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Housing Policy Department
Received on:
MAY 18 2016

April 12, 2016

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 2015 Annual Report on the status of the General Plan. The report was approved by the City of Turlock Planning Commission at their April 7, 2016 meeting. If you have any questions, please feel free to contact me at 668-5542, ext. 2215.

Sincerely,

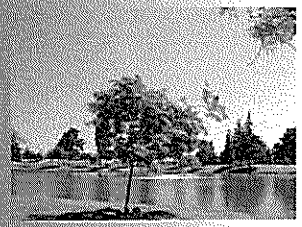
Katie Quintero

Katie Quintero
Planning Division
City of Turlock

2015

General Plan
Annual Report

Development Services
City of Turlock
March 2015



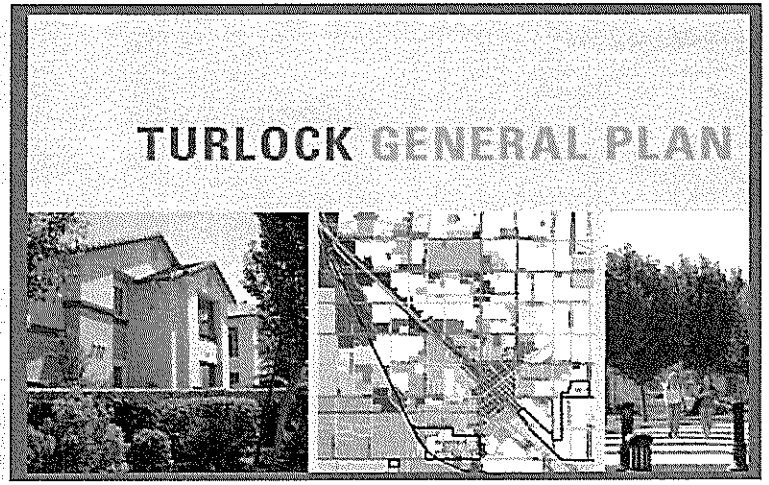
INTRODUCTION

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.

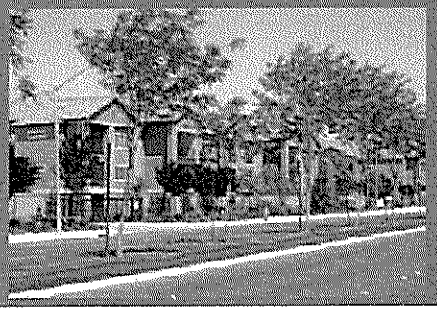
In order to fulfill State requirements and inform the City's elected and appointed officials as well as the citizens of Turlock on the progress the City has made in implementing goals in the Turlock General Plan, City staff has prepared this report to the Turlock City Council.

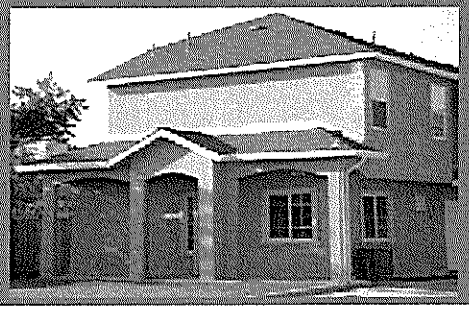


2015 MAJOR PLANNING PROJECTS

HOUSING ELEMENT UPDATE

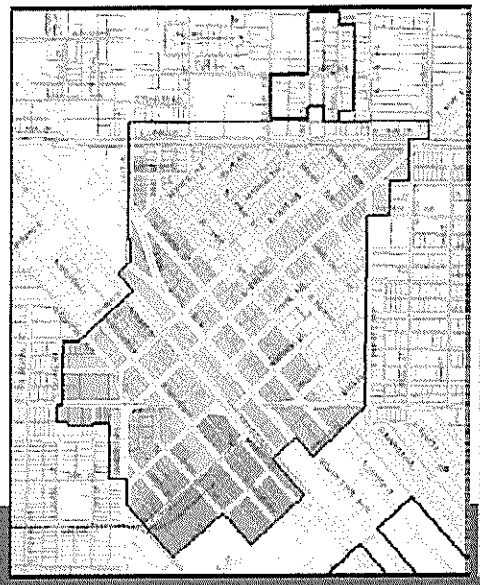
In October of 2015 the Housing Element Update project was approved. The project consists of the 5th cycle update to the City of Turlock Housing Element. The updated element addresses new housing targets established by the Stanislaus Council of Governments for the 2014-2023 planning period. The purpose of the Housing Element is to encourage the provision of an adequate and diverse supply of safe and affordable housing in all communities, consistent with statewide housing goals. The update does not require any changes to the general plan designations or zoning of property within the City of Turlock. The update is consistent with the currently adopted General Plan and its Environmental Impact Report.





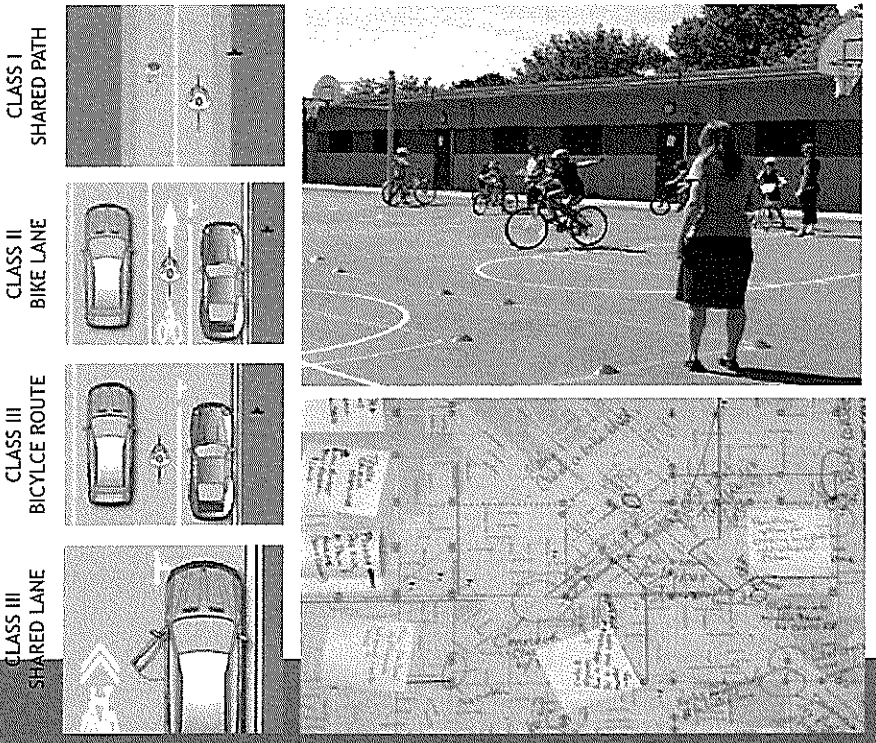
DOWNTOWN PARKING STUDY

In September of 2015, City Council directed staff to prepare a Request For Proposals to hire a consultant to prepare a Downtown Parking Study. On September 26, 2015 City staff sent notifications to consultants and advertised the Downtown Parking Plan RFP. The objective of the plan is to ensure parking does not limit the success of current businesses and does not become a constraint on the continued growth and success of the downtown. The consultant will use the growth projections of the General Plan to make assumptions about the future growth and development of the downtown to determine future parking demands. The plan will contain recommendations for future parking improvements and show the necessary phasing for the improvements. On October 30, 2015 three proposals were received, reviewed and scored by six members of the Downtown Parking Plan Advisory group. The Advisory group unanimously recommended TJKM Transportation Consultants, as the most qualified consultant to complete the project objectives. TJKM is a firm with extensive expertise in Transportation and parking matters. Several Public input meetings are planned where Turlock residents, businesses and employees are welcome to attend and help make parking simple and easy in Turlock. The first public outreach meeting was held on February 2, 2016.



ACTIVE TRANSPORTATION PLAN

An "Active Transportation Plan" (ATP) was adopted in 2015. 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.



2015 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
GPA 2015-01	City of Turlock	Housing Element Update
GPA 2015-02	City of Turlock	Active Transportation Plan
GPA 2015-03	David J. Moon	The Vista - Student Housing Project - 900 W. Monte Vista, 1010 W. Monte Vista, & 3000 Crowell Rd

PROJECT	APPLICANT	PROJECT NAME
REZ 2015-01	David J. Moon	The Vista - Student Housing Project - Monte Vista & Crowell
REZ 2015-02	Nick Hackler	Turlock Walnut Company Expansion - 400 D & 400 Third Streets

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.

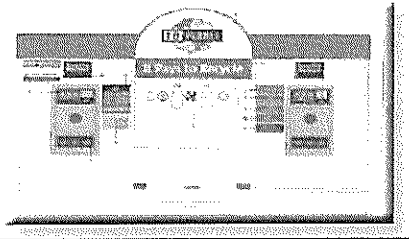
PROJECT	APPLICANT	PROJECT NAME
PD 272	David J. Moon	The Vista - Student Housing Project
PD 273	Nick Hackler	Turlock Walnut Company Expansion

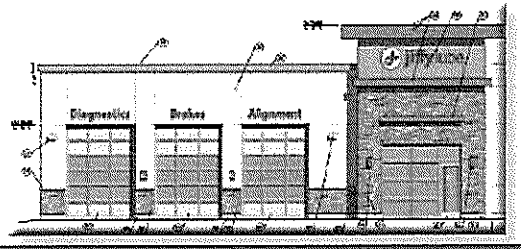
The Vista - Student Housing Planned Development

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 2015-01	Pires, Lipomi & Navarro Architects	Transit Building - 1418 N Golden State Blvd
MDP 2015-02	Jack Wilkey	Wilkey Building - 3091 Spengler Way
MDP 2015-03	L Street Architects - Robert Degrasse	Dialysis Center - 2350 Maryann Dr
MDP 2015-04	Foster Farms - Robert Miller	Foster Farms Silos - 4002 W. Main
MDP 2015-05	Cathy McGuire (Withdrawn)	Valvoline - 3085 N Tegner Road
MDP 2015-06	Anderson - Litfin, Inc	Anderson - Litfin Warehouse - 1460 Atlanta Ct
MDP 2015-07	Anderson - Litfin, Inc	Warehouse Building - 1310 Venture Lane
MDP 2015-08	Nancy Mertz	Replanet Recycling Kiosk - 3000 Countryside Dr
MDP 2015-09	Foster Farms - Robert Miller	Foster Farms Hatchery Expansion - 1506 S. Walnut Rd
MDP 2015-10	David J. O'Donnell	Jiffy Lube - 1025 Powers Ct
MDP 2015-11	Guy Simile Family Trust	Assisted Care Facility - 1015 & 1043 E Main St
MDP 2015-12	Michael Pate	Volvo Rents Electrified Fence - 1400 South Ave.
MDP 2015-13	Mark McKechnie	Dual Retaurant - 3100 Hotel Drive
MDP 2015-14	CRP, Geer Road LLC	Office Building - 3950 Geer Road
MDP 2015-15	John Jaureguy	Outdoor Dining - 428 E. Main St
MDP 2015-16	Foster Farms - Robert Miller	Foster Farms Loadout & Office - 3600 W. Main St





Replanet Recycling Kiosk & Jiffy Lube

TURLOCK ASSISTED CARE CENTER

MDP 2015-11

In September of 2015 approved and issued a project permitting the development of a two-story assisted living facility. The project included a 67,000 s.f. building, with a total of 82 assisted living apartments. There will be units designated for individuals with higher acuity needs as well as memory support units. On-site and off-site improvements include landscaping, parking, commercial drive-ways, and two monumnet signs. A 7 foot masonry wall will be constructed along the north property line separating commercial use from the residential zoning districts to the north.

CONDITIONAL USE PERMITS (CUP)

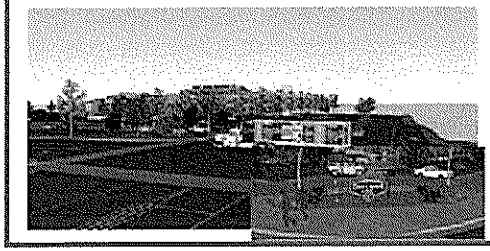
A goal for land use rules is for nearby land uses to be compatible with one another. The City of Turlock does this by saying certain uses are allowed only under certain conditions. If someone wants to make a use of a property he/she must obtain a Conditional Use Permit. The permit process allows decision makers to create requirements to avoid problems and conflict with the community. These requirements must relate to the expected problems a use will create. The Decision-maker must then explain with findings why the permit is or is not justified under the circumstances. Conditional Use Permits are heard and considered by the Planning Commission.

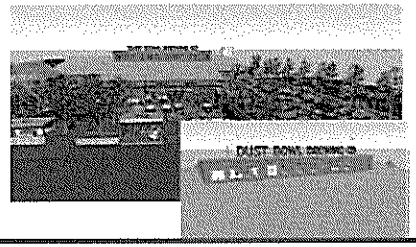
PROJECT	APPLICANT	PROJECT NAME
CUP 2015-02	Ad Art Sign Company	Blossom Valley Monument Sign - 2810 Geer Rd
CUP 2015-03	A-Plus Signs	Lander Crossings Master Sign Program - Lander Ave (Multiple APN's)
CUP 2015-04	Rob Monroe	Calvary Chapel of Turlock - 147 & 153 S. Broadway
CUP 2015-06	A-Plus Signs, Inc	LED Signs - 1851 Lander Avenue
Amend CUP 2005-04 (CUP 2015-07)	CSJ LLC	Modification & Relocation of Freeway - Oriented Pylon Sign - 1700 Automall Drive
CUP 2015-08	Brett Honore	Dust Bowl Brewing Compnay Sign Program - 3000 Fulkerth Avenue
Amend CUP 2008-06	Jerry Powell	Udder Place Expansion - 108 & 110 W. Main St

DUST BOWL BREWING COMPANY SIGN PROGRAM

CUP 2015-08

In December of 2015 Brett Honore submitted an application requesting the approval of a sign program located at 3000 Fulkerth Rd. In February of 2016 planning commission approved the motion of CUP 2015-08 that includes 10 signs located throughout the subject site totalling approximately 650 square feet of sign area. The sign program includes 6 directional signs, 1 monument sign, 2 wall signs, and 1 rooftop-mounted neon sign.

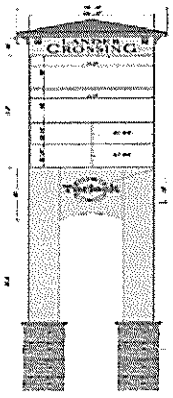


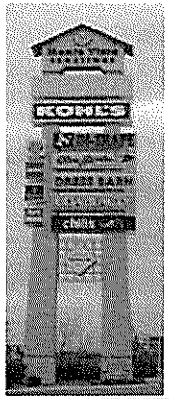


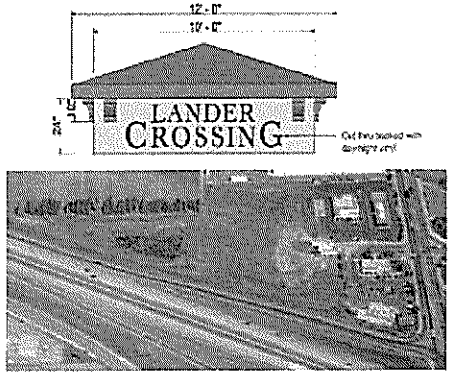
LANDER CROSSINGS MASTER SIGN PROGRAM

CUP 2015-03

In July of 2015 Planning Commission approved the motion of CUP 2015-03. The Lander Crossings Master Sign program identifies the allowable size of tenant signs, including a variety of sign types. The program also includes a 40 foot tall freeway pylon sign located at 1851 Lander Ave. This approval is subject to the conditions of approval outlined in Resolution 2015-15.





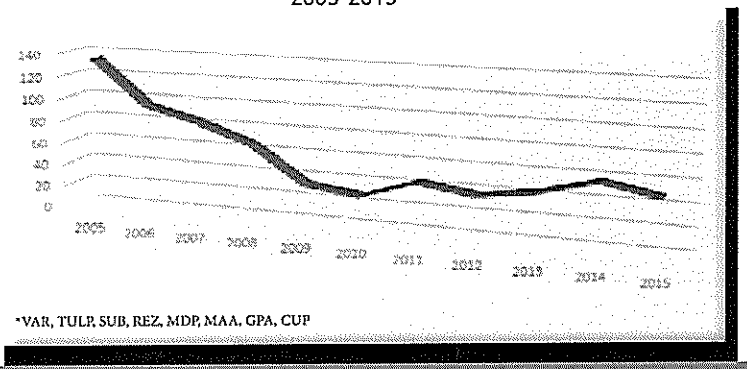


TEMPORARY USE OF LAND PERMITS (TULP)

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 2015-01	Luis & Karla Mancia	Templo Jordan Car Show - 655 Jordan Ave
TULP 2015-02	GDI Insurance Agency	Safety Saturday Event - 801 Geer Road
TULP 2015-03	PHS Sober Grad Committee	Pitman High SOber Grad Night - 2525 Christoffersen Parkway
TULP 2015-04	Walmart (Justin Johnson)	Walmart Containers - 2111 Fulkerth Road
TULP 2015-05	Wellington Station Inc.	Firestone Walker Brew Promotion Event - 10 E. Main

NUMBER OF PROJECTS*
2005-2015

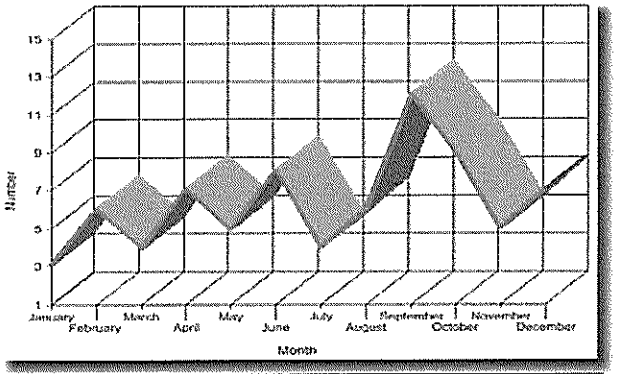


*VAR, TULP, SUB, REZ, MDP, MAA, GPA, CUP

PREDEVELOPMENT MEETINGS

Also worth noting, City staff held approximately 93 predevelopment meetings in 2015. 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 2015
PREDEVELOPMENT MEETINGS



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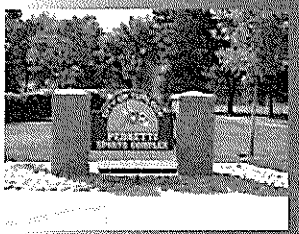
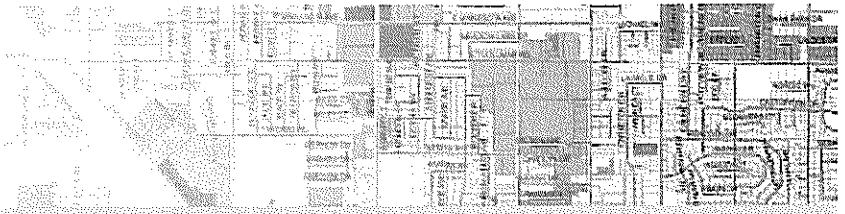


IMPLEMENTATION REPORT

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	Staff took an item to Council to determine if there is General Fund money available to fund the Downtown Overlay District Design Guidelines update. There is no General Fund money. This item will be brought back to Council in two years to determine if any funding is available. Staff will continue to look for grant funding to update the plan.
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 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. The Council determined there was no General Fund money available to fund the plan update. Staff will take the item back to Council in two years to determine if funding is available and will continue to look for grant funding opportunities.
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 approved by City Council in April 2015.

2.5-i: Create incentives to increase residential development in Downtown and infill sites.	Building	The updated Downtown Zoning Regulations adopted in April 2015 provide reduced permitting requirements for high rise residential development.
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. Staff expects to begin work on this task in 2017.
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. Staff expects to begin work on this task in 2017.

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 plan was 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	A marketing strategy was incorporated into the Citywide Economic Development Strategic Plan adopted in October 2014.
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	StanCOG has nearly completed a Feasibility Study evaluating potential alternative alignments for the expressway connection. The final report is expected to be presented to the City Council in Spring 2016, with final adoption by Summer 2016.

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	The Building and Safety Division has been working with local developers to expedite review of older buildings. This process will remaining ongoing for future development projects.
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 Revitalization 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	A funding source is required to update the Plan. At the current time, the only available source is General Fund.
3.1-m: Prepare and update financial plans for county island and other disadvantaged communities.	Planning	The City is in the process of amending its General Plan to meet the requirements of SB 244 (Disadvantaged Communities). This amendment includes a discussion of the financial strategies for county islands and other disadvantaged communities.
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 East Tuolumne Master Plan update has been adopted. The City has started the process to update the Northwest Triangle Specific Plan.
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	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 Morgan Ranch Master Plan was adopted on June 23, 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 FY2016/17.
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.The SRWA has signed a Water Sales Agreement with TID and is currently in the planning phase of the project.
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	Going to Council for approval April 12, 2016
3.3-ad: Require implementation of Low Impact Development and Water Quality Best Management Practices for new development and public works projects.	Municipal Services	This task has been implemented through the City's Municipal Separate Stormwater and Sewer System (MS4) permit.

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. Completed. Municipal Code updated to include Mandatory Organic Recycling for commercial and multi-family uses as required by the State.
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 Spring 2016.
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	A feasibility study has been authorized to evaluate priorities for new sports and recreational facilities as well as identify funding sources to implement these priorities. The study is expected to be completed in Summer 2016.
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. Right of way acquisition has been commenced.
CHAPTER 5: CIRCULATION *Regional Cooperation:*		
5.2-k: Update City Standard Specifications and Drawings as necessary for regional roadways.	Engineering	The revised standards have been approved by the City Council.
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	

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	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-s: Update city standard plans and specifications, where necessary, to match new General Plan standards.	Engineering	The updated City Standard Specifications and Drawings have been approved 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 Active Transportation Plan has been adopted.
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	The Active Transportation Plan has been adopted.
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	The Street Tree Master Plan is being re-evaluated by the City Council through a series of workshops.

CHAPTER - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
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 adopted guidelines, entitled "Post-Construction Standards Plan" to implement the State requirements for the Phase II Municipal Separate Storm Water Sewer System (MS4) Permit.

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 - ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
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	

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. The results of that study are expected to be presented to City Council in Summer 2016.
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.

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 2015 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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units (See Instructions)	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.
3040 Dels Ln	Town Home			1			1				Based on an estimated sale price of $172,000
3030 Dels Ln	Town Home			1			1				Based on an estimated sale price of $172,000
3018 Waves End Way	Town Home			1			1				Based on an estimated sale price of $172,000
1511 E Tuolumne Rd			1				1				Convert detached garage to dwelling
(9) Total of Moderate and Above Moderate from Table A3 ►					41	15	56				
(10) Total by income Table A/A3 ► ►			1	3	41	15	60				
(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: Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
(1) Rehabilitation Activity		2		2	All units are owner occupied and families are at or below 80% of the MAI for Stanislaus County.
(2) Preservation of Units At-Risk		0		0	
(3) Acquisition of Units		4		4	City acquired two duplexes totaling 4 units. Transferred ownership to non profit agency to be used as affordable rental units
(5) Total Units by Income	0	6	0	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	41					41	
No. of Units Permitted for Above Moderate	15					15	

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

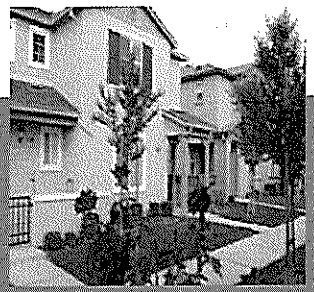
Permitted Units Issued by Affordability

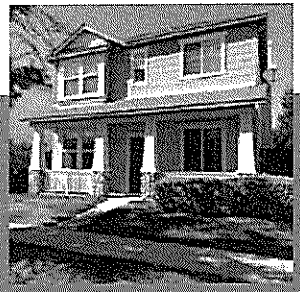
Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2015									Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	877											877
	Non-deed restricted		0										
Low	Deed Restricted	562											562
	Non-deed restricted		0										
Moderate	Deed Restricted	627	6									6	580
	Non-deed restricted		41									41	
Above Moderate		1,552	16									16	1,536
Total RHNA by COG. Enter allocation number:		3,618	63									63	3,555
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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 2015. Continuing the seek additional funding sources.
	Provide home ownership opportunities for low and moderate income residents whenever possible.	ongoing	Provided down payment assistance to 6 families
	Encourage the development of housing and programs to assist persons with special needs.	ongoing	Continue discussions with non profit agencies to acquire and rehabilitate units for persons with special needs.
	Assist the Housing Authority 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 2016 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	One (1) single family residence was acquired in 2015. Unit will be offered to a no profit agency for affordable housing
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 2015
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	Three (3) tenants were displaced with the acquisition of a multi units by the City. Tenants received permanent relocation as required by HUD Relocation regulatons
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.	ongoing	Flyers were provided at information booths 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

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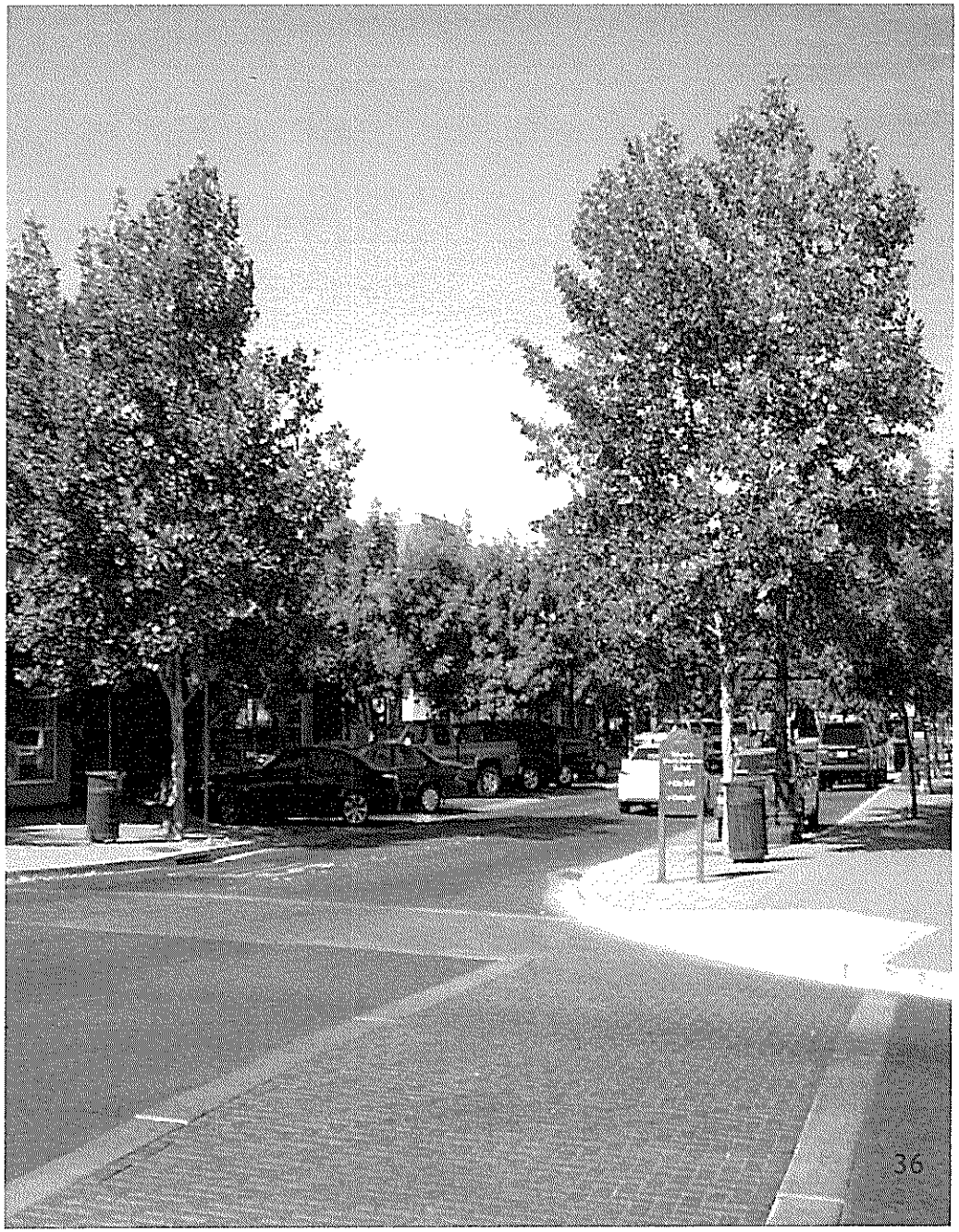
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