



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: N. Tully Road @ Fulkerth

ASSESSOR'S PARCEL NUMBER: 088-030-003,004,005 AREA OF PROPERTY (ACRES OR SQUARE FEET): 3.53 Ac total

EXISTING ZONING: CC

GENERAL PLAN DESIGNATION: C.C.

DESCRIBE THE PROJECT REQUEST: VARIANCE from condition to underground Existing power poles

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.

APPLICANT Lyn E. Bright PHONE NO. (209) 9858895 E-MAIL: Ronwest.associates@gmail.com

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

ADDRESS OF APPLICANT: 4918 Taylor Court Turlock 95382

CONTACT PERSON (If different than applicant): Ron West, Consultant (above phone & email)

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

SIGNATURE OF APPLICANT [Redacted] PRINT NAME Lyn E. Bright DATE 11-21-24

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

Property Owner Info

PROPERTY OWNER: Zebra Plant LLC PHONE NO. _____ E-MAIL: _____

ADDRESS OF PROPERTY OWNER: 4918 Taylor Court Turlock 95382

Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this completed application and give consent to the action requested.

SIGNATURE OF PROPERTY OWNER [Redacted] PRINT NAME Lyn E. Bright DATE 11-21-24

Office Use Only

APPLICATION TYPE & NO.: Var 2402 DATE RECEIVED: 12/4/24

CASH OR CHECK NO. 3835 \$ 3104.5 CHECKED BY: _____

PC HEARING DATE: _____ CC HEARING DATE: _____

PLANNER'S NOTES: _____

APPLICATION QUESTIONNAIRE

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

PROJECT NAME: Tully & Fulkerth Variance Request

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

Request Variance to standard policy to underground utility poles on site.

PROPERTY OWNER'S NAME: Zebra Plant LLC (Mr. Lynn E. Bright)

Mailing Address: 4918 Taylor Court Turlock 95382

Telephone: Business Contact: Ron West, Consultant 209 985 8895 Home ()

E-Mail Address: Ronwest.associates@gmail.com

APPLICANT'S NAME: Mr Lynn Bright

Phone () See above

Address: 4918 Taylor Court Turlock, Ca 95382

Telephone: Business (See above) Home ()

E-Mail Address: see above - Consultant Contact

PROJECT SITE INFORMATION:

Property Address or Location: Tully & Fulkerth

Property Assessor's Parcel Number: 0880-030-003,415 (3 parcels)

Property Dimensions: 3 parcels @ 1.38 ac; .91 ac; 1.24

Property Area: Square Footage — Acreage Total 3.53 acres

Site Land Use: Undeveloped/Vacant Developed

If developed, give building(s) square footage N/A

LAND USE DESIGNATIONS:

ZONING: Current: CC
 Proposed (If applicable): No change proposed
 GENERAL PLAN Current: CC
 Proposed (If applicable) No change proposed

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)

North Applicant's 2⁺ acre parking amenity for adjacent apartments
 South Fuldaeth Rd - Residential on south side
 East Residential (S.F.)
 West Walmart Center

PROJECT CHARACTERISTICS

Site Conditions

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable)

Currently open, flat land, zoned for commercial
In-fill corner surrounded by developed land.

Are there any trees, bushes or shrubs on the project site? No, except landscaping along Tully if yes, are any to be removed? No
 If yes to above, please attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal. No landscape changes proposed with variance Request.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns?
N/A If yes, please explain:

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s) NO structures

Proposed Use of Existing Structure(s) N/A

Are any structures to be moved or demolished? / If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? / if yes, contract number: _____

If yes, has a Notice of Nonrenewal been filed? _____ If yes, date filed: _____

Are there any agriculture, conservation, open space or similar easements affecting the use of the project? site? _____ If yes, please describe and provide a copy of the recorded easement. _____

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

Proposed Building Characteristics

(Future)
N/A

(C.C. Development)
stubs

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

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

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

Project site coverage: Building Coverage: _____ Sq.Ft. _____ %

Landscaped Area: _____ Sq.Ft. _____ %

Paved Surface Area: _____ Sq.Ft. _____ %

Total: _____ Sq.Ft. _____ 100%

Exterior building materials: _____

Exterior building colors: _____

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

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

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

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

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

California DTSC Envirostor: www.envirostor.dtsc.ca.gov/public

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

I HEREBY CERTIFY THAT:

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

Regulatory ID Number: _____

Regulatory ID Number: _____

Regulatory ID Number: _____

OR

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

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

Signature of Applicant/Agent

Lyn E. Bright

11-21-24

Date

Consultant Ron West

(209) 985-8895

Phone Number

Print Name and Title of Applicant/Agent
owner

PROPERTY OWNER/APPLICANT SIGNATURE:

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

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

Property Owner(s): (Attach additional sheets. as necessary)

Signature of Property Owner

11-21-26

Date

Contact Ron West

Lyn E. Bright, manager,
owner

Print Name and Title of Property Owner

(209) 985 8895

Phone Number

Applicant(s): (If different than above)

(Same)

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number

TO: City of Turlock Development Services Department – Planning Division

APPLICANT: Mr. Lyn E. Bright

PROJECT NAME: Tully & Fulkertth Variance Request

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney’s fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

CERTIFICATION OF POSTING

I, _____ say that I **posted** a true copy of the required on-site sign,

“NOTICE OF PLANNING PERMIT APPLICATION”

for application _____

on the subject property located at: _____ Turlock, CA

at _____ AM / PM on _____
Time Date

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 20 __.



APPLICANT’S SIGNATURE

APPLICANT’S PRINTED NAME

Lyn E. Bright

Attachment: Photo of project sign