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Housing Policy Department
Received on:

APR 1 1 2012

April 6, 2012

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 2011 Annual Report on the status of the General Plan. The report was approved by the City of Turlock Planning Commission at their April 5, 2011 meeting, and approved by the Turlock City Council at their March 27, 2012 meeting. If you have any questions, please feel free to contact me at 668-5542, ext. 2205.

Sincerely,

Rose Stillo, AICP
Senior Planner
Planning Division
City of Turlock

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State of California
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
P.O. Box 3044
Sacramento, CA 95812-3044

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Planning Division
City of Turlock

2011 GENERAL PLAN ANNUAL REPORT

Submitted to the City of Turlock City Council and the Turlock Planning Commission

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 for its review and approval. 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 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 a "comprehensive update" to the General Plan as defined by the California Government Code.

However, in 2008, the City began the process of formally updating its General Plan. A consulting firm was hired, and meetings between Planning staff and the consultants were held to lay out the update process. In December, 2008, the consultant team met with stakeholders in the City to gather their input about some major issues to be discussed during the General Plan update process.

The City has held three community meetings and five joint City Council-Planning Commission meeting to provide adequate opportunity into the development of the Draft General Plan. The City is currently in the process of completing the Draft Environmental Impact Report and expects to circulate it for public review in the early 2012. Adoption of the General Plan Update is anticipated in the summer.

III. 2011 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. The state of California allows four General Plan amendments per year. There were no General Plan amendments in 2011.

IV. 2011 DEVELOPMENT APPLICATIONS PROCESSED

Project	Applicant	Project Name/Address
CUP 2011-01	Emanuel Medical Center	Roof Top Helistop - 825 Delbon Ave
CUP 2011-02	City Signs for Garton Tractor	New Holland Signs for Garton Tractor-2400 N. Golden State Avenue
Amend CUP 89-36	Turlock Covenant Church	K-12 private school - 260 High Street
Amend CUP 2004-07	Stephen Backus / Ed Samo	Red Brick Café - 153 S. Broadway - expansion of operating hours
Amend CUP 03-12	NUCP Turlock, LLC	1200, 1300, 1400 W. Main & 301 S. Soderquist - signage
CUP 2011-03	Sign Designs (Harold Brown)	801 N. Tully Road - Church of Christ sign
CUP 99-11 Amend	Hall Equities Group	2701 Countryside Drive
CUP 99-14 Amend	Light of Christ Lutheran Church	4510 Crowell Road - additional parking

Project	Applicant	Project Name/Address
MDP 2011-01	Rod R. Scott	Minor exception to corner side yard - 4691 Country Walk
MDP 2011-02	NUCP Turlock, LLC	Mi Pueblo - 1300 W. Main Street
MDP 2011-03	Go Green Recycling, Inc. (Mohamed Rahimi)	Go Green Recycling -1600 McCormick - large recycling facility
MDP 2011-04	Stellar - US Cold Storage	537 Fransil - storage facility expansion
MDP 2011-05	City of Turlock	1418 N. Golden State Blvd - park and ride lot
MDP 2011-06	BKB Properties (Dust Bowl)	200 W. Main St. - Outdoor dining permit & sign program
MDP 2008-32 Time Ext.	Kilroy West Main LP	2218 and 2300 W. Main St - Commercial Center - Time Extension
MDP 2008-36 Time Ext.	Kilroy West Main LP	2218 and 2300 W. Main St - Sign Program - Time Extension
MDP 2011-07	Vierra Family Trust	4706 Fulkerth Road - food processing plant
MDP 2011-08	The Sign Factory Inc.	275 E. Minnesota Ave - monument sign for Walnut Woods Apt
MDP 2011-09	Key Seal Products, Inc.	724 W. Linwood Ave - concrete batch plant improvements
MDP 2011-10	Real Equity Investment Group Inc.	145 S. Kilroy Road - commissary
Amend MDP 98-11	United Sign Systems	825 Delbon Ave - Emanuel Medical Center monument signs
MDP 2011-11	City of Turlock	4150 N. Golden State Blvd - storm pump station
MDP 2011-12	Vigen Associates	2000 W. Main Street - McDonald's remodel
MDP 2011-13	Inland Western MDS Portfolio	2480 Geer Road - discount food & beverage store
MDP 2011-14	Elizabeth Esquivel	1261 Lander Ave - convert residence to office
MDP 2011-15	API Architecture Plus, Inc.	2814 Countryside Drive - expand retail space
MDP 2011-16	The Olive Garden	2701 Countryside Drive - new freestanding restaurant
MDP 2011-17	Key Seal Products, Inc.	600 W. Linwood Ave - bulk landscape material business
MDP 2011-18	Frank Madruga	1020 Powers Court - exterior car wash

Project	Applicant	Project Name/Address
PD 269	EAH	500 W. Linwood Ave. (Avena Bella)
PD230 Amend	SAMA Properties LLC	3350 - 3500 Liberty Square Parkway

Project	Applicant	Project Name/Address
MAA 2011-01	Daniel Warren	Valley Care Medical - 2010 Colorado Ave
MAA 2011-02	Shannon Tate Fredeen	personal training - 351 N. Walnut #12
MAA 2011-03	Craig's Towing	Razor wire on fence - 1720 Carnegie
MAA 2011-04	Stratus Environmental	1315 Geer Rd. - ozone injection system
MAA 2011-05	Satwinder Khakh	1142 W. Main Street - vestibule entrance feature addition
MAA 2011-06	Nelson Silveira	132-134 S. First Street - façade improvements & sign reface
MAA 2011-07	Roger L. Gregg	481 N. Soderquist Road - new parking lot
MAA 2011-08	Turlock Gospel Mission	437 S. Broadway - Emergency Shelter 66 beds
MAA 2011-09	We Care Program Turlock	213/219 S. Broadway - Emergency Shelter 49 beds

Also worth noting, City staff held approximately 54 predevelopment meetings in 2011. These meetings are offered free of charge to anyone wishing to schedule a meeting with staff to discuss a development proposal. At these meetings, development standards, site and building design, potential parking and traffic circulation issues, infrastructure requirements, public safety concerns/standards, fees, and any other information related to the particular project are discussed. Having this discussion early on in the development process has proven to be very beneficial to everyone involved.

V. MAJOR PLANNING PROJECTS

In July, 2010, the Turlock City Council approved funding for the development of a "Morgan Ranch Master Plan." This triangle area, located in the southern area of the city limits, was annexed to Turlock in 1994, but was not "master planned" at the time. Instead, a condition of the annexation required that this be completed prior to development of the properties. This area has been identified in the current General Plan Update as the first priority area for development. The residential density proposed in the master plan will correspond with the more compact, higher density goals of the General Plan Update. A conceptual plan has been prepared. A community meeting is planned on February 23, 2012, which will allow the City to proceed with preparation of the Draft Master Plan and EIR.

In August 2007, the City approved a Memorandum of Understanding with Merced County, Stanislaus County, StanCOG and the MCAG to participate in the development of a Project Study Report to examine potential transportation improvements in the SR 165 corridor from the San Joaquin River to SR 99. The Turlock General Plan identifies a new interchange on Highway 99 to support development of the full build-out of the General Plan. The development of the interchange is critical to the development of the Southeast area of the Turlock General Plan. In July 2010, the Turlock City Council joined the other participating agencies in approving two alternatives for further study. The Project Study Report has been submitted to Caltrans for review and approval.

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.

In 2009, the City Council approved two zoning text changes. The first set standards, for a non-discretionary Large Family Daycare permit. The revised ordinance established spacing standards and parking requirements for daycares operated from residential properties. The second zoning ordinance change clarified and modified the permit process for operating a Mobile Food Vendors business, which consist mainly of "taco trucks" in the City of Turlock. The permit for a Mobile Food Vendor includes standard conditions which address parking and other environmental impacts, as well as adherence to building code and safety concerns.

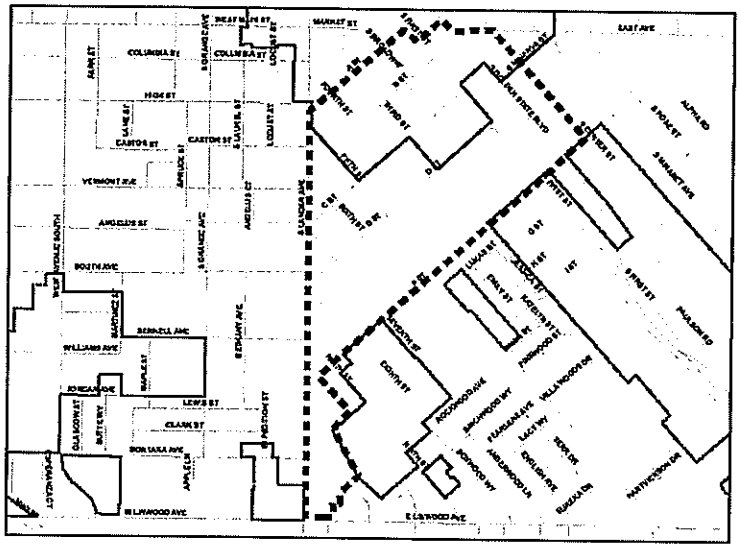
In 2010, City staff completed extensive research and held workshops to explore the use of "cargo containers" as buildings in various zoning districts. Placement on site, design, "stacking" concerns, community values, and building code issues were some of the considerations studied. Staff querried other jurisdictions in this process to explore existing standards. This project resulted in a matrix of development standards which will become part of a zoning text amendment in 2011.

Planning Staff have also performed extensive research into SB2 compliance. This congressional bill, which requires cities to permit homeless and transitional shelters within their boundaries on a non-discretionary permit basis, has forced Turlock to take a hard look at providing shelter for this underserved population in our city. We have held community workshops and joint Planning Commission/City Council meetings in exploring appropriate sites and development standards to use in order to comply with SB2. In this regard, staff anticipates an amendment to the City's Zoning Ordinance in the near future.

In order to come into compliance with SB2, the Turlock City Council approved an amendment to the Zoning Ordinance in 2011, delineating an area within the City, where homeless shelter(s) could be developed through a nondiscretionary permit process. A new section of Chapter 4, Title 9 of the Turlock Municipal Code (Zoning Overlay Regulations) establishes the homeless shelter overlay boundary district, the permitting process and the standards for the nondiscretionary permit.

Zoning Overlay District Boundary

The area is roughly bounded by A Street on the north, Center and F streets on the east, and Linwood on the south, and Lander on the west. The boundary encompasses 171 properties listed in Exhibit B of the draft resolution. Changes in the ordinance were also made to all districts to specify a Conditional Use Permit process for all zoning districts, including the Downtown Districts. This would mean that



only within the zoning overlay district would a nondiscretionary permitting process apply.

In authorizing an application for a nondiscretionary emergency shelter permit, minimum provisions include a maximum number of beds (depending on the zoning district), consistency with the General Plan, The Turlock Municipal Code, and other City of Turlock design standards and adopted guidelines, screening if located within 150 feet of a residential district, adequate lighting, off-street parking, on-site management and security, and provisions for pets.

Transitional and Supportive Housing

Senate Bill 2 also requires that transitional and supportive housing be treated as a residential use of property and be subject to the same permitting requirements as like-type housing projects. In this amendment, the definition of single- and multi-family dwelling has been amended to specifically include transitional and supportive housing. Therefore, any permitting requirements applicable to these use categories would automatically apply to transitional and supportive housing as defined by the California Health and Safety Code.

Second Dwellings

To facilitate the development of second units, size restrictions and owner occupancy requirements were eliminated from the zoning ordinance. However, the City still maintains a requirement for one additional off-street parking space, and a provision that the second unit cannot be independently sold.

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.

The *Beautification Master 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.

On June 10, 2008, the Redevelopment Agency accepted a list of three priority projects and approved the release of a Request for Proposals to complete the initial planning and development work on the Beautification Master Plan. These projects include landscaping and signage improvements at Highway 99/Monte Vista Avenue, the North Golden State Blvd. corridor from Taylor Rd. to Canal Drive, and a Wayfinding Sign System. The City hired a consultant in 2009, and meetings were held with the Beautification Committee to discuss plans for the landscaping improvements and wayfinding signs.

In January 2011, the Turlock City Council initiated an update to the Downtown Design Guidelines and Zoning Regulations. The City is working with the Turlock Downtown Property Owners' Association to provide input into the amendments to the zoning regulations.

In March 2009, the City of Turlock initiated an implementation strategy for the Turlock Beautification Master Plan to identify potential projects to enhance the visual attractiveness of the City and provide for a master directional signage program for the City to increase tourism and economic development. The study was completed in December 2011.

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.

In 2008, the City reported that the RHNA goal for the reporting period 2001 - 2008 was 5,833 dwelling units. At the end of 2008, the City has issued building permits for 4,489 single family homes and 937 multi-family dwelling units, for a total of 5,426 units. Therefore, the overall RHNA deficit for this reporting period is 407 housing units. As reported in the 2008 report, the City has more than met its requirement for "Above Moderate" income housing construction (761 over the RHNA goal). However, the City fell short of meeting the RHNA goals for the "Moderate" (589 units short), "Low" (565 units short), and "Very Low" (900 units short) categories. At the same time, it is prudent to note that of the 227 dwelling units completed in 2008, approximately 57% (primarily due to the completion of the "Palms Apartments"), fall into the Low or Very Low category.

In 2008, the City addressed the homeless problem in collaboration with Turlock businesses, churches and non-profit service providers. The Council approved a motel voucher program to provide families with shelter. This program will be administered by Community Housing and Shelter Services, which will also provide counseling and referral services in an effort to break the cycle of homelessness.

2009 Housing Update

REGIONAL HOUSING NEEDS ASSESSMENT – IMPLEMENTATION STATISTICS

The City of Turlock is currently updating its Housing Element. A required element of the Housing Element includes information regarding the Regional Housing Needs Assessment (RHNA). The new RHNA schedule reported on is for the period from January, 2007, through January, 2014.

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 2009 was $59,600 (based on a family of four).

The following table shows a breakdown of the income groups based on the 2009 Median Income. Using a mortgage calculator, and the assumptions of 30% of income applied to monthy payment (includes property tax and home insurance), 30 year loan at 5.25% interest, and a10% down payment, the table shows the housing price range for each income group.

Income Group	Income Range	Monthly Payment	Housing Price
Very Low	< $29,300	<$732	<$95,309
Low	$29,800-$47,680	$732 - $1,192	$95,309 - $187,867
Moderate	$47,680-$71,520	$1,192 - $1,788	$187,867-$307,791
Above Moderate	> $71,520	>$1,788	>$307,791

Therefore, staff estimates that the City of Turlock has added the number of housing units reflected below, and currently stands as indicated in the last column in relationship to meeting the RHNA goals.

Housing permits issued during the 2009 calendar year.

Income Group	RHNA Uits	Permitted in 2007/2008	Permitted in 2009	Remaining Need (by January 2014)
Very Low	807	0	0	**807**
Low	566	110	29	**427**
Moderate	667	2	24	**641**
Above Moderate	1421	483	0	**938**
Total	3461	595	53	**2813**

* All permits issued for housing units in 2009 were for single-family homes. There were no multi-family housing permits issued in 2009.

Included in the City of Turlock's General Plan 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 2009, the

City of Turlock did not approve any rezones that changed the inventory of residential units available in the City.

2010 and 2011 Housing Reports

In 2010, the California Department of Housing and Community Development (HCD), required that the annual Housing Report be completed utilizing forms provided by HCD. The 2011 Housing Reports is attached to this report for your review.

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 Misssion 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 varies 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, barbeques, 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.

2008 Park Maintenance Projects

Crane Park - Installation of a new restroom facility, removal of the old restroom facility, and resurfacing of the tennis courts. An 80 year old Deodar Cedar tree was cut down to approximately 25', where it was carved into a piece of art displaying several bears overlooking the playground area.

Rotary International Park - Installation of a 20' X 30' covered picnic area along with new picnic tables, receptacles, barbeques, and a food prep table.

Sunnyview Park - Completion of a Dog Park, complete with fencing, trees, signage, drinking fountain (pets included), benches, receptacles, and dogipot stations.

West Wingette - Installation of a half court basketball court, along with benches, and trash receptacles.

2009 PROJECTS
PUBLIC FACILITIES MAINTENANCE DIVISION

BMX Bike Park - The City opened the new BMX Bike Park to the public. The official grand opening will be in the spring of 2010. The City will place a donor plaque at the park to recognize everyone that donated money and time for the park.

Brad Bates Park - Dedicated and renamed the West Wingette Park, located next to the Turlock Regional Sports Complex, in recognition of the former Mayor Brad Bates, and placed a new park identification sign at the park.

Columbia Park - The park has received a complete makeover thanks to funding by CDBG, RDA and General Park Improvement. Applied for and received CDBG funding to purchase and install two new park identification signs, new 5 - 12 year old playground equipment, two new drinking fountains, two new double-sided basketball systems, re-surfaced old tennis courts to multi-use courts, and added new picnic tables, benches, and receptacles around the playground area. The City applied for and received CDBG and RDA funding to install a Water Feature in the park next to the swimming pool.

Remodeling of the Marty Yerby Building and PAL Building with General Park Improvement funds.

Crane Park - Designed and installed two new rental picnic areas and two non-rental picnic areas at the park.

Curt Andre Park - Dedicated and renamed the West Wingette Park, located next to the Turlock Regional Sports Complex, in recognition of the former Mayor Curt Andre, and placed a new park identification sign at the park. The City replaced the sand in the sand volleyball courts with a higher grade of sand with donations from the 'Sand Volleyball Dudes'.

Dale Pinkney Park - Dedicated and renamed Cimarron Park, located on Cherry Blossom Lane, in recognition of the former Mayor Dale Pinkney, and placed a new park identification sign at the park.

The City held their Annual National Arbor Day Tree Planting Celebration at Dale Pinkney Park. Residents along with students from Dennis Earl Elementary School donated and planted 56 trees at the park The City installed a donor plaque at the park in recognition of everyone that donated trees for the park.

Donnelly Park - Installed two new park identification signs.

Summerfaire Park - Installed new arbor area, food prep table, picnic tables, receptacles, and barbeques.

Walnut/Christoffersen Storm Basin - Applied for and received an Environmental Enhancement and Mitigation Grant through Cal Trans. The grant provides for the purchase and planting of 360 trees to reforest this 20 acre storm basin. The basin was built on agricultural land to accommodate the runoff from the Christoffersen Expressway. Reforesting this storm basin will help to remove the pollutants emitted by the increased traffic next to the storm basin.

2009 Recreation Accomplishments

- Increased in Instruction Class Revenue by 5% from 2008.
- Successfully partners with 20 community agencies to provide information, assistance, recreational activities and food to 500 people at the Family Fun Day.
- Held our 2nd annual community B.B.Q fund-raiser at Neto's.
- Had more than 1000 children registered for city after school programs.
- Successfully opened a new ASES (After School Education and Safety) after school program at Walter Brown Elementary School.
- Started a before school program and afternoon kindergarten program at Walnut Elementary.
- Started a morning kindergarten program at Medeiros Elementary.
- Worked with the sub committee for the Mayors Gang Task Force to finalize it's final community report.
- Worked with Stanislaus County Office Of Education to successfully implemented the Power Of Word literacy program into all 5 ASES sites (Brown, Crowell, Cunningham, Osborn and Wakefield).
- Increased youth swim lessons to 800 more youth
- Developed Outdoor Movie and sponsorship Program
- Turlock Downtown Christmas Parade increased spectatorship by 5,000
- Developed a partnership with Covenant Village to offer programs and events
- Completed 1st year of Teens in Action Leadership Program
- Incorporated Arts Programs and Arts Commission into recreation program
- Pedretti Park hosted 32 softball/baseball tournaments this year.

- Adult softball registered 271 teams for 2009, up from 2008 by about 39 teams
- New program Tiny Tots Fantasy Football started
- New Program Sticks for Kids started
- $1250 in sponsorships for Turkey Trot in 2009, compared to $750 in 2008

2010 Accomplishments: Parks, Recreation & Public Facilities Maintenance

Parks

- Installed a water feature at Columbia Park using CDBG and Redevelopment funds.
- Installed BMX Bike Park at Walnut Basin using donations and General Park Improvement Funds.
- Installed an arbor at the Curt Andre Park funded by Park Development Fees.
- Installed an arbor at Donnelly Park funded by Proposition 40 funds.
- Installed an ADA ramp and sidewalk at the Dog Park located at Sunny view Park and funded by Proposition 40 funds.
- Earth Day Celebration with numerous schools in Turlock planting trees.
- Arbor Day Tree Planting Celebration with students from Walnut Educational Elementary School at the Walnut/Christoffersen Storm Basin. We planted 360 trees funded by an Environmental Enhancement Mitigation Grant from Cal Trans.
- Awarded "Tree City USA" for a19th year.
- Installed an arbor and basketball court at Summerfaire Park funded by Park Development Fees.
- Installed a Solar light at Rotary International Park.

RECREATION

- Pedretti Park had 44 softball/baseball tournaments scheduled during 2010. Turlock Regional Sports Complex fields played host to 8 soccer tournaments. With these tournaments an estimated 18,000 players entered the two facilities to play local tournaments and an estimated 21,000 spectators attended the tournaments.

- Youth sports programs brought in more than 1600 registrations during the year.

- Adult sports programs registered 335 teams for the year which equates to nearly 3,900 adults.

- PLAY After School program had 531 paid participants (fee based)

- ASES After School program had 456 participants (grant)

- Summer Camps had 252 paid participants (fee based)

- New ASES After School Program at Turlock Jr. High 135 registered participants (grant)

- Recreation had 15,500 program registrants

- Record attendance at the 33rd Annual Christmas Parade; approx 20,000 - 25,000 spectators

- Teens in Action is in its 3rd year; Teens in Action is a year-long program that provides an opportunity for high school juniors and seniors to dialogue, connect and participate in monthly educational and leadership sessions. Sessions focus on various important aspects of the Turlock community in an effort to address specific educational and career opportunities. Teens in Action was created to acquaint students with businesses and industries in the greater Turlock area to showcase possible careers in the community. These students are college bound and we hope that they will remain in the area or return to the area for future careers.

2011 Accomplishments: Parks, Recreation & Public Facilities Maintenance

PARKS

- Awarded "Tree City USA" for the 20th Year.
- Arbor Day Tree Planting Celebration with City employees, children and families from Active Orthopedic and members of the community at Donnelly Park. The City and special guests planted 20 trees in honor of the City's 20th year as a "Tree City USA".
- New playground equipment was donated and installed by Sunnyside Farms and the California Milk Processing Board at Bristol Park.
- Earth Day Celebration with numerous schools in Turlock planting trees.
- Cleaned up numerous areas around Turlock with volunteers from "Turlock Shines".

RECREATION

Pedretti Park had 39 softball/baseball tournaments in 2011. Turlock Regional Sports Complex hosted 10 soccer tournaments. With these tournaments an estimated 18,000 players entered the two facilities to play local tournaments and an estimated 24,000 spectators attended the tournaments.

- Youth sports programs brought in more than 1,644 registrations during the year
- Adult sports programs registered 317 teams for the year
- PLAY After School program had 485 paid participants (fee based)
- ASES After School program had 670 participants (grant)
- Summer Camps had 248 paid participants (fee based)
- Adult Classes served 343 participants
- Youth Classes served 490 participants
- Aquatics Program used 3 pool and served 13,187 participants
- Recreation had 15,616 program registrants
- Record attendance at the 33rd Annual Christmas Parade; approx. 20,000 spectators

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10.5 MONITORING AND EVALUATION OF THE GROWTH MANAGEMENT ORDINANCE

The Growth Managemement Ordinance 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.

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 Plant 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.

2008 Accomplishments:

Construction of Fire Station Number 1
This project replaced an old outdated station built in 1950 and provided a modern 10,000 square foot fire station in the heart of the Redevelopment area. The new building includes a museum showcasing historical fire department apparatus

Public Safety Building
A new 40 million dollar Public Safety facility is currently being designed, to be financed with redevelopment bonds. This facility will house the Police Department and the Fire Administration and is expected to be completed by 2011.

Infrastructure Improvements in the Westside Industrial Specific Plan (WISP) Area
(See Section 10.5 for details on this Specific Plan.)
Funding has provided backbone infrastructure to a 2600 acre master planned industrial and business park area. This area has water and sewer capacity, freeway

access, and a certified Environmental Impact Report as well as the Master Plan. This area will be a major job generator in Turlock and in the Valley for years to come.

Carnegie Center Design
The Carnegie Center is a community arts center destroyed by fire. RDA funding as well as insurance payments and community contributions will enable the rebuilding of the center. The center will provide a variety of meeting space and facilities for performances, exhibits and concerts. The center is located in the downtown and its successful operation will bring more people into the downtown and help revitalize the area.

REDEVELOPMENT AGENCY ACCOMPLISHMENTS 2005-2009
Housing Projects
First-time homebuyer down payment assistance - 17 units
Crane Terrace - 44 units low income senior housing
Cherry Tree Village - 105 units low income multi-family
Palms Apartments - 24 units low income multi-family
Mobile Home Park Subsidy Program for low income seniors

Non-Housing Projects
Fire Station #1 rebuild
Infrastructure Improvements in the Westside Industrial area
Columbia Park and Facilities Improvements
Acquisition of downtown property
Fulkerth / 99 property acquisition and design work
Lander/South Ave. traffic signal and intersection improvements
Carnegie Center design work
Public Safety Facility design work/property acquisition
Assistance with funding of General Plan Update
Central Park public facility improvements and John Mitchell statue

In 2009, the Redevelopment Agency approved a new Five Year Implementation Program, which includes the following projects for years 2010 - 2014:

1. *Construction of Public Safety Facility* (Majority likely to be funded from new bond proceeds)

Description: This project provides for the construction of a 58,000 square foot Public Safety Facility. This building will house all police functions and fire administration.
Benefit: This project will provide public safety benefits and eliminate existing blight in the downtown core.
Budgeted Amount from RDA: $8,428,641 in the current budget. The Agency expects to bond for most of the remaining project costs.

2. *Infrastructure Improvements in the Westside Industrial Area*
Description: Infrastructure and interchange improvements in the Westside Industrial Specific Plan area.
Benefit: This project will provide basic infrastructure & safety benefit and encourage job creation
Budgeted Amount from RDA: $3,218,974

3. *Columbia Pool and Park Improvements*
Description: This project provides for improvements to the pool complex at Columbia Park and the Yerby Center
Benefit: These projects will provide public benefits through creation of recreational opportunities in a low income neighborhood.
Budgeted Amount from RDA: $325,000

4. *Columbia Park Water Feature*
Description: This project will provide a water feature for children age 12 and under.
Benefit: This project will provide public benefit through creation of recreational opportunities in a low income neighborhood.
Budgeted Amount from RDA: $200,000 RDA and $200,000 CDBG

5. *Carnegie Rebuild*
Description: The project is a multi use arts and community center envisioned to total approximately 18,000 square feet.
Benefit: This project will generate and improve job creation in the downtown core area in addition to providing public recreation & cultural opportunities. The project will also eliminate a blighted structure destroyed by fire.
Budgeted Amount from RDA: $3,000,000 plus $1,500,000 in accrued interest plus other sources are also expected to be used in construction.

6. *Downtown Property Acquisition and Parking*

Description: This project would provide additional parking downtown through demolition of existing structures and construction of the new parking.
Benefit: Downtown employment, shopping and cultural activities will benefit from additional parking. Elimination of blighted structures will also increase public safety.
Budgeted Amount from RDA: $2,000,000

7. *Debely Field Improvements*

Description: This project would provide for removal of existing track & field facilities and installation of new synthetic turf and track at Turlock High School.
Benefit: Public improvements and creation of improved recreational opportunities
Budgeted Amount from RDA: $2,800,000

HOUSING SET ASIDE PROJECTS

Fund Targeting: Provision of Housing According to Need
Over the life of the Redevelopment Plans, the Agency must provide Housing Fund resources to assist Very Low, Lower and Moderate households in at least the same proportion as the total number of units needed for all three income categories.

If the City were to attempt to meet it's fair share allocation using the Project Area and Agency activities alone, the production of these units under CRL would be the product of nearly 23,300 residential units developed by private enterprise. This number alone far exceeds the build out in the Project Area, and reflects one of the serious shortcomings of the current Regional Housing Allocation system of the Housing Element requirement; therefore, it is not possible for the Agency to shoulder this burden for the City.

However, it is assumed for purposes of this Implementation Plan that it will be the policy of the Agency to spend no less than 65% of the Housing Fund resources on housing for persons of very-low and low income. Specifically those type of projects include (in no particular order):

- Project 1- Continued use of the RDA Housing Set aside as local non federal funding match for HOME and other allocated or awarded federal funds. These funds will be used in programs which include FTHB program, down payment assistance and rehabilitation loans and/or grants programs. Estimated families

assisted = 150.

- Project 2- Engage in the collaborative development of Downtown housing projects. These projects could include senior housing, development or re-use of second story housing, mixed use housing developments. Estimated housing units produced = 20.
- Project 3- Engage in the collaborative development of affordable, transitional and supportive housing projects. Estimated housing units produced = 100.
- Project 4- Engage in the collaborative redevelopment of specific neighborhoods where blight exists and housing quality standards are not met to effectuate significant changes in at-risk neighborhoods. Estimated housing units assisted = 30.
- Project 5- Provide affordability covenants to ensure and maintain affordable rental housing stock. Estimated housing units maintained = 20.
- Project 6- Engage in the collaborative development of housing for those citizens with special needs. Those special needs populations include elderly, frail, persons with disabilities, homeless, victims of domestic violence, persons with substance abuse problems and persons with AIDS. Estimated housing units produced = 10.
- Project 7- Provide funds to the Mobile Home Renter's Assistance Program. These funds target low income renters and seniors. Estimated persons assisted = 50.
- Project 8- Purchase of affordability covenants to increase or maintain affordable housing stock. Estimated housing units maintained or acquired = 50 units.

2010 RDA Accomplishments

- Completion of water feature at Columbia Park
- Improvements to Yerby Center at Columbia Park
- Infrastructure improvements in the Westside Industrial Specific Plan area to create additional shovel ready sites
- Continued property acquisition and design work for the Public Safety Facility; staff work to enable sale of bonds for construction
- Completion of Debely Stadium improvements at Turlock High School
- Continued construction work on the Carnegie Arts and Community Center
- ADA Sidewalk improvements

- Continued support for grafitti abatement worker and code enforcement to enable removal of blight

Turlock RDA Activities and Projects 2011

- Continued to fund code enforcement, graffiti abatement and economic development positions working to eliminate blight and create jobs.
- Provided funding for public infrastructure in the Turlock Regional Industrial Park.
- Provided funding for ADA improvements in older areas of the City.
- Provided funding for the Carnegie Arts Center.
- Issued tax increment bonds via the Turlock Public Financing Authority in the amount of $13.5M to enable construction of the Turlock Public Safety Facility(PSF) located in the downtown.
- Provided funding for property acquisition, public improvements and infrastructure to serve the PSF.
- Contributed funding to enable a Landscape Design Plan to be developed in order to eliminate blight and improve entryways to the City.
- In response to AB 1X 26 the Agency adopted an Enforcement Obligation Schedule and Draft Initial Recognized Obligation Payment Schedule.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Turlock

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
061009032	SU	R		1			1	1			1
(9) Total of Moderate and Above Moderate from Table A3 ► ►											
(10) Total by income Table A/A3 ► ►				1				1			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Turlock

Reporting Period 1/1/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	2	5	7	All units were owner occupied units and all were at or below 80% of the Median Area income for Stanislaus County.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units		2	1	3	A total of 12 units were acquired and rehabilitatated using the Neighborhood Stabilization Program (NSP) funds. Only 3 properties were sold during this reporting period.
(5) Total Units by Income	0	4	6	10	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	7					7	
No. of Units Permitted for **Above Moderate**	20					20	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Turlock

Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	805	6									6	738
	Non-deed restricted		57	3	0	1						61	
Low	Deed Restricted	562											239
	Non-deed restricted		164	127	29	2	1					323	
Moderate	Deed Restricted	666											306
	Non-deed restricted		228	76	24	25	7					360	
Above Moderate		1,428	8	21	0	26	20					75	1,353
Total RHNA by COG. Enter allocation number:		3,461	463	227	53	54	28					825	2,636
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Turlock

Reporting Period 1/1/2011 - 12/31/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Increase coordination with HCD to apply for new funding	Receive CALHOME funding	Ongoing	Funds assisted 25 first time buyers with down payment assistance
CDBG and HOME Program-	Continue providing assistance to eleigible families	Ongoing	Received 2.34 million in federal assistance.
Community Resource Handbook	Update the Community Resource Handbook	Ongoing	Due to limited staff and funding updating of the Resource Handbook has been delayed to 2012.
City of Turlock Redevelopment Agnecy	Create multi family affordable units	Ongoing	Tax credit application was approved. Ground breaking expected in Spring 2012
Prepare a Project Information Booklet	CDBG applications are placed on City web site	Ongoing	Information is provided to interested parties on a one on one basis.
Public Improvements	Install curb, gutter & sidewalks in designated areas using CDBG funds	Ongoing	Due to funding no improvements were made during 2011.
First Time Home Buyer Down Payment Assistance	Assist families with 40% of purchase price for down payment.	Ongoing	Assisted 1 extremely low income family, 9 very low income families and 15 low income families
Increase First Time Home Buyer down payment assistance loan amounts		Ongoing	Due to house prices not feasible at this time.
Tracking regional development	Attend BIA conference. Participate in discussions regarding trends and projections	Ongoing	Staff attended lenders and realtors meetings throughout the year. Information was shared on changes to existing programs.
Homeless Service Providers	Present strategic plan to City	Ongoing	Service providers assisted 56 homeless individuals and families with hotel/motel vouchers. A total of 142 homeless men, women and children received shelter during the cold weather months.
Short term assistance to homeless population including specialized groups.	Provide short term beds and acquire 3 dwelling units to be used for transitional housing	Ongoing	320 individuals received financial assistance for rental and utilities. Due to limited funding no dwelling units were purchased.
Incentive and reporting procedures	Develop housing for special needs population	Ongoing	Neighborhood Stabilization Program (NSP) funds were used to acquire and rehabilitate a home designed around the needs of a special needs person.
Comprehensive listing of housing developments in City	Continue to list modified changes	Ongoing	Changes continue to be updated.
Provide new supportive housing units for persons with disabilities	Create 3 units	Ongoing	One unit was created using State NSP funds.
Continue disabled persons to reside in senior independent living facilities	Continue allowing persons with disabilites in senior facilities.	Ongoing	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Turlock

Reporting Period 1/1/2011 - 12/31/2011

Amend the City's current housing rehabilitation program guidelines.	Continue with housing rehabilitation program.	Ongoing	Forgivable loans continue to be offered 7 families.
Housing Authority vouchers	Obtain aditional vouchers for Turlock residents	Ongoing	No additional vouchers were granted to City
Underwrite a portion of Capital Facility Fees	Provide fee deferrals to developers	Ongoing	
Acquire a site for development for affordable housing	Process 11 applications	Ongoing	
Continue to market CDBG single family rehabilitation funds.	Continue marketing rehabilitation program.	Ongoing	Seven families received assistance. Two families families were at or below 50%, Five families were at or below 80%.
Rental Rehabilitation	Provide information to investors	Ongoing	One investor unit was rehabilitated. Tenant was at or below 30% of the MAI for Stanislaus County.
At risk Units	Continue contact with California Partnership Corporation	Ongoing	No units were found to be at risk
Fair Housing workshops	Provide annual workshops	Ongoing	No workshops were held
Temporary and permanent relocation	Provide assistance when necessary	Ongoing	No applicants required relocation assistance
Fair Housing laws	Provide materials and or workshops to recipients of housing assistance funds	Ongoing	No trainings were offered.
Project Sentinel	Fund Project Sentinel using CDBG funds	Ongoing	Project Sentinel received 20,000 in CDBG funds to disseminate fair housing information.
Section 8 program	Continued assistance to Turlock residents	Ongoing	Vouchers continue to be offered to Turlock residents through the Stanislaus County Housing Authority.
Annual employer workshops	Hold 1 meeting	Ongoing	No meetings were held due to limited staff time and funding.

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Turlock
Reporting Period	1/1/2011 - 12/31/2011

DRAFT RESOLUTION NO. 2012-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TURLOCK AFFIRMING THAT THE 2011 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 2011 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 2011 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 April 5, 2012, 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 2011 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 April, 2012, by the following roll call vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST: _____
DEBRA A. WHITMORE
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES (PLANNING) &
SECRETARY OF THE TURLOCK PLANNING COMMISSION

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE 2011 GENERAL PLAN IMPLEMENTATION REPORT	}	**RESOLUTION NO. 2011-**

WHEREAS, in accordance with California Government Code (§ 65400 (b)), City staff has prepared the 2011 General Plan Implementation Report (Exhibit A) on behalf of the Turlock Planning Commission, the official planning agency of the City of Turlock; and

WHEREAS, the City Council affirms that the 2011 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 2011 General Plan Implementation Report is in conformance with the California Government Code (§ 65400 (b)).

BE IT FURTHER RESOLVED that the City Council does hereby approve the 2011 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 27th day of March, 2012, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Kellie E. Weaver, City Clerk,
City of Turlock, County of Stanislaus,
State of California