER

Project Name and Address

APARTMENT STAIR REPAIR
290 N THOR ST.
TURLOCK, CA
95380

Project 25-008	Sheet
Date 9/3/25	CV
Scale NTS	

PROJECT TEAM	BUILDING CODE ANALYSIS	VICINITY MAP	Sheet List Table								
<p>DESIGNER: OZR DRAFTING + DESIGN 1148 PALM AVE ATWATER, CA 95301 (209)205-7046</p> <p>CLIENT/OWNER: BLANCA PALACIOS (209)596-0086 2455 COLONY DR. TRACY, CA 95376</p> <p>CONTRACTOR: TBD</p>	<p>CONSTRUCTION TO COMPLY 2022 CRC, CBC, CMC, CPC, CEC, CGBC ALONG WITH 2022 T-24 AND/OR CITY OF MUNICIPAL CODE.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sheet Number</th> <th>Sheet Title</th> </tr> </thead> <tbody> <tr> <td>CV</td> <td>Cover Sheet</td> </tr> <tr> <td>SP1</td> <td>SITE PLAN/DETAILS</td> </tr> <tr> <td>A1</td> <td>STAIR LAYOUT/ELEVATIONS</td> </tr> </tbody> </table>	Sheet Number	Sheet Title	CV	Cover Sheet	SP1	SITE PLAN/DETAILS	A1	STAIR LAYOUT/ELEVATIONS
Sheet Number	Sheet Title										
CV	Cover Sheet										
SP1	SITE PLAN/DETAILS										
A1	STAIR LAYOUT/ELEVATIONS										
	<p>BUILDING INFORMATION</p> <p>APN: 061-024-058</p> <p>OCCUPANCY: R-2 CONSTRUCTION TYPE: V-B</p> <p style="color: red; border: 1px solid red; padding: 2px; display: inline-block;">3) City of Turlock</p>	<p>NOTES</p>									
	<p>SCOPE OF WORK: REPAIR TWO EXISTING SETS OF STAIRS</p> <p style="color: red; border: 1px solid red; border-radius: 10px; padding: 2px; display: inline-block;">4) Please describe the extent of the repair in detail.</p>										

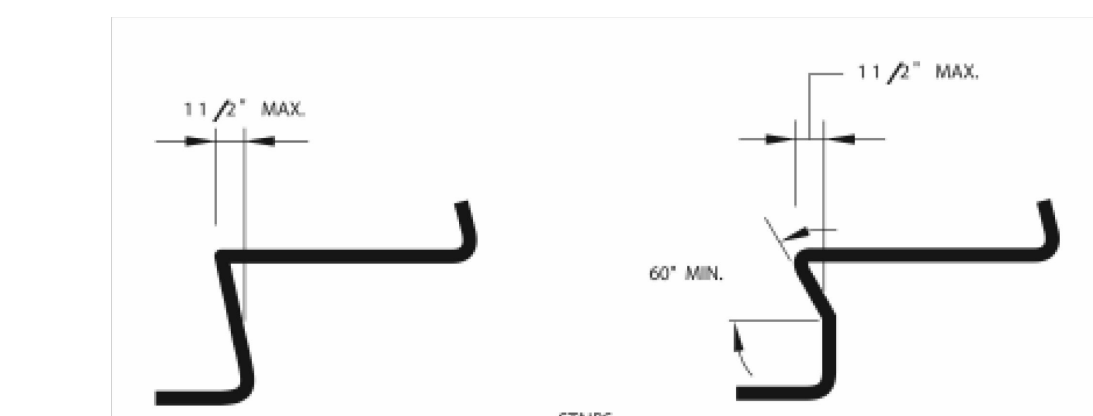


1 Site Plan

Scale: NTS

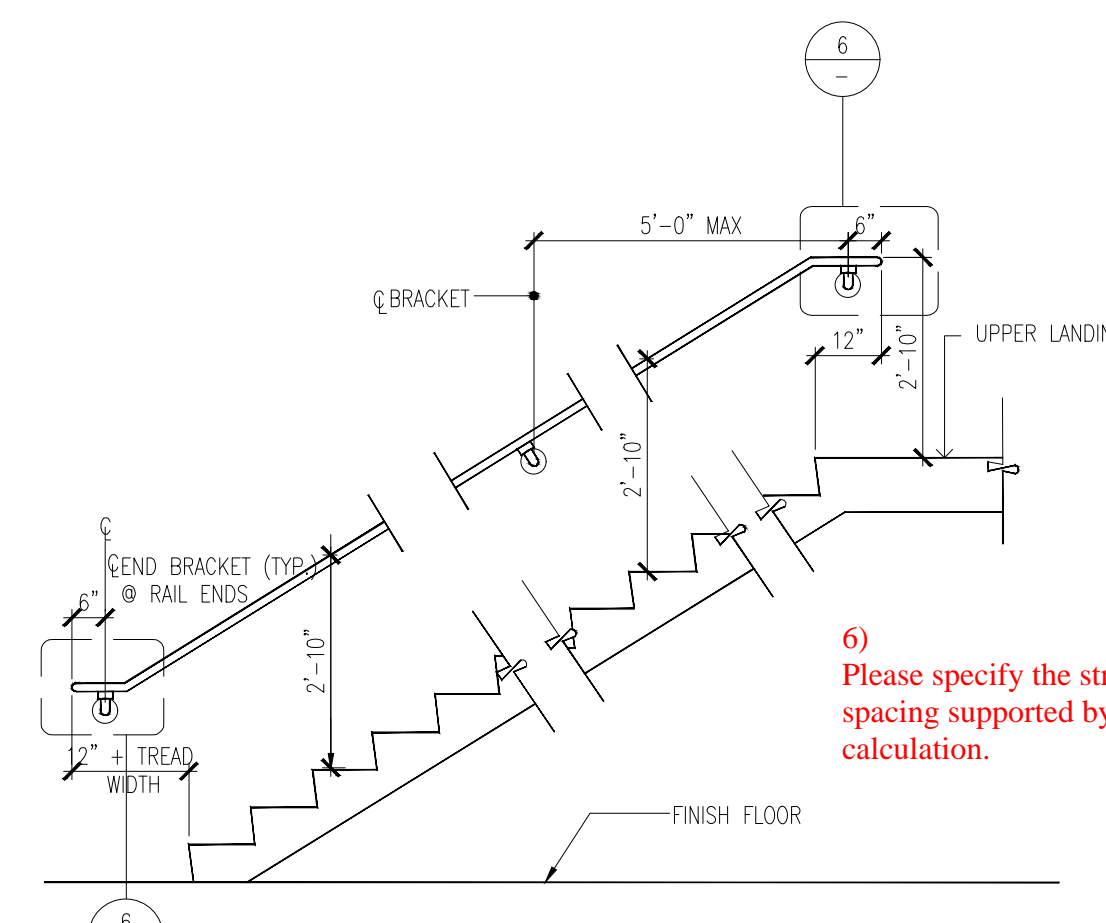


- HANDRAILS:**
- > Grip = 1 1/4" - 1 1/2" or equivalent shape
 - > Risers = open risers are not permitted
 - > Height = 34" - 38"
 - > Extension at top = 12" past top nosing
 - > Extension at bottom = 12" + tread width
 - > Mounting = 1 1/2" space from wall



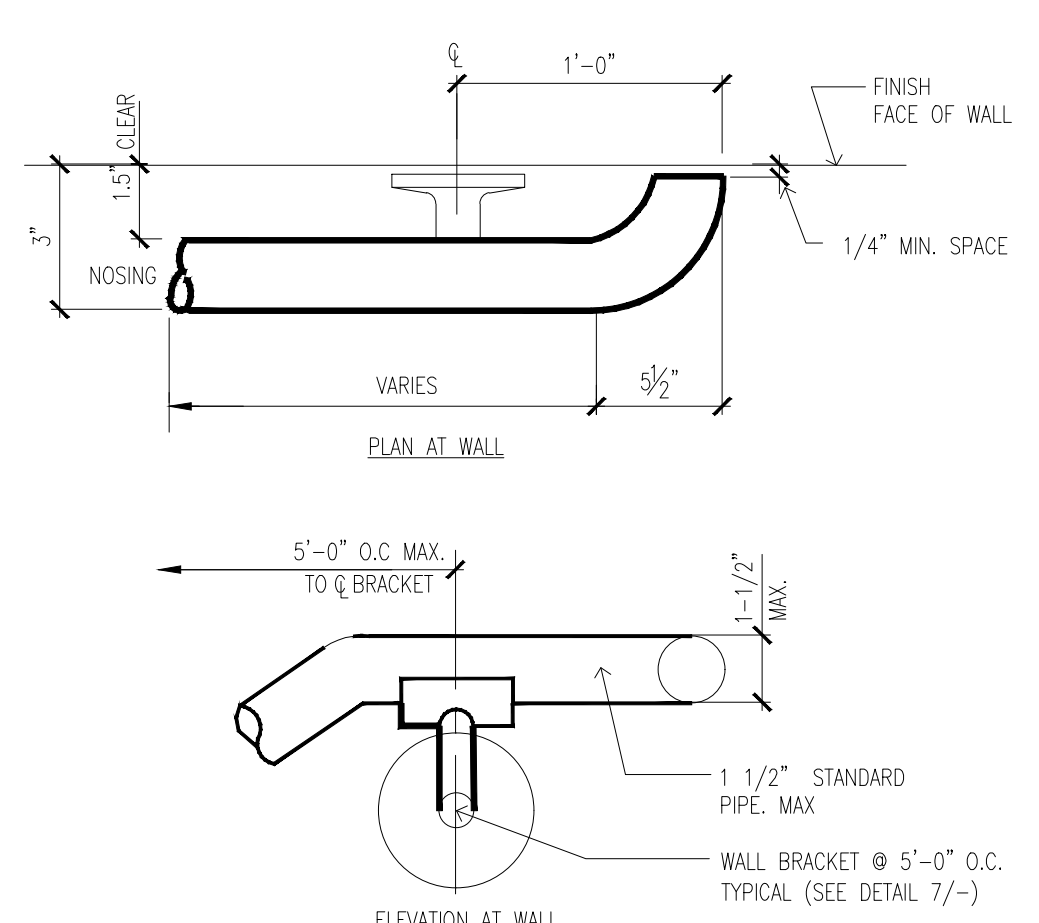
3 Stair Tread DTL

Scale: NTS



5 Handrail Detail

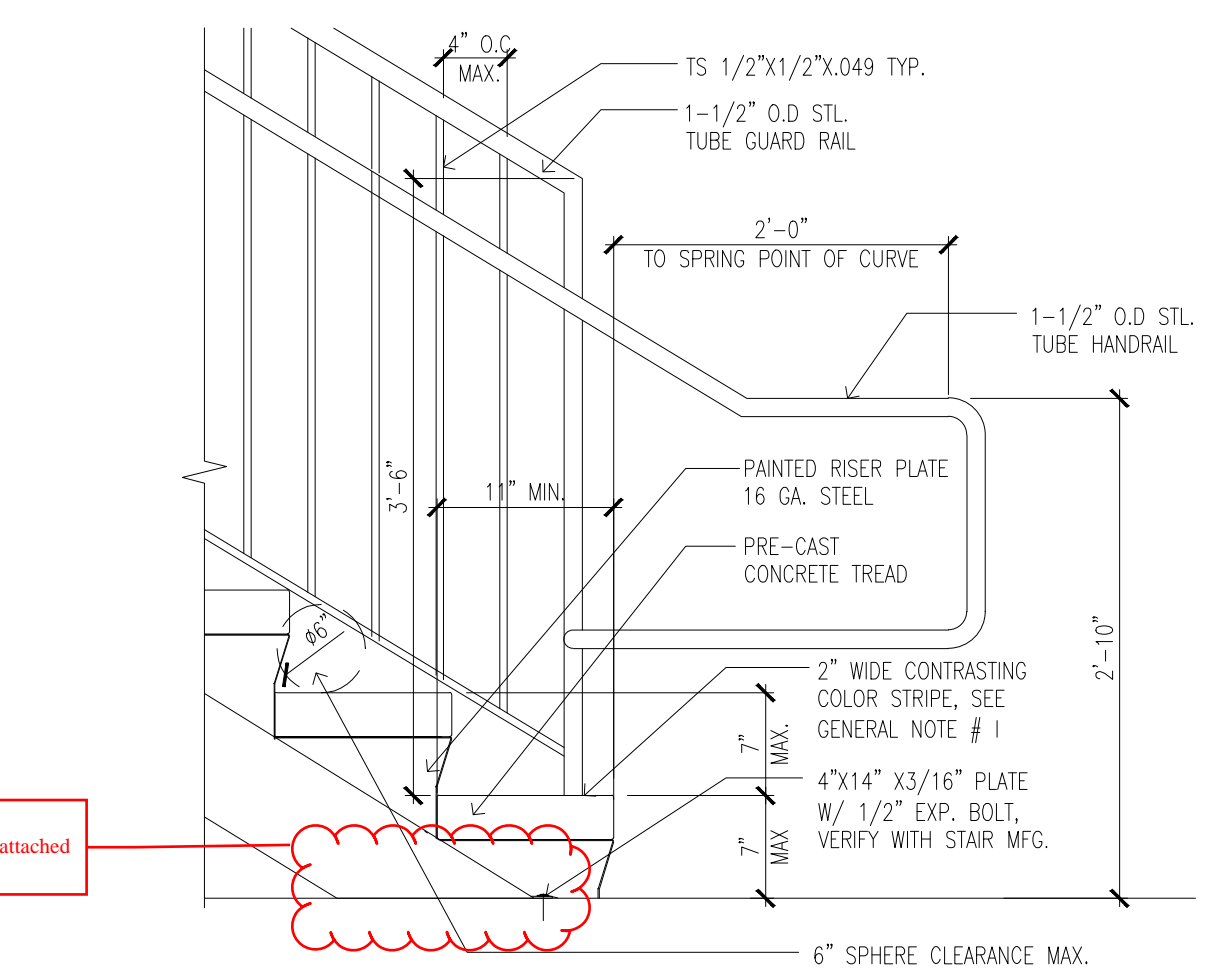
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6 Handrail Detail

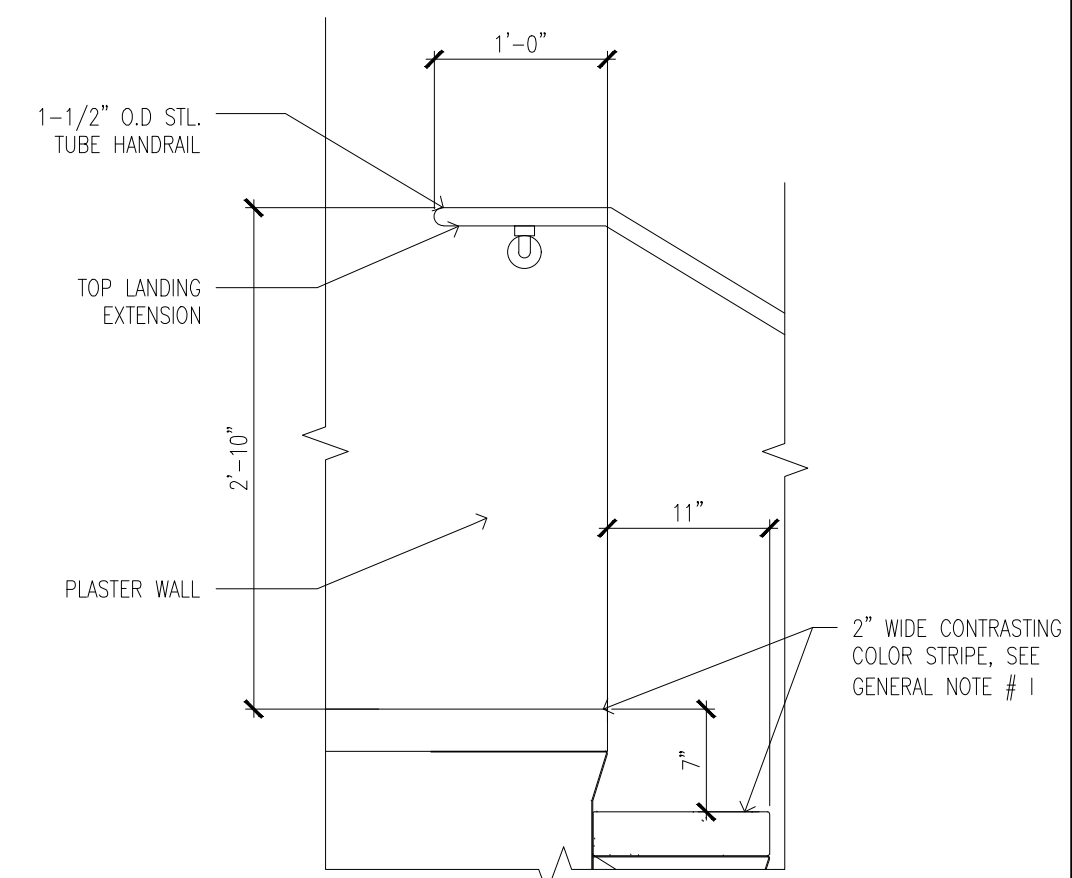
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7) How wood stringer will be attached to base plat?



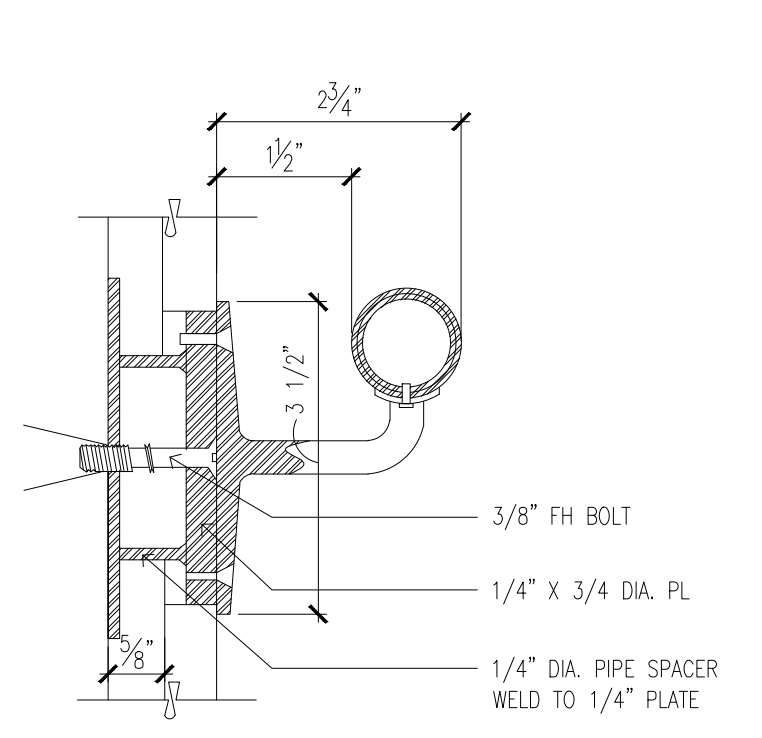
3 Landing Detail

Scale: NTS



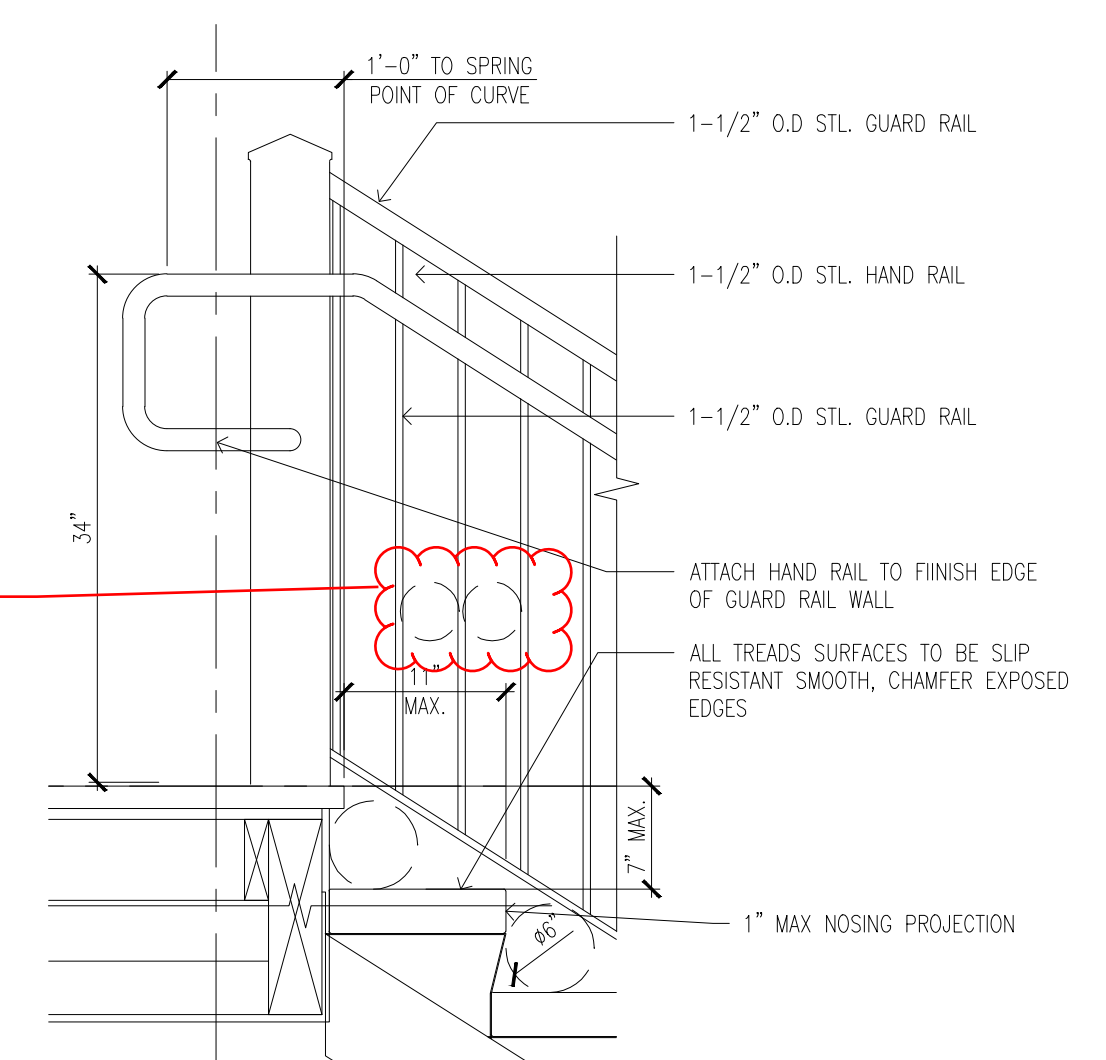
4 Top Landing Detail

Scale: NTS



7 Handrail Detail

Scale: NTS



8 Landing Detail

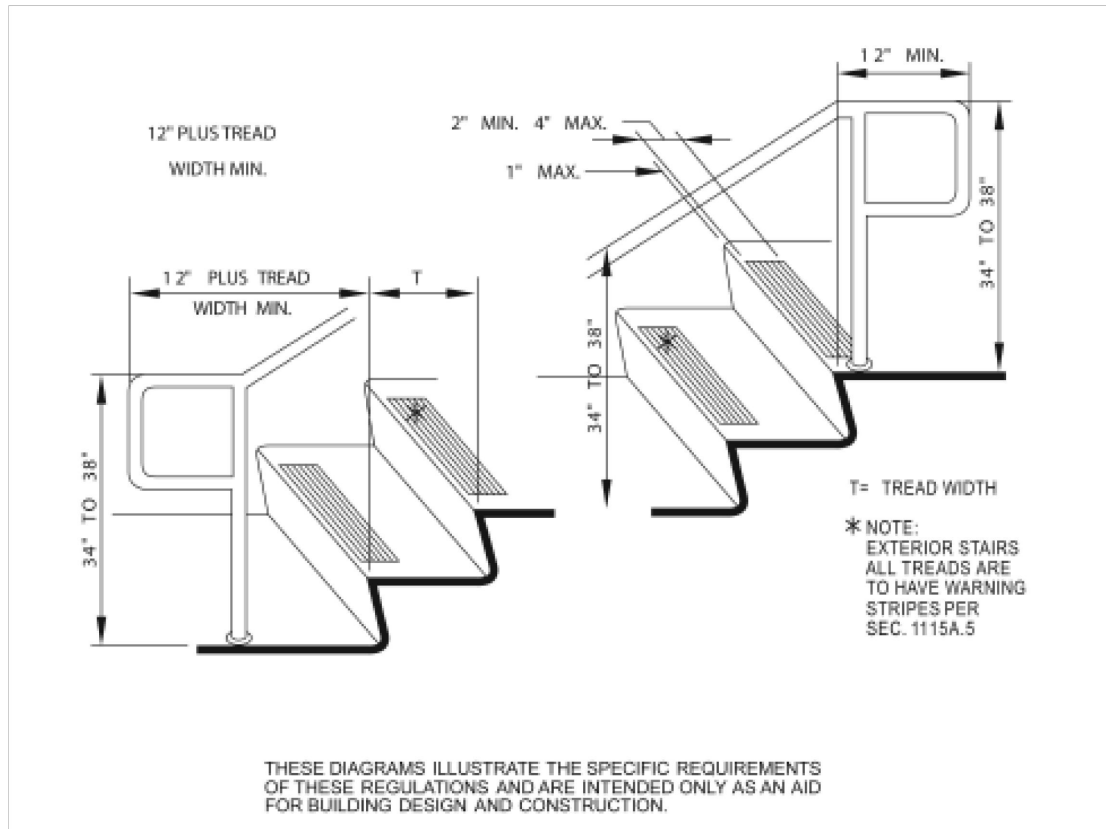
Scale: NTS

GENERAL NOTES

- A. CLEAR FINISH HEADROOM SHALL NOT BE LESS THAN 6 FT. 8 IN. MEASURED VERTICALLY FROM THE STAIR NOSING
- B. GRIPPABLE RAIL REQ'D IF 4 OR MORE RISERS
- C. GRIPS MUST BE 1-1/4 IN. - 1-1/2" IN. CIRCULAR CROSS SECTION NOTE: HANDRAIL SHALL NOT EXCEED 1-1/2" IN. DIA.
- D. MAX PROJECTION INTO STAIRWAY IS 4-1/2 IN.
- E. HANDRAIL ENDS SHALL BE RETURN TO WALL OR NEWLY POST OR VOLTE
- F. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST 200 POUND POINT LOAD IN ANY DIRECTION
- G. HANDRAILS ON OPEN SIDE OF STAIR MUST NOT ALLOW 4 IN. SPHERE TO PASS THROUGH
- H. UPPER LANDING AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSING OF THE TREAD OR LANDING. THE STRIP SHALL BE THE FULL WIDTH OF THE TREADS AND LANDING AND OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE TREADS CBC 1115A.5
- I. TOLERANCES BETWEEN THE LARGEST AND SMALLEST TREAD AND RISER DIMENSIONS SHALL NOT EXCEED .375" (3/8") IN ANY FLIGHT OF STAIRS. CBC 1009.4.4

2 Stair Detail

Scale: NTS



General Notes		
No.	Revision/Issue	Date
DESIGNER		
Project Name and Address		
APARTMENT STAIR REPAIR		
290 N THOR ST. TURLOCK, CA 95380		
Project	25-008	Sheet
Date	3/9/25	SP1
Scale	NTS	



BUILDING DIVISION RE-SUBMITTAL FORM

156 S BROADWAY STE 130 TURLOCK CA 95380

PHONE: 209-668-5560 FAX: 209-668-5107

CITYOFTURLOCK.ORG

RE – SUBMITTAL APPLICATION:

Date: _____

Re-Check (Per Plan Check Comments)

Permit #: _____

Deferred Submittal
(Copy of Approved Plans may be required)

Revisions to Approved Plans
(Copy of Approved Set of Plans may be required)

Address of Work: _____

Project Name: _____

Description of Project Changes / Updates: _____

Contact Person: _____
Please Print

Phone: _____

Email: _____

Fax: _____

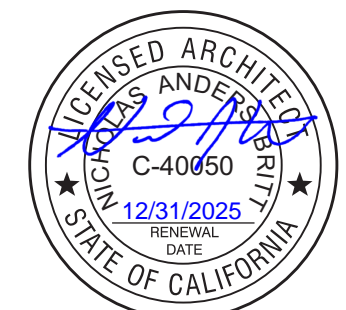
Requested By: _____	- For Office Use Only -	Received By: _____
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APARTMENT STAIR REPAIR

290 N. THOR ST., TURLOCK, CA 95380

PREPARED FOR
ARMANDO GARCIA

General Notes



SIGNED: 11.24.2025

APPROVED PLANS MUST BE ON JOB SITE AT ALL TIMES.

PROPERTY BOUNDRIES MUST BE CLEARLY MARKED. SURVEY IF NECESSARY.

APPROVED
CITY OF TURLOCK BUILDING DIVISION

All construction shall be in accordance with approved plans and specifications and shall not be changed, modified or altered without approval from the Building Official. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the City of Turlock Building Code adopted by the City Council or of any other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid. The issuance of a permit based upon plans, specifications and other data shall not prevent the Building Official from thereafter requiring the correction of errors in said plans, specifications and other data or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinance of this jurisdiction.

11/26/2025



No.	BLDG. DEPT.	COMMENTS	Date
			11/19/25

PROJECT TEAM

DESIGNER/DRAFTER:
OSVALDO REYES
OZR DRAFTING + DESIGN
1148 PALM AVE
ATWATER, CA 95301
(209)205-7046
OZR.DRAFTING.DESIGN@GMAIL.COM

CLIENT/OWNER:
AMARAK INVESTMENTS
(209)765-3112
290 N. THOR ST.
TURLOCK, CA 95380

CONTRACTOR:
TBD

BUILDING CODE ANALYSIS

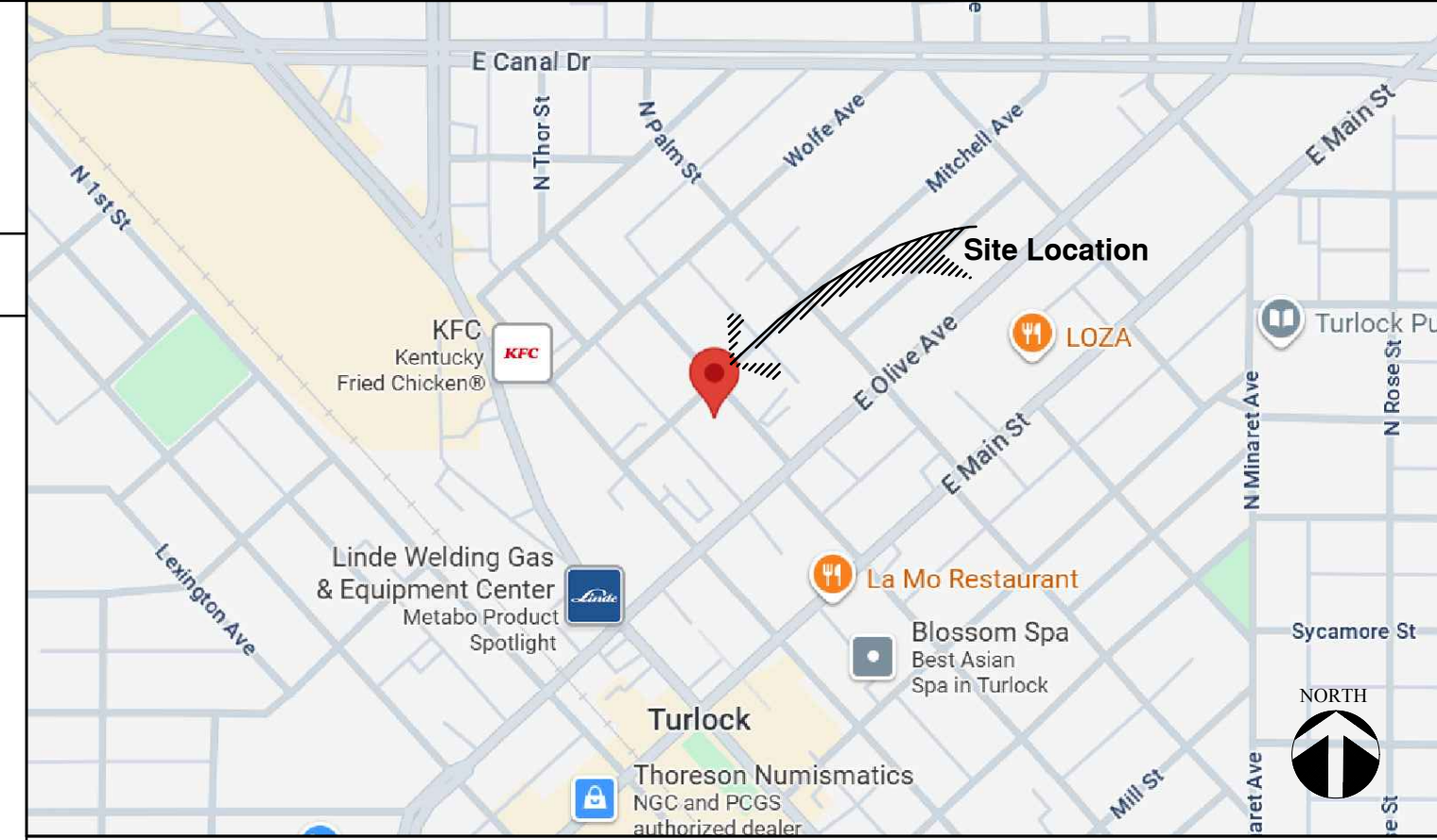
CONSTRUCTION TO COMPLY 2022 CRC, CBC, CMC, CPC, CEC, CGBC ALONG WITH 2022 T-24 AND/OR CITY OF TURLOCK MUNICIPAL CODE.

BUILDING INFORMATION

APN: 061-024-058
OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B

SCOPE OF WORK:
DEMO AND REBUILD TWO EXISTING SETS OF STAIRS TO BRING INTO COMPLIANCE

VICINITY MAP



NOTES

Sheet List Table

Sheet Number	Sheet Title
CV	Cover Sheet
SP1	SITE PLAN/DETAILS
A1	STAIR LAYOUT/ELEVATIONS

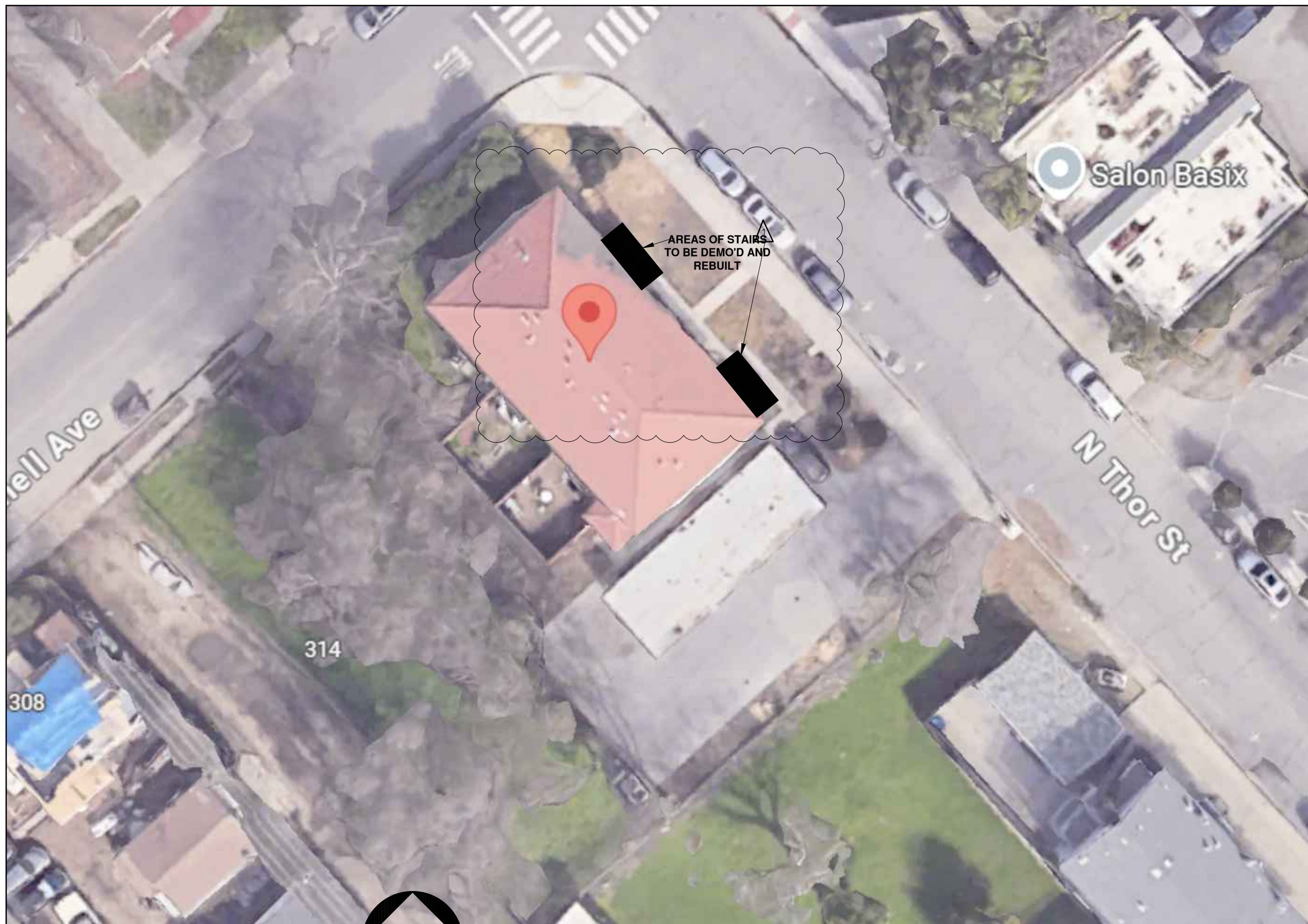
APPROVED



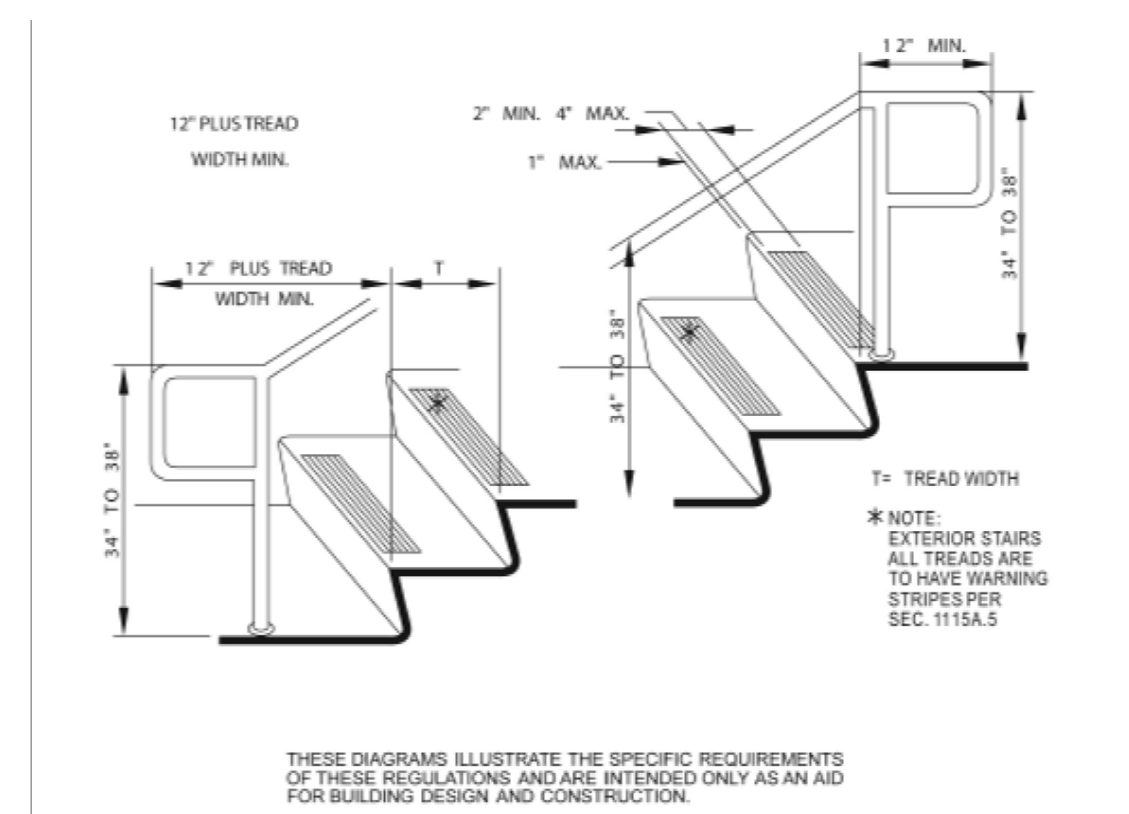
OZR
Drafting + Design
ozr.drafting.design@gmail.com
www.ozrdraftingdesign.com
(209)205-7046

Project Name and Address
APARTMENT STAIR REPAIR
290 N THOR ST.
TURLOCK, CA
95380

Project	25-008	Sheet	CV
Date	9/3/25		
Scale	NTS		



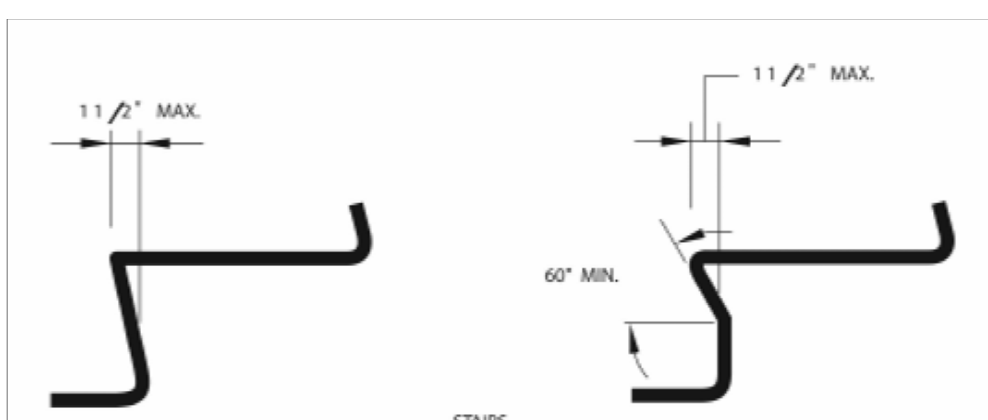
1 Site Plan
Scale: NTS



2 Stair Detail
Scale: NTS

HANDRAILS:

- Grip = 1 1/4" - 1 1/2" or equivalent shape
- Risers = open risers are not permitted
- Height = 34" - 38"
- Extension at top = 12" past top nosing
- Extension at bottom = 12" + tread width
- Mounting = 1 1/2" space from wall



3 Stair Nosing Projection DTL
Scale: NTS

WOOD SPECIES & FASTENER NOTES - EXTERIOR WOOD STAIRS

ALL EXTERIOR STAIR FRAMING, STRINGERS, POSTS, HANDRAILS, TREADS, RISERS, AND BLOCKING SHALL BE PRESSURE-TREATED DOUGLAS FIR-LARCH OR APPROVED NATURALLY DECAY-RESISTANT WOOD, NO. 2 GRADE OR BETTER.

ALL FASTENERS, BOLTS, SCREWS, HANGERS, STRAPS, AND CONNECTORS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP GALVANIZED, STAINLESS STEEL, OR APPROVED CORROSION-RESISTANT TYPE.

PROVIDE CORROSION-RESISTANT JOIST HANGERS AND CONNECTORS (ZMAX OR EQUIVALENT) . ALL BOLTED CONNECTIONS SHALL USE GALVANIZED WASHERS.

FIELD-CUT ENDS OF PRESSURE-TREATED LUMBER SHALL RECEIVE TWO COATS OF WOOD PRESERVATIVE PRIOR TO INSTALLATION.

ALL EXTERIOR CONNECTIONS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND TIGHTENED PRIOR TO FINAL INSPECTION.

WOOD TREATMENT:

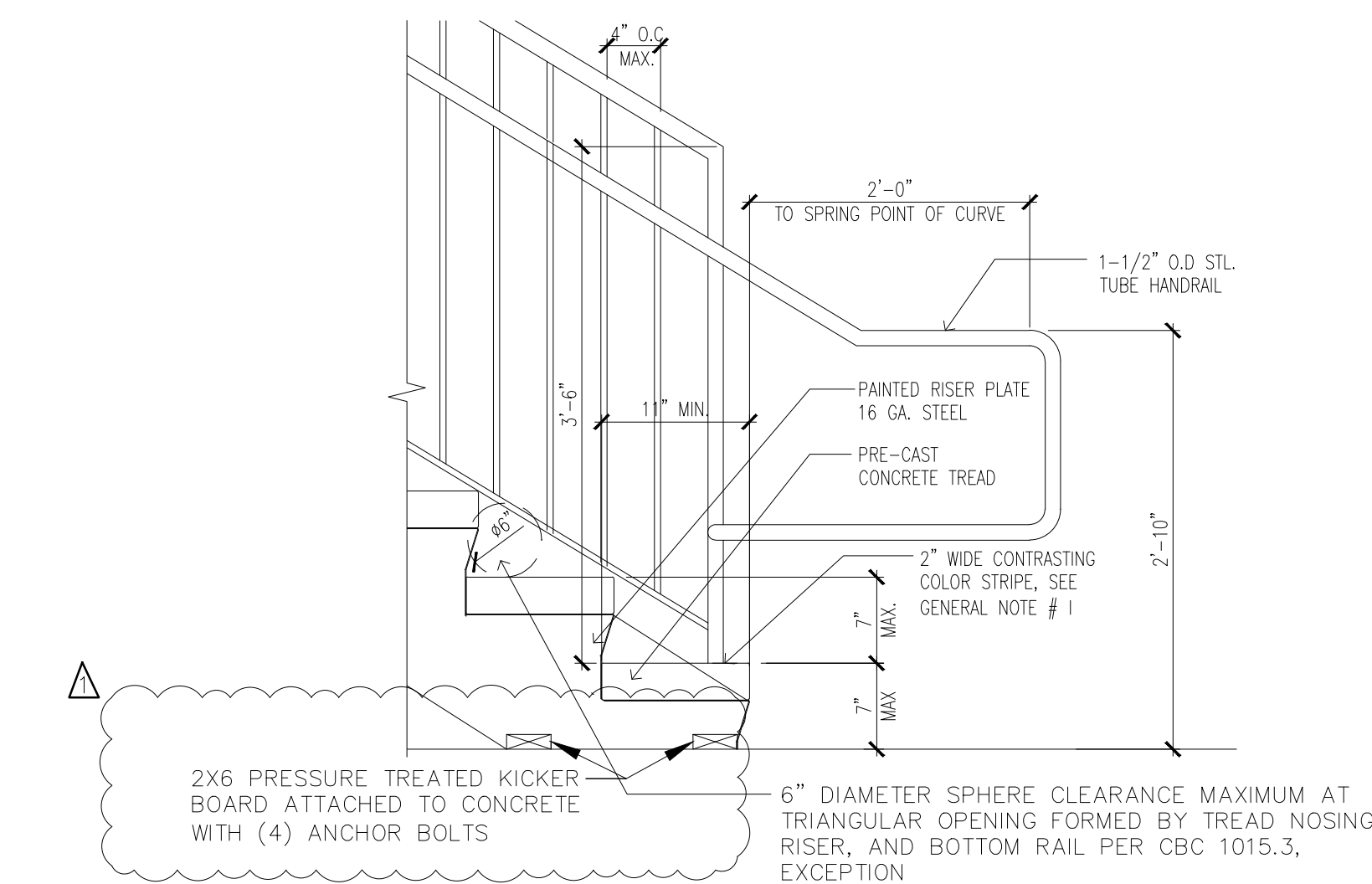
"ALL WOOD COMPONENTS SHALL BE PRESSURE-TREATED PER AWPA STANDARDS OR NATURALLY DECAY-RESISTANT SPECIES (REDWOOD, CEDAR) . ALL FASTENERS AND METAL CONNECTORS SHALL BE HOT-DIP GALVANIZED OR STAINLESS STEEL PER CBC 2304.12."

GUARD RAIL SYSTEM REQUIREMENTS:

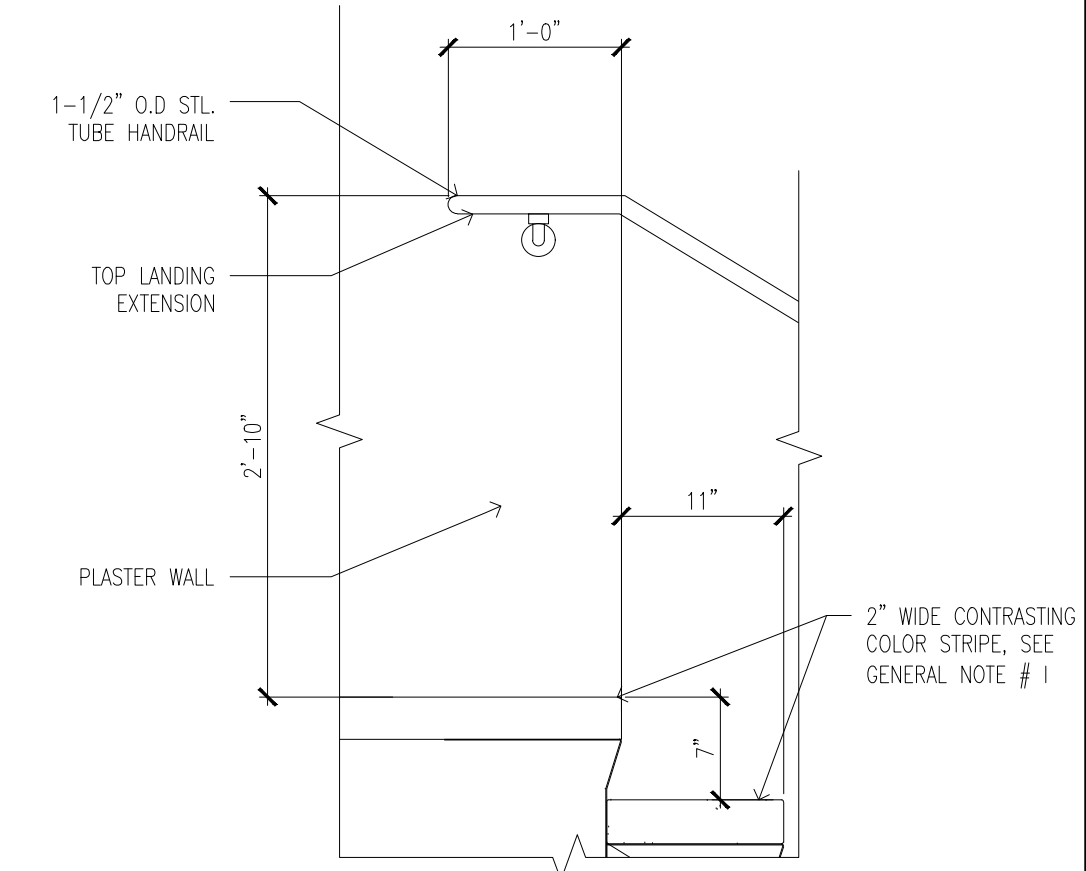
"GUARDS: ALL GUARD OPENINGS SHALL NOT PERMIT PASSAGE OF 4" DIAMETER SPHERE PER CBC §1015.3, EXCEPT AT TRIANGULAR OPENING FORMED BY TREAD NOSING, RISER, AND BOTTOM RAIL WHERE 6" SPHERE MAXIMUM IS PERMITTED PER CBC 1015.3, EXCEPTION 2."

GENERAL NOTES

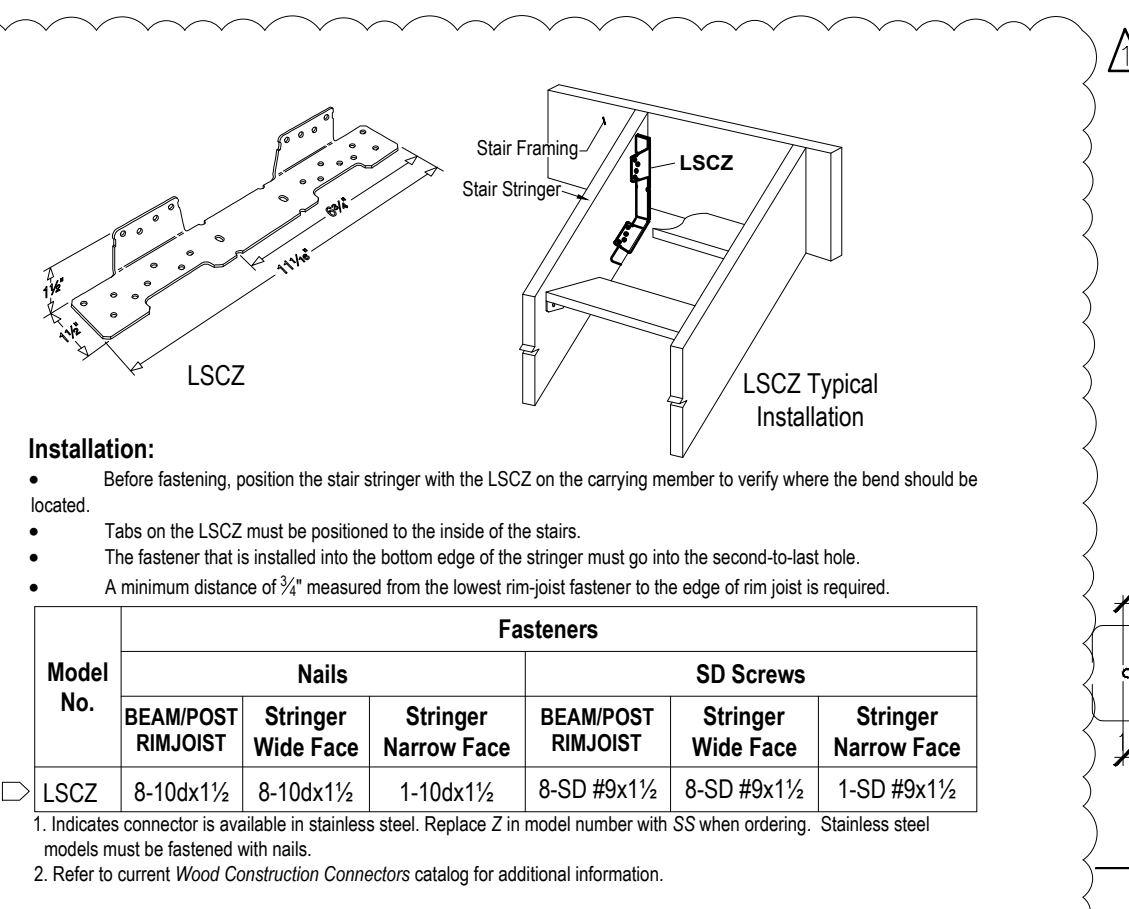
- CLEAR FINISH HEADROOM SHALL NOT BE LESS THAN 6 FT. 8 IN. MEASURED VERTICALLY FROM THE STAIR NOSING
- GRIPPABLE RAIL REQ'D IF 4 OR MORE RISERS
- GRIPS MUST BE 1-1/4 IN. - 1-1/2" IN. CIRCULAR CROSS SECTION NOTE: HANDRAIL SHALL NOT EXCEED 1-1/2" IN. DIA.
- MAX PROJECTION INTO STAIRWAY IS 4-1/2 IN.
- HANDRAIL ENDS SHALL BE RETURN TO WALL OR NEWLY POST OR VOLTE
- HANDRAILS SHALL BE STRONG ENOUGH TO RESIST 200 POUND POINT LOAD IN ANY DIRECTION
- HANDRAILS ON OPEN SIDE OF STAIR MUST NOT ALLOW 4 IN. SPHERE TO PASS THROUGH
- UPPER LANDING AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSING OF THE TREAD OR LANDING. THE STRIP SHALL BE THE FULL WIDTH OF THE TREADS AND LANDING AND OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE TREADS CBC 1115A.5
- TOLERANCES BETWEEN THE LARGEST AND SMALLEST TREAD AND RISER DIMENSIONS SHALL NOT EXCEED .375" (3/8") IN ANY FLIGHT OF STAIRS. CBC 1009.4.4



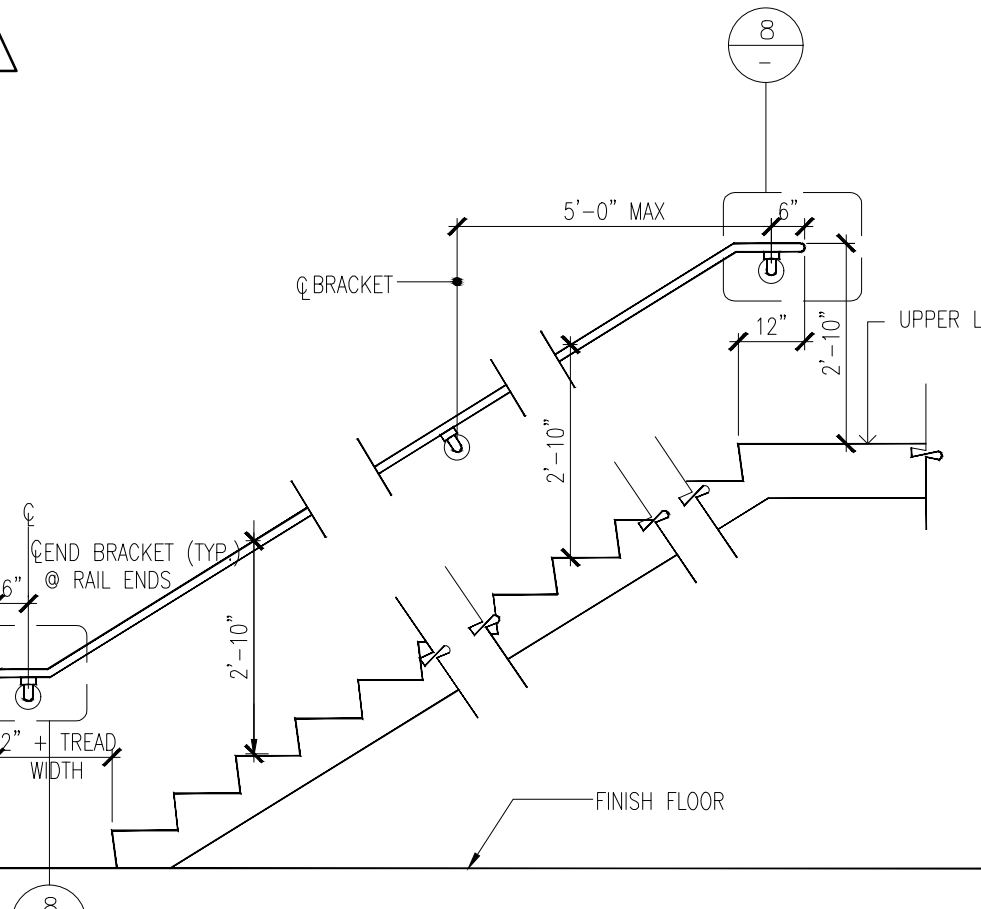
4 Landing Detail
Scale: NTS



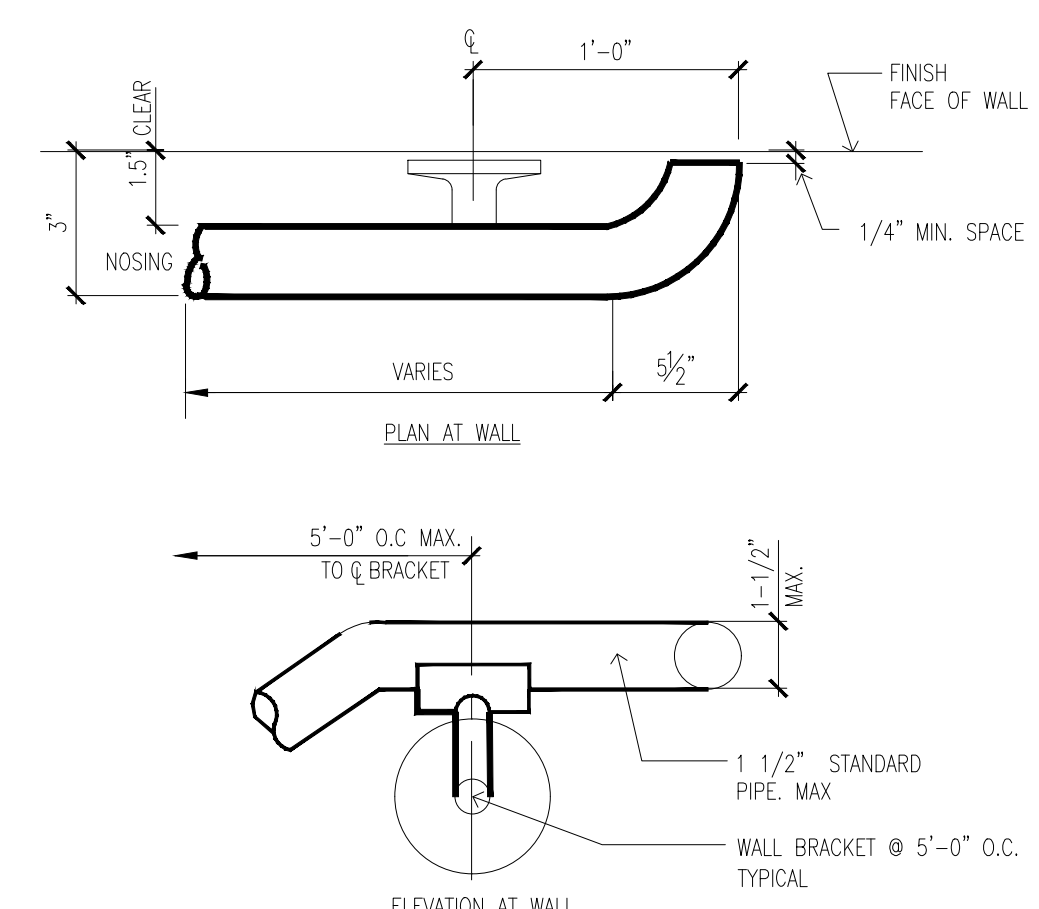
5 Top Landing Detail
Scale: NTS



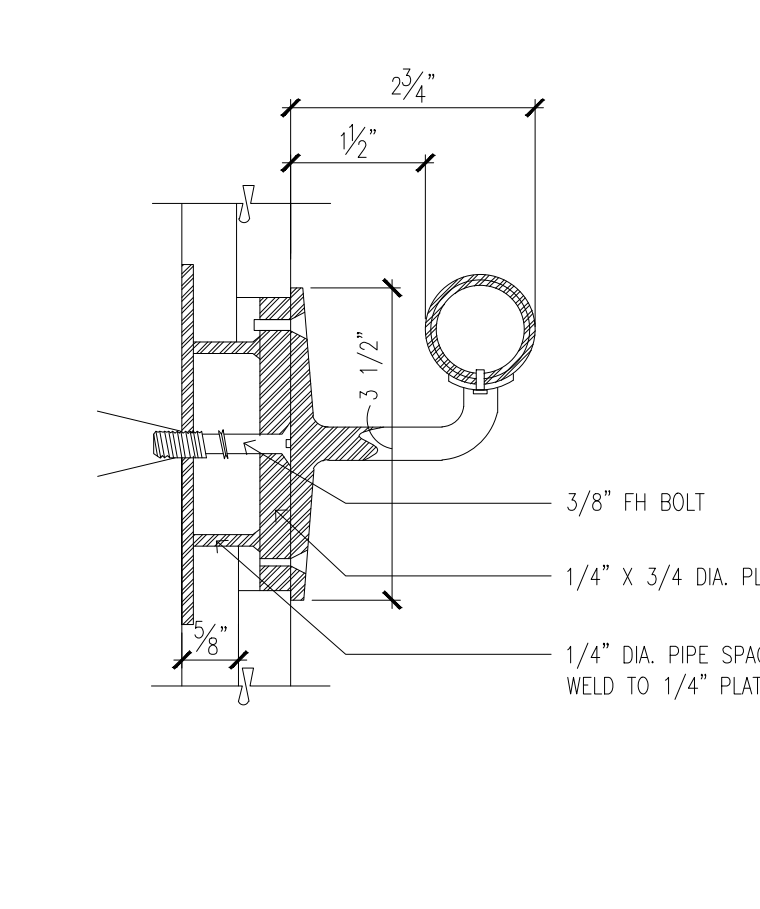
6 Stringer Attachment DTL
Scale: NTS



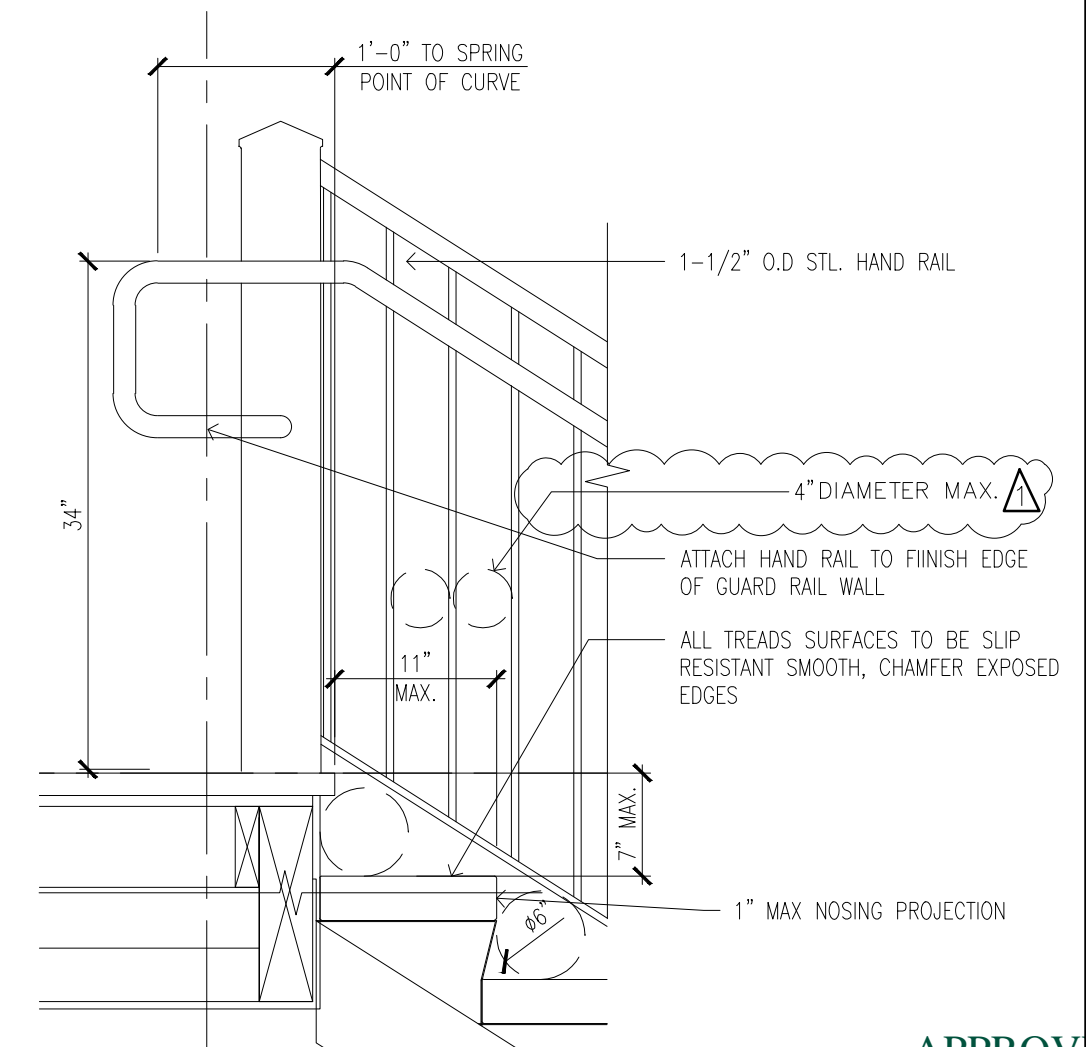
7 Handrail Detail
Scale: NTS



8 Handrail Detail
Scale: NTS

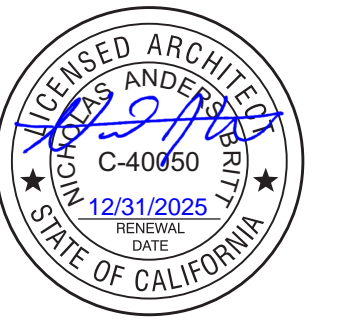


9 Handrail Detail
Scale: NTS



10 Landing Detail
Scale: NTS

General Notes



SIGNED: 11.24.2025

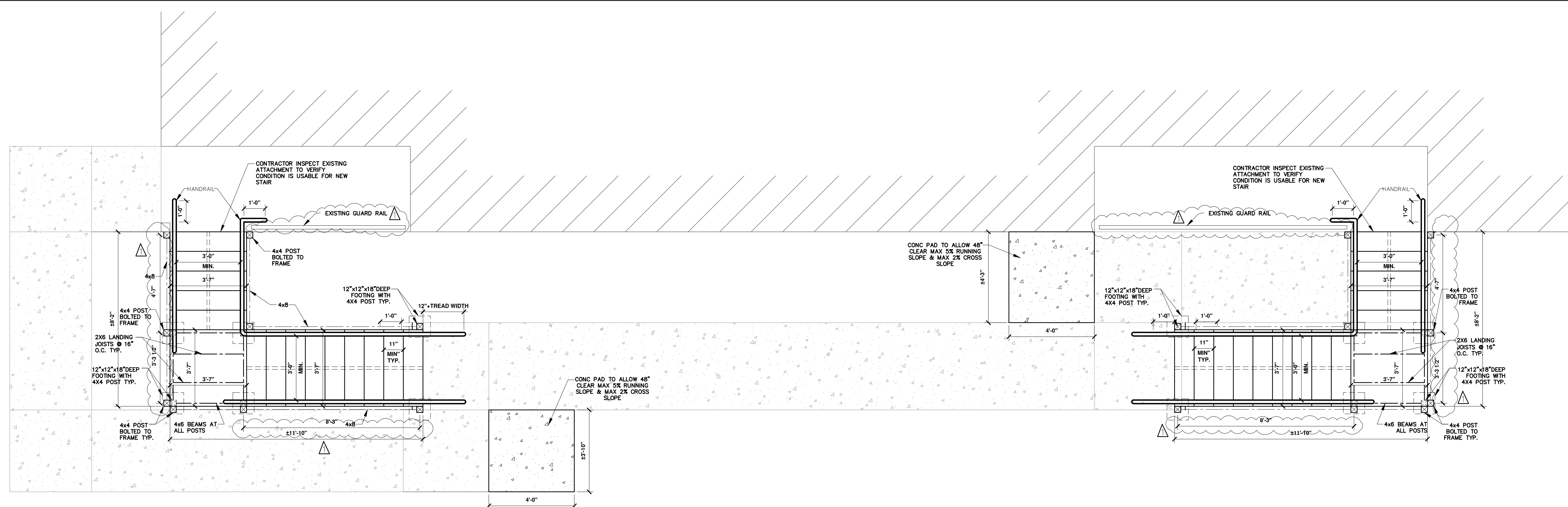
No.	Revision/Issue	Date

OZR
Drafting + Design
ozr.drafting.design@gmail.com
www.ozrdraftingdesign.com
(209)205-7046

Project Name and Address
APARTMENT STAIR REPAIR
290 N THOR ST.
TURLOCK, CA
95380

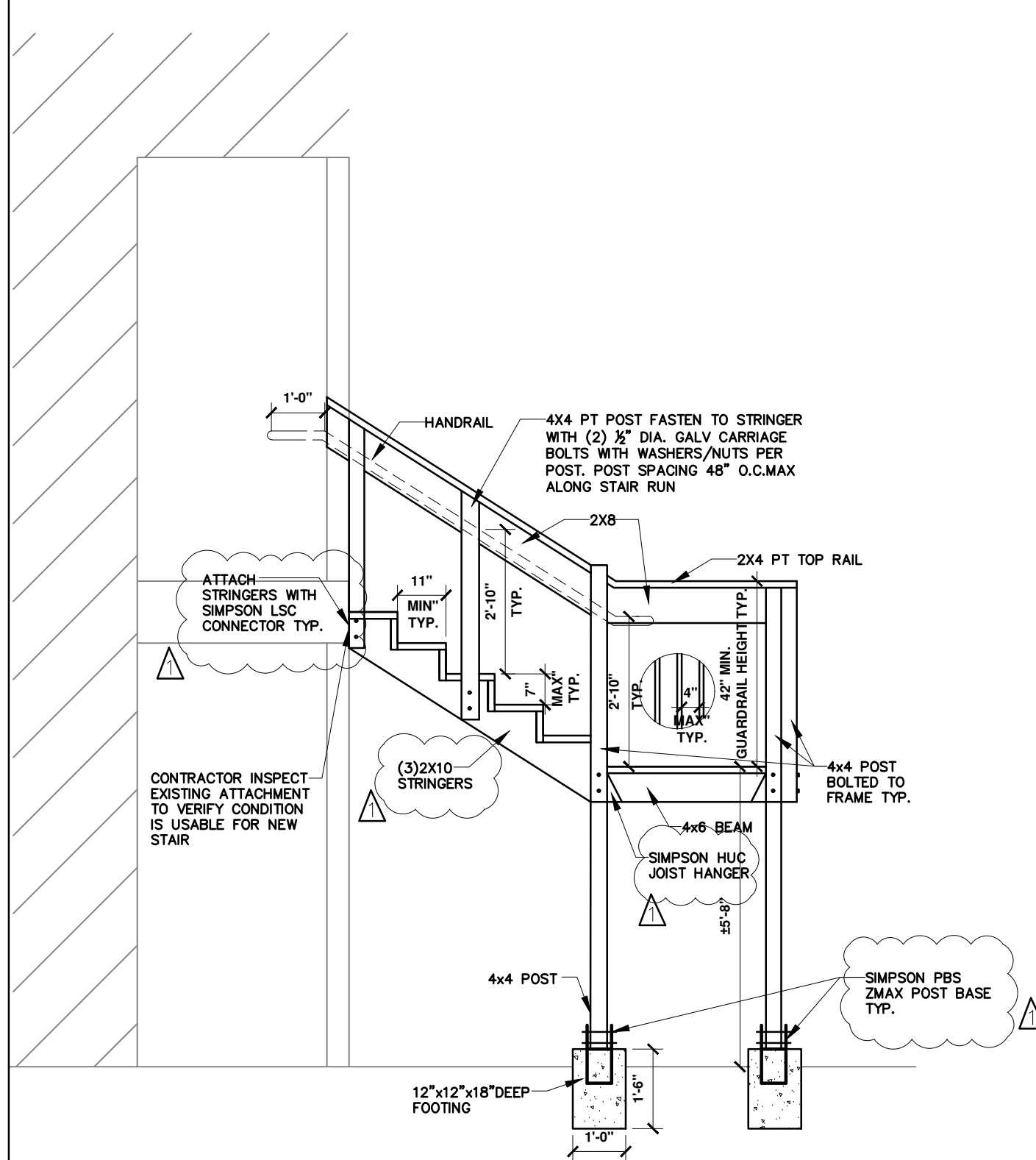
Project	25-008	Sheet	SP1
Date	3/9/25		
Scale	NTS		



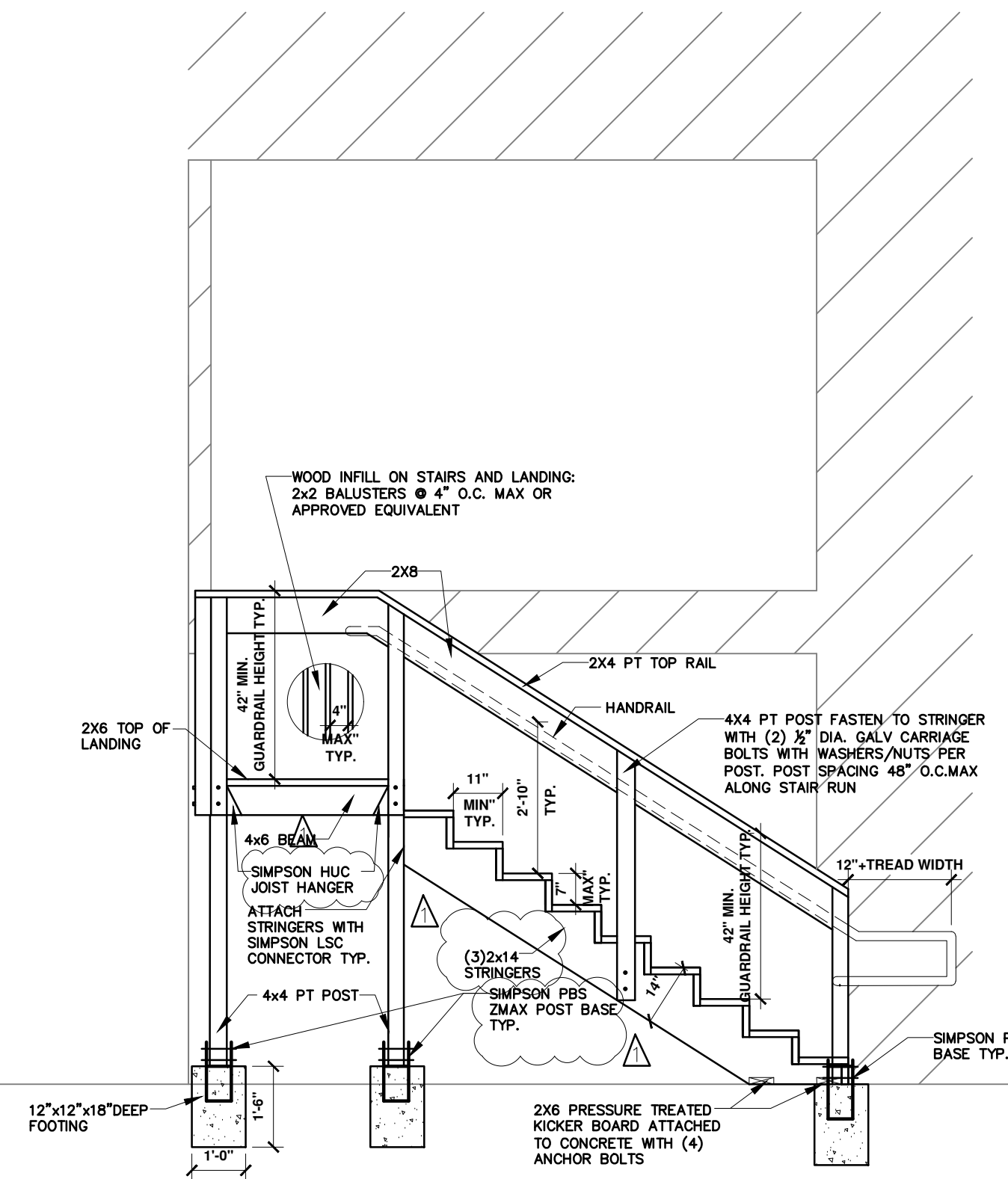


1 Proposed East Stair Layout
Scale: 3/8"=1'-0"

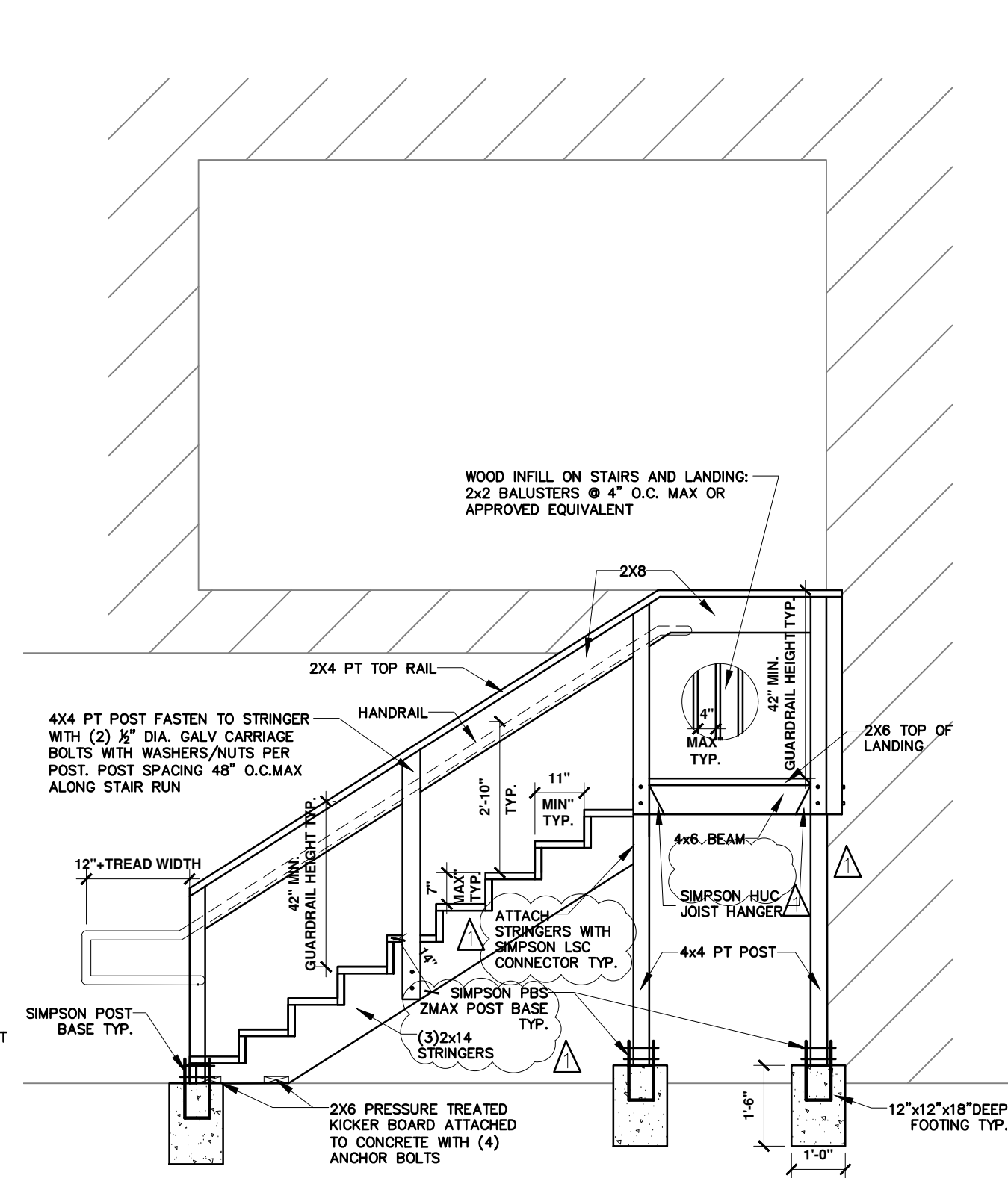
2 Proposed West Stair Layout
Scale: 3/8"=1'-0"



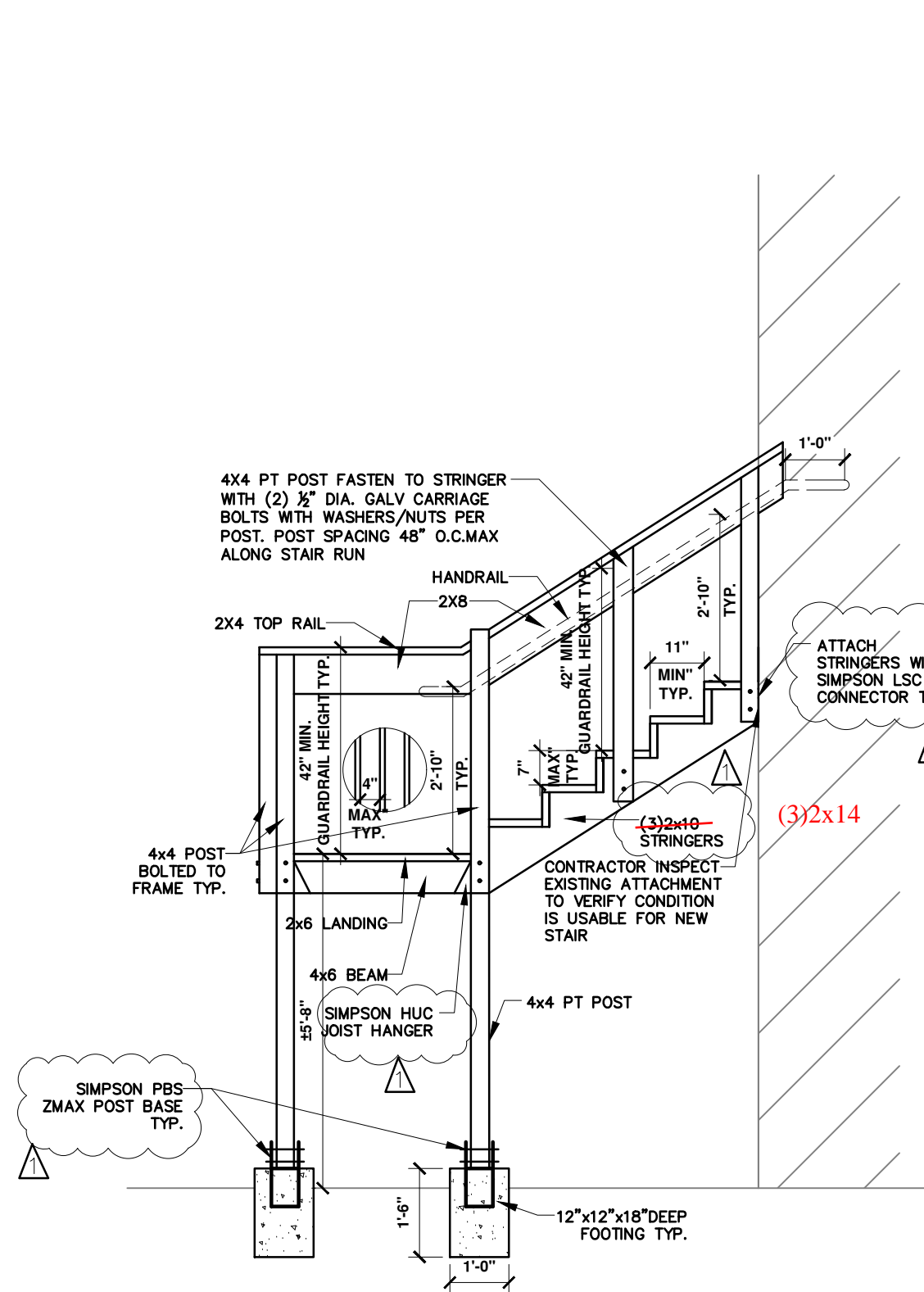
3 East Stair SE Elev.
Scale: 3/8"=1'-0"



4 East Stair NE Elev.
Scale: 3/8"=1'-0"



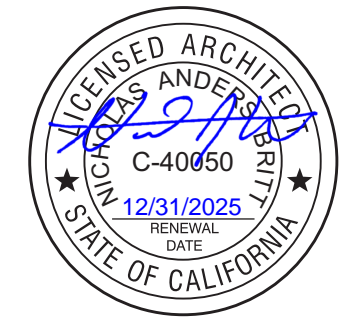
5 West Stair NE Elev.
Scale: 3/8"=1'-0"



6 East Stair NW Elev.
Scale: 3/8"=1'-0"

General Notes

No.	Revision/Issue	Date



SIGNED: 11.24.2025

BLDG. DEPT. COMMENTS 11/19/25

OZR
Drafting + Design
ozr.drafting.design@gmail.com
www.ozrdraftingdesign.com
(209)205-7046

Project Name and Address
APARTMENT STAIR REPAIR
290 N THOR ST.
TURLOCK, CA
95380

Project	25-008	Sheet	A1
Date	9/3/25		
Scale	NTS		





City of Turlock – Building Permit

156 S Broadway, Suite 130 Turlock, CA 95380 | Phone (209)668-5560 | building@turlock.ca.us | Inspection Line (209)668-5542, ext 2223

Application Date 9/5/2025	Issue Date 12/9/25	Building Permit No 2025-00001123
------------------------------	-----------------------	-------------------------------------

Project Information:

Work Address: 290 N THOR ST TURLOCK, CA 95380

Project Description: REPAIR/REPLACE 2 STAIRS FOR APARTMENT BUILDING

NWS Permit Type: RESIDENTIAL ALTERATION

Parcel Details:

APN: 061-024-058-000

Zoning: OR

Subdivision:

Lot Number:

Permit Details:

USDC: 434

Permit Type: REPAIR

Construction Type: VB

Total Valuation: \$10000.00

OCC Group: 0

No. of Building:

No. of Units:

No. of Rooms:

Main Bldg Sq Ft:

Garage Sq Ft:

Misc Bldg Sq Ft:

Porch & Patio Sq Ft:

Sewer Fixture Units:

Owner Information:

Owners Name: ARMANDO & MARIA

GARCIA

Owners Address: 27107 STATE HWY 33

NEWMAN CA 95360

Owners Phone No:

Design Professional Information:

Design Professional: NICHOLAS ANDERS

BRITT

License No: C-40050

Phone Number:

E-Mail Address:

Contractor Information:

Contractor Name: OWNER/BUILDER

State License No:

Phone No:

E-mail Address:

AGARCIA@WESTSIDELANDSCAPE.NET

Comments

PER COMPLAINT

Subcontractor Information:

Subcontractor Name:

State License No:

Subcontractor Name:

State License No:

Subcontractor Name:

State License No:

Processed By: K SCULLY Plan Check By: SBABISHO

This permit will expire 1 (one) year from the date of permit issuance or 180 days from the last approved inspection.

OWNER BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.) I am exempt from licensure under the Contractors' State License Law for the following reason: INITIAL *JS*

LICENSED CONTRACTOR DECLARATION

I hereby under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License no. _____ INITIAL _____

WORKERS' COMPENSATION DECLARATION

WARNING: Failure to secure Workers' Compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I have and will maintain Workers' Compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____

EXEMPT (This section need not be completed if the permit is for one hundred dollars (\$100) or Less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the Workers' Compensation provisions of section 3700 of the Labor Code, I shall forthwith comply with those provisions

INITIAL *JS*

ISSUANCE INFORMATION

By selecting the correct box below, I affirm under penalty of perjury under the laws of the State of California that I am the individual identified herein and the legal permit holder of record.

OWNER CONTRACTOR AUTHORIZED AGENT

Signature of permit holder *James C. Garcia* Date 12/09/25

Charge Detail

Charge Description	Charge	Paid	Balance
A Plan Check Deposit	\$500.00	\$500.00	\$0.00
A Plan Check Deposit Transfer	\$-500.00	\$-500.00	\$0.00
BSASRF State Surcharge	\$1.00	\$0.00	\$1.00
Construction Fee	\$859.00	\$0.00	\$859.00
ENGINEERING FBHR FEE	\$122.25	\$0.00	\$122.25
Fire Review	\$100.00	\$0.00	\$100.00
Permit Handling	\$286.00	\$0.00	\$286.00
Plan Check	\$573.00	\$500.00	\$73.00
Planning Review	\$25.58	\$0.00	\$25.58
Record Management	\$171.00	\$0.00	\$171.00
SMIP Residential	\$1.30	\$0.00	\$1.30
TOTALS:	\$2,139.13	\$500.00	\$1,639.13

Date Paid: 12/9/25 Amount Paid: 1639.13 Payment Type: CK # 2743 Received By: 19



156 S. BROADWAY, SUITE 130 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5560 | FAX 209-668-5107

OWNER-BUILDER ACKNOWLEDGMENT

Owner-Builders Applying for Construction Permits

IMPORTANT! NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 290 Thor Avenue, Turlock. We are providing you with an Owner-Builder Acknowledgment & Information Verification Form to make you aware of your responsibilities & possible risks you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.

An agent of the owner cannot execute this notice unless you obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT & VERIFICATION OF INFORMATION

DIRECTIONS: Read & initial each statement below to signify you understand or verify this information.

AG 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor & material personally. I, as an Owner-Builder, may be held liable & subject to serious financial risk for any injuries sustained by an unlicensed person & his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder & am aware of the limits of my insurance coverage for injuries to workers on my property.

AG 2. I understand building permits are not required to be signed by property owners unless they are *responsible* for the construction & are not hiring a licensed Contractor to assume this responsibility.

AG 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor & having the permit filed in his or her name instead of my own.

AG 4. I understand Contractors are required by law to be licensed & bonded in California & to list their license numbers on permits & contracts.

AG 5. I understand if I employ or otherwise engage any persons other than California licensed Contractors & the total value of my construction is at least five hundred dollars (\$500), including labor & materials, I may be considered an "employer" under state & federal law.

AG 6. I understand if I am considered an "employer" under state & federal law, I must register with the state & federal government, withhold payroll taxes, provide workers' compensation disability insurance & contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

AG 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors & the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

AG 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

AG 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments & the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

AG 10. I am aware of & consent to an Owner-Builder building permit applied for in my name & understand that I am the party legally & financially responsible for proposed construction activity at the above listed address.

AG 11. I agree that, as the party legally & financially responsible for this proposed construction activity, I will abide by all applicable laws & requirements that govern Owner-Builders as well as employers.

AG 12. I agree to notify the City of Turlock Building & Safety Division immediately of any additions, deletions, or changes to any of the information I have provided on this form.
Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder & wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed & the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed & signed by the property owner & returned to the City of Turlock Building & Safety Division. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner Samuel Ryan Date: 12/09/25

Note: The following is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand s my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): _____

Project Location or Address: _____

Name of Authorized Agent: _____ Tel. No: _____

Address of Authorized Agent: _____

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Property Owner's Signature: _____ Date: _____

Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

JOB SITE ADDRESS: 290 N THOR ST	OWNER: ARMANDO & MARIA GARCIA	PERMIT NO: 2025-00001123
---	---	------------------------------------

BUILDING: FO - FORMS/FOUNDATION LA - LATH FR - FRAME RER - REROOF HD - HOLDOWNS BB - BOND BEAM IN - INSULATION FA - FINAL	PLUMBING: ROP - ROUGH W - WATER TOP - TOP OUT S - SEWER GTP - GAS TEST	SWIMMING POOLS: SBS - STEEL/BOND PDS - PRE DECK PPS - PRE PLASTER HTR - HEATER G - GAS	ELECTRICAL: TPP - TEMP POWER POLE SER - SERVICE CHE - CHANGE	FIRE SPRINKLERS: SP - SPRINKLERS
--	--	--	--	--

DESCRIPTION OF WORK	INSPECTION TYPE	DATE	INSPECTOR
REPAIR/REPLACE 2 STAIRS FOR APARTMENT BUILDING PER COMPLAINT	WOOD FLOOR:		
	ADDRESS - TOILET		
	FOUNDATION - FORMS - SETBACK		
INSPECTORS NOTES	UNDER FLOOR FRAMING		
	PLUMBING - HEATING		
	FLOOR INSULATION		
	SLAB FLOOR:		
	UNDER SLAB PLUMBING - TOILET		
	FOOTING - FORMS - SETBACK	1.28.26	ED
	UFER GROUND - GROUND ROD		
	FRAME:		
	ROOF NAIL/PRE-ROOF		
	SHEAR		
	HOLDOWNS		
	ROUGH ELECTRICAL		
	ROUGH PLUMBING		
	ROUGH HEATING/VENTILATING		
	FRAME OK - PLACE INSULATION		
	INSULATION OK - PLACE WALLBOARD		
	WALLBOARD OK - PLACE TAPE		
	EXTERIOR LATH OK - PLACE STUCCO		
	SHOWER PAN		
	FIRE SPRINKLERS:		
	SUSPENDED CEILING:		
	OTHER:		
	TEMP POWER (POLE)		
	SEWER		
	WATER		
	GAS TEST		
	SWIMMING POOL - STEEL/BONDING		
	PRE DECK		
	FENCE - PRE PLASTER		
	ELECTRIC TAG: PERM TEMP		
	GAS TAG: PERM TEMP		
	FINAL INSPECTION:		

x2 stairs

1.28.26 ED



Development Services Department
Building and Safety Division

NOTICE to CONTRACTOR / BUILDER

Address 290 N. Thew St

BP# 25-1123

Date 7-10-20

Owner _____

Time _____

This work has been inspected and the following items do not meet City Code requirements. Corrections must be completed, re-inspected, and approved prior to proceeding with work.

Call 668-5542 ext. 2223 to schedule an inspection.

PLEASE NOTE: Inspection requests must be made by 4pm on the business day prior to inspection.

Final

- 1) provide additional 4x4 Post every 48" o.c. per plan
- 2) Guard rail height to be min of 42" per plan.
- 3) max riser height of 7" and can't be more than 3/8 variance between risers. (land? highest)
- 4) provide hand rails
- 5) missing LSC connectors @ stringers
- 6) Engineer to address connection from new to old.

Inspector _____

Form 107

Enrique Delgadillo

From: Enrique Delgadillo
Sent: Tuesday, February 10, 2026 12:16 PM
To: 'agarcia@westsidelandscape.net'
Subject: REF: CORRECTION NOTICE FOR STAIRS AT 290 N THOR

Hello Armando,

Here is an updated correction notice some items were not noted on the copy I provided you out in the field.

1. Provide additional **4x4 post**, to be every **48" O.C. per plans**
2. Guard Rail height to be **42" min.**
3. **Max Riser Height of 7"** as noted in **General Notes on page SP1 Note I.** Tolerance between the largest and smallest tread and riser **not exceed .375" (3/8") in any flight of stairs. CBC 1009.4.4**
4. Provide hand Rails.
5. Missing **LSCZ connectors** at stringers, detailed on **page SP1 detail 6.**
6. Provide additional info on attachment of ledger to existing building.
7. As noted on **page SP1 General Notes (H) and detail 2,** Upper landing and all treads shall be marked by a strip of clearly contrasting color at least 2" wide parallel to and not more than 1" from the nosing of the tread or landing. The strip shall be the full width of the treads and landing and of material that is at least as slip resistant as the treads CBC 1115A.5

If you have any questions in regards to this correction notice please feel free to contact me.

Thank you,

Enrique Delgadillo

City of Turlock – Building Division
156 S Broadway Ste 130 Turlock CA 95380
P 209.668.5560 Ext: 2207
F 209.668.5107
Edelgadillo@turlock.ca.us

The Building & Safety Division is currently open by appointment only Monday – Friday from 8AM-5PM, excluding holidays. Customer service will continue to be available by phone or email during normal business hours (Monday – Friday from 8AM-5PM).

For more information or to schedule an appointment please call the Building Division at (209) 668-5560, email us at building@turlock.ca.us

**NOTICE: Adoption of 2025 California Building Codes
Effective January 1, 2026, the 2025 California Building Codes**

will go into effect and apply to all new permit applications submitted to the City of Turlock Building & Safety Division.

To be reviewed under the 2022 California Building Codes, the following must be completed:

- A complete project submittal uploaded to the City's cloud link ([Click Here To Submit Documents](#))

Note: Incomplete submittals will not be accepted



Owner-Builder Acknowledgement

Disclosures and Forms for Owner-Builders Applying for Construction Permits

In an effort to protect the citizens of California from unlicensed Contractors taking advantage of property owners; beginning January 1, 2009 California Assembly Bill 2335 amended the California Health and Safety Code, Section 19825, regarding disclosures and verifications required for all applicants seeking Owner-Builder construction permits. These new application requirements provide an enhanced level of consumer awareness and protection for property owners accepting the risks associated with Owner-Builder construction permits and will help in slowing the unsafe and illegal construction taking place in California. Because of these amendments, the City of Turlock is required by State Law to include in your application documents the necessary forms and disclosures as attached. Before a permit can be issued you are required to complete and sign these documents pursuant to the California Health and Safety Code requirements.

Important! Notice to Property Owner

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 290 N. THOR, TURLOCK CA. 95380. We are providing you with an Owner-Builder Acknowledgment & Information Verification Form to make you aware of your responsibilities & possible risks you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to The City of Turlock Building & Safety Division.

An agent of the owner cannot execute this notice unless you obtain the prior approval of the permitting authority.

Owner's Acknowledgment & Verification of Information

Directions: Read & initial each statement below to signify you understand or verify this information.

AG 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor & material personally. I, as an Owner-Builder, may be held liable & subject to serious financial risk for any injuries sustained by an unlicensed person & his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

AG 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

AG 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filled in his or her name instead of my own.

AG 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

AG 5. I understand if I employ or otherwise engage any persons other than California licensed Contractors and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

AG 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

AG 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building contractor.

AG 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

AG 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

AG 10. I am aware of and consent to an Owner-Builder building permit applied for in my name and understand that I am the party legally and financially responsible for proposed construction activity at the above listed address.

AG 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

AG 12. I agree to notify the City of Turlock Building and Safety Division immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the City of Turlock Building and Safety Division. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Name (print) Armando Garcia

Signature of Property Owner Armando Garcia P. Date: 2/17/16

The following is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

Authorization of Agent to Act on Property Owner's Behalf

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): Stairs are being repaired.

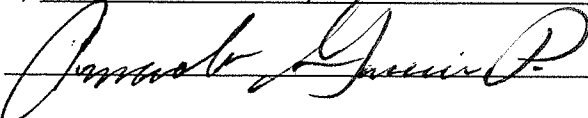
Project Address: 296 Thor Avenue, Torlock

Name of Authorized Agent: Armando Garcia

Phone Number: 209.765.3112. Email Address: agarcia@westsidelandscape.net.

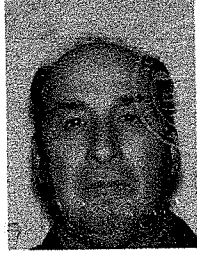
I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Property Owner's Name (print) ARMANDO GARCIA

Property Owner's Signature:  Date: 2/19/26.

Note: A copy of the owner's drivers license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

California USA DRIVER LICENSE



DL [REDACTED]
EXP [REDACTED]

CLASS C
END NONE

LN GARCIA
FN ARMANDO PLASENCIA

DOB [REDACTED]
RSTR NONE



SEX: M HAIR: BLK EYES: BRN
HGT: 5'-09" WGT: 205 lb *** ISS [REDACTED]
DD 08/26/202265010/DDFD/27

CALIFORNIA DRIVER LICENSE

USA

CA



4d DLN [REDACTED] 6 EXP [REDACTED]
3 DOB [REDACTED]
1 GARCIA
2 ARMANDO ESTRADA JR
8.2 [REDACTED]
9 CLASS C
9a END NONE
12 REST CORR LENS

4a ISS [REDACTED] 5 DD [REDACTED]
15 SEX M 16 EYES BRN
18 HGT 5'-10" 19 HAIR BRN
17 WGT 195 lb



Armando Garcia
27107 State Highway 33
Newman, CA 95360

17, February 2026

To Whom it may concern,

This letter is to inform you that I, Armando Garcia Jr. filled out the original owner builder format in good faith as acting representative for Garcia 2017 Living Trust. The apartments on 290 North Thor Avenue, Turlock are owned by such trust.

I am the eldest son of Armando and Maria Garcia owners of the Garcia 2017 Living Trust. I am a general contractor with a current valid CA state B-general building license #825160. My parents have asked me to complete this task on their property and I have their full authorization to continue such work.

If I may be of any additional help, please call my cell at 209.765.3112.

Sincerely,

A handwritten signature in black ink, appearing to read "Armando Garcia". The signature is written in a cursive style with a large, sweeping initial 'A'.

Armando Garcia,

Filing Requested By:

City of Turlock
Development Services Department
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

When Filed Mail To:

Same as above

EXEMPT FROM FEE PER GOVERNMENT CODE §6103

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

RESOLUTION NO. 2026-07

**A RESOLUTION OF THE CITY OF TURLOCK
PLANNING COMMISSION DENYING THE APPEAL AND UPHOLDING THE
ADMINISTRATIVE DETERMINATION REGARDING BUILDING PERMIT #25-1123**

PROPERTY OWNER: Armando & Maria Garcia, Trs
Garcia 2017 Living Trust
27107 State Hwy 33
Newman, CA 95360

APPLICANT: Shawn Sheridan
290 N. Thor Street, #200
Turlock, CA 95380

SITE ADDRESS: 290 N. Thor Street
Turlock, CA 95380

APN: 061-024-058

WHEREAS, a complaint was filed on July 11, 2025 with the Building & Safety Division regarding the exterior stairway lighting and the deterioration of the stairs at the apartment complex located at 290 N. Thor Street, Stanislaus County APN 061-024-058; and

WHEREAS, on September 5, 2025 a building permit application and plans for the repair/replacement of two sets of stairs for the apartment complex located at 290 N. Thor Street was electronically submitted and received by the Building & Safety Division; and

WHEREAS, the building permit application and plans were reviewed and approved on November 26, 2025; and

WHEREAS, the approved building permit was issued on December 9, 2025; and

WHEREAS, on February 9, 2026 building department staff, legal staff, and the Development Services Director met with Mr. Sheridan to discuss his complaint that Building

Permit #25-1123 was issued fraudulently based on the signature of the property owner on the permit and the owner-builder acknowledgement form and should be revoked; and

WHEREAS, the Development Services Director, Interim City Manager, and City Attorney affirmed the validity of Building Permit #25-1123; and

WHEREAS, an appeal of the City's administrative decision regarding the validity of Building Permit #25-1123 was received in the City Clerk's office on March 9, 2026; and

WHEREAS, the Planning Commission has reviewed the staff report, appeal application, addendum, and all evidence presented, including public testimony; and

WHEREAS, the Planning Commission finds that the administrative determination was made pursuant to the authority granted to the Building Official under the California Building Code, including Sections 104.1 and 105.1; and

WHEREAS, the Planning Commission finds that the issues raised in the appeal related to permit issuance, owner-builder designation, and construction practices fall within the authority of the City of Turlock Building & Safety Division; and

WHEREAS, the Planning Commission finds that substantial evidence has not been presented to demonstrate that the administrative determination was made in error or inconsistent with applicable procedures;

WHEREAS, after the public hearing held on April 2, 2026, the Planning Commission found and determined that the appeal of the issuance of Building Permit #25-1123 involves the review of an administrative determination regarding a building permit and does not itself authorize new development. Therefore, the action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Turlock hereby denies the appeal of Building Permit #22-1123 and upholds the administrative determination that the building permit is valid and active.

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the Planning Commission of the City of Turlock at a regular meeting of said Planning Commission held on the 2nd day of April 2026, by the following vote:

AYES: NOES:

ABSTAIN:

ABSENT:

NOT PARTICIPATING:

NON-VOTING:

ATTEST:

KATIE QUINTERO, PLANNING MANAGER &

SECRETARY OF THE PLANNING COMMISSION
CITY OF TURLOCK

WITNESS: _____
ALEXIA FUENTES
STAFF SERVICES TECHNICIAN
CITY OF TURLOCK

Filing Requested By:

City of Turlock
Development Services Department
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

When Filed Mail To:

Same as above

EXEMPT FROM FEE PER GOVERNMENT CODE §6103

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

RESOLUTION NO. 2026-08

**A RESOLUTION OF THE CITY OF TURLOCK
PLANNING COMMISSION UPHOLDING THE APPEAL AND OVERTURNING THE
ADMINISTRATIVE DETERMINATION REGARDING BUILDING PERMIT #25-1123**

PROPERTY OWNER: Armando & Maria Garcia, Trs
Garcia 2017 Living Trust
27107 State Hwy 33
Newman, CA 95360

APPLICANT: Shawn Sheridan
290 N. Thor Street, #200
Turlock, CA 95380

SITE ADDRESS: 290 N. Thor Street
Turlock, CA 95380

APN: 061-024-058

WHEREAS, a complaint was filed on July 11, 2025 with the Building & Safety Division regarding the exterior stairway lighting and the deterioration of the stairs at the apartment complex located at 290 N. Thor Street, Stanislaus County APN 061-024-058; and

WHEREAS, on September 5, 2025 a building permit application and plans for the repair/replacement of two sets of stairs for the apartment complex located at 290 N. Thor Street was electronically submitted and received by the Building & Safety Division; and

WHEREAS, the building permit application and plans were reviewed and approved on November 26, 2025; and

WHEREAS, the approved building permit was issued on December 9, 2025; and

WHEREAS, on February 9, 2026 building department staff, legal staff, and the Development Services Director met with Mr. Sheridan to discuss his complaint that Building

Permit #25-1123 was issued fraudulently based on the signature of the property owner on the permit and the owner-building acknowledgement form and should be revoked; and

WHEREAS, the Development Services Director, Interim City Manager, and City Attorney affirmed the validity of Building Permit #25-1123; and

WHEREAS, an appeal of the City's administrative decision regarding the validity of Building Permit #25-1123 was received in the City Clerk's office on March 9, 2026; and

WHEREAS, the Planning Commission has reviewed the staff report, appeal application, addendum, and all evidence presented, including public testimony; and

WHEREAS, the Planning Commission finds that the administrative determination was made pursuant to the authority granted to the Building Official under the California Building Code, including Sections 104.1 and 105.1; and

WHEREAS, the Planning Commission finds that the issues raised in the appeal related to permit issuance, owner-builder designation, and construction practices fall within the authority of the City of Turlock Building & Safety Division; and

WHEREAS, the Planning Commission finds that substantial evidence has been presented demonstrating that the administrative determination was made in error or was inconsistent with applicable procedures; and

WHEREAS, the Planning Commission finds that concerns raised regarding permit issuance, applicant authority, and/or construction compliance warrant reconsideration of Building Permit #25-1123; and

WHEREAS, after the public hearing held on April 2, 2026, the Planning Commission found and determined that the appeal of the issuance of Building Permit #25-1123 involves the review of an administrative determination regarding a building permit and does not itself authorize new development. Therefore, the action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Turlock hereby upholds the appeal of Building Permit #22-1123 and overturns the administrative determination finding Building Permit #25-1123 valid and directs staff to take appropriate action to invalidate Building Permit #25-1123 and require a new building permit and plans be submitted for review an approval.

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the Planning Commission of the City of Turlock at a regular meeting of said Planning Commission held on the 2nd day of April 2026, by the following vote:

AYES: NOES:

ABSTAIN:

ABSENT:

NOT PARTICIPATING:

NON-VOTING:

ATTEST:

KATIE QUINTERO, PLANNING MANAGER &
SECRETARY OF THE PLANNING COMMISSION
CITY OF TURLOCK

WITNESS:

ALEXIA FUENTES
STAFF SERVICES TECHNICIAN
CITY OF TURLOCK

Planning Commission Staff Report
April 2, 2026



From: Katie Quintero, Planning Manager
Prepared by: Katie Quintero, Planning Manager
Agendized by: Adrienne Werner, Development Services Director

1. ACTION RECOMMENDED:

Granting the Amendment to Conditional Use Permit 2008-07

I move that the Planning Commission grant the amendment to Conditional Use Permit 2008-07 (Public Safety fencing), having determined that the project is “Categorically Exempt” from the provisions of CEQA, and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-05.

2. NARRATIVE:

APPLICATION SUMMARY

DATE FILED: March 6, 2026

1. APPLICANT:

City of Turlock

2. OWNER:

City of Turlock

3. ADDRESS:

244 N. Broadway

4. APN:

061-015-067

5. AREA OF PROPERTY:

4.13 acres

6. EXISTING ZONING:

Downtown Core

7. GENERAL PLAN:

Downtown

8. PREVIOUS ACTIONS:

Citywide Rezone 96-06; Conditional Use Permit 2007-05 & 2008-07

9. REQUEST:

To increase the height for the existing perimeter fencing from 6’ in height to 8’ in height and install solid metal panels in the wrought iron fencing.

10. CEQA RECOMMENDATION:

Exempt

11. STAFF RECOMMENDATION: Approval

PROJECT SITE

The project site is developed with the City of Turlock Public Safety Facility, which houses the City of Turlock Police and Fire Departments. The project area is bounded on the east by N. Broadway, on the north by the Carnegie Arts Center, on the west by N. Laurel Street, and on the south by W. Olive Avenue. Commercial uses are located on the east and south of the project. Residential uses are located to the north and west of the project. A mortuary and contractor's office are located to the east of the project. A grocery store, a restaurant, a bank and a church are located to the south of the project. The site is zoned Downtown Core (DC) and has a General Plan designation of Downtown.

PROJECT EVALUATION

Project Description

The site is developed with the City of Turlock Public Safety Facility which consists of a two-story building for Police Department and Fire Services Administration consisting of approximately 57,570 square feet on the 4.13-acre site.

Background

As part of the original design for the public safety facility WLC Architects was contracted by the City to prepare an Architectural Compatibility Study to demonstrate how the project addressed the design guidelines and development standards of the Downtown Core zoning district. As part of the process there were public outreach processes used to develop both the site plan and the architectural elevations for the project. A Community Focus Group, consisting of representatives from the Arts Commission, the Chamber of Commerce, the Downtown Property Owners' Association, and various community organizations, met three times to review and provide input to the architect on the design. Substantial changes in the site layout and building elevations were made to the initial design concept in response to the comments received from these representatives. In addition, a public meeting was held to solicit comments from adjacent businesses and residents. As part of the design of the project the exterior fencing was conditioned in the original conditional use permit as follows:

"A six (6') foot security perimeter fence shall be constructed surrounding the secured parking area. The fence shall be constructed of 16-inch by 16-inch masonry pilasters spaced every ten (10') feet with vertical steel tube rail panels in between. Vertical rails shall be spaced at four inches on center and have "arrowhead" pointed fabrication at the top end. Pedestrian gates shall be provided from the secure parking area to each of the two recycling refuse enclosures. Secure rolling vehicle gates shall be installed at the West Olive and Florence Street vehicular entrances. No chain link may be used."

The fencing around the facility was installed in accordance with this condition.

General Plan and Zoning

The project site is located in the Downtown Core Zoning District. The Downtown Core is described in the Downtown Design Guidelines as "the heart of Turlock". It's described as a place for shopping, dining and entertainment with building ranging from two to four stories in height to encourage mixed use commercial, office and residential structures. The design and look of the Core communicate the historic character of the City with any new structures,

additions, remodels required to comply with the Downtown Core design guidelines to reinforce the scale, massing and rhythm of the other buildings in the area while continuing to encourage and preserve the pedestrian environment. The Downtown Core Zoning District has 0' setback requirements and does not contain any standards or limitations for fencing. It is typically assumed sites will not have fencing as most sites are built out to the property lines with structures as most sites in the Core do not provide on-site parking.

The Public Safety Facility is a unique use and site within the Downtown Core. Originally the fencing around the site was limited to 6' in height with open wrought iron to create an open public view with landscaping setbacks between the back of the sidewalk and the fencing to make the perimeter of the facility attractive to pedestrian and the adjacent residences.

Over the last few years safety concerns have arisen within the parking lot of the public safety facility and this request to increase the height of the fence and install the metal panels are proposed to address these concerns. There have been multiple incidents in which intoxicated individuals have been able to get over the existing fencing and into the parking lot, one even gaining access into the Public Safety Facility leading to a physical altercation with staff. The increase in height is to ensure people can not get over the fence and into the parking lot. The metal panels are to increase safety for staff by blocking the view into the parking lot to the public so the coming and going of staff and the times patrol staff loads their vehicles is not visible.

FINDINGS FOR APPROVAL OF THE CONDITIONAL USE PERMIT

To approve the Conditional Use Permit, the Planning Commission must make the following findings:

1. That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping and other features required by the Municipal Code or the commission to make sure such use is compatible with the land and uses in the vicinity;
2. That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;
3. That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and
4. That the site for the proposed use is in conformance with the General Plan.

Conclusion

The Public Safety Building is a unique use which houses the office of the Turlock Police and Fire Departments. The original Conditional Use Permit limited the fencing to 6' in height and required it to be open wrought iron fencing. The Downtown Core Design Guidelines do not contain specific criteria or limitations regarding fencing. The proposed increase in height and installation of the metal panels are to address safety concerns this unique facility has. The proposed material will still make the fencing aesthetically pleasing to pedestrians and the nearby residences which address the safety concerns the existing fencing creates.

RECOMMENDED MOTION

Granting the Amendment to Conditional Use Permit 2008-07

I move that the Planning Commission grant the amendment to Conditional Use Permit 2008-07 (Public Safety fencing), having determined that the project is “Categorically Exempt” from the provisions of CEQA, and that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-05.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The cost to prepare this item was paid for by the applicant.

4. ENVIRONMENTAL DETERMINATION:

The proposed project consists of increasing the height of the fencing around the existing facility from 6’ to 8’ in height and adding metal panels to the existing wrought iron fencing to improve site security. The project is a minor alteration to the fencing around a portion of the site and will not expand or change the use of the site. No other changes in the site are anticipated as a result of the project; therefore, the project is categorically exempt pursuant to Section 15301(a) (Existing Facilities) of the CEQA Guidelines.

5. ATTACHMENTS:

1. CUP 2008-07 Amendment Site Plan and Elevations
2. CUP 2008-07 Amendment, Resolution 2026-05

TURLOCK SECURITY FENCE IMPROVEMENTS
 240 NORTH BROADWAY AVENUE
 TURLOCK, CA 95380

PROJECT DETAILS
 NO. 1904
 SUBMITTAL DATE: 2/27/2020
 PROJECT REVISIONS
 DATE: 2/27/2020

SHEET DETAILS
 WM
 RL
 CHECKED BY: 0 RED INC
 CONSULTANT:
 SHEET TITLE
SITE PLAN

SHEET NUMBER
A100

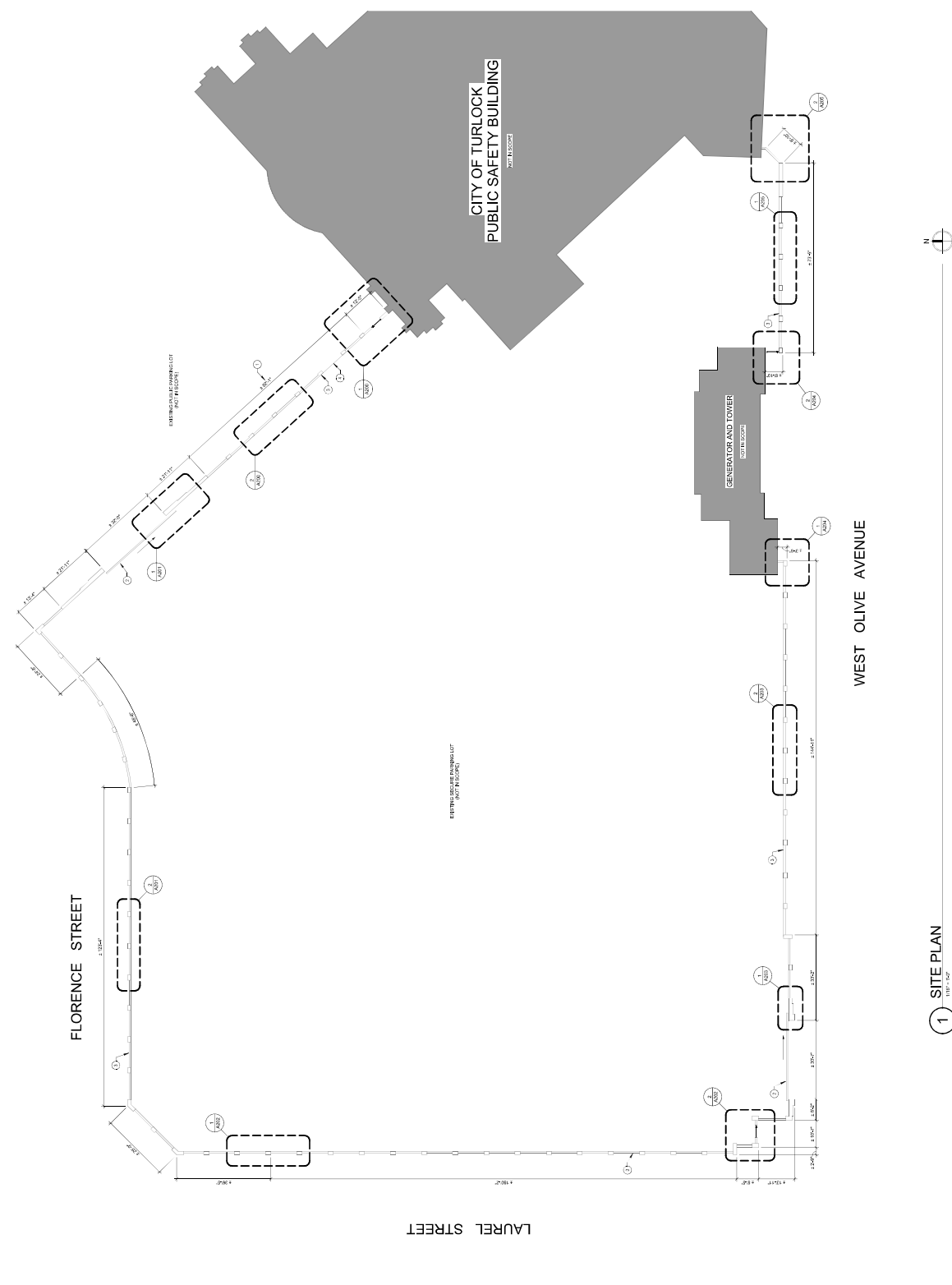


1772 AVENUE F, SUITE 200
 2501228900
 WWW.REDFORCONSTRUCTION.COM
FOR REVIEW ONLY NOT FOR CONSTRUCTION
 CONSULTING ENGINEER

SUBMITTAL (ENTER A.H.U.#)

KEYNOTES

1. EXISTING SECURITY FENCE TO BE REMOVED AND NEW SECURITY FENCE TO BE INSTALLED AS SHOWN.
2. EXISTING SECURITY FENCE TO BE MAINTAINED AS SHOWN.
3. EXISTING SECURITY FENCE TO BE MAINTAINED AS SHOWN.
4. EXISTING SECURITY FENCE TO BE MAINTAINED AS SHOWN.
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6. EXISTING SECURITY FENCE TO BE MAINTAINED AS SHOWN.
7. EXISTING SECURITY FENCE TO BE MAINTAINED AS SHOWN.
8. EXISTING SECURITY FENCE TO BE MAINTAINED AS SHOWN.
9. EXISTING SECURITY FENCE TO BE MAINTAINED AS SHOWN.
10. EXISTING SECURITY FENCE TO BE MAINTAINED AS SHOWN.



1 SITE PLAN
 1/8" = 1'-0"

IF THIS SHEET IS NOT 8 1/2" X 11" IT HAS BEEN REDUCED - DO NOT SCALE

Filing Requested By:

City of Turlock
Development Services Department
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5454

When Filed Mail To:
Same as above

EXEMPT FROM FEE PER GOVERNMENT CODE §6103

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

**DRAFT
RESOLUTION NO. 2026-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF TURLOCK
APPROVING AMENDMENT TO CONDITIONAL USE PERMIT 2008-07
(Public Safety Facility Perimeter Fence Modifications)**

PROPERTY OWNER: City of Turlock
156 S. Broadway Suite 230
Turlock CA 95380

APPLICANT: City of Turlock
156 S. Broadway Suite 140
Turlock CA 95380

SITE ADDRESS: 244 N. Broadway

APN: 061-015-067

WHEREAS, the City of Turlock has applied to amend Conditional Use Permit 2008-07 to allow for an increase in height of the perimeter fencing around the existing Public Safety Facility from 6' in height to 8'; and

WHEREAS, the increase in the height of the fence as well as the addition of metal panels to the wrought iron fencing are being requested to provide additional security for the site; and

WHEREAS, the property affected by this Resolution is described as follows: 244 N Broadway, more particularly described as Stanislaus County APN 061-015-067; and,

WHEREAS, the property is zoned Downtown Core (DC) with a Downtown General Plan land use designation; and

WHEREAS, the original Conditional Use Permit for the facility limited the height of the perimeter fencing to a maximum of 6; and

WHEREAS, the project involves only minor changes to the exterior fencing and will not result in any expansion or change of use of the existing facility as required by Section 15301(a)

(Existing Facilities) of the CEQA Guidelines; and

WHEREAS, a duly noticed public hearing was held on April 2, 2026, at which time the Planning Commission considered the staff report and public testimony on the project.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Turlock, having considered the public testimony and comments received on the project, finds and determines as follows:

Section 1. That the project is categorically exempt from the provisions of CEQA pursuant to Section 15031(a) (Existing Facilities) of the CEQA Guidelines.

Section 2. That all of the following findings can be made for the amendment to Conditional Use Permit 2008-07 (Public Safety Facility Fencing):

- (1) The proposal is consistent with the Turlock General Plan, the zoning ordinance and all other adopted plans for the site;
- (2) The proposal is in harmony with the existing or proposed development in the general area or neighborhood and will be compatible with adjacent structures and uses, including those on adjoining properties;
- (3) The proposal is consistent with the development plan, terms, conditions, and/or intent of any planned development or conditional use permit currently in effect on the property;
- (4) Any structural elements contained within the proposal are of high-quality design consistent with the intent of the City Design Element of the Turlock General Plan and the exterior design, appearance, materials, and colors will not cause the nature of the neighborhood to materially depreciate; and
- (5) The proposal will not otherwise constitute a nuisance or be detrimental to the public safety, health, and welfare of the neighborhood and community.

Planning Division (668-5640)

1. This approval authorizes the increase in height for the existing perimeter fencing around the Public Safety Facility located at 244 N. Broadway (Stanislaus County APN 061-015-067). This amendment to the CUP allows the fencing to be increased to 8' in height and solid metal panels to be installed in the wrought iron fencing to provide additional security for the facility.
2. All other conditions contained in Planning Commission Resolution 2009-01 approving Conditional Use Permit 2008-07 remain in effect.
3. The project shall be subject to the development and design standards applicable to the Downtown Core (DC) zoning district and the adopted Downtown Design Guidelines.
4. Pursuant to Turlock Municipal Code (TMC) §9-5-107, this approval shall expire one (1) year from the date of approval, if the use has not commenced. If requested prior to the date of expiration, a time extension may be filed with the Turlock Planning Division to extend this deadline.
5. The property owner agrees, as a condition of this permit, to defend at his sole expense,

any action brought against the City arising from the approval of this permit. The property owner shall reimburse the City for any court costs and legal fees. The City may, at its sole discretion, participate in the defense of any such action; such participation shall not relieve the applicant of his obligation under this condition.

6. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails on every issue in the enforcement proceeding.

Building Division (668-5560)

1. A building permit is required for any structure (electrical gates site lighting, etc.) associated with the project.
2. Plans must be submitted electronically. Plans shall be prepared by a licensed California design professional.
3. The project shall comply with the current California Building Codes and the Turlock Municipal Code in effect at the time of building permit application.
4. THIS IS NOT A PLAN REVIEW. Additional requirements may be applicable upon review of the submitted building permits.
5. A separate permit is required for any site lighting.
6. Code Analysis is required.
7. Clearly identify which section of the project is required to comply with CBC 11A or 11B.
8. Detail compliance with current CBC Chapter 11.
9. Provide information regarding path of travel upgrade requirements, if necessary based on project valuation.
10. Construction hardship form is needed for any project not in full compliance of CBC Chapter 11 and Federal ADA Standards.

Fire Services (668-5580)

1. The project shall comply with the current California Fire Code, National Fire Code (NFPA), California Mechanical Code, and the Turlock Municipal Code in effect at the time of building permit application. THIS IS NOT A PLAN REVIEW. Additional requirements may be applicable upon Fire Dept. review of building plans.
2. Fire lane requirements shall be met. Fire lanes shall be painted throughout project.

Section 3. That said Conditional Use Permit Amendment is hereby granted subject to

compliance with all applicable codes and ordinances, and subject to the terms and conditions set forth herein. All conditions listed above shall be complied with prior to the issuance of the building permit, or equivalent, unless otherwise stipulated.

Section 4. The Director of Development Services, or designee, is hereby directed to record this Resolution at the office of the County Recorder of the County of Stanislaus.

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the Planning Commission of the City of Turlock at a regular meeting of said Planning Commission held on the 2nd day of April, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

NOT PARTICIPATING:

ATTEST: _____
KATIE QUINTERO
PLANNING MANAGER
SECRETARY OF THE TURLOCK PLANNING COMMISSION
CITY OF TURLOCK

WITNESS: _____
ALEXIA FUENTES
STAFF SERVICE TECHNCIAN
CITY OF TURLOCK