2014
MA (5-15-15)

COMMUNITY DEVELOPMENT SERVICES
156 SOUTH BROADWAY
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TURLOCK, CA 95380
TDD 1(800) 735-2929

BRENTON GIBBONS
ASSISTANT PLANNER
(209) 668-5542 EXT. 2216
FAX (209) 668-5107
www.ci.turlock.ca.us

April 17, 2015

Department of Housing & Community Development
Housing Policy Division
1800 Third Street, Room 430 / P.O. BOX 952053
Sacramento, CA ~~95814~~ 95252-2053

Attached is a copy of the City of Turlock's 2014 Annual Report on the status of the General Plan. The report was approved by the City of Turlock Planning Commission at their March 5, 2015 meeting, and approved by the Turlock City Council at their April 14, 2015 meeting. If you have any questions, please feel free to contact me at 668-5542, ext. 2216.

Sincerely,

Brenton Gibbons
Assistant Planner
Planning Division
City of Turlock

Housing Policy Department
Received on:
MAY - 8 2015

RESOLUTION NO. 2015-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TURLOCK AFFIRMING THAT THE 2014 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 2014 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 2014 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 March 5, 2015, 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 2014 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 March, 2015, by the following vote:

AYES:	Badal, Fregosi, Gonsalves, Hallam, and Hillberg
NOES:	None
ABSENT:	Bean and Pedroza
ABSTAIN:	Hackler
NOT PARTICIPATING:	None
NON-VOTING:	None

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 2014 GENERAL PLAN IMPLEMENTATION REPORT	}	**RESOLUTION NO. 2015-**

WHEREAS, in accordance with California Government Code (§ 65400 (b)), City staff has prepared the 2014 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 2014 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 2014 General Plan Implementation Report is in conformance with the California Government Code (§ 65400 (b)).

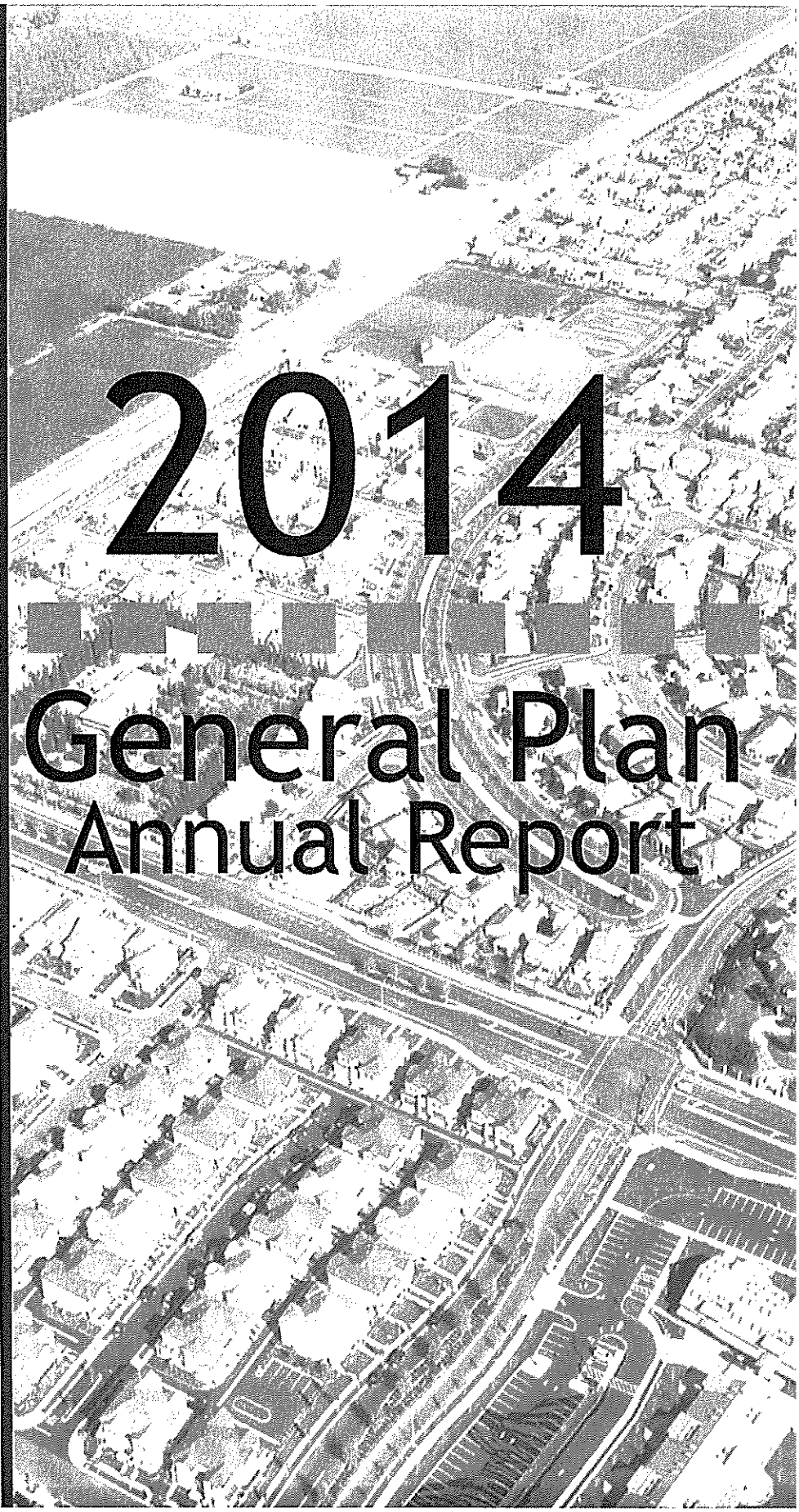
BE IT FURTHER RESOLVED that the City Council does hereby approve the 2014 General Plan Implementation Report and directs staff to submit the report to the State Office of Planning and Research and the Department of Housing and Community Development.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of April, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

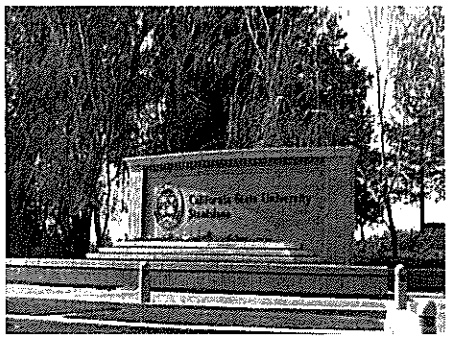
ATTEST:

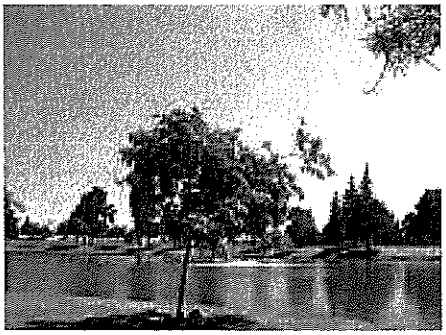
_____
Kellie E. Weaver, City Clerk,
City of Turlock, County of Stanislaus,
State of California

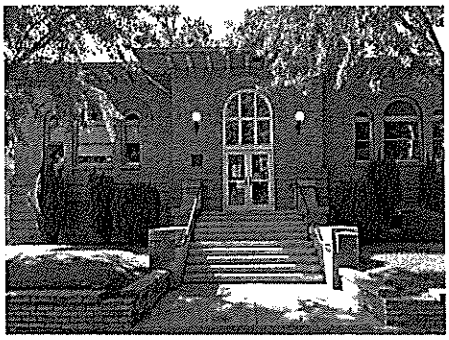


2014 General Plan Annual Report

Development Services
City of Turlock
March 2014







INTRODUCTION

Turlock has had a long history of planning. A general plan for the City was first prepared in the early 1950's and although it was never adopted, it served as a point of departure for future plans. The General Plan prepared in 1969, much before general plans acquired their present political and legal structure, addressed such contemporary issues as urban sprawl and unnecessary destruction of farmland. The next General Plan (formally adopted in 1993 and partially updated in 2002), served the City well, guiding the creation of attractive new neighborhoods, parks, and major new retail and employment areas.

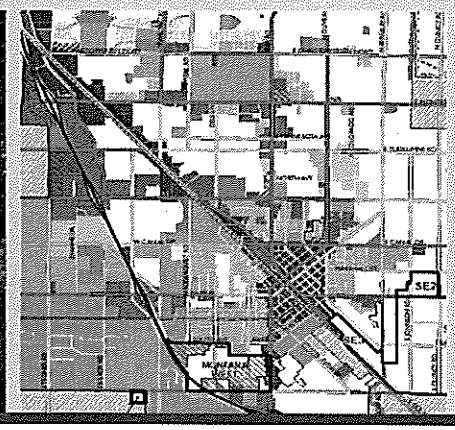
The most recent effort, completed in September 2012, represents a continuation of this planning tradition. The City Council selected Alternative 1, the environmentally superior alternative of the choices presented to them, while still meeting the low-end population projection for the next twenty years for the City of Turlock. The current General Plan articulates a vision for Turlock that draws on the ideas of the many citizens, business owners, and elected officials who participated in the planning process. Designed to guide growth and development, the Plan emphasizes the creation of attractive new neighborhoods and successful employment centers, while preserving the valuable farmland in which the city has its roots.

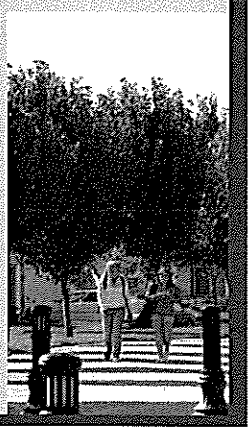
The California Government Code requires that an annual report on the status of the General Plan be submitted to the City Council for its review and approval. The report includes the City's progress in implementing a wide variety of General Plan goals and policies, including the progress in meeting the City's share of regional housing needs.

In order to fulfill State requirements and inform the City's elected and appointed officials as well as the citizens of Turlock on the progress the City has made in implementing goals in the Turlock General Plan, City staff has prepared this report to the Turlock City Council.

2012

TURLOCK GENERAL PLAN

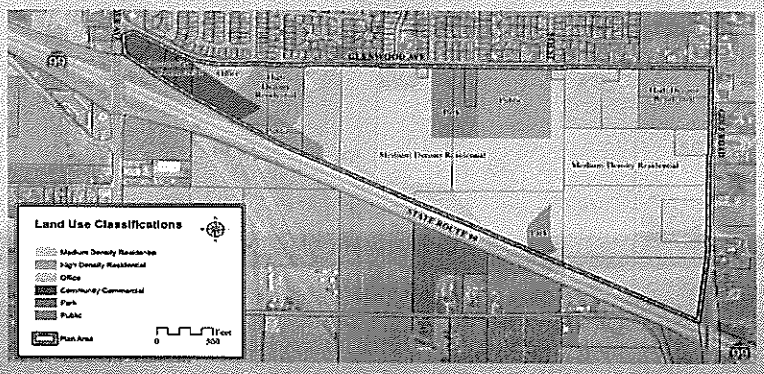


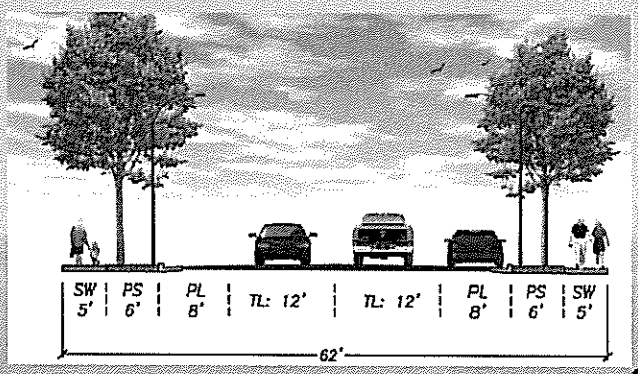


2014 MAJOR PLANNING PROJECTS

MORGAN RANCH MASTER PLAN

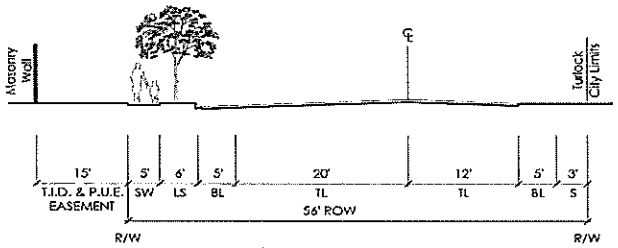
The Morgan Ranch Master Plan encompasses approximately 170 acres. The Draft EIR has been sent out for public comment and responses to the comments are currently being prepared so the City can move forward with the Master Plan approval process. A key feature of the Master Plan is the small lot residential development standards. This standard is characterized by lots of less than 6,000 square feet in size with one single-family home on each lot. The area is designated in the General Plan as a Compact Residential Neighborhood, with a minimum average residential density of 8 dwelling units per acre. As designated in the General Plan, approximately 116 acres will be developed with residential land uses. The balance of the area will include two neighborhood parks, an elementary school, limited office and commercial uses and a detention/drainage basin. The Master Plan has been prepared to be consistent with the Turlock General Plan.



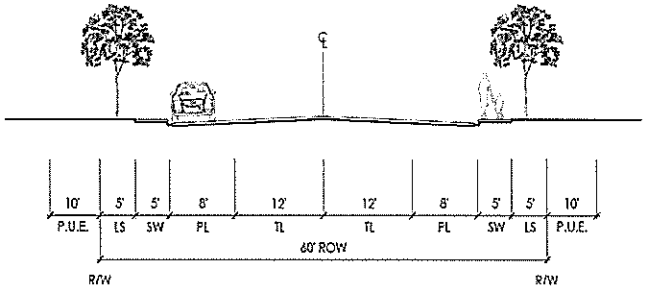


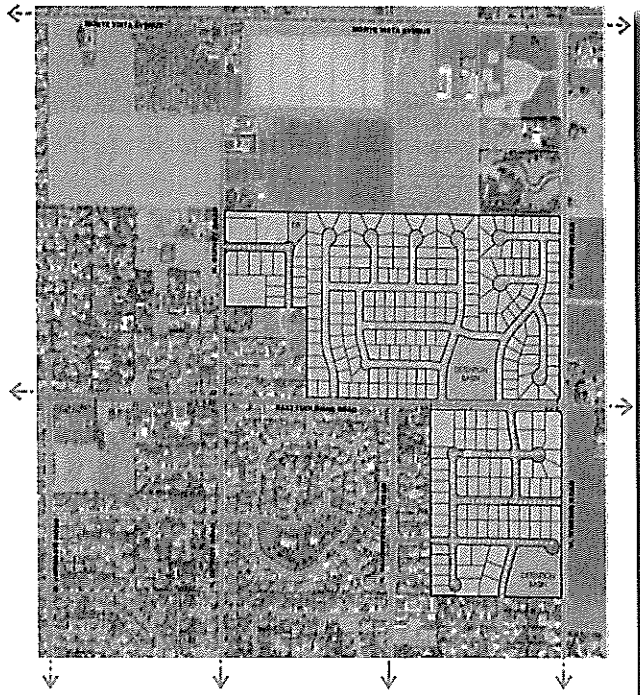
EAST TUOLUMNE MASTER PLAN UPDATE

The East Tuolumne Master Plan (ETMP) Amendment re-designated two parcels, in the Master Plan area, totaling 60.3 acres, from Very Low Density Residential to Low Density Residential to allow for the creation of 66 additional lots. General Plan Policy 3.1-o identifies... "evaluating and updating the East Tuolumne Master Plan as a high priority." The General Plan explains that since the Master Plans adoption the market conditions have not supported developing the land as very low density residential. General Plan Policy 7.2-e says that we should... "require development at densities higher than typical in recent years in order to limit conversion of agricultural land and minimize the urban/agriculture interface." As described in the General Plan, the purpose of the East Tuolumne Master Plan is to... "create a smooth transition from urban to rural land uses along the City's eastern border, while creating a distinct boundary between Turlock and Denair." The ETMP Amendment balances the goal of creating a smooth transition to rural uses while also increasing densities over what was previously approved in the area.



North Waring Road (56' ROW)
Figure 2-2
* No Parking Sign to be Installed by Developer

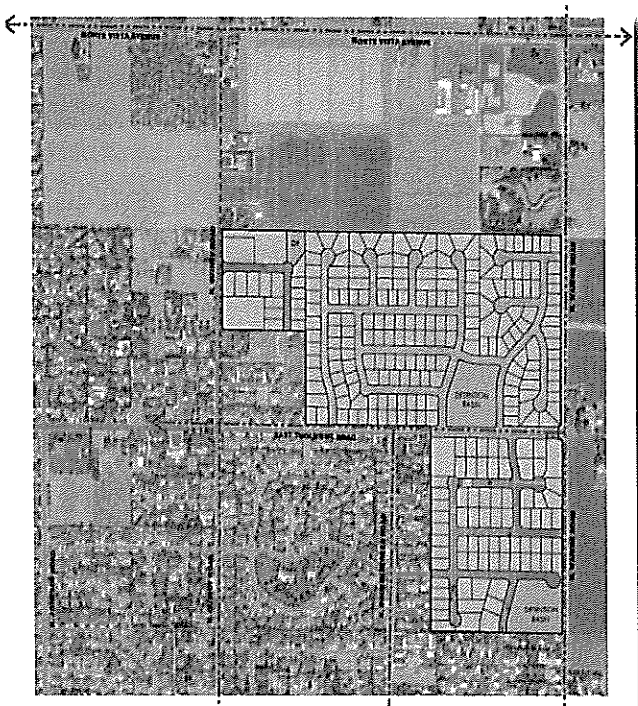




GENERAL PLAN
VEHICULAR CIRCULATION

- Existing Arterial
- Existing 2-Lane Collector Includes Class II Bike Lanes (70' R.O.W.)
- Potential Future Local Road Alignment

Figure 2-1
Conceptual Circulation Plan



GENERAL PLAN
PEDESTRIAN / BIKE CIRCULATION PLAN

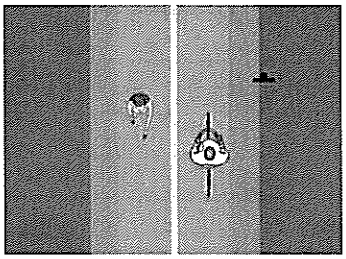
- Bike Lane (Class I)
- Bike Lane (Class III)

Figure 2-10
Pedestrian / Bike Circulation Plan

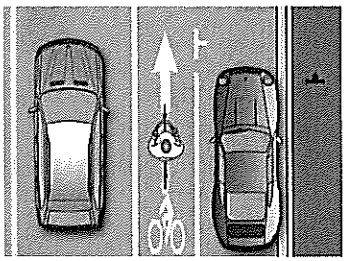
ACTIVE TRANSPORTATION PLAN

An "Active Transportation Plan" (ATP) was initiated in 2014. This plan will act as an implementation tool for the City's General Plan, detailing how to develop a more connected and safer bike/walk environment in Turlock. Once completed, the ATP will maximize competitiveness for funding pedestrian and bike projects. Work accomplished during the past year includes holding bike rodeos at elementary schools, soliciting input from community members through flyers distributed at the local farmer's market, workshops held at City Hall, and distribution of a detailed web survey. A website for the ATP was established (bikewalkturlock.com), which provides information on the Plan's progress to date. On the website can be found draft documents such as, a "Walk and Bike Friendly Guidebook," to encourage biking and walking, a "Design Guidelines Toolkit," to provide direction on infrastructure design, a "Safe Routes to Schools" report, suggesting ways to improve existing conditions, and a "Bikeway Recommendations Map," showing proposed bike routes, lanes and off-road paths throughout the City. A Draft of the entire document is anticipated to be presented to the Planning Commission and City Council this spring.

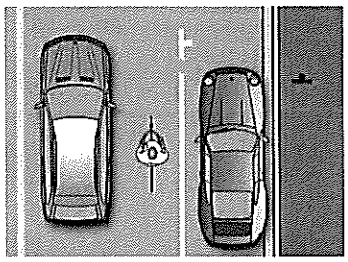
CLASS I
SHARED PATH



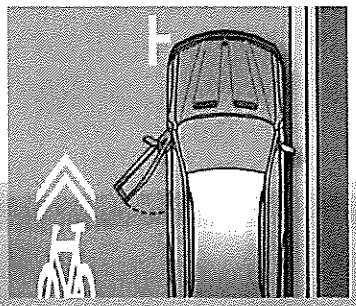
CLASS II
BIKE LANE

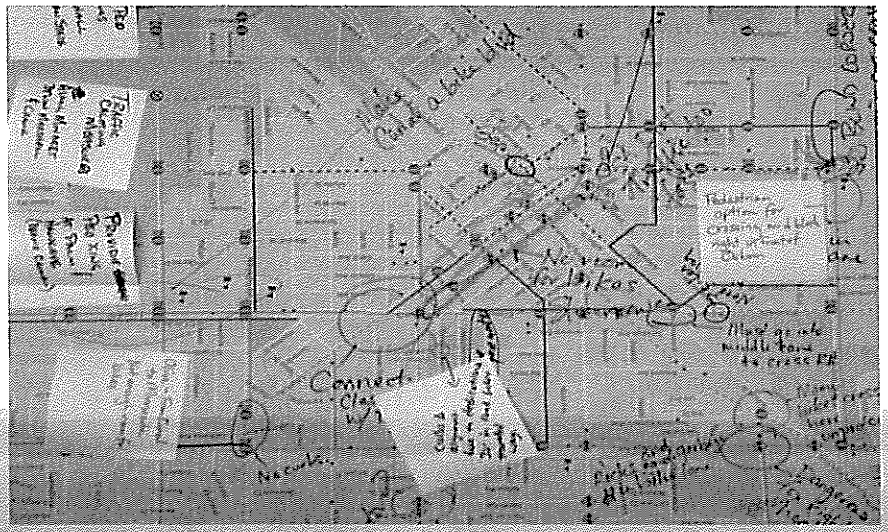


CLASS III
BICYLCE ROUTE



CLASS III
SHARED LANE





2014 PLANNING DIVISION PROJECTS

GENERAL PLAN AMENDMENTS & REZONES

When an applicant requests a change to the zoning or the General Plan for property, such as development of apartments on property designated for single-family homes or want residential uses rather than commercial uses. These applications are legislative actions and are ultimately approved by the City Council. In addition, the request may require a more detailed environmental analysis to show how the proposal's impacts differ from those evaluated in the General Plan or for a specific master plan area.

PROJECT	APPLICANT	PROJECT NAME
GP 2014-01	Christopher Hawke	East Tuolumne Master Plan Update

PROJECT	APPLICANT	PROJECT NAME
REZ 2014-01	Christopher Hawke	East Tuolumne Master Plan Update
REZ 2014-02	Carry Pope	Potters Landing

PLANNED DEVELOPMENTS

Planned Developments typically allow deviations from City development standards including lot sizes and dimensions, and building setbacks from property lines. Planned Developments are considered a rezoning of the property(s) and therefore must ultimately be approved by the City Council

PROJECT	APPLICANT	PROJECT NAME
Time Extension PD 190	Newman-Romano LLC	Lander Crossings – Amend Development Schedule
PD 272	Carry Pope	Potters Landing

Potters Landing Planned Development

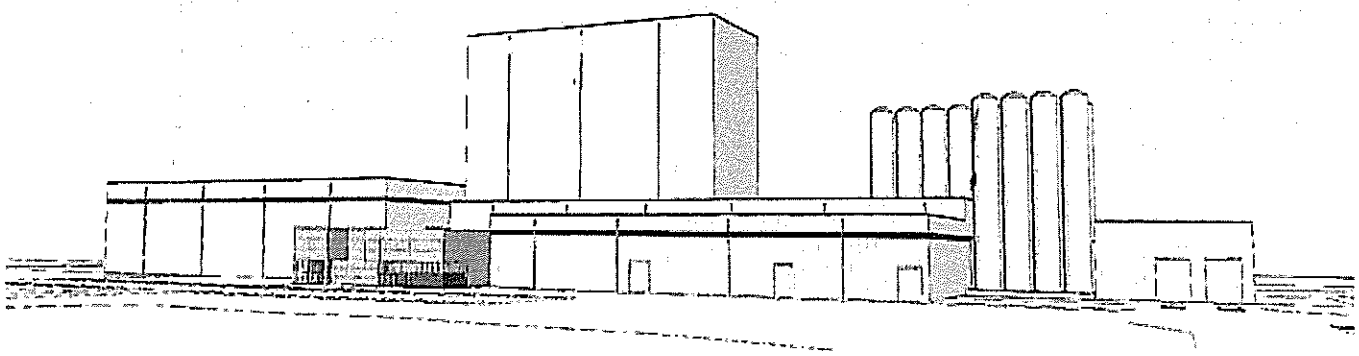
MINOR DISCRETIONARY PERMITS (MDP)

Certain projects can be reviewed and approved at staff level and discretion is used in determining compliance with the adopted policies, codes, and standards of the City of Turlock. MDPs are usually required when there is a substantial change in use of an existing structure, a large expansion of an existing structure, an entirely new project is to be built or when freestanding signs are proposed to be over 3'-0" tall. MDPs requires public notification of the proposed project. The adjoining property owners are notified, as the project may constitute a significant change in the neighborhood. As with all Staff project reviews, a concerned neighbor or property owner may request that the issue be discussed at a public hearing before the Planning Commission.

PROJECT	APPLICANT	PROJECT NAME
MDP 2014-01	OCAT, Inc. (David Olson)	Taco Bell Restaurant - 3606 N Golden State
MDP 2014-02	Drew Volk	Minor Exception - 1201 Sycamore Street
MDP 2014-03	Min-Lyn Investments LLC	Medical Office Building - 1739 Colorado Ave
MDP 2014-04	Anderson-Litfin Inc.	Warehouse Building - 1100 W Glenwood Ave
MDP 2014-05	Scott McCage (Gensler)	ATM kiosk - 3061 Geer Road
Amendment to MDP 2011-02	NUCP Turlock, LLC	Grocery Store - Amend Phasing Schedule
MDP 2014-06	Gordon Brock	Certified Lab Expansion - 3241 Liberty Square Pky
MDP 2007-35 Time Extension	GMA Engineering Inc.	Barnes Welding Building - 2100 Maryann Dr
MDP 2014-07	Creative Products Unlimited	Yosemite Farm Credit Sign - 860 W Monte Vista
MDP 2014-08	United Sign Systems	Dollar Tree Signs - 1390 W Main Street
MDP 2014-09	Tim Pfisterer	Don Pedro Pump - 1930 S Walnut
MDP 2014-10	Shubert Envia	Maxdent Dental Supply - Office/Warehouse
MDP 2014-11	EZ Martinez (Sign Designs)	Sign Program for Chevron - 881 North Golden State
MDP 2014-12	Vigen Inc.	McDonalds - SWC Marshall & S Center Street
MDP 2014-13	Vierra Family 1991 Trust	Dairy Processing Plant - 4407 W Main Street
MDP 2014-14	Clarence Oliveira	Dairy Processing Plant - 4100 W Linwood
MDP 08-32 & 08-36 Time Extension	Kilroy West Main LP	Shopping Center - 2218 & 2300 W Main Street
MDP 2014-15	The Vierra Family 1991 Trust	Façade Improvements/Outdoor Dining - 139 W Main
MDP 2014-16	Stellar Group Inc.	Cold Storage Facility Exp - 537 Fransil Lane

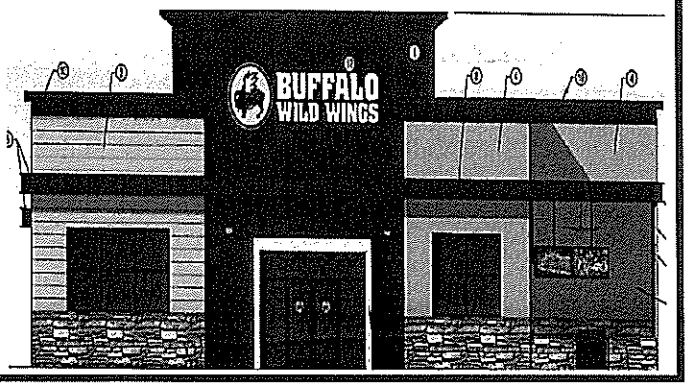
DAIRY PROCESSING FACILITY
MDP 2014-13

In September of 2014 approved and issued a project permitting the development of a dairy processing, packaging and distribution plant. The project included a 116,287 s.f. building, with a 10,000 square foot office area, a 50,000 square foot warehouse area and a 52,482 square foot manufacturing area. On-site structures include 73 foot tall silo tanks and a 135 foot tall drying tower. The project planned for parking for 70 vehicles, based on the number of employees anticipated. Landscaping and other on-site improvements, as well as street frontage improvements associated with the project would also be developed.



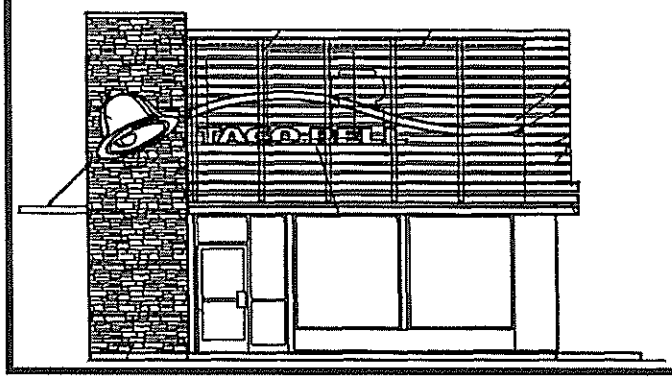
BUFFALO WILD WINGS
MDP 2014-19

In October of 2014 Planning Staff issued a permit to allow the construction of a 5,445 square foot restaurant with a 745 square foot outdoor patio dining area. The restaurant is part of the Monte Vista Crossings 'South' shopping center currently under construction. Associated parking, landscaping and paving will be installed on the site. Approximately 145 square feet of exterior wall signs were also included in the Minor Discretionary Permit.



TACO BELL
MDP 2014-01

In August of 2014 Turlock City Council approved a 2,106 square foot drive-thru restaurant on an approximately 1.27 acre site. Forty-four on-site parking spaces were proposed along with landscaping, lighting and paving. A sign program for the project site was included within the Minor Discretionary Permit.

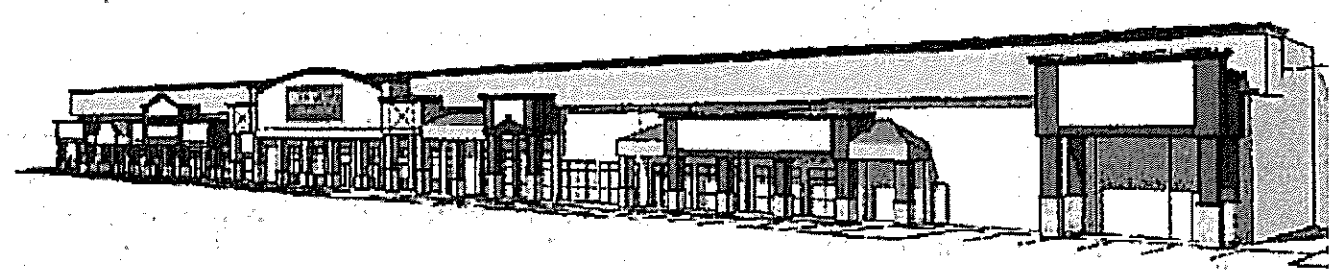


MDP 2014-17	Saul Carter	Fitness Facility - 3209-3211 Liberty Square Pkwy
MDP 2014-18	Mike King WITHDRAWN	New Metal Building- 1769 Carnegie Street
MDP 2011-17 Amendment	Key Seal Products Inc.	Develop rear of property - 600 W Linwood Ave
MDP 2014-19	GHA Architecture	Buffalo Wild Wings/Outdoor Dining
MDP 2014-20	Creative Products Limited	Associated Feed Master Sign Program - 407 S Tegner
MDP 2014-21	Renee Fantazia	Dance Studio - 124 N Broadway
MDP 2014-22	Superior Electrical Advertis-ing Inc.	Master Sign Program McDonalds - 300 S Golden State
MDP 2014-23	N/A	N/A
MDP 2014-24	Ramsin Eshaghmanesh	Remodel/Reopen existing SFD - 601 20th Century Blvd
MDP 2014-25	Turlock Christian School	Classroom Building - 1619 E Monte Vista
MDP 2014-26	Ramin Bet-Yonan	Parking Lot - 1034 &1096 Lander Avenue

AMENDMENT TO PHASING SCHEDULE

MDP 2011-17 AMENDMENT

In February of 2014 Planning Staff issued an amendment to condition number 15 contained in MDP 2011-02 in order to allow phasing of the building facade improvements. Specifically, prior to issuance of a zoning certificate or other land use permit to a future tenant, the respective portion of the facade at that tenant space shall be improved according to the attached building elevations. Minor site plan and building elevation design changes, as shown on the attached plans, are substantially compliant with the site plan and building elevations originally approved with MDP 2011-02.

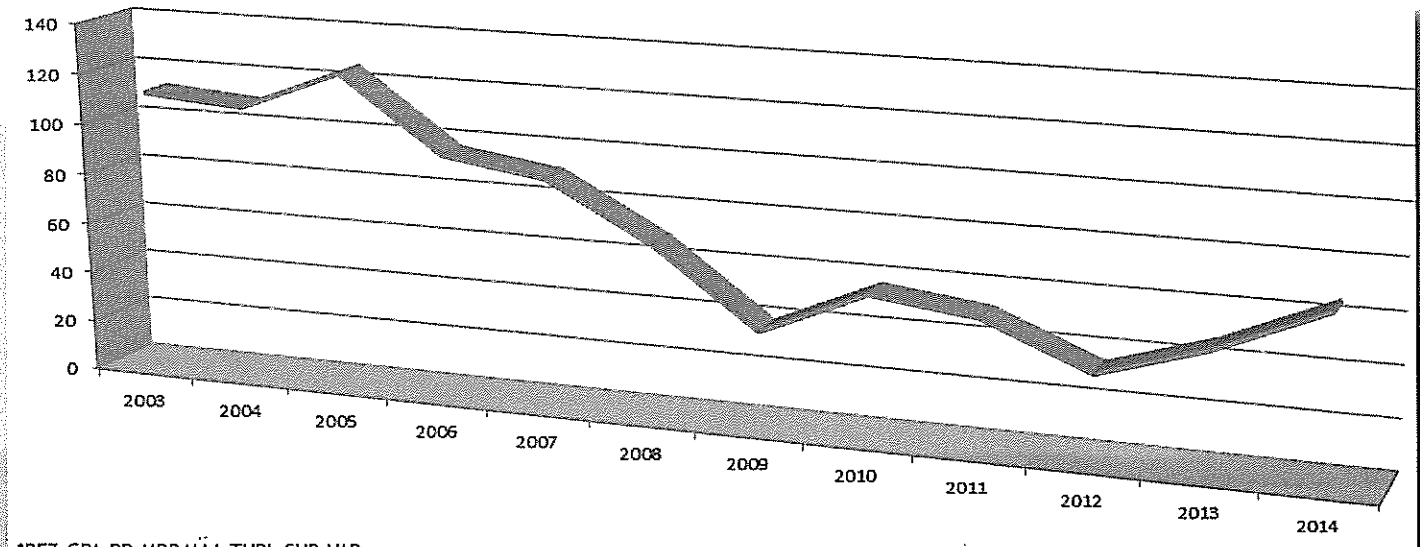


TEMPORARY USE OF LAND PERMITS (TULP)

Generally, a "temporary use of land" is described as an activity on property when that use is intended to take place only for a limited or intermittent period of time with no intent to become permanent. Common examples of temporary uses of land include outdoor carnivals, outdoor sales events or similar temporary special promotions, temporary parking lots, and model home sales offices.In general, temporary uses may not exceed one year in length. Specific land uses such as outdoor sales events at shopping centers are limited to 72 hours in length, and may not exceed 6 events per year.

TULP 2014-01	Modesto A's	RV Parking for Turlock Swap Meet - 1351 Fulkerth Rod
TULP 2014-02	Relay for Life (Juleen Amaral)	Car Show and Vendor Faire - 610 W Hawkeye
TULP 2014-03	Luis & Karla Mancia	Jordan Car Show - 655 Jordan Ave & Community Fair
TULP 2014-04	American Legion	95th Birthday Celebration - 1600 Auto Mall Drive
TULP 2014-05	GDI Insurance	Health and Safety Faire - 801,855,865 &875 Geer Road
TULP 2014-06	Nancy Tilby	Hawaiian Shaved Ice - 1315 N Golden State Blvd
TULP 2014-07	Mayra Lewis	Turlock Police Widow and Orphans - 244 N Broadway
TULP 2014-08	MedicAlert	Annual Health and Safety Fair - 2323 Colorado Ave
TULP 2014-09	Roger Liston	Windshield Chip Repair - 2419 W Monte Vista Avenue
TULP 2014-10	Dan Avila	Watermelon Packing/Shipping - 145 S Kilroy Road
TULP 2014-11	Westside Ministries	30th Anniversary Celebration - 950 Columbi Street
TULP 2014-12	Walmart (Gilbert Mendez)	Temporary Cargo Containers - 2111 Fulkerth Road
TULP 2014-13	Wellington Station Inc.	Firestone Walker Brew Promotion - 10 E. Main Street
TULP 2014-14	Modesto A's	RV Parking for Turlock Swap Meet - 1351 Fulkerth Rd

NUMBER OF PROJECTS*
2003-2014

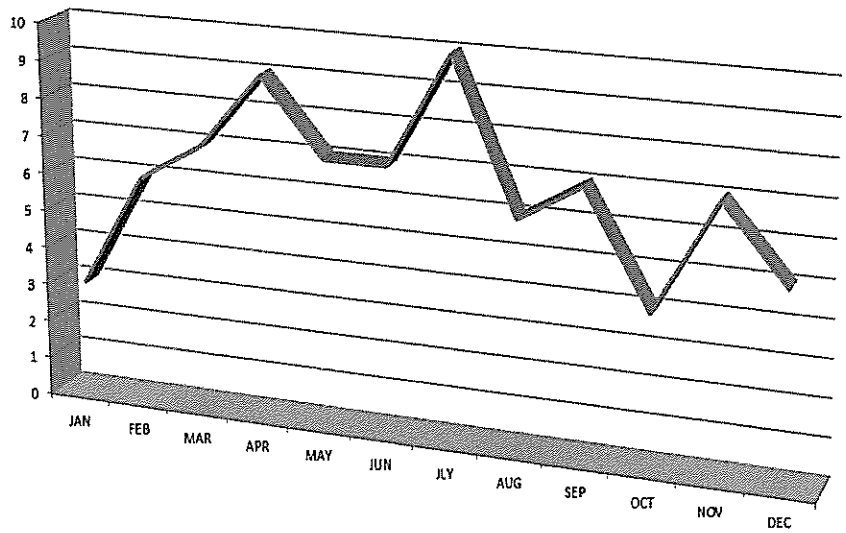


*REZ,GPA,PD,MDP,MÄA,TUPL,SUB,VAR

PREDEVELOPMENT MEETINGS

Also worth noting, City staff held approximately 78 predevelopment meetings in 2014. 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.

NUMBER OF 2014
PREDEVELOPMENT MEETINGS



JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
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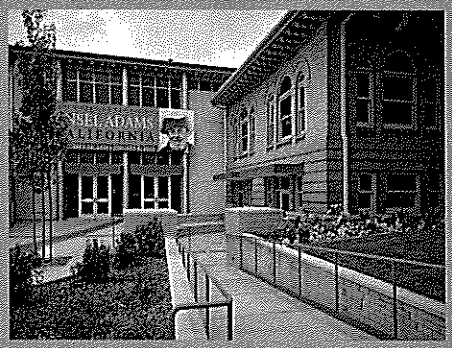
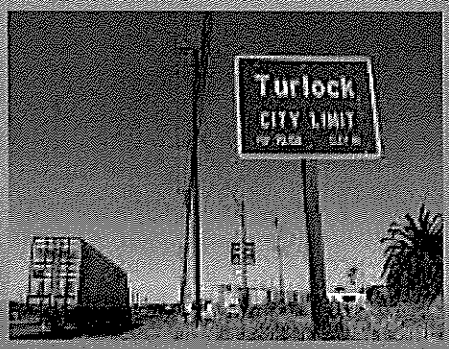


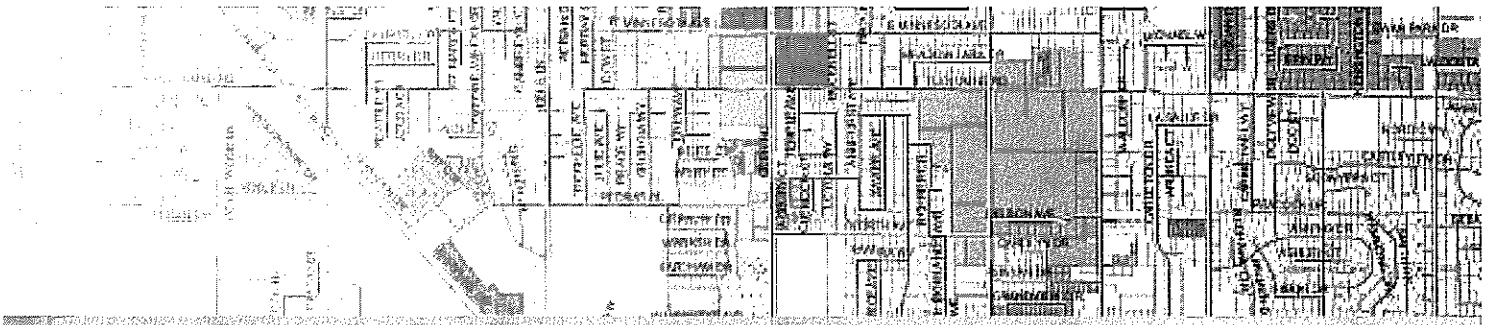


IMPLEMENTATION REPORT

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

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 updates to the 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. Applied for grant funding for major update; however grant was not awarded. Major update to be scheduled within the next two years.E51
2.4c: Continue Downtown Property-Based Improvement District.	Economic Development	The PBID was renewed by the Downtown Property Owners Association on July 9, 2013 for a period of ten years.
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 was not approved. Staff will be working on a major update to the Downtown Zoning Regulations and Design Guidelines within the next two years.

CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT Residential Areas		
2.5d: Zoning ordinance revisions to match General Plan.	Planning	The Planning Commission approved the zoning amendments on March 6, 2014. The amendment was scheduled for action at the January 2015 City Council meeting. That action was postponed and returned to the Planning Commission for consideration. It is expected that the updated ordinance will be adopted by Summer 2015.



2.5-i: Create incentives to increase residential development in Downtown and infill sites.	Building	The updates Downtown Zoning Regulations will provide reduced permitting requirements for high rise residential development. These regulations will be reconsidered by the Planning Commission in March 2015 and are expected to be considered by the City Council by Summer 2015.
2.5-l: Establish a graduated density ordinance in neighborhoods with narrow lots (by today's standards) generally located in Southwest.	Planning	This project is currently on hold awaiting staff availability.
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	This project is currently on hold awaiting staff availability.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT *Retail/Commercial/Mixed Use Areas:*		
2.6e: Discount Superstore Demand Analysis.	Economic Development	Household growth has not yet achieved the milestone established in the General Plan for initiating this analysis.
2.6h: Incentives for mixed use projects.	Economic Development	

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT *Industrial Areas:*		
2.7e: Review designated truck routes and "industrial streets" to accommodate industrial traffic and avoid unanticipated conflicts.	Engineering	The City is currently in the process of reviewing and modifying maps.
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT *Professional Office and Business Park:*		
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.
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT *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 (SCS) steering committee for StanCOG. The RTP and SCA have been adopted by StanCOG. The City of Turlock has received a letter from StanCOG stating that the Turlock General Plan is in compliance with the RTP and SCS.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT *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 established a Mayor's Economic Development Task Force in July 2013. the task force was charged with the responsibility to develop an updated Economic Development Strategic Plan which was drafted and then adopted by City Council on October 28, 2014.
2.11-p: Develop and implement a marketing strategy for the Turlock Regional Industrial Park.	Economic Development	As part of the adoption of the Economic Development Strategic Plan, marketing strategies have been identifed as we ll as the key stakeholders who need to be part of this collaborative effort.
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 the consultant TY Lin, has begun the first public outreach meetings on possible alignments.

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	CSU Stanislaus and the City have engaged in the formal adoption of the Town and Gown effort. This collaboration spans many community and educational aspects of programs and services that enhance the community and the University.
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. Additional funding is required to complete the remainder of the beautification projects, including the SR 99/Monte Vista interchange project. The funding source used to construct previous projects is no longer available. The City will need to identify another source of funds to complete all of the identified projects.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT *Economic Development Continued:*		
2.11-ah: Market Turlock's assets.	Economic Development	New marketing stratgies have been adopted as part of the Economic Development Strategic Plan.

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	A master plan has been adopted. Additional funding is required to implement the plan.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
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	Through the United States Department of Housing and Urban Development (HUD) Conolidated Plan process, the City and County of Stanislaus is developing a joint Neighborhood Revitailization Strategy Area where HUD funds can be used to address some of the infrastructure issues and identify solutions.
3.1-m: Prepare a master plan for the Montana-West Island	Planning	Funding the development of the master plan is currently a hurdle to accomplishing this goal.
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. The E. Tuolumne Master Plan amendments were approved by the City Council in November 2014.
3.2-e: Continue to work with Merced County, Stan-COG and MCAG to secure funding for the Southeast interchange to improve circulation and relieve congestion on the Lander Avenue interchange.	Planning	The Project Study Report was adopted by the City of Turlock and the other partner agencies who funded the Report. The City has included a portion of the funding for the interchange in the updated Capital Facility Fee program of projects.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE *Prepare Master Plans:*		
Southeast Master Plan 1: Morgan Ranch	Planning	The draft Master Plan and environmental impact report (EIR) have been completed and have been circulated for public comment. The public hearing on the Master Plan and EIR for the Planning Commission is scheduled for April 2015.
Southeast Master Plan 2: East Avenue North	Planning	
Southeast Master Plan 3: East Avenue-Linwood	Planning	

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE *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	Funding the The SRWA developed a first draft of the Drinking Water Agreement in 2012. Its final terms are being negotiated by the SRWA and the TID. of the master plan is currently a hurdle to accomplishing this goal.
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	Continue working with Development Services to develop Low Impact Design standards for all new development to minimize storm water runoff and encourage groundwater recharge.

CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE *Infrastructure: Wastewater System*		
3.3-r: Update the sanitary sewer master plan to identify future wastewater flows and plan for an adequate wastewater collection system.	Municipal Services	Completed October 2013.

3.3-s: Update, as needed, the wastewater treatment plant master plan to comply with current and future regulations.	Municipal Services	Completed July 2014.
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 recycled water for beneficial use in 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	Scheduled for FY 2015/16.
CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE *Infrastructure: Stormwater System*		
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	Completed October 2013.
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.	Municipal Services	

CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE *Infrastructure: 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	Completed October 2013.
3.3-ak: Study the feasibility of adding food waste to the City's curbside compost pick-up program.	Municipal Services	Completed July 2014.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
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 Summer 2015.
4.1-f: Update the City's Park, Recreation and Open Space Master Plan.	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	

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 4: PARKS, SCHOOLS, AND COMMUNITY 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	P,R&PF staff are developing an RFP for consulting services to conduct a sports and recreation facility feasibility study. The RFP process should be completed in Spring of 2015.
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.	Parks, Recreation, and Public Facilities	

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 5: CIRCULATION *Roadway Networks, 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 with 90%of the construction documents having been submitted to Caltrans.
CHAPTER 5: CIRCULATION *Regional Cooperation:*		
5.2-k: Update City Standard Specifications and Drawings as necessary for regional roadways.	Engineering	The City is currently developing a schedule to update this standards for the City.
5.2-l: Work with Stanislaus County and other agencies to implement new interchange on State Route 99 near Youngstown.	Engineering	The Project Study Report was adopted by the City of Turlock and the other partner agencies who funded the Report. The City has included a portion of the funding for the interchange in the updated Capital Facility Fee program of projects.
CHAPTER 5: CIRCULATION *Regional Cooperation Continued:*		
5.2-p: Work with County to expand the current Sphere of Influence fee into adjacent unincorporated areas.	Planning	The County of Stanislaus is proposing to include a policy in its updated General Plan to ensure that cities have the opportunity to affect decisions within one mile of the current City limits. This would expand the current sphere of influence policy as it relates to land use decisions. The City continues to work with the County on an updated regional impact fee as well as the expansion of the City's sphere of influence to a larger area to ensure that the impacts of growth in the unincorporated area are mitigated through the payment of City facility fees.

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.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 5: CIRCULATION *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.

CHAPTER 5: CIRCULATION *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

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 5: CIRCULATION *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 continues to work with the County to establish a program that would extend the City's impact fee program to unincorporated areas that impact City street and roads.
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	

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 5: CIRCULATION *Relationship between Modes:*		
5.2-au: Establish citywide standards for bus stop locations and bus frequencies/ headways.	Engineering	
CHAPTER 5: CIRCULATION *Downtown Parking:*		
5.2-av: Improve Downtown parking opportunities as demand grows. Downtown Parking Facilities shall be included in the CFF Update.	Engineering	Completed
CHAPTER 5: CIRCULATION *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 consultant 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	

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 5: CIRCULATION *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.

CHAPTER 5: CIRCULATION *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 - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 6: CITY DESIGN *Streetscape Design and Pedestrian Orientation:*		
6.3-h: Periodically update the Street Tree Master Plan	Parks, Recreation and Public Facilities	Staff has completed an update and will be bringing it to Council in Spring 2015 for adoption.
CHAPTER 6: CITY DESIGN *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	The City is currently developing a guidelines document, entitled "Post-Construction Standards Plan" to implement the State requirements for the Phase II Municipal Separate Storm Water Sewer System (MS4) Permit. That document is expected to presented to the City Council for Adoption in July 2015.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 7: CONSERVATION		
Update City's CEQA Guidelines as necessary to comply with State Law.	Planning	The City Council adopted the CEQA Guidelines in April 2014.
CHAPTER 7: CONSERVATION *Agriculture and Soil Resources:*		
7.2-f: Participate in the development of a county-wide agricultural mitigation program consistent with Lace policy	Planning	The City continues to investigate alternative methods of agricultural preservation and mitigation. The Stanislaus LAFCO has adopted a policy that will apply to all future annexations by the City. The City will need to select a strategy prior to submitting an application to LAFCO. Options include adopting a mitigation fee or establishing an urban growth boundary by the vote of the citizens.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
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	

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 8: AIR QUALITY AND GREENHOUSE GASES *Planning for Climate Change Continued:*		
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 - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 9: NOISE		

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 10: SAFETY *Hazardous Materials and Operations:*		
10.1-e: Implement County-wide Integrated Waste Management Plan.	Municipal Services	Ongoing
CHAPTER 10: SAFETY *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	
CHAPTER 10: SAFETY *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.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 10: SAFETY *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 evaluate CFD #2 to determine whether it is adequate to pay for the added cost of public safety and park maintenance personnel generated by growth.
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.

2014

HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR)

(CCR Title 25 §6202)

Government Code Section 65400 requires that the City prepare an annual report on the status and progress in implementing the General Plan Housing Element, using forms adopted by the Department of Housing and Community Development (HCD). The APR includes information on the City's progress in addressing the regional housing need allocation (RHNA), including the number of housing units permitted by income level, the status of programs in the housing element and efforts to remove governmental constraints.

In addition, submittal of an APR to HCD is one of the threshold requirements to qualifying for Housing Related Parks (HRP) Program funds. The HPR Program rewards local governments for the approval of housing for affordble to lower-income households, providing grant funds for park-related projects to eligible local governments for every qualifying housing start, beginning calendar year 2010.

The following tables show the progress the City of Turlock has made in 2014 in reference to the increase of its housing stock and the varying levels of affordability based on state mandated standards.

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

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	0	2	2	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	3	6	A total of 6 units were acquired and rehabilitatated . All units occupied to families at or below 80% of the MAI for Stanislaus County
(5) Total Units by Income	1	2	5	6	

* 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	52					52	
No. of Units Permitted for Above Moderate	23					23	

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

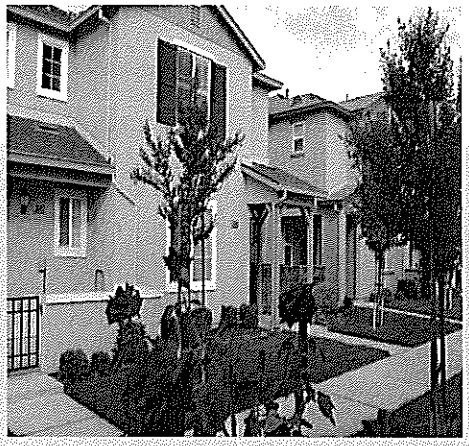
Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	805	6					13				19	724
	Non-deed restricted		57	3	0	1				1		65	
Low	Deed Restricted	562						43				43	186
	Non-deed restricted		164	127	29	2	1			10		349	
Moderate	Deed Restricted	666						23				23	177
	Non-deed restricted		226	76	24	25	7	18	36	52		430	
Above Moderate		1,428	8	21	0	26	20	5	15	23		102	1,310
Total RHNA by COG. Enter allocation number:		3,461	463	227	53	54	28	102	51	53		1,031	2,397
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

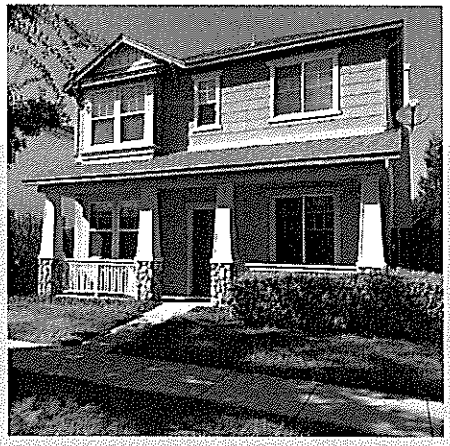
Note: units serving extremly low-income households are included in the very low-income permitted units totals.

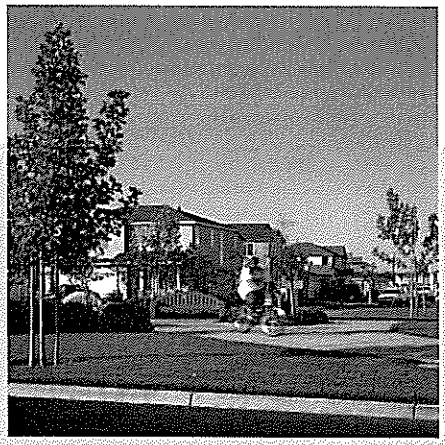
Table C

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	No new grants were received in 2014. Continuing the seek additional funding sources.
	Provide home ownership opportunities for low and moderate income residents whenever possible.	ongoing	Provided down payment assistance to15 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	Phase 2 of Avena Bella phase 2 will provide 60 additional units. Developer to apply for 2015 tax credits





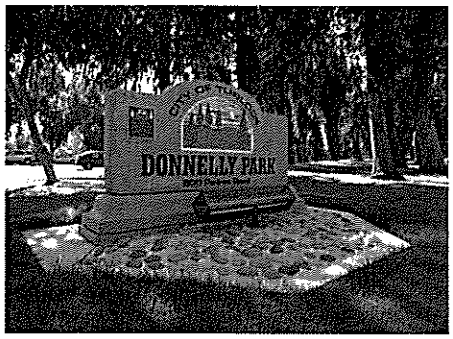


	Promote available housing programs to non-profits and private developers to ensure that a wide range of entities are aware of the programs, and to promote the development of good quality competitive applications for affordable housing projects.	ongoing	Four (4) units were acquired in Summer of 2014
Provide 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 2 homes were rehabilitated

	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 County
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

Development Services Department

Mike Pitcock, Development Director
Debbie Whitmore, Planning Manager



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Dorinda Soiseth, Staff Services Technician

City Departments

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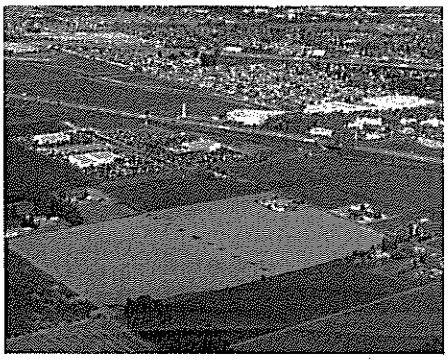
Housing
Maria Ramos

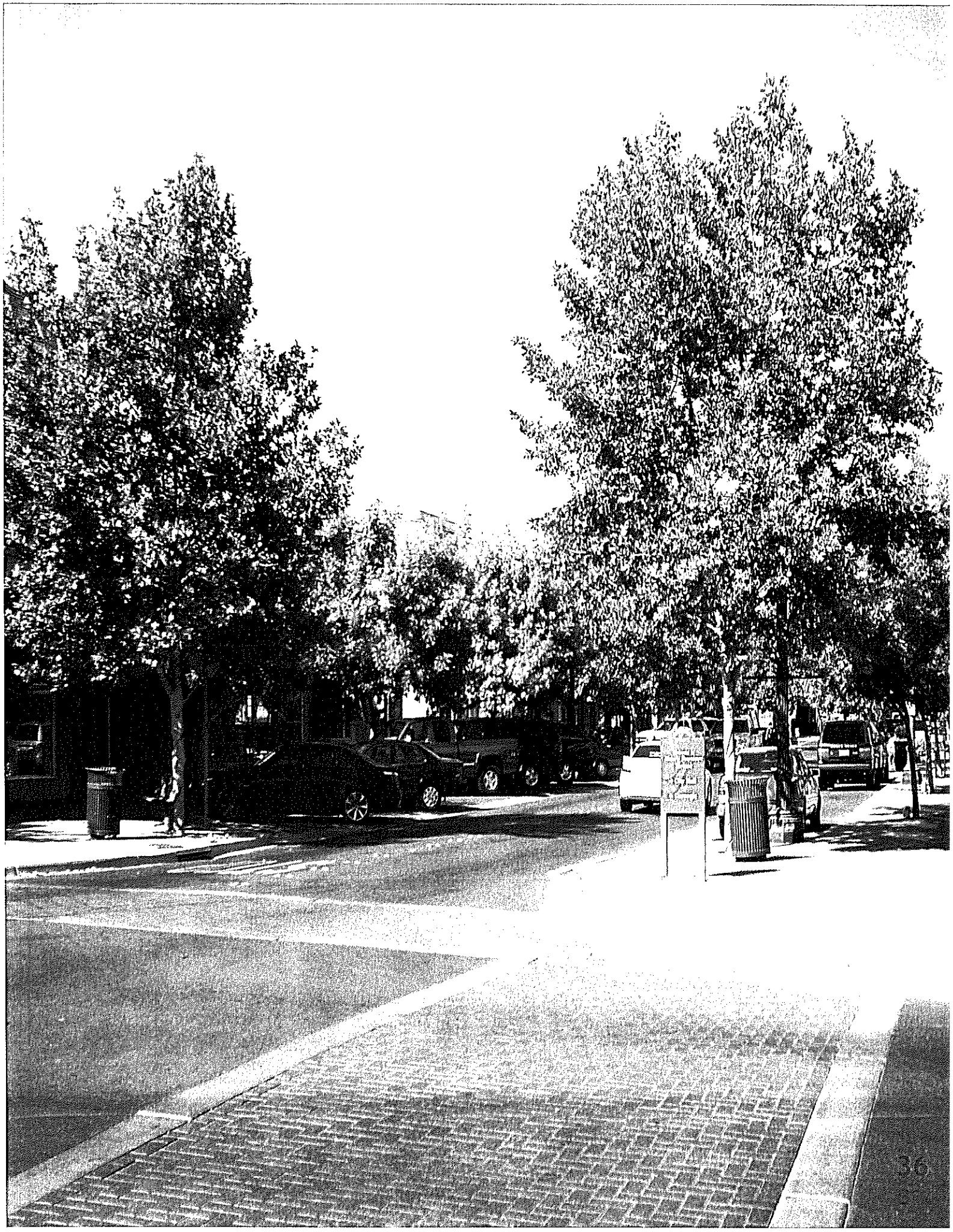
Building
Eric Picciano

Municpal Services
Garner Reynolds

Parks, Recreation and Facilities
Alison Van Guilder



Administration
Maryn Pitt

Police Department
Robert Jackson

Fire Department
Tim Lohman