

Planning Commission Meeting Agenda



July 2, 2026

6:00 PM

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

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 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

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PLANNING COMMISSION
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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 forth in the explanation of the individual items.

- A. Motion: Accepting the Minutes of the May 7, 2026 Regular meeting
- B. Motion: Waiving Reading of Title and Text of All Ordinances Included in the Agenda

7. PUBLIC HEARINGS

- A. CUP 26-02 St. George Christian Academy: The applicant is requesting a Conditional Use Permit to utilize the 8,102 Sq. Ft. Pearson Education Building and outside play area of the existing Berkley Avenue Baptist Church to establish the St. George Christian Academy located at 2813 N. Berkley Avenue (Stanislaus County APN: 072-017-008).

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 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

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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, May 7, 2026
6:00 p.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

DRAFT-MINUTES
Regular Meeting
Turlock Planning Commission

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

Absent: Commissioner Bryan Tribble

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 noted that due to technical difficulties, the microphones were not working.

5. PUBLIC PARTICIPATION

Chair Anderson opened the floor for public participation.

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

6. CONSENT CALENDAR

A. Motion: Accepting the Minutes of the April 2, 2026 Regular Meeting

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

Motion:

Commissioner Souza moved, seconded by Commissioner Reape 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 were six items.

- A. Variance 2024-01 Time Extension (Self Storage Facility):** Assistant Planner Kate Bailey presented the staff report. She explained that the previously approved variance allowed for the required 20-foot side and rear setbacks to be reduced to zero feet to allow for the development of the site located at 2820 Countryside Drive with an approximate 48,424-sqft. Self-Storage Facility. The project description, site plan, conditions of approval, or project findings have not been changed and the applicant is requesting a one-year time extension.

Public Participation

Chair Anderson opened the floor for public hearing.

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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis determining the one-year time extension for Variance No. 2024-01 to be exempt from the provisions of the California Environmental Quality Act (CEQA), and approve the one-year time extension for Variance No. 2024-01, subject to the findings contained in draft Planning Commission Resolution No. 2026-09. 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

- B. Annual Review of, Amendments to and Time Extension of Development Agreement for the Evergreen Market at 101 E. Glenwood Avenue:** Planning Manager Katie Quintero explained that the Planning Commission conducts annual reviews of all four cannabis dispensary operators to ensure they remain in compliance with their Development Agreements and Conditional Use Permits. These reviews include follow-up inspections to verify that any previously identified compliance issues

have been corrected. She noted that each dispensary will be reviewed individually and in detail.

Planning Manager Quintero stated that a First Amended and Restated Development Agreement is proposed for each dispensary and cultivation site. The updated agreements would combine the original agreement and all previous amendments into one document, making them easier to manage and providing consistent language across all operators.

She said staff is also proposing a three-year extension of the dispensary Development Agreements through June 30, 2029. This extension would align the expiration and renewal dates for all four dispensaries, eliminating the current staggered schedule.

Several administrative and regulatory updates are also proposed to keep the agreements current. These updates include revising agency names and dates, clarifying funding agreement requirements, and that applicants are responsible for paying fees related to amendment requests.

Additional updates are intended to support ongoing compliance with permit conditions and occupancy requirements. These include procedures related to Certificates of Occupancy and ownership changes. Staff also discussed amending the public benefit amount setting a rate cap that would not exceed 9%.

Regarding The Evergreen Market, Planning Manager Quintero reported that the business is in compliance with the Planning and Finance Divisions. She noted that the applicant is working with the City to complete several remaining items needed to obtain a final Certificate of Occupancy. These items are not related to health or safety concerns.

During the annual inspection conducted by the Police Department, several items were identified that require correction and reinspection. She stated that the business was notified by letter of the required corrections, and a follow-up inspection will be conducted to verify compliance. She said that The Evergreen Market is in substantial compliance with the requirements of both the Building Division and Police Department.

Planning Manager Quintero also reported that staff received one phone call from a resident opposing the dispensary's location due to its proximity to residential neighborhoods and school bus stops.

Chair Anderson asked whether annual inspections are scheduled in advance or are surprise inspections.

Captain Miguel Pacheco said that inspections are generally unscheduled when time and staffing allow.

Public Participation

Chair Anderson opened the floor for public hearing.

Mike Warda, a representative for the applicant, said that the issues identified by the Police Department are being addressed.

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

Commissioner Reape asked for clarification regarding the structure of the Development Agreements and the advantages of using Development Agreements and Conditional Use Permits rather than a cannabis tax and Conditional Use Permits.

City Attorney George Petrulakis explained that staff would like to eventually transition away from Development Agreements, however, doing so would require the implementation of a cannabis business tax. He noted that when cannabis businesses were first permitted, Development Agreements were commonly used as a way to generate revenue for cities. He added that many jurisdictions are now moving toward a tax-based system instead.

Commissioner Reape asked whether the current Development Agreement structure provides the City with any additional control over dispensary operations.

City Attorney Petrulakis responded that certain provisions, including those in Article 5, would need to be revised if the City transitions away from Development Agreements. He stated that the City's long-term goal is to end the pilot program approach and regulate cannabis dispensaries as standard businesses.

Chair Anderson asked for clarification regarding criminal convictions and whether those provisions apply only to the individual owner involved.

Planning Manager Quintero said that the provisions apply only to the impacted owner. She explained that in cases involving multiple owners, the affected individual could be removed from ownership or transfer their ownership interest to maintain compliance.

Motion:

Commissioner Reape moved, seconded by Commissioner Davis finding that Evergreen Market, dba FF Farms is in compliance with the conditions of approval contained in Condition Use Permit No. 2022-07 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No 2026-19. 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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council find that Evergreen Market, dba FF Farms has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-20. 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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council approve the First Amended and Restated Development Agreement between the City of Turlock and Evergreen Market dba FF Farms, having determined the action is not subject to 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. 2026-21. 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

C. Annual Review of, Amendments to and Time Extension of Development Agreement for NHC at 3401 W. Monte Vista Avenue: Planning Manager Quintero stated that NHC is in compliance with the Planning, Building, and Finance Divisions. She noted that during the Police Department's annual inspection, it was found that the business's public lobby did not have a visible monitor informing customers that they were being recorded.

The business was sent a letter identifying the issue, and a follow-up inspection will be conducted to confirm that the correction has been made. She stated that due to the minor nature of the issue, NHC is considered to be in substantial compliance with the Police Department's conditions.

No public comments were received.

Public Participation

Chair Anderson opened the floor for public hearing.

Representatives of NHC made themselves available for any questions

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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis finding that NHC is in compliance with the conditions of approval contained in City Council Resolution 2020-045 and Conditional Use Permit No. 2020-01 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-16. 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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council find that NHC has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-17. 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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis recommend the City Council approve the First Amended and Restated Development Agreement between the City of Turlock and NHC having determined the action is not subject to 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. 2026-18. 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

- D. Annual Review of, Amendments to and Time Extension of Development Agreement for Perfect Union at 2500 N. Golden State Boulevard:** Planning Manager Quintero said that a complaint was received regarding a special event held in the parking lot that included a food vendor. She explained that outside vendors are not permitted under the conditions of the Conditional Use Permit and that Perfect Union was informed that such events are not allowed. She stated that Perfect Union has advised staff that all employees are being informed of the permit requirements and has confirmed that similar events will not occur in the future.

She noted that Perfect Union is in substantial compliance with the Planning Division and in compliance with the Building, Finance, and Police Departments.

No public comments were received.

Public Participation

Chair Anderson opened the floor for public hearing.

Milt Trieweler asked if a condition is violated what the recourse would be.

Planning Manager Quintero said that enforcement actions depend on the type of violation. The City may issue notices, code enforcement letters, or take other corrective actions. Violations of Conditional Use Permit requirements could result in permit revocation, which would require a public hearing before the Planning Commission. Failure to comply with CUP or Development Agreement requirements could put the dispensary's operation at risk.

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

Motion:

Commissioner Reape moved, seconded by Commissioner Souza finding that Perfect Union is in compliance with the conditions of approval contained in Conditional Use Permit No. 2019-07 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-13. 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

Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council find that Perfect Union has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-14. 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

Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council approve the First Amended and Restated Development Agreement between the City of Turlock and Perfect Union, having determined the action is not subject to 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. 2026-15. 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

E. Annual Review of, Amendments to and Time Extension of Development

Agreement for Fire House at 1601 W. Main Street: Planning Manager Quintero said that Fire House is in compliance with the Planning, Building, and Finance Divisions. She noted that during the Police Department's annual inspection, they found that the public lobby did not have a monitor visible to customers showing that they were being recorded and the dumpster enclosure associated with the business was not locked.

The business was sent a letter identifying the required corrections, and a follow-up inspection will be conducted to verify compliance. She said that due to the minor nature of the issues, Fire House is in substantial compliance with the Police Department's conditions.

No public comments were received.

Commissioner Reape asked if the pole sign has been removed.

Commissioner Souza asked is staff had been dealing with the business operator or the property owner about the sign.

Planning Manager Quintero said that staff's communications had been with the applicant's representative, Mr. Warda, who may represent both parties in some capacity. She noted that any action related to the sign would need to be directed to the property owner.

Public Participation

Chair Anderson opened the floor for public hearing.

Mr. Warda said that an application for the sign had been submitted several years ago. He suggested that the sign could potentially be repurposed as an electronic community sign to advertise public events and said they are willing to work with City staff on a solution.

Commissioner Souza commented that the proposal appeared to be a reasonable solution.

Milt Triewailer expressed concerns regarding the sign, stating that it appeared to be in violation of the agreement and had remained in place despite being unsightly. He also

expressed opposition to electronic signs, citing concerns about driver distraction, and questioned why the sign had not yet been removed.

City Attorney Petrulakis explained that the sign issue is complex because the property owner is different from the business owner. He noted that it is unclear whether the City had previously received a formal complaint regarding the sign. He added that the matter involves several legal and regulatory considerations, including potential liability for the City.

Commissioner Jensen asked if the issue was more of a City matter than a Fire House matter.

City Attorney Petrulakis responded that additional review would be needed to determine responsibility. He noted that the City's cannabis ordinance allows only two signs and that resolving the issue could require amendments to either the municipal code or actions by the applicant.

Commissioner Souza asked whether City ordinances require signs to be removed after six months.

City Attorney Petrulakis responded that the sign is currently noncompliant with City regulations.

Commissioner Souza noted that the issue does not appear to be directly related to the cannabis ordinance.

Commissioner Davis recalled that there had been significant pressure to expedite approval of the project and that it was understood at the time that the Development Agreement would address the sign issue. He stated that the matter should have been addressed through the Conditional Use Permit and emphasized the need to find a solution. He added that the issue could present legal challenges if not handled consistently.

Commissioner Souza stated that City regulations should be applied equally to all cannabis businesses operating within the City.

City Attorney Petrulakis agreed that the matter is multifaceted and needs further evaluation.

Finance Director Isaac Moreno stated that the City should restart discussions regarding the sign issue and indicated that staff can begin that process.

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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis finding that Firehouse is in compliance with the conditions of approval contained in City Council Resolution 2020-026 and Conditional Use Permit No. 2019-08 and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-10. 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

Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council find that Firehouse has complied in good faith with the terms and conditions of the development agreement and that all of the appropriate findings can be made subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-11. 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

Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council approve the First Amended and Restated Development Agreement between the City of Turlock and Firehouse, having determined the action is not subject to 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. 2026-12. 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

F. Annual Review of, Amendments to and Time Extension of Development Agreement for Plan4Dream Investments, LLC at 600 D Street:

Planning Manager Quintero explained that Plan4Dream differs from the previous items because it is a cannabis cultivation, manufacturing, and distribution facility rather than a retail dispensary. She noted that a green sheet was provided to the Commission requesting that the annual review portion of the item be removed from the agenda and that the Commission consider only the proposed amendments to the Development Agreement. She added that the recommended motions for this item would differ from those for the previous dispensary reviews.

Planning Manager Quintero said that the project was originally approved in October 2019 under the name JDI Farms. Since that time ownership has changed and the business now operates as Plan4Dream Investments, LLC.

She explained that significant tenant improvements are required before the facility can begin operations as a cultivation, manufacturing, and distribution business. A building permit for the tenant improvements was issued in September 2024, and construction is currently underway. The facility is not yet operational.

She said that in January 2026, the Turlock Police Department was notified of an ongoing investigation being conducted in Sacramento County. As part of that investigation, certain financial transactions were traced to bank accounts that had made payments to Cold Storage Manufacturing, the contractor performing the tenant improvements. She stated that Plan4Dream has explained that the funds were provided through a private investor and that the owner, the investment company, and Cold Storage Manufacturing have not been identified as targets of the investigation. She noted that pending the outcome of the investigation, the City has reopened its background investigation of the operator.

Planning Manager Quintero explained that staff is recommending an extension of the Development Agreement through April 1, 2027. The extension would provide additional time for the investigation to conclude while allowing the Development Agreement to be brought back for review if additional concerns arise.

She also stated that the building improvements are proposed to be completed and occupied in phases. The proposed amendments include language clarifying that only those portions of the building that have received the required improvements and approvals may be occupied.

Commissioner Souza asked when the investigation is expected to be completed.

Captain Pacheco explained that the investigation is being conducted by Sacramento authorities and is expected to continue for several more months.

Commissioner Davis asked for clarification regarding references to affiliated organizations and whether Plan4Dream was a target of the investigation.

Captain Pacheco responded that the investigation is focused on the source of funds and organizations associated with those financial transactions. He clarified that Plan4Dream is not a direct target of the investigation but has been identified as affiliated with organizations that are under investigation.

Public Participation

Chair Anderson opened the floor for public hearing.

Zack Drivon, representing Plan4Dream, provided additional context regarding the ongoing investigation. He stated that the individuals currently under investigation are not directly involved with Plan4Dream and noted that the company has been in

communication with the California Department of Cannabis Control regarding the matter. He expressed concern that the characterization of Plan4Dream's affiliation with the entities under investigation was overstated.

Mr. Drivon stated that Mr. Huang has not been convicted of any crime and that there are no reasonable grounds to suspect wrongdoing on his part. He also noted that Plan4Dream has submitted a contingency proposal to the City outlining several options moving forward.

Mr. Drivon explained that approximately \$400,000 in funds were seized in November and that Sacramento County continues to conduct its due diligence as part of the investigation. He added that the company is working with City staff regarding a temporary certificate of occupancy.

Regarding the proposed amendments to the Development Agreement, Mr. Drivon requested that the public benefit amount of \$10 per square foot be amended. He stated that the current rate was too high and should be amended to help the business remain competitive with similar operations in other jurisdictions. He also requested that the fee be established as a maximum cap rather than a fixed rate for the remainder of the Development Agreement term.

Mr. Drivon requested that the proposed timeline for ownership transfers be extended from 180 days to up to one year.

Commissioner Reape asked Planning Manager Quintero when the current Development Agreement expires.

Planning Manager Quintero said that the agreement expires on June 30, 2026.

Commissioner Reape asked whether the requested amendments had been reviewed by legal counsel and stated that he was not comfortable making changes during the meeting without prior review.

Planning Manager Quintero responded that the requested amendments had not been reviewed by staff or legal counsel. She explained that, due to the timing requirements for City Council consideration, there wouldn't be sufficient time to continue the item and complete a full review before the agreement's expiration. She noted that the Planning Commission could recommend amendments to the City Council as part of its motion or that the requested changes could be considered through a separate amendment process at a later date.

Chair Anderson noted that the proposed extension would only remain in effect through April, allowing additional time for future amendments if necessary.

Commissioner Reape said that he supported moving forward with staff's recommendation and believed that any requested amendments would be more appropriately considered at a future date.

Milt Trieweler asked if additional inspections would occur after completion of Phase 1 and before construction with Phase 2 begin.

Planning Manager Quintero explained that additional permits, including fire sprinkler permits, would be required as the project progresses. She noted that the Police Department conducts annual inspections and that the City may inspect the site at any time. She added that there are multiple opportunities to verify compliance with approved building footprints and canopy areas, including inspections, permit reviews, and camera monitoring systems.

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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to remove from the agenda the annual review of the Conditional Use Permit and the annual review of the Development Agreement. 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

Motion:

Commissioner Reape moved, seconded by Commissioner Davis to recommend the City Council approve the First Amended and Restated Development Agreement between the City of Turlock and Paln4Dream, having determined the action is not subject to 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. 2026-24. Motion carried by a 6/0 vote.

Commissioner Jensen	Commissioner Souza	Commissioner Davis	Commissioner Reape	Commissioner Deol	Commissioner Saint	Chair Anderson
Yes	No	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 for an update on the Draft Housing Element.

Planning Manager Quintero said that the draft was revised and formally resubmitted to HCD on May 5th for review. HCD has a 60-day review period, and staff is hopeful that all previously identified issues have been addressed. HCD technical staff are expected to conduct a mid-review check-in. If HCD determines the draft is in compliance, it will be presented to the Planning Commission for consideration and then forwarded to the City Council for adoption.

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 7:10 p.m.

RESPECTFULLY SUBMITTED

Constance Anderson
Planning Commission Chair

Katie Quintero
Planning Manager

Planning Commission Staff Report

July 2, 2026



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

1. ACTION RECOMMENDED:

I move that the Planning Commission determine Conditional Use Permit 2026-02 (St. George Christian Academy) is "Categorically Exempt" from the provisions of CEQA, and grant Conditional Use Permit 2026-02 having determined that all of the appropriate findings can be made, subject to the conditions of approval contained in draft Planning Commission Resolution No. 2026-25.

2. NARRATIVE:

1.APPLICATION SUMMARY

DATE FILED: May 1, 2026

2.OWNER(S):

Berkeley Avenue Baptist / Tim Olson
2813 N. Berkeley Avenue
Turlock, CA 95382

3.LOCATION OF PROPERTY:

2813 N. Berkeley Avenue

4.APN:

072-017-008

5.AREA OF PROPERTY:

3.66-acre property (8,102 square foot Building)

6.EXISTING ZONING:

Low Density Residential (RL)

7.GENERAL PLAN:

Low Density Residential (RL)

8.PREVIOUS ACTIONS:

CUP 89-08

9.REQUEST:

To authorize the improvements and operation of an 8,102 square foot building and outside play area for St. George Christian Academy at the existing Berkeley Avenue Baptist Church.

10.CEQA RECOMMENDATION:

EXEMPT

**11.STAFF
RECOMMENDATION:**

Staff recommends approval of this project.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit to utilize the 8,102 Sq. Ft. Pearson Education Building and outside play area of the existing Berkley Avenue Baptist Church to establish the St. George Christian Academy located at 2813 N. Berkley Avenue (Stanislaus County APN: 072-017-008). The school plans to accept grades kindergarten through 8th the first year with approximately 17-28 students, then adding a grade every year to 12th grade for a total of approximately 250 students maximum. The proposed hours of operation are 7:30 a.m. to 4:00 p.m., Monday through Friday. Phase One will include only the first floor, 4,051 square feet, of the Pearson Education Building will be utilized the first year of the school's operation. Phase Two will include improvements, such as fire sprinklers and installation of ADA accessibility, to utilize the second floor, 4,051 square feet, of the Pearson Education Building and upgrades to the outside play area, to be completed within 24 months of approval. The applicant is requesting a reduction from 132 required parking spaces to 111 parking spaces to accommodate current emergency vehicle access requirements and safety clearances. Parking lot improvements, to include striping and commercial driveway approaches, will be completed as part of this project.

BACKGROUND AND PROJECT SETTING

In September 1980, the property was annexed to the City of Turlock with the existing church facilities already developed. The existing facilities consisted of a 7,300 square foot sanctuary and a 4,050 square foot meeting hall.

In April 1989, Conditional Use Permit 89-08 was approved by the Planning Commission to develop an 8,102 square foot multi-purpose building, known as the Pearson Education Building.

PROJECT EVALUATION

The project is proposed in an existing religious assembly facility located in the Low Density Residential (RL) zoning district. The Low Density Residential zoning district promotes the development of walkable, compact, mixed use residential neighborhoods, along with community facilities that are appropriate for residential environments, such a religious assembly and public/private schools. A private school is classified as Schools, Public/Private use in the Turlock Municipal Code (TMC). In the Low Density Residential zoning district, Schools, Public/Private uses require a Conditional Use Permit (CUP) and for the CUP to be granted, the project has to meet the findings of the CUP established in the TMC.

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:

(1) That the site for the proposed use is adequate in size and shape to accommodate such use or uses and is otherwise physically suitable for the type and intensity of the proposed development; and is adequate to accommodate all yards, open spaces, walls, fences, parking, loading, landscaping, and other features required by the Municipal Code, or as additionally required by the Planning Commission, to ensure such use is compatible with the land and uses in the vicinity;

(2) That the proposed use will not adversely affect adjacent structures and uses or adversely affect structures or uses in the neighborhood;

(3) That the site for the proposed use is related properly to streets and highways and can carry the quantity and kind of traffic generated by the proposed use and that the proposed use will not adversely affect the circulation and flow of vehicular and pedestrian traffic in the immediate area;

(4) That the proposed site and use have adequate utilities, including without limitation, sanitation, wastewater service, water supply, drainage, and other utilities, and adequate facilities for all of these;

(5) That the proposed use will not create a demand for additional parking which cannot be met safely and efficiently on the site;

(6) That the proposed use will not be detrimental to the public health, safety, or welfare of adjacent residents, employees, businesses, properties, the neighborhood, and the community;

(7) That the proposed use will not otherwise constitute a nuisance to adjacent residents, employees, businesses, properties, the neighborhood, or the community; and

(8) *That the site for the proposed use and the proposed use are in conformance with the General Plan, any Specific Plan or Master Plan, any other applicable plan adopted by the City, and this title.*

The proposed use is consistent with the types of community facility uses anticipated in the Residential zoning district. Per the Municipal Code, St. George Christian Academy as a school/classroom use would require 1 parking space per 200 square feet of gross floor area, requiring 41 parking stalls. CUP 89-08 required a total of 132 parking stalls. Since then the driveway requirements have changed for emergency vehicle access. To meet the new access standards, there is space for approximately 111 parking stalls for the church. The church has approximately 35 attendees, and operates from 9:00 a.m. to 8 p.m. on Sundays, with max on-site attendance at 10:30 a.m., and has no employees on site during the weekdays. The private school will operate from 7:30 a.m. to 4:00 p.m., Monday through Friday. With the church and private school having varying times of peak parking demand, this will allow for sharing of parking between uses. Therefore, the existing 111 parking stall will be sufficient for the church and the private school and will not have an impact on the parking available.

Phase One, to be completed within 12 months of approval, will include only the first floor. 4,051 square feet, only of the first floor of the Pearson Education Building will be utilized the first year of the school's operation. Parking lot improvements, to include striping and commercial driveway approaches are to be completed during Phase One.

Phase Two will include improvements, such as fire sprinklers and installation of ADA accessibility, to utilize the second floor, 4,051 square feet, of the Pearson Education Building and upgrades to the outside play area, to be completed within 24 months of approval.

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.

Staff received two (2) emails, Attachment 4, from neighboring property owners with concerns regarding the use of the gated driveway that leads to McNeff Drive. St. George Christian Academy has no plans to utilize that gated driveway for school traffic. Staff let them know a condition is recommended in the draft resolution stating the gated driveway leading to McNeff Drive shall not be used for access for the school, and only the driveways fronting N. Berkeley Avenue shall be used for school traffic.

CONCLUSION

Staff believes that the proposed St. George Christian Academy is a suitable use in the existing religious assembly facility and will not create any impacts to the facility or surrounding area with the conditions contained in the draft resolution. Therefore, staff recommends that the Planning Commission approve the Conditional Use Permit 2026-02 (St. George Christian Academy).

3. FISCAL IMPACT / BUDGET AMENDMENT:

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

4. ENVIRONMENTAL DETERMINATION:

The project consists of improving and operating in an existing 8,102 square foot multi-purpose building at the Berkeley Avenue Baptist Church for St. George Christian Academy. These types of public/private schools are anticipated in the residential zoning districts and is consistent with the traffic generation associated with the previous use as well as other religious assembly or school 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. Minor 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:

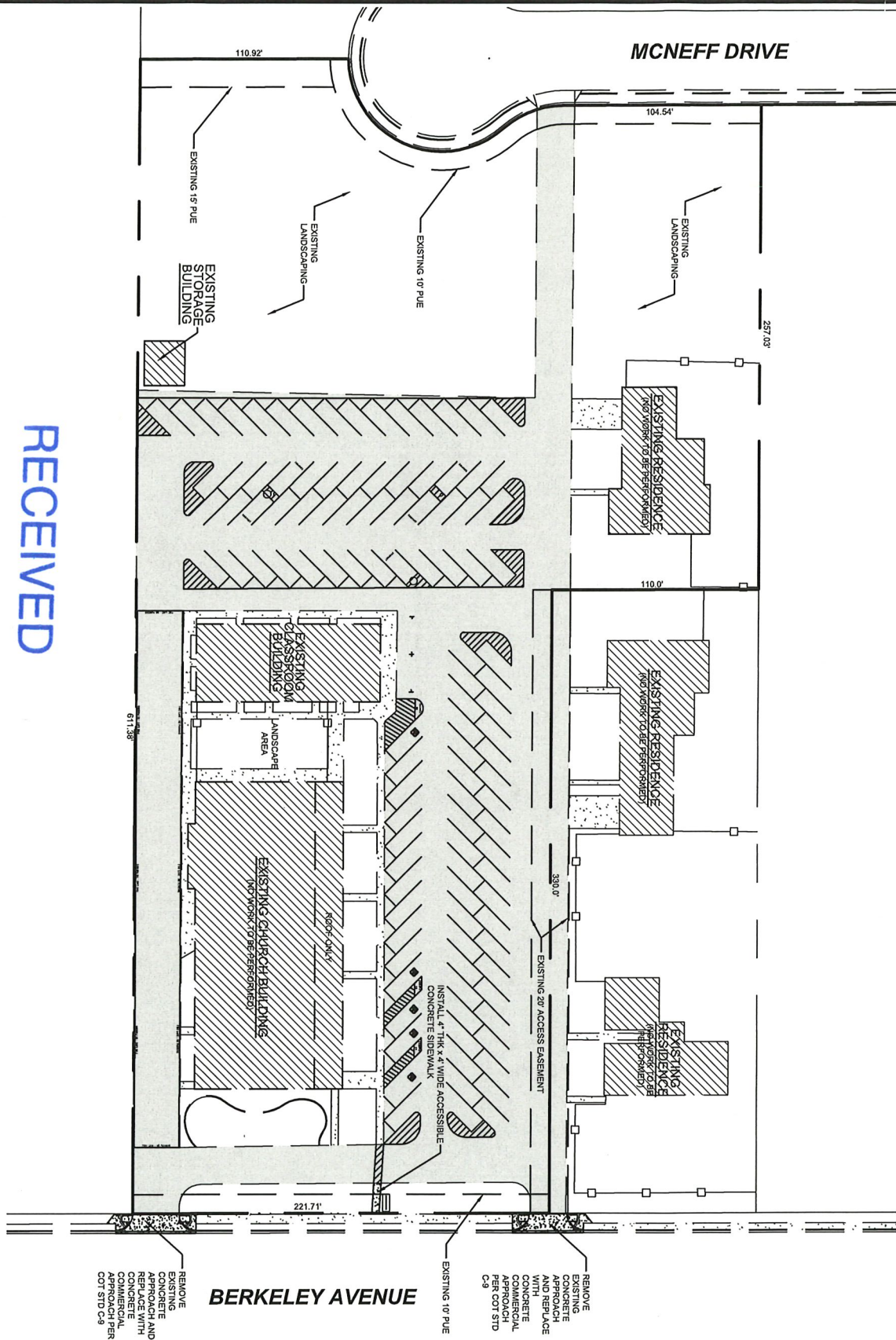
1. ATTACHMENT 1 Reduced Site Plan
2. ATTACHMENT 2 Floor Plan & Elevations
3. ATTACHMENT 3 Striping Plan
4. ATTACHMENT 4 Public Comments
5. EXHIBIT A. CUP 2026-02 St. George Christian Academy, Resolution 2026-25

REDUCED SITEPLAN

CITY OF TURLOCK
PLANNING DIVISION

MAY 01 2026

RECEIVED



REDUCED SITE PLAN

CONDITIONAL USE PERMIT
for:

ST. GEORGE CHRISTIAN ACADEMY
2813 North Berkely Avenue, Turlock, CA 95380

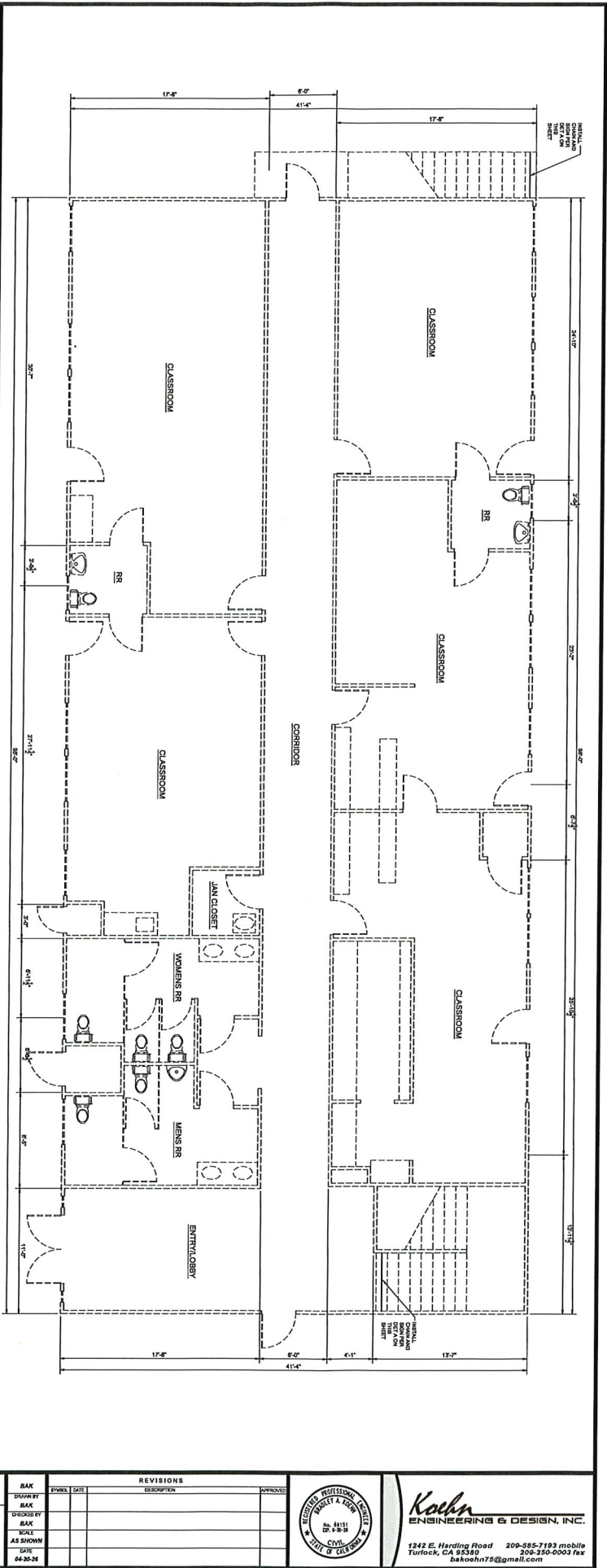
BAK
DRAWN BY
BAK
CHECKED BY
BAK
SCALE
AS SHOWN
DATE
04-20-26

Koehn
ENGINEERING & DESIGN, INC.
1242 E. Harding Road 209-585-7193 mobile
Turlock, CA 95380 209-250-0003 fax
bakoehtn75@gmail.com

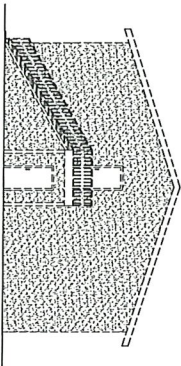
OF
SHEETS

A4

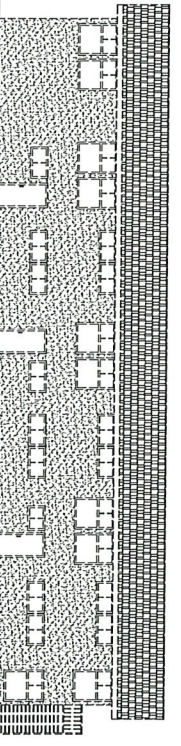
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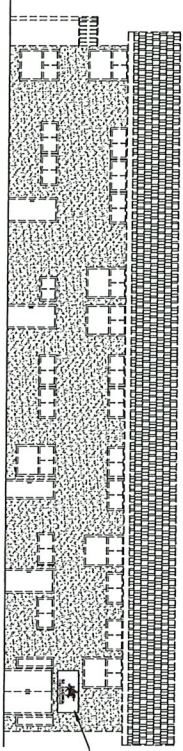
FLOORPLAN - SCHOOL BUILDING FIRST FLOOR



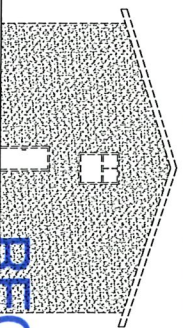
SOUTH ELEVATION - SCHOOL BUILDING



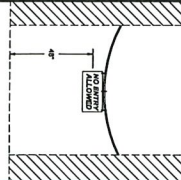
WEST ELEVATION - SCHOOL BUILDING



EAST ELEVATION - SCHOOL BUILDING



NORTH ELEVATION - SCHOOL BUILDING



DETAIL A

1. INSTALL CHAIN WITH SIGN PER STAIRS AT FIRST FLOOR
2. INSTALL CHAIN WITH SIGN PER STAIRS AT BOTTOM
3. UPGRADE FIRE SYSTEM IN EXISTING CLASSROOM AND CORRIDOR MONITORING AND SMOKE DETECTOR, MANUAL TOLL, FIRE ALARM CONTROL AND COMMUNICATION

SCOPE OF WORK

FLOORPLAN & ELEVATIONS

CONDITIONAL USE PERMIT
for
ST. GEORGE CHRISTIAN ACADEMY
2813 North Berkely Avenue, Turlock, CA 95380

A2

SHEET NUMBER 3

BAK		REVISIONS		
		REVISION	DATE	APPROVED
DRAWN BY	BAK			
CHECKED BY	BAK			
SCALE				
AS SHOWN				
DATE	04-30-26			



Kohn
ENGINEERING & DESIGN, INC.

1242 E. Harding Road
Turlock, CA 95380

209-285-7193 mobile
209-360-0003 fax
bakoehn75@gmail.com

MAY 01 2026

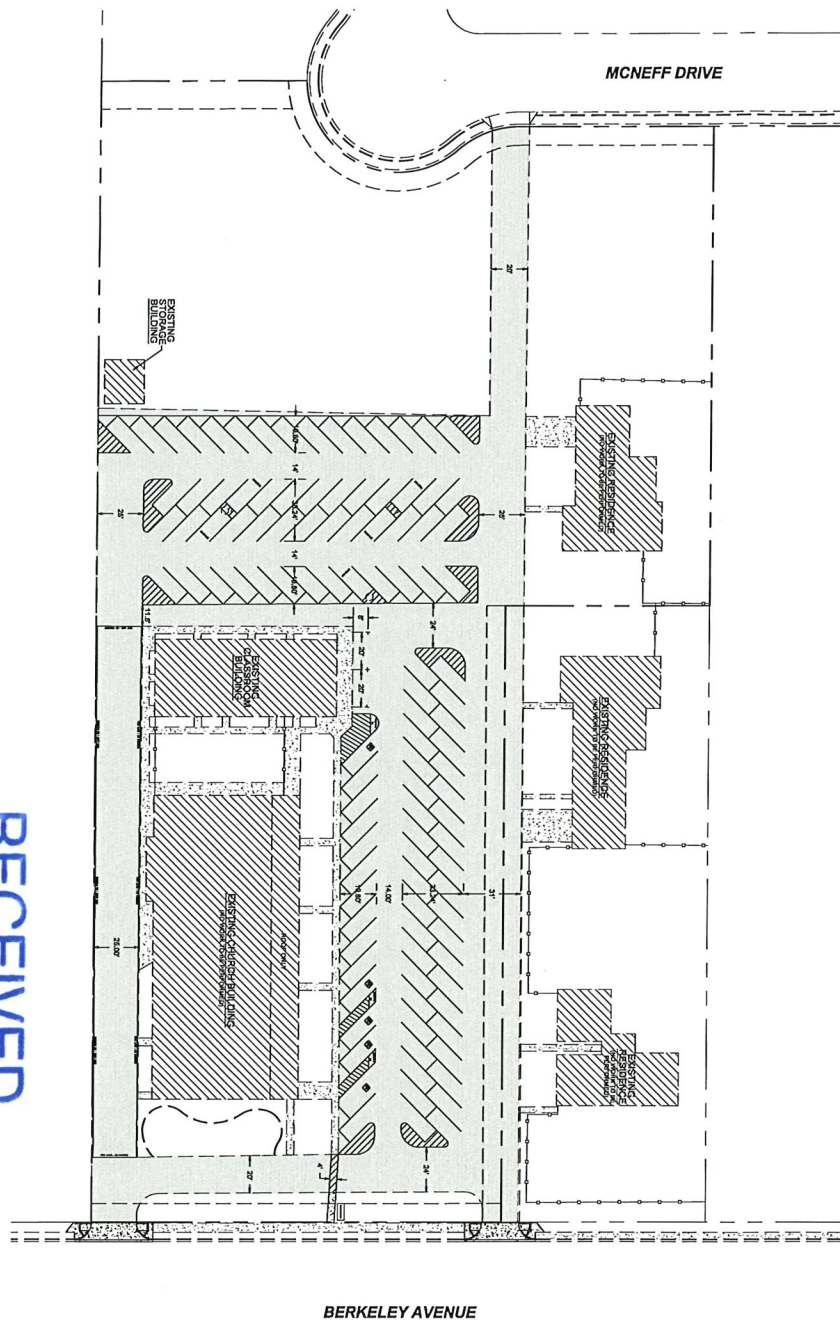
CITY OF TURLOCK
PLANNING DIVISION

STRIPING PLAN

CITY OF TURLOCK
PLANNING DIVISION

MAY 01 2026

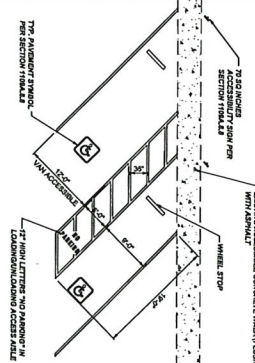
RECEIVED



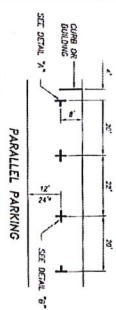
BERKELEY AVENUE

STANDARD OF STALLS	REVISION
CONCRETE STALLS	REVISED
ASPHALT STALLS	REVISED
PARALLEL STALLS	REVISED
TOTAL STALLS	111

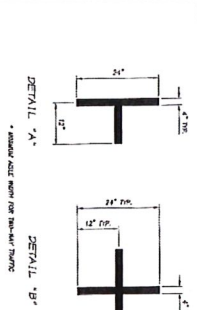
PARKING STALL SUMMARY



ACCESSIBLE PARKING DETAIL



PARALLEL PARKING DETAIL



1. REPAIR, PATCH, AND INSTALL SEAL COAT TO EXISTING SITE PAVING
2. STRIPE PARKING STALLS PER PLAN, CITY OF TURLOCK ZONING ORDINANCE AND CA BUILDING CODE
3. STRIPE 4' WIDE ACCESSIBLE PATH FROM EXISTING SIDEWALK TO CITY STREET SIDEWALK ON BERKELEY AVENUE
4. STRIPE 20' FINE LANE IN RED AS PER PLAN AND CITY OF TURLOCK FIRE CODE

SCOPE OF WORK

STRIPING PLAN

CONDITIONAL USE PERMIT

for:

ST. GEORGE CHRISTIAN ACADEMY
2813 North Berkely Avenue, Turlock, CA 95380

REVISIONS	DESCRIPTION	APPROVED
BAK	SHOWN BY	
BAK	CHANGED BY	
BAK	SCALE	
BAK	DATE	
BAK	DATE	



Koehn
ENGINEERING & DESIGN, INC.
1242 E. Harding Road Turlock, CA 95380
209-265-7193 mobile 209-260-0003 fax
bakoehn75@gmail.com

SHEET NUMBER
A3
3

Teddie Hernandez

From: [REDACTED]
Sent: Thursday, June 25, 2026 10:03 AM
To: Teddie Hernandez
Subject: CUP 26-02 St. George Christian Academy

This Message Is From an External Sender

This message came from outside your organization.

Dear Mr. Hernandez,

I have one concern regarding this school project. There is a gate on McNeff Drive leading into the school. Will this gate become a throughway? (It's a paved road from the school into McNeff Drive.)

My block on Kevin Way is full of young children. They play and ride their bikes on the street. As in the case of all schools in Turlock, it is a nightmare to be on the same street as a school. Parents block the streets waiting to drop off and pick up their children. Kevin Way is a residential street that cannot accommodate 250 cars zooming up and down the street taking a shortcut to get to the school.

Sincerely,
June Peterson

[REDACTED]

Teddie Hernandez

From: [REDACTED]
Sent: Thursday, June 25, 2026 4:07 PM
To: Teddie Hernandez
Subject: Berkeley avenue Baptist Church School concerns

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

My name is Inmar Salvatier. I live on McNeff Dr. [REDACTED] from the gate that leads into the Berkeley avenue Baptist Church. I am highly concerned about the increase of traffic if the school were to use that back gate to let parents drive in and out of their proposed school grounds. The street that I live on has many small children that live here and play here and does not have the appropriate space to facilitate a significant increase in traffic. I'm also a PTA board member of the [REDACTED] and spend a lot of time volunteering there for different events and know what parents are like when dropping and picking up their kids from school. Stress parents regularly speed in and out of school parking zones. Tempers are short. Fights happen often and I worry having that kind of environment so close to my home and those of my neighbors.

Mind you, I am not opposed to the school being established at the Baptist Church. My main concern is the use of that back gate for its traffic. If we can reach an accommodation with the school owners or school board to ensure that that back gate is used for emergency purposes only then I would be a lot more comfortable with the opening of the school. Thank you for taking the time to listen to my concerns, and please feel free to reach out with any follow-up questions that you may have

Sincerely,
Inmar Salvatier

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. 2026-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
 CITY OF TURLOCK
 GRANTING CONDITIONAL USE PERMIT 2026-02
 (St. George Christian Academy)**

PROPERTY OWNER: Berkeley Avenue Baptist / Tim Olson
 2813 N. Berkeley Avenue
 Turlock, CA 95382

APPLICANT: Daniel Fox / St. George Christian Academy
 P.O. Box 1121
 Turlock, CA 95381

SITE ADDRESS: 2813 N. Berkeley Avenue

APN: 072-017-008

WHEREAS, Daniel Fox has applied for Conditional Use Permit 2026-02 to utilize the existing Berkley Avenue Baptist Church to operate St. George Christian Academy in the 8,102 Sq. Ft. Pearson Education Building located at 2813 N. Berkeley Avenue; and

WHEREAS, the property affected by this Resolution is described as follows: 2813 N. Berkeley Avenue, more particularly described as Stanislaus County APN 072-017-008; and,

WHEREAS, the property is zoned Low Density Residential (RL) with a Low Density Residential (LDR) General Plan land use designation; and

WHEREAS, Schools, public/private uses require a Conditional Use Permit in the Low Density Residential (RL) 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 July 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 15301(a) (Existing Facilities) of the CEQA Guidelines.

Section 2. That all of the following findings can be made for the Conditional Use Permit 2026-02 (St. George Christian Academy):

- (1) That the site for the proposed use is adequate in size and shape to accommodate such use or uses and is otherwise physically suitable for the type and intensity of the proposed development; and is adequate to accommodate all yards, open spaces, walls, fences, parking, loading, landscaping, and other features required by the Municipal Code, or as additionally required by the Planning Commission, to ensure such use is compatible with the land and uses in the vicinity;*
- (2) That the proposed use will not adversely affect adjacent structures and uses or adversely affect structures or uses in the neighborhood;*
- (3) That the site for the proposed use is related properly to streets and highways and can carry the quantity and kind of traffic generated by the proposed use and that the proposed use will not adversely affect the circulation and flow of vehicular and pedestrian traffic in the immediate area;*
- (4) That the proposed site and use have adequate utilities, including without limitation, sanitation, wastewater service, water supply, drainage, and other utilities, and adequate facilities for all of these;*
- (5) That the proposed use will not create a demand for additional parking which cannot be met safely and efficiently on the site;*
- (6) That the proposed use will not be detrimental to the public health, safety, or welfare of adjacent residents, employees, businesses, properties, the neighborhood, and the community;*
- (7) That the proposed use will not otherwise constitute a nuisance to adjacent residents, employees, businesses, properties, the neighborhood, or the community; and*
- (8) That the site for the proposed use and the proposed use are in conformance with the General Plan, any Specific Plan or Master Plan, any other applicable plan adopted by the City, and this title.*

Planning Division (668-5640)

1. This approval authorizes the use of the 8,102 Sq. Ft. Pearson Education Building and outside play area of the existing Berkley Avenue Baptist Church to establish the St.

George Christian Academy located at 2813 N. Berkley Avenue (Stanislaus County APN: 072-017-008). The school plans to accept grades kindergarten through 8th the first year with approximately 17-28 students, then adding a grade every year to 12th grade for a total of approximately 250 students maximum. The proposed hours of operation are 7:30 a.m. to 4:00 p.m., Monday through Friday. Phase One will include only the first floor, 4,051 square feet, of the Pearson Education Building will be utilized the first year of the school's operation. Phase Two will include improvements, such as fire sprinklers and installation of ADA accessibility, to utilize the second floor, 4,051 square feet, of the Pearson Education Building and upgrades to the outside play area, to be completed within 24 months of approval. Parking lot improvements, to include striping and commercial driveway approaches, will be completed as part of this project.

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 Low Density Residential (RL) 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.
10. Prior to the installation of any exterior wall signs a separate sign permit must be reviewed and approved by the Planning Division.
11. Phasing Schedule
 - a. Phase One will include only the first floor, 4,051 square feet, of the Pearson Education Building to be utilized for the first year of the school's operation. Parking lot improvements, to include striping and commercial driveway approaches. Phase One to be completed within 12 months of approval.

- b. Phase Two will include improvements, such as fire sprinklers and installation of ADA accessibility, to utilize the second floor, 4,051 square feet, of the Pearson Education Building and upgrades to the outside play area, to be completed within 24 months of approval.
12. The site shall be developed in accordance with the site plan submitted in conjunction with the application, dated May 01, 2026, and attached hereto (Attachment 1), except as amended herein.
 13. Minor amendments to the site layout and other conditions contained within this approval may be authorized by the Development Services Director on a case-by-case basis, provided that such amendments are consistent with the overall intent and purpose of the conditions contained herein.
 14. The project shall be developed consistent with the standards and uses established for the Low Density Residential (RL) zoning district in TMC § 9-3-200ART: Residential Districts.
 15. All roof mounted mechanical equipment shall be screened from view by parapet walls or other architecturally integrated features of the building. Mechanical equipment shall be located below the highest vertical element of the building. Prior to the issuance of the building permit this requirement shall be verified and approved through review of the construction plans.
 16. All above-ground utilities, such as backflow protection devices, fire department connections and transformers shall be located on the site in such a manner as to minimize the visual impact from the public right of way and adjacent properties and shall be adequately screened from public view through a combination of the use of colors and landscaping to create a continuous screen of a height comparable to the height of the equipment. Whenever possible, utilities and cabinets shall be placed to minimize exposure of the equipment to public view. A minimum three (3) foot wide path shall be provided for pedestrian clearance consisting of crushed gravel or similar material shall be provided to allow easy access to the equipment and, if applicable, the concrete base for the equipment.
 17. All HVAC units, trash/recycle/refuse compactors and other mechanical equipment shall be screened from public view and adjacent properties, including adjoining rights-of-way, in accordance with TMC § 9-2-118. The method of screening such equipment shall be architecturally integrated into the main structure in terms of design, materials, colors, shape and size. Prior to issuance of the building permit, this requirement shall be verified through review of construction plans.
 18. No 2nd floor use for the St. George Academy until all required permits and improvements have been approved and finalized.

Site Plan

19. A total of 111 onsite parking spaces are required.
20. All parking spaces shall comply with dimensional standards for the City of Turlock. Standard parking spaces measure 9'x19' and compact spaces measures 8'x16'.
21. A maximum of 30% of the total parking spaces may be constructed as compact spaces.
22. The minimum driveway width for 2-way circulation shall be 24-feet.

23. Vehicle overhangs may encroach a maximum of two (2) feet into landscape areas which are a minimum of 10-feet wide.
24. A minimum of eleven (11) secure bicycle parking spaces shall be provided. All bicycle racks and/or bike lockers shall meet the requirements of the California Building Code. Bicycle parking shall be provided in an open area near the building entrance(s) that allow public access to the bicycle rack and shall not interfere with pedestrian or vehicular circulation.
25. On-site security lighting shall be located and directed so as not to spill over onto adjoining properties. A lighting plan is required for review and approval as part of the building permit and site improvement plan submittals.
26. Limit intensity, shield and/or situate all on-site lighting such that light does not spill over to adjacent properties. All lighting fixtures must be shielded to confine light spread within the site boundaries.
27. Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached.
28. Building illumination and architectural lighting shall be indirect. Floodlights are prohibited.
29. Light standards for parking areas shall not exceed 30-feet in height.
30. Lights shall be placed to direct and control glare.
31. All lighting shall be designed to confine light spread within the site boundaries. Lighting shall not become a source of glare for adjoining properties.
32. Automatic shutoff or motion sensors shall be used for lighting to be used intermittently or for safety purposes.
33. The kitchen shall not be used for cooking for St. George Academy. If kitchen is to be used in the future, permits shall be required to update kitchen.
34. All access for St. George Christian Academy shall use driveways off N. Berkeley Avenue. No access through the McNeff Drive driveway shall be allowed.

Engineering Division (668-5520)

1. Developer shall procure an encroachment permit from the **Engineering Division** for all off-site work done within existing City of Turlock right-of-way, proposed right-of-way and within any easements prior to the issuance of any building permits. Upon approval of the off-site improvement plans, please submit an encroachment permit application, a cost estimate for all off-site work, liability insurance as detailed in the encroachment permit application listing the City of Turlock as additional insured, and an improvement security equal to 110% of the valuation of the work in the form of a bond, letter of credit, cash or check.
2. Developer shall remove the existing fire backflow device and install a double detector check valve assembly. The fire department connection (FDC) shall be located within 75' of a fire hydrant. The current fire system shall be revised to meet the current fire department requirements.

3. A grease interceptor, if required, shall be installed per City Standards. The grease interceptor shall be installed outside of the PUE unless approved by all utility companies.
4. The existing driveways shall be removed and commercial driveways shall be installed per city standard details C-8 and C-9.
5. Parking lot drive aisles and parking stalls shall follow the current City Standards.
6. Accessible signage and striping for accessible parking shall meet the requirements of the current California Building Code. The additional signage required under Section 11B-502.8 shall notify owners that towed vehicles may be reclaimed at: Turlock Police Department or by telephoning (209) 668-5550.
7. Developer shall provide an accessible pedestrian path from the entrance of all buildings to an accessible parking stall and to the public right-of-way. Handrails for pedestrian ramps shall not extend into the public right-of-way.
8. If any survey monuments will be at risk during construction activities, the City of Turlock will require that there is an individual in responsible charge of the Land Surveying activities within the bounds of proposed development as follows:
 - **Acknowledgement of Monument Responsibility** certificate signed and sealed by a Licensed Land Surveyor or a Professional Engineer authorized to perform Land Surveying in the State of California, will be required prior to issuance of the grading and/or encroachment permit.
 - **Acknowledgement of Monument Preservation** certificate signed and sealed by a Licensed Land Surveyor or a Professional Engineer authorized to perform Land Surveying in the State of California, will be required prior to final sign acceptance of the grading and/or encroachment permit.

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. Only if energy upgrades are going to be part of the project.
6. If any demolition is proposed, a demo permit is required by separate permit for the removal of the existing structures. Contact Stanislaus County Environmental Resources and the San Joaquin Valley Air Pollution Control District for demolition release. Release must be received by the City of Turlock prior to the demolition permit issuance.

7. A separate permit is required for any site lighting.
8. An occupancy inspection is required for Phase 1.
9. Code Analysis is required.
10. Clearly identify which section of the project is required to comply with CBC 11A or 11B.
11. Detail compliance with CBC Chapter 11.
12. Tenant Improvements are required for Phase 2.

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. Buildings or structures shall have an approved asphalt or concrete fire access road installed and accepted prior to final inspection.
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.
9. Southern drive aisle to be Emergency Vehicle Access (EVA) only.
10. Knox box are required for all gate on property.

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.

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

Irrigation Requirements

1. A review of District maps and records indicates that a 36" concrete irrigation pipeline, belonging to Improvement District (ID) 450, runs north to south along approximately the eastern border of the subject parcel. A 25-foot easement, centered on the existing ID 450 pipeline, shall be dedicated to the benefit of the ID members.

It will be necessary for the developer to submit plans detailing the existing irrigation facilities, relative to

the proposed site improvements, in order for the District to determine specific impacts and requirements.

The District shall review and approve all maps and plans of the project. Any improvements to this property which impact irrigation facilities shall be subject to the District's approval and meet all District standards and specifications. If it is determined that irrigation facilities will be impacted, the applicant will need to provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications. There is a District Board approved time and material fee associated with this review.

Work on irrigation facilities can only be performed during the non-irrigation season which typically runs from November 1, thru March 1, but can vary.

If the pipeline is to be relocated in a new alignment, then irrigation improvement plans and an Irrigation Improvements Agreement for the impacted irrigation facility modifications must be executed before the District approves a final map.

In order for the District to accept the necessary easements, this statement should appear on the acceptance documents:

Certificate of Acceptance

This is to certify that the interest in real property conveyed by this map to the Turlock Irrigation District, a governmental agency, and to the named improvement districts of the District (if any) are hereby accepted by the undersigned officer on behalf of the Board of Directors of the Turlock Irrigation District pursuant to authority conferred by Turlock Irrigation Rule RL 0340.001 adopted on January 2, 1990 and revised December 18, 2001.

Dated this _____ day of _____, 2026

Bill Penney
Civil Engineering Department Manager

The final map signature block is as follows:

As to Irrigation Tax

Michael Vincent Date
Deputy Collector, Turlock Irrigation District

Electric Requirements

1. Please contact the District's Electrical Engineering Department, should the electric services need to be upgraded to accommodate any new load for the school needs.
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.

AT&T (559-304-8118)

1. All excavation activities are subject to the 811 notification requirements. The responsible party shall contact 811 a minimum of the required notice period prior to excavation and verify that all underground utilities have been identified and marked. No excavation shall occur until all locates have been completed in accordance with applicable regulations.

PG&E (877-259-8314)

1. If PG&E gas and/or electric services are needed, please submit an application through PG&E's Your Project Portal: <https://yourprojects-pge.com/login>.
2. Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work.

Section 3. That said Conditional Use Permit 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 July, 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: _____

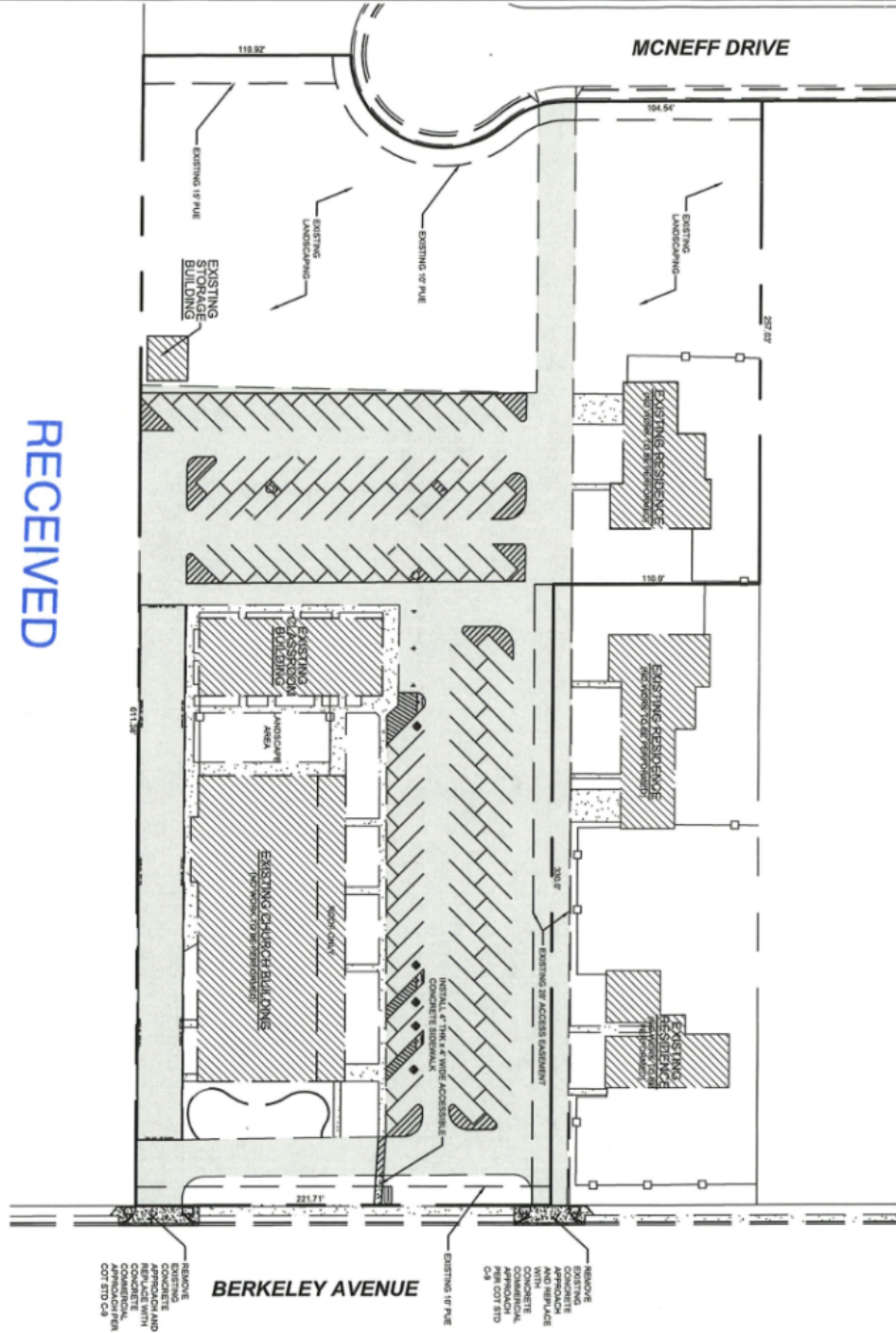
ALEXIA FUENTES
STAFF SERVICE TECHNCIAN
CITY OF TURLOCK

REDUCED SITEPLAN

CITY OF TURLOCK
PLANNING DIVISION

MAY 01 2026

RECEIVED



REDUCED SITE PLAN

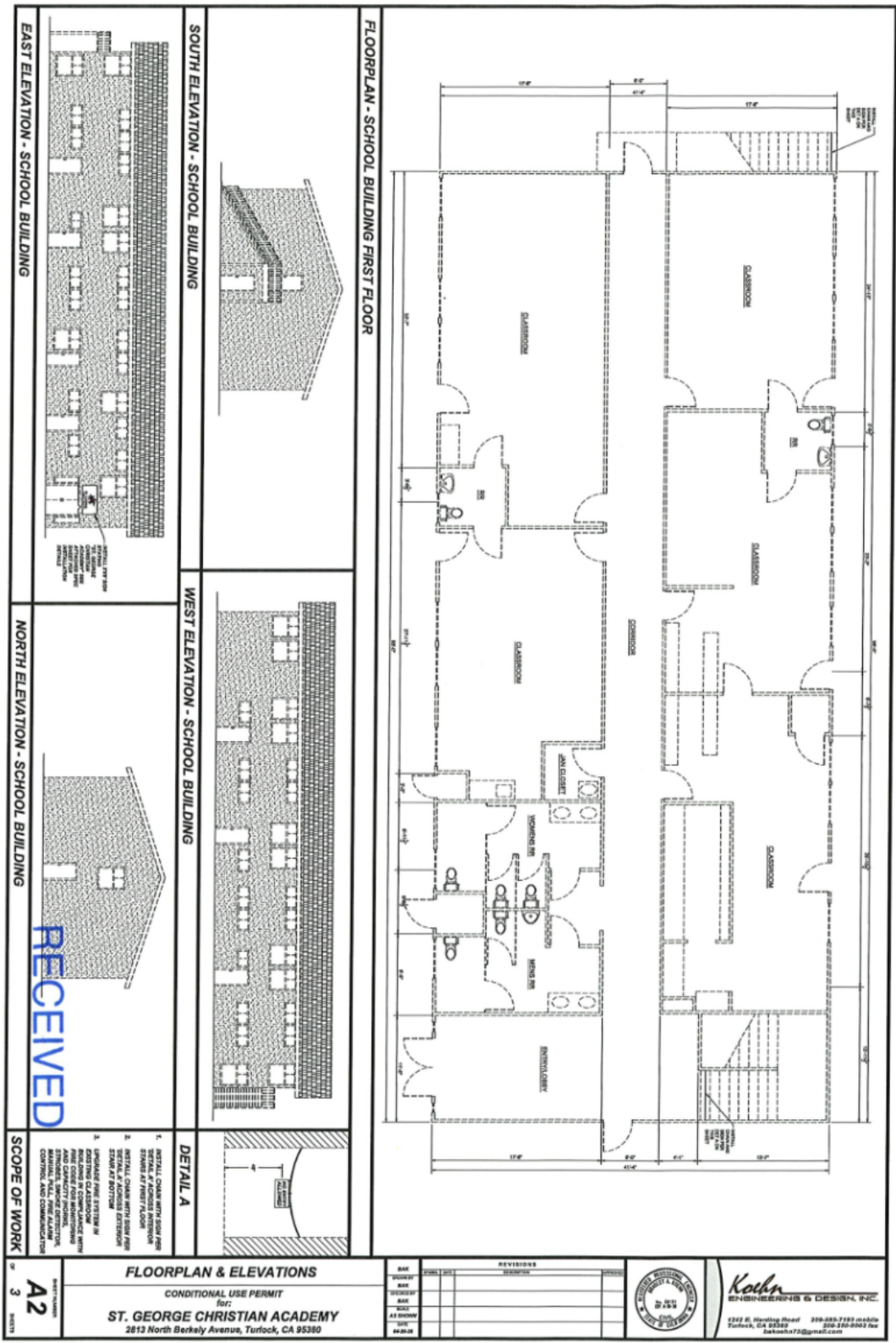
CONDITIONAL USE PERMIT
for:

ST. GEORGE CHRISTIAN ACADEMY
2813 North Berkely Avenue, Turlock, CA 95380

BAK
DRAWN BY
BAK
CHECKED BY
BAK
SCALE
AS SHOWN
DATE
04-20-26

Koehn
ENGINEERING & DESIGN, INC.
1242 E. Harding Road Turlock, CA 95380
209-585-7193 mobile
209-250-0003 fax
bak@koehn75@gmail.com

SHEET NUMBER
A4
OF
SHEETS



MAY 01 2026

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CITY OF TURLOCK
PLANNING DIVISION

