

City Council Meeting Minutes

May 13, 2025

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California



1. CALL TO ORDER

Mayor Bublak called the meeting to order at 6:00 p.m.

2. SALUTE TO THE FLAG

3. ROLL CALL AND DECLARATION OF CONFLICTS AND EX PARTE COMMUNICATIONS

Present: Councilmembers Cassandra Abram, Kevin Bixel, Erika Phillips, Vice Mayor Rebecka Monez, and Mayor Amy Bublak.

Absent: None

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
8D	None	None	None	8D

A. Disclosure of Ex Parte Communications

Mayor Bublak disclosed that she had ex parte communication with Mayor Lazar in person regarding item 8D.

4. APPROVAL OF AGENDA AS POSTED OR AMENDED

Motion: Approval of Agenda as posted, motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

5. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS

A. Proclamation: National Volunteer Week, April 20-26, 2025

Human Relations Director Dhami presented the proclamation.

B. Proclamation: National Police Week May 11-17, 2025

Police Chief Hedden presented the proclamation.

C. Proclamation: Frontline Worker Appreciation Month, May 2025

Mayor Bublak presented the proclamation.

D. Proclamation: Public Works Week May 18-24, 2025

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Municipal Services Director Fisher presented the proclamation.

E. Appointment: Planning Commission – Community Member

By motion, to appointed Bryan Saint to the Planning Commission for the remainder of a term expiring on 12/31/2026.

Action: Motion by Vice Mayor Monez, seconded by Councilmember Abram, appointing Bryan Saint to the Planning Commission. Motion carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

F. Presentation: Fire Department Presentation

Assistant Chief Hunter presented an overview of the administrative contract for the period of 1/22-6/30/26 and current accomplishments.

6. CONSENT CALENDAR

Mayor Bublak announced that item 6D is pulled from the consent calendar by request of Councilmember Abram for separate consideration.

- A. Motion: Accepting the Weekly demands of March 28, 2025 through April 3, 2025 in the amount of \$985,880.40, April 4, 2025 through April 10, 2025 in the amount of \$881,352.27, April 11, 2025 through April 17, 2025 in the amount of \$1,875,060.27, April 18, 2025 through April 24, 2025 in the amount of \$2,765,846.49, Payroll EFT January 2025 in the amount of \$2,411,810.22, and the Investment and Cash Report for March 2025 in the amount of \$311,397,925.12.
- B. Motion: Accepting the Minutes of the April 8, 2025 Regular City Council Meeting
- C. Motion: Waiving Reading of All Ordinances on the Agenda, Except by Title
- D. Item Pulled for Separate Consideration
- E. Resolution 2025-064: Approving Amendment No. 11 for Task Order No. 4A under the terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. (Fresno, California office) for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of \$638,080.20 to be funded by Fund 115 "Measure A – Roads" for Bid Package 2 for City Project No. 23-067 as "NV5 CM Task Order No. 4A for City Project No. 23-067, Bid Package 2"
- F. Resolution 2025-065: Approving the purchase of one (1) Mark Rite Lines (MRL) Mini Mac 400 left hand drive Thermoplastic machine from Mark Rite Lines Equipment Company, Inc pursuant to the Buy Board Contract No. 685-22, in an amount not to exceed \$108,000 expensed to Fund 219 "SB1 Road Maint & Rehab Account" in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing use of joint, cooperative, or leveraged purchasing plans and not requiring an additional City bid procedure

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- G. Motion: Accepting improvements for City Project No. 23-020 "Transit Center Canopy Repair" and authorizing the City Engineer to file a Notice of Completion
- H. Motion: Accepting Improvements for City Project No. 19-48 "Sewer Replacement in Alley Behind 147 S Broadway Street" and authorizing the City Engineer to file a Notice of Completion
- I. Resolution 2025-066: Approving an Agreement with Vertosoft, LLC of Leesburg, Virginia for procurement software for a term of two (2) years for an amount not-to-exceed \$113,000, utilizing the cooperative Agreement through Sourcewell #060624-VTO per TMC 2-7-08 (b)(5), to be funded by Fund 110 "General Fund", Fund 410 "Water Quality Control (WQC)", and Fund 420 "Water"
- J. Resolution 2025-067: Rescinding Resolution No. 2023-119 and approving a revised Transportation Development Act (TDA) transit claim for Local Transportation Funds (LTF) and State Transit Assistance (STA) funding with the Stanislaus Council of Governments (StanCOG) associated with the Roger K. Fall Transit Center, the Turlock-Denair Amtrak Station and Turlock Transit services for Fiscal Year 2023-24, and authorizing the Interim City Manager to sign and submit the subject claim
- K. Resolution 2025-068: Approving a Transportation Development Act (TDA) transit claim for Local Transportation Funds (LTF) and State Transit Assistance (STA) funding with the Stanislaus Council of Governments (StanCOG) associated with the Roger K. Fall Transit Center, the Turlock-Denair Amtrak Station and Turlock Transit services for Fiscal Year 2025-26, and authorizing the Interim City Manager to sign and submit the subject claim
- L. Resolution 2025-069: Approving the submission of a Low Carbon Transit Operations Program (LCTOP) grant application to the State of California for a Free Fares Project for FY 2025-26 (\$155,690), developed in coordination with regional peers, and authorizing the City Manager or Interim City Manager to execute the Certifications & Assurances form, Authorized Agent form and any other document necessary to secure the funding and implement the project
- M. Resolution 2025-070: Determining the award of bid is exempt from the provisions of CEQA in accordance with section 15301 of the CEQA guidelines, awarding bid, and approving an Agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, CA, in the amount of \$2,728,590.66 and a contingency amount of \$273,000.00 (10%) to be funded by Fund 218 "Measure L" for construction of Bid Package 2 for City Project No. 23-067 "Mark Thomas Task Order No. 3 for Roads Program CIP Projects"
- N. Resolution 2025-071: Approving Amendment No. 1 with LeaderGov LLC (City Contract 2025-113) to include planning and development of the City's Executive Team in the amount of \$11,000, bringing the revised contract total to \$35,900, to be funded by the existing Human Relations Department general fund

Action: Motion by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt the Consent Calendar, as amended by pulling item 6D for separate consideration, and carried 5/0 by the following vote:

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Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

6D. Rescinding Resolution No. 2018-172 and adopting a new resolution authorizing the allocation of \$25,000 from Fund 217 "Streets – Gas Tax," subject to availability, to fully offset current encroachment permit fees for qualifying frontage improvement projects involving curbs, gutters, sidewalks, driveway approaches, and ramps, thereby reducing the financial burden on property owners and promoting timely hazard mitigation (Fisher)

Municipal Services Director Fisher spoke on the item.

Mayor Bublak opened the item for public comment and the following members of the public spoke:

Milt Trieweler
Bob Puffer

With no further comments, Mayor Bublak closed public comment.

Action: Resolution 2025-072: Rescinding Resolution No. 2018-172 and adopting a new resolution authorizing the allocation of \$25,000 from Fund 217 "Streets – Gas Tax," subject to availability, to fully offset current encroachment permit fees for qualifying frontage improvement projects involving curbs, gutters, sidewalks, driveway approaches, and ramps, thereby reducing the financial burden on property owners and promoting timely hazard mitigation, as motioned by Councilmember Abram, seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

7. FINAL READINGS

None

8. PUBLIC HEARINGS

- A. Directing the City Manager to agendize a draft resolution establishing fees for processing Local Street Closure permit applications and inspections, and a separate draft resolution addressing whether to waive those fees for the National Night Out event; Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and introducing, by first reading, an ordinance amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-2 (Regulation of Parades and Special Events) (Fisher)

Director Fisher reported on the item.

Mayor Bublak opened the items for public comment and the following member of the public spoke:

Bob Puffer

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With no further comments, Mayor Bublak closed public comment.

Action:

Motion: Directing the City Manager to agendize a draft resolution establishing fees for processing Local Street Closure permit applications and inspections, and a separate draft resolution addressing whether to waive those fees for the National Night Out event, as motioned by Councilmember Abram and seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

Ordinance 13XX-CS: Rescinding City of Turlock Resolution Nos. 2013-126 and 2019-138 and introducing, by first reading, an ordinance amending Turlock Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 5-2 (Regulation of Parades and Special Events), as motioned by Councilmember Abram and seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- B. In the matter of rescinding Resolution No. 2023-177 and adopting a revised transit passenger fare structure effective July 1, 2025, and delegating authority to the City Manager, or his or her designee, to temporarily reduce or eliminate fares on any transit mode for promotional, regional coordination or emergency purposes (York)

Transit Manager Wayne York presented the item.

Vice Mayor Monez left the dias at 6:53pm and returned at 6:55pm.

Mayor Bublak opened the items for public comment, and with none, closed public comment.

Action: Resolution No. 2025-073: In the matter of rescinding Resolution No. 2023-177 and adopting a revised transit passenger fare structure effective July 1, 2025, and delegating authority to the City Manager, or his or her designee, to temporarily reduce or eliminate fares on any transit mode for promotional, regional coordination or emergency purposes, as motioned by Councilmember Abram and seconded by Councilmember Bixel, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- C. Receive informational report regarding City of Turlock Vacancies and Recruitment and Retention Efforts pursuant to Assembly Bill 2561/Government Code Section 3502.3 (Dhami)

Director Dhami presented an explanation of Assembly Bill 2651 and shared data of the 2024 vacancies and recruitment efforts.

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Chad Hackett, representative from the Turlock Firefighters Local #2434, presented a power point presentation regarding the Firefighters retention and recruitment issues and the compensation gap.

Mayor Bublak opened the items for public comment and the following members of the public spoke:

Milt Trieweller
Bob Puffer
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Action: Motion: Receive informational report regarding City of Turlock Vacancies and Recruitment and Retention Efforts pursuant to Assembly Bill 2561/Government Code Section 3502.3, as motioned by Vice Mayor Monez, seconded by Councilmember Abram and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

D. Approving the appeal and granting Conditional Use Permit 2024-09 (Quintero)

Disclosure of Ex Parte Communications:

Councilmember Abram disclosed that she had ex parte communication with David Paul via phone where he expressed his support of the project.

Councilmember Bixel disclosed that he had ex parte communication with Mr. Lazar via phone.

Vice Mayor Monez disclosed that she had ex parte communication with various constituents who lived around the Countryside and Tully Rd. corridor. She received multiple emails opposing and supporting the appeal, and a voicemail from John Lazar.

Councilmember Phillips disclosed that she had ex parte communication with business owners across the street of the potential project site and most of them were opposed to the project.

Mayor Bublak disclosed that she had ex parte communication with Mayor Lazar in person and multiple business owners on Countryside.

Director Werner introduced the item and answered questions from the City Council.

Councilmember Phillips left the dias at 7:45.

Mayor Bublak called a recess at 7:47.

Mayor Bublak called the meeting back at 7:49.

Mayor Bublak asked for comment on behalf of the applicant. Jim Shaw, an architect for the applicant spoke on the project.

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Mayor Bublak opened the items for public comment and the following members of the public spoke:

Name not provided
Milt Triewailer
Joe Viera
Bob Puffer
Ron Bridegroom
Denise
Amilia Giomo
Freddy Backblack
Stokes
Brett Jolly, representative of the property owner
Name not provided

With no further comments, Mayor Bublak closed public comment.

Mayor Bublak reopened public comment for the developer to speak, he withdrew his appeal application.

Action: Motion to table by Councilmember Abram, seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- E. Approving the Fiscal Year 2025-2029 Consolidated Plan for the Stanislaus HOME Consortium, which is comprised of the City of Turlock and the Stanislaus Urban County, for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds, authorizing the submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents; Approving the Fiscal Year 2025-2026 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents

Housing Manager Jennifer Figueroa introduced the item and the consultant, Danny Sorano, who presented a power point on the Consolidated Plan and Action Plan.

Mayor Bublak opened the items for public comment and the following members of the public spoke:

Julie
Name not given
John Carlo
Ron Bridegroom
Bob Puffer
Bob Patterson
Name not provided

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With no further comments, Mayor Bublak closed public comment.

Action:

Resolution 2025-074: Approving the Fiscal Year 2025-2029 Consolidated Plan for the Stanislaus HOME Consortium, which is comprised of the City of Turlock and the Stanislaus Urban County, for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds, authorizing the submission of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents.

Resolution 2025-075: Approving the Fiscal Year 2025-2026 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME), authorizing the submission of the Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD), and authorizing the City Manager or designee to execute all related and necessary documents, as motioned by Vice Mayor Monez, seconded by Councilmember Phillips and carried 4/1 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
No	Yes	Yes	Yes	Yes

- F. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2026.

Mayor Bublak opened the items for public comment and the following members of the public spoke:

Milt Treiweiler
Ron Bridegroom
Zach Drivon, representative for Fire House

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Fire House and the City of Turlock for the operation of a cannabis retail dispensary at 1601 W. Main Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 089-015-006 through June 30, 2026, as motioned by Councilmember Abram and seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- G. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026

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Mayor Bublak opened the item for public comment and the following members of the public spoke:

Milt Treiweiler
Ron Bridegroom
Zach Drivon, representative for JDI Farms, Inc.

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between JDI Farms, Inc. and the City of Turlock for the operation of an indoor cannabis cultivation, manufacturing, and distribution business at 600 D Street, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 043-018-016 through June 30, 2026, as motioned by Councilmember Abram and seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- H. Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2026

Mayor Bublak opened the item for public comment and the following members of the public spoke:

Milt Treiweiler
Ron Bridegroom
Angelica Sanchez, representative for Perfect Union

With no further comments, Mayor Bublak closed public comment.

Action: Ordinance 13XX-CS: Introduction and first reading of an Ordinance extending by Amendment, in a form approved by the City Attorney, the Development Agreement between Perfect Union and the City of Turlock for the operation of a cannabis retail dispensary at 2500 N. Golden State Boulevard, Turlock, CA, County of Stanislaus, Assessor's Parcel Number 088-007-025 through June 30, 2026, as motioned by Councilmember Abram and seconded by Vice Mayor Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

9. ACTION ITEMS

- A. Adopting a resolution declaring certain real property owned by the City of Turlock located at 570 Jason Drive, Turlock California, Stanislaus County APN 050-036-008, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of

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Turlock located at 1827 Shadow Park Drive, Turlock, California, Stanislaus County APN 088-015-057, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 2065 Cody Court, Turlock, California, Stanislaus County APN 089-004-012, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 573 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-049, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act; Adopting a resolution declaring certain real property owned by the City of Turlock located at 591 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-048, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act (Figueroa)

Housing Manager Figueroa reported on the item.

Mayor Bublak opened the items for public comment and the following members of the public spoke:

Mr. Freitas
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Action:

Resolution 2025-076: Adopting a resolution declaring certain real property owned by the City of Turlock located at 570 Jason Drive, Turlock, California, Stanislaus County APN 050-036-008, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Resolution 2025-077: Adopting a resolution declaring certain real property owned by the City of Turlock located at 1827 Shadow Park Drive, Turlock, California, Stanislaus County APN 088-015-057, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Resolution 2025-078: Adopting a resolution declaring certain real property owned by the City of Turlock located at 2065 Cody Court, Turlock, California, Stanislaus County APN 089-004-012, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Resolution 2025-079: Adopting a resolution declaring certain real property owned by the City of Turlock located at 573 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-049, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act.

Resolution 2025-080: Adopting a resolution declaring certain real property owned by the City of Turlock located at 591 Birchwood Way, Turlock, California, Stanislaus County APN 043-055-048, is exempt surplus land, and authorizes the City Manager to take the required actions to comply with the requirements of the Surplus Land Act, as motioned by Vice Mayor Monez, and seconded by Councilmember Abram, and carried 5/0 by the following vote:

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Councilmember Abram	Councilmember Bixel	Vice Mayor Monez	Councilmember Phillips	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

10. PUBLIC PARTICIPATION

Mayor Bublak opened the item for public comment and the following members of the public spoke:

Jason Freitas
Megan Pattersen
Ann Yonan
Anne Marie Salgado
Alex Garcia
Gian Carlo
Leslie Stokes
Cathy Doo
Luis Oiorio
Barbara
Mrs. Ansley
Milt Treiweiler
Glennis Zolkie
Betty
Robert Puffer
Ron Bridegroom
Mary Jacksen
Name not provided
Cindy
Ryan Taylor
Pastor Jetsen Bruno

With no further comments, Mayor Bublak closed public comment.

11. CITY MANAGER REPORTS/UPDATES

Interim City Manager Sue Borrego shared that she was delighted to be here and she will begin highlighting the City Manager reports and she looks forward to working with the City Council, citizens, and staff to identify the solutions and service the City of Turlock.

12. COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Abram expressed her desire to gain clarity on the policies supported by the city.

Councilmember Bixel criticized the lack of solutions, emphasizing that inaction is not an option. He urged for a consensus on actionable steps to unite the community and demonstrate a collective commitment to progress.

Vice Mayor Monez stated that Columbia Pool will open this Saturday and congratulated the City Clerk on her certification from the International Institute of Municipal Clerks.

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Councilmember Phillips addressed concerns raised on social media, sharing that she has provided food and water to individuals who approached her business for assistance. She also expressed her excitement about the opening of Columbia Pool.

Mayor Bublak acknowledged the strong response on social media, highlighting the community's demand for accountability. She stressed the importance of ensuring that funds are used effectively to create a greater impact. Although the governor has reached out to her, she affirmed the city's commitment to its current initiatives and called for increased accountability from the community.

13. CLOSED SESSION

A. Conference with Labor Negotiators, Cal. Gov't Code §54957.6(a)

"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."

Agency Designated Representative: Interim City Manager, Sue Borrego
Employee Organization: Turlock Management Association-Public Safety
Employee Organization: Turlock Associated Police Officers

B. Conference with Real Property Negotiators, Cal. Gov't Code §54956.8

"Notwithstanding any other provisions of this chapter, a legislative body of a local agency may hold a closed session with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the local agency to grant authority to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease."

Property: 132 S. Broadway, Turlock, CA (APN No. 043-045-018-000)

Agency Negotiator: Interim City Manager Susan Borrego

Negotiating Parties: Pierce Timothy L (Te) & Donna Pierce Family 2021 Trust

Under Negotiation: Price and terms of payment for the purchase of the property

C. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)

"For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist...A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency."

Potential Case(s): One (1)

14. REPORTS FROM CLOSED SESSION

None

15. ADJOURNMENT

Mayor Bublak adjourned the meeting at 11:17 p.m.

Respectfully submitted



Kelly Renteria, Deputy City Clerk



ADRIENNE WERNER
DEVELOPMENT SERVICES DIRECTOR
awerner@turlock.ca.us

8D

DEVELOPMENT SERVICES

156 S. BROADWAY, SUITE 120 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5542 EXT. 2203 | TDD 1-800-735-2929

MEMORANDUM

TO: Honorable Mayor and Councilmembers
FROM: Adrienne Werner
DATE: May 13, 2025
RE: **Additional Public Comments - 8D**

Staff respectfully submits the attached green sheet to include the public comments for item 8D that were submitted after the agenda was posted.

Adrienne Werner

From: [REDACTED]
Sent: Friday, May 9, 2025 2:42 AM
To: Katie Quintero
Subject: BUILD GRUBHUB

Katie Quintero
City of Turlock Planning Division

I am writing in support of establishing a Grubhub hub here in Turlock. Our community would greatly benefit from a centralized location where local food trucks can gather, showcase their offerings, and become more accessible to both residents and visitors.

Turlock has a strong tradition of supporting its local businesses and entrepreneurs. Providing a visible, easily accessible location—especially one near the freeway—would allow travelers and locals alike to experience the best of what our city has to offer in terms of food and drink.

This initiative would not only boost local small businesses but also enhance the cultural and culinary landscape of Turlock. I fully support this effort and encourage its approval.

Sincerely,

Elijah Silveira

Adrienne Werner

From: Katie Quintero
Sent: Saturday, May 10, 2025 12:20 AM
To: Adrienne Werner
Subject: FW: Conditional Use Permit 2024-09

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: [REDACTED]
Date: 5/9/25 3:43 PM (GMT-08:00)
To: Katie Quintero <KQuintero@turlock.ca.us>
Subject: Conditional Use Permit 2024-09

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Members of the Planning Commission,

I am writing to support Conditional Use Permit 2024-09 for a mobile food truck park at 2400 Fulkerth Road. This project offers significant benefits to Turlock and addresses community needs.

Opponents have raised concerns about potential negative impacts; however, these can be mitigated through site design and responsible operation. Concerns about restrooms, noise, and safety are addressed with plans for on-site, managed restrooms, a 7-foot block wall, and landscaping. East Avenue Food Truck Court serves as an example of operating cleanly and is a welcome, family-friendly addition to the neighborhood.

The success of other food truck courts, like "Grub Hubs" in Modesto, further demonstrates the viability and community benefit of such developments. Grub Hubs is a popular destination with diverse food offerings and well-reviewed on Google and Yelp.

This project is a pro-business endeavor that will bring significant economic benefits to Turlock. Developing the vacant property at 2400 Fulkerth Road will transform a missed opportunity into a vibrant, productive area, supporting local food vendors, and offer a variety of dining options at various price points for residents and visitors.

The property's proximity to Highway 99 is a key advantage. It offers an opportunity to attract travelers, providing a quick and convenient food stop while boosting the local economy.

I urge the Planning Commission to approve this project. It is a positive step for Turlock, offering economic growth, community amenities, and a valuable use for an underutilized property.

Thank you for your time and consideration.

Sincerely,
Victor Chin
Turlock Resident

Adrienne Werner

From: Katie Quintero
Sent: Monday, May 12, 2025 7:13 PM
To: Adrienne Werner
Subject: FW: 2400 Fulkerth Food Truck Project

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Pushpinder Kahlon [REDACTED]
Date: 5/12/25 7:04 PM (GMT-06:00)
To: Nichole Fiez <NFiez@turlock.ca.us>
Cc: Katie Quintero <KQuintero@turlock.ca.us>, "Brett S. Jolley" [REDACTED]
Subject: 2400 Fulkerth Food Truck Project

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Mayor Amy Bublak
And Honorable Members of the Turlock City Council
Turlock City Council
156 S Broadway
Turlock, CA 95380
Re: Letter of Support for 2400 Fulkerth Road Conditional Use Permit

Dear Mayor Bublak and Honorable Members of the Turlock City Council,

I am the applicant for the 2400 Fulkerth Road mobile food truck park project. The project would develop the currently vacant 1.31-acre parcel into a mobile food park wherein residents would have a clean, safe, and culturally diverse place to grab food and drinks from a variety of vendors at varying price points. The property as it stands has been vacant for several years and has been subject to trespass and other safety concerns. I believe that the food truck park will improve the appeal and quality of the area as well as bring business into the area and additional job opportunities for those in the Turlock community.

The project would entail developing the site with on-site parking, paving, and landscaping to allow for a maximum of fourteen (14) mobile food trucks to operate onsite with a canopy and seating area as well as a restroom building. Once improved, the proposed project would be consistent with the Turlock Municipal Code as articulated in the staff report for the Planning commission.

I would like to take the opportunity to respond to the comments in opposition to the project and provide clarity as to the benefits this community will see from the approval of the project. In summary, it appears that the general concerns surround (1) traffic and parking; (2) noise; (3) safety and sanitation; and (4) impact on local businesses. I will address each in turn.

Traffic and Parking

As noted in the staff report for the Planning Commission, the project would not result in any significant impacts relating to traffic. Importantly, the property is zoned for commercial uses and the proposed project is consistent with the zoning. The project will be accessed from Fulkerth Road through an existing 30' access easement. With regards to parking, the project proposes a total of 33 parking spaces, which exceeds the twenty-eight spaces that would be required based on past mobile vendor projects. As such, there would be sufficient parking to accommodate those visiting the mobile food truck park. Additionally, this infill project is already surrounded by several existing high traffic-generating uses including fuel stations, restaurants, and a Walmart anchored shopping center.

Noise

The Noise Study conducted by Yorke Engineering, LLC determined that noise generated by the operation of the Project would be in compliance with the noise limits established in the Municipal Code and General Plan. Moreover, our plan to install electrical connections to each mobile food vendor parking area eliminates the need for generators, decreasing the noise impacts on those surrounding the mobile food truck park. Furthermore, as a condition of approval the mobile food vendors at the site would be required to have their vehicles removed by 10:00 p.m. daily. Finally, the proposed 7-foot block wall will serve as another barrier for noise, sight, and smells.

Safety and Sanitation

The site has been vacant for several years and as a result has been subject to vagrancy and trespass. This mobile food park infill project would improve the appeal, quality, and overall safety to the area through its landscaping and development. The proposed 7-foot block wall will provide a barrier between the mobile food park and abutting residence providing additional safety to those nearby. Additionally, the project proposes to include a trash enclosure and restrooms with a storage/janitorial room to ensure the ongoing sanitation and appeal of the mobile food truck park. Moreover, each individual mobile food truck would be required to obtain a mobile food vendor permit to ensure compliance with all standards and to verify Health Department approval.

Impact on Local Businesses

The project will provide local restaurants and coffee shops with the opportunity to expand their brick-and-mortar businesses. This will provide increased revenue and growth potential with the increase in brand exposure. Moreover, the inclusion of additional food options will attract patrons to the area and provide surrounding businesses and shopping centers with increased revenue potential.

The approval of the mobile food truck park will be a positive addition to the community by providing multiple food options and accommodations for dietary restrictions and preferences as well as culturally diverse foods at varying price points. For the foregoing reasons, I respectfully request that the City grant the appeal and approve of the proposed project.

Sincerely,

Pushpinderdeep Kahlon

May 12, 2025

SENT VIA EMAIL SUBMISSION

Mayor Amy Bublak

And Honorable Members of the Turlock City Council

C/o City Clerk

156 S Broadway

Turlock, CA 95380

Email: nfiez@turlock.ca.us

Re: Letter in Support of CUP 2024-09 (Food Truck Project -2400 Fulkerth Road)
May 13, 2025 City Council Meeting Agenda Item 8.D.

Dear Mayor Bublak and Honorable Members of the Turlock City Council:

This office represents the Paul Family, owners of 2400 Fulkerth Road. The Paul Family are in escrow to sell the long-vacant 1.31-acre commercial parcel ("the Project Site") to the applicant for use as a mobile food truck park (the "Project"). The Project entails developing the site with on-site parking, paving, and landscaping to allow for a maximum of fourteen (14) mobile food trucks to operate onsite with a canopy, seating area, and restroom building. The Project Site is consistent with the zoning regulations and General Plan. The Project will be developed consistent with Turlock Municipal Code and requires a conditional use permit. My clients submit that the Planning Commission erred in denying the Project and urge the Council to grant the appeal, adopt the proposed findings, and approve the Project.

1. The Project will meet the requirements of the Turlock Municipal Code and can accommodate the proposed use.

Turlock Municipal Code section 9-2-124 allows mobile food facilities to operate within the City through an expediated permitting process that ensures that the uses are operated in a manner that is safe and secure and will not create adverse impacts to the property or those in the immediate neighborhood (Turlock Municipal Code § 9-2-124(a).) An application shall be approved if the following conditions are met:

- "(i) The proposed location is on an improved property that is entirely paved and shall not interfere with the operation of any approved uses on the site;
- (ii) The site is adequate to support the operation of the mobile food facility and the mobile food facility will not adversely affect adjacent structures and uses, or the surrounding neighborhood;
- (iii) The proposed use will not adversely affect the circulation and flow of vehicular and pedestrian traffic in the immediate area;
- (iv) The proposed use will not create a demand for additional parking which cannot be met safely and efficiently in existing



parking areas; (v) The proposed use will not conflict with the terms or intent of any planned unit development permit or conditional use permit currently in effect on the property; (vi) The proposed use and location complies with all applicable requirements of the Turlock Municipal Code, the California Building and Fire Codes, and any other applicable local, regional, State or Federal laws or regulations; and (vii) The proposed use will not otherwise constitute a nuisance or be detrimental to the public welfare of the community" (Turlock Municipal Code § 9-2-124(c)(3).)

As set forth in the staff report prepared for the Planning Commission, the Project satisfies these standards and should be approved. The Project is consistent with the zoning regulations and the Turlock General Plan. The Project is zoned community commercial which is intended to "provide a wide range of retail stores, restaurants, hotels and motels, commercial recreation, personal services, business services and financial services and for limited office and residential uses" (Turlock Municipal Code § 9-3-301.) The Project would be similar in nature to those intended articulated in the code.

The Project entails the development of the 1.31-acre parcel with on-site parking, paving, landscaping, a canopy, seating area, and restroom building to accommodate the use. The Project will be accessed from Fulkerth Road through an existing 30' access easement and has been determined to not have a significant impact on traffic in the area. The Project proposes a total of 33 parking spaces, which exceeds the twenty-eight spaces that would be required based on past mobile vendor projects. The Noise Study conducted by Yorke Engineering, LLC determined that noise generated by the operation of the Project would be in compliance with the noise limits established in the Municipal Code and General Plan. With the development of the property, the Project would meet Turlock Municipal Code section 9-2-124 with a conditional use permit to exceed the limitation on the number of trucks allowed and the improvements needed to develop the site.

As articulated in Turlock Municipal Code section 9-3-302, uses such as mobile food truck parks, not contained in the schedule, may be permitted subject to a conditional use permit if it is similar in nature and intensity to other uses in the district (Turlock Municipal Code § 9-3-302.) Here, other uses in the district include a shopping center, coffee shop, restaurants, and a convenience store. The nature and intensity of a mobile food truck park is equitable. At its core, a food truck park is an organized space where multiple food trucks gather to sell food and beverages to local patrons. As such mobile food trucks are similar in intensity to restaurants. Having multiple food trucks in one location is no different than a shopping center having multiple restaurants within the center or a mall having a food court in terms of the nature and intensity of the use. As such, a mobile food truck park is similar in nature and intensity to other uses in the district and should be granted a conditional use permit to allow for the additional number of mobile food trucks.



The development of the permanent canopy for seating and the restroom building are authorized subject to a conditional use permit as well. Here, the applicant proposes permanent improvements which can be handled with a building permit prior to their installation to ensure compliance with building and fire codes. Additionally, as a condition of approval, the canopy and restroom building elevations are required to have design features that complement the existing development on the adjacent parcels and meet the Design Guidelines and the requirements of the Northwest Triangle Specific Plan.

2. Turlock will benefit from the development of the Project.

Approving the Project promotes beneficial use of this long-vacant parcel and increases the development potential for the area. The parcel has been vacant for several decades and is attractive to vagrancy and unauthorized vehicles parking on the property leading to concerns for safety. The Paul Family consistently deals with these conditions and recognizes that development of the property is the best defense to trespass. The Project will alleviate this concern by providing a clean, safe, and aesthetic location to grab food and drinks from a variety of vendors. Moreover, the presence of a food truck park can positively impact property values in the area by making the neighborhood more attractive to residents (See, "The Food Truck Economy: Impact on Local Communities," November 21, 2023, attached hereto as Exhibit A.)

The Project will not only improve the overall safety and appeal of the area but will allow for the expansion and brand exposure for local businesses. Mobile Food Truck Parks serve as a launching pad for those looking to enter the culinary space, especially those without the financial resources to establish a brick-and-mortar business (See, "The Role of Food Truck Parks in Modern City Life," attached hereto as Exhibit B.) Additionally, mobile food truck parks increase foot traffic in the areas surrounding them, providing local retailers and other businesses the opportunity to reach more customers as well as providing an opportunity for cross-promotion to mutually help boost sales and foster a stronger sense of community amongst business owners (See, "Food Truck Parks: Creating a Community Hub," September 12, 2024, attached hereto as Exhibit C.) The transparent culinary experience with direct customer interaction, limited food waste, and varying price points will attract patrons to the area providing surrounding businesses with increased revenue potential.

Moreover, a mobile food truck park provides a diverse selection of food options, a lively atmosphere, and a sense of community. This is a new and unique commercial use for Turlock. With a mobile food truck park, patrons can easily access culturally diverse food options which showcase the diversity and creativity of the food truck industry, featuring cuisines from different cultures, regions, and styles. Food truck parks also cater to different dietary preferences and restrictions. A sense of community and cultural and individual appreciation is fostered from the unique social interactions permitted with a mobile food truck park amongst patrons and truck owners alike. Moreover, the Project will allow for the immediate use of the Project Site providing



increased tax revenue, fees, stimulate spending, employment opportunities, and local entrepreneurship (See, Clare Louise, "How Food Trucks Are Benefitting Their Communities," July 16, 2024, attached hereto as Exhibit D.)

3. The denial of the Project was not based on substantial evidence and amounts to a prejudicial abuse of discretion.

The required findings for the Project are supported by substantial evidence. These findings are as follows:

a. The Project Site can accommodate the proposed use.

The Project Site is adequate to accommodate the proposed development and landscaping. The Project would develop the currently vacant 1.31-acre parcel into a mobile food truck park. With regards to parking specifically, the Project Site could accommodate a total of 33 parking spaces, which exceeds the twenty-eight spaces that would be required based on past mobile vendor projects. As such, there would be sufficient parking to accommodate those visiting the mobile food truck park and meet all setback requirements of the community commercial zone.

b. The Project Site is related properly to streets and highways to carry the quantity and kind of traffic generated from the proposed use.

As noted in the staff report for the Planning Commission, the Project would not result in any significant impacts relating to traffic. To that end, the Project is already surrounded by several existing high traffic-generating uses including fuel stations, restaurants, and a Walmart anchored shopping center this use would not significantly impact traffic in the area. The Project will be accessed from Fulkerth Road through an existing 30' access easement. Customers would be able to safely make a U-turn to enter the site if needed by traveling west down Fulkerth Road. Moreover, the Project is consistent with the General Plan and the General Plan EIR thoroughly addressed anticipated traffic effects from the Project exempting traffic impacts from further environmental review (CEQA Guideline § 15183.)

c. The Project will not adverse affect the abutting properties.

While abutting neighbors have grown used to the Property remaining vacant, and enjoy the absence of commercial neighbors, leaving the lot in this condition in perpetuity is not feasible. In fact, development of the Project will alleviate present concerns regarding the vacant lot including trash being disposed of on the lot, homeless and other trespass, and unsightliness due to overgrown weeds. The Project will substantially improve the appeal of the area and safety positively impacting property values. The Project Site has measure put in place for safety, namely the Project Site will be locked and secured at night and bathrooms will be locked and require a key from a vendor to access. Additionally, the Project would include a trash enclosure and restrooms with a



storage/janitorial room to ensure the ongoing sanitation and appeal of the mobile food truck park. Local restaurants and coffee shops will also benefit from having the opportunity to expand their brick-and-mortar businesses. This will provide increased revenue and growth potential with the increase in brand exposure for these businesses. Moreover, the inclusion of additional food options will attract patrons to the area and provide surrounding shopping centers with increased revenue potential.

d. The Project Site is in conformance with the General Plan.

The Project Site is zoned community commercial and is consistent with the zoning regulations and General Plan.

4. Conclusion

Approving the Project will benefit the Turlock community through the increase in tax revenues, job opportunities, and local entrepreneurship opportunities. The Project will transform a previously vacant lot into a productive and appealing location for those in the community to enjoy with a unique and wanted use. Accordingly, we request that the Council grant the appeal and approve the Project consistent with Staff's recommendation.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Very truly yours,

McKINLEY, CONGER, JOLLEY & GALARNEAU, LLP

A handwritten signature in blue ink that reads 'Brett S. Jolley'.

BRETT S. JOLLEY
Attorney-at-Law

cc: Clients
Jim Shaw, Project Architect (jshaw@pc-intouch.com)
Katie Quintero, Planning Manager (Kquintero@turlock.ca.us)
George Petrulakis (George@petrulakis.com)
Pushpinder Kahlan, Applicant (pkahlon88@gmail.com)

EXHIBIT A



The Food Truck Economy: Impact on Local Communities

By info@joinscroll.com / November 24, 2023

The food truck industry has taken the United States by storm, and Houston is no exception to this trend. Over recent years, food trucks have become an integral part of the local economy, making significant contributions to economic growth, fostering community development, and satisfying the appetites of residents with diverse and innovative foods. In this blog post, we'll explore the positive impact of food trucks on local communities in Houston and across the nation.

The Food Truck Boom

Food truck owners, often entrepreneurial small business owners, have quickly recognized this business model's potential. The appeal of serving great food without the high overhead costs of a traditional brick-and-mortar restaurant has led to a proliferation of food truck businesses in urban areas like Houston.

Economic Impact on the Local Economy

Economic Growth and Job Creation

Food trucks are a driving force behind economic growth in Houston and other American cities. The revenue generated by food truck businesses contributes to the local economy by creating jobs and stimulating consumer spending. Many food truck owners are full-time entrepreneurs who hire additional staff to meet the demands of their growing customer base. These businesses are not only providing immediate employment opportunities but also contributing to the long-term economic development of the region.

Start-Up and Operating Costs

One of the key reasons food trucks have become a preferred choice for small business owners is the lower startup cost compared to traditional brick-and-mortar restaurants. The overhead costs, including rent and utilities, are significantly lower for food truck entrepreneurs, allowing them to invest more in creating amazing food.

Local Suppliers and Producers



of local farmers and growers.

Property Values and Public Spaces

The presence of food trucks can also have a positive impact on property values in an area. Vibrant food truck scenes can make neighborhoods more attractive to residents, increasing property values and promoting economic development.

Public spaces like food truck parks and dedicated food truck areas create opportunities for the community to gather and enjoy delicious food. Local governments and event organizers often collaborate with food truck entrepreneurs to host food truck rallies and festivals, attracting foot traffic and fostering a sense of community.

Fostering Community Development

Community Events and Food Truck Rodeos

Food trucks are a staple at community events, fairs, and festivals. These events not only provide a great time for residents but also create economic opportunities for food truck owners. Food truck rodeos, in particular, have become a popular attraction, drawing crowds with a wide variety of culinary options.

Meeting Underserved Areas

In some underserved areas, food trucks play a crucial role in providing access to diverse and healthier food options. These mobile food vendors can help bridge the gap in communities where traditional restaurants are scarce.

Supporting Local Small Businesses

The success of food trucks often extends to other local small businesses. As food truck owners establish themselves in various locations, they create opportunities for collaboration with nearby businesses. For instance, food trucks may partner with nearby coffee shops to offer coffee and pastries in the morning, benefiting both businesses.

Brand Ambassadors of Local Culture



From taco trucks to exotic flavors, international cuisine offers residents and visitors a taste of the city's culinary diversity.

A Look at Houston's Food Truck Scene

Houston's food truck scene has experienced tremendous growth over the last few years. The city's vibrant and diverse culinary landscape is well-suited to food truck entrepreneurs' innovative and international offerings. Here are some notable aspects of Houston's food truck economy:

Variety of International Cuisine

Houston's food trucks reflect the city's cultural diversity. You can find everything from traditional Tex-Mex and barbecue to Ethiopian injera and Vietnamese banh mi sandwiches. Houston food trucks celebrate the city's international flavors, allowing residents to explore different culinary traditions.

Local Events and Festivals

Houston's year-round pleasant weather makes it an ideal location for outdoor events. Food truck operators actively participate in local festivals, live music events, and community gatherings, contributing to the vibrancy of these occasions.

College Campuses and Apartment Complexes

Food trucks often make their way to college campuses and apartment complexes, providing students and residents with convenient and delicious dining options. This brings food truck culture directly to the doorsteps of many Houstonians.

Focus on Healthier Food Options

Houstonians are increasingly health-conscious, and food trucks have responded by offering a variety of healthier food options, including salads, grain bowls, and vegetarian dishes. These options cater to a growing customer base that values nutritious choices.

Economic Opportunities Beyond Houston

Job Creation

Food truck businesses have created thousands of jobs nationwide. From food truck operators to full-time employees and suppliers, these businesses have a far-reaching impact on employment opportunities.

Youth Spending and Middle-Class Expenditure

The food truck industry also benefits from the spending habits of younger generations and the middle class. Young adults, in particular, are drawn to the convenience and diversity that food trucks offer. Their spending contributes to the growth of the industry.

A Steady Growth Rate

The food truck industry in the United States has maintained a steady growth rate over the years. Annual revenue from food truck businesses has continued to rise, reflecting their popularity and ability to adapt to evolving consumer preferences.

The Role of Street Vendors

In addition to dedicated food trucks, street vendors selling quick bites like hot dogs and pretzels also play a vital role in the industry. These vendors often operate in high-traffic areas, providing immediate access to delicious food options.

Waste Management and Sustainability

Food truck operators are increasingly conscious of their environmental impact. Many are adopting sustainable practices, such as minimizing food waste and using eco-friendly packaging, contributing to a greener and more sustainable food industry.

Conclusion

The food truck economy is a dynamic and thriving sector that substantially impacts local communities, including the vibrant city of Houston. As food truck owners continue to innovate with fresh ingredients, healthier food options, and diverse menu items, they create economic opportunities, support local businesses, and foster community development. The positive impact of food trucks extends far beyond the delicious meals they serve; it reaches



next time you visit your favorite food truck in Houston, savor the flavors and appreciate its positive impact on your community.

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EXHIBIT B

f



(<https://www.khanacademy.org/a/what-is-a-linear-function>)



THE ROLE OF FOOD TRUCK PARKS IN MODERN CITY LIFE

(<https://elhajcustomfoodtrucks.com/wp-content/uploads/2024/02/imgonline-com-ua-resize-lhuhlGPnDwjZQKK.jpg>)

In the hustle and bustle of modern city life, where time is of the essence and variety is the spice of existence, food truck parks have emerged as vibrant hubs that cater to the evolving tastes and lifestyles of urban dwellers.

These open air culinary destinations have become more than just places to grab a quick bite; they play a crucial role in fostering community, supporting local businesses, and adding a flavorful twist to the urban landscape.



Creating a Sense of Community:

Food truck parks serve as more than just places to grab a quick meal; they function as social hubs, creating a sense of community in the midst of the fast paced urban lifestyle, the communal seating arrangements and lively atmospheres encourage people to linger, fostering interactions among friends, families, and even strangers.

This sense of togetherness helps combat the potential isolation often associated with city living, turning food truck parks into communal spaces where people connect over shared culinary experiences.

Supporting Local Entrepreneurship:

One of the most significant roles of food truck parks is providing a launching pad for local entrepreneurs. These businesses, often helmed by passionate chefs or culinary enthusiasts, can showcase their creativity without the high startup costs associated with traditional restaurants. Food truck parks, acting as incubators for culinary talent, empower aspiring chefs to turn their culinary dreams into reality, contributing to the vibrant and diverse local food scene.

Economic Impact and Local Growth:

Food truck parks are not only about food; they significantly contribute to the economic growth of the community. By attracting a steady stream of foot traffic, these culinary hubs create opportunities for neighboring businesses to thrive. Local coffee shops,

boutiques, and other establishments benefit from the increased presence of people drawn to the food truck park. This symbiotic relationship helps invigorate the local economy, establishing these parks as key players in the urban economic landscape.

Adaptability to Modern Tastes:

The adaptability of food truck parks is a crucial factor in their success. In a society that is increasingly health conscious and diverse in its culinary preferences, these parks offer a wide range of options to cater to various tastes. From vegan and gluten free options to exotic international flavors, food truck parks embody culinary innovation. This adaptability ensures that they remain relevant in the ever changing landscape of urban food culture, catering to the evolving preferences of the modern urban population.

The Major Change of Urban Spaces:

Food truck parks strategically position themselves in vacant lots or underutilized urban spaces. By transforming these areas into lively culinary destinations, these parks contribute to the Major Change of neglected corners of the city. This not only enhances the aesthetic appeal of the surroundings but also instills a sense of community pride and ownership. Therefore, food truck parks become catalysts for urban renewal, breathing new life into spaces that were once overlooked or ignored.

Cultural Exchange and Appreciation:

Beyond the gastronomic delights they offer, food truck parks play a role in cultural exchange, drawing inspiration from diverse cuisines and culinary traditions, these parks become microcosms of multiculturalism, residents have the opportunity to explore and appreciate different flavors from around the world, this not only broadens their culinary horizons but also fosters cultural dialogue and understanding, reinforcing the idea that food has the power to transcend borders and connect people from various backgrounds.

Sustainability Initiatives:

Food truck parks care about the environment, they use eco-friendly practices like using things that can easily break down, getting ingredients from nearby, and using energy efficient technologies, this helps reduce the impact on the environment, people in the city who are becoming more aware of being eco-friendly like this, that encourage a community that cares about the environment, contributing to the bigger movement for a greener way of living. When you enjoy tasty meals at these parks, you're also supporting efforts to keep the planet healthy.

In conclusion, the many sided role of food truck parks in modern city life goes beyond being mere food vendors, they are catalysts for community building, platforms for local entrepreneurship, drivers of economic growth, adaptable to evolving tastes, contributors to urban revitalization, and helpers of cultural exchange, these culinary hubs stand as dynamic elements, enriching the urban experience and reflecting the diversity and vibrancy of modern city living.

As we celebrate the pivotal role that food truck parks play in modern city life, it's essential to recognize the driving force behind these culinary havens – the food trucks themselves. If you're an aspiring chef, entrepreneur, or a local business enthusiast looking to make a mark in your community, consider the transformative power of an **Elhaj** (<https://elhajcustomfoodtrucks.com/why-elhaj-is-your-number-one-choice/>) **Food Truck**.



Visit Us

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Business Hours

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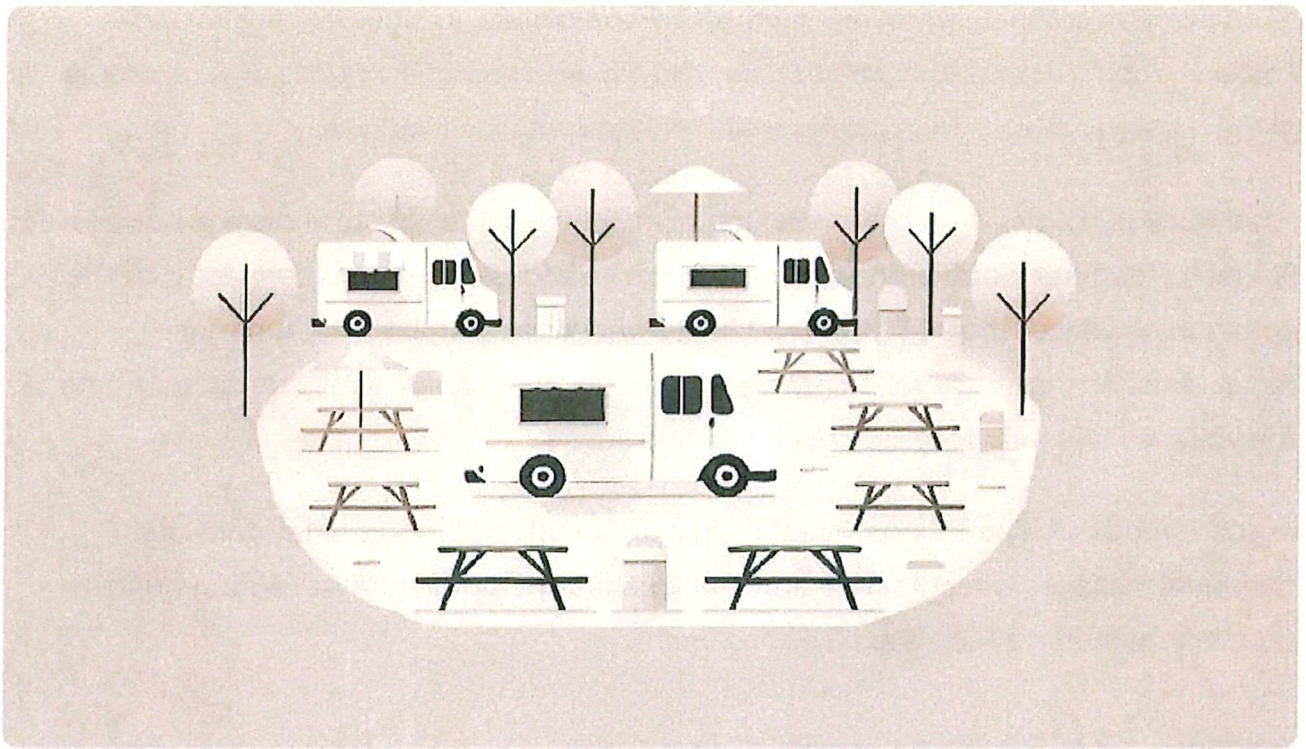
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EXHIBIT C

Sep 12, 2024

Food Truck Parks: Creating a Community Hub

Food truck parks are transforming into community hubs, boosting local businesses and fostering connection. Learn how they're shaping urban spaces and how FoodParks can help you be a part of it.



Food truck parks have become much more than just a place to grab a quick bite—they've evolved into vibrant community hubs where people gather, socialize, and experience diverse culinary offerings. These parks provide a unique space where locals and visitors can come together, often surrounded by live entertainment, local vendors, and a lively atmosphere. In this post, we'll dive into how food truck parks are helping to build

The Role of Food Truck Parks in Building Communities

Food truck parks have become a key part of fostering community engagement by creating a space where people can come together over a shared love of food. Unlike traditional restaurants, food truck parks offer a casual, open-air setting where people from all walks of life can gather, making them more inclusive and approachable. These parks often host a rotating variety of food trucks, which encourages people to visit regularly and try something new each time.

Beyond the food, many parks feature communal seating areas, live entertainment, and family-friendly activities, creating a lively social atmosphere. This setup promotes interaction between visitors who may not have crossed paths otherwise, fostering a sense of connection among community members. For example, in cities like Austin and Portland, food truck parks have become beloved weekend destinations, where people gather to enjoy diverse food offerings and engage with local culture.

Food truck parks also strengthen the bond between local residents and small businesses. For many food truck operators, these parks are an accessible way to connect with their community without the high overhead costs associated with brick-and-mortar restaurants. As they build relationships with regular customers, food trucks contribute to the vibrancy and uniqueness of the local food scene.

In short, food truck parks are more than just a collection of food trucks—they are community spaces where food, culture, and social interaction thrive, helping bring people together in a fun, relaxed environment.

Benefits of Food Truck Parks for Local Businesses

Food truck parks not only benefit the operators but also bring significant advantages to nearby local businesses. By attracting large crowds, food truck parks increase foot traffic in the surrounding area, giving local retailers, coffee shops, and other businesses the opportunity to reach more customers. This symbiotic relationship allows food truck parks



Local businesses can also engage in cross-promotion with food trucks. For example, a nearby coffee shop might offer discounts to customers who show a receipt from a food truck, or a boutique could host pop-up events in collaboration with trucks. These partnerships help businesses tap into the park's customer base, creating a boost in sales and fostering a stronger sense of community.

Additionally, food truck parks offer a platform for small, locally-owned trucks to gain exposure and build brand loyalty. With lower operating costs than traditional restaurants, food trucks can experiment with their offerings, providing customers with unique, homegrown cuisine. This contributes to the local economy by supporting entrepreneurs and keeping money circulating within the community.

Food truck parks also create a space for businesses to collaborate on events and promotions, driving even more traffic to the area. Whether through themed nights, live music events, or festivals, these parks can become hubs of activity that benefit not only the food trucks but all businesses in the vicinity. This creates a ripple effect that elevates the entire neighborhood, establishing the park as a community cornerstone that strengthens local commerce.

Food Truck Parks as Tourist Attractions

Food truck parks have increasingly become must-visit tourist attractions in many cities, providing visitors with a unique and authentic way to experience local culture and cuisine. These parks offer tourists a convenient way to sample a variety of foods, all in one place, while enjoying the relaxed, open-air atmosphere that reflects the spirit of the city. Many food truck parks are situated in trendy neighborhoods or near popular landmarks, making them an easy stop for tourists looking to explore local flavors.

In cities like Portland, Los Angeles, and Austin, food truck parks have established themselves as cultural hubs where tourists can taste regional specialties and interact with locals. For example, Austin's famous South Congress Avenue has become a magnet for tourists thanks in part to its vibrant food truck scene, where visitors can try everything



Moreover, food truck parks help elevate a city's food scene by showcasing up-and-coming chefs and unique culinary concepts that might not yet be available in traditional restaurants. For tourists seeking a more off-the-beaten-path experience, visiting food truck parks allows them to enjoy local fare while supporting small businesses and entrepreneurs.

Beyond just food, many parks integrate local music, art, and cultural events, adding to their appeal as tourist destinations. By creating a vibrant, community-driven space, food truck parks become a place where visitors can immerse themselves in the city's culture while enjoying a variety of delicious food.

In short, food truck parks are evolving into key tourist attractions, combining food, culture, and entertainment to give visitors an authentic taste of the local scene.

Creating Events and Festivals Around Food Truck Parks

One of the best ways to turn a food truck park into a thriving community hub is by hosting events and festivals that draw in crowds. Food truck parks are naturally social spaces, and organizing events—whether small gatherings or large festivals—can help increase foot traffic, boost sales, and create a memorable experience for visitors.

Hosting Regular Events

Food truck parks can become a central part of the local community by hosting regular events, such as live music nights, movie screenings, or weekend farmers markets. These events not only entertain visitors but also create a reason for people to return regularly, building a loyal customer base. By offering a mix of food, entertainment, and social interaction, food truck parks can position themselves as key social spaces within their cities.

Many successful food truck parks organize themed nights, like taco Tuesdays, barbecue festivals, or international food fairs. These themed events attract diverse crowds who are looking for something specific, creating a fun atmosphere that encourages people to stay longer and try a variety of food trucks.



experience. Live music performances, art installations, or cultural showcases create a vibrant atmosphere, making the park feel like more than just a place to eat. These collaborations not only support local creatives but also turn food truck parks into cultural destinations.

For example, say a food truck park teamed up with a local artist collective to host monthly art nights where visitors could enjoy live art demonstrations while sampling food from the trucks. This creative event not only attracted foodies but also art enthusiasts, broadening the park's appeal.

Building a Calendar of Events

To maintain consistent traffic, food truck parks should consider developing a calendar of events throughout the year. Seasonal festivals—such as holiday markets, summer barbecues, or springtime food fairs—can create a sense of excitement and anticipation for locals and tourists alike. By planning events in advance and promoting them across social media and local media outlets, food truck parks can ensure steady attendance and generate buzz around the park.

For example, hosting an annual food truck festival that features local trucks, live entertainment, and family-friendly activities can draw large crowds, transforming the park into a marquee destination. These festivals also allow food truck operators to showcase new menu items, collaborate with local businesses, and build a reputation within the community.

By organizing events and festivals, food truck parks can boost their visibility and create a stronger sense of community. Regular events keep customers coming back, while larger festivals draw new crowds, solidifying the park's status as a local hotspot.

The Future of Food Truck Parks and Community Spaces

As food truck parks continue to gain popularity, they are evolving into even more dynamic and essential parts of urban landscapes. One major trend shaping the future of these parks is the focus on sustainability. Many cities are now pushing for eco-friendly



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support from both customers and local governments.

Urban planners are also recognizing the value of integrating food truck parks into city infrastructure. As cities become more crowded and space becomes limited, food truck parks are viewed as efficient ways to activate underutilized areas, such as parking lots or vacant lots, turning them into vibrant community spaces. These parks also align with trends in urban placemaking, where cities aim to create more livable, pedestrian-friendly spaces that encourage social interaction and community building.

Additionally, the rise of technology continues to impact how food truck parks operate. From mobile apps that allow customers to locate and order from trucks before arriving to real-time data that helps truck operators track foot traffic, technology is making food truck parks more efficient and customer-focused. The integration of contactless payment systems, pre-ordering options, and customer feedback loops are just some of the innovations that will likely continue to shape the future of food truck parks.

Predictions for the Next Decade

In the coming years, we can expect food truck parks to become even more embedded in the fabric of cities, serving not just as places to eat but as hubs for community engagement, local culture, and economic development. Parks will likely evolve into multi-purpose spaces that combine food with other experiences, such as art exhibitions, farmers markets, and live performances. The most successful parks will be those that adapt to the changing needs of their communities while embracing innovation and sustainability.

By focusing on these trends, food truck parks have the potential to play an even bigger role in building connected, vibrant, and sustainable cities, serving as both gathering places for locals and destinations for tourists. Whether it's through green practices, technology, or creative urban planning, the future of food truck parks is bright and full of possibilities.

Let FoodParks Help!



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grab a meal. And, create a shared experience that strengthens the social fabric of neighborhoods. By supporting local commerce, hosting events, and embracing sustainable practices, food truck parks are shaping the future of urban community spaces. If you're a food truck owner, browse our hundreds of [available parking listings](#) today to find the perfect food truck parking spot. If you're a land or food truck park owner, [create a new parking listing](#) to attract new vendors and grow your community hub!



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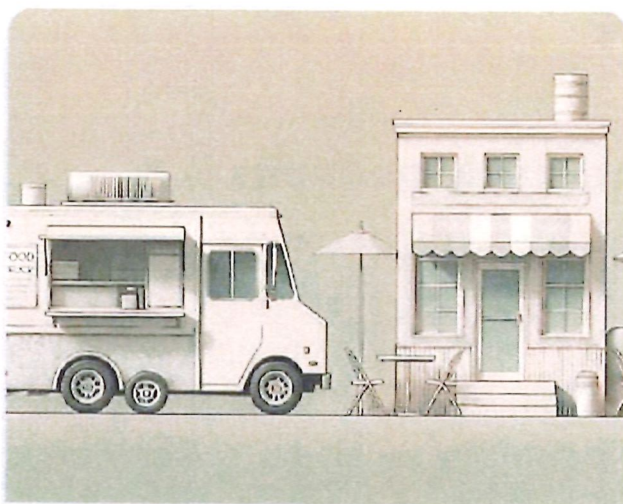
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food(<https://thefoodclick.com/category/food/>)

How Food Trucks Are Benefitting Their Communities

By Clare Louise (<https://thefoodclick.com/author/clare-louise/>) · July 16, 2024 · 1 Mins read

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The surge of food trucks has significantly transformed the urban dining landscape in the U.S., becoming a crucial element of city culture and community life. These mobile kitchens do more than just serve meals; they embody urban identity and function as social gathering spots.

Food trucks are favored because they extend beyond traditional street fare; their true power lies in their ability to innovate through technology. These mobile eateries stimulate local economies by drawing crowds, revitalizing neighborhoods, and fostering community development.

Additionally, food trucks generate employment, not only for those directly involved but also for industries related to food production, vehicle maintenance, and kitchen equipment manufacturing. Their expansion encourages creativity and innovation in these sectors.

Sustainability practices in the food truck industry, such as using repurposed shipping containers for kitchens, emphasize a commitment to environmental responsibility while offering new business opportunities. Entrepreneurs have various options, including [container rental in Miami \(https://www.tradecorp-usa.com/shipping-containers-for-sale/florida/miami/\)](https://www.tradecorp-usa.com/shipping-containers-for-sale/florida/miami/) for those in the area, to support their ventures.

To gain a deeper insight into how food trucks are strengthening community bonds and contributing to economic and cultural landscapes, refer to the accompanying infographic.

A crucial aspect of establishing a positive reputation is engaging your employees. Employees can act as brand ambassadors, promoting and safeguarding the company's image. Employers should prioritize employee satisfaction and engagement by recognizing their efforts, addressing their needs, and nurturing a people-first culture. This dedicated workforce is essential for sustaining and enhancing the company's reputation.

For more detailed strategies on improving your company's reputation, refer to the additional resource below.

THE COMMUNITY IMPACT OF



More than just a popular way to grab food on the go, food trucks have changed how people eat while also having a significant impact on communities, both large and small, along the way.

- Since 2018, the U.S. food truck industry has grown at an average annual rate of **9.9%**.
- Now, there are over **36,324** food truck businesses helping to build communities and boost local economies across America.
- One way they give back is through gainful employment with **\$318 million** in annual wages reported in 2021.



How Food Trucks Drive Local Economies and Positively Impact Their Communities

Economic Empowerment:



Serving as employment hubs, creating jobs and hiring locals

Stimulating spending, attracting customers to the area and bolstering nearby businesses

Culinary Adventure:

Offering an array of international cuisines and creating culinary melting pots

Bringing together diverse tastes and promoting cultural appreciation through food



Community Hotspots:



Functioning as gathering spots and fostering connections among people of all sorts

Infusing energy for livelier events that help



spark greater community engagement



Convenience Redefined:

Providing convenience tailored to those with busy lifestyles

Delivering gourmet experiences at affordable prices



Entrepreneurial Dreams:

Encouraging creativity and business innovation, such as utilizing shipping containers as cost-effective mobile workspaces

Enabling aspiring chefs and culinary entrepreneurs to transform their passions into profitable enterprises



Local Love & Unity:

Gaining the support of residents for a more connected community

Celebrating cultural diversity and fostering an appreciation for unity amid differences



Sustainability Champions:

Championing sustainability with locally sourced ingredients and ecofriendly practices

Contributing to a greener community by minimizing food waste and ecological impact



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www.bonitawalkites.com/post/the-impact-of-food-trucks-on-local-communities
truckanda.com/bring-the-community-together-why-food-trucks-are-ideal-for-social-entrepreneurs
www.thegreenprint.com/news/food-trucks-are-ideal-for-social-entrepreneurs
www.sustainablebusiness.com/article/post/2023/10/25/the-cultural-impact-of-food-trucks-on-street-food/
www.shippingcontainerusa.com/shipping-container-office/
www.shippingcontainerusa.com/blog/restaurants-using-shipping-containers/

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M	T	W	T	F	S	S ^
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

« Apr (<https://thefoodclick.com/2025/04/>)

Adrienne Werner

From: S Carlson [REDACTED]
Sent: Friday, May 9, 2025 1:48 PM
To: Katie Quintero
Subject: Appeal of planning commission denial of conditional use permit 2024-09

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Stephen Carlson
[REDACTED]
Turlock, CA 95382
[REDACTED]
May 9, 2025

Turlock City Council
156 S. Broadway, Suite 120
Turlock, CA 95380

Dear Members of the City Council,

I am throwing my support behind a proposed mobile food truck park planned for 2400 Fulkerth Road. As a resident of this community, I believe this project makes beneficial use of this appropriately zoned land, aligning with Turlock's goals of economic development, community engagement, and inclusive public space.

Mobile food truck parks have proven to foster entrepreneurship, support small and local businesses, and create a family friendly destination. The proposed location, which is zoned for community commercial use, is well suited to accommodate this kind of development.

A food truck park can bring a vibrancy and diversity to our local food culture and contribute to Turlock's local economy. I urge the City Council to approve this.

Thank you for your attention and service to our community.

Sincerely,
Stephen Carlson

From: [REDACTED]
Sent: Tuesday, May 6, 2025 10:01 AM
To: Katie Quintero
Subject: 2400 Fulkerth Rd

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City Council,

I would like to address my concerns over the owner who wants food trucks on his property on 2400 Fulkerth Rd.

First a big traffic problem would arise since it would be a one way in & one way out. That would also mean all cars would turn onto Countryside Dr. in a residential to turn around in our driveways or park in front of our

houses. We already have extra traffic due to the fairground's events because they use Countryside as a cut through.

Second would be extra noise & garbage that flies over the fence. It is just too small of acres to park that many food trucks.

Third is extra flies & rodents.

I would suggest developing tiny houses or small apartments for seniors over 55 + since they don't come & go

often. There is also a bus stop right in front. There is also stores & restaurants close enough for them to walk to.

TRAFFIC is the big concern along with not wanting to look at food trucks & their smells.

A taller wall & trees would need to be addressed into any buildings going in.

Thank you,

Sincerely a resident on Countryside Dr.

From: [REDACTED]
Sent: Wednesday, April 30, 2025 6:36 AM
To: Katie Quintero
Subject: PUBLIC NOTICE Conditional use permit 2024-09

This Message Is From an Untrusted Sender

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Good Morning,

We have a home on the corner of Fulkerth and Countryside and received the Public Notice, it did not mention the operating hours of the food trucks, is there an alcohol license for the property as well?

Thank You, Becky Sisk

From: [REDACTED]
Sent: Wednesday, April 30, 2025 2:08 PM
To: Katie Quintero
Subject: Regarding 2400 Fulkerth Rd., Stanislaus County APN 089-019-022

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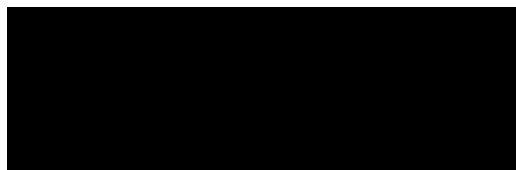
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Katie,

We live at [REDACTED] and we are opposed to the re-consideration of building the 1.31 acre parcel at 2400 Fulkerth Rd, Turlock, Ca. for a mobile food truck park with a plan of 14 food trucks. We do not want to have to deal with the traffic congestion behind the house and also there could be rodent activity affecting our homes because we'll be butted up right against the taco truck businesses and that will be attracting rodents and other insect activity. It was denied because of the traffic issue that would be presented, and we are still standing behind our opposition to this taco truck mobile food truck park. Also, between now and the time you get this email, you probably will have called me and let me know- but we would never want just our wooden fences to be between us and the proposed Mobile food truck part because it would affect us greatly because that is right up against our houses and we don't want to see or hear the activity that is going on and also we don't want to have our privacy. A full wall would have to be placed behind her if this even got passed. Because we would be able to see clear through our fences to be mobile food trucks- no privacy! - we are very concerned about rodent activity and even insect activity such as roaches because we will be living right against a large mobile food truck with 14 food trucks, which is going to cause lots of attraction to these kind of things. It would be against the health of the residents living in the area to be taken over with any of these animal or insect infections. And the way the traffic is set up on how the customers would be leaving the food court would be causing problems and congestion at that corner.

Please put down my opposition for re-considering approving this massive 14 food truck plan that has previously been denied because we are still opposing it. Thank you very much.

Gary and Lori Glaser



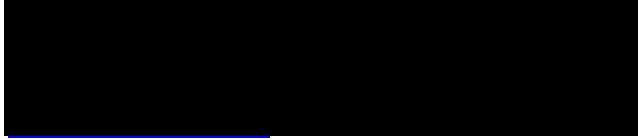
From: [REDACTED]
Sent: Wednesday, April 30, 2025 2:33 PM
To: Katie Quintero
Subject: Use Permit 2024-09 Fulkerth Rd

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

City of Turlock Planning Division,
I live on Countryside Dr. & received a letter stating there is an appeal going on for the 2400 Fulkerth Rd of 14 food trucks.
First off, the traffic going in/out on Fulkerth with a one way in & one way out will be an awful traffic congestion. Plus, the cars coming out on Fulkerth will turn onto Countryside & cause more traffic besides doing turnarounds in our driveways.
That is a problem now with the gas station there already.
Another concern is rats; cockroaches & animals will be attracted to the area getting in & on our property. Trash, extra noise, lights & smog.
I am also concerned about a "wall" & not a wood fence wall, it should be a WALL of cement tall enough not to see the top of Food Trucks! This parcel is way too small for 14 of those trucks to park.
So please take all these into consideration on behalf of neighbors & traffic problems.
Sincerely,
Roberta on Countryside Drive

Joseph B. Vieira
The Vieira Company



May 6, 2025

Members of the Turlock City Council
c/o Katie Quintero, Planning Manager
156 S. Broadway, Ste. 120
Turlock, CA 95380-5456

VIA EMAIL: KQuintero@turlock.ca.us

RE: Appeal of Planning commission Denial of Conditional Use Permit (2024-09)

Dear Members of the City Council,

I am writing to express my support of the Planning Commission denial of the application for a Conditional Use Permit (2024-09) for a mobile food truck park at 2400 Fulkerth Road, Turlock. The proposal to accommodate 14 food trucks on a 1.31-acre site raises several significant concerns that I believe will negatively impact the local community.

First, the City has a history with food trucks. By example, in response to the Turlock Downtown Property Owners Association request that the City discontinue issuing the permits, the City Council unanimously approved a ban/restriction on food trucks operating in Downtown Turlock. TMC 9-2-124 (c) "*A mobile food facility may be permitted to operate on any property zoned for commercial or industrial uses, except the C-O commercial office district and the DC downtown core, DCT downtown core transition, and OR office residential overlay district.*"

TMC 9-2-124 (Mobile food facility), subsection (c)(3) establishes approval standards that include;

- (ii) The site is adequate to support the operation of the mobile food facility and the mobile food facility will not adversely affect adjacent structures and uses, or the surrounding neighborhood;*
- (iii) The proposed use will not adversely affect the circulation and flow of vehicular and pedestrian traffic in the immediate area;*
- (iv) The proposed use will not create a demand for additional parking which cannot be met safely and efficiently in existing parking areas;*

Increase in Traffic Congestion: The concentration of 14 food trucks in one area will inevitably lead to increased traffic, particularly during peak hours. This will cause inconvenience for local residents and businesses, exacerbating existing traffic issues in an area that already has significant traffic congestion.

Inadequate Ingress and Egress Access: The proposed ingress and egress access to Fulkerth Road is problematic. Entering the property while traveling westbound on Fulkerth and exiting the property by turning westbound (left) onto Fulkerth will create a traffic nightmare. The lack of a traffic light, median, or turning lanes at this location poses a serious risk of accidents. The Project has no traffic survey, mitigation plan, nor any off-site traffic improvements proposed as part of the project. On a regular basis we see patrons of the gas station leaving making illegal left-hand turns onto Fulkerth Road to get back on the freeway, what will it be like with 14 food trucks on site.

Parking Issues: The Municipal Code does not establish a standard for mobile food truck projects. The ratio of two parking spaces per mobile food truck as a standard based on past use for mobile vendor projects is arbitrary and disregards relevant factors specific to the project. One factor would be no off-site street parking available. It is assumed food trucks will have employees other than the operator. These employees will reduce the number of parking spaces

available. Another factor is location. The east side of the proposed project is adjacent to the residential homes on Countryside Drive. The south side is adjacent to the residential homes on Cherokee Court. To the north (across Fulkert Ave.) is Countryside Plaza. Overparking will end up in these neighborhoods or Countryside Plaza.

Noise Pollution: The operation of 14 food trucks, particularly during food preparation and customer interactions, will generate significant noise. This noise pollution will disturb nearby residents, especially during late hours.

Impact on Existing Businesses: The presence of a large food truck park and adding 14 more restaurants in this Commercial area and will negatively affect nearby restaurants and food providers. Countryside Plaza Shopping Center currently has 13 Restaurant Tenants and has two new ones opening in 2025 for a total of 15. Monte Vista Crossings has 25 Restaurant based Tenants. In the past Centers like these were retail based with some restaurants, now in the Amazon era they are being transitioned to restaurant orientated with a retail component. Times are changing and we must change with the times. There is also a new center being developed just north between Countryside Plaza and Monte Vista Crossings and a Chick-fil-A is already proposed for the site and is in the planning stages at the City. Restaurants will hit the point of oversaturation at some point.

In addition, these two new restaurants opening in 2025 are being built out, their investment in Turlock in between \$250,000- \$300,000 to open up and up to a year timeframe. The permit fees for a 1400 square foot space were almost \$14,000 to the city of Turlock, that's almost \$100.00 per square foot, before they even put a nail in the wall. These food truck vendors for \$100.00 for a City of Turlock Business license can come to the City and peddle their goods and go back to their hometown with no long-term investment or ties to the City of Turlock.

The Business in the Brick and Mortar Restaurants in the Centers employ locally, pay taxes and for example Texas Roadhouse who works with local nonprofits with fundraisers for the community and Pizza Factory that work with local youth sports to hold events for them, they all are giving back to the Community of Turlock.

There have been accusations by the former Mayor who is the Broker on the sale of the property that the neighboring Shopping Centers and Businesses are afraid of competition that is why they oppose this project. The former Mayor should be more respectful towards the concerns of neighboring residence and business owners. There is a legitimate concern that the area hit a point of oversaturation for restaurants.

Sanitation Concerns: Food trucks often struggle with trash management, leading to litter accumulation and hygiene issues. This will adversely affect the surrounding area and its residents.

These points highlight just a few of the negative impacts this proposal will have on surrounding homeowners, residents, and business owners. I urge the City Council to consider these concerns and uphold the Planning Commissions denial of this application for the Conditional Use Permit.

Thank you for your attention to this matter.

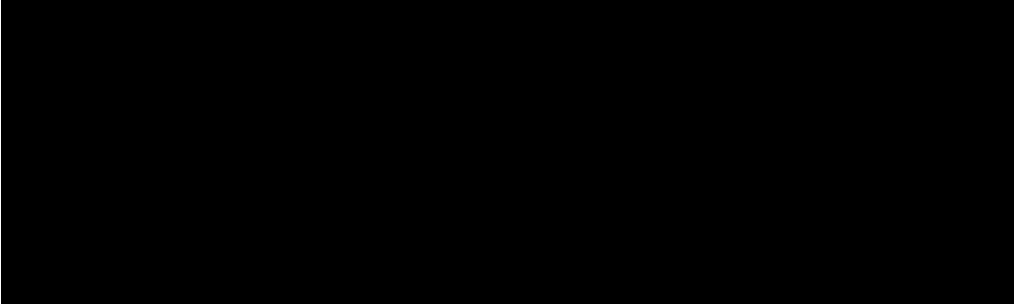
Sincerely,



Joseph B. Vieira

Property Manager/Owner
Countryside Plaza

cc: Sue Borrego, Interim City Manager SBorrego@turlock.ca.us



Sent: Wednesday, May 7, 2025 10:22 PM
To: Katie Quintero <KQuintero@turlock.ca.us>
Subject: Conditional Use Permit 2024-09 Fulkerth Rd

To whom it may concern,

It was recently brought to my attention that a food truck park on Fulkerth near the 99 freeway is being proposed and I would like to give my support for this project. As a relatively new business owner that has recently returned to the Turlock area after an almost 30 year stay in the San Diego area, I would love to have greater variety of culinary options available. This would definitely help to fill that need. I left Turlock back in 1995 due to a lack of things to do and places to go. I have returned to support family I have here. Turlock has expanded nicely since I left but still needs a lot more. The area lacks much in the way of choices compared to SoCal. The food truck scene is one of those areas. As for some of the reasons against this idea, most are pretty weak considering the location of the proposed food truck site. It's commercially zoned, right off the freeway off ramp and any business type you put in this location will have similar issues. The question is, do you want to support growth of Turlock and create more business opportunities within the community or do you want to continue to look at an empty lot? As for residents in the area, I would love to be close to the freeway, close to shopping and close to dining. To me that's a selling point and adds value. Also, if you buy a house next to commercial property, how can you complain about business going up where it was supposed to? That's like complaining about the noise from planes flying overhead when you buy a property next to the airport. Ultimately, it should come down to, is it good for the community? More dining choices, more business opportunities, and more revenue being brought into the community versus a neighborhood complaining about something that should have been a given based on where they are located, next to a busy road off ramp that is off of a main freeway with several other businesses already established in the area. Bottom line is, it

is a commercially zoned property that needs a vendor. This is an opportunity to bring a more diverse culinary scene as well as a way to bring in more customers traveling along the 99 freeway. I strongly urge the city to grant this property permission to proceed.

[Sent from Yahoo Mail for iPhone](#)

Sent: Wednesday, May 7, 2025 5:56 PM
To: Katie Quintero
Subject: Proposed food truck hub location

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Members of the Turlock City Council,

My name is Stoney Couto. I have lived in Turlock since I was 2 years old. My father's family has been a part of the Turlock community since the 40's. I am now raising my family in our growing little town. For years I have wondered what will ever be done with the open lot on Fulkerth, which has been undeveloped since the 70's. I was excited to see building on it a few years ago, hoping that something will go there that will benefit our community. To my dismay, half of it was turned into yet another gas station. Yes, beneficial to our community, but not what I believe we needed. What Turlock needs is a place for families to congregate. A space for small business owners to begin their dreams. A space that can become a destination for people from our surrounding cities. Something that will bring new people into Turlock and make them think "I wonder what else this Town has to offer?"

I support the building of a food court on this lot. I like that there will be restrooms, many spaces for different trucks, and ample parking for patrons. I think it is a prime location due to Fulkerth exit being one of our main thoroughfare's off of 99 and into Central Turlock. As a homeowner, I would prefer to have the lot near my home developed instead of empty. As of right now, anyone can pull up behind those homes and do anything. I have personally witnessed drug deals, homeless camping and other unsavory acts occur on this lot. With a business present, the area will attract people and be monitored. In turn, deterring illegal and potentially nefarious activities creating a safer neighborhood.

I believe that it will open up opportunities for the entrepreneurs of our city. It is very hard for people to be able to afford to rent a building in Turlock and to be honest, there really aren't many storefronts available to be able to build a business, especially a restaurant. It will bring more people to that side of town which will promote foot traffic to the existing businesses in the area. Time and again, I see businesses open near Walmart and close due to low patronage. So many people are more apt to go to Monte Vista Crossings due to the amount of chain restaurants and big name stores. If there were a place at the Fulkerth exit where one can get good food, and actually see what the stores are there I believe the area can be reinstated as one of Turlock's main shopping destinations. Bringing in more customers to the surrounding locations adds revenue to our town, and creates more jobs. Something Turlock is seriously lacking.

I drive past the Modesto Grub Hub every day. I visit it often with my kids. They love that there are a number of trucks to please all palates from picky eaters to adventurous foodies. The Grub Hub is

never empty. It has become a great quick lunch option for the busy workers of Central Modesto. Yet, It is also a place that is comfortable to sit and have a meal with friends and family.

Coming from an old Turlock family and hearing stories of Turlock's golden years, I just want to see our community thrive. I think a food truck hub would be a huge asset to the City of Turlock to boost revenue, add jobs, and give a space for our community to come together, create and congregate.

Thank you for your time.

Stoney Couto

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Stoney Couto

Sent from my iPhone