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HOUSING POLICY
DEVELOPMENT, HCD

JUN 13 2008

June 6, 2008

Department of Housing & Community Development
Housing Policy Division
1800 Third Street, Room 430
Sacramento, CA 95814

Attached is a copy of the City of Turlock's 2007 Annual Report on the status of the General Plan. The report was approved by the City of Turlock Planning Commission at their June 5, 2008 meeting, and will be reviewed by the Turlock City Council at their June 24, 2007 meeting. If you have any questions, please feel free to contact me at 668-5542, ext. 2205.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. Stillo".

Rose Stillo, AICP
Senior Planner
Planning Division
City of Turlock



Council Synopsis

June 24, 2008

From: Mike Pitcock, Director of Development Services

Prepared by: Rose Stillo, Senior Planner

1. ACTION RECOMMENDED:

Resolution: In the Matter of Approving the 2007 General Plan Implementation Report

2. DISCUSSION OF ISSUE:

The California Government Code [Section 65400 (b)] requires that an annual report on the implementation of the General Plan be submitted to the Legislative Body. The report shall include the status of the existing General Plan and progress made in its implementation, including the progress in meeting the City's share of regional housing needs determined pursuant to Section 65584 of the Government Code.

There were four amendments to the General Plan approved during the calendar year 2007. General Plan Amendment 2007-02 involved the redesignation of approximately 535 acres from "Urban Reserve" to "Industrial" as part of the implementation plan for the recently adopted Westside Industrial Specific Plan."

This General Plan Implementation Report also includes the City's progress in providing new housing to residents of all income levels. The Housing Report includes a detailed account of the City's progress in meeting Regional Housing Needs (RHNA). As a result of the 2000 RHNA for Stanislaus County, Turlock must make available adequate sites to allow for the construction of 5,833 new units between 2001 and 2008. At the end of 2007, the City has issued building permits for 4,364 single family homes and 835 multi-family dwelling units, for a total of 5,199 units. Therefore, the remaining balance is 634 housing units in 2008. The City has met its requirement for "Above Moderate" income households, however the City continues to lag behind its RHNA housing target for affordable housing in the "Very Low," "Low," and "Moderate" income households.

3. BASIS FOR RECOMMENDATION:

The Planning Commission recommended approval of the 2007 General Plan Implementation Report at its June 5, 2007 meeting.

4. FISCAL IMPACT / BUDGET AMENDMENT:

Fiscal Impact:

The cost of preparing this report was funded by general fund 110

5. CITY MANAGER'S COMMENTS:

Recommend Approval

6. ENVIRONMENTAL DETERMINATION:

Exempt

7. ALTERNATIVES:

Deny the General Plan Annual Report; however, this would be inconsistent with state law.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING }
THE 2007 GENERAL PLAN }
IMPLEMENTATION REPORT }

RESOLUTION NO.

WHEREAS, in accordance with California Government Code (§ 65400 (b)), City staff has prepared the 2007 General Plan Implementation Report on behalf of the Turlock Planning Commission, the official planning agency of the City of Turlock; and,

WHEREAS, the City Council affirms that the 2007 General Plan Implementation Report meets the requirements of the California Government and therefore, shall be submitted to the State Office of Planning and Research and the Department of Housing and Community Development; and,

WHEREAS, the City Council determines that the proposed action is “exempt” from the provisions of the California Environmental Quality Act (CEQA).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock that the 2007 General Plan Implementation Report is in conformance with the California Government Code (§ 65400 (b)).

BE IT FURTHER RESOLVED that the City Council approves the 2007 General Plan Implementation Report and directs staff to submit the report to the State Office of Planning and Research and the Department of Housing and Community Development.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 24th day of June, 2008, by the following vote:

AYES:
NOES:
ABSTAIN:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Rhonda Greenlee, CMC
City Clerk, City of Turlock, County
of Stanislaus, State of California



PLANNING COMMISSION ITEM SYNOPSIS
Meeting Date: June 5, 2008
Community Development Services: Development Review
Report By: Rose Stillo, Senior Planner

1. PROJECT NAME AND SUMMARY

2007 General Plan Implementation Report: The California Government Code (Section 65400 (b)) requires that an annual report on the implementation of the General Plan be submitted to the Legislative Body. The report shall include the status of the existing General Plan and progress made in its implementation, including the progress in meeting the City's share of regional housing needs determined pursuant to Section 65584 of the Government Code.

2. STAFF RECOMMENDATIONS

That the Planning Commission determine that the annual report is in compliance with the requirements of the California Government Code [Section 65400 (b)] having determined that the proposed action is "exempt" from the provisions of the California Environmental Quality Act (CEQA).

3. CITY ATTORNEY COMMENTS

None

4. ENVIRONMENTAL DETERMINATION AND RECOMMENDATION

Exempt [CEQA § 15061 (b) (3) – Review for Exemption]

5. COMMISSION ACTION REQUESTED

I move that the Planning Commission determine that the 2007 General Plan Implementation Report is in compliance with the California Government Code [Section 65400 (b)] having determined that this action is "exempt" from the provisions of CEQA.

DEVELOPMENT SERVICES DEPARTMENT
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ROSE STILLO, AICP
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DATE: May 27, 2008
TO: City of Turlock Planning Commission & City Council
FROM: Rose Stillo, Senior Planner
SUBJECT: 2007 General Plan Implementation Report

I. LEGAL REQUIREMENTS

The California Government Code [Section 65400 (b)] requires that an annual report on the status of the General Plan be submitted to the Council. The report must include the City's progress in implementing General Plan goals, including the progress in meeting the City's share of regional housing needs determined pursuant to Section 65584 of the Government Code.

II. GENERAL PLAN HISTORY

The City of Turlock General Plan 1992 – 2012 was adopted in March 1993. In order to maintain an internally consistent document, the City of Turlock completed a Review of the General Plan in May 2002. The Review involved the revision of text, tables and diagrams to incorporate updated information and policy modifications that have occurred over the past nine years. This Review did not constitute an "update" to the General Plan as defined by the California Government Code.

The State Department of Housing and Community Development (HCD) certified the Housing Element in September of 1992 and the City of Turlock General Plan and Master Environmental Assessment/Environmental Impact Report were adopted by the City Council in March of 1993. An updated Housing Element was certified by HCD in October 2003. The City of Turlock will be updating its Housing Element, and begin the process of a General Plan update this year (2008).

II. 2006 GENERAL PLAN AMENDMENTS

The City of Turlock General Plan 1992-2012 contains eight Elements: Land Use, Housing, Public Facilities & Services, Transportation, Open Space & Conservation, City Design, Noise, and Safety. There were four amendments to the General Plan approved during the calendar year 2007. General Plan Amendment 2007-02 involved the redesignation of approximately 535 acres from “Urban Reserve” to “Industrial” as part of the implementation plan for the recently adopted Westside Industrial Specific Plan.” All of the projects are detailed in the table below.

Project Description/Address	Project Ref. No.	APN	General Plan Change
727 E. Canal Drive - Berger Office Park	GPA 2007-01	42-24-36, 50,51	From Medium Density Residential to Office
Redesignation and Annexation of Remaining WISP Area	GPA 2007-02	Various	Urban Reserve to Industrial
2920 Sandstone Street - Sierra Oaks 2.2 acre parcel	GPA 2007-03	87-26-03	Office to Low Density Residential
1000 W. Monte Vista Ave – Genisis Mixed Use	GPA 2007-05	071-073-001 & 002	Medium Density Residential to Community Commercial and High Density Residential

IV. 2007 DEVELOPMENT APPLICATIONS PROCESSED

The City of Turlock Planning Commission held twelve meetings during the 2007 calendar year. During these meetings, the following projects were reviewed:

- ❖ Five Conditional Use Permits and 6 Amendments to Conditional Use Permits (CUP) were approved in 2007. The five CUPs consisted of a poker room, a performing arts center and a crematorium in the downtown district, a palm reader in a commercial zoning district, and a beauty shop in an industrial park.
- ❖ One Vesting Tentative Subdivision Map was approved in 2007. This project divided an approximately 20-acre parcel into 12 industrial lots.
- ❖ Four General Plan Amendments (see Section III above)
- ❖ The City Council approved two new Planned Developments in 2007. One of the PD's allowed minor deviations from development standards in creating a 4-lot single-family residential subdivision. The other Planned Development (PD 260)

authorized a 96-unit affordable housing project on a site previously planned for 133 condominiums.

Additionally, Turlock Planning staff processed 36 Minor Discretionary Permits during 2007, consisting of Design Reviews for new commercial buildings or residential projects on infill properties. Staff also processed 11 Minor Administrative Approvals, the majority of which were for either façade remodels in the downtown area or parking lot improvements.

Also worth noting, City staff held approximately 120 predevelopment meetings in 2007. These meetings are offered free of charge to anyone wishing to schedule a meeting with staff to discuss a development proposal. Development standards and fees are shared early on in the development process, which has proven to be very beneficial to everyone involved.

V. MAJOR PLANNING PROJECTS IN 2007

The City of Turlock applied for expansion of the Stanislaus County Enterprise Zone (Zone 40) to include approximately 620± acres of land on the westside of the City of Turlock. The area which is proposed for expansion is part of the Westside Industrial Specific Plan (WISP) and has recently been annexed into the City boundaries.

California Enterprise Zones were established to stimulate economic development in certain areas of the State. Location in Enterprise Zone 40 affords businesses a number of beneficial tax credits, deductions and incentives that reduce the cost of hiring new employees and investing in equipment in the Stanislaus Enterprise Zone.

VI. GENERAL PLAN IMPLEMENTATION ACCOMPLISHMENTS SINCE ADOPTION

Section 10 of the General Plan (Implementation Program) identifies eight (8) key objectives necessary to successfully implement the 1992-2012 Turlock General Plan. The Program relates closely to the Plan by bringing together policies from throughout the document. Its purpose is to serve as a reference for City staff and decision makers as they plan City implementation efforts. For members of the public and for the purpose of this report, the Implementation Program serves as a summary of General Plan accomplishments since the Plan's adoption and major activities the City will undertake in order to realize the guiding principles of the General Plan.

The following section is a historical summary of the City's accomplishments in implementing major policy themes in the Turlock General Plan.

Section 10 Implementation Program

10.1 ZONING ORDINANCE AND ZONING MAP REVISION

Requirements that the General Plan and Zoning Ordinance be consistent with each other mandate a review and update of the Zoning Map from time to time, to assure consistency with the General Plan Diagram. In addition, policies throughout the Plan call for changes to the City's Zoning Ordinance to address important community issues as they arise.

In 1997 and 2001, the City completed a comprehensive rezoning of property to ensure consistency with the General Plan Land Use Diagram. In 2002, City Council adopted amendments to the Zoning Ordinance, refining standards for Planned Developments, sign regulations, wireless communication facilities, equipment sales, service and rental businesses and other minor changes to the Code.

In 2003, the City Council amended the Zoning Ordinance to clarify and refine certain sections of the Municipal Code regarding second dwelling units in residential zoning districts, non-conforming uses and structures, setbacks in the R-L 4.5 (Low Density Residential - small lot) zoning district, temporary homeless shelters in churches and other religious assembly, garage conversions for State licensed family daycare facilities, guest parking for multi-family developments, standards for television antennas, chimneys, and other similar structures, solid waste disposal regulations for multi-family developments, and locational requirements for residential parking.

In 2003, the City of Turlock also amended the Zoning Ordinance to set limits on large-scale (big box) retailers. The amendment is intended to achieve three purposes:

1. Better define large-scale (big box) retail stores and to differentiate the various sub-categories of large-scale retail stores (discount stores, discount superstores, and discount club stores)
2. Require Planning Commission approval (CUP) for discount stores and discount clubs
3. Prohibit discount superstores, i.e. stores with over 100,000 square feet of sales floor area where more than 5% of sales floor area is devoted to the sale of non-taxable goods, such as groceries

In short, the amendment fulfills a number of General Plan policies relating to the

promotion of neighborhood retail stores and encouraging measures which reduce traffic and air pollution.

In 2004, a Zoning Text Amendment was approved by the Turlock City Council. The purpose of the amendment was to allow personal service businesses, such as hair salons, to operate as a home occupation business, provided that they comply with stated conditions. Previously, this type of business was prohibited. The amendment also added a revocation clause for those that do not comply with the conditions once issued the permit.

In 2006, the City approved an amendment to its public noticing procedures. In short, the City extended the noticing range from the previous 300 foot radius from project site, to a 500 foot radius. Additionally, the project applicant is now required to post an approximately 4-foot by 6-foot sign, containing a written description and an illustration of the proposed project, on the subject site, and in a location visible to the public.

10.2 DEVELOPMENT GUIDELINES

In order to implement the General Plan and facilitate the process of development approvals, Plan policies in the Land Use and City Design elements call for preparation of development guidelines that will describe the City's standards for different types of development. These guidelines are implemented through staff-level reviews of project applications, typically resulting in the issuance of a Minor Discretionary Permit.

In January 1997, *City Design Guidelines* were adopted for new residential, commercial, and industrial development. In addition, new local street design standards were created to implement Plan neighborhood design goals.

The development of two more documents, the *Beautification Master Plan* and *Downtown Design Guidelines*, took place in 2003. The Beautification Master Plan establishes design guidelines for gateway streets to the City and the *Downtown Design Guidelines* details land uses for the greater downtown area along with suggested designs for buildings, signs, etc.

10.3 HOUSING ELEMENT PROGRAM IMPLEMENTATION

Recognizing the importance of providing adequate housing in all communities, the State of California has mandated a Housing Element within every General Plan since 1969. Section 65580 of the California Code states that the Element shall identify and analyze existing and projected housing needs. The Element must also contain a five-year housing plan with quantifiable objectives for the implementation of the goals and objectives of the Housing Element.

An update to the Housing Element was certified by the California Department of Housing and Community Development in December 2003. The Housing Element update summarizes that, for the most part, the City of Turlock has been very effective in carrying out the programs and policies of the last housing element. The zoning ordinance has been comprehensively revised to create more opportunities for multifamily dwellings. In addition, the City put into place measures to assist in affordable housing development such as the First Time Homebuyers Program, the Density Bonus Ordinance, the Redevelopment Agency, and the Housing Trust Fund. However, as discussed in the update, housing affordability has become a major issue primarily due to market factors beyond the City of Turlock's control.

The City has made good progress on its goals of providing assistance to first-time homebuyers both monetarily (\$40,000 distributed to 23 families in 2004), and by providing information through workshops and a new "Community Resource Handbook."

The 2004 Housing Report includes a detailed account of the City's progress in meeting Regional Housing Needs (RHNA). This information shows that of the 5,833 new residential units required between the years 2000 and 2008, the City has added 2,597 dwelling units as of June 2005. Furthermore, the City has already met its requirement for "Above Moderate" income households. The City could only comply with its RHNA if all new homes from now on are affordable to "Very Low," "Low," or "Moderate" income households. Also worth noting is that the City approved twelve rezones that either changed the previous zoning designation from commercial to residential, or increased the density of residentially-zoned property. This resulted in adding 439 new homes to the residential inventory.

In 2005, the Housing Division attained City Council approval to rezone a blighted property that once was the site for the City's only hospital, in order to develop an affordable housing project. *Crane Terrace*, is a 44-unit, senior-only apartment

project, developed by the *Central Valley Coalition for Affordable Housing*. Funds from the Redevelopment Agency and the Tax Credit Allocation Committee made the project possible. The project is complete and full occupancy is expected by September 1 2006.

In 2005, the Housing Division also acquired property at 400 "B" Street for development of a homeless shelter. The City has hired an independent agency to coordinate development of an operations plan for the shelter prior to going forward on construction of the site. At the same time, the City continues to provide funding to the We Care Program, which provides shelter to the homeless during winter months.

An attachment to this document is the 2007 *Housing Element Annual Report* that details the City's progress towards meeting its Regional Housing Needs Assessment (RHNA) goals. As reported in the 2007 report, the City has met its requirement for "Above Moderate" income housing construction. Therefore, in order to meet RHNA requirements, the City would have to construct a total of 634 housing units in the other income categories (Very Low, Low, and Moderate incomes), during the year 2008.

10.4 REORGANIZATION FOR ENHANCED PARKS AND RECREATION SERVICES

General Plan policies for parks and recreation relate to park acquisition and development, financing, and programming. Implementing Policy 4.1-h calls for examining the present organizational arrangement of park and recreation facility management and park maintenance to enhance these relationships. Implementing Policy 4.1-t calls for expanding the role of the Community Activities and Facilities Commission in Park planning. These organization changes are intended to make Parks and Recreation operations more efficient, to make the City's organizational structure more easily understood by its residents, and to emphasize the importance of the full range of Park and Recreation functions.

Maintenance of all city-owned landscaped areas and park planning and development is administered by the Public Service Maintenance Division of the Municipal Services Department. Recreation Services administer city-sponsored recreation programs.

Adoption of the Parks Master Plan in 1995, an increase in the Park Land dedication requirements, and the establishment of the Park Improvement Fee in June of 1999 increasing park fees to cover off-site improvements has had a major impact on

meeting GP implementation policies. In addition, the Parks Master Plan was amended in 1999 to adopt a "Park Development and Acquisition Policy." Essentially, this policy set procedural standards for how park fees could be collected and spent.

The City installed play areas and/or play equipment to numerous city parks during 2002. Among the parks that received improvements are Christoffersen, Four Seasons, Ferreira Ranch, and Sunnyview Parks.

In 2002, the City began construction of the Turlock Sports Complex, a regional-serving community park. This park provides sports facilities including soccer and baseball fields as well as other park amenities for the adjacent high school, and the City of Turlock and its surrounding communities.

In order to maintain a viable document that meets the City's changing parks and recreation needs, the City of Turlock began a Review of its Parks Master Plan in 2002. Specifically, the Review effort involves making revisions to the text, tables, and diagrams to incorporate updated information and policy modifications that have occurred since 1995. One noteworthy revision is changing the parkland dedication standard from 4.2 to 4.5 acres of parkland per 1,000 residents based on the 2000 census and parkland inventory.

In 2004, the City adopted a (Mello-Roos) Community Facilities District, primarily to fund police and fire services. However, a portion of the funds from the revenue stream are used to fund park maintenance and some recreational programs.

A new Skate Park was constructed in 2004. The skate park includes a 14,400 square foot concrete pad, skate park components, sidewalks, handicap ramps, lights, receptacles, and drinking fountain.

The Recreation Division developed a new Mission Statement in 2005: "Through Leadership and Creativity the City of Turlock's Recreation Division enriches quality of life and strengthens community by providing excellent recreational, educational and cultural experiences."

In 2005, the Regional Sports Complex was further developed with the addition of an amphitheater. Gates and fencing around the complex were also constructed in 2005.

Some of the city's parks received extensive improvements in 2006. A full array of play equipment was added to Broadway Park, including various types of water features. A full-court basketball court and an arbor were added to Markley Park, which received an all-new play structure, including climbing walls the previous year.

Also in 2006, grass and trees were planted at the two "Wingette" parks, which are located on either side of the Regional Sports Complex. Furthermore, bleachers were installed at both the baseball and softball fields near the Sports Complex.

In 2007, Turlock began renovation of the playground at Crane Park. Improvements included playground equipment, sidewalks, benches, and the installation of a historic "Karymor Merry-Go-Round" for display. Picnic areas at Crane were redeveloped with new tables, barbecues, and food prep areas. The horseshoe pits at Crane were also renovated using decomposed granite.

New playground equipment, benches, and drinking fountains were installed at the "Wingette" parks, located on the east and west sides of the Turlock Regional Sports Complex.

In 2007, the City Council approved the designation of a portion of Sunnyview Park to be used as an off-leash dog park. Private donations will be used to add fencing and other improvements to accommodate the new use of this public facility.

10.5 MONITORING AND EVALUATION OF THE GROWTH MANAGEMENT ORDINANCE

The GMO was rescinded in 1997. In 1998, the City of Turlock adopted an annexation policy that focuses annexations and growth to one quadrant of the city at a time. In 1999, the City adopted a policy that requires area-wide planning in conjunction with future annexations. Each area-wide plan shall address land use, circulation, housing, open space, infrastructure, public facilities and public services consistent with the goals and policies of the General Plan.

To formalize the city's commitment to remaining a compact and freestanding community, policies have been established to create permanent urban edges to the north and east of the city. The Taylor Road (north) urban edge will restrict growth beyond Turlock Irrigation District Upper Lateral #3 and Taylor Road. Separation

between Turlock and Denair (east) will be maintained through area-wide plans associated with annexations.

Following this growth management plan, the North Turlock Master Plan was adopted on October 9, 2001. Through the development of this Plan, 370 acres of unincorporated land was annexed to the City in March 2002 in an orderly fashion. The land uses, development concepts, guidelines and standards for the Plan are based on the broader vision established for the area in the General Plan.

In 2003, the City adopted the Northeast Turlock Master Plan. A unique feature of this 255 acre Plan is that it would define an urban/agricultural "edge" for the City in this area through the use of a 200-300 foot wide "greenbelt" along the eastern border of the Plan Area. By doing so, the City would be implementing General Plan policies addressing the importance of maintaining Turlock and Denair as distinct, noncontiguous communities.

The City is currently exploring the feasibility of future development in the Southeast Area, encompassing approximately 2,000 acres. As the first step to this objective, a transportation and infrastructure feasibility analysis for the Southeast Area was completed in 2003. The study identified major transportation issues, including a new interchange on highway 99, that have to be addressed prior to continuing the formulation of a Specific Plan for the area. Progress on this project is ongoing at this time.

In 2005, the City developed and adopted the East Tuolumne Master Plan. This Master Plan area is located at the easterly edge of the City limits. The Turlock General Plan identifies this area for very low density residential development, and this land use is reflected throughout the Plan. The overall goal of the Plan is to establish a clear separation between Turlock and the nearby community of Denair to ensure that both remain distinct and independent communities.

The City of Turlock adopted the Westside Industrial Specific Plan (WISP) in November, 2006. The purpose of the Specific Plan is to facilitate economic and job development through orderly growth and development. The Plan Area encompasses 2,615 acres on the west side of the City of Turlock adjacent to Highway (SR) 99. The Plan Area is partially developed with industrial and commercial uses. The Specific Plan will provide space for the growth of light and heavy industrial uses similar to those currently located in the Plan Area. The Specific Plan is envisioned

as a bridge from contemporary industry and agriculture to new technology and products. The Specific Plan provides the project vision and objectives, and establishes development policies: land use regulations, design standards, and a phasing plan that will guide the orderly growth of the existing and new industrial uses.

10.6 SPHERE OF INFLUENCE AMENDMENT

Key General Plan policies relate to future urban expansion, and as a complement, promotion of continued agricultural production on lands not planned for urban use. Implementing these policies will require modifications to the City's 1992 Sphere of Influence, through both additions and deletions to the Sphere.

Decisions on the City's Sphere are made by the Stanislaus County Local Agency Formation Commission (LAFCO), which also makes decisions regarding annexations to cities and special district reorganizations. The City will initiate a request to LAFCO for the boundary modifications, and will prepare all necessary documentation to accompany it.

The Sphere of Influence was modified by LAFCO, including all industrial land designated on the *General Plan Diagram*, on August 25, 1993, Stanislaus County Local Agency Formation Commission Resolution No. 93-12.

A minor modification to the City's Sphere of Influence was adopted in June 2004, adding the Northeast Turlock Master Plan area to the City. The SOI modification "squares-up" the City's eastern edge, thereby creating a more easily identifiable boundary.

LAFCO approved a modification to the Sphere of Influence line on the west side of the City as part of an annexation for the Westside Industrial Specific Plan (WISP). This annexation added approximately 535 acres of industrial land to the City's inventory. (See Section 10.5 above for more information regarding the WISP.)

10.7 DOWNTOWN STRATEGIC PLAN IMPLEMENTATION

In February 1991, the City Council adopted a "Strategic Plan of Action" for Downtown Turlock. The *Downtown Master Plan* is one result of the Strategic Plan. Other projects proposed in the Strategic Plan are:

- Turlock Entryway Beautification, consistent with policies in the City Design Element calling for establishment of design guidelines and a zoning overlay district for entry areas;
- Downtown Area Gateway Identity;
- Downtown Transportation Center, the multimodal center discussed in Circulation Element section 5.3;
- Private Sector Design Guidelines, not addressed explicitly in the General Plan, but consistent with the Plan's Guiding Policies for Downtown;
- Economic Feasibility Studies, not addressed explicitly in the Plan, but consistent with the Plan's Guiding Policies for Downtown; and
- Establishment of a Downtown Action Committee, not addressed explicitly in the Plan, but consistent with the Plan's Guiding Policies for Downtown.

As required by the Master Plan, the downtown property and business owners formed the Property and Business Improvement District (PBID) in 1998 to assist in the maintenance of downtown improvements.

On November 13, 2001, another phase of the Downtown Master Plan, the "Main Street Streetscape" project was completed. The streetscape improvements to the downtown area included "bulbed" intersections with brick pavers, antique street lights, the renovation of nine (9) public parking lots and improvements to storm drain lines.

The City of Turlock adopted a citywide *Beautification Master Plan* in January 2003. The Plan addresses the Highway 99 Corridor, major gateways off Highway 99, and major arterials through Turlock. The Plan identifies and provides design direction for the architectural and landscape elements for potential projects that would serve to enhance the visual image of the City.

Downtown Design Guidelines & Overlay Zoning Ordinance was adopted in September 2003. It's objective is to further the City's vision for downtown Turlock by establishing guidelines and standards that will provide land use and

physical design details necessary to guide future downtown investments toward revitalizing the City's core.

10.8 INITIATE REDEVELOPMENT PROJECT

The City has had a Redevelopment Agency since the early 1980s. During the early years, the Agency had been inactive because voters overturned the establishment of a Redevelopment Area. In 1992 the City Council reactivated the Agency and directed City staff to study choices for establishing a new Redevelopment project area. In July 1992 the Redevelopment Agency adopted a resolution establishing that "any redevelopment plan to be adopted by it shall exclude the use of condemnation for the purpose of land assembly for private projects, and the use of condemnation by the agency shall be strictly limited to the same public purpose test and standards that apply to the City of Turlock in the exercise of its condemnation powers." This resolution restricting the powers of the Redevelopment Agency is intended to relieve the concerns of property owners and other interested parties who opposed earlier redevelopment efforts because of the potential for condemnations.

In the first quarter of 1993 the City Council, acting as the Redevelopment Agency, adopted a Redevelopment Project Area encompassing most of the older areas of the City. In 1994, a Redevelopment Plan was certified by the Agency. In 1996, Amendment No. 1 to the Turlock Redevelopment Plan was completed. This area comprised of an additional 2073 acres of land, resulting in a combined Redevelopment Project Area of approximately 4,319 acres.

In 2002, the Redevelopment Agency hired a consultant and commenced holding public workshops to discuss a mixed-use project downtown, on property purchased by the City. Possible land uses include housing for various income levels, a new regional library, and expansion of an existing Arts Center.

The "Commercial Building Improvement Program" was utilized by various downtown businesses during the calendar year 2004. Included in these projects was the re-use of an old metal warehouse building into an indoor soccer facility. Several downtown businesses took advantage of the City's program to upgrade façades and make internal building improvements.

Additionally, the following redevelopment projects were initiated/accomplished in 2004:

- ❖ Establishment of a permanent homeless shelter/resource center
- ❖ Renovation of the Carnegie Art Center and the regional county library
- ❖ Development of a permanent mobile food vendor plaza
- ❖ Approval of a forty-unit senior housing project (Crane Terrace)
- ❖ Installation of water, sewer, and storm drain lines in the future Westside Industrial Specific Plan area

The Redevelopment Agency participated in the following projects during the 2005 calendar year:

Development of a 5-year Implementation Plan

This document is the Turlock Redevelopment Agency's five-year Implementation Plan as required by the California Redevelopment Law (CRL), Health and Safety Code Section 33490. This is the Agency's third Implementation Plan since the requirement was first enacted. The first Plan covered the years of 1995 through 1999 and the second Plan covered the years of 2000 through 2004.

The Implementation Plan is intended to be a flexible guide for the Agency's projects and programs and describes:

- A review of projects and status of programs carried out in the previous five-year period.
- Specific projects and the estimated expenditures for the five-year Implementation Plan timeframe, including estimated expenditures to eliminate any existing housing production deficit by the end of 2014.
- An explanation of how the goals, objectives, proposed projects, and expenditures will help to eliminate blight.
- A description of how the Agency will implement the CRL requirements related to the provision and preservation of low and moderate-income housing.

- Targeting requirements for specific household income levels and age for the compliance period of January 1, 2002 through December 31, 2014.

Designation as an Enterprise Zone (Zone40)

Turlock joined with Ceres and Modesto in its application to HCD and was successful in its designation as an enterprise Zone. Turlock now has most of its industrial and commercial areas within the zone. The properties included in the Enterprise Zone can take advantage of tax credits available for eligible new hires and purchases of equipment for their business.

Crane Terrance Senior Housing Project

The Agency partnered with the Central Valley Affordable Housing Coalition to develop an affordable housing project at the former old Emanuel Hospital site. This project redeveloped a long-time blighted property into 44 senior housing apartments.

2007 Housing Element Annual Report

Regional Housing Needs Assessment – Implementation Statistics

The City of Turlock adopted an updated Housing Element in October 2003. A required element of the Housing Element includes information regarding the Regional Housing Needs Assessment (RHNA). The current RHNA schedule is 2001-2008.

The RHNA requires the construction of new dwelling units throughout Stanislaus County. Housing needs are divided among four income levels defined by the federal Department of Housing and Urban Development (HUD). These income levels are Very-Low [less than 50% of Area Median Income (AMI)], Low (50-80% of AMI), Moderate (80-120% of AMI) and Above-moderate (greater than 120% of AMI). HUD calculates the AMI on an annual basis. The AMI for Fiscal Year 2007 was \$56,000 (based on a family of four).

The following table shows a breakdown of the income groups in relationship to the monthly payment and housing cost for each group. The monthly payment was based on an assumption that approximately 30% of a family's income is used for a mortgage payment, and the terms of the loan are 30 years at a 6% interest rate.

Income Group	Income Range	Monthly Payment	House Price
Very Low	< \$28,000	< \$700	< \$117,000
Low	\$28,000-\$44,800	\$700-\$1,120	\$117,000-\$185,000
Moderate	\$44,800-\$67,200	\$1,120-\$1,680	\$185,000-\$275,000
Above Moderate	> \$67,200	> \$1,680	> \$275,000

The monthly payment and/or housing price figures above were compared to the valuation of each building permit for housing projects, in categorizing each permit into income groups. Consideration was also given to the location of the permit. (In most cases, appraised values were not available.) The following table is a summary of these results.

Housing permits issued during the 2007 calendar year.

Income Group	Single-Family Homes	Multi-Family Apartments	Condos	Total Units by Income Level	Remaining Construction Need in 2008 to Achieve RHNA Goals
Very Low	5	58	0	63	903
Low	60	104	0	164	692
Moderate	67	161	0	228	665
Above Moderate	8	0	0	8	(740)
Total Units by Housing Type	140	323	0		

As a result of the 2000 RHNA for Stanislaus County, Turlock must make available adequate sites to allow for the construction of 5,833 new units between 2001 and 2008. At the end of 2007, the City has issued building permits for 4,364 single family homes and 835 multi-family dwelling units, for a total of 5,199 units. Therefore, the remaining balance is 634 housing units in 2008. The City has issued 38 building permits for residential units as of May 1st of this year.

No Net Loss

Included in the City of Turlock's 2003 Housing Element Update are adopted goals and programs necessary to implement the Housing Element. One of the programs detailed in this document is the implementation of AB 2292, known as the "No Net Loss" initiative. In 2003, State legislators initiated a bill that would allow for the down-zoning of residential properties only when there was substantial evidence that the down-zone would not interfere with the jurisdiction's ability to meet its share of the regional housing need. Such findings could include, but are not limited to, the past or concurrent up-zone of a similar property.

In response to AB 2292, the City of Turlock maintains a record of all rezones, including some that were approved prior to the legislation. During the calendar year 2007, the City of Turlock did not approve any rezones that changed the inventory of residential units available in the City.

TABLE 68
SUMMARY OF ADOPTED PROGRAMS FOR THE TURLOCK HOUSING ELEMENT

POLICY	PROGRAM	TIMING	COMPLETION AND COMMENTS (Identify Date and Action)
1-1-1	<p>The City will increase its coordination with the State HCD staff to ensure that it will be among the first jurisdictions to apply for the new funding which will be made available through the recently approved Proposition 46.</p>	Immediately	<p>The City of Turlock will apply for any funding that is available to assist families.</p>
	<p>The City of Turlock receives an entitlement of approximately \$2.1 -million dollars a year in federal assistance. That represents \$739,000 in CDBG funds, and \$1.3 million in HOME funds. HOME funds are required to be used for affordable housing and supportive service projects.</p>	Ongoing	<p>Funding will continue to be used to provide affordable housing and supportive service projects.</p>
1-1-2	<p>The City of Turlock Redevelopment Agency sets-aside approximately \$4.5 million for the period of 2008-2009 for low to moderate income housing programs including financing, infrastructure improvements, land acquisition, and construction.</p>	Ongoing	<p>Funds will be used to address the serious need for affordable housing.</p>

1-1-3	<p>Prepare a <i>Project Information Booklet</i> outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply and other pertinent information. Distribute the booklet to local non-profit and for profit development groups, and regional agencies.</p>	1 Quarter 2004	
1-2-1	<p>Continue to use HOME funds to assist households with first time homebuyer down payment assistance of \$80,000 each.</p>	Ongoing	<p>Assistance in the amount of \$80,000 continues to be provided to qualifying families.</p>
	<p>Monitor the current housing conditions and adjust First time home buyers loan amounts to reflect current conditions..</p>	On Going	<p>House prices have declined and increasing the amount of subsidy is not necessary at this time.</p>
1-2-2	<p>Consider the feasibility of an inclusionary zoning program for the development of affordable housing.</p>	December 2003	

POLICY	PROGRAM	TIMING	COMPLETION AND COMMENTS (Identify Date and Action)
1-2-3	<p>Develop a program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production.</p> <p>Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents. Include information from the Central Valley Board of Realtors, and Multiple Listing Service to track housing development, sales, and listing costs.</p>	December 2004	
1-3-1	<p>Contact homeless service providers to determine the number of homeless persons who have been residents of Turlock. Prepare a comprehensive report with recommendations for submittal to the City Council.</p>	December 2008	Report completed. An action committee is in the process of being created in order to review and recommend a strategic plan to present to City Council.
	<p>Actively support efforts of homeless service providers in establishing additional short-term beds for all segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled.</p>	Ongoing	The City of Turlock continues providing funds to the We Care program for temporary shelter during the cold winter months. Seek other ways to assist the homeless during the cold weather months.
1-3-2	<p>Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.</p>	Ongoing	Staff continues to encourage the development of housing for the special needs population.

	Publish a comprehensive listing of housing developments in the City, which have units reserved for lower income, and disabled households.	Ongoing	A list of affordable housing projects in the area for families at or below 80% of the MAI, has been created and will continue to be updated on an annual basis.
1-3-3	Use federal and state funds to provide new units of supportive housing for persons with disabilities using HOME and CDBG funds. Continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that are funded with federal funds.	Ongoing	Staff s working with local non-profits to construct affordable housing units for persons with disabilities. The City of Turlock will continue to allow persons with disabilities in senior citizen facilities. It will also continue to provide financial assistance to a non-profit agency that works with low income households with any discrimination complaints.
1-3-4	Amend the City's current housing rehabilitation program guidelines to include a grant to very low income disabled persons and senior citizens to improve accessibility and safety .	Ongoing	Continue with the current housing rehabilitation program, which provides low income disabled persons and seniors to improve accessibility and safety issues in their homes.

POLICY	PROGRAM	TIMING	COMPLETION AND COMMENTS (Identify Date and Action)
1-3-5	Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	Annually	
1-3-6	Work with farm owners and central labor providers to determine the number of farmworkers who may need housing. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers.	June 2005	
1-3-7	Continue working with California State University Stanislaus (CSUS) to increase the supply of student housing in Turlock both on and off the CSUS campus. Support Board of Trustees' efforts to construct "Campus Life Village III," a 75 unit (300 bed) student housing complex.	June 2005	
1-4-1	Work with the Stanislaus Housing Authority and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	Ongoing	City of Turlock continues to work closely with the Stanislaus Housing Authority in obtaining additional housing vouchers.
2-1-1	To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e.- rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing	Ongoing	

	requirements.		
2-1-2	<p>To preserve affordability, provide incentives (i.e.- density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Very-low and/or Low income households. In addition propose zoning and permit processing changes to further reduce housing costs and average permit processing time.</p>	Ongoing	

POLICY	PROGRAM	TIMING	COMPLETION AND COMMENTS (Identify Date and Action)
2-1-2	Underwrite a portion of the Capital Facility fees to developers of low and moderate income housing using CDBG, HOME, RDA, and other eligible funds.	Ongoing	This will be accomplished through fee deferrals or other methods to accomplish the goal.
2-1-3	Amend the Turlock Municipal Code to reflect the recent changes in state law pertaining to the construction of second dwelling units (AB 1866 Wright).	2 nd Quarter, 2003	
	Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects. (Example: Florsheim Homes Rose Circle subdivision included second dwelling units on 7% of the lots in their 323-unit single-family residential development in North Turlock.)	2 nd Quarter, 2003	
2-1-4	Prepare a <i>Project Information Booklet</i> outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply and other pertinent information. Distribute the booklet to local non-profit and for profit development groups, and regional agencies. Provide incentives (i.e., density bonuses, fee reduction, etc.) to developers who agree to construct at least 15 percent of very low and	Third quarter of 2003, update on a quarterly basis	
		First Quarter 2004	

	low-income units or senior citizen affordable units.		
2-2-1	Publish the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report and respective notices. Provide an annual funding application workshop for interested agencies and developers.	Annually	
3-1-1	Develop or purchase a computer program that will track development on all vacant land in the City.	Third quarter of 2003, ongoing	

POLICY	PROGRAM	TIMING	COMPLETION AND COMMENTS (Identify Date and Action)
3-2-1	Encourage development of well planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	First quarter of 2004, ongoing	
3-3-1	Monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing. Utilizing the program referenced in Policy 1-1-1, ensure that a sufficient amount of residentially zoned land is maintained.”	Quarterly	
3-3-2	Acquire a site of at least five acres in size for the development of at least 50 affordable housing units to preserve the inventory of land available for affordable housing.	????	Self Help Enterprises is currently processing applications for 11 homes in the first phase of the project.
3-3-3	Continue to implement the <u>minimum</u> development densities established for each residential zoning district and prohibit development at a lower density. Unlike most cities, Turlock requires a minimum development density in all of its residential zoning districts, specifically: LDR = 3-7 du / acre; MDR = 7-15 du / acre; and HDR = 15-30 du / acre. Residential development below the stipulated densities is strictly prohibited.	1 st Quarter 2004	

	<p>Implement the provisions of AB 2292 (Dutra) and prevent the downzoning of a residential property without a concomitant upzoning of a comparable property.</p>	<p>Immediate ongoing</p>	
<p>4-1-1</p>	<p>Continue to promote orderly growth through the Planning Area Quadrants established by the Quadrant Policy that focuses annexations ad growth to one area at a time to allow for timely and efficient use of infrastructure and resources.</p>	<p>Ongoing</p>	

POLICY	PROGRAM	TIMING	COMPLETION AND COMMENTS (Identify Date and Action)
4-1-3	Supply energy conservation awareness brochures in all public meeting places.	June 2004	
4-1-4	Continue to use Redevelopment funds for public infrastructure.	Annually	
4-2-1	Continue and aggressively market CDBG single family housing rehabilitation funds. Rehabilitate 25 units during the five-year lifespan of the Housing Element.	Ongoing	Continue marketing the rehabilitation program to qualifying low to moderate income households.
4-2-2	Expand rehabilitation program eligibility to include rental properties.	Ongoing	Continue providing information to investors that provide affordable rental units to low-moderate income households.
4-3-1	Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Request to be placed on their email notification list.	Annually	
4-3-2	Continue regular contact with the owner/operators of the Denair Apartments.	Bi-Annual Checks	
	Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of affordable properties that could potentially convert to market rate.	Ongoing	
	Meet with the Community Reinvestment Act Lenders Group organized by the Turlock Community Development Department to discuss future housing needs and applicability	2004	

	of the Community Reinvestment Act.		
5-1-1	Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law.	Ongoing	All recipients of housing assistance funds are provided materials and training to help with the understanding and compliance of fair housing laws.
	Continue participation in Project Sentinel.	Ongoing	Project Sentinel continues to receive funding in order to disseminate fair housing information to Turlock agencies, investors and residents.
	Conduct regular workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections.	Annually	

POLICY	PROGRAM	TIMING	COMPLETION AND COMMENTS (Identify Date and Action)
5-2-1	Continue to use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.	Ongoing	Funds are set aside to assist families with the cost of relocation, when necessary
6-1-1	Maintain membership in the Housing Authority to qualify City residents for Section 8- existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.	Annually	Program information is available to the public at the Housing Program Services office.
6-1-2	Compile a list of non-profit organizations, which the City has worked with in the past to establish cooperative agreements with non-profit housing corporations as a support agency to the City.	Ongoing	A list is updated annually.
6-2-1	Coordinate annual workshop with Employers, members of the housing community and city officials to identify the housing needs of community.	Starting in 2004	



**2001 BUILDING PERMIT
ACTIVITY**

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	41	0	6,027,033.80	6,328,761.47	1,655,045.23	127	7,983,806.70
Feb	36	0	5,483,699.44	5,842,126.88	875,482.99	107	6,717,609.87
Mar	49	0	7,742,857.10	8,180,059.10	1,527,973.70	138	9,708,032.80
1st Qt. TOTAL	126	0	19,253,590.34	20,350,947.45	4,058,501.92	372	24,409,449.37
Apr	64	0	9,671,244.08	10,441,119.74	5,767,392.37	184	16,208,512.11
May	47	0	6,841,602.82	7,773,561.09	1,193,329.80	197	8,966,890.89
Jun	56	0	7,971,988.01	9,149,585.18	1,685,757.39	201	10,835,342.57
2nd Qt. TOTAL	167	0	24,484,834.91	27,364,266.01	8,646,479.56	582	36,010,745.57
Jul	22	0	2,987,739.60	3,874,488.38	1,544,625.00	151	5,419,113.38
Aug	24	0	3,341,485.12	4,199,060.76	4,898,386.00	181	9,097,446.76
Sep	33	0	5,175,255.42	5,962,828.66	1,177,921.00	141	7,140,749.66
3rd Qt. TOTAL	79	0	11,504,480.14	14,036,377.80	7,620,932.00	473	21,657,309.80
Oct	42	0	5,398,833.04	6,245,166.64	3,576,340.18	192	9,821,506.82
Nov	49	0	5,961,542.67	6,728,397.33	5,013,548.15	168	11,741,945.48
Dec	43	0	5,862,279.16	6,306,445.34	1,937,290.60	125	8,243,735.94
4th Qt. TOTAL	134	0	17,222,654.87	19,280,009.31	10,527,178.93	485	29,807,188.24
YTD TOTALS:	506	0	72,465,560.26	81,031,600.57	30,853,092.41	1912	111,884,692.9¢

Please note that some changes have occurred during the year. Voided permits, permits entered incorrectly.



**2002 BUILDING PERMIT-ISSUED
ACTIVITY**

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	57	0	7,802,020.44	8,287,650.78	\$1,677,199.10	140	\$9,964,849.88
Feb	65	0	9,129,578.06	9,878,807.08	209,488.75	163	\$10,088,295.83
Mar	53	0	7,347,249.90	8,529,612.98	3,241,987.48	190	\$11,771,600.46
1st Qt. TOTAL	175	0	\$24,278,848.40	\$26,696,070.84	\$5,128,675.33	493	\$31,824,746.17
Apr	54	4	7,362,884.50	8,666,538.60	2,503,862.50	200	\$11,170,401.10
May	33	14	5,342,432.74	6,694,491.63	1,950,161.55	175	\$8,644,653.18
Jun	64	0	8,376,121.74	9,432,515.66	2,217,831.84	208	\$11,650,347.50
2nd Qt. TOTAL	151	18	\$21,081,438.98	\$24,793,545.89	\$6,671,855.89	583	\$31,465,401.78
Jul	51	3	7,238,589.34	8,347,952.65	1,467,242.85	225	\$9,815,195.50
Aug	35	16	5,947,286.04	6,739,158.43	1,670,333.37	179	\$8,409,491.80
Sep	14	0	2,034,328.76	3,019,448.53	917,921.00	156	\$3,937,369.53
3rd Qt. TOTAL	100	19	\$15,220,204.14	18,106,559.61	\$4,055,497.22	560	\$22,162,056.83
Oct	40	6	6,096,612.14	7,175,994.52	1,456,041.44	204	\$8,632,035.96
Nov	39	14	6,681,366.12	7,395,131.41	1,032,944.30	179	\$8,428,075.71
Dec	42	2	6,227,472.94	6,780,083.94	2,232,650.20	162	\$9,012,734.14
4th Qt. TOTAL	121	22	\$19,005,451.20	\$21,351,209.87	\$4,721,635.94	545	\$26,072,845.81
YTD TOTALS:	547	59	\$79,585,942.72	\$90,947,386.21	\$20,577,664.38	2181	\$111,525,050.59

This report reflects any changes that occurred during the year.
(example: voided permits-valuation changes-additions)



**2003 BUILDING PERMIT-ISSUED
ACTIVITY**

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	50	6	7,689,708.90	8,261,476.11	3,975,841.77	162	12,237,317.88
Feb	32		3,785,362.56	4,543,936.86	2,238,374.38	139	6,782,311.24
Mar	68		9,376,598.18	10,353,663.74	930,209.34	214	11,283,873.08
1st Qt. TOTAL	150	6	\$20,851,669.64	\$23,159,076.71	\$7,144,425.49	515	\$30,303,502.20
Apr	56	4	8,119,130.62	9,503,725.93	597,011.64	217	10,100,737.57
May	74	3	8,830,763.64	10,741,727.23	1,522,108.67	256	12,263,835.90
Jun	107	9	16,725,426.84	18,194,350.78	122,475.00	300	18,316,825.78
2nd Qt. TOTAL	237	16	\$33,675,321.10	\$38,439,803.94	\$2,241,595.31	773	\$40,681,399.25
Jul	65		8,902,323.24	10,459,703.28	6,715,847.87	195	17,175,551.15
Aug	67	2	9,158,312.94	10,154,693.37	392,519.00	218	10,547,212.37
Sep	110		14,430,490.98	15,267,468.76	1,332,970.38	241	16,600,439.14
3rd Qt. TOTAL	242	2	\$32,491,127.16	\$35,881,865.41	\$8,441,337.25	654	\$44,323,202.66
Oct	87	10	12,609,085.18	13,649,277.85	2,073,481.92	254	15,722,759.77
Nov	31	56	9,862,555.02	10,726,116.86	\$1,172,174.00	167	11,898,290.86
Dec	71	40	13,595,109.28	14,276,486.35	\$1,890,899.89	210	16,167,386.24
4th Qt. TOTAL	189	106	\$36,066,749.48	\$38,651,881.06	\$5,136,555.81	631	\$43,788,436.87
YTD TOTALS:	818	130	\$123,084,867.38	\$136,132,627.12	\$22,963,913.86	2573	\$159,096,540.98

Year 2003 Prior to changes made for voided permits



**2003 BUILDING PERMIT-ISSUED
ACTIVITY**

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	50	6	7,689,708.90	8,188,931.11	3,975,841.77	160	12,164,772.88
Feb	32		3,785,362.56	4,538,436.86	2,238,374.38	138	6,776,811.24
Mar	68		9,377,789.70	10,354,105.26	930,209.34	213	11,284,314.60
1st Qt. TOTAL	150	6	\$20,852,861.16	\$23,081,473.23	\$7,144,425.49	511	\$30,225,898.72
Apr	56	4	8,117,433.58	9,485,428.89	597,011.64	216	10,082,440.53
May	74	14	8,840,913.64	10,751,877.23	1,522,108.67	256	12,273,985.90
Jun	106	36	16,599,709.92	18,035,133.86	22,475.00	296	18,057,608.86
2nd Qt. TOTAL	236	54	\$33,558,057.14	\$38,272,439.98	\$2,141,595.31	768	\$40,414,035.29
Jul	65		8,902,323.24	10,459,703.28	6,715,847.87	195	17,175,551.15
Aug	67	2	9,175,596.94	10,171,977.37	392,519.00	218	10,564,496.37
Sep	110		14,433,523.94	15,225,501.72	1,332,970.38	241	16,558,472.10
3rd Qt. TOTAL	242	2	\$32,511,444.12	\$35,857,182.37	\$8,441,337.25	654	\$44,298,519.62
Oct	87	8	12,609,085.18	13,649,277.85	2,073,481.92	254	15,722,759.77
Nov	87	4	9,862,555.02	10,726,116.86	\$1,172,174.00	167	11,898,290.86
Dec	71	40	13,595,109.28	14,276,486.35	\$1,890,899.89	210	16,167,386.24
4th Qt. TOTAL	245	52	\$36,066,749.48	\$38,651,881.06	\$5,136,555.81	631	\$43,788,436.87
YTD TOTALS:	873	114	\$122,989,111.90	\$135,862,976.64	\$22,863,913.86	2564	\$158,726,890.50

* Year 2003 Numbers in Red reflect changes during the year *

Jan	voided	02-2260	02-1542	
Feb	voided	03-0372		
Mar	voided	03-0630	03-0365 Chg in patio size	
Apr	voided	03-0543	02-1963 chg in patio	03-0617 chg in valuation
May	chg in valuation	03-0667		
June	voided	02-1964	03-1265	03-1183
July		no changes		03-0968
Aug	chg in valuation	03-1804		
Sept	chg in valuation	03-1534	03-0255	
Oct	no changes			
Nov	no changes			

**2004 BUILDING PERMIT-ISSUED
ACTIVITY**

City of Turlock

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	74	20	10,898,812.16	11,596,833.64	907,368.44	179	12,504,202.08
Feb	85	11	13,020,521.84	14,215,540.76	1,700,885.49	201	15,916,426.25
Mar	68		10,083,049.94	11,244,223.70	597,309.00	221	11,841,532.70
1st Qt. TOTAL	227	31	\$34,002,383.94	\$37,056,598.10	\$3,205,562.93	601	\$40,262,161.03
Apr	56	2	8,655,153.52	10,370,551.91	417,692.80	227	10,788,244.71
May	66		8,432,476.78	9,625,026.10	2,962,236.20	195	12,587,262.30
Jun	90		12,159,401.56	13,935,674.51	4,446,812.41	284	18,382,486.92
2nd Qt. TOTAL	212	2	\$29,247,031.86	\$33,931,252.52	\$7,826,741.41	706	\$41,757,993.93
Jul	51		6,967,412.42	8,141,209.25	7,328,508.39	204	15,469,717.64
Aug	39	32	8,039,599.98	9,348,748.76	3,137,487.04	194	12,486,235.80
Sep	67		9,745,895.80	10,977,215.57	3,821,797.45	193	14,799,013.02
3rd Qt. TOTAL	157	32	\$24,752,908.20	\$28,467,173.58	\$14,287,792.88	591	\$42,754,966.46
Oct	38		4,711,903.98	5,740,187.44	2,534,839.38	165	8,275,026.82
Nov	34	20	5,782,314.64	6,327,907.16	\$478,248.96	145	6,806,156.12
Dec	54		8,531,812.96	9,208,622.86	\$2,422,759.66	144	11,631,382.52
4th Qt. TOTAL	126	20	\$19,026,031.58	\$21,276,717.46	\$5,435,848.00	454	\$26,712,565.46
YTD TOTALS:	722	85	\$107,028,355.58	\$120,731,741.66	\$30,755,945.22	2352	\$151,487,686.88

*** This report for the year represents any changes that occurred during the year ***
(changes in valuations, voided and expired permits)

**2005 BUILDING PERMIT-ISSUED
ACTIVITY**

City of Turlock

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	54		6,584,703.96	7,370,168.46	334,380.75	140	7,704,549.21
Feb	17		1,954,559.88	2,751,398.54	842,554.56	107	3,593,953.10
Mar	37	32	6,472,037.04	8,235,533.28	1,125,019.30	165	9,360,552.58
1st Qt. TOTAL	108	32	\$15,011,300.88	\$18,357,100.28	\$2,301,954.61	412	\$20,659,054.89
Apr	60	44	8,388,932.22	9,590,301.52	697,914.19	174	10,288,215.71
May	32		4,001,119.32	5,334,931.34	4,164,064.46	211	9,498,995.80
Jun	44		6,007,208.44	7,593,623.40	3,681,223.68	219	11,274,847.08
2nd Qt. TOTAL	136	44	\$18,397,259.98	\$22,518,856.26	\$8,543,202.33	604	\$31,062,058.59
Jul	35		5,227,232.22	7,376,570.35	1,534,748.40	203	8,911,318.75
Aug	33		4,335,908.60	6,180,625.39	1,278,698.00	249	7,459,323.39
Sep	45		6,656,729.80	8,109,867.11	3,637,996.26	242	11,747,863.37
3rd Qt. TOTAL	113	0	\$16,219,870.62	\$21,667,062.85	\$6,451,442.66	694	\$28,118,505.51
Oct	89	37	21,238,831.18	22,412,285.61	1,121,098.00	253	23,533,383.61
Nov	30	4	3,690,276.80	4,764,736.60	\$474,374.00	132	5,329,110.60
Dec	18		3,157,200.82	3,768,925.92	\$4,512,388.25	106	8,281,314.17
4th Qt. TOTAL	137	41	\$28,086,308.80	\$30,945,948.13	\$6,107,860.25	491	\$37,143,808.38
YTD TOTALS:	494	117	\$77,714,740.28	\$93,488,967.52	\$23,404,459.85	2201	\$116,983,427.37

**2006 BUILDING PERMIT-ISSUED
ACTIVITY**

City of Turlock

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	11		1,401,941.42	2,111,622.76	1,278,378.00	122	3,390,000.76
Feb	31		4,248,280.78	5,501,447.36	1,014,753.90	157	6,516,201.26
Mar	38		6,294,684.58	7,253,323.90	743,871.18	144	7,997,196.08
1st Qt. TOTAL	80		\$11,944,906.78	\$14,866,394.02	\$3,037,003.08	423	\$17,903,398.10
Apr	24		4,062,541.70	5,228,072.93	2,064,199.00	154	7,292,271.93
May	52	2	8,699,683.88	10,358,678.74	2,337,543.40	236	12,696,222.14
Jun	31		5,154,103.66	6,468,065.01	2,922,602.58	182	9,390,667.59
2nd Qt. TOTAL	107	2	\$17,916,329.24	\$22,054,816.68	\$7,324,344.98	572	\$29,379,161.66
Jul	8		895,202.20	2,317,518.28	1,543,720.42	142	3,861,238.70
Aug	19		2,645,740.68	4,071,929.60	2,634,522.46	194	6,706,452.06
Sep	18		2,834,283.48	3,657,670.33	4,418,128.91	140	8,075,799.24
3rd Qt. TOTAL	45		\$6,375,226.36	\$10,047,118.21	\$8,596,371.79	476	\$18,643,490.00
Oct	7	1	1,595,788.60	2,659,348.95	3,843,208.00	154	6,502,556.95
Nov	9		1,157,566.94	1,618,963.58	\$1,551,448.20	94	3,170,411.78
Dec	8	1	1,590,001.12	2,217,740.22	\$6,240,545.13	123	8,458,286.35
4th Qt. TOTAL	24	2	\$4,343,356.66	\$6,496,052.75	\$11,635,201.33	371	\$18,131,255.08
YTD TOTALS:	256	4	\$40,579,819.04	\$53,464,381.66	\$30,592,921.18	1842	\$84,057,304.84

**2007 BUILDING PERMIT-ISSUED
ACTIVITY**

City of Turlock

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	11	1	1,608,693.20	2,373,236.60	897,462.00	97	3,270,798.60
Feb	5	0	707,270.20	1,535,028.45	2,002,670.49	116	3,537,698.94
Mar	17	1	2,692,625.01	4,466,551.95	942,968.74	151	5,409,520.69
1st Qt. TOTAL	33	2	\$5,008,588.41	\$8,374,817.00	\$3,843,101.23	364	\$12,218,018.23
Apr	23	0	3,287,157.54	4,103,534.68	5,020,304.96	143	9,123,839.64
May	7	0	1,034,203.02	2,116,310.02	3,054,734.11	146	5,171,044.13
Jun	27	1	5,609,504.66	6,786,903.46	2,116,704.29	155	8,903,607.75
2nd Qt. TOTAL	57	1	\$9,930,865.22	\$13,006,748.16	\$10,191,743.36	444	\$23,198,491.52
Jul	26	0	3,628,520.02	4,445,122.84	6,211,331.18	150	10,656,454.02
Aug	5	0	695,814.06	1,619,902.08	1,365,994.92	127	2,985,897.00
Sep	9	0	1,120,405.58	1,916,188.79	2,082,718.81	136	3,998,906.60
3rd Qt. TOTAL	40	0	\$5,444,739.66	\$7,981,213.71	\$9,660,044.91	413	\$17,641,257.62
Oct	6	10	20,356,619.52	21,768,869.74	3,381,884.19	182	25,150,753.93
Nov	4	2	1,082,250.64	1,868,287.34	\$810,813.11	106	2,679,100.45
Dec	8	0	1,227,270.26	1,624,507.58	\$947,741.00	70	2,572,248.58
4th Qt. TOTAL	18	12	\$22,666,140.42	\$25,261,664.66	\$5,140,438.30	358	\$30,402,102.96
YTD TOTALS:	148	15	\$43,050,333.71	\$54,624,443.53	\$28,835,327.80	1579	\$83,459,870.33

* Add 211 (Sierra Oaks)
100 (Palms Apts.)

**2008 BUILDING PERMIT-ISSUED
ACTIVITY
City of Turlock**

MONTH	SINGLE FAMILY UNITS	MULTI FAMILY UNITS	NEW RESIDENTIAL UNITS VALUATION	TOTAL RESIDENTIAL VALUATION	TOTAL COMMERCIAL VALUATION	TOTAL PERMITS ISSUED	TOTAL VALUATION
Jan	12	0	1,708,921.06	2,066,067.80	1,829,600.29	100	3,895,668.09
Feb	2	1	420,435.48	1,054,779.68	953,415.28	95	2,008,194.96
Mar	12	0	1,502,616.10	2,024,276.57	4,265,610.25	117	6,289,886.82
1st Qt. TOTAL	26	1	\$3,631,972.64	\$5,145,124.05	\$7,048,625.82	312	\$12,193,749.87
Apr	11	0	1,498,819.44	2,219,887.39	1,451,000.72	126	3,670,888.11
May							
Jun							
2nd Qt. TOTAL							
Jul							
Aug							
Sep							
3rd Qt. TOTAL							
Oct							
Nov							
Dec							
4th Qt. TOTAL							
YTD TOTALS:	37	1	\$5,130,792.08	\$7,365,011.44	\$8,499,626.54	438	\$15,864,637.98

DRAFT RESOLUTION NO. 2008-12

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF TURLOCK AFFIRMING THAT THE 2007 GENERAL PLAN IMPLEMENTATION REPORT
MEETS THE REQUIREMENTS OF THE CALIFORNIA GOVERNMENT CODE (§ 65400 (b))**

WHEREAS, in accordance with California Government Code [§ 65400 (b)], City staff has prepared the 2007 General Plan Implementation Report on behalf of the Turlock Planning Commission, the official planning agency of the City of Turlock; and,

WHEREAS, the Planning Commission affirms that the 2007 General Plan Implementation Report meets the requirements of the California Government and therefore, shall be submitted to the State Office of Planning and Research and the Department of Housing and Community Development; and,

WHEREAS, after public hearing held on June 5, 2008, the Planning Commission determined that the proposed action is "exempt" from the provisions of the California Environmental Quality Act (CEQA).

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Turlock that the 2007 General Plan Implementation Report is in conformance with the California Government Code [§ 65400 (b)].

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 5th day of June, 2008, by the following roll call vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST: _____

DEBRA WHITMORE
PLANNING MANAGER & SECRETARY
OF THE TURLOCK PLANNING COMMISSION