CY 2013 MAm

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Housing Policy Department
Received on:

MAY - 2 2014

April 29, 2014

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 2013 Annual Report on the status of the General Plan. The report was approved by the City of Turlock Planning Commission at their April 3, 2014 meeting, and approved by the Turlock City Council at their April 22, 2014 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

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

Jurisdiction City of Turlock

Reporting Period 1/1/2013 - 12/31/2013

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	
(9) Total of Moderate and Above Moderate from Table A3 ► ►								0			
(10) Total by Income Table A/A3 ► ►								0			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ATTACHMENT 2

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

Jurisdiction City of Turlock
Reporting Period 1/1/2013 - 12/31/2013

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	2	2	3	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	1	2	1	4	A total of 4units were acquired and rehabilitatated through a non profit agency. All units occupied to families at or below 80% of the MAI for Stanislaus County
(5) Total Units by Income	3	4	4	11	

* 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**	36					36	36
No. of Units Permitted for **Above Moderate**	15					15	15

* Note: This field is voluntary

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Jurisdiction City of Turlock

Reporting Period 1/1/2013 - 12/31/2013

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	2012	2013			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					13				19	725
	Non-deed restricted		57	3	0	1						61	
Low	Deed Restricted	562						43				43	196
	Non-deed restricted		164	127	29	2	1					323	
Moderate	Deed Restricted	666						23				23	229
	Non-deed restricted		228	76	24	25	7	18	36			414	
Above Moderate		1,428	8	21	0	26	20	5	15			95	1,333
Total RHNA by COG. Enter allocation number:		3,461											
Total Units ► ► ►			463	227	53	54	28	102	51			978	2,483
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 1/1/2013 - 12/31/2013

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 Housing Opportunities and Accessibility			
	Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.	annually	Received $1million State CalHome
	Provide home ownership opportunities for low and moderate income residents whenever possible.	ongoing	Provided down payment assistance to families
	Encourage the development of housing and programs to assist persons with special needs.	ongoing	Currently in discussions with non profit agencies to acquire and rehabilitate units for persons with special needs.
	Assist the Housing Authourity of the County of Stanislaus to meet the growing demand for public housing units and rental assistance through the voucher programs.	annually	Continue with discussions for the development or acquisitions of units or receipt of additional vouchers
Remove Constraints to Housing Production			
	Provide the citizens in the City of Turlock with reasonably priced housing opportunities within the financial capacity of all members of the community.	ongoing	80 new units will be became available in December 2013 under phase 1 of Avena Bella phase 2 will provide 60 additional units. Units expected to begin Fall of 2015
	Promote available housing programs to non-profits and private developers to ensure that a wide range of entities are aware of the programs, and to promote the development of good quality competitive applications for affordable housing projects.	ongoing	Request for proposals will be available to non profits for the acquisition of 3 units

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Reporting Period 1/1/2013 - 12/31/2013

Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing			
	Provide information to lenders, for-profit and non-profit developers, and other housing providers on available vacant and underutilized land.	ongoing	
	Provide opportunities for mixed use developments.	ongoing	
	Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.	ongoing	
Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods			
	Preserve existing neighborhoods.	ongoing	Department to identify target areas to receive grants for the preservation of exsisting housing stock
	Maintain, preserve and rehabilitate the existing housing stock in the City of Turlock.	annually	A total of 9 homes were rehabilitated

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Reporting Period 1/1/2013 - 12/31/2013

	Preserve at-risk housing	annually	No at risk units were identifies in 2013
Provide Housing free from Discrimination			
	Eliminate Housing Discrimination	ongoing	Continue working with non profits for the furthering of fair housing
	Reduce the incidence of desplacement.	ongoing	No displacement issues were identified
Encourage and Enhance Housing Program Coordination			
	Maximize coordination and cooperation among housing developers, housing providers and program managers.	ongoing	Continuing cooperation with developers and providers
	Provide housing assistance information to low wage employees.	twice a year	Flyers were sent out once in City utility mailers and information booths were available during community fairs and events throughout Stanislaus
Reduce Residential Energy Consumption			
	Increase awareness of energy conservation opportunities.	ongoing	
	Reduce energy consumption in City funded and supported residential projects.	ongoing	Work with families and developers to identify and implement methods for energy conservation

General Comments:

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE 2013 GENERAL PLAN IMPLEMENTATION REPORT	}	**RESOLUTION NO. 2014-062**

WHEREAS, in accordance with California Government Code (§ 65400 (b)), City staff has prepared the 2013 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 2013 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 2013 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 2013 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 22nd day of April, 2014, by the following vote:

AYES:	Councilmembes DeHart, Nascimento, Bublak, White and Mayor Lazar
NOES:	None
NOT PARTICIPATING:	None
ABSENT:	None

ATTEST:

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

RESOLUTION NO. 2014-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TURLOCK AFFIRMING THAT THE 2013 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 2013 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 2012 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 3, 2014, 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 2012 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 3rd day of April, 2014, by the following vote:

AYES:	Bean, Brem, Dias, Fregosi, Hackler, Hillberg and Pedroza
NOES:	None
ABSENT:	None
ABSTAIN:	None
NOT PARTICIPATING:	None
NON-VOTING:	Badal, Pollard

ATTEST: _____

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

H1

PLANNING COMMISSION ITEM SYNOPSIS
Meeting Date: April 3, 2014
Community Development Services: Development Review
Report By: Rose Stillo, Senior Planner

1. PROJECT NAME AND SUMMARY

2013 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 2013 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.

2013 GENERAL PLAN IMPLEMENTATION 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. (Attachment 2)

II. GENERAL PLAN HISTORY

The City of Turlock General Plan was adopted on September 25, 2012, culminating a multi-year process to update the General Plan. The City Council selected Alternative 1, the environmentally superior alternative of the choices presented to them, while still meeting the low-end population projection for the next twenty years for the City of Turlock.

Included in the General Plan is an "Implementation Report" table (Attachment 1), which details specific actions relating to each of these chapters, identifies the responsible department(s), and includes a column for staff to journal implementation steps in achieving each action.

III. 2013 GENERAL PLAN AMENDMENTS

There were no changes to the General Plan Land Use Map in 2013.

IV. 2013 DEVELOPMENT PERMITS

Conditional Use Permits:

Project	Applicant	Project Name/Address
CUP 2013-01	NUCP Turlock LLC	Days Inn Sign - 185 & 191 N. Tully Rd
CUP 2013-02	Dan Gray	Vintage Lounge - 130 W. Main Street
CUP 2013-03	R B Welty & Assoc	Calif. Mill Equipment Co. - 213 C Street
CUP 99-03 Amendment	Amanda Gonzales	Preschool - 4105 Crowell Road (Cornerstone Covenant)
CUP 2013-04	Turlock Seventh Day Adventist Church	Monument sign - 2400 N. Olive Ave
CUP 2013-05	Monte Vista Crossings LLC	New 85' freeway orient pylon sign - 2701 Countryside Dr. (Monte Vista Crossings South)
CUP 2013-06	Dust Bowl Brewing Company	Brewery, tasting room, venue - 3000 Fulkerth Road

Minor Discretionary Permits:

Project	Applicant	Project Name/Address
MDP 2013-01	Charlie Brown (Vigen Inc.)	McDonald's - 3050 Countryside Drive
MDP 2013-02	Daniel Curtis	Briarwood Apts monument sign - 351 E. Monte Vista Ave
MDP 2013-03	Sonia Warfield	duplexes - 314 Mitchell Ave
MDP 2013-04	Min Wu	Urgent Care Parking lot - 2010 Colorado Ave
Amend MDP 12-13	Northstar Engineering Group	Sutter Gould - 3006 & 3125 W. Christoffersen Pkwy
MDP 2013-05	Joe L. Moitoso	setback exception - 1400 Sycamore
MDP 2013-06	Fernando/Edna Montes de Oca	Watch My Zeal Ministries - 206 Tampa
MDP 2013-07	Cal-Coast	1030 W. Main St. & 124 Davis St.
MDP 2013-08	Tony Covarrubias	472 7th Street - Sign Program
MDP 2013-09	Barghausen Consulting Engineers Inc.	Costco - 2955 N. Tegner Road
MDP 2013-10	Sign Development Inc.	309 S. Tully Road - SC Fuels sign
MDP 2013-11	Berger Land Group LP	761 E. Canal Drive - parking lot
MDP 2013-12	Volvo Construction Equipment	1285 & 1305 Venture Lane - equipment storage
MDP 2013-13	City Signs	Blue Diamond Sign Program - 1300 N. Washington Road
Amend MDP 08-08	Monte Vista Crossings LLC	Remove condition #60 - 3300 Countryside Drive
MDP 2013-14	United Sign Systems	Monument sign for Dollar General at 2641 Geer Road
MDP 2013-15	Stacey Wellnitz	Chiropractic office/hair salon at 203 S. GSB
MDP 2012-06 Time Ext.	Ignacio Rico	
MDP 2013-16	United Sign Systems	O'Reilly's Wall Signs - 1144 Geer Road
MDP 2013-17	Pardeep Atwal	minor exception to front yard setback - 3960 Biltmore
MDP 2009-07 Time Ext.	The Vierra Family 1991 Trust	Dairy Processing Plant - 718 N. Clinton Road
MDP 2013-18	Cesar Zepeda	minor exception to front yard setback - 3953 Biltmore

Also worth noting, City staff held approximately 76 predevelopment meetings in 2013. 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.

2013 GENERAL PLAN IMPLEMENTATION REPORT

CHAPTER	ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT			
Downtown:			
	2.4b: Update the Downtown Overlay District and Design Guidelines	Planning	Minor update to use classifications and height limits has been approved by the Planning Commission with a recommendation for approval by the City Council. Amendment expected to be heard by City Council by May 2014.
	2.4c: Continue Downtown Property-Based Improvement District	Economic Development	
	2.4d: Work with property owners to preserve the historic character of Downtown Turlock	Planning	The City has applied for a Strategic Growth Council Sustainable Communities Planning Grant to comprehensively update the Downtown Design Guidelines using a Pattern Book approach. The grant selections will be announced in the Summer 2014.
Residential Areas:			
	2.5d: Zoning ordinance revisions to match General Plan	Planning	The Planning Commission approved the zoning amendments on March 6, 2014. The amendments are expected to be acted upon by the City Council by May 2014.

ATTACHMENT 1

	2.5-i: Create incentives to increase residential development in Downtown and infill sites	Building	The update Downtown Zoning Regulations will provide reduced permitting requirements for high rise residential development. These regulations have been approved by the Planning Commission and are expected to go to the Ciyt Council by May 2014.
	2.5-l: Establish a graduated density ordinance in neighborhoods with narrow lots (by today's standards) generally located in Southwest Turlock	Planning	
	2.5-m: Establish an overlay district(s) for areas adjacent to Downtown to preserve the historic quality and cohesiveness of these post-WW II neighborhoods	Planning	
Retail, Commercial, and Mixed Use Areas:			
	2.6e: Discount Superstore Demand Analysis	Economic Development	
	2.6h: Incentives for mixed use projects	Economic	
Industrial Areas:			
	2.7e: Review designated truck routes and "industrial streets" to accommodate industrial traffic and avoid unanticipated conflicts	Engineering	

Professional Office and Business Park Areas:		
2.8f: Prioritize Downtown as a preferred location for the construction of any new City administrative offices	Administration	A new Public Safety Facilities Building was completed in 2013 and is now serving as the City headquarters for Police and Fire Services.
The Planning Area and City/County Relationships		
2.9k: Update the City's agreement with Stanislaus County regarding the collection of public facility fees and land use policies for development adjacent to the City.	Administration	The City continues to discuss this issue with the County. The County has indicated that a policy will be included in their new General Plan giving cities a greater role in decisions outside the Sphere of Influence and within the planning area boundary of a city.
2.9l: Work with Stanislaus County to identify revenue tools to underwrite necessary improvements to encourage incorporation of County islands	Administration	The City continues to discuss this issue with the County. A coordination committee involved elected representatives from the County and the City has been established to address this issue.
2.9-m: Work with StanCOG on regional issues (Regional Transportation Plan (RTP) Update and Sustainable Communities Strategy (SCS))	Planning	The City served on the RTP and Sustainable Communities Strategy steering committee for StanCOG. The draft plans are expected to be released on March 17, 2014.
Economic Development:		
2.11-j: Complete a citywide economic development strategic plan every five years focusing on industry targeting, job creation, marketing and local business support.	Economic Development	The City has established a citizens advisory committee to assist staff in updating the City's Economic Development Strategy. City staff is coordinating with CSUS to prepare a draft plan for review by the committee.

	2.11-p: Develop and implement a marketing strategy for the Turlock Regional Industrial Park.	Economic Development	
	2.11-s: Re-evaluate building permit fees to reflect actual costs to the City.	Building	This task has been completed. The City Council decided to reduce the fees by approximately 25% in certain categories to incentivize business development.
	2.11-t: Work with Stanislaus County and the City of Patterson to establish West Main Street as an expressway connection Turlock to I-5.	Engineering	The improvement project has been endorsed by both cities and is currently in the draft Regional Transportation Impact Fee Program of Projects. A feasibility study has been funded by StanCOG and is curently in the Request for Proposals stage.
	2.11-ab: Work with the Stanislaus County Fair Board to either expand the County Fairgrounds at its current site or identify a new site west of State Route 99 for relocation	Economic Development	
	2.11-ac: Partner with CSU-Stanislaus to publicize available educational and training programs using the City's website, through the Library, and at City Hall.	Human Resources	
	2.11-ae: Work with the Building Division and a structural engineer to identify less expensive seismic retrofit, fire safety, and ADA compliance options for older buildings.	Building	

	2.11-ag: Pursue beautification projects.	Engineering	Beautification projects have been completed along North Golden State Blvd. from Monte Vista to Tuolumne Road.
	2.11-ah: Market Turlock's assets.	Economic Development	
	2.11-ai: Educate users about the improved permitting process.	Economic Development	The City of Turlock has been identified as a streamlining star on the Statewide Go Biz website.
	2.11-ak: Implement Turlock's Master Way Finding Sign Program.	Economic Development	
CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE ***Growth Strategy:***			
	3.1-l: Update the Capital Facility Fee (CFF) program to reflect the adopted General Plan and update every 5 years in accordance with State Law.	Engineering	The new CFF program has been adopted and enacted.

	3.1-m: Develop a County Islands incorporation strategy and include in Housing Element Update.	Planning	
	3.1-m: Prepare a master plan for the Montana-West Island	Planning	
	3.1-m: Prepare and update financial plans for county island and other disadvantaged communities.	Planning	
	3.1-n: Continue prezoning and annexation is accordance with timing Policy 3.1-p.	Planning	The City Council adopted a policy along with "Alternative 1" which requires that 70% of the building permits for available vacant properties within the City limits be issued prior to initiating annexation of a new Master Plan area.
	3.1-o: Update existing master and specific plans (i.e., Northwest Triangle Specific Plan and E. Tuolumne Master Plan)	Planning	The City Council has given conceptual approval to moving forward an update to the Northwest Triangle Specific Plan. A private application has been submitted to update the E. Tuolumne Master Plan. That project is currenty under way.
	3.2-e: Continue to work with Merced County, StanCOG and MCAG to secure funding for the Southeast interchange to improve circulation and relieve congestion on the Lander Avenue interchange.	Planning	
Prepare Master Plans:			
	Southeast Master Plan 1: Morgan Ranch	Planning	The draft Master Plan and environmental impact report (EIR) are nearly completed and are expected to go out for public review in Spring 2014.

	Southeast Master Plan 2: East Avenue North	Planning	
	Southeast Master Plan 3: East Avenue-Linwood	Planning	
Infrastructure: **POTABLE WATER:**			
	3.3-h: Update the City's water master plan.	Municipal Services	Scheduled to be updated in FY2015/16
	3.3-j: Pursue surface water and other alternative water supply sources.	Municipal Services	The City is an active member of the Stanislaus Regional Water Authority whose purpose is to obtain a supply of potable water from the Tuolumne River in cooperation with the Turlock Irrigation District
	3.3-j: Secure surface water sales agreement with the Turlock Irrigation District.	Municipal Services	The SRWA developed a first draft of Drinking Water Agreement in 2012. Its final terms are being negotiated by the SRWA and the TID.
	3.3-k: Supplement the water system master plan with rate and fee studies to ensure that adequate funds are raised.	Municipal Services	Completed January 2014

3.3-o: Establish requirements for appropriate Best Management Practices for new development to optimize groundwater recharge.	Municipal Services	

WASTEWATER SYSTEMS:		
3.3-r: Update the sanitary sewer master plan to identify future wastewater flows and plan for an adequate wastewater collection system.	Municipal Services	Underway
3.3-s: Update, as needed, the wastewater treatment plant master plan to comply with current and future regulations.	Municipal Services	A significant upgrade and expansion of the Turlock Regional Water Quality Control Facility commenced construction in 2012.
3.3-t: Update the recycled water master plan, as needed	Municipal Services	The City is an active member of the North Valley Regional Recycled Water Program as well as the Western Regional Recycled Water Coalition. The City's objective is to convey and sell recycled water for beneficial use in western Stanislaus County.
3.3-u: Supplement the wastewater system master plan with rate and fee studies to ensure that adequate funds are raised.	Municipal Services	
STORMWATER SYSTEMS:		
3.3-w: Update the storm water master plan to identify future storm water flows and plan for an adequate storm water conveyance, storage, and disposal system.	Municipal Services	Staff is in the process of update the storm water master plan.
3.3-x: Supplement the storm water master plan with fee studies to ensure that adequate funds are raised.	Municipal Services	

	3.3-ad: Require implementation of Low Impact Development and Water Quality Best Management Practices for new development and public works projects.	Planning	
WASTE MANAGEMENT AND RECYCLING:			
	3.3-ah: Adopt a construction and demolition waste recycling ordinance that requires large projects to divert all Portland cement concrete and asphalt concrete and at least 50% of all remaining debris away from landfills	Municipal Services	
	3.3-ak: Study the feasibility of adding food waste to the City's curbside compost pickup program	Municipal Services	
CHAPTER 4: PARKS, SCHOOLS, AND COMMUNITY FACILITIES			
Parks, Recreation and Open Space:			
	4.1-f: Update the City's Park, Recreation and Open Space Master Plan	Parks, Recreation, and Public Facilities	The City Council has approved use of park fees to begin the update to the Parks Master Plan and fee program. Staff expect to start work on this project in Spring 2014.
	4.1-g: Acquire and develop one new community park in Southeast Master Plan 3 concurrently with development.	Parks, Recreation, and Public Facilities	
	4.1-h: Acquire and develop 5 new neighborhood-serving parks in Southeast Master Plans 1 and 2	Parks, Recreation, and Public Facilities	

4.1-q: Update the park fees consistent with the updated Parks, Recreation and Open Space Master Plan, include non-residential fees pursuant to Policy 4.1-r	Parks, Recreation, and Public Facilities	
Community Facilities:		
4.2-c: Within 2 years of adopting the new General Plan, identify and order priorities for new sports and recreation facilities, and undertake feasibility studies to determine whether and how to proceed with development.	Parks, Recreation, and Public Facilities	The Parks and Recreation Commission has asked staff to bring back an item to consider requesting the City Council move forward with this feasibility study.
4.2-d: Following a feasibility study, confirm support, negotiate partnerships and amend the Capital Facilities Fee to include projects, as appropriate	Parks, Recreation, and Public Facilities	
4.2-g: Coordinate with the Stanislaus County Library and Turlock Unified School District to explore a joint use library as part of a new middle or high school	Administration	
CHAPTER 5: CIRCULATION		
Roadway Network, Standards and Improvements:		
5.2-j: Continue to work with Caltrans to achieve timely construction or programmed freeway and interchange improvements.	Engineering	The environmental document for the Fulkerth interchange is nearly completed.

Regional Cooperation			
	5.2-k: Update City Standard Specifications and Drawings as necessary for regional roadways.	Engineering	The City is currently updating the standards with adoption scheduled for Spring 2014.
	5.2-l: Work with Stanislaus County and other agencies to implement new interchange on State Route 99 near Youngstown.	Engineering	
	5.2-p: Work with County to expand the current Sphere of Influence fee into adjacent unincorporated areas.	Planning	
	5.2-q: Work with Caltrans, Stanislaus County and other jurisdictions to establish a fair-share fee program for improvements to regional routes and state highways	Administration	
	5.2-s: Update city standard plans and specifications, where necessary, to match new General Plan standards	Engineering	The Engineering Division is currently preparing the updated City Standard Specifications and Drawings for consideration by the City Council.
Street Network:			
	5.2-w: Each year, prepare a 5-year Capital Improvement Program to construct/update circulation facilities	Engineering	The 5-year Capital Improvement Program is being developed as part of the annual budget process. General Plan Conformity will be determined by the Planning Commission.

Roadway Operations and Monitoring:		
5.2-ad: Monitor traffic and accident information on a regular basis to identify projects to improve traffic safety	Engineering	Ongoing
Funding for Improvements:		
5.2-ae: Ensure that new development pays its fair share of the costs of street and other local transportation improvements by updating the Capital Facility Program and adopting an Area of Influence Fee for development in the unincorporated area that impacts City streets and roads	Engineering	The Capital Facility Fee Program has been updated to ensure that development pays its fair share of public infrastructure and general government infrastructure, buildings and studies.
5.2-af: Use citywide traffic impact fees and Area of Influence fees to provide additional funding for transportation improvements based on roadway design in Roadway Network Diagram	Engineering	The City is currently discussing this issue with the County.
5.2-am: Establish precise alignments based on the General Plan circulation diagram and the standards delineated in Table 5-6.	Engineering	
5.2-an: Plan line studies shall be included in CFF costs. Once the plan lines are established, new cost estimates shall be prepared and the CFF updated to review the revised and finalized costs.	Engineering	

	5.2-ar: Conduct a plan line study for the expressway on the east side of Turlock that will connect Christofferson Parkway to State Route 99.	Engineering	
Relationship between Modes:			
	5.2-au: Establish citywide standards for bus stop locations and bus frequencies/headways.	Engineering	
Downtown Parking:			
	5.2-av: Improve Downtown parking opportunities as demand grows. Downtown Parking Facilities shall be included in the CFF Update.	Engineering,	Completed
Complete Streets:			
	5.3-i: Establish a funding program to implement the Bikeways plan and update CFF to expand this program citywide	Engineering	Completed
	5.3-k: Prepare a Bicycle Master Plan consistent with the requirements of the Streets and Highway Code to be eligible for State funding.	Planning	The City has hired Alta Planning as a consultatnt to develop an Active Transportation Plan. One of the outcomes of this plan will be to allow the City to apply for special Caltrans bicycle system improvement grants.
	5.3-l: Modify CFF program to recognize reduced impact on demand for new infrastructure in Downtown Pedestrian Priority Area.	Engineering	Completed

5.3-n: Establish a program to encourage bike use among city employees.	Human Resources	
Bicycle Improvement Strategy:		
5.3-u: Complete a feasibility study within 2 years of the Priority Infill Bikeway Areas identified in Figure 5-3 of the General Plan. (May be included in the Bike Master Plan.)	Planning	This task will be completed as part of the Bicycle Master Plan. The City has hired a consultant to develop an Active Transportation Plan, which is, in essence, a Bike/Pedestrian Master Plan. Staff is currently working with the consultant to form a Citizens Advisory Council and finalize a timeline for events involved in the Plan development process.
Local Transit:		
5.4-g: Continue to evaluate the potential location of a transit center integrated with commuter and/or high speed rail, as necessary	Planning	The General Plan identified two potential locations for the future rail station. Depending on funding availability, timing, and engineering details, one of these locations will be selected in the future.
CHAPTER 6: CITY DESIGN		
Streetscape Design and Pedestrian Orientation:		
6.3-h: Periodically update the Street Tree Master Plan	Parks, Recreation and Public Facilities	
Sustainable Site Planning:		
6.4-e: Update Zoning Ordinance to enable use of impervious surfaces and natural drainage to reduce storm water run-off.	Planning	

CHAPTER 7: CONSERVATION

	Update City's CEQA Guidelines as necessary to comply with State Law	Planning	Staff have updated the City of Turlock CEQA Implementation Guidelines and will be presenting the document to the Planning Commission on 3/6/2014 for approval and adoption.

Agriculture and Soil Resources:		
7.2-f: Participate in the development of a countywide agricultural mitigation program consistent with LAFCo policy	Planning	The City continues to investigate alternative methods of agricultural preservation and mitigation.
CHAPTER 8: AIR QUALITY AND GREENHOUSE GASES		
Planning for Climate Change:		
8.2-f: Within 3 years of General Plan adoption, prepare a strategic plan for reducing greenhouse gas emissions, focusing on technically and financially feasible implementation measures that can be take by the City for buildings, fleet and operations.	Municipal Services	
Planning for Climate Change:		
8.2-o: Provide incentives for greater energy efficiency (at least 20 percent greater than Title 24) in buildings developed in new master plan areas	Building	The City Council has adopted a new policy requiring industrial and commercial buildings over 50,000 square feet to evaluate building improvements that reduce greenhouse gases by 15% more than required under the California Green Building Code.

CHAPTER 9: NOISE

CHAPTER 10: SAFETY

Hazardous Materials and Operations:		
10.1-e: Implement Countywide Integrated Waste Management Plan.	Municipal Services	
Flooding and Drainage:		
10.3-b: Cooperate in Multi-Jurisdictional Hazard Mitigation Plan.	Fire Services	The Fire Department coordinated and completed the LHMP for the City of Turlock in conjunction with Stanislaus County. The plan was completed in 2010 and is good through 2015.
10.3-d: Update City street design standards to allow for expanded storm water management techniques.	Engineering	
Fire Services:		
10.4-i: Coordinate facilities planning with urban expansion. Within 2 years of adoption of the General Plan, determine the appropriate location for the new fire station based on the configuration and phasing of new development.	Fire Services	The Fire Department has not yet started to plan for a station 5 location. We have started a preliminary response time analysis for the general area.

Public Safety:			
	10.4-i: Ensure that the Capital Facility Fee Program and Community Facility District adequately fund police and fire capital and operating expenses.	Engineering	The City has hired EPS to develop a new CFD #3 that will enhance funding, if necessary.
	10.4-w: Amend Chapter 8 (Building Regulations) of the TMC to require all new construction to be designed to amplify emergency radio communications within larger buildings.	Building	This provision is included in the fire code.