City Council Meeting Agenda

May 12, 2026
6:00 PM
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

Mayor
Amy Bublak

Council Members
Kevin Bixel
Cassandra Abram
Erika Phillips
Rebecka Monez
(Vice Mayor)

Interim City Manager
Gary Hampton
City Clerk
Nichole Fiez
City Attorney
Katie O. Lucchesi

SPEAKER CARDS: To accommodate those wishing to address the Council and allow for staff follow-up, speaker cards are available for any agendized topic or any other topic delivered under Public Comment. Please fill out and provide the Comment Card to the City Clerk or Police Officer.

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Turlock City Council meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item. Members of the public will be allowed three (3) minutes for comments.

AGENDA PACKETS: Prior to the City Council meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Council after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

1. **CALL TO ORDER**

2. **SALUTE TO THE FLAG**

3. **ROLL CALL AND DECLARATION OF CONFLICTS**

4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

   This is the time for the City Council to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the City Council.

5. **PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS,**

PRESENTATIONS, AND BRIEFINGS

A. Turlock Partnership Incentive Program Check Presentation: AFS Investments (Economic Development)

B. Proclamation: National Police Week 2026 (Police Department)

C. Proclamation: National Public Works Week May 17-23, 2026 (Municipal Services)

6. **PUBLIC PARTICIPATION**

Pursuant to California Government Code Section 54954.3(a), this portion of the meeting is set aside for members of the public to address the City Council on matters that are not listed on tonight's agenda but are within the subject matter jurisdiction of the City Council. Speakers will be allowed up to three (3) minutes for their comments. Speakers who wish to address a matter listed later on the agenda may be asked to wait until that item is heard. Comments on matters outside the Council's subject matter jurisdiction may be ruled out of order by the presiding officer and not permitted to continue. Pursuant to Government Code Section 54954.2(a)(3), the City Council may not take action or engage in substantive discussion on items not listed on the posted agenda. However, the Council or staff may briefly respond to public comments, refer matters to staff, or request that a topic be placed on a future agenda.

7. **CITY MANAGER REPORTS/UPDATES**

City Manager reports/updates are provided for informational purposes only and no action or discussion may be undertaken. The City Manager may direct department heads to provide reports/updates at the City Manager's request.

A. Monthly Department Reports

8. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion with no separate discussion. Any item may be removed from the Consent Calendar and considered separately at the request of the Mayor or any Councilmember. Prior to Council action, members of the public may address the Council on the Consent Calendar. If during their Consent Calendar comments, a member of the public requests removal of an item for separate consideration, the Mayor or a Councilmember may do so. Public comment on the Consent Calendar is limited to one (1) minute per speaker, regardless of the number of items addressed by the speaker.

A. Accepting the Weekly Demands of April 17, 2026 through April 30, 2026 in the amount of $8,650,855.60 (Finance)

B. Accepting the Minutes of the April 28, 2026 Regular City Council Meeting (City Clerk)

C. Authorizing the award of Community Events and Activities Grants as attached totaling $60,000 Funded by Fund 120 "Tourism" in Fiscal Year 2026 - 2027 pending budget approval and finding said awards to be in the best interest of the City (Recreation)

D. Approving the Amendment No. 1 to the Design Professional Services Agreement with Bay

Area Coating Consultants, Inc. for the City Project No. 23-027 “Secondary Clarifier No. 4 Recoating” for an Additional Compensation in the Amount of $87,377.35 (Engineering)

E. Accepting improvements for City Project No. 23-067 “Mark Thomas Task Order No. 3 for Roads Program CIP Projects” (Bid Package 2) and authorizing the City Engineer to file a Notice of Completion (Roads Program)

F. Approving an Agreement with Government Consulting Partners, Inc for Preparation of a Cost Allocation Plan, for a Five-Year Term in an Amount not to Exceed $85,000 (Finance)

G. Accepting the 2024-2025 Schedule of Maximum Allowable Fees Charged by Tow Companies (Police Department)

H. Approving the Revisions to the Job Description for Fire Battalion Chief Effective May 12, 2026, and Amending the Turlock Firefighters Local #2434 Fire Salary Schedule Effective March 1, 2026 (Human Relations)

I. Authorize the Fire Department to Overhire One(1) Battalion Chief Position Effective June 1, 2026, to Address an Extended Operational Vacancy on B-Shirt (Fire Department)

9. **FINAL READINGS**

10. **PUBLIC HEARINGS**

A. Adopting a Resolution of Concurrence with the Stanislaus HOME Consortium for the Fiscal Year 2026-2027 Annual Action Plan (Housing)

B. Consideration of Denying or Approving the Appeal and Granting Conditional Use Permit 2024-09 for a Food Truck Park at 2400 Fulkerth Road (Development Services)

C. Revising the City of Turlock's Street Tree Policy by Adopting Resolutions Related to a New Street Tree List and Street Tree Planting, Watering, and Maintenance Guidelines and Presenting the Introduction and First Reading of an Ordinance Amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-7 (Street Trees) and Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 2 (Off-street Parking and Loading Regulations) (Municipal Services Department)

11. **ACTION ITEMS**

A. Approving revised Measure A Expenditure Policy to establish guidelines on the allocation of three-quarter (3/4) cent transactions and use (sales) tax commencing Fiscal Year 2026-2027 and authorizing the addition of three full-time Firefighter positions

12. **COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS**

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, Gary Hampton
Employee Organization: Turlock Associated Police Officers

B. Threat to Public Services of Facilities, Cal. Gov't Code §54957(a)
"This chapter shall not be construed to prevent the legislative body of local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or their respective deputies, or a security consultant or a security operations manager, on matters posing a threat to the security of public buildings, a threat to the security of essential public services, including water, drinking water, wastewater treatment, natural gas service, and electric service, or a threat to the public's right of access to public series or public facilities."
Consultation with: City Attorney Katie Lucchesi

C. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
Title: City Manager (Discussion Only)

14. **REPORTS FROM CLOSED SESSION**

15. **ADJOURNMENT**

PROCLAMATION

CITY OF TURLOCK INC. 1908

IN HONOR OF

NATIONAL POLICE WEEK

MAY 10 - 16, 2026

WHEREAS, The Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police week; and

WHEREAS, the members of the law enforcement agency of the Turlock Police Department play an essential role in safeguarding the rights and freedoms of the residents of the City of Turlock; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the law enforcement agency of the City of Turlock Police Department unceasingly provide a vital public service.

NOW, THEREFORE, I, AMY BUBLAK, by virtue of the authority vested in me as Mayor of the City of Turlock, call upon all residents of the City of Turlock and upon all patriotic, civic and educational organizations to observe the week of May 10 – 16, 2026, as "**NATIONAL POLICE WEEK**" with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

IN WITNESS WHEREOF, I, AMY BUBLAK, Mayor of Turlock, have hereunto set my hand and caused the Seal of the City of Turlock to be affixed this 12th day of May 2026.

AMY BUBLAK, MAYOR
City of Turlock, County of Stanislaus,
State of California

PROCLAMATION

CITY OF TURLOCK INC. 1908

IN RECOGNITION OF

NATIONAL PUBLIC WORKS WEEK

MAY 17 - 23, 2026

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the City of Turlock; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of Turlock to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, AMY BUBLAK, by virtue of the authority vested in me as Mayor of the City of Turlock, and on behalf of the entire City Council and all our citizens, do hereby proclaim May 17-23, 2026, as " **PUBLIC WORKS WEEK**" in the City of Turlock and call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions public works personnel make every day to our health, safety, comfort, and quality of life.



IN WITNESS WHEREOF, I, AMY BUBLAK, Mayor of Turlock, have hereunto set my hand and caused the Seal of the City of Turlock to be affixed this 12th day of May, 2026.

AMY BUBLAK, MAYOR
City of Turlock, County of Stanislaus,
State of California

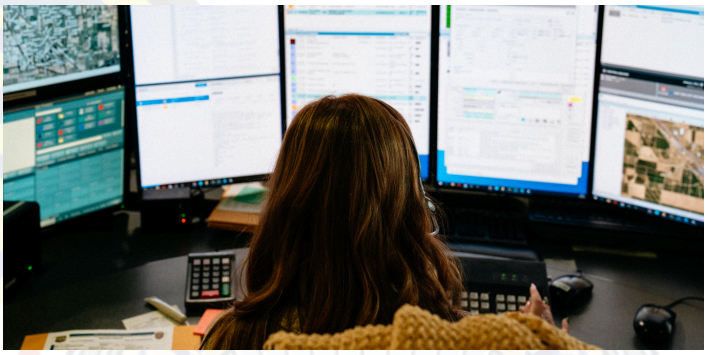
MONTHLY CITY MANAGER'S REPORT

APRIL 2026

- On **April 11th**, Turlock PD and public safety partners participated in the second annual PAL Battle of the Badges Flag Football Tournament. Though the competition was fierce, everyone had fun and are looking forward to next year's battle.

- Turlock PD honored and celebrated the wonderful staff in Dispatch, Animal Services, and Administration this month. Their work is impactful and they are greatly appreciated!



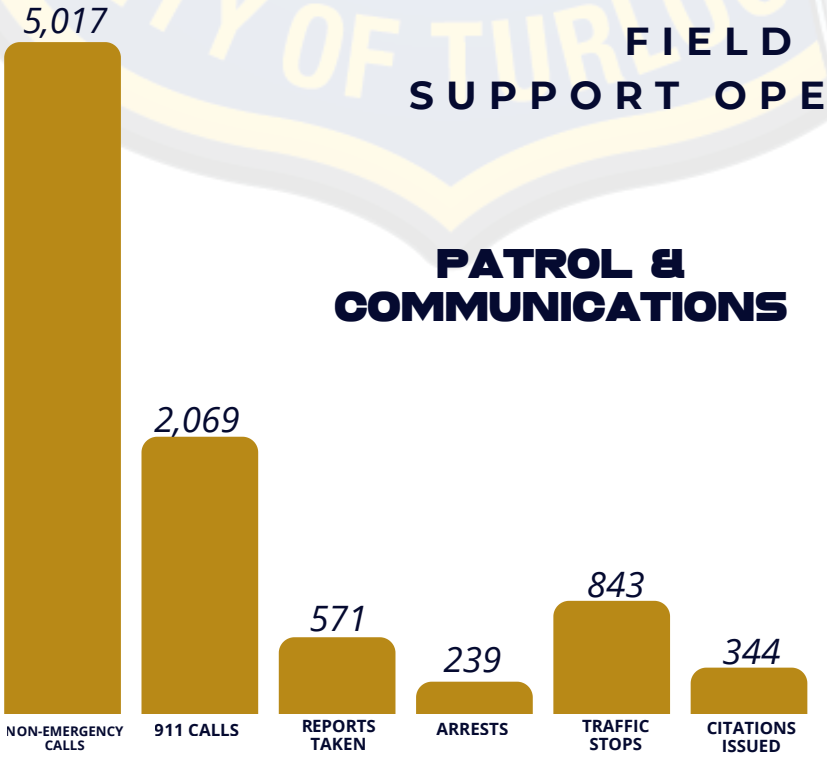






FIELD & SUPPORT OPERATIONS

PATROL & COMMUNICATIONS



ANIMAL SERVICES



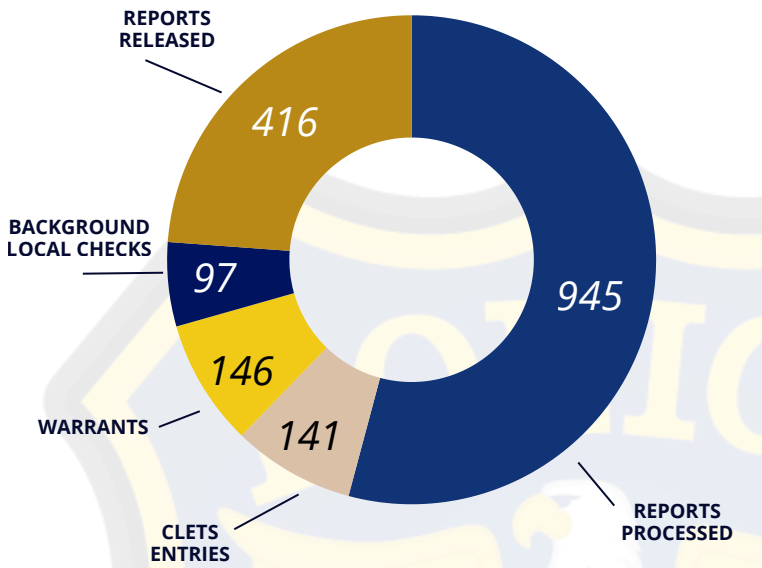
31 DOGS SEIZED

15 CATS SEIZED

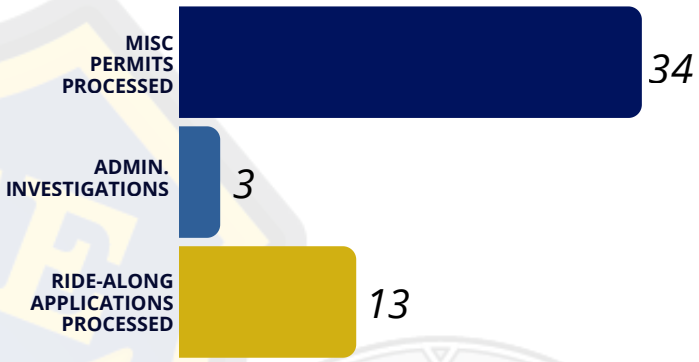


23 ANIMALS ADOPTED/RETURNED TO OWNER/TRANSPORTED TO RESCUE

RECORDS



PROFESSIONAL STANDARDS



SOCIAL MEDIA INSIGHTS

FOLLOW

ACCOUNTS REACHED

INSTAGRAM: 740,601

FACEBOOK: 450,073

NEW FOLLOWS

INSTAGRAM: 1,565

FACEBOOK: 457

PROFILE VISITS

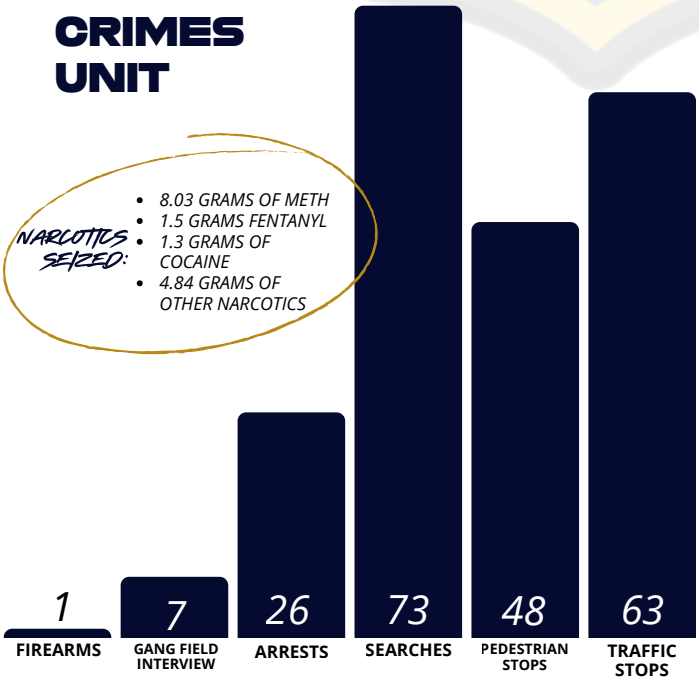
INSTAGRAM: 8,367

FACEBOOK: 11,649

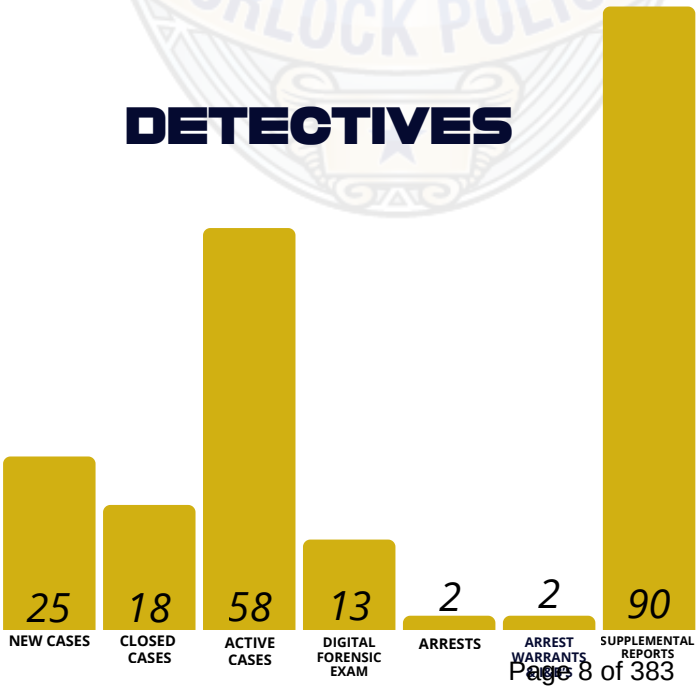
STREET CRIMES UNIT

NARCOTICS SEIZED:

- 8.03 GRAMS OF METH
- 1.5 GRAMS FENTANYL
- 1.3 GRAMS OF COCAINE
- 4.84 GRAMS OF OTHER NARCOTICS



DETECTIVES



TURLOCK FIRE DEPARTMENT

April 2026

Interim Fire Chief, Shanon Evans



OPERATIONS DIVISION

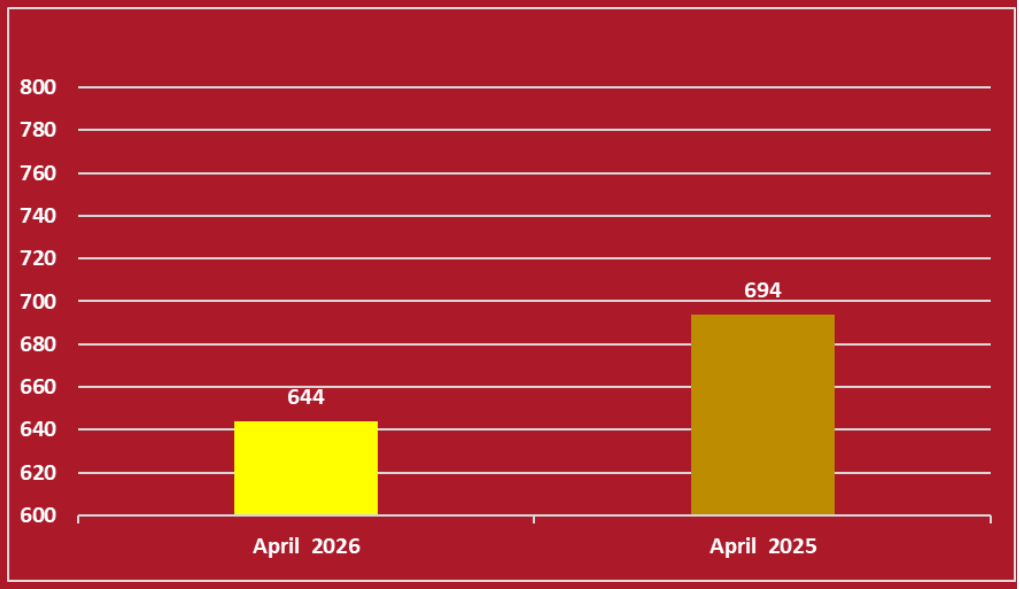
TOTAL CALL VOLUME: 644

Total Fire (NFIRS Series 100): 17

Total EMS: 414

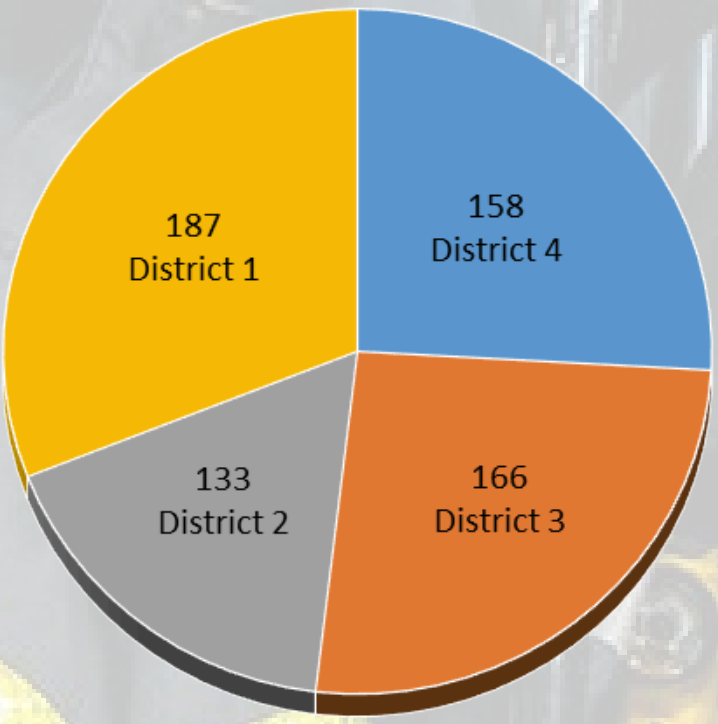
Total Public Service: 86

April 2025 vs April 2026

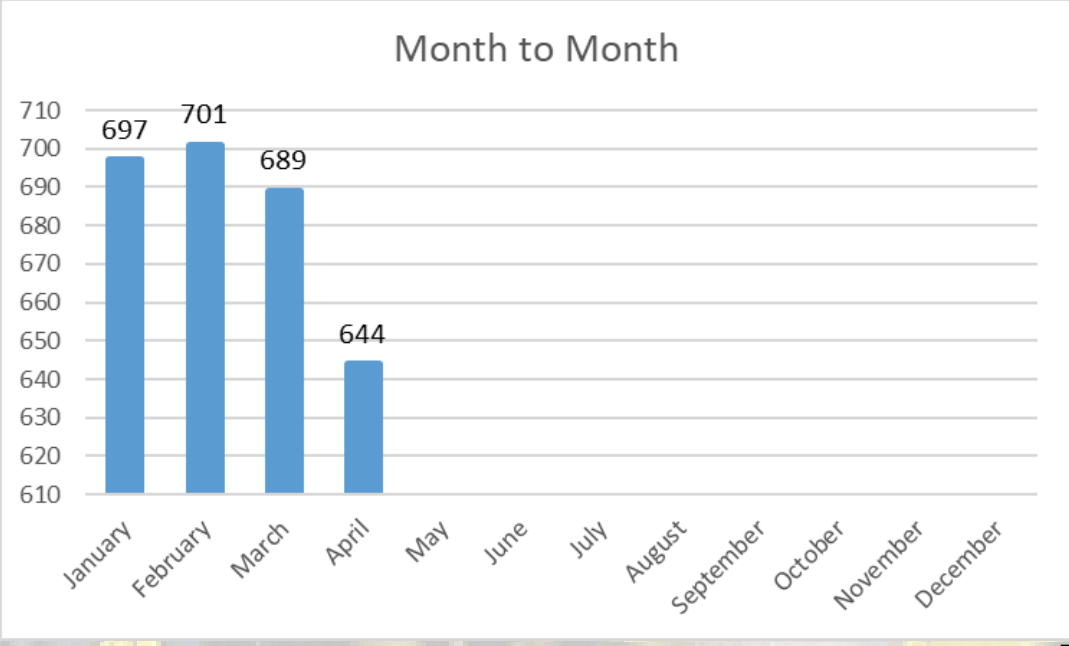


CALLS BY DISTRICT









FIRE PREVENTION DIVISION



Type of Inspection	Total
Occupancy	8
Re-inspections	8
Solar Inspections	4
Final Fire Alarm/Final Sprinkler	3
Building Finals	5
Food Vendors	8
School Inspections, Care Facilities and STD850	6
All other Inspections	26
Green Sheet Plan Reviews	20
Pre-Developments	12

Stanislaus Regional FIU April 2026

DETAILS: During the month of April 2026, the FIU's call volume increased above the previous month's total responses.

The FIU conducted a total of 30 fire investigations during the month (the previous month of March was 29), the breakdown of the calls is as follows:

Calls by jurisdiction: Modesto FD 14, Ceres 5, Oakdale's 0, Salida 0, Turlock city 1, and County 10.

16 were structure fires, 1 vegetation fires, 3 vehicle fires, and 10 were trash/dumpster/other fires/criminal enforcement actions/investigator follow-ups.

Investigators were able to determine that 14 fires were confirmed arsons, 8 accidental, and 8 were undetermined. Investigators were canceled a total of 0 times. Reported fire fatalities 2.

The unit responded to two (2) fatal fire homicide responses this period. The first was within the city limits of Turlock and involved a homicide of a juvenile victim. The suspect was later arrested by Turlock PD. The FIU and DA's Office provided additional personnel to assist with processing the scene. We assisted with the origin and cause investigation, evidence collection, and suspect interview. This investigation was a multi-agency collaborative response between multiple fire agencies, and law enforcement entities.

The second fatal response was just outside the city limits of Riverbank, along the Stanislaus River. Over multiple days the FIU assisted the Sheriff's Department Major Crimes Unit (MCU) detectives with an origin and cause investigation, victim recovery, autopsy, and evidence collection. This incident was also determined to be a homicide. The investigation is on-going.

Investigators assisted with or handled themselves 5 arson arrests during the month. We continue to dedicate long hours to several open arson investigations that require follow-up, with arrests pending.

The FIU asks that the Fire and LEO jurisdictions direct any arson related video or arson related tip info to their public account: Info@stanfiu.org or 209.525.5530. We welcome any inquiries and remain committed to serving the communities throughout the county. #StanFIU

Stanislaus Regional Fire Investigation Unit — Investigations for Turlock City FD — April 2026

AR= Arson, AC= Accidental, UN= Undetermined

Date	Sta #	Agency	IF #	Invest	Location	AR	AC	UN	Property	Dispo	$ Loss	O&C
4/1/2026	31	TUR	26-084	Green	1210 Expedition Street	1			Struct Resid	Open	$350,000.00	O&C

Human Relations Department

Career Opportunities

We are Hiring!

Career Opportunities

JOB TITLE	SALARY	DEADLINE
Emergency Services Dispatcher Trainee	$5,517.00 - $6,707.00 Monthly	05/22/26 5:00 PM
Police Officer I/II BONUS PAY	$6,558.00-$9,229.00 Monthly	Continuous
Police Officer Trainee BONUS PAY	$4,454.00-$5,416.00 Monthly	Continuous
Water Treatment Plant Operations Supervisor NEW INCENTIVES	$8,822.00 - $10,723.00 Monthly	Continuous

*As of 05/04/2026

For more information, please visit www.cityofturlock.org

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Human Relations Department

Full-Time New Hires



Promotion - Laboratory Analyst, Senior



Maintenance Worker I



Laboratory Analyst II



Maintenance Worker I



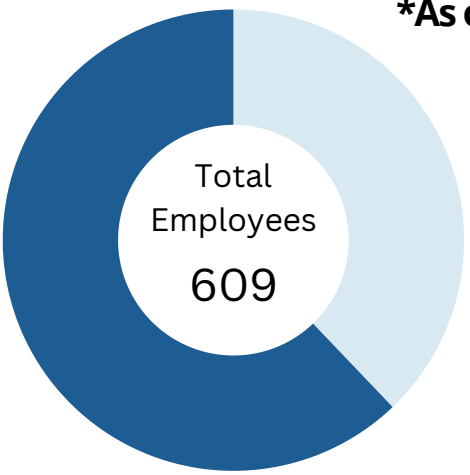
Account Clerk I

Staffing Data

***As of 05/04/2026**

Full-Time Employees

413



Part-Time Employees

196

Upcoming Events

The following trainings are scheduled for City staff:

Training	Date
Ladder Safety	May 5, 2026
Personal Protective Equipment & Tool Safety	May 19, 2026
Slip, Trip & Fall Prevention	June 2, 2026
Traffic Control & Flagger	June 16, 2026
HR 101	June 24, 2026
Trenching & Excavation	July 7, 2026

- Employee Benefits Faire
  Thursday, May 7, 2026



ECONOMIC DEVELOPMENT

Monthly Report - April 2026

Dr. Gokce Soydemir, Professor of Economics at Stanislaus State, presents on the current economic outlook during the 2026 Turlock Business Conference, attended by over 100 local business and community leaders.

City of Turlock – Economic Development Department

Executive Summary – April 2026 Monthly Report

Key Highlights

- Completed 17 Business Retention & Expansion (BRE) meetings and 24 Business Attraction meetings in April, continuing strong engagement with the business community.
- Hosted the 3rd Annual Turlock Business Conference with 100+ attendees, providing key insights on economic trends, consumer behavior, and business forecasting.
- Continued implementation and promotion of business incentive programs, including the Development Incentive Program and Turlock Partnership Incentive Program.
- Advanced business attraction efforts highlighting Turlock's strategic location, workforce, and development opportunities.

Summary:

In April 2026, the City of Turlock's Economic Development Department continued to advance initiatives focused on business retention, attraction, and community engagement. Staff maintained strong outreach efforts through BRE and business attraction meetings, while also hosting the Turlock Business Conference to provide valuable economic insights to the local business community. Efforts to support small businesses were further emphasized through National Small Business Week activities and ongoing promotion of "shop local" messaging.

The City also continued to market its competitive advantages, including development incentives, workforce partnerships, and strategic location, to attract new investment and support business growth. Additionally, key community initiatives—including the adoption of the Strategic Communications Plan and local engagement events—help strengthen connections between the City, businesses, and residents.

Overall, these efforts reflect a coordinated approach to fostering economic growth, supporting local businesses, and enhancing the quality of life in Turlock.

TURLOCK BY THE NUMBERS



TURLOCK POPULATION

73,100

20 - MILE POPULATION RADIUS

640,000

CSU STANISLAUS AVERAGE ANNUAL ENROLLMENT

8,000 - 10,000

TURLOCK LABOR FORCE

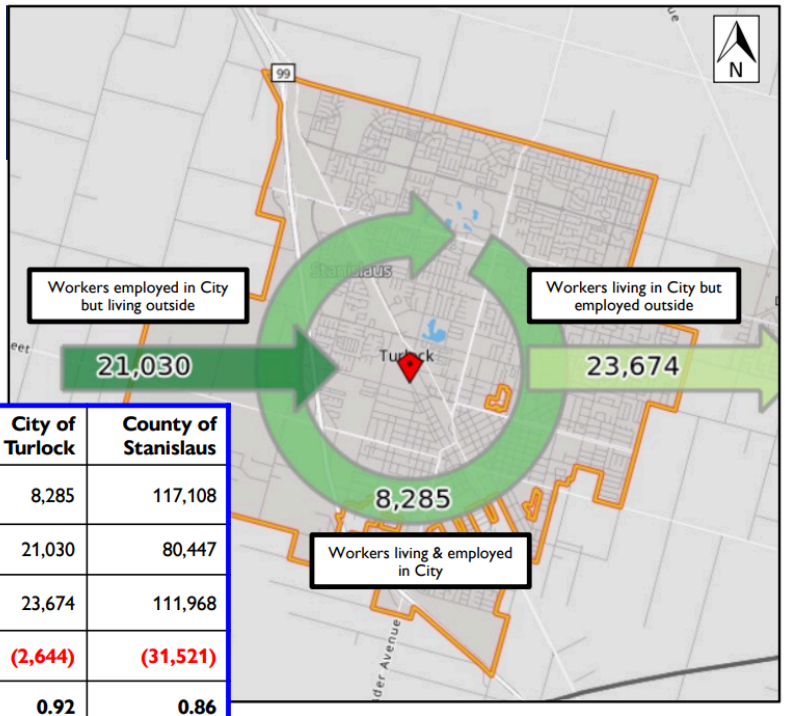
≈ 30,000

Data Sources: ESRI, Placer.AI, CSU Stanislaus



WORKER INFLOW / OUTFLOW - CITY OF TURLOCK:

*For more information on Turlock's economic profile visit:
https://www.cityofturlock.org/doingbusinessinturlock/turlockeconomicprofile/
and
https://www.cityofturlock.org/doingbusinessinturlock/



Reference	City of Turlock	County of Stanislaus
Workers Living and Working	8,285	117,108
Workers Coming (Inflow)	21,030	80,447
Workers Going (Outflow)	23,674	111,968
Net Inflow/Outflow	**(2,644)**	**(31,521)**
Employment Ratio*	**0.92**	**0.86**

Business Retention and Expansion (BRE)

Business Retention and Expansion (BRE) plays a vital role in economic development by prioritizing the needs of existing businesses within the City. These businesses serve as the backbone of the local economy, driving job creation and economic resilience.





Through proactive engagement and support, BRE initiatives help businesses address challenges, capitalize on growth opportunities, and remain competitive, ultimately reinforcing the City's economic stability and reducing the likelihood of business closures.





During the month of April 2026, City of Turlock Economic Development staff completed 17 Business Retention and Expansion meetings, as well as completed 24 Business Attraction meetings.





2025-2026 Annual Business Retention and Expansion (BRE) & Business Attraction Meetings total: *224 meetings*
(reporting period : 7/1/2025 - June 30/2026)

Pictured above and to the right:

- ***Opening soon: Pupusas Francis Restaurant (507 N. Golden State Blvd, Turlock, CA)***
- ***Opening soon: Evolve Studio (90 S. First St. Turlock, CA)***
- ***Now open - Speedys Mobile Detailing (1649 McCormick St. Turlock, CA)***
- ***Now open - Thaiburi (811 W. Hawkeye Avenue, Turlock, CA)***
- ***Congrats to Yonan's Jewelers of Turlock (2485 Geer Road, Turlock, CA) on reaching 30 years in business!***

To request a meeting with our economic development team visit:

https://www.cityofturlock.org/doingbusinessinturlock/businessresources/supportservices.asp



Business Resources

The City of Turlock's Economic Development Department's Business Assistance Drop-In Program provides no-cost, one-on-one support for new and existing businesses, as well as entrepreneurs seeking guidance.

Held every Tuesday from 10:30 a.m. to 12:30 p.m. at Turlock City Hall, the program requires no appointment and is designed to offer convenient, hands-on assistance. Business owners and entrepreneurs can receive guidance on business location decisions, local grants, market data, and connections to no-cost regional support resources.

The program is open to start-ups, expanding businesses, and those facing challenges, all with the goal of helping businesses start, grow, and succeed in Turlock.

For those unable to attend, meetings can also be scheduled directly with the Economic Development team by emailing ASims@turlock.ca.us

Business Attraction

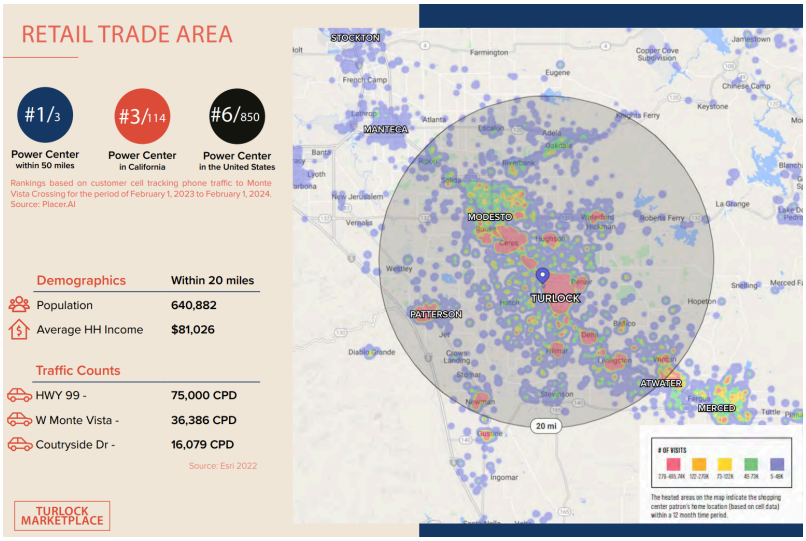
Attraction strategies within economic development are designed to draw new businesses, industries, and investments to a region. These strategies typically involve a combination of marketing, incentives, infrastructure development, and partnership-building to create a compelling case for businesses to relocate or expand.

Turlock offers a strategic location along the Highway 99 corridor with high visibility and access to over 640,000 people within a 20-mile radius, making it an ideal place for business growth. The City supports new investment through its Development Incentive Program, including a 25% reduction in Capital Facilities Fees, along with streamlined processes like no-cost pre-development meetings.

Businesses benefit from a strong regional workforce, competitive utility rates through Turlock Irrigation District, and a diverse economy that includes retail, manufacturing, logistics, and agriculture.

Turlock is also home to major employers and a thriving retail environment, including the Monte Vista Crossings Power Center and CSU Stanislaus. With available development sites and a business-friendly approach, Turlock provides the resources and opportunities needed for businesses to start, expand, and succeed.





TURLOCK DEVELOPMENT *INCENTIVE PROGRAM*



Tell us what businesses you would like to have in Turlock!
email:
asims@turlock.ca.us

Other: _____

Turlock Partnership Incentive Program

This program is designed to:
- Support small businesses opening in Turlock
- Help revitalize vacant storefronts
- Create new jobs in our community

To qualify, businesses must:
• Open in an existing vacant building within city limits
• Provide a business plan (with no-cost support available through the Valley Sierra SBDC)
• Attend a no-cost pre-development meeting
• Agree to simple record-keeping for one year
• Not be part of a franchise, nonprofit, or corporate chain
Grant application must be submitted prior to starting the licensing and permitting process.

If you have been considering starting your own business in Turlock and meet the qualifications listed above, give us a call, stop by, or visit us online to learn more!



📞 Contact: Anthony Sims,
Economic Development Director
Email: asims@turlock.ca.us
Phone: 209-668-5540 Ext. 1122 or 209-668-6031



Recent Check Presentations:
- Javier Padilla, CPA
- Turlock Music Academy
- Kabob Place

Upcoming Check Presentations:
- Andrade Financial Services
- Spa REM

Interested in opening a business in Turlock?
Visit the link below to obtain information on available commercial properties in Turlock.

Turlock commercial properties for sale:
https://www.loopnet.com/search/commercial-real-estate/turlock-ca/for-sale/?sk=618d1bb399e6dbce0b6dc8c47f5fed0e&e=u

Turlock properties for lease:
https://www.loopnet.com/search/commercial-real-estate/turlock-ca/for-lease/?view=map

Workforce Development - Talent Development

Workforce development within economic development refers to a set of strategies and activities designed to enhance the skills, knowledge, and capabilities of the local labor force to meet current and future economic and industry needs.

It is an important element of economic development because a well-trained and adaptable workforce is vital for attracting and retaining businesses, fostering innovation, and driving economic growth.





Other regional workforce development - talent development partners that provide educational programs and trade skill vocational training include:

- **California State University Stanislaus** - https://www.csustan.edu/
- **California State University Stanislaus - Career Ready U** - https://www.csustan.edu/career/careerreadyu
- **California State University Stanislaus - STEM CRU** - https://www.csustan.edu/aspire/stem-cru
- **Modesto Junior College** - https://www.mjc.edu/index.html
- **The Volt Institute** - https://www.voltinstitute.com/
- **Bay Valley Tech** - https://www.bayvalleytech.com/
- **Turlock Irrigation District (TID) Internships** - www.TID.org/Careers
- **Beam Circular Youth Amabassador Program** - https://tinyurl.com/BEAM -Youth-Ambassador

Fresno State - Parent University -Virtual Courses -(no cost for Turlock residents)

The City has a partnership with Fresno State - Parent University to offer no-cost virtual courses to all Turlock residents (of all ages). Upon completion of each 4 week course, participants will receive a certificate from Fresno State University.

To register for future courses visit:
https://cge.fresnostate.edu/oced/parent-university.html

Workforce Development - Talent Development

April 2026 Jobs Report Summary

According to the U.S. Bureau of Labor Statistics, the U.S. economy added approximately 175,000 jobs in April 2026, reflecting continued, but moderating, job growth following recent volatility in monthly employment trends.

The U.S. unemployment rate remained relatively stable at around 4.2%–4.3%, indicating a labor market that continues to show resilience, though with signs of gradual cooling. Labor force participation showed minimal change, suggesting ongoing caution among workers re-entering the workforce.

Job gains were primarily concentrated in healthcare, professional and business services, and construction, while sectors such as manufacturing and government experienced slower growth or modest declines.

Overall, the report indicates a labor market that remains stable but is continuing to moderate, with hiring activity leveling off compared to stronger gains seen in previous periods.

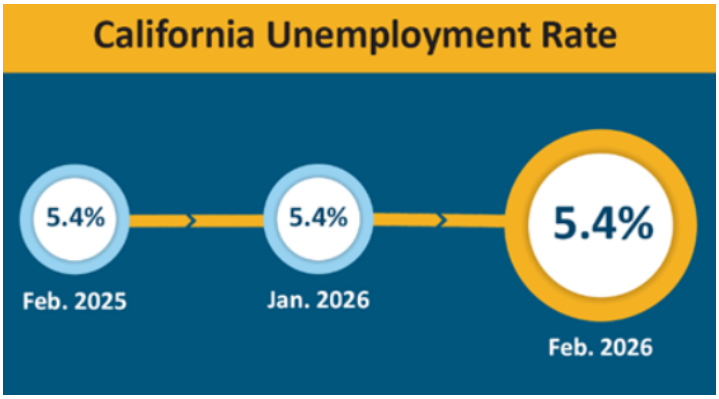
Read the full report here:
https://www.bls.gov/news.release/archives/empsit_05022025.pdf







CALIFORNIA UNEMPLOYMENT DATA:





For further information on unemployment data please visit:

https://edd.ca.gov/en/about_edd/news_releases_and_announcements/unemployment-february-2026/

Business Workshops

Turlock Business Conference - April 2026

The City of Turlock hosted its third annual Turlock Business Conference on April 24 at The Grand Oak, bringing together over 100 local business owners, community members, and regional partners.

The event provided attendees with a comprehensive overview of the current economic landscape, including market conditions, consumer behavior trends, and factors that may influence business operations moving forward.

Presentations were delivered by Dr. Gokce Soydemir, Professor of Economics at Stanislaus State, Jessica Bohlen, Director of Community Partnerships at Retail Strategies, and Israel Lara Jr. of the U.S. Small Business Administration (SBA), who provided insight into the small business environment for 2025 and a forward-looking outlook on the industry.



Hosted by Mayor Amy Bublak, the conference also created an opportunity for meaningful discussion and networking among the local business community. The event reflects the City's ongoing commitment to supporting local businesses by providing access to timely information, resources, and opportunities for collaboration.

With over 100 attendees, the conference continues to grow as a key platform for business engagement and economic development outreach.

Overall, the Turlock Business Conference remains an important initiative in strengthening a well-informed, connected, and resilient business community.







2026 National Small Business Week

May 3-9, 2026

National Small Business Week - May 2026

In recognition of National Small Business Week (May 3–9, 2026), Economic Development staff conducted outreach by visiting local businesses and promoting the importance of shopping local throughout the community. Small businesses represent over 90% of all businesses in the United States and serve as a critical foundation of Turlock's local economy.

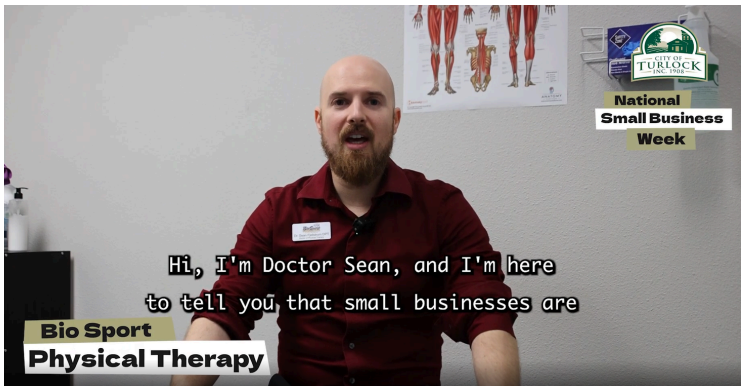
Economic Development staff regularly meet with local businesses throughout the year and understand the critical importance of supporting and shopping local. In advance of and during National Small Business Week, staff increased engagement with local businesses to collaborate on messaging and raise awareness of the importance of shopping local and supporting local families.

Supporting local businesses not only strengthens small business owners and their families, but also generates sales tax revenue that helps fund essential City services, including public safety, infrastructure improvements, and roadway projects. Local businesses play a vital role in job creation, community identity, and overall quality of life in Turlock.

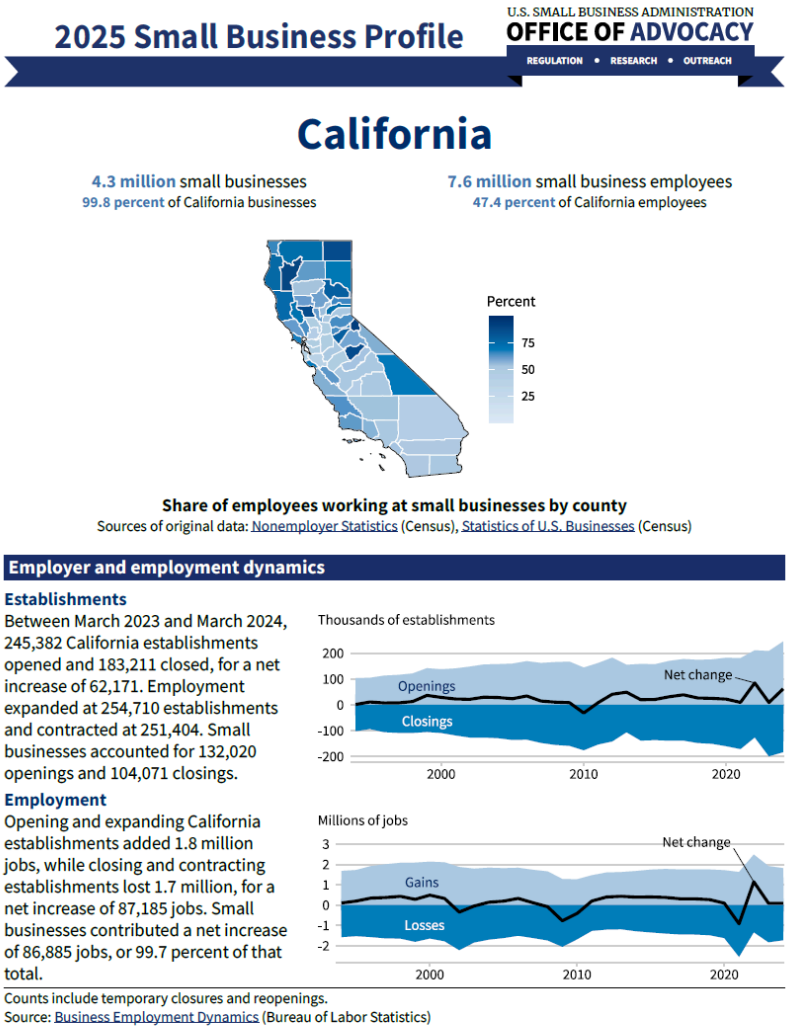
Overall, National Small Business Week served as an opportunity to reinforce the importance of small businesses and the City's ongoing commitment to supporting their success.











Small Business Economic Snapshot – California

According to the U.S. Small Business Administration's 2025 Small Business Profile, California is home to approximately 4.3 million small businesses, representing 99.8% of all businesses statewide. Small businesses employ 7.6 million workers, accounting for 47.4% of total employment, underscoring their critical role in the state's economy.

Between March 2023 and March 2024, California experienced a net increase of over 62,000 business establishments, with small businesses driving a significant share of new openings. During this period, small businesses were responsible for nearly all net job growth (99.7%), highlighting their importance as the primary engine of employment expansion.

Access to capital remains strong, with billions in small business lending activity supporting business operations and growth. Additionally, small businesses continue to play a key role in international trade, accounting for over 94% of exporting firms in California.

Overall, the data reinforces that small businesses remain a foundational component of California's economy, driving job creation, innovation, and long-term economic resilience.

Turlock Implication:

This data aligns with the City's ongoing focus on small business support through targeted initiatives such as the Turlock Partnership Incentive Program and the Development Incentive Program, which help lower barriers to entry and expansion. Continued Business Retention and Expansion (BRE) visits allow staff to proactively identify challenges, connect businesses to resources, and support growth opportunities, ensuring Turlock remains competitive in attracting and retaining small business investment.

Read the full report here:

https://advocacy.sba.gov/wp-content/uploads/2025/06/United_States_2025-State-Profile.pdf

Honoring a Legacy of Service

The City of Turlock recognized the retirement of Division Chief Micheal Harcksen, honoring over two decades of dedicated service to the community and the Turlock Fire Department.

A retirement ceremony was held on Thursday, April 30 at Fire Station 31 in Turlock to commemorate his career and contributions. Throughout his service, Chief Harcksen demonstrated strong leadership, professionalism, and a deep commitment to public safety. His contributions have had a lasting impact on both the organization and the residents he served. The City extends its appreciation for his years of service and wishes him continued success and fulfillment in his well-earned retirement.







New City Attorney

In April, the City of Turlock welcomed its new City Attorney, Katie Lucchesi, who officially began her role and was sworn in during her first day with the organization. As part of her onboarding, Ms. Lucchesi had the opportunity to meet with City staff and begin familiarizing herself with City operations.

Her addition to the executive team strengthens the City's ability to provide sound legal guidance and support to City Council, staff, and the community. The City looks forward to her leadership and expertise in advancing key initiatives and ensuring effective municipal operations.





Arbor Day Celebration

The City of Turlock hosted its 35th Annual Arbor Day Celebration at Bristol Park, bringing together residents, families, and City staff for a well-attended community event. Participants had the opportunity to learn proper tree planting techniques while contributing to the enhancement of the park.

A total of 13 new trees were planted, supporting the City's ongoing efforts to promote sustainability and improve community spaces. The event provided a valuable opportunity for community engagement and environmental education. Overall, the Arbor Day Celebration reflects the City's commitment to fostering a greener, more connected community.







Approved by City Council on April 28 ✓

On April 28, 2026, the Turlock City Council adopted the City's Strategic Communications Plan, establishing a framework to enhance transparency, strengthen community engagement, and improve communication with residents, businesses, and stakeholders.

The plan outlines strategies to ensure timely, consistent, and accessible information is shared across all City departments. Implementation of the plan will support improved outreach efforts and foster stronger connections between the City and the community. The document is available on the City's website under the "Stay Informed" section for public access and review.









City Update

-with Mayor Bublak

April 15, 2026

Dear Turlock Community,

As we move further into spring, this time of year brings new energy and many opportunities to come together as a community. It's a season of growth, and we're seeing that reflected in the many ways Turlock continues to move forward.

This month, we're looking forward to celebrating Arbor Day, which marks its 154th anniversary this year. Trees play an important role in our community, from improving air quality to enhancing the beauty of our parks and neighborhoods. We invite residents to join us on Thursday, April 23, from 6:00 to 7:00 PM. at Bristol Park, to learn about proper tree care and take part in planting trees together.

This month also gives us the opportunity to recognize National Volunteer Week, and I want to personally thank the many volunteers who give their time, dedication, and service. Their impact is felt across our entire community.

We also recognize National Public Safety Telecommunicators Week, honoring the dedicated dispatchers who serve as the critical link between our community and emergency services. Their professionalism, calm under pressure, and commitment to public safety often happen behind the scenes, but their impact is felt every single day.

Our Roads Program is also in full swing this season. Since our last update, we've seen continued progress with projects being completed across the city, and more improvements on the way. This work remains a top priority as we move through the year.

Turlock continues to move forward because of the people who live, work, serve, and give back to this community every day. I'm grateful for the strong sense of community we share and look forward to all that lies ahead in the months to come.

-Amy Bublak

Current Highlights

Paper Shred Day
Residents can safely dispose of sensitive documents during the City's Paper Shred Day on April 18 from 8:00 AM to 12:00 PM at 901 S. Walnut Rd.

Arbor Day 2026
Join us at Bristol Park on April 23, from 6:00 to 7:00 PM as we plant trees, learn proper planting techniques, and help grow a greener Turlock.

Turlock Business Conference
Local business owners and professionals are invited to the Turlock Business Conference on April 24 for economic insights, networking, and business trend discussions.



Download the City of Turlock Mobile App

CITY OF TURLOCK INC. 1908

Did you know?

You can stay up to date on City of Turlock announcements and information by visiting the following website and social media pages.

https://www.cityofturlock.org/

facebook

https://www.facebook.com/CityofTurlockCityHall

https://www.facebook.com/CityofTurlockEconomicDevelopment

Instagram

https://www.instagram.com/city.of.turlock

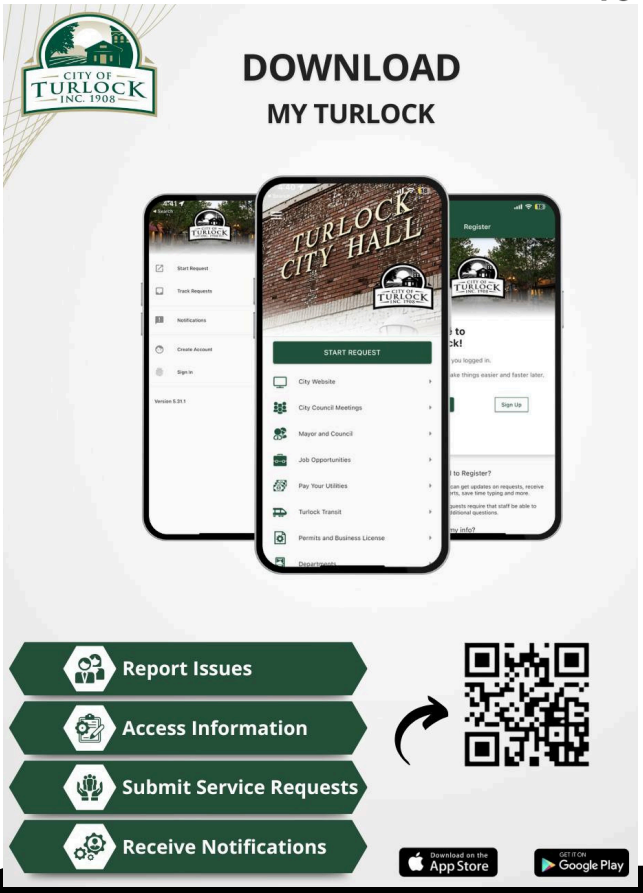
http://www/instagram.com/turlockecondev

LinkedIn

https://www.linkedin.com/company/city-of-turlock/

To stay up to date on FREE business workshops, resources, and events visit:

www.cityofturlock.org/businessresources





DEVELOPMENT SERVICES DEPARTMENT



BUILDING

The Development Services Department continues to strive to provide excellent customer service while ensuring the health, safety, enhancement, and prosperity of our community.



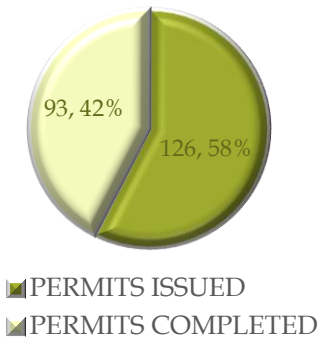
PLANNING

CITY MANAGER'S MONTHLY REPORT
APRIL 2026

BUILDING DIVISION

344 BUILDING INSPECTIONS PERFORMED IN APRIL

PERMIT STATS



BUILDING PERMITS APPLIED FOR





NEW TENANT IMPROVEMENT SUBMITTALS RECEIVED FOR BACK NINE AND NICK THE GREEK

ZALATA KITCHEN RECEIVED THEIR FINAL AND CERTIFICATE OF OCCUPANCY

PLANNING DIVISION

- The Planning Division received an application (MDP 2026-06) requesting a Minor Discretionary Permit to develop a 6.79-acre parcel as a truck parking facility for semi-trucks and trailers in two (2) phases located at 1231 South Kilroy Road (Stanislaus County APN: 044-010-010). Phase 1 will include demolition of existing barns and construction of 116 truck and trailer parking stalls, a 4,800 square foot truck repair shop, truck washing area, and 18 personal automobile parking stalls. Phase 2 will include the conversion of the existing single-family residence to an office for the facility. Frontage improvements including curb, gutter, and sidewalk will be constructed along South Kilroy Road. On-site paving, landscaping, security lighting, storm pond, and perimeter fencing will be constructed. A Mitigated Negative Declaration is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval.
- An applicant (MDP 2026-07) is requesting a Minor Discretionary Permit to develop a 1.54-acre parcel for Turlock Islamic Center located at 1500 Lander Avenue (Stanislaus County APN: 043-006-008). The project will include a 4,396 square foot religious assembly facility that will operate from 5 a.m. to 10 p.m., 7-days per week, with a maximum of 290 occupants. Frontage improvements will be including curb, gutter, and sidewalk along Lander Avenue. On-site paving, landscaping, security lighting, and perimeter fencing will be constructed.
- The Planning Division is reviewing amendments and time extensions to existing Development Agreements and Conditional Use Permits for cannabis businesses, as required by Turlock Municipal Code, to ensure businesses remain compliant and in good standing. The City proposes revising the public benefit payment structure for cannabis dispensaries by removing the monthly minimum and instead requiring a percentage of gross receipts, set at 5.25% through May 31, 2027, within a range up to 9%. The agreements would also be extended by three years to June 30, 2029, and updated with additional regulations, including new definitions, enhanced security access, mandatory background checks, and provisions allowing termination if certain criminal convictions occur. Minor language updates and legal clarifications are also included. The agreements apply to the following cannabis businesses: Fire House (1601 W. Main St.), NHC (3401 W. Monte Vista Ave.), Perfect Union (2500 N. Golden State Blvd.), and Evergreen Market (101 E. Glenwood Ave.).
- An application has been submitted by Plan4Dream Investments, LLC (600 D St.) for the required annual review of the Development Agreement and Conditional Use Permit, in accordance with the Turlock Municipal Code, to confirm the business remains in compliance and in good standing. The application also includes a request for a time extension through April 1, 2027.
- On November 17, 2025, the California Department of Housing and Community Development (HCD) completed its review of the Draft Housing Element and found that, while it addressed most statutory requirements, additional revisions were needed to achieve substantial compliance with State Housing Element Law. The Revised Draft Housing Element reflects changes made in response to HCD's comments, shown in redline, and was made available for a 7-day public review period from April 28 through May 4, 2026. The revised draft was submitted to HCD on May 5, 2026 for a third review. Under State law, HCD will have 60 days to complete its review, after which adoption hearings will be scheduled with the Turlock Planning Commission and City Council.



COORDINATED & HOSTED 11 PREDEVELOPMENT MEETINGS

BUSINESS PERMITS APPLIED FOR

BUSINESS ADDRESS	BUSINESS TYPE	BUSINESS NAME
	HOME OCCUPATION PERMIT	SILVA HOUSEKEEPING
	HOME OCCUPATION PERMIT	JG Design & Custom Cabinets
200 N BROADWAY E	ZONING CERTIFICATE/OCCUPANCY INSPECTION	AFS INVESTMENTS
	HOME OCCUPATION PERMIT	DAVE POPE CONSTRUCTION
	HOME OCCUPATION PERMIT	BOB'S CLEANING & HANDYMAN SERV
2301 FULKERTH RD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	TURLOCK AUTO SHINE
250 MARKET ST	ZONING CERTIFICATE/OCCUPANCY INSPECTION	MICHELL'S FURNITURE
	HOME OCCUPATION PERMIT	TRAVIS LITTLE CLUB REPAIR
2801 LASITER LN	ZONING CERTIFICATE/OCCUPANCY INSPECTION	ALLEGIANCE INDUSTRIAL SUPPLY
	HOME OCCUPATION PERMIT	White Cab
	HOME OCCUPATION PERMIT	SDR Mobile Welding
401 S GOLDEN STATE BLVD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	HONEST AUTO SALES
	HOME OCCUPATION PERMIT	ALIANZA WORKFORCE STRATAGY
	HOME OCCUPATION PERMIT	AANE RENOVATION PAINTING
	HOME OCCUPATION PERMIT	BA PRO
	HOME OCCUPATION PERMIT	JAVIS LAWN AND MAINTENANCE
500 E MAIN ST	ZONING CERTIFICATE/OCCUPANCY INSPECTION	CARRS CLEANERS
507 N GOLDEN STATE BLVD	ZONING CERTIFICATE/OCCUPANCY INSPECTION	PUPUSAS FRANCIS INC
	HOME OCCUPATION PERMIT	Pro-Techs Inspections

City Council Staff Update
May 12th, 2026

From: Nick Showalter, IT Director

Prepared by: Nick Showalter, IT Director

Agendized by: Gary Hampton, Interim City Manager

For April 2026, the Information Technology (IT) Department has the following report:

New Website Project

The new website project with Revize continued in the *Content Migration Phase* (Phase 6 of 9). Throughout April, the contracted copywriter updated and prepared content for approximately 280 website pages and will be finishing content updates on the remaining website pages during the first week of May.
A project review meeting was scheduled with Revize, and the timeline of the project was updated with the following milestones: *Quality Assurance, Training and Beta Site Review, and Go Live.* A tentative Go Live date is still set for July 2026 on the project timeline.

Audio/Video – Emergency Operations Center (EOC)

Throughout April, wired and wireless input devices for the EOC were assessed, selected, and ordered. These devices will be used for accessing information that can be displayed across the screens within the EOC. Once received, they will be installed and configured with the system. After installation, training will be scheduled on how to operate the system.
IT Staff are also awaiting a proposal for additional network components for the EOC.

Audio/Video – City Council Chambers

IT Staff routinely checked in on the order and project plan for upgrading the audio-video equipment in the City Council Chambers throughout the month. In addition, IT Staff have been performing troubleshooting tasks and configuration repairs on the current equipment that is outdated.

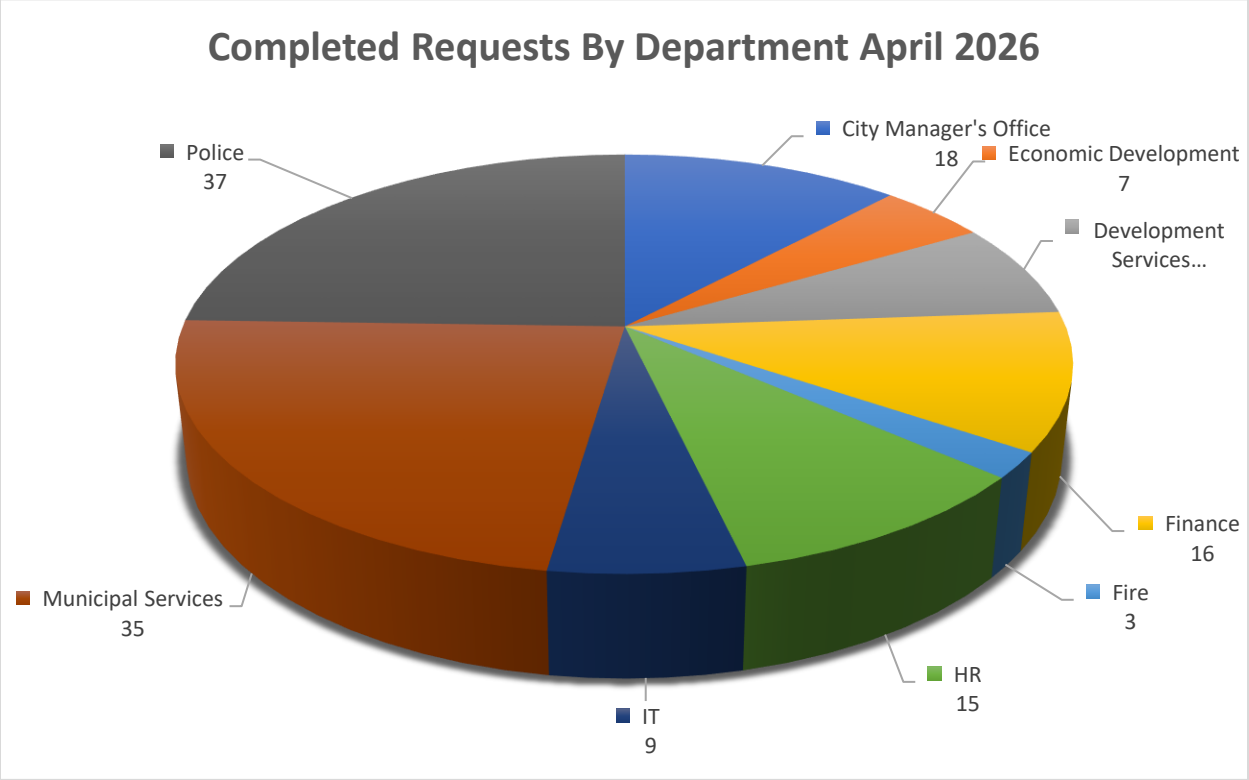
Microsoft 365 Mailbox Migration Project and Licensing

IT Staff worked with the contracted service provider on setting up security configurations within the Microsoft 365 environment. In addition, IT Staff began preparing and configuring a core security integration.

Enterprise Permitting and Licensing Software
IT Staff initiated the technical implementation with Tyler Technologies to set up access configurations for the new Enterprise Permitting and Licensing system. A formal kick-off meeting was scheduled with the Tyler Technologies project management team and Development Services staff to review the project process and requirements. The next steps include reviewing permitting processes with the project management team.

Turlock Business Conference Support
IT Staff assisted with the setup and support of audio/visual and presentation technology for the annual Turlock Business Conference.

Completed IT Requests*
IT staff completed **151 requests** for service during April 2026.



*Resolved requests shown are estimated and do not include ad hoc phone and verbal requests or certain long-term projects.



Leadergov Training and Topic of the Month: Resolving Team Conflict

The IT Department did a Leadergov training on the topic of team conflict. Staff learned that conflict is normal and part of working on a team, and the more important part is how conflict is managed. The team also learned about methods and models for handling conflict.

MUNICIPAL SERVICES

ENGINEERING ◦ FLEET ◦ MAINTENANCE ◦ RECREATION
REGULATORY AFFAIRS ◦ ROADS PROGRAM ◦ SRWA
TRANSIT ◦ UTILITIES ◦ WATER QUALITY CONTROL







LEADERGOV

The Team Accountability resource highlights the importance of strong teamwork through clear expectations, open communication, and personal responsibility. It emphasizes that accountability starts with clarity, ensuring everyone understands roles, timelines, and resources, and continues through proactive communication when challenges arise. The guide also underscores the need for courage, encouraging team members and leaders to speak up, address issues, and hold one another accountable in a constructive way. Municipal Services is placing a strong focus on these principles to strengthen coordination across teams, improve project delivery, and foster a culture of trust and shared responsibility in serving the community.

Congratulations to the following Municipal Services Department staff who were hired or promoted this month!

- Flores-Dye, Hudson Allen - Pk/Rec/Parks Maintenance P/T
- Gonzalez, Adien Jesus - Pk/Rec/Parks Maintenance P/T
- Hampton, Jackson Rylan - Pk/Rec/Parks Maintenance P/T
- Jacques, Terrence David - Muni/WQC P/T
- Knab, Blake Helmuth - Maintenance Worker I
- Magallon Valencia, Katelyn - Laboratory Analyst I
- Manriquez Lua, Jose Wenceslao - Pk/Rec/Parks/Maintenance P/T
- Osorio, Mauricio - Fleet Maintenance Mechanic I
- Sierra, Gloria Jazmine - Pk/Rec/Parks Maintenance P/T
- Breuss, Sara Marie - Laboratory Analyst, Senior

ENGINEERING

City Staff made significant progress across a wide range of projects and initiatives. Staff provided input on the PM Hot Spot memorandum for NEPA clearance related to the Intersection Improvements project and completed review of the Digester 3 Structural and Corrosion Analysis memorandum. Coordination with Caltrans supported successful project closeout activities for both the Safe Routes to School Pedestrian Improvements and Pedras Road Rehabilitation projects.



Work continues to move forward on key capital improvements. Staff are actively advancing the System-Wide AMI and Water Meter Installation – Phase 1 project through design review, meter list updates, and preparation for bidding. Design plans for the Water Line Replacement project are currently under review, and preparations are underway for the upcoming Slurry Seal project. At John Lazar Park, visible progress continues with installation of amenities, shade structures, and irrigation systems.

Facility improvement efforts are also progressing. Staff are reviewing options for the City Hall roof replacement and coordinating next steps with project partners. Upcoming projects, including the Public Safety Facility boiler replacement, are being prepared for advertisement and uploaded into the City's OpenGov bidding system.

On the construction and contract administration side, the Geer Road Water Valves Replacement project has been awarded to Ace-High Engineering.

In addition, Notices of Completion were approved for recent infrastructure improvements, including the Speed Lumps at Berkeley Roundabouts and City Utility Trench Repair projects.

ENGINEERING,CONT'D



Administrative efforts remain strong, with completion of Measure L reporting and coordination of the City's 5-Year Capital Improvement Plan updates. Staff continue to provide responsive customer service amid increased public inquiries related to utility work, assistance programs, and other City services.

MAINTENANCE



The City's Maintenance teams have been actively engaged in a wide range of projects, improvements, and training efforts to support operations across parks, streets, facilities, and landscaped areas.

The Streets Team made strong progress on roadway maintenance, completing hundreds of pothole repairs across multiple zones and finishing tree berm work. Crews addressed tree-related service calls, replaced traffic signs, and pruned trees obstructing visibility. Work also included valve replacements, island maintenance, and continued weed control. Staff began preparing for traffic marking improvements, including stop legends and stop bars. In addition, several team members completed Traffic Control Flagging Training to enhance safety and field operations.



Director Fisher (pictured above) assisting in planting trees at Bristol Park for Arbor Day

The Parks Team continued to focus on park improvements and seasonal readiness. Crews added engineered wood fiber to playgrounds, completed mowing across multiple parks, and performed irrigation and water system repairs, including main line and valve fixes. Work also included painting and cleaning the Columbia water feature, pruning trees, and completing required inspections. Ongoing efforts include turf restoration, continued mowing, and addressing water line issues.

At the Sports Complexes, crews maintained and prepared fields for play through mowing, fertilizing, reseeding, and painting for various field configurations. Staff also responded to irrigation system repairs, including a mainline break, ensuring fields remain in good condition for ongoing and upcoming use.

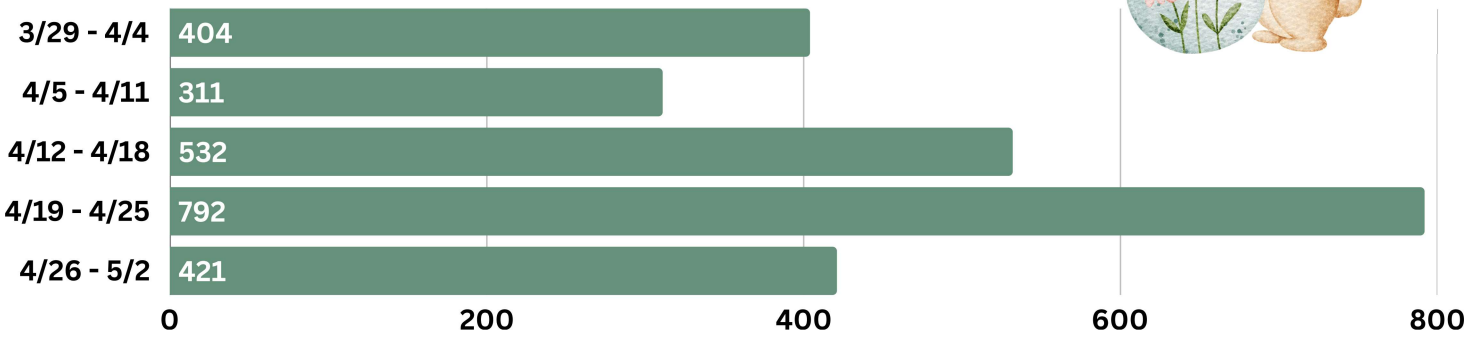
The Assessments Team continued landscape maintenance throughout the City, including mowing, edging, pruning, irrigation repairs, and weed control across medians, walls, paseos, and corridors. Crews installed weed block, maintained roundabouts, and ensured all trash and dog waste stations were serviced. Ongoing work includes irrigation improvements, planting preparation, and continued upkeep of key landscaped areas.

The Buildings and Facilities Team addressed a variety of maintenance needs, including plumbing repairs, roof patching, battery replacements, and facility cleaning. Crews also completed the transit bus stop lighting project, supported pool preparation efforts, and maintained City facilities and surrounding grounds.

MAINTENANCE, CONT'D



POTHOLES FILLED IN APRIL



In addition to field work, staff participated in several training and development opportunities. Employees attended Tsafety trainings focused on heat illness prevention, back injury prevention, and hearing protection. A leadership meeting was also held to discuss current and future projects, reinforcing coordination and planning across teams.

RECREATION

Recreation staff have been actively advancing programs, events, and community engagement efforts across the City. The CEAG application process moved forward with applicants presenting at a special Parks, Arts, and Recreation Commission meeting, where funding recommendations were developed and will be considered by the City Council as part of the upcoming budget process.



Spring programming and events brought strong community participation. Recreation Swim season launched successfully at Columbia Pool, with staff supporting a new online waiver system to streamline entry for families. Swim lessons were offered during Spring Break, alongside a successful Spring Break Camp at Marty Yerby that provided valuable childcare support for local families. Ongoing programs such as Pickleball, Track, and Disc Golf continue to see participation at Crane Park, while Pedretti Park hosted a baseball tournament and the Senior Citizen Group welcomed the community during their annual Open House event.

Community engagement remained a priority, highlighted by a well-attended Art at the Park event in partnership with SCOE. In addition to arts and crafts activities, staff gathered valuable public input on potential improvements through the Statewide Parks Grant Opportunity, encouraging residents to share ideas and help shape future park enhancements.

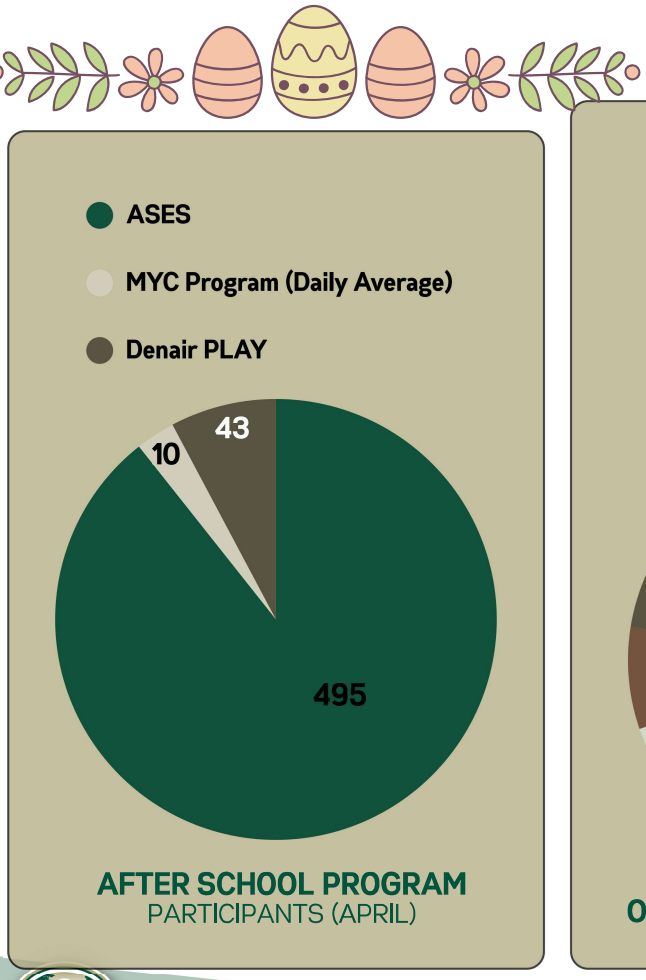
RECREATION, CONT'D



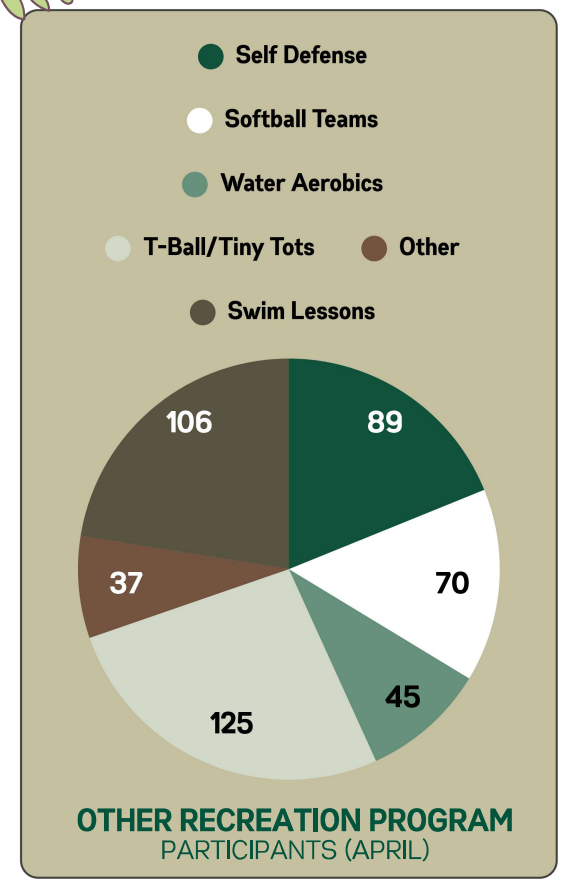
Looking ahead, Summer Adult Softball is getting underway, and staff are preparing for a full season of programming. Registration has closed, and final preparations are in place for league play. Family Fun Night is also returning with a new collaboration with The Market, bringing together recreational activities, vendors, and community fun at the Turlock Regional Sports Complex.

Staff development and operations continue to evolve as well. Recreation staff are participating in aquatics training alongside neighboring agencies, and new purchasing software has been launched to streamline processes, with upcoming agreements being processed through the new system.





AFTER SCHOOL PROGRAM
PARTICIPANTS (APRIL)



OTHER RECREATION PROGRAM
PARTICIPANTS (APRIL)

SPECIAL EVENTS:

REC. SWIM OPENING DAY
APRIL 4TH

35TH ANNUAL ARBOR DAY
APRIL 23RD

LOVE TURLOCK
APRIL 25TH

OPEN REGISTRATION:

DISC GOLF
PICKLEBALL
SUMMER CAMP
SWIM LESSONS
TRACK CLASS
WATER AEROBICS
YOUTH WEIGHT TRAINING

SCAN HERE FOR MORE INFORMATION ON RECREATION PROGRAMS!

UTILITIES

Water Distribution and Sewer staff maintained a high level of service through a combination of routine operations, infrastructure improvements, and responsive field support. Crews completed plan checks, USA markings, meter reads, system inspections, and backflow testing, while continuing to monitor water use and address water wasters.



Staff supported major capital projects by coordinating system shutdowns, performing sewer main repairs tied to road rehabilitation efforts, and assisting contractors with installations and repairs, including temporary connections for construction needs. Crews also maintained system reliability through routine flushing, valve exercising, and timely response to leaks and damaged infrastructure.

In addition to field operations, staff remained engaged in administrative and planning efforts, including budget coordination, reporting improvements, capital project tracking, and participation in project meetings and site reviews. Customer service and compliance remained a priority, with staff working directly with residents to resolve concerns.

Efforts also included updates to the Emergency Response Plan to ensure continued preparedness. Overall, work focused on maintaining reliable utility services while advancing key infrastructure projects and improving internal processes.

REGULATORY AFFAIRS

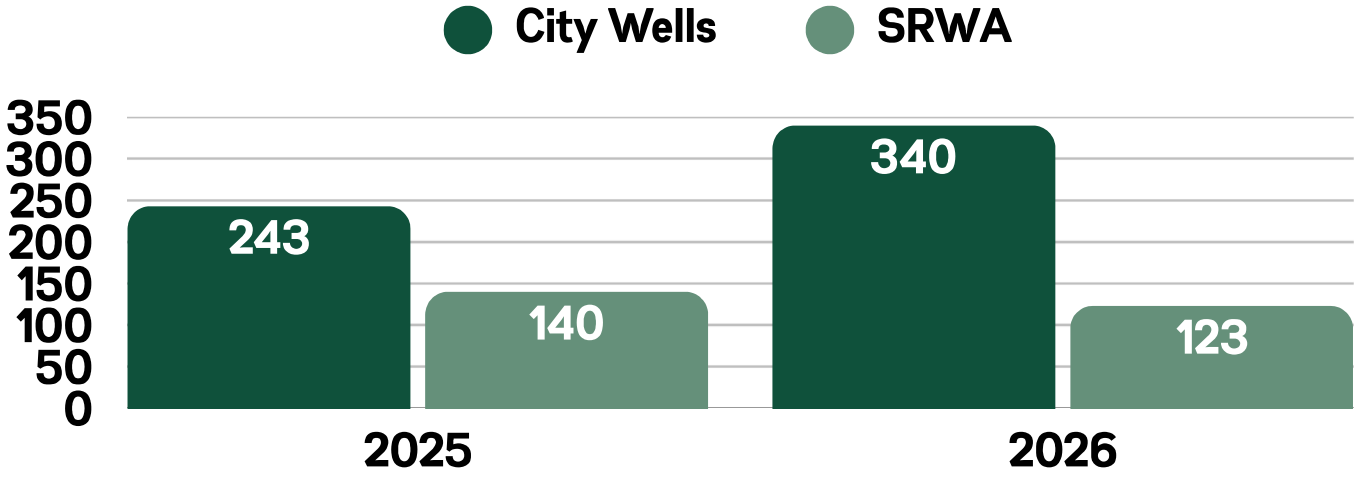
Staff continued making progress on key planning, reporting, and administrative initiatives to support ongoing operations and future projects. Efforts included advancing and finalizing the Urban Water Management Plan, completing production reporting, and preparing an RFP for GAC replacement to support water quality improvements. Staff also managed contract extensions, amendments, and approvals for upcoming projects. Additional activities included participation in the Solid Waste Rate Study kickoff, which required no immediate City action, and completion of Heat Illness Prevention Training to ensure readiness for summer conditions.



STANISLAUS REGIONAL WATER AUTHORITY (SRWA)



SRWA WATER PRODUCTION AND WELL WATER PRODUCTION, IN MILLIONS OF GALLONS, **IN MARCH***



WATER PRODUCTION MARCH *2026**	
All water delivered to City of Ceres and City of Turlock met or exceeded water quality requirements as mandated by the State of California.	
CITY OF CERES	90 Million gallons of water was delivered
CITY OF TURLOCK	123 Million gallons of water was delivered
ZERO POSITIVE SYSTEM BACTI SAMPLES	

***Statistics are reported one month later to align with the City Council posting schedule.**

ROADS PROGRAM



The City continues to make strong progress on street rehabilitation and infrastructure improvements. Design task orders were approved to rehabilitate approximately 11.46 miles of roadway across multiple project areas.

A major project along E. Linwood Avenue and nearby streets has been advertised for construction, with an estimated cost of nearly $4 million.

Construction remains active on several projects, including storm sewer installation, curb and gutter reconstruction, and paving along key corridors such as S. Orange Street, Angelus Street, S. Denair Avenue, and Hamilton Street. One project has also reached substantial completion following final pavement striping.

Overall, these efforts continue to improve roadway conditions and enhance infrastructure throughout the City.

Finance Department Monthly Report
May 12, 2026

From: Isaac Moreno, Finance Director

Prepared by: Isaac Moreno, Finance Director

Agendized by: Gary Hampton, Interim City Manager

Staffing – The Finance Department is currently in the process of filling the following positions:

Utility Billing:	1 - Account Clerk I
Accounting:	1 – Accountant II

Measure A Committee – See attachment quarterly report approved on April 15, 2026.

Contracts Executed by City Manager – Please see table below for the executed contracts within the month of April 2026.

Utility Billing Division Report – Please see attached memorandum.

Housing Division Report – Please see attached memorandum.

Projects:

User Fee Study – Consultant has started preliminary meetings with four divisions. The estimated completion is June 2026.

Impact Fee Study – Pending completion of infrastructure master plan updates. An updated timeline will be developed once this is complete.

Interim City Manager Approved Contracts Up To $75,000					
Contract Number	**Vendor Name**	**Description**	**Compensation Amount Not to Exceed**	**Effective Date**	**Department**
APRIL					
2026-106	KAM Software Technologies dba Crossroads Software	Crossroads Software	$ 41,130.34	2/1/2026	Police
2026-100	Carrollo Engineers	Water Meter Replacement Justification & Alternatives Analysis	$ 71,000.00	1/12/2026	Muni
2026-067	Jocelyn E. Roland, PhD	Preemployment Screening & Psychological Services	$ 25,000.00	10/1/2025	Fire

JENNIFER FIGUEROA
HOUSING PROGRAM MANAGER

OFFICE OF THE CITY MANAGER
HOUSING PROGRAM SERVICES DIVISION
jfigueroa@turlock.ca.us

156 S. BROADWAY, SUITE 140 | TURLOCK, CA 95380 | MAIN 209-668-5610| FAX 209-668-5120 | TDD 1-800-735-2929

DATE: May 5, 2026

TO: Isaac Moreno

FROM: Jennifer Figueroa

SUBJECT: May 2026 Housing Division Update

May 2026 Housing Division Update:

- Two (2) Mobile Home rehabilitation packets given out. (Please note, prior month's total was for period of Jan 1, 2026-March 30, 2026)
- 0 applications received. (Please note, prior month's total was for period of Jan 1, 2026-March 30, 2026)
    - One (1) mobile home rehabilitation completed.
    - One (1) mobile rehabilitation completed first week in May.
    - Three (3) mobile home rehabilitations in construction process, anticipated completion by mid-June.
    - Two (2) mobile home rehabilitations are in various stages of process prior to loan committee approval.
- One (1) stick build rehabilitation packet given out. (Please note, prior month's total was for period of Jan 1, 2026-March 30, 2026)
- 0 applications received. (Please note, prior month's total was for period of Jan 1, 2026-March 30, 2026)
    - One (1) stick built rehabilitation in construction process.
    - Three (3) stick built rehabilitations are in various stages of process prior to loan committee approval.
- Twenty-eight (28) First-Time Homebuyer applications given out.
    - Five (5) First-Time Homebuyer applications received. Four (4) pending eligibility, one (1) was ineligible.
- Staff posted mobile home rehabilitation program flyer on Instagram.
- Housing staff did a segment on Telemundo to advertise the mobile home rehabilitation program on April 30, 2026.
- FY 2026-27 Annual Action Plan was approved by City Council.

Funds with HUD:

Prepared: 5/5/2026

Stanislaus Housing Consortium		
	CHDO	-
	Administrative Funds	650,283.01
	HOME	4,942,436.78
		5,592,719.79
CDBG-CV		645,763.38
CDBG		1,328,646.63
HOME-ARP		
	Administrative and Planning Funds	465,613.25
	Home Activities Funds	4,531,689.15
		4,997,302.40

Notes:
-Funds stated above do not reflect expenditures that have not been submitted for reimbursement
-CHDO funds were transferred into HOME funds

Funds with California Department of Housing and Community Development:

Permanent Local Housing Allocation (PLHA) pending application	203,601.00

Funds with City:

Stan County HOME Lead Consortium Fund 254	-
CDBG (with City) Fund 255	566,864.83
HOME Consortium Fund 256	602,784.28
State HOME Fund 257	
State Home Funds	2,956,647.63
Cal HOME Program	1,547,083.22
HEAP	94,183.91
	4,597,914.76
Housing Stimulus Fund 258	(388,325.79)
HOME-ARP Fund 259	(89,285.31)
PLHA-Permanent Local Housing Allocation Fund 260	735,511.98
Successor Agency - LMI Fund 625	1,981,581.11

TOTAL OF ALL FUNDS:	$	20,775,079.06

Notes:

Angelica Gonsalves
FINANCIAL CUSTOMER SERVICE SUPERVISOR
agonsalves@turlock.ca.us

FINANCE DEPARTMENT
UTILITY BILLING

156 S. BROADWAY, SUITE 114 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5570 | FAX 209-668-5565

DATE: May 5, 2026

TO: Isaac Moreno

FROM: Angelica Gonsalves

SUBJECT: April 2026 Department updates

For the month of April 2026:

Finance processed a total of 2,080 receipt payments in the office by walk in customers, 582 by mailed/drop box, and took 325 phone payments. The department answered 1,658 calls during the month of April. Processed 136 utility move-in's, and 132 move-out/exception bills. Payment agreements: 123 current and 33 past due payment agreements.

Utility billing processed and mailed 19,715 printed utility bills and issued 2,727 penalties. Delinquent notices were mailed to 816 customers. 0 accounts were terminated on April 29, 2026 and 0 remained off at the end of the day.

The department went live with the new payment platform online and interactive voice response (IVR) for utility customers on 7/16/25. In April we had 1,735 customers made payments on the new IVR, 4,208 customers paid through the new portal, and 6,042 set up for autopay. We have a total of 12,477 registered users on the new portal from 4/30/26. 772 users have signed up for paperless billing.

Business license processed 59 new applications and closed 4 business licenses. 10 licenses were renewed and 0 delinquent notices were mailed out to lapsed business licenses. The City of Turlock currently has 7,186 active licenses.

MEASURE A (Roads) - Accountability Report

Prepared: 4/9/26
Fund: 115-Measure A Roads
FISCAL YEAR: 2025-2026
Period: 07/01/2025-03/31/2026

	2025-2026 Amended Budget	2025-2026 Actual to Date	2025-2026 Remaining Budget	% of Budget Received/ Expended
Revenues				
Division 115 - Measure A				
Sale Tax Measure A	$ 8,173,173	$ 4,249,367.11	$ 3,923,806	52%
Program 801 - 2025 Roads Bond Program				
Interest Income 2025 Roads Bond	$ 100,000	$ 826,238.12	$ (726,238)	826%
Revenues	$ 8,273,173	$ 5,075,605.23	$ 3,197,567.77	61%
Expenditures				
Administration Salaries & Benefits - Measure A	$ 327,528	$ 162,248.87	$ 165,279	50%
Contract Attorney	$ 15,000	$ 19,392.00		
City Engineering Services	$ 440,117	$ 219,764.60	$ 220,352	50%
Construction Management	$ 6,271,168	$ 2,626,148.41	$ 3,645,020	42%
Roads Design	$ 3,405,000	$ 2,002,158.72	$ 1,402,841	59%
Advertising	$ 300	$ 138.00	$ 162	46%
Construction Project	$ 1,000,000	$ 1,782,217.19	$ (782,217)	178%
Program 801 - 2025 Roads Bond Program				
Debt Services	$ 2,388,125	$ 2,388,125.00	$ -	100%
Construction Project	$ 19,999,464	$ 851,853.95	$ 19,147,610	4%
Total Expenditures	$ 33,846,702.00	$ 10,052,046.74	$ 23,799,047	30%
Revenue Over / (Under) Expenses	$ (25,573,529)	$ (4,976,441.51)		

FUND BALANCE

Balance Forward from Prior Fiscal Year	$ 34,996,938.16
Net Change to Fund Balance	$ (4,976,441.51)
Current Balance	$ 30,020,496.65

Construction Projects	2025-2026 Actual to Date
P#22001 2022 Const. Roads	$ 1,490,262.67
P#23031 Construction for Roads CIP Task #1	$ 61,923.12
P#23032 Construction for Roads CIP Task #1	$ 230,031.40
23033 - Design Services for Roads CIP Task Order No. 1	$ 286,870.07
23068 - Design Services for Roads CIP Task Order#2 NOC BP#1-9.23.25	$ 1,225.00
P#23069 Design Services CIP Task #2	$ 563,758.88
	$ 2,634,071.14

Budget Performance Report

Fiscal Year to Date 03/31/26

Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **115 - Measure A - Roads**										
REVENUE										
Department **10 - Administration**										
Division **115 - Measure A**										
30020	**Sales Tax**									
30020_004	Sales Tax Measure A	8,173,173.00	.00	8,173,173.00	.00	.00	4,249,367.11	3,923,805.89	52	8,202,980.49
	30020 - Sales Tax Totals	$8,173,173.00	$0.00	$8,173,173.00	$0.00	$0.00	$4,249,367.11	$3,923,805.89	52%	$8,202,980.49
33000	**Interest Income**									
33000_003	Interest Income 2025 Roads Bond	.00	.00	.00	44,755.51	.00	826,238.12	(826,238.12)	+++	.00
	33000 - Interest Income Totals	$0.00	$0.00	$0.00	$44,755.51	$0.00	$826,238.12	($826,238.12)	+++	$0.00
Program **801 - 2025 Roads Bond Program**										
33000	**Interest Income**									
33000_003	Interest Income 2025 Roads Bond	100,000.00	.00	100,000.00	.00	.00	.00	100,000.00	0	405,497.58
	33000 - Interest Income Totals	$100,000.00	$0.00	$100,000.00	$0.00	$0.00	$0.00	$100,000.00	0%	$405,497.58
37800	Long Term Debt Proceeds	.00	.00	.00	.00	.00	.00	.00	+++	31,649,327.00
	Program **801 - 2025 Roads Bond Program** Totals	$100,000.00	$0.00	$100,000.00	$0.00	$0.00	$0.00	$100,000.00	0%	$32,054,824.58
	Division **115 - Measure A** Totals	$8,273,173.00	$0.00	$8,273,173.00	$44,755.51	$0.00	$5,075,605.23	$3,197,567.77	61%	$40,257,805.07
	Department **10 - Administration** Totals	$8,273,173.00	$0.00	$8,273,173.00	$44,755.51	$0.00	$5,075,605.23	$3,197,567.77	61%	$40,257,805.07
	REVENUE TOTALS	$8,273,173.00	$0.00	$8,273,173.00	$44,755.51	$0.00	$5,075,605.23	$3,197,567.77	61%	$40,257,805.07
EXPENSE										
Department **10 - Administration**										
Division **115 - Measure A**										
41001	Full Time Salaries	204,556.00	(10,000.00)	194,556.00	9,473.88	.00	91,693.63	102,862.37	47	116,338.54
41053	Sick Leave Conversion Pay	3,000.00	.00	3,000.00	.00	.00	2,338.87	661.13	78	2,800.79
41055	Vacation Conversion Pay	2,000.00	.00	2,000.00	.00	.00	.00	2,000.00	0	2,299.61
41059	Continuous Service Pay	5,542.00	.00	5,542.00	426.32	.00	4,126.17	1,415.83	74	5,235.83
41100	**Overtime**									
41100_001	Overtime Standard	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	2,403.24
	41100 - Overtime Totals	$5,000.00	$0.00	$5,000.00	$0.00	$0.00	$0.00	$5,000.00	0%	$2,403.24
42002	Medical Dental Plan	31,248.00	.00	31,248.00	1,958.04	.00	17,972.01	13,275.99	58	16,576.68
42003	Vision Insurance	432.00	.00	432.00	13.46	.00	123.54	308.46	29	162.00
42004	Long Term Disability Insurance	767.00	.00	767.00	42.64	.00	393.62	373.38	51	453.07
42005	Life Insurance	387.00	.00	387.00	24.48	.00	173.23	213.77	45	245.75
42006	SUI	60.00	.00	60.00	.00	.00	29.75	30.25	50	59.50
42007	Workers Comp Insurance	1,152.00	.00	1,152.00	53.16	.00	528.95	623.05	46	274.51
42008	City Liability Insurance	9,143.00	.00	9,143.00	332.04	.00	3,303.84	5,839.16	36	4,167.01
42009	PERS	37,669.00	.00	37,669.00	1,803.82	.00	17,458.40	20,210.60	46	21,600.37
42010	Medicare Tax	3,191.00	.00	3,191.00	141.15	.00	1,401.28	1,789.72	44	1,828.30
42012	Retiree Health Insurance	4,091.00	.00	4,091.00	189.48	.00	1,833.90	2,257.10	45	2,326.73
42013	Deferred Comp	1,639.00	.00	1,639.00	94.74	.00	916.95	722.05	56	1,163.37
42016	Employee Contrib To PERS	(18,909.00)	.00	(18,909.00)	.00	.00	(7,287.27)	(11,621.73)	39	(10,551.99)

Budget Performance Report

Fiscal Year to Date 03/31/26

Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **115 - Measure A - Roads**										
EXPENSE										
Department **10 - Administration**										
Division **115 - Measure A**										
42019	PERS UAL (Unfunded Accrued Liability)	35,860.00	.00	35,860.00	2,988.00	.00	26,892.00	8,968.00	75	17,139.00
43010	Contract Attorney	15,000.00	10,000.00	25,000.00	.00	5,608.00	19,392.00	.00	100	22,901.65
43030	City Engineering Services	440,117.00	.00	440,117.00	.00	.00	219,764.60	220,352.40	50	405,121.47
43327	Construction Management	5,045,664.00	1,225,504.00	6,271,168.00	.00	1,817,334.13	2,626,148.41	1,827,685.46	71	2,204,328.94
43366	**Design**									
43366_001	Design Roads	3,405,000.00	.00	3,405,000.00	57.00	1,033,368.06	2,002,158.72	369,473.22	89	3,727,897.80
	43366 - Design Totals	$3,405,000.00	$0.00	$3,405,000.00	$57.00	$1,033,368.06	$2,002,158.72	$369,473.22	89%	$3,727,897.80
47005	Advertising	300.00	.00	300.00	.00	.00	138.00	162.00	46	228.00
47080	Shoe Allowance	700.00	.00	700.00	.00	.00	350.00	350.00	50	250.00
51270	Construction Project	1,000,000.00	.00	1,000,000.00	61,435.77	609,876.56	1,782,217.19	(1,392,093.75)	239	10,857,011.73
53030	**Roads Bond**									
53030_001	Roads Bond Interest	1,733,125.00	.00	1,733,125.00	.00	.00	1,733,125.00	.00	100	.00
53030_002	Roads Bond Principal	655,000.00	.00	655,000.00	.00	.00	655,000.00	.00	100	.00
	53030 - Roads Bond Totals	$2,388,125.00	$0.00	$2,388,125.00	$0.00	$0.00	$2,388,125.00	$0.00	100%	$0.00
Program **801 - 2025 Roads Bond Program**										
51270	Construction Project	17,465,000.00	2,534,464.00	19,999,464.00	.00	14,993,955.44	851,853.95	4,153,654.61	79	.00
53106	**Cost of Issuance**									
53106_006	Cost of Issuance 2025 Roads Bond	.00	.00	.00	.00	.00	.00	.00	+++	421,940.77
	53106 - Cost of Issuance Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$421,940.77
Program **801 - 2025 Roads Bond Program** Totals		$17,465,000.00	$2,534,464.00	$19,999,464.00	$0.00	$14,993,955.44	$851,853.95	$4,153,654.61	79%	$421,940.77
Division **115 - Measure A** Totals		$30,086,734.00	$3,759,968.00	$33,846,702.00	$79,033.98	$18,460,142.19	$10,052,046.74	$5,334,513.07	84%	$17,824,202.67
Department **10 - Administration** Totals		$30,086,734.00	$3,759,968.00	$33,846,702.00	$79,033.98	$18,460,142.19	$10,052,046.74	$5,334,513.07	84%	$17,824,202.67
EXPENSE TOTALS		$30,086,734.00	$3,759,968.00	$33,846,702.00	$79,033.98	$18,460,142.19	$10,052,046.74	$5,334,513.07	84%	$17,824,202.67
Fund **115 - Measure A - Roads** Totals										
REVENUE TOTALS		8,273,173.00	.00	8,273,173.00	44,755.51	.00	5,075,605.23	3,197,567.77	61%	40,257,805.07
EXPENSE TOTALS		30,086,734.00	3,759,968.00	33,846,702.00	79,033.98	18,460,142.19	10,052,046.74	5,334,513.07	84%	17,824,202.67
Fund **115 - Measure A - Roads** Totals		($21,813,561.00)	($3,759,968.00)	($25,573,529.00)	($34,278.47)	($18,460,142.19)	($4,976,441.51)	($2,136,945.30)		$22,433,602.40
Grand Totals										
REVENUE TOTALS		8,273,173.00	.00	8,273,173.00	44,755.51	.00	5,075,605.23	3,197,567.77	61%	40,257,805.07
EXPENSE TOTALS		30,086,734.00	3,759,968.00	33,846,702.00	79,033.98	18,460,142.19	10,052,046.74	5,334,513.07	84%	17,824,202.67
Grand Totals		($21,813,561.00)	($3,759,968.00)	($25,573,529.00)	($34,278.47)	($18,460,142.19)	($4,976,441.51)	($2,136,945.30)		$22,433,602.40

Balance Sheet

Through 03/31/26
Detail Listing
Include Rollup Account/Rollup to Object

Account	Account Description	Current YTD Balance	Prior Year Total Actual	Net Change	Change %
Fund Category	**General Fund**				
Fund Type					
Fund	**115 - Measure A - Roads**				
	ASSETS				
11000	Cash	(2,416,795.46)	3,421,081.69	(5,837,877.15)	(170.64)
12000	**Cash - Trustee**				
12000_019	Cash - Trustee 2025 Roads Bond	32,459,121.93	31,632,883.81	826,238.12	2.61
	12000 - Cash - Trustee Totals	$32,459,121.93	$31,632,883.81	$826,238.12	2.61%
13000	**Accounts Receivable**				
13000_007	Accounts Receivable Accts Rec-Yr End Rev Accrual	.00	1,360,134.79	(1,360,134.79)	(100.00)
	13000 - Accounts Receivable Totals	$0.00	$1,360,134.79	($1,360,134.79)	(100.00%)
	ASSETS TOTALS	$30,042,326.47	$36,414,100.29	($6,371,773.82)	(17.50%)
	LIABILITIES AND FUND EQUITY				
	LIABILITIES				
21000	Accounts Payable	.00	1,412,780.64	(1,412,780.64)	(100.00)
22004	Salaries Payable	.00	4,381.49	(4,381.49)	(100.00)
23000	Due To	21,829.82	.00	21,829.82	+++
	LIABILITIES TOTALS	$21,829.82	$1,417,162.13	($1,395,332.31)	(98.46%)
	FUND EQUITY				
29000	Fund Balance - General Fund	12,563,335.76	12,563,335.76	.00	.00
	FUND EQUITY TOTALS Prior to Current Year Changes	$12,563,335.76	$12,563,335.76	$0.00	0.00%
	Prior Year Fund Equity Adjustment	(22,433,602.40)	.00		
	Fund Revenues	(5,075,605.23)	(40,257,805.07)		
	Fund Expenses	10,052,046.74	17,824,202.67		
	FUND EQUITY TOTALS	$30,020,496.65	$34,996,938.16	($4,976,441.51)	(14.22%)
	LIABILITIES AND FUND EQUITY TOTALS	$30,042,326.47	$36,414,100.29	($6,371,773.82)	(17.50%)
	Fund **115 - Measure A - Roads** Totals	$0.00	$0.00	$0.00	+++

MEASURE A (General) - Accountability Report

Prepared: 4/9/26
Fund: 118-Measure A General
FISCAL YEAR: 2025-2026
Period: 07/01/2025-03/31/2026

	2025-2026 Amended Budget	2025-2026 Actual to Date	2025-2026 Remaining Budget	% of Budget Received/ Expended
Revenues	$ 6,687,141	$ 3,476,754.92	$ 3,210,386	52%
Expenditures				
Services, Supplies and Equipment:				
Sales Tax Contingency Audit	$ 15,000	$ 286.83		
Police - Minor Equipment Safety	$ 54,287	$ 54,286.84	$ 0	100%
Pierce Volcity Pumper Debt Payment	$ 151,415	$ 151,413.81	$ 1	100%
Salaries & Benefits:				
Police Salaries & Benefits - Special Operations	$ 153,590	$ 115,357.87	$ 38,232	75%
Police Salaries & Benefits - Support Operations	$ 621,232	$ 489,872.52	$ 131,359	79%
Police Salaries & Benefits - Field Operations	$ 3,656,510	$ 2,857,314.34	$ 799,196	78%
Fire Salaries & Benefits - Operations	$ 1,772,010	$ 1,289,486.57	$ 482,523	73%
Parks Salaries & Benefits - Maintenance	$ 294,666	$ 201,147.20	$ 93,519	68%
Transfers Out:				
Transfers Out - Police Vehicle and Equip. Replacement	$ 1,000,000	$ 1,000,000.00	$ -	100%
Transfers Out - Fire Vehicle and Equip. Replacement	$ 1,000,000	$ 1,000,000.00	$ -	100%
Total Expenditures	$ 8,718,710	$ 7,159,165.98	$ 1,544,830	82%
Revenue Over / (Under) Expenses	$ (2,031,569)	$ (3,682,411.06)		

FUND BALANCE

Balance Forward from Prior Fiscal Year	$ 5,620,915.92
Net Change to Fund Balance	$ (3,682,411.06)
Current Balance	$ 1,938,504.86

Budget Performance Report

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Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **118 - Measure A - General**										
REVENUE										
Department **10 - Administration**										
Division **115 - Measure A**										
30020	**Sales Tax**									
30020_004	Sales Tax Measure A	6,687,141.00	.00	6,687,141.00	.00	.00	3,476,754.92	3,210,386.08	52	6,711,529.50
	30020 - Sales Tax Totals	$6,687,141.00	$0.00	$6,687,141.00	$0.00	$0.00	$3,476,754.92	$3,210,386.08	52%	$6,711,529.50
	Division **115 - Measure A** Totals	$6,687,141.00	$0.00	$6,687,141.00	$0.00	$0.00	$3,476,754.92	$3,210,386.08	52%	$6,711,529.50
	Department **10 - Administration** Totals	$6,687,141.00	$0.00	$6,687,141.00	$0.00	$0.00	$3,476,754.92	$3,210,386.08	52%	$6,711,529.50
	REVENUE TOTALS	$6,687,141.00	$0.00	$6,687,141.00	$0.00	$0.00	$3,476,754.92	$3,210,386.08	52%	$6,711,529.50
EXPENSE										
Department **10 - Administration**										
Division **102 - City Manager**										
41001	Full Time Salaries	.00	.00	.00	.00	.00	.00	.00	+++	45,208.67
41052	Educational Incentive	.00	.00	.00	.00	.00	.00	.00	+++	1,130.21
41055	Vacation Conversion Pay	.00	.00	.00	.00	.00	.00	.00	+++	879.06
41056	Management Leave Conversion	.00	.00	.00	.00	.00	.00	.00	+++	1,506.96
42002	Medical Dental Plan	.00	.00	.00	.00	.00	.00	.00	+++	1,349.42
42003	Vision Insurance	.00	.00	.00	.00	.00	.00	.00	+++	65.64
42004	Long Term Disability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	183.18
42005	Life Insurance	.00	.00	.00	.00	.00	.00	.00	+++	98.86
42007	Workers Comp Insurance	.00	.00	.00	.00	.00	.00	.00	+++	46.64
42008	City Liability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	1,926.35
42009	PERS	.00	.00	.00	.00	.00	.00	.00	+++	8,192.70
42010	Medicare Tax	.00	.00	.00	.00	.00	.00	.00	+++	704.64
42012	Retiree Health Insurance	.00	.00	.00	.00	.00	.00	.00	+++	1,356.24
42013	Deferred Comp	.00	.00	.00	.00	.00	.00	.00	+++	1,582.33
42014	Deferred Comp In Lieu	.00	.00	.00	.00	.00	.00	.00	+++	1,526.79
42016	Employee Contrib To PERS	.00	.00	.00	.00	.00	.00	.00	+++	(4,170.47)
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	.00	.00	.00	.00	+++	4,284.00
45001	**Telephone**									
45001_000	Telephone General	.00	.00	.00	.00	.00	.00	.00	+++	289.29
	45001 - Telephone Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$289.29
46000	Auto Allowance	.00	.00	.00	.00	.00	.00	.00	+++	642.86
	Division **102 - City Manager** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$66,803.37
Division **103 - Economic Development and Comm**										
41001	Full Time Salaries	.00	.00	.00	.00	.00	.00	.00	+++	45,208.67
41055	Vacation Conversion Pay	.00	.00	.00	.00	.00	.00	.00	+++	879.06
41056	Management Leave Conversion	.00	.00	.00	.00	.00	.00	.00	+++	1,506.96
42002	Medical Dental Plan	.00	.00	.00	.00	.00	.00	.00	+++	6,212.00
42003	Vision Insurance	.00	.00	.00	.00	.00	.00	.00	+++	65.64

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Include Rollup Account and Rollup to Object

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **118 - Measure A - General**										
EXPENSE										
Department **10 - Administration**										
Division **103 - Economic Development and Comm**										
42004	Long Term Disability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	183.18
42005	Life Insurance	.00	.00	.00	.00	.00	.00	.00	+++	98.86
42007	Workers Comp Insurance	.00	.00	.00	.00	.00	.00	.00	+++	45.28
42008	City Liability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	1,914.61
42009	PERS	.00	.00	.00	.00	.00	.00	.00	+++	7,992.90
42010	Medicare Tax	.00	.00	.00	.00	.00	.00	.00	+++	673.79
42012	Retiree Health Insurance	.00	.00	.00	.00	.00	.00	.00	+++	1,356.24
42016	Employee Contrib To PERS	.00	.00	.00	.00	.00	.00	.00	+++	(4,068.77)
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	.00	.00	.00	.00	+++	4,284.00
46000	Auto Allowance	.00	.00	.00	.00	.00	.00	.00	+++	642.86
Division **103 - Economic Development and Comm** Totals		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$66,995.28
Division **106 - Finance**										
41001	Full Time Salaries	.00	.00	.00	.00	.00	.00	.00	+++	33,150.73
41100	**Overtime**									
41100_001	Overtime Standard	.00	.00	.00	.00	.00	.00	.00	+++	48.22
41100 - Overtime Totals		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$48.22
42002	Medical Dental Plan	.00	.00	.00	.00	.00	.00	.00	+++	9,069.55
42003	Vision Insurance	.00	.00	.00	.00	.00	.00	.00	+++	111.60
42004	Long Term Disability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	134.35
42005	Life Insurance	.00	.00	.00	.00	.00	.00	.00	+++	70.42
42007	Workers Comp Insurance	.00	.00	.00	.00	.00	.00	.00	+++	31.72
42008	City Liability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	1,342.07
42009	PERS	.00	.00	.00	.00	.00	.00	.00	+++	5,860.99
42010	Medicare Tax	.00	.00	.00	.00	.00	.00	.00	+++	450.62
42012	Retiree Health Insurance	.00	.00	.00	.00	.00	.00	.00	+++	662.98
42013	Deferred Comp	.00	.00	.00	.00	.00	.00	.00	+++	165.73
42016	Employee Contrib To PERS	.00	.00	.00	.00	.00	.00	.00	+++	(2,983.56)
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	.00	.00	.00	.00	+++	7,284.00
Division **106 - Finance** Totals		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$55,399.42
Division **109 - Human Relations**										
41001	Full Time Salaries	.00	.00	.00	.00	.00	.00	.00	+++	16,766.32
41051	Confidential Pay	.00	.00	.00	.00	.00	.00	.00	+++	838.32
42002	Medical Dental Plan	.00	.00	.00	.00	.00	.00	.00	+++	6,212.00
42003	Vision Insurance	.00	.00	.00	.00	.00	.00	.00	+++	65.64
42004	Long Term Disability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	66.16
42005	Life Insurance	.00	.00	.00	.00	.00	.00	.00	+++	35.91
42007	Workers Comp Insurance	.00	.00	.00	.00	.00	.00	.00	+++	16.83

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **118 - Measure A - General**										
EXPENSE										
Department **10 - Administration**										
Division **109 - Human Relations**										
42008	City Liability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	711.73
42009	PERS	.00	.00	.00	.00	.00	.00	.00	+++	3,112.48
42010	Medicare Tax	.00	.00	.00	.00	.00	.00	.00	+++	241.57
42012	Retiree Health Insurance	.00	.00	.00	.00	.00	.00	.00	+++	503.00
42013	Deferred Comp	.00	.00	.00	.00	.00	.00	.00	+++	83.81
42016	Employee Contrib To PERS	.00	.00	.00	.00	.00	.00	.00	+++	(1,584.41)
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	.00	.00	.00	.00	+++	4,284.00
	Division **109 - Human Relations** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$31,353.36
Division **115 - Measure A**										
47304	Sales Tax Contingency Audit	.00	15,000.00	15,000.00	.00	.00	286.83	14,713.17	2	8,422.87
	Division **115 - Measure A** Totals	$0.00	$15,000.00	$15,000.00	$0.00	$0.00	$286.83	$14,713.17	2%	$8,422.87
	Department **10 - Administration** Totals	$0.00	$15,000.00	$15,000.00	$0.00	$0.00	$286.83	$14,713.17	2%	$228,974.30
Department **20 - Police**										
Division **200 - Special Operations**										
41001	Full Time Salaries	89,034.00	.00	89,034.00	6,764.30	.00	65,468.76	23,565.24	74	82,757.14
41051	Confidential Pay	4,452.00	.00	4,452.00	338.22	.00	3,273.49	1,178.51	74	4,137.94
41053	Sick Leave Conversion Pay	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
41055	Vacation Conversion Pay	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
41059	Continuous Service Pay	1,336.00	.00	1,336.00	101.46	.00	981.99	354.01	74	1,241.41
41100	**Overtime**									
41100_001	Overtime Standard	4,000.00	.00	4,000.00	.00	.00	45.03	3,954.97	1	599.36
	41100 - Overtime Totals	$4,000.00	$0.00	$4,000.00	$0.00	$0.00	$45.03	$3,954.97	1%	$599.36
42001	Uniform Allowance	1,130.00	.00	1,130.00	.00	.00	1,280.00	(150.00)	113	1,280.00
42002	Medical Dental Plan	15,624.00	.00	15,624.00	1,881.58	.00	17,270.22	(1,646.22)	111	15,926.01
42003	Vision Insurance	216.00	.00	216.00	13.32	.00	122.26	93.74	57	160.31
42004	Long Term Disability Insurance	334.00	.00	334.00	30.44	.00	281.01	52.99	84	330.31
42005	Life Insurance	168.00	.00	168.00	17.46	.00	123.56	44.44	74	177.44
42006	SUI	30.00	.00	30.00	.00	.00	29.75	.25	99	57.16
42007	Workers Comp Insurance	393.00	.00	393.00	17.28	.00	170.45	222.55	43	86.45
42008	City Liability Insurance	4,690.00	.00	4,690.00	306.98	.00	3,018.81	1,671.19	64	3,720.35
42009	PERS	16,599.00	.00	16,599.00	1,258.52	.00	12,180.68	4,418.32	73	15,577.61
42010	Medicare Tax	1,462.00	.00	1,462.00	101.50	.00	1,004.37	457.63	69	1,278.54
42012	Retiree Health Insurance	1,781.00	.00	1,781.00	202.92	.00	1,963.98	(182.98)	110	2,482.67
42013	Deferred Comp	445.00	.00	445.00	.00	.00	.00	445.00	0	.00
42016	Employee Contrib To PERS	(8,534.00)	.00	(8,534.00)	.00	.00	(5,302.49)	(3,231.51)	62	(7,932.26)
42019	PERS UAL (Unfunded Accrued Liability)	17,930.00	.00	17,930.00	1,494.00	.00	13,446.00	4,484.00	75	17,139.00
47065	Professional Development	500.00	.00	500.00	.00	.00	.00	500.00	0	400.00

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **118 - Measure A - General**										
EXPENSE										
Department **20 - Police**										
Division **200 - Special Operations** Totals		$153,590.00	$0.00	$153,590.00	$12,527.98	$0.00	$115,357.87	$38,232.13	75%	$139,419.44
Division **205 - Support Operations**										
41001	Full Time Salaries	359,488.00	16,428.00	375,916.00	29,728.94	.00	285,994.30	89,921.70	76	336,740.21
41010	**Police Special Pay**									
41010_006	Police Special Pay POST Officer Differential	6,244.00	.00	6,244.00	480.28	.00	4,648.42	1,595.58	74	5,924.24
41010 - Police Special Pay Totals		$6,244.00	$0.00	$6,244.00	$480.28	$0.00	$4,648.42	$1,595.58	74%	$5,924.24
41050	Bilingual Pay	8,104.00	.00	8,104.00	626.42	.00	6,023.33	2,080.67	74	7,651.45
41052	Educational Incentive	8,327.00	411.00	8,738.00	697.10	.00	6,692.96	2,045.04	77	7,894.79
41053	Sick Leave Conversion Pay	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	.00
41055	Vacation Conversion Pay	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	6,934.72
41056	Management Leave Conversion	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	.00
41059	Continuous Service Pay	11,144.00	246.00	11,390.00	886.56	.00	8,578.25	2,811.75	75	10,531.52
41100	**Overtime**									
41100_001	Overtime Standard	10,000.00	.00	10,000.00	734.72	.00	8,343.73	1,656.27	83	16,950.65
41100 - Overtime Totals		$10,000.00	$0.00	$10,000.00	$734.72	$0.00	$8,343.73	$1,656.27	83%	$16,950.65
42001	Uniform Allowance	3,540.00	.00	3,540.00	.00	.00	3,690.00	(150.00)	104	3,690.00
42002	Medical Dental Plan	36,948.00	.00	36,948.00	5,589.88	.00	51,307.11	(14,359.11)	139	47,445.79
42003	Vision Insurance	432.00	.00	432.00	40.84	.00	374.85	57.15	87	491.54
42004	Long Term Disability Insurance	1,348.00	62.00	1,410.00	133.78	.00	1,228.05	181.95	87	1,340.21
42005	Life Insurance	679.00	31.00	710.00	76.60	.00	540.05	169.95	76	719.31
42006	SUI	89.00	.00	89.00	.00	.00	89.25	(.25)	100	178.50
42007	Workers Comp Insurance	1,675.00	49.00	1,724.00	80.18	.00	783.21	940.79	45	381.87
42008	City Liability Insurance	19,116.00	739.00	19,855.00	1,428.21	.00	13,930.88	5,924.12	70	16,502.45
42009	PERS	74,963.00	3,187.00	78,150.00	5,892.78	.00	56,711.86	21,438.14	73	67,815.56
42010	Medicare Tax	5,978.00	248.00	6,226.00	472.92	.00	4,625.91	1,600.09	74	5,654.16
42012	Retiree Health Insurance	12,138.00	493.00	12,631.00	994.80	.00	9,591.91	3,039.09	76	11,402.02
42013	Deferred Comp	4,377.00	411.00	4,788.00	356.96	.00	3,450.89	1,337.11	72	3,729.21
42014	Deferred Comp In Lieu	5,700.00	.00	5,700.00	475.00	.00	4,359.82	1,340.18	76	5,716.97
42016	Employee Contrib To PERS	(35,615.00)	(1,538.00)	(37,153.00)	.00	.00	(23,825.68)	(13,327.32)	64	(33,390.63)
42019	PERS UAL (Unfunded Accrued Liability)	53,790.00	.00	53,790.00	4,483.00	.00	40,347.00	13,443.00	75	51,417.00
45001	**Telephone**									
45001_000	Telephone General	.00	.00	.00	60.00	.00	550.71	(550.71)	+++	722.15
45001 - Telephone Totals		$0.00	$0.00	$0.00	$60.00	$0.00	$550.71	($550.71)	+++	$722.15
46000	Auto Allowance	2,400.00	.00	2,400.00	200.00	.00	1,835.71	564.29	76	2,407.15
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	.00
51413	HVAC	.00	.00	.00	.00	.00	.00	.00	+++	309,055.14
Division **205 - Support Operations** Totals		$600,465.00	$20,767.00	$621,232.00	$53,438.97	$0.00	$489,872.52	$131,359.48	79%	$887,905.98

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **118 - Measure A - General**										
EXPENSE										
Department **20 - Police**										
Division **210 - Field Operations**										
41001	Full Time Salaries	1,826,330.00	.00	1,826,330.00	141,816.46	.00	1,342,640.44	483,689.56	74	1,234,982.60
41010	**Police Special Pay**									
41010_001	Police Special Pay Special Assignment	5,537.00	.00	5,537.00	425.96	.00	3,567.42	1,969.58	64	3,311.11
41010_002	Police Special Pay FTO	.00	.00	.00	407.49	.00	4,913.90	(4,913.90)	+++	4,485.34
41010_006	Police Special Pay POST Officer Differential	81,268.00	.00	81,268.00	7,013.24	.00	65,754.62	15,513.38	81	60,434.24
41010_007	Police Special Pay SWAT Pay	5,537.00	.00	5,537.00	425.96	.00	4,122.68	1,414.32	74	3,912.51
	41010 - Police Special Pay Totals	$92,342.00	$0.00	$92,342.00	$8,272.65	$0.00	$78,358.62	$13,983.38	85%	$72,143.20
41050	Bilingual Pay	17,679.00	.00	17,679.00	1,910.14	.00	15,585.39	2,093.61	88	9,262.18
41052	Educational Incentive	46,060.00	.00	46,060.00	4,121.54	.00	39,770.79	6,289.21	86	36,199.67
41053	Sick Leave Conversion Pay	6,000.00	.00	6,000.00	.00	.00	2,469.46	3,530.54	41	3,447.44
41055	Vacation Conversion Pay	6,000.00	.00	6,000.00	.00	.00	1,923.81	4,076.19	32	6,577.38
41056	Management Leave Conversion	5,000.00	.00	5,000.00	.00	.00	1,035.34	3,964.66	21	3,964.63
41059	Continuous Service Pay	48,736.00	.00	48,736.00	4,356.42	.00	40,994.43	7,741.57	84	40,743.99
41060	Signing Bonus	25,000.00	.00	25,000.00	.00	.00	1,071.43	23,928.57	4	34,928.57
41100	**Overtime**									
41100_001	Overtime Standard	70,000.00	.00	70,000.00	9,467.68	.00	67,591.20	2,408.80	97	68,974.34
	41100 - Overtime Totals	$70,000.00	$0.00	$70,000.00	$9,467.68	$0.00	$67,591.20	$2,408.80	97%	$68,974.34
42001	Uniform Allowance	25,150.00	.00	25,150.00	.00	.00	25,506.91	(356.91)	101	14,530.77
42002	Medical Dental Plan	296,855.00	.00	296,855.00	32,929.22	.00	299,678.38	(2,823.38)	101	213,821.04
42003	Vision Insurance	4,104.00	.00	4,104.00	276.22	.00	2,510.13	1,593.87	61	2,466.64
42004	Long Term Disability Insurance	6,849.00	.00	6,849.00	638.24	.00	5,721.95	1,127.05	84	4,923.31
42005	Life Insurance	3,452.00	.00	3,452.00	365.62	.00	2,546.47	905.53	74	2,670.88
42006	SUI	565.00	.00	565.00	.00	.00	611.29	(46.29)	108	867.54
42007	Workers Comp Insurance	49,798.00	.00	49,798.00	3,996.96	.00	38,001.80	11,796.20	76	14,157.82
42008	City Liability Insurance	182,775.00	.00	182,775.00	14,370.73	.00	136,281.12	46,493.88	75	124,940.76
42009	PERS	559,385.00	.00	559,385.00	44,924.98	.00	441,739.75	117,645.25	79	397,283.50
42010	Medicare Tax	31,076.00	.00	31,076.00	2,338.50	.00	22,775.99	8,300.01	73	21,479.95
42012	Retiree Health Insurance	75,016.00	.00	75,016.00	6,025.10	.00	57,188.76	17,827.24	76	50,245.21
42013	Deferred Comp	5,613.00	.00	5,613.00	375.10	.00	3,400.45	2,212.55	61	4,600.13
42014	Deferred Comp In Lieu	.00	.00	.00	475.00	.00	4,359.82	(4,359.82)	+++	1,679.47
42016	Employee Contrib To PERS	(238,654.00)	.00	(238,654.00)	.00	.00	(153,543.38)	(85,110.62)	64	(161,532.04)
42019	PERS UAL (Unfunded Accrued Liability)	510,779.00	.00	510,779.00	42,565.00	.00	383,085.00	127,694.00	75	336,256.00
44030	**Minor Equipment**									
44030_001	Minor Equipment Safety	54,287.00	.00	54,287.00	.00	.00	54,286.84	.16	100	.00
	44030 - Minor Equipment Totals	$54,287.00	$0.00	$54,287.00	$0.00	$0.00	$54,286.84	$0.16	100%	$0.00
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	500.00

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **118 - Measure A - General**										
EXPENSE										
Department **20 - Police**										
Division **210 - Field Operations**										
48001	**Transfers Out**									
48001_090	Transfers Out Vehicle & Equip Replacement	900,000.00	.00	900,000.00	.00	.00	900,000.00	.00	100	.00
48001_123	Transfers Out for Police Equipment	100,000.00	.00	100,000.00	.00	.00	100,000.00	.00	100	.00
48001_351	Transfers Out To F130 for LPR's	.00	.00	.00	.00	.00	.00	.00	+++	566,775.00
	48001 - Transfers Out Totals	$1,000,000.00	$0.00	$1,000,000.00	$0.00	$0.00	$1,000,000.00	$0.00	100%	$566,775.00
48005	**Transfers Out - Reporting**									
48005_002	Transfers Out - Reporting GASB 96 SBITA'S	.00	.00	.00	.00	.00	.00	.00	+++	54,286.85
	48005 - Transfers Out - Reporting Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$54,286.85
49006	Salary Credits From Other Departments	.00	.00	.00	.00	.00	(3,991.01)	3,991.01	+++	.00
	Division **210 - Field Operations** Totals	$4,710,797.00	$0.00	$4,710,797.00	$319,225.56	$0.00	$3,911,601.18	$799,195.82	83%	$3,161,176.83
	Department **20 - Police** Totals	$5,464,852.00	$20,767.00	$5,485,619.00	$385,192.51	$0.00	$4,516,831.57	$968,787.43	82%	$4,188,502.25
Department **30 - Fire**										
Division **300 - Operations**										
41001	Full Time Salaries	824,092.00	.00	824,092.00	55,998.12	.00	587,719.30	236,372.70	71	838,686.65
41020	**Fire Special Pay**									
41020_001	Fire Special Pay EMT Certificates	7,360.00	.00	7,360.00	570.74	.00	5,464.73	1,895.27	74	5,882.02
41020_002	Fire Special Pay Fitness Incentive	10,299.00	.00	10,299.00	729.97	.00	1,369.13	8,929.87	13	5,067.44
41020_003	Fire Special Pay FLSA Wages	13,559.00	.00	13,559.00	1,165.14	.00	10,283.58	3,275.42	76	11,481.46
41020_004	Fire Special Pay PFP	20,599.00	.00	20,599.00	721.94	.00	12,017.21	8,581.79	58	15,012.86
41020_007	Fire Special Pay Management Certificate	3,680.00	.00	3,680.00	570.72	.00	4,444.45	(764.45)	121	2,941.07
	41020 - Fire Special Pay Totals	$55,497.00	$0.00	$55,497.00	$3,758.51	$0.00	$33,579.10	$21,917.90	61%	$40,384.85
41052	Educational Incentive	6,080.00	.00	6,080.00	485.36	.00	9,751.56	(3,671.56)	160	7,457.69
41053	Sick Leave Conversion Pay	2,500.00	.00	2,500.00	.00	.00	.00	2,500.00	0	.00
41055	Vacation Conversion Pay	5,000.00	.00	5,000.00	.00	.00	7,292.17	(2,292.17)	146	679.44
41056	Management Leave Conversion	2,000.00	.00	2,000.00	.00	.00	.00	2,000.00	0	.00
41059	Continuous Service Pay	15,620.00	.00	15,620.00	1,030.84	.00	8,976.84	6,643.16	57	9,237.89
41100	**Overtime**									
41100_001	Overtime Standard	150,000.00	.00	150,000.00	12,396.07	.00	86,371.89	63,628.11	58	106,703.80
	41100 - Overtime Totals	$150,000.00	$0.00	$150,000.00	$12,396.07	$0.00	$86,371.89	$63,628.11	58%	$106,703.80
42001	Uniform Allowance	9,930.00	.00	9,930.00	.00	.00	10,165.41	(235.41)	102	8,455.00
42002	Medical Dental Plan	120,767.00	.00	120,767.00	10,871.12	.00	112,238.75	8,528.25	93	109,777.94
42003	Vision Insurance	1,512.00	.00	1,512.00	75.16	.00	829.32	682.68	55	1,213.26
42004	Long Term Disability Insurance	3,090.00	.00	3,090.00	252.00	.00	2,469.91	620.09	80	2,750.85
42005	Life Insurance	1,558.00	.00	1,558.00	144.62	.00	1,076.63	481.37	69	1,493.64
42006	SUI	268.00	.00	268.00	.00	.00	267.18	.82	100	504.20
42007	Workers Comp Insurance	20,691.00	.00	20,691.00	1,563.77	.00	14,548.26	6,142.74	70	7,882.18
42008	City Liability Insurance	60,008.00	.00	60,008.00	4,090.83	.00	40,641.54	19,366.46	68	53,954.34

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Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
Fund **118 - Measure A - General**										
EXPENSE										
Department **30 - Fire**										
Division **300 - Operations**										
42009	PERS	242,077.00	.00	242,077.00	17,304.04	.00	172,738.20	69,338.80	71	202,855.40
42010	Medicare Tax	15,381.00	.00	15,381.00	1,046.02	.00	10,269.01	5,111.99	67	13,746.65
42012	Retiree Health Insurance	39,315.00	.00	39,315.00	2,852.54	.00	27,873.70	11,441.30	71	33,382.79
42013	Deferred Comp	4,545.00	.00	4,545.00	285.36	.00	3,031.88	1,513.12	67	3,248.60
42014	Deferred Comp In Lieu	11,400.00	.00	11,400.00	1,425.00	.00	9,194.64	2,205.36	81	8,821.43
42016	Employee Contrib To PERS	(104,425.00)	.00	(104,425.00)	.00	.00	(62,841.46)	(41,583.54)	60	(88,823.99)
42019	PERS UAL (Unfunded Accrued Liability)	283,654.00	.00	283,654.00	23,638.00	.00	212,742.00	70,912.00	75	250,772.00
43318	Professional Services-Debt	.00	.00	.00	.00	.00	.00	.00	+++	500.00
45001	**Telephone**									
45001_000	Telephone General	750.00	.00	750.00	60.00	.00	550.71	199.29	73	589.29
	45001 - Telephone Totals	$750.00	$0.00	$750.00	$60.00	$0.00	$550.71	$199.29	73%	$589.29
47065	Professional Development	600.00	.00	600.00	.00	.00	.00	600.00	0	.00
47080	Shoe Allowance	100.00	.00	100.00	.00	.00	.00	100.00	0	.00
48001	**Transfers Out**									
48001_090	Transfers Out Vehicle & Equip Replacement	555,000.00	.00	555,000.00	.00	.00	555,000.00	.00	100	.00
48001_092	Transfers Out To Fd130 Fire Safety Cloth&Equip	445,000.00	.00	445,000.00	.00	.00	445,000.00	.00	100	.00
	48001 - Transfers Out Totals	$1,000,000.00	$0.00	$1,000,000.00	$0.00	$0.00	$1,000,000.00	$0.00	100%	$0.00
51020	Equipment Replacement	.00	.00	.00	.00	.00	.00	.00	+++	1,755,110.30
53026	**PNC Lease - Fire Trucks**									
53026_001	PNC Lease - Fire Trucks Interest	50,160.00	.00	50,160.00	.00	.00	50,159.16	.84	100	53,498.08
53026_002	PNC Lease - Fire Trucks Principal	101,255.00	.00	101,255.00	.00	.00	101,254.68	.32	100	97,915.76
	53026 - PNC Lease - Fire Trucks Totals	$151,415.00	$0.00	$151,415.00	$0.00	$0.00	$151,413.84	$1.16	100%	$151,413.84
	Division **300 - Operations** Totals	$2,923,425.00	$0.00	$2,923,425.00	$137,277.36	$0.00	$2,440,900.38	$482,524.62	83%	$3,520,798.04
	Department **30 - Fire** Totals	$2,923,425.00	$0.00	$2,923,425.00	$137,277.36	$0.00	$2,440,900.38	$482,524.62	83%	$3,520,798.04
Department **40 - Development Services**										
Division **400 - Planning**										
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	.00	.00	.00	.00	+++	4,284.00
	Division **400 - Planning** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$4,284.00
	Department **40 - Development Services** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$4,284.00
Department **50 - Municipal Services**										
Division **500 - Public Facilities**										
41001	Full Time Salaries	.00	.00	.00	.00	.00	.00	.00	+++	15,195.95
41050	Bilingual Pay	.00	.00	.00	.00	.00	.00	.00	+++	30.96
41051	Confidential Pay	.00	.00	.00	.00	.00	.00	.00	+++	120.93
41052	Educational Incentive	.00	.00	.00	.00	.00	.00	.00	+++	16.07
41055	Vacation Conversion Pay	.00	.00	.00	.00	.00	.00	.00	+++	194.48
41056	Management Leave Conversion	.00	.00	.00	.00	.00	.00	.00	+++	176.18

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Fund **118 - Measure A - General**										
EXPENSE										
Department **50 - Municipal Services**										
Division **500 - Public Facilities**										
41059	Continuous Service Pay	.00	.00	.00	.00	.00	.00	.00	+++	345.14
42002	Medical Dental Plan	.00	.00	.00	.00	.00	.00	.00	+++	1,853.52
42003	Vision Insurance	.00	.00	.00	.00	.00	.00	.00	+++	21.28
42004	Long Term Disability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	61.35
42005	Life Insurance	.00	.00	.00	.00	.00	.00	.00	+++	28.91
42007	Workers Comp Insurance	.00	.00	.00	.00	.00	.00	.00	+++	48.37
42008	City Liability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	799.10
42009	PERS	.00	.00	.00	.00	.00	.00	.00	+++	2,837.63
42010	Medicare Tax	.00	.00	.00	.00	.00	.00	.00	+++	226.73
42012	Retiree Health Insurance	.00	.00	.00	.00	.00	.00	.00	+++	428.53
42013	Deferred Comp	.00	.00	.00	.00	.00	.00	.00	+++	323.94
42014	Deferred Comp In Lieu	.00	.00	.00	.00	.00	.00	.00	+++	396.84
42016	Employee Contrib To PERS	.00	.00	.00	.00	.00	.00	.00	+++	(1,413.83)
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	.00	.00	.00	.00	+++	2,484.00
45001	**Telephone**									
45001_000	Telephone General	.00	.00	.00	.00	.00	.00	.00	+++	80.04
	45001 - Telephone Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$80.04
46000	Auto Allowance	.00	.00	.00	.00	.00	.00	.00	+++	70.71
	Division **500 - Public Facilities** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$24,326.83
	Department **50 - Municipal Services** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$24,326.83
Department **60 - Parks**										
Division **600 - Maintenance**										
41001	Full Time Salaries	152,814.00	.00	152,814.00	8,129.68	.00	107,873.65	44,940.35	71	85,136.03
41050	Bilingual Pay	.00	.00	.00	.00	.00	.00	.00	+++	30.96
41051	Confidential Pay	.00	.00	.00	.00	.00	.00	.00	+++	120.93
41052	Educational Incentive	.00	.00	.00	.00	.00	.00	.00	+++	16.07
41053	Sick Leave Conversion Pay	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
41054	Stand By Wages	500.00	.00	500.00	.00	.00	609.10	(109.10)	122	1,216.17
41055	Vacation Conversion Pay	2,500.00	.00	2,500.00	.00	.00	1,090.32	1,409.68	44	240.03
41056	Management Leave Conversion	500.00	.00	500.00	.00	.00	.00	500.00	0	176.18
41059	Continuous Service Pay	.00	.00	.00	.00	.00	.00	.00	+++	450.56
41100	**Overtime**									
41100_001	Overtime Standard	500.00	.00	500.00	.00	.00	744.44	(244.44)	149	620.49
	41100 - Overtime Totals	$500.00	$0.00	$500.00	$0.00	$0.00	$744.44	($244.44)	149%	$620.49
42002	Medical Dental Plan	46,872.00	.00	46,872.00	2,433.04	.00	20,623.86	26,248.14	44	10,853.28
42003	Vision Insurance	648.00	.00	648.00	13.46	.00	137.32	510.68	21	133.30
42004	Long Term Disability Insurance	573.00	.00	573.00	36.58	.00	459.71	113.29	80	316.75

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Fund **118 - Measure A - General**										
EXPENSE										
Department **60 - Parks**										
Division **600 - Maintenance**										
42005	Life Insurance	289.00	.00	289.00	20.90	.00	196.36	92.64	68	183.03
42006	SUI	89.00	.00	89.00	.00	.00	83.79	5.21	94	119.00
42007	Workers Comp Insurance	4,417.00	.00	4,417.00	228.28	.00	3,113.25	1,303.75	70	827.44
42008	City Liability Insurance	11,629.00	.00	11,629.00	600.94	.00	8,193.42	3,435.58	70	5,961.77
42009	PERS	26,697.00	.00	26,697.00	1,420.28	.00	18,845.77	7,851.23	71	15,234.60
42010	Medicare Tax	2,281.00	.00	2,281.00	114.77	.00	1,573.79	707.21	69	1,249.78
42012	Retiree Health Insurance	3,056.00	.00	3,056.00	162.60	.00	2,157.53	898.47	71	1,850.67
42013	Deferred Comp	764.00	.00	764.00	18.84	.00	56.52	707.48	7	405.96
42014	Deferred Comp In Lieu	.00	.00	.00	475.00	.00	4,275.00	(4,275.00)	+++	488.57
42016	Employee Contrib To PERS	(13,753.00)	.00	(13,753.00)	.00	.00	(8,975.96)	(4,777.04)	65	(7,717.81)
42019	PERS UAL (Unfunded Accrued Liability)	53,790.00	.00	53,790.00	4,483.00	.00	40,347.00	13,443.00	75	7,542.00
43155	Physicals, Shots & Psychological	.00	.00	.00	.00	.00	.00	.00	+++	49.00
45001	**Telephone**									
45001_000	Telephone General	.00	.00	.00	.00	.00	.00	.00	+++	97.39
	45001 - Telephone Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$97.39
46000	Auto Allowance	.00	.00	.00	.00	.00	.00	.00	+++	109.29
47080	Shoe Allowance	.00	.00	.00	.00	.00	555.21	(555.21)	+++	.00
49006	Salary Credits From Other Departments	.00	.00	.00	.00	.00	(812.88)	812.88	+++	(39,975.79)
	Division **600 - Maintenance** Totals	$294,666.00	$0.00	$294,666.00	$18,137.37	$0.00	$201,147.20	$93,518.80	68%	$85,735.65
	Department **60 - Parks** Totals	$294,666.00	$0.00	$294,666.00	$18,137.37	$0.00	$201,147.20	$93,518.80	68%	$85,735.65
Department **61 - Recreation**										
Division **620 - Recreation Administration**										
41001	Full Time Salaries	.00	.00	.00	.00	.00	.00	.00	+++	55,085.02
41050	Bilingual Pay	.00	.00	.00	.00	.00	.00	.00	+++	724.73
41051	Confidential Pay	.00	.00	.00	.00	.00	.00	.00	+++	120.93
41052	Educational Incentive	.00	.00	.00	.00	.00	.00	.00	+++	709.84
41055	Vacation Conversion Pay	.00	.00	.00	.00	.00	.00	.00	+++	631.31
41056	Management Leave Conversion	.00	.00	.00	.00	.00	.00	.00	+++	1,295.03
41059	Continuous Service Pay	.00	.00	.00	.00	.00	.00	.00	+++	521.68
41300	**Salary/Benefit Transfer from**									
41300_011	Salary/Benefit Transfer from FD 270-ASES Grant	.00	.00	.00	.00	.00	.00	.00	+++	(13,667.44)
	41300 - Salary/Benefit Transfer from Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	($13,667.44)
42002	Medical Dental Plan	.00	.00	.00	.00	.00	.00	.00	+++	8,054.52
42003	Vision Insurance	.00	.00	.00	.00	.00	.00	.00	+++	73.41
42004	Long Term Disability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	222.96
42005	Life Insurance	.00	.00	.00	.00	.00	.00	.00	+++	119.85
42007	Workers Comp Insurance	.00	.00	.00	.00	.00	.00	.00	+++	119.12

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Fund **118 - Measure A - General**										
EXPENSE										
Department **61 - Recreation**										
Division **620 - Recreation Administration**										
42008	City Liability Insurance	.00	.00	.00	.00	.00	.00	.00	+++	2,354.83
42009	PERS	.00	.00	.00	.00	.00	.00	.00	+++	10,124.67
42010	Medicare Tax	.00	.00	.00	.00	.00	.00	.00	+++	832.45
42012	Retiree Health Insurance	.00	.00	.00	.00	.00	.00	.00	+++	1,450.48
42013	Deferred Comp	.00	.00	.00	.00	.00	.00	.00	+++	870.93
42014	Deferred Comp In Lieu	.00	.00	.00	.00	.00	.00	.00	+++	1,618.39
42016	Employee Contrib To PERS	.00	.00	.00	.00	.00	.00	.00	+++	(5,144.64)
42019	PERS UAL (Unfunded Accrued Liability)	.00	.00	.00	.00	.00	.00	.00	+++	9,342.00
45001	**Telephone**									
45001_000	Telephone General	.00	.00	.00	.00	.00	.00	.00	+++	234.32
	45001 - Telephone Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$234.32
46000	Auto Allowance	.00	.00	.00	.00	.00	.00	.00	+++	70.71
	Division **620 - Recreation Administration** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$75,765.10
	Department **61 - Recreation** Totals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	+++	$75,765.10
	EXPENSE TOTALS	$8,682,943.00	$35,767.00	$8,718,710.00	$540,607.24	$0.00	$7,159,165.98	$1,559,544.02	82%	$8,128,386.17
	Fund **118 - Measure A - General** Totals									
	REVENUE TOTALS	6,687,141.00	.00	6,687,141.00	.00	.00	3,476,754.92	3,210,386.08	52%	6,711,529.50
	EXPENSE TOTALS	8,682,943.00	35,767.00	8,718,710.00	540,607.24	.00	7,159,165.98	1,559,544.02	82%	8,128,386.17
	Fund **118 - Measure A - General** Totals	($1,995,802.00)	($35,767.00)	($2,031,569.00)	($540,607.24)	$0.00	($3,682,411.06)	$1,650,842.06		($1,416,856.67)
	Grand Totals									
	REVENUE TOTALS	6,687,141.00	.00	6,687,141.00	.00	.00	3,476,754.92	3,210,386.08	52%	6,711,529.50
	EXPENSE TOTALS	8,682,943.00	35,767.00	8,718,710.00	540,607.24	.00	7,159,165.98	1,559,544.02	82%	8,128,386.17
	Grand Totals	($1,995,802.00)	($35,767.00)	($2,031,569.00)	($540,607.24)	$0.00	($3,682,411.06)	$1,650,842.06		($1,416,856.67)

Balance Sheet

Through 03/31/26
Detail Listing
Include Rollup Account/Rollup to Object

Account	Account Description	Current YTD Balance	Prior Year Total Actual	Net Change	Change %
Fund Category	**General Fund**				
Fund Type					
Fund	**118 - Measure A - General**				
	ASSETS				
11000	Cash	2,640,681.34	4,643,794.33	(2,003,112.99)	(43.14)
13000	**Accounts Receivable**				
13000_007	Accounts Receivable Accts Rec-Yr End Rev Accrual	.00	1,112,837.56	(1,112,837.56)	(100.00)
	13000 - Accounts Receivable Totals	$0.00	$1,112,837.56	($1,112,837.56)	(100.00%)
	ASSETS TOTALS	$2,640,681.34	$5,756,631.89	($3,115,950.55)	(54.13%)
	LIABILITIES AND FUND EQUITY				
	LIABILITIES				
21000	Accounts Payable	.00	2,471.98	(2,471.98)	(100.00)
22004	Salaries Payable	.00	133,243.99	(133,243.99)	(100.00)
23000	Due To	702,176.48	.00	702,176.48	+++
	LIABILITIES TOTALS	$702,176.48	$135,715.97	$566,460.51	417.39%
	FUND EQUITY				
29000	Fund Balance - General Fund	7,037,772.59	7,037,772.59	.00	.00
	FUND EQUITY TOTALS Prior to Current Year Changes	$7,037,772.59	$7,037,772.59	$0.00	0.00%
	Prior Year Fund Equity Adjustment	1,416,856.67	.00		
	Fund Revenues	(3,476,754.92)	(6,711,529.50)		
	Fund Expenses	7,159,165.98	8,128,386.17		
	FUND EQUITY TOTALS	$1,938,504.86	$5,620,915.92	($3,682,411.06)	(65.51%)
	LIABILITIES AND FUND EQUITY TOTALS	$2,640,681.34	$5,756,631.89	($3,115,950.55)	(54.13%)
	Fund **118 - Measure A - General** Totals	$0.00	$0.00	$0.00	+++
	Fund Type Totals	$0.00	$0.00	$0.00	+++
	Fund Category **General Fund** Totals	$0.00	$0.00	$0.00	+++
	Grand Totals	$0.00	$0.00	$0.00	+++

Full Time Employee's Funded by Measure A - General

Fiscal Year 2025-2026

As of 09/30/2025

Police

Qty.	Position	
1	Public Affairs Analyst	1
1	Public Safety Business Analyst	1
1	Police Support Operations Manager	1
1	Public Safety Communication Supervisors	1
1	Police Lieutenant	1
1	Community Service Officer I	1
1	Community Service Officer II	1
1	Code Enforcement Supervisor	1
2	Code Enforcement Officer	2
12	Police Officer I	12
1	Code Compliance Technician	1
23		

Fire

Qty.	Position
1	Fire Division Chief - Training
3	Fire Engineer
3	Firefighter
1	Fire Prevention Inspector
1	Fire Operations Support Analyst
9	

Municipal Services

Qty.	Position
3	Maintenance Worker I
3	

Total Full Time Employees Measure A General: 35

Full Time Employee's Funded by Measure A - Roads

Fiscal Year 2025-2026

Roads

Qty.	Position
1	Construction Inspector Sr.
1	

Total Full Time Employees Measure A Roads: 1

Total Full Time Employees Measure A - General and Roads 36

I, Isaac Moreno, the Finance Director of the City of Turlock attest that each check is entered into the Check Register with each check number, the date of issue, the amount, and the name of the payee. Each check entered into the Check Register conforms to the current City budget. I hereby submit the Check Register to the City Manager for approval prior to being placed on the council agenda for ratification per Turlock Municipal Code Sections 3-2-05 and 3-2-07.

Check Register dated 4/17/26 – 4/23/26

Isaac Moreno – Finance Director — Date 4-27-26

Gary Hampton - Interim City Manager — Date 5-6-26

City of Turlock

Payment Register

From Payment Date: 4/17/2026 - To Payment Date: 4/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
158817	04/17/2026	Open			Accounts Payable	Garcia, Steven Patrick, & Nadine	$2,810.31		
	Invoice		Date	Description			Amount		
	APN: 088011069		04/16/2026	Countryside Estates No. 4 - 2391 TYPHOON DR			$2,810.31		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$2,810.31		
158818	04/21/2026	Open			Accounts Payable	BEATTIE CAROL L TR	$282.61		
	Invoice		Date	Description			Amount		
	APN: 072001028		04/01/2026	Northern Sunrise Estates Phase 3 - 475 SUNNYHILL DR			$282.61		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$282.61		
158819	04/23/2026	Open			Accounts Payable	AFLAC	$3,121.91		
	Invoice		Date	Description			Amount		
	389603		04/20/2026	INDIVIDUAL APRIL 2026			$3,121.91		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$3,121.91		
158820	04/23/2026	Open			Accounts Payable	ALL STAR TROPHY & SIGN LLC	$21.73		
	Invoice		Date	Description			Amount		
	1592		01/25/2026	GLD AND BLK ENGRAVED - KEVIN WISE			$21.73		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$21.73		
158821	04/23/2026	Open			Accounts Payable	Arthur Shawn Avalos dba Mid Valley Window Tinting	$1,620.00		
	Invoice		Date	Description			Amount		
	1067		03/19/2026	WINDOW TINTING FOR CARS (32600, 32611, 32633, 32602)			$1,620.00		
	Paying Fund			Cash Account			Amount		
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)			$1,620.00		
158822	04/23/2026	Open			Accounts Payable	AT&T	$95.00		
	Invoice		Date	Description			Amount		
	610658		03/09/2026	LOCATION ACTIVATION TP25006698			$95.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$95.00		
158823	04/23/2026	Open			Accounts Payable	AT&T California, AT&T Wholesale, AT&T DataComm	$214.00		
	Invoice		Date	Description			Amount		
	4/18/26		04/18/2026	Monthly Internet Service - 4/19/26-5/18/26			$214.00		
	Paying Fund			Cash Account			Amount		
	501 - Information Technology			501.11000 (Cash)			$214.00		
158824	04/23/2026	Open			Accounts Payable	AT&T MOBILITY	$1,007.34		
	Invoice		Date	Description			Amount		
	4412X03272026		03/19/2026	FIRE AIRCARDS FEB 20 - MAR 19 2026			$820.99		
	1X04042026		03/26/2026	UT MIFI & IPADS			$186.35		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$820.99		

Payment Register

From Payment Date: 4/17/2026 - To Payment Date: 4/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	420 - WATER			420.11000 (Cash)		$186.35			
158825	04/23/2026	Open			Accounts Payable	AT&T/SBC	$31.76		
	Invoice		Date	Description		Amount			
	PD 4/7/26		04/07/2026	Acct# 234 371-3447 543 0/ Police Dept		$31.76			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$31.76			
158826	04/23/2026	Open			Accounts Payable	AutomationDirect.com Inc	$1,106.89		
	Invoice		Date	Description		Amount			
	19061280		03/25/2026	PRODUCTIVITY 1000 CPU		$1,106.89			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$1,106.89			
158827	04/23/2026	Open			Accounts Payable	BACKFLOW DISTRIBUTORS, INC	$209.51		
	Invoice		Date	Description		Amount			
	84226		04/08/2026	RUBBER KIT		$209.51			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$209.51			
158828	04/23/2026	Open			Accounts Payable	BARTON OVERHEAD DOOR INC	$1,750.00		
	Invoice		Date	Description		Amount			
	021186		04/02/2026	STATION #33 - SPRING SO PR W/ BORE		$800.00			
	021185		04/02/2026	STATION #31 - COMMERCIAL LABOR		$950.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$1,750.00			
158829	04/23/2026	Open			Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC	$174.27		
	Invoice		Date	Description		Amount			
	285149		04/02/2026	J 0 20914715 (S)REGULATOR - - J .		$174.27			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		$174.27			
158830	04/23/2026	Open			Accounts Payable	BSK & ASSOCIATES	$11,434.50		
	Invoice		Date	Description		Amount			
	0112721		03/31/2026	SR02, 14-44 Intersection Improv @ W Main St and S Tegner-3/31/26		$8,870.00			
	2026-00000913		03/31/2026	SR06, 21-043 John Lazar Park-3/31/26		$2,564.50			
	Paying Fund			Cash Account		Amount			
	215 - Streets - Grant Funded Projects			215.11000 (Cash)		$8,870.00			
	228 - Park Development Tax			228.11000 (Cash)		$2,564.50			
158831	04/23/2026	Open			Accounts Payable	CALCON SYSTEMS, INC.	$5,000.00		
	Invoice		Date	Description		Amount			
	61560		03/30/2026	CALIBRATION/ VERIFICATION OF METERS		$5,000.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$5,000.00			
158832	04/23/2026	Open			Accounts Payable	CALIFORNIA EMERGENCY PHYSICIANS MEDICAL GROUP	$150.00		
	Invoice		Date	Description		Amount			
	TP25006774		04/03/2026	CONFIDENTIAL VICTIM EXPENSE 03X208895869-3		$150.00			
	Paying Fund			Cash Account		Amount			

Payment Register

From Payment Date: 4/17/2026 - To Payment Date: 4/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	110 - General Fund			110.11000 (Cash)		$150.00			
158833	04/23/2026	Open			Accounts Payable	CAROLLO ENGINEERS	$40,899.69		
	Invoice		Date	Description		Amount			
	FB81314-2		04/10/2026	PROF SVS THROUGH 3/31/26		$21,359.19			
	FB80637		04/07/2026	PROF SVS THROUGH 3/31/26		$19,540.50			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$40,899.69			
158834	04/23/2026	Open			Accounts Payable	CENTRAL VALLEY BUSINESS FORMS	$4,478.90		
	Invoice		Date	Description		Amount			
	266939		04/09/2026	AP WHITE WINDOW ENVELOPES QTY:6000		$1,747.16			
	266864		04/08/2026	AP CHECK STOCK PAPER QTY: 9000		$2,731.74			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$1,492.97			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$1,492.97			
	420 - WATER			420.11000 (Cash)		$1,492.96			
158835	04/23/2026	Open			Accounts Payable	CHAMPION INDUSTRIAL	$5,406.34		
	Invoice		Date	Description		Amount			
	87380		04/07/2026	REPAIRS @ 901 S. WALNUT DIGESTOR #5 A/C		$1,347.83			
	87381		04/07/2026	ELECTRICAL RM A/C REPAIRS; MUNI - 901 S. WALNUT		$2,641.00			
	87388		04/09/2026	SERVICE CALL- MUNI - TRAINING ROOM NO A/C		$325.43			
	87412		04/10/2026	SERVICE CALL; NO A/C #2 DIGESTOR BLDG;		$1,092.08			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$5,406.34			
158836	04/23/2026	Open			Accounts Payable	Chemtrade Chemicals Corp DBA Chemtrade Chemicals	$5,101.47		
	Invoice		Date	Description		Amount			
	90380674		04/10/2026	SRWA SUPPLY AND DELIVERY OF Aluminum Sulfate 4.10.26		$5,101.47			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		$5,101.47			
158837	04/23/2026	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	$884.07		
	Invoice		Date	Description		Amount			
	5327752607		04/03/2026	First Aid & Safety Supplies Management - Muni		$260.65			
	5328007003		04/06/2026	First Aid & Safety Supplies Management - Fire		$55.15			
	5327752614		04/03/2026	First Aid & Safety Supplies Management - Transit		$103.24			
	5327752616		04/03/2026	First Aid & Safety Supplies Management - City Hall		$275.29			
	5327752606		04/03/2026	FIRST AID CABINET REFILL- WQC/ELECTRICAL		$189.74			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$455.97			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$94.87			
	420 - WATER			420.11000 (Cash)		$165.27			
	426 - Transit			426.11000 (Cash)		$111.42			
	505 - Fleet			505.11000 (Cash)		$56.54			

City of Turlock

Payment Register

From Payment Date: 4/17/2026 - To Payment Date: 4/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158838	04/23/2026	Open			Accounts Payable	CITY OF MODESTO	$32,643.83		

Invoice	Date	Description	Amount
168274	04/02/2026	FIRE ADMINISTRATIVE SERVICES APRIL 2026	$32,643.83

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$32,643.83

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158839	04/23/2026	Open			Accounts Payable	CLARK PEST CONTROL OF STOCKTON, INC	$6,311.00		

Invoice	Date	Description	Amount
MW-3-26	03/31/2026	MONTHLY WEED CONTROL SERVICES - MAR 2026	$4,502.00
MP-3-26	03/31/2026	MONTHLY PEST CONTROL SERVICES - MAR 2026	$1,809.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$439.00
217 - Streets - Gas Tax	217.11000 (Cash)	$2,086.00
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$2,626.00
416 - Recycled Water Sales	416.11000 (Cash)	$76.00
420 - WATER	420.11000 (Cash)	$876.00
426 - Transit	426.11000 (Cash)	$61.00
505 - Fleet	505.11000 (Cash)	$147.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158840	04/23/2026	Open			Accounts Payable	CONDOR EARTH TECH INC	$497.25		

Invoice	Date	Description	Amount
93341	03/31/2026	Environmental Compliance Assistance COT PRO GROUNDWATER SUPPORT	$497.25

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$497.25

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158841	04/23/2026	Open			Accounts Payable	Confluence Engineering Group LLC	$26,032.00		

Invoice	Date	Description	Amount
40-0326TKWQ2	03/31/2026	PROF SVS THROUGH 3/1-3/31/26	$26,032.00

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$26,032.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158842	04/23/2026	Open			Accounts Payable	Creative Property Renewal, Inc.	$7,168.99		

Invoice	Date	Description	Amount
Ret/CP 24-010	03/31/2026	24-010 Fire Station No. 31 SCBA Compressor Room-3/31/26	$7,168.99

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$7,168.99

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158843	04/23/2026	Open			Accounts Payable	CRESCENT SURPLUS INC	$975.12		

Invoice	Date	Description	Amount
075933	04/03/2026	UNIFORM - YUREILI AGUILA	$144.73
K77139	03/06/2026	UNIFORM - YUREILI AGUILA LAPD PRIME FLEX	$144.79
K78246	03/11/2026	UNIFORM - JOSE SAUCEDO PKT DUTY PANTS	$195.95
478246	03/11/2026	UNIFORM - JOSE SAUCEDO TSHIRT/SWEATPANT	$100.11
478298	03/11/2026	UNIFORM - MARSHAL VASQUEZ TSHRT/SWEATPANT	$100.11
K78298	03/11/2026	UNIFORM - MARSHAL VASQUEZ BDU PNT/DUTY PNT	$289.43

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$975.12

Payment Register

From Payment Date: 4/17/2026 - To Payment Date: 4/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158844	04/23/2026	Open			Accounts Payable	CURTIS & SONS INC, L N	$2,069.31		
	Invoice		Date	Description			Amount		
	INV1050811		03/23/2026	GAS MASKS			$2,069.31		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,069.31		
158845	04/23/2026	Open			Accounts Payable	CUSTOM LOCKSMITH & ALARM INC	$22.81		
	Invoice		Date	Description			Amount		
	132753		04/08/2026	KEYS			$22.81		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$22.81		
158846	04/23/2026	Open			Accounts Payable	DENAIR LUMBER INC	$1,498.39		
	Invoice		Date	Description			Amount		
	2150980		04/06/2026	DOUG FIR KILN DRIED			$1,498.39		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,498.39		
158847	04/23/2026	Open			Accounts Payable	DUBLIN AUTOMOTIVE GROUP DBA TURLOCK CHRYSLER DODGE	$432.76		
	Invoice		Date	Description			Amount		
	75918		04/13/2026	4755349AA ROTOR BRAKE			$432.76		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$432.76		
158848	04/23/2026	Open			Accounts Payable	EQUIFAX	$187.52		
	Invoice		Date	Description			Amount		
	2071444704		03/31/2026	Credit Report Service FY2025-2026-March 2026			$187.52		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$187.52		
158849	04/23/2026	Open			Accounts Payable	FASTENAL COMPANY INC	$956.62		
	Invoice		Date	Description			Amount		
	CATUR205005		03/31/2026	10 10 0 VP/ATC-25ID Fuse			$31.99		
	CATUR205324		04/08/2026	1 1 0 M16-2.0 X 1METERTROD			$24.36		
	Catur205188		04/06/2026	gloves			$782.95		
	Catur205323		04/08/2026	meter lifter			$117.32		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$956.62		
158850	04/23/2026	Open			Accounts Payable	FEDERAL EXPRESS	$1,245.11		
	Invoice		Date	Description			Amount		
	9-259-09047		04/17/2026	SHIPPING CHARGES FOR 4/17/26			$1,245.11		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,224.10		
	450 - SRWA - Operations			450.11000 (Cash)			$21.01		
158851	04/23/2026	Open			Accounts Payable	FISHER SCIENTIFIC PRO INC	$795.90		
	Invoice		Date	Description			Amount		
	7775127		03/31/2026	SRWA Supplies - 250ml glass beakers			$155.45		
	7806651		04/01/2026	SRWA Supplies - Pipettes			$640.45		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$795.90		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158852	04/23/2026	Open			Accounts Payable	FRANCHISE TAX BOARD	$53.78		

Invoice	Date	Description	Amount
041126BETTS	04/17/2026	04112026 PAYROLL WITHHOLDING	$53.78

Paying Fund	Cash Account	Amount
104 - Payroll Clearing Fund	104.11000 (Cash)	$53.78

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158853	04/23/2026	Open			Accounts Payable	FRANTZ WHOLESALE NURSERY LLC	$4,792.77		

Invoice	Date	Description	Amount
650478	04/03/2026	LAG. "MUSOGEE" STD. LAVENDER AND BLOODGOOD TREE	$4,866.47
344920	04/16/2026	BLOODGOOD TREE	($73.70)

Paying Fund	Cash Account	Amount
246 - Landscape Assessment	246.11000 (Cash)	$4,792.77

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158854	04/23/2026	Open			Accounts Payable	GARTON TRACTOR INC	$1,273.00		

Invoice	Date	Description	Amount
P8258701	04/01/2026	84383668 PUMP HYDRAULIC 0102104	$1,777.22
P8268901	04/02/2026	47470514 PUMP credit	($665.76)
P8313101	04/09/2026	84348891 TUBE 0102119	$161.54

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$1,273.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158855	04/23/2026	Open			Accounts Payable	GOMES & SONS INC, JOE M	$42,466.58		

Invoice	Date	Description	Amount
103323	04/15/2026	CUST #24090 - Fuel Expense for 4/1/26 - 4/15/26	$38,317.07
103181	04/08/2026	Fuel for Fire #3	$4,149.51

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$24,041.85
205 - Sports Facilities	205.11000 (Cash)	$438.32
217 - Streets - Gas Tax	217.11000 (Cash)	$2,676.29
246 - Landscape Assessment	246.11000 (Cash)	$2,014.33
255 - CDBG	255.11000 (Cash)	$75.57
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$4,278.59
420 - WATER	420.11000 (Cash)	$4,077.25
426 - Transit	426.11000 (Cash)	$3,917.64
450 - SRWA - Operations	450.11000 (Cash)	$853.42
501 - Information Technology	501.11000 (Cash)	$93.32

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158856	04/23/2026	Open			Accounts Payable	GOMES PROPANE	$38.24		

Invoice	Date	Description	Amount
13082	03/26/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPT	$38.24

Paying Fund	Cash Account	Amount
219 - SB1 Road Maint & Rehab Account	219.11000 (Cash)	$38.24

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158857	04/23/2026	Open			Accounts Payable	GRAINGER INC, W W	$4,965.16		

Invoice	Date	Description	Amount
9862696789	03/31/2026	respiration, batteries, filter	$395.35
9873130182	04/08/2026	SHIPPING & RECEIVING GENERAL SUPPLIES	$951.54
9870645661	04/07/2026	SRWA Supplies - SS Trash Can	$232.11
9874237143	04/09/2026	SRWA Supplies - Rubber Safety Boots	$718.06
9874459648	04/09/2026	SRWA Supplies - Traffic Ctrl Paddle Stop Sign	$196.08
9861355353	03/31/2026	TEMP INDICATOR STRIP YELLOW 20PK	$199.06

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	9859104292		03/30/2026	SUMBERSIBLE LVL TRANSMITER 40 FT CABLE			$2,272.96			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,272.96			
	420 - WATER			420.11000 (Cash)			$199.06			
	450 - SRWA - Operations			450.11000 (Cash)			$1,146.25			
	505 - Fleet			505.11000 (Cash)			$1,346.89			
158858	04/23/2026	Open			Accounts Payable	GSM ENGINEERED FABRICS LLC		$4,480.00		
	Invoice		Date	Description			Amount			
	INVGSM9040		03/31/2026	GSM62-350P ENGINEERED FABRICS			$4,480.00			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$4,480.00			
158859	04/23/2026	Open			Accounts Payable	HD SUPPLY INC, DBA USABLUEBOOK		$2,042.94		
	Invoice		Date	Description			Amount			
	INV01015873		04/10/2026	SRWA supplies - CalGas Nitrogen			$435.51			
	INV01009168		04/02/2026	REED MID-LINE VISE			$609.86			
	INV01022175		04/16/2026	1/2" TUBE MALE CONNECTOR			$876.42			
	INV01016915		04/10/2026	DPD 1 DISPENSER 10ML - LAB			$121.15			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,486.28			
	420 - WATER			420.11000 (Cash)			$121.15			
	450 - SRWA - Operations			450.11000 (Cash)			$435.51			
158860	04/23/2026	Open			Accounts Payable	HILMAR LUMBER INC		$416.59		
	Invoice		Date	Description			Amount			
	768536		03/05/2026	QUICK LNK STL 880			$41.86			
	770427		03/16/2026	Supplies for Municipal Services-ELECTRICAL			$374.73			
	Paying Fund			Cash Account			Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$41.86			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$374.73			
158861	04/23/2026	Open			Accounts Payable	HOLT OF CALIFORNIA INC		$2,191.73		
	Invoice		Date	Description			Amount			
	PS001228641		03/19/2026	624 repair parts			$2,191.73			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$2,191.73			
158862	04/23/2026	Open			Accounts Payable	HOWK WELL & EQUIPMENT CO dba HOWK SYSTEMS INC		$80,686.67		
	Invoice		Date	Description			Amount			
	PP6/CP 23-046		03/31/2026	23-046 Well 29 Chlorination -3/31/26			$80,686.67			
	Paying Fund			Cash Account			Amount			
	420 - WATER			420.11000 (Cash)			$80,686.67			
158863	04/23/2026	Open			Accounts Payable	HSQ TECH INC		$18,600.00		
	Invoice		Date	Description			Amount			
	125411-1		01/23/2026	SCADA Maintenance Agreement			$18,600.00			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$9,300.00			
	420 - WATER			420.11000 (Cash)			$9,300.00			

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158864	04/23/2026	Open			Accounts Payable	ICC Codification, Inc. dba General Code,LLC	$517.00		
	Invoice		Date	Description			Amount		
	PG00045654		03/09/2026	Submission of pages			$517.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$517.00		
158865	04/23/2026	Open			Accounts Payable	Imperial Bag & Paper Co., LLC DBA Imperial Dade	$602.17		
	Invoice		Date	Description			Amount		
	38509525		07/31/2025	trash liners, colorox spray			$322.70		
	41312933		04/10/2026	softsoap bottle, finish dish tabs			$279.47		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$602.17		
158866	04/23/2026	Open			Accounts Payable	INSTRUMENT TECHNOLOGY CORPORATION	$20,457.66		
	Invoice		Date	Description			Amount		
	26969		04/14/2026	GROUND PENETRATING RADAR			$20,457.66		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$20,457.66		
158867	04/23/2026	Open			Accounts Payable	INTERSTATE SALES INC	$4,741.16		
	Invoice		Date	Description			Amount		
	19790		03/27/2026	THERMOPLASTIC MARKINGS			$4,741.16		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$4,741.16		
158868	04/23/2026	Open			Accounts Payable	ITRON INC	$6,794.80		
	Invoice		Date	Description			Amount		
	731458		04/11/2026	MAINTENANCE 5/1 - 7/31/26			$2,861.37		
	731561		04/11/2026	HOSTING 5/1-5/31/26			$3,933.43		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$6,794.80		
158869	04/23/2026	Open			Accounts Payable	JARVIS FAY LLP	$5,253.50		
	Invoice		Date	Description			Amount		
	21713		03/31/2026	SPECIAL COUNSEL SERVICES Water Rate Study March 2026			$231.00		
	21714		03/31/2026	SPECIAL COUNSEL SERVICES Sidewalk Repairs March 2026			$2,446.50		
	21715		03/31/2026	SPECIAL COUNSEL SERVICES Sewer Encroachment March 2026			$385.00		
	21716		03/31/2026	SPECIAL COUNSEL Commission Onboarding Review March 2026			$308.00		
	21712		03/31/2026	LEGAL SERVICES - TOT REVISION & BALLOT MEASURE			$1,883.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$5,022.50		
	420 - WATER			420.11000 (Cash)			$231.00		
158870	04/23/2026	Open			Accounts Payable	JAYNE PRODUCTS INC	$4,042.63		
	Invoice		Date	Description			Amount		
	29783		03/16/2026	STSR STRUVITE REMOVER			$4,042.63		

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	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$4,042.63		
158871	04/23/2026	Open			Accounts Payable	LEHR Upfitters OpCo LLC dba LEHR	$195.45		
	Invoice		Date	Description			Amount		
	SI131269		04/10/2026	358118121 Hella, HERO 1.0 Hideaway Concealed LED Lighthead - Red			$195.45		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$195.45		
158872	04/23/2026	Open			Accounts Payable	Linde Inc.	$3,350.92		
	Invoice		Date	Description			Amount		
	56030678		04/10/2026	SRWA SUPPLY & DELIVERY OF LIQUID OXYGEN 4.10.26			$3,350.92		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$3,350.92		
158873	04/23/2026	Open			Accounts Payable	Mark Thomas & Company, Inc.	$44,103.29		
	Invoice		Date	Description			Amount		
	59528		04/13/2026	23-052 Design Task Order 2 Roads-Geer Rd. CIP March 2026			$44,103.29		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$44,103.29		
158874	04/23/2026	Open			Accounts Payable	MARTIN MARIETTA MATERIALS INC	$314.73		
	Invoice		Date	Description			Amount		
	48908611		04/06/2026	ASPHALT			$85.22		
	48950889		04/09/2026	ASPHALT			$135.39		
	48962673		04/10/2026	ASPHALT			$94.12		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$314.73		
158875	04/23/2026	Open			Accounts Payable	MICROBAC LABORATORIES, INC. dba GEOANALYTICAL LAB	$1,136.11		
	Invoice		Date	Description			Amount		
	7260001060		04/07/2026	CORROSION CONTROL WQP MONITORING WELL 38 FINAL EFFLUENT			$48.00		
	7260001040		04/06/2026	MONTHLY LABORATORY DILUTION WATER			$56.97		
	726001180		04/16/2026	QUARTERLY WASTEWATER ANALYSIS MERCURY (LL)			$341.50		
	7260001143		04/13/2026	QUARTERLY ACUTE BIOASSAY			$2,482.96		
	726001142		04/13/2026	QUARTERLY ACUTE BIOASSAY			($3,090.96)		
	725000025		11/24/2025	SLUGDE SAMPLING			$82.50		
	726001176		04/15/2026	WASTEWATER ANALYSIS - AMMONIA			$49.10		
	726001167		04/15/2026	DRINKING WATER WELL ANALYSIS NITRATE			$34.77		
	726001166		04/15/2026	DRINKING WATER WELL ANALYSIS NITRATE			$34.77		
	726001165		04/15/2026	DOWNTOWN PCE REMEDATION PROJECT			$1,096.50		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			($134.90)		
	420 - WATER			420.11000 (Cash)			$1,271.01		

City of Turlock

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158876	04/23/2026	Open			Accounts Payable	MME	$99.71		
	Invoice		Date	Description			Amount		
	048301		04/09/2026	PB-4034-00 BALL VALVE BRNZ 3/8" NOTE: 1ZR304E84293517857			$99.71		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$99.71		
158877	04/23/2026	Open			Accounts Payable	MOTOROLA INC	$30,788.03		
	Invoice		Date	Description			Amount		
	8282295445		03/12/2026	APX8500 MOBILE RADIOS			$30,788.03		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$30,788.03		
158878	04/23/2026	Open			Accounts Payable	NAPA AUTO PARTS	$1,403.19		
	Invoice		Date	Description			Amount		
	855670		04/02/2026	60319 NON D-RING 2PK ()			$10.84		
	855690		04/02/2026	7555970 BK WHEEL BEARING			$107.39		
	855696		04/02/2026	12609719 AC TENSIONER ASSEMBLY			$89.71		
	855697		04/02/2026	C2006 BK BIG UGGLY SINGLE ()			$55.66		
	855712		04/02/2026	7351424 NOE DUST CAP			$7.56		
	855714		04/02/2026	4886947 GRT ROTOR ()			$141.47		
	855717		04/02/2026	2011R MIL LIGHT (M01)			$74.54		
	855751		04/03/2026	905-555 NOE STEERING SHIFT TUBE Credit for Orig 1041-855563			($33.27)		
	855880		04/06/2026	8229 BAT 3MO WTY BAT ()			$62.71		
	855983		04/08/2026	15957 ATP PLATINUM FILTER KIT			$51.10		
	856026		04/09/2026	NPF002 NAF 2.5 DEF			$282.21		
	856057		04/09/2026	9865 BAT 3YR WTY BAT			$227.55		
	856111		04/10/2026	7750S FIL OIL FILTER			$159.30		
	856158		04/10/2026	8251808 BK JACKTWS 158 TBMTTPWND			$99.60		
	853435		02/19/2026	HD WIPER			$66.82		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$66.82		
	505 - Fleet			505.11000 (Cash)			$1,336.37		
158879	04/23/2026	Open			Accounts Payable	NBS GOVERNMENT FINANCE GROUP	$750.00		
	Invoice		Date	Description			Amount		
	202604-1725		04/03/2026	PROF SVS THROUGH 3/25/26			$750.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$750.00		
158880	04/23/2026	Open			Accounts Payable	Northstar Chemical	$11,453.68		
	Invoice		Date	Description			Amount		
	335371		03/20/2026	FERRIC CHLORIDE FOR WELL 38			$5,726.84		
	333315		02/23/2026	FERRIC CHLORIDE FOR WELL 38			$5,726.84		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$11,453.68		
158881	04/23/2026	Open			Accounts Payable	OREILLY AUTO PARTS	$174.04		
	Invoice		Date	Description			Amount		
	2800-243255		04/01/2026	BHH 54-74426 PWR BRK BSTR			$133.45		
	2800-243461		04/01/2026	MOT GL8953 Core Return			($32.59)		

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	2800-243521		04/02/2026	1 STD 51265	AUTO LVL CN		$65.23			
	2800-244973		04/06/2026	MRY 66811	AC HOSE ASSY		$40.54			
	2800-244988		04/06/2026	BHH 54-74426	Core Return		($32.59)			
	2800-247253		04/13/2026	RBS 782867P	BRAKE ROTOR		$277.65			
	2800-247284		04/13/2026	RBS 782867P	BRAKE ROTOR	creift	($277.65)			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$174.04			
158882	04/23/2026	Open			Accounts Payable	P G & E		$22,944.02		
	Invoice		Date	Description			Amount			
	CITY HALL 4/8/26		04/08/2026	3254375586-5 / 156 S Broadway			$211.05			
	FIRE#1 4/8/26		04/08/2026	3159594551-5 / 540 Marshall St			$192.39			
	SENIOR 4/8/26		04/08/2026	2890831960-2 / 1191 Cahill St			$151.67			
	701 WLNT4/12/26		04/12/2026	6224543828-8 / 701 S Walnut Rd			$89.93			
	AC 4/13/26		04/13/2026	6266210492-6 / 801 S Walnut Rd			$110.46			
	CNG 4/12/26		04/12/2026	8466606707-3 / 901 S Walnut Rd CNG			$563.00			
	WLNT#A 4/12/26		04/12/2026	3794250242-0 / 701 S Walnut Rd Ste A / CNG Slow Fill Station			$10,568.07			
	PSF 4/12/26		04/12/2026	8391988340-1 / 244 N Broadway-PSF			$6,542.43			
	TRANSIT2 4/12/26		04/12/2026	9448303839-7 / 1418 N Golden State Blvd Ste 2			$36.46			
	TRANSIT1 4/12/26		04/12/2026	0913752739-7 / 1418 N Golden State Blvd Ste 1			$43.41			
	COL POOL 4/12/26		04/12/2026	8183464653-1 / 595 Columbia St			$4,435.15			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$11,643.15			
	426 - Transit			426.11000 (Cash)			$10,647.94			
	505 - Fleet			505.11000 (Cash)			$652.93			
158883	04/23/2026	Open			Accounts Payable	PRICE FORD OF TURLOCK INC		$1,393.35		
	Invoice		Date	Description			Amount			
	22423a		02/18/2026	CUSTOMER REPORTS OF THEFT LIGHT WILL COME ON. ISSUE WITH PATS			$1,393.35			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$1,393.35			
158884	04/23/2026	Open			Accounts Payable	PROCLEAN SUPPLY		$13.36		
	Invoice		Date	Description			Amount			
	614376		04/06/2026	MOSQUITO DUSTING BRUSH			$13.36			
	Paying Fund			Cash Account			Amount			
	426 - Transit			426.11000 (Cash)			$13.36			
158885	04/23/2026	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC		$80,370.17		
	Invoice		Date	Description			Amount			
	129249		04/08/2026	25-024 Design Task Order 3 for Roads CIP March 2026			$37,031.38			
	129248		04/08/2026	23-068 Design Task Order 2 Roads CIP March 2026			$14,916.70			
	129250		04/08/2026	25-025 Design Task Order 4 Roads CIP March 2026			$17,280.79			
	129509		04/13/2026	25-040 Design Task Order 5 - 2025 Crack Slurry Seal March 2026			$11,141.30			
	Paying Fund			Cash Account			Amount			
	115 - Measure A - Roads			115.11000 (Cash)			$69,228.87			
	218 - Measure L			218.11000 (Cash)			$11,141.30			

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158886	04/23/2026	Open			Accounts Payable	PUMP PROS INC	$27.02		
	Invoice		Date	Description			Amount		
	2293		04/13/2026	LIQUID FILLED PRESSURE GAS			$27.02		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$27.02		
158887	04/23/2026	Open			Accounts Payable	R3 Consulting Group, Inc.	$2,155.00		
	Invoice		Date	Description			Amount		
	125192		04/01/2026	On-Call solid waste consulting through march 31, 2026			$2,155.00		
	Paying Fund			Cash Account			Amount		
	204 - SolidWaste/Recycle/PublicEducati			204.11000 (Cash)			$2,155.00		
158888	04/23/2026	Open			Accounts Payable	REED INC, GEORGE	$120.59		
	Invoice		Date	Description			Amount		
	100394769		04/03/2026	ASPHALT			$120.59		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$120.59		
158889	04/23/2026	Open			Accounts Payable	RESQTEK	$2,000.00		
	Invoice		Date	Description			Amount		
	26-005		02/17/2026	TOWER RESCUE TECHNICIAN - J. LAZETTE, M. MURGALLIS			$2,000.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,000.00		
158890	04/23/2026	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	$1,790.14		
	Invoice		Date	Description			Amount		
	3045641264		04/01/2026	MCAS030.XP - MINI FUSE,			$41.55		
	3045697735		04/06/2026	10 CV52055FLG:FG FILTER-CRANKCASE			$1,644.42		
	3045715564		04/08/2026	2872858:CE SENSOR,TEMPERATURE			$104.17		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,790.14		
158891	04/23/2026	Open			Accounts Payable	SHARPENING SHOP	$4,715.59		
	Invoice		Date	Description			Amount		
	461842		04/08/2026	116-0027 146-0859			$99.09		
	461937		04/09/2026	CORDLESS CHAINSAWS (5); CHAIN LOOP; ASSESSMENTS			$2,313.66		
	462159		04/13/2026	RB 800 HIGH PRESSURE WASHER			$2,302.84		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$4,616.50		
	505 - Fleet			505.11000 (Cash)			$99.09		
158892	04/23/2026	Open			Accounts Payable	SIEGFRIED ENGINEERING INC	$18,480.21		
	Invoice		Date	Description			Amount		
	51595		03/05/2026	25-026 Design Roads Task 3 CIP February 2026			$13,417.70		
	51619		03/06/2026	23-069 Design Services Task Order 2 CIP February 2026			$5,062.51		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$18,480.21		

City of Turlock

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158893	04/23/2026	Open			Accounts Payable	SITEONE LANDSCAPE SUPPLY HOLDING LLC	$4,962.45		

Invoice	Date	Description	Amount
164262081-001	04/03/2026	FERTILIZER - PEDRETTI PARK & TRSC	$4,962.45

Paying Fund	Cash Account	Amount
205 - Sports Facilities	205.11000 (Cash)	$4,962.45

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158894	04/23/2026	Open			Accounts Payable	SOUTHERN TIRE MART	$3,524.38		

Invoice	Date	Description	Amount
7320022134	04/10/2026	315/80R22.5/20 R192E ELCTRIC BUS	$1,762.19
7320022682	04/10/2026	315/80R22.5/20 R192E ELCTRIC BUS 2 735.21 61	$1,762.19

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$3,524.38

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158895	04/23/2026	Open			Accounts Payable	ST FRANCIS ELECTRIC, LLC	$13,238.00		

Invoice	Date	Description	Amount
230445118	03/31/2026	Traffic signal preventative maintenance FEBRUARY SL RESPONSE	$490.00
230445119	03/31/2026	Traffic signal preventative maintenance MARCH SL RESPONSE	$1,848.00
230445120	03/31/2026	Traffic signal preventative maintenanceSPARE 2070 ATC CONTROLLER	$10,900.00

Paying Fund	Cash Account	Amount
219 - SB1 Road Maint & Rehab Account	219.11000 (Cash)	$13,238.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158896	04/23/2026	Open			Accounts Payable	STANISLAUS REGIONAL HOUSING AUTHORITY	$1,300.00		

Invoice	Date	Description	Amount
2026-01	04/14/2026	AB 1234 ETHICS TRAINING	$400.00
2026-04	04/21/2026	Fair Housing Training- Housing Division Staff (3)	$900.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$200.00
255 - CDBG	255.11000 (Cash)	$917.50
256 - Stanislaus Housing Consortium	256.11000 (Cash)	$32.50
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$25.00
420 - WATER	420.11000 (Cash)	$25.00
450 - SRWA - Operations	450.11000 (Cash)	$100.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158897	04/23/2026	Open			Accounts Payable	STATE WATER RESOURCES CONTROL BOARD	$4,615.00		

Invoice	Date	Description	Amount
EA-RE-0926-2150	04/17/2026	ELAP RENEWAL - 2026	$4,615.00

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$2,307.50
420 - WATER	420.11000 (Cash)	$2,307.50

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158898	04/23/2026	Open			Accounts Payable	Stitch Queen LLC	$418.99		

Invoice	Date	Description	Amount
1134	03/16/2026	SRWA - Supplies - T-shirts	$418.99

Paying Fund	Cash Account	Amount
450 - SRWA - Operations	450.11000 (Cash)	$418.99

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158899	04/23/2026	Open			Accounts Payable	SUPPORT PAYMENT CLEARING	$405.35		

Invoice	Date	Description	Amount
041126BECCHETTI	04/17/2026	04112026 PAYROLL WITHHOLDING	$405.35

Paying Fund	Cash Account	Amount
104 - Payroll Clearing Fund	104.11000 (Cash)	$405.35

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158900	04/23/2026	Open			Accounts Payable	T I D	$350,914.67		

Invoice	Date	Description	Amount
083201 - APR 26	04/10/2026	ACC#0832010000 - APR 2026	$8,440.43
183201 - APR 26	04/10/2026	ACC#1832010000 - APR 2026	$9,467.61
283201 - APR 26	04/10/2026	ACC#2832010000 - APR 2026	$15,224.11
383201 - APR 26	04/09/2026	ACC#3832010000 - APR 2026	$3,942.84
483201 - APR 26	04/10/2026	ACC#4832010000 - APR 2026	$210,620.05
683201 - APR 26	04/10/2026	ACC#6832010000 - APR 2026	$4,594.65
773201 - APR 26	04/09/2026	ACC#7732010000 - APR 2026	$9,638.17
873201 - APR 26	04/09/2026	ACC#8732010000 - APR 2026	$7,698.62
973201 - APR 26	04/10/2026	ACC#9732010000 - APR 2026	$81,288.19

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$30,523.08
205 - Sports Facilities	205.11000 (Cash)	$3,985.30
217 - Streets - Gas Tax	217.11000 (Cash)	$9,932.63
219 - SB1 Road Maint & Rehab Account	219.11000 (Cash)	$23,717.49
232 - CFD #3 - Maintenance Services	232.11000 (Cash)	$125.13
246 - Landscape Assessment	246.11000 (Cash)	$10,587.11
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$175,997.00
416 - Recycled Water Sales	416.11000 (Cash)	$5,341.28
420 - WATER	420.11000 (Cash)	$87,727.35
426 - Transit	426.11000 (Cash)	$1,192.12
505 - Fleet	505.11000 (Cash)	$1,786.18

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158901	04/23/2026	Open			Accounts Payable	TAYLOR VETERINARY HOS INC	$2,915.94		

Invoice	Date	Description	Amount
3461747	03/11/2026	A035419	$2,087.93
3461758	03/11/2026	A043227	$246.69
3461757	03/11/2026	A043228	$282.75
3461756	03/11/2026	A043229	$298.57

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$2,915.94

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158902	04/23/2026	Open			Accounts Payable	TURLOCK JOURNAL	$1,125.00		

Invoice	Date	Description	Amount
415822	04/01/2026	Legal Ad 5441	$125.00
416500	04/14/2026	AD#5446 NTC for 25-025 BP1 Roads Program	$650.00
415693	03/31/2026	summer watering schedule	$200.00
416086	04/06/2026	Legal Ad 5442	$150.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$275.00
115 - Measure A - Roads	115.11000 (Cash)	$650.00
420 - WATER	420.11000 (Cash)	$200.00

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158903	04/23/2026	Open			Accounts Payable	TURLOCK SCAVENGER CO INC	$124.91		
	Invoice		Date	Description			Amount		
	0003131884		03/31/2026	SRWA 6 yd Bin Service April 2026			$124.91		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$124.91		
158904	04/23/2026	Open			Accounts Payable	TURLOCK UNIFIED SCHOOL DISTICT	$306.04		
	Invoice		Date	Description			Amount		
	260321		03/27/2026	Osborn to T.S go green week			$306.04		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$306.04		
158905	04/23/2026	Open			Accounts Payable	TYLER TECHNOLOGIES INC.	$1,800.00		
	Invoice		Date	Description			Amount		
	045-557041		03/24/2026	COVERSION SERVICES			$1,800.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$1,800.00		
158906	04/23/2026	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	$832,745.59		
	Invoice		Date	Description			Amount		
	PP5/CP 23-067BP2		04/14/2026	23-067 Construction Task 3 BP2 Roads CIP Oct 1-Nov 30 2025			$125,564.65		
	PP5/CP 14-44		03/25/2026	14-44 Intersection Improv at W Main and Tegner Rd-3/25/26			$707,180.94		
	Paying Fund			Cash Account			Amount		
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			$707,180.94		
	218 - Measure L			218.11000 (Cash)			$125,564.65		
158907	04/23/2026	Open			Accounts Payable	UNITED RENTALS (NORTH AMERICA) INC	$477.79		
	Invoice		Date	Description			Amount		
	260422269-001		03/26/2026	Metal rake, shovels			$477.79		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$477.79		
158908	04/23/2026	Open			Accounts Payable	USAM1 LLC dba BMW MOTORCYCLES OF MODESTO	$2,171.58		
	Invoice		Date	Description			Amount		
	61205		03/31/2026	POL19-1339 394900754651 1.00 GRIPS BMW AFTERMARKET			$2,171.58		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,171.58		
158909	04/23/2026	Voided	INCORRECT ENTRY	04/24/2026	Accounts Payable	VERIZON WIRELESS	$7,781.03		
	Invoice		Date	Description			Amount		
	6140210360		04/03/2026	POLICE MAR 4 - APR 3 2026			$4,504.68		
	6140210368		04/03/2026	972530635-00033 Transit MAR 4 - APR 3 2026			$302.07		
	6140210361		04/03/2026	972530635-00023 Engineering MAR 4 - APR 3 2026			$501.69		
	6140210366		04/03/2026	972530635-00030 WQC MAR 4-APR 3 2026			$494.13		
	6140210367		04/03/2026	972530635-00032 Electrical WQC MAR 4 - APR 3 2026			$54.85		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	6140210370		04/03/2026	972530635-00037 Master Radio WQC MAR 4 - APR 3 2026			$95.28			
	6140210365		04/03/2026	972530635-00029 UTILITIES MAR 04 - APR 03 2026			$1,399.37			
	6140210363		04/03/2026	CM/CA/EDC/CC - Monthly Cell Phone & Devices Bill			$428.96			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$5,393.49			
	246 - Landscape Assessment			246.11000 (Cash)			$40.01			
	255 - CDBG			255.11000 (Cash)			$41.84			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,188.05			
	420 - WATER			420.11000 (Cash)			$815.57			
	426 - Transit			426.11000 (Cash)			$302.07			
158910	04/23/2026	Open			Accounts Payable	Viking Shred, LLC		$264.00		
	Invoice		Date	Description			Amount			
	51165612		04/08/2026	CITY WIDE SHREDDING - APRIL 2026			$264.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$264.00			
158911	04/23/2026	Open			Accounts Payable	VWR INTERNATIONAL INC		$68.47		
	Invoice		Date	Description			Amount			
	8821359469		04/03/2026	GLOVE SONIC 2.2 MIL NITRL INDGO			$68.47			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$68.47			
158912	04/23/2026	Open			Accounts Payable	WALKER ASSOC INC, LARRY		$15,773.50		
	Invoice		Date	Description			Amount			
	00339.15-1		08/26/2025	NPDES Permit Compliance Services THROUGH 07/31/2025			$15,210.00			
	00339.11-5		03/13/2026	NPDES Permit Compliance Services THROUGH 02/28/2026			$563.50			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$14,473.00			
	420 - WATER			420.11000 (Cash)			$1,300.50			
158913	04/23/2026	Open			Accounts Payable	WESTERN VIEW MOBILE RANCH		$677.81		
	Invoice		Date	Description			Amount			
	05/2026		04/10/2026	Mobile Rent Subsidy FY 2025-2026-May 2026			$677.81			
	Paying Fund			Cash Account			Amount			
	621 - Successor Agency - Non LMI			621.11000 (Cash)			$677.81			
158914	04/23/2026	Open			Accounts Payable	Xerox Corporation dba Xerox Business Solutions LLC		$6,496.20		
	Invoice		Date	Description			Amount			
	IN5219665		01/30/2026	Printer Maintenance and Management System 12/26/25 -1/25/26			$1,607.09			
	IN5261880		02/26/2026	Printer Maintenance and Management System 1/26/25 -2/25/26			$1,729.11			
	IN5310642		03/31/2026	Printer Maintenance and Management System 2/26/25 -3/25/26			$3,160.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$5,826.88			
	256 - Stanislaus Housing Consortium			256.11000 (Cash)			$6.65			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$409.90			
	420 - WATER			420.11000 (Cash)			$169.80			

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	501 - Information Technology			501.11000 (Cash)			$45.94			
	505 - Fleet			505.11000 (Cash)			$37.03			
158915	04/23/2026	Open			Accounts Payable	CORREIA, MADELINE		$172.00		
	Invoice		Date	Description			Amount			
	TR 5286 PER DIEM		03/17/2026	EXECUTIVE ASSISTANTS, 5/3/26 - 5/6/26, WINTERS			$172.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$172.00			
158916	04/23/2026	Open			Accounts Payable	FRANCO, LILIA		$94.00		
	Invoice		Date	Description			Amount			
	TR 5299 PER DIEM		04/20/2026	BEYOND THE BASICS: SUBPOENA TRAINING, 5/12/26-5/14/26, NOVATO			$94.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$94.00			
158917	04/23/2026	Open			Accounts Payable	GARCIA, CARINA		$138.00		
	Invoice		Date	Description			Amount			
	TR 5281 PER DIEM		03/17/2026	CCJWSA WARRANTS WORKSHOP, 4/28/26 - 5/1/26, SOUTH LAKE TAHOE			$138.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$138.00			
158918	04/23/2026	Open			Accounts Payable	Guerrero, Ruben		$120.15		
	Invoice		Date	Description			Amount			
	APN: 089016070		04/23/2026	Champagne Estates - 447 ASTI CT			$120.15			
	Paying Fund			Cash Account			Amount			
	246 - Landscape Assessment			246.11000 (Cash)			$120.15			
158919	04/23/2026	Open			Accounts Payable	Hamett, Alice		$471.07		
	Invoice		Date	Description			Amount			
	APN: 072074070		04/23/2026	Palermo - 802 BENNINGTON AVE			$471.07			
	Paying Fund			Cash Account			Amount			
	246 - Landscape Assessment			246.11000 (Cash)			$471.07			
158920	04/23/2026	Open			Accounts Payable	Harmon, Marion, M		$255.80		
	Invoice		Date	Description			Amount			
	APN: 087011032		04/23/2026	Hervey Estates - 3838 JEFFERSON ST			$255.80			
	Paying Fund			Cash Account			Amount			
	246 - Landscape Assessment			246.11000 (Cash)			$255.80			
158921	04/23/2026	Open			Accounts Payable	INDERBITZEN, PAUL		$150.00		
	Invoice		Date	Description			Amount			
	TR 5271 PER DIEM		03/17/2026	SHERMAN BLOCK LEADERSHIP INSTITUTE, 5/6/26 - 5/9/26, MILPITAS			$150.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$150.00			
158922	04/23/2026	Open			Accounts Payable	Ishoo, Youash, & Virginia		$214.12		
	Invoice		Date	Description			Amount			
	APN: 073050039		04/23/2026	Legends North #2 - 4584 FALCON CREST WAY			$214.12			
	Paying Fund			Cash Account			Amount			
	246 - Landscape Assessment			246.11000 (Cash)			$214.12			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158923	04/23/2026	Open			Accounts Payable	Jasso, Mario & Teresa	$646.17		
	Invoice		Date	Description			Amount		
	APN: 087015084		04/23/2026	Claremont Meadow - 2980 EVERGREEN LN			$646.17		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$646.17		
158924	04/23/2026	Open			Accounts Payable	Joseph, Albert, Yalda	$575.49		
	Invoice		Date	Description			Amount		
	APN: 087005077		04/23/2026	Sterling Oaks Phase 2 - 3955 OAK VIEW CT			$575.49		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$575.49		
158925	04/23/2026	Open			Accounts Payable	Machado, Anthony M JR , & Shellie I	$231.58		
	Invoice		Date	Description			Amount		
	APN: 073039038		04/23/2026	Legends No. 4 - 1871 KATHERINE CT			$231.58		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$231.58		
158926	04/23/2026	Open			Accounts Payable	MEDINA, OMAR	$370.00		
	Invoice		Date	Description			Amount		
	TR 5305 PER DIEM		04/20/2026	CELL PHONE FORENSICS, 5/10/26-5/15/26, SAN DIEGO			$370.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$370.00		
158927	04/23/2026	Open			Accounts Payable	NARVAEZ, MAYA	$172.00		
	Invoice		Date	Description			Amount		
	TR 5300 PER DIEM		04/20/2026	EXECUTIVE ASSISTANTS, 5/3/26-5/6/26, WINTERS			$172.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$172.00		
158928	04/23/2026	Open			Accounts Payable	Plancarte, Diego & Rita	$137.34		
	Invoice		Date	Description			Amount		
	APN: 088012076		04/23/2026	Countryside Estates No. 2 - 2443 SHIRE WY			$137.34		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$137.34		
158929	04/23/2026	Open			Accounts Payable	Sanchez, Ricardo	$158.00		
	Invoice		Date	Description			Amount		
	ORD2975229-F2V5L		04/15/2026	ASE A1 and A2 Exams 4/14/2026 Reimbursement			$158.00		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$158.00		
158930	04/23/2026	Open			Accounts Payable	Shallow, Diana , S	$750.37		
	Invoice		Date	Description			Amount		
	APN: 087008005		04/23/2026	Monte Vista Village - 3366 FOUR SEASONS DR			$750.37		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$750.37		
158931	04/23/2026	Open			Accounts Payable	Shams, Mehdi & Sweetlana	$443.39		
	Invoice		Date	Description			Amount		
	APN: 072004006		04/23/2026	Villagio - 4361 N BERKELEY AVE			$443.39		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$443.39		

City of Turlock

Payment Register

From Payment Date: 4/17/2026 - To Payment Date: 4/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158932	04/23/2026	Open			Accounts Payable	Vasquez , Carlito Policar, Lucille Oshea	$229.55		

Invoice	Date	Description	Amount
APN: 071061052	04/23/2026	Ferreira Ranch Estates No. 4 - 612 W SPRINGER DR	$229.55

Paying Fund	Cash Account	Amount
246 - Landscape Assessment	246.11000 (Cash)	$229.55

Type Check Totals: 116 Transactions $1,856,267.62
AP - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	115	$1,848,486.59	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	1	$7,781.03	$0.00
	Stopped	0	$0.00	$0.00
	Total	116	$1,856,267.62	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	115	$1,848,486.59	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	1	$7,781.03	$0.00
	Stopped	0	$0.00	$0.00
	Total	116	$1,856,267.62	$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**115**	**$1,848,486.59**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**1**	**$7,781.03**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**116**	**$1,856,267.62**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**115**	**$1,848,486.59**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**1**	**$7,781.03**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**116**	**$1,856,267.62**	**$0.00**

I, Isaac Moreno, the Finance Director of the City of Turlock attest that each check is entered into the Check Register with each check number, the date of issue, the amount, and the name of the payee. Each check entered into the Check Register conforms to the current City budget. I hereby submit the Check Register to the City Manager for approval prior to being placed on the council agenda for ratification per Turlock Municipal Code Sections 3-2-05 and 3-2-07.

Check Register dated 4/24/26 – 4/30/26

5-4-26

Isaac Moreno – Finance Director Date

5/6/26

Gary Hampton - Interim City Manager Date

City of Turlock

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
158933	04/24/2026	Open			Accounts Payable	VERIZON WIRELESS	$7,352.07		

Invoice	Date	Description	Amount
6140210360	04/03/2026	POLICE MAR 4 - APR 3 2026	$4,504.68
6140210368	04/03/2026	972530635-00033 Transit MAR 4 - APR 3 2026	$302.07
6140210361	04/03/2026	972530635-00023 Engineering MAR 4 - APR 3 2026	$501.69
6140210366	04/03/2026	972530635-00030 WQC MAR 4-APR 3 2026	$494.13
6140210367	04/03/2026	972530635-00032 Electrical WQC MAR 4 - APR 3 2026	$54.85
6140210370	04/03/2026	972530635-00037 Master Radio WQC MAR 4 - APR 3 2026	$95.28
6140210365	04/03/2026	972530635-00029 UTILITIES MAR 04 - APR 03 2026	$1,399.37

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$4,964.53
246 - Landscape Assessment	246.11000 (Cash)	$40.01
255 - CDBG	255.11000 (Cash)	$41.84
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$1,188.05
420 - WATER	420.11000 (Cash)	$815.57
426 - Transit	426.11000 (Cash)	$302.07

158934	04/29/2026	Open			Utility Management Refund	ASHLEY INVESTMENT	$232.82		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	000482-007	MOVE OUT CREDIT	04/28/2026	Refund

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$25.00
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$81.22
420 - WATER	420.11000 (Cash)	$126.60

158935	04/29/2026	Open			Utility Management Refund	BOONE, SHERMAN	$324.40		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	533297-009	MOVE OUT CREDIT	04/28/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$324.40

158936	04/29/2026	Open			Utility Management Refund	KURON, MICHAL	$228.04		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	528986-002	MOVE OUT CREDIT	04/28/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$228.04

158937	04/29/2026	Open			Utility Management Refund	MATHEWS, WILLIAM	$35.69		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	182303-002	MOVE OUT CREDIT	04/28/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$35.69

City of Turlock

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158938	04/29/2026	Open			Utility Management Refund	RAMOS, RUSSELL	$84.78		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	558753-010	MOVE OUT CREDIT	04/28/2026	Refund

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$4.78
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$24.65
420 - WATER	420.11000 (Cash)	$55.35

158939	04/29/2026	Open			Utility Management Refund	SANTOS, FERMIN	$68.12		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	189065-003	MOVE OUT CREDIT	04/28/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$68.12

158940	04/30/2026	Open			Accounts Payable	A-Z BUS SALES INC	$2,456.15		

Invoice	Date	Description	Amount
INVSAC45106	03/25/2026	6490035 MODULE-I/O MULTIPLEX AB FIRMWARE	$2,456.15

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$2,456.15

158941	04/30/2026	Open			Accounts Payable	ABS DIRECT INC	$21,382.54		

Invoice	Date	Description	Amount
142875	04/20/2026	UT DELINQ - APRIL 2026	$719.15
142874	04/20/2026	UT STATEMENTS 4/10/26	$16,714.40
142783	04/10/2026	LMD Project	$3,948.99

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$5,811.18
246 - Landscape Assessment	246.11000 (Cash)	$3,948.99
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$5,811.18
420 - WATER	420.11000 (Cash)	$5,811.19

158942	04/30/2026	Open			Accounts Payable	AGEE CONSTRUCTION CORPORATION	$665,342.77		

Invoice	Date	Description	Amount
P1/CP23-068 BP2	04/08/2026	23-068 Construction Project Roads BP2 March 2026	$665,342.77

Paying Fund	Cash Account	Amount
115 - Measure A - Roads	115.11000 (Cash)	$665,342.77

158943	04/30/2026	Open			Accounts Payable	AIRGAS NCN	$1,852.61		

Invoice	Date	Description	Amount
5523925756	03/31/2026	RENT CYL IND LARGE HELIUM	$79.48
5523925967	03/31/2026	RENT CYL LARGE ACETYLENE/ARGON/DIOXIDE/HELIUM/OXYGEN/ARGON	$1,773.13

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$591.04
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$670.53
420 - WATER	420.11000 (Cash)	$591.04

City of Turlock

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158944	04/30/2026	Open			Accounts Payable	ALLEGIANCE INDUSTRIAL SUPPLY, LLC	$901.70		
	Invoice		Date	Description			Amount		
	INV11086		04/17/2026	ALLEGIANCE - JANITORIAL SUPPLIES			$901.70		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$901.70		
158945	04/30/2026	Open			Accounts Payable	AMERICAN MESSAGING	$17.61		
	Invoice		Date	Description			Amount		
	R1061876AE		05/01/2026	Acct #R1-061876 - Fire Department			$17.61		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$17.61		
158946	04/30/2026	Open			Accounts Payable	Aqua Source	$2,900.29		
	Invoice		Date	Description			Amount		
	406932		04/15/2026	Acid-Rite Tablets, Sodium Bisulfate, 45# pails			$2,900.29		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,900.29		
158947	04/30/2026	Open			Accounts Payable	AT&T / CALNET 3	$7,637.96		
	Invoice		Date	Description			Amount		
	000025103901		04/13/2026	BAN #9391034901 (T1 LINE - 4-way split) 3/13/26-4/12/26			$156.45		
	000025103759		04/13/2026	BAN #9391034847 /City-wide system 2096682612957 (3/13/26-4/12/26)			$778.84		
	000025103755		04/13/2026	BAN #9391034842 / PSF Phones 2096323265 (3/13/26-4/12/26)			$489.50		
	MULTI 4/13/26		04/13/2026	Multiple COT accounts paid on 4/30/26 (MAR-APR 2026)			$6,213.17		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$6,796.38		
	205 - Sports Facilities			205.11000 (Cash)			$52.11		
	217 - Streets - Gas Tax			217.11000 (Cash)			$6.33		
	246 - Landscape Assessment			246.11000 (Cash)			$6.33		
	255 - CDBG			255.11000 (Cash)			$13.79		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$272.16		
	420 - WATER			420.11000 (Cash)			$133.30		
	426 - Transit			426.11000 (Cash)			$127.37		
	501 - Information Technology			501.11000 (Cash)			$161.70		
	505 - Fleet			505.11000 (Cash)			$68.49		
158948	04/30/2026	Open			Accounts Payable	AT&T California, AT&T Wholesale, AT&T DataComm	$107.00		
	Invoice		Date	Description			Amount		
	4/22/26		04/22/2026	PSF Monthly Internet Service - 4/23/26-5/22/26			$107.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$107.00		
158949	04/30/2026	Open			Accounts Payable	AT&T Corp	$587.98		
	Invoice		Date	Description			Amount		
	8116844114		04/11/2026	SRWA - JPA, Surface Water, Operations- Internet Access April 202			$587.98		
	Paying Fund			Cash Account			Amount		

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	950 - SRWA - JPA			950.11000 (Cash)			$587.98		
158950	04/30/2026	Open			Accounts Payable	AT&T MOBILITY	$1,125.43		
	Invoice		Date	Description			Amount		
	5470X04102026		04/02/2026	ADMIN/ENGINE PHONES MAR 03 - APR 02 2026			$1,125.43		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,125.43		
158951	04/30/2026	Open			Accounts Payable	B & V Commercial Cleaning, Inc	$461.00		
	Invoice		Date	Description			Amount		
	4094		04/22/2026	SRWA - Janitorial Cleaning Service - Window Cleaning April 2026			$461.00		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$461.00		
158952	04/30/2026	Open			Accounts Payable	BARTON OVERHEAD DOOR INC	$1,831.77		
	Invoice		Date	Description			Amount		
	021539		04/20/2026	RESET KEYPADS FOR FRNT & REAR BAY DOOR - STATION #31			$338.18		
	021442		04/07/2026	SPRING BORE - STATION #31			$1,493.59		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,831.77		
158953	04/30/2026	Open			Accounts Payable	BAUER COMPRESSORS INC	$720.00		
	Invoice		Date	Description			Amount		
	0000349091		04/22/2026	SERVICE LABOR - QUARTERLY AIR TEST			$720.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$720.00		
158954	04/30/2026	Open			Accounts Payable	BKS Law Firm, A Professional Corporation	$187.50		
	Invoice		Date	Description			Amount		
	March 2026		04/10/2026	SRWA - Legal Services for 2025-26 March 2026			$187.50		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$187.50		
158955	04/30/2026	Open			Accounts Payable	BLACK BOX SAFETY, INC.	$14,238.78		
	Invoice		Date	Description			Amount		
	INVP-10012563		04/06/2026	NEW/REPLACEMENT BALLISTIC VESTS (13)			$14,238.78		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$14,238.78		
158956	04/30/2026	Open			Accounts Payable	BLD CONSULTING	$10,000.00		
	Invoice		Date	Description			Amount		
	2022-0323		01/23/2026	ZOLL FIRERMS INCIDENT & OCCUPANCY MODULE			$10,000.00		
	Paying Fund			Cash Account			Amount		
	116 - Special Public Safety			116.11000 (Cash)			$10,000.00		
158957	04/30/2026	Open			Accounts Payable	BSN SPORTS INC	$3,715.42		
	Invoice		Date	Description			Amount		
	933324782		02/27/2026	3" CLASSIC ALUMAGOAL AND (2) SETS OF TRANSPORT WHEELS			$3,715.42		
	Paying Fund			Cash Account			Amount		
	205 - Sports Facilities			205.11000 (Cash)			$3,715.42		

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158958	04/30/2026	Open			Accounts Payable	Capital Flow	$2,497.57		
	Invoice		Date	Description			Amount		
	41054		04/01/2026	10"X4-3 1/2 RGRV X RGRV GLOS PC			$2,497.57		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,497.57		
158959	04/30/2026	Open			Accounts Payable	CCME, Inc.	$29,176.14		
	Invoice		Date	Description			Amount		
	02 CP23-068 BP3		04/22/2026	23-068 CM for Roads Task Order 3 BP 3 March 2026			$24,423.03		
	14 CP23-067 BP1		04/22/2026	23-067 CM for Roads Task Order 2 Bid Package 1 March 2026			$4,753.11		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$29,176.14		
158960	04/30/2026	Open			Accounts Payable	CDW LLC	$269.56		
	Invoice		Date	Description			Amount		
	AI7UG9L		04/04/2026	Magicard Dye - HR			$238.69		
	AI8CA7F		04/08/2026	PAN 440 + SUP + SRGPRT			$30.87		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$269.56		
158961	04/30/2026	Open			Accounts Payable	Center for Human Services	$3,943.20		
	Invoice		Date	Description			Amount		
	11492		04/06/2026	Draw Request #3			$3,943.20		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$3,943.20		
158962	04/30/2026	Open			Accounts Payable	Central Sanitary Supply LLC, a BradyPLUS company	$2,255.89		
	Invoice		Date	Description			Amount		
	11388477		03/06/2026	JANITORIAL PAPER & CLEANING SUPPLIES			$862.12		
	11424761		03/13/2026	JANITORIAL PAPER & CLEANING SUPPLIES			$10.83		
	11458109		03/20/2026	JANITORIAL PAPER & CLEANING SUPPLIES			$1,060.13		
	11458112		03/20/2026	JANITORIAL PAPER & CLEANING SUPPLIES			$28.32		
	11459979		03/20/2026	JANITORIAL PAPER & CLEANING SUPPLIES			($19.02)		
	11478875		03/25/2026	JANITORIAL PAPER & CLEANING SUPPLIES			$96.38		
	11490011		03/27/2026	JANITORIAL PAPER & CLEANING SUPPLIES			$165.07		
	11511720		04/01/2026	JANITORIAL PAPER & CLEANING SUPPLIES			$52.06		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$2,255.89		
158963	04/30/2026	Open			Accounts Payable	CHARTER COMMUNICATIONS	$333.75		
	Invoice		Date	Description			Amount		
	0006514041526		04/15/2026	INTERNET AT CITY BLDGS; SENIOR CENTER; MARTY YERBY & RUBE BOESCH			$333.75		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$333.75		
158964	04/30/2026	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	$47.18		
	Invoice		Date	Description			Amount		
	5330871911		04/21/2026	SRWA Medical Supplies 4.21.26			$47.18		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$47.18		

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158965	04/30/2026	Open			Accounts Payable	Copy & Design	$600.00		

Invoice	Date	Description	Amount
5113	04/11/2026	Copywriting and Content Development	$600.00

Paying Fund	Cash Account	Amount
240 - Small Equipment Replacement	240.11000 (Cash)	$600.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158966	04/30/2026	Open			Accounts Payable	DENAIR LUMBER INC	$80.24		

Invoice	Date	Description	Amount
2151480	04/13/2026	210DF 2X10 R/L DF #2/BTR $45	$80.24

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$80.24

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158967	04/30/2026	Open			Accounts Payable	DEPARTMENT OF MOTOR VEHICLES	$56.00		

Invoice	Date	Description	Amount
PK97-4009	04/23/2026	Registration Card and Lic Plate VIN 18827 Lic 951110	$56.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$56.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158968	04/30/2026	Open			Accounts Payable	DEPARTMENT OF MOTOR VEHICLES	$28.00		

Invoice	Date	Description	Amount
POL08-124T Reg	04/15/2026	Registration Card for VIN 78207 Lic 1262718	$28.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$28.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158969	04/30/2026	Open			Accounts Payable	DF ENGINEERING INC	$17,200.00		

Invoice	Date	Description	Amount
24362	03/31/2026	SR02, 25-064 Senior Center Parking Lot Improvements-3/31/26	$17,200.00

Paying Fund	Cash Account	Amount
301 - Capital Improvements	301.11000 (Cash)	$17,200.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158970	04/30/2026	Open			Accounts Payable	Dirt Dynasty, Inc.	$672,003.16		

Invoice	Date	Description	Amount
P4/CP23-069	04/22/2026	23-069 Construction for Roads CIP January 2026	$672,003.16

Paying Fund	Cash Account	Amount
115 - Measure A - Roads	115.11000 (Cash)	$672,003.16

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158971	04/30/2026	Open			Accounts Payable	DUBLIN AUTOMOTIVE GROUP DBA TURLOCK CHRYSLER DODGE	$865.52		

Invoice	Date	Description	Amount
75919	04/14/2026	4 4755349AA ROTOR BRAKE	$865.52

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$865.52

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158972	04/30/2026	Open			Accounts Payable	Ecolane USA, INC	$44,912.00		

Invoice	Date	Description	Amount
CINV-213441	04/27/2026	Demand Response Management Software System 3/22/26-3/21/27	$44,912.00

Paying Fund	Cash Account	Amount
426 - Transit	426.11000 (Cash)	$44,912.00

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
158973	04/30/2026	Open			Accounts Payable	EDGES ELECTRICAL GROUP LLC	$3,105.33		
	Invoice		Date	Description			Amount		
	S6673840.001		04/07/2026	FUSE HOLDER RESTOCK FOR THE BUCKET TRUCKS			$2,004.32		
	S6698037.001		04/08/2026	FISH TAPE FOR TRUCK #631			$125.74		
	S6688565.001		04/01/2026	SAT S11766 LED BYPASS			$242.45		
	S6698008.001		04/08/2026	SUPPLIES FOR TRUCK #631			$83.79		
	S6683949.001		04/08/2026	LAMPS FOR SAFTEY CENTER PARKING LOT			$649.03		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$649.03		
	246 - Landscape Assessment			246.11000 (Cash)			$2,004.32		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$451.98		
158974	04/30/2026	Open			Accounts Payable	EKI Environment & Water Inc.	$24,866.20		
	Invoice		Date	Description			Amount		
	C50010.00-06		04/13/2026	SWRCB Prop.1 Grant Funding consulting through March 31, 2026			$24,866.20		
	Paying Fund			Cash Account			Amount		
	423 - PCE Downtown (Prop 1 Grant)			423.11000 (Cash)			$24,866.20		
158975	04/30/2026	Open			Accounts Payable	ENVIRONMENTAL RESOURCE ASSOCIATES	$2,026.45		
	Invoice		Date	Description			Amount		
	144568		04/13/2026	SOURCE WATER MICROBE/HETEROTROPHIC PLATE COUNT/ POTABLE WATER CO			$2,026.45		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,013.23		
	420 - WATER			420.11000 (Cash)			$1,013.22		
158976	04/30/2026	Open			Accounts Payable	EQUIFAX	$14.49		
	Invoice		Date	Description			Amount		
	2071607696		04/17/2026	PD BACKGROUNDS			$14.49		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$14.49		
158977	04/30/2026	Open			Accounts Payable	FASTENAL COMPANY INC	$1,089.13		
	Invoice		Date	Description			Amount		
	CATUR205420		04/15/2026	1 1 1 0 GnrlPrpsLabel			$150.73		
	CATUR205418		04/15/2026	10 10 0 BINV MELB 3/16TX1/8M			$472.03		
	catur205251		04/06/2026	blue and black spray paint			$259.90		
	catur205523		04/17/2026	yellow spray paint			$206.47		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,089.13		
158978	04/30/2026	Open			Accounts Payable	FEDERAL EXPRESS	$31.20		
	Invoice		Date	Description			Amount		
	9-269-47939		04/24/2026	SHIPPING CHARGES FOR 4/24/26			$31.20		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$31.20		
158979	04/30/2026	Open			Accounts Payable	FISHER SCIENTIFIC PRO INC	$247.01		
	Invoice		Date	Description			Amount		
	8146221		04/16/2026	DS DIG THEMR TYPE K/J W NIST			$247.01		
	Paying Fund			Cash Account			Amount		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	420 - WATER			420.11000 (Cash)			$247.01			
158980	04/30/2026	Open			Accounts Payable	Genfare, LLC		$612.75		
	Invoice		Date	Description			Amount			
	1800002677		04/27/2026	Freight for Inv # 90216416 PO #2026-804			$612.75			
	Paying Fund			Cash Account			Amount			
	426 - Transit			426.11000 (Cash)			$612.75			
158981	04/30/2026	Open			Accounts Payable	GILLIG LLC		$796.04		
	Invoice		Date	Description			Amount			
	41428329		04/13/2026	82-60186-000	6 EA ELEMENT, FILTER		$364.33			
	41430279		04/16/2026	01-61078-000	4 EA BELT, NOTCHED VEE 95 IN,SUPER HC MO		$431.71			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$796.04			
158982	04/30/2026	Open			Accounts Payable	GOLDEN STATE FIRE APPARATUS, INC.		$2,368,699.41		
	Invoice		Date	Description			Amount			
	765761		04/20/2026	TRACTOR-DRAWN AERIAL LADDER			$2,368,699.41			
	Paying Fund			Cash Account			Amount			
	506 - Vehicle/Equipment Replacement			506.11000 (Cash)			$2,368,699.41			
158983	04/30/2026	Open			Accounts Payable	Goldfarb & Lipman LLP		$3,577.00		
	Invoice		Date	Description			Amount			
	492820		04/14/2026	Legal Services- March 31, 2026			$3,577.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$365.00			
	255 - CDBG			255.11000 (Cash)			$292.00			
	256 - Stanislaus Housing Consortium			256.11000 (Cash)			$565.75			
	259 - HOME-ARP			259.11000 (Cash)			$2,354.25			
158984	04/30/2026	Open			Accounts Payable	Government Consulting Partners, Inc.		$7,000.00		
	Invoice		Date	Description			Amount			
	158		04/27/2026	FY24-25 to 26-27 Cost Allocation Plan and Fleet Rate Development			$7,000.00			
	Paying Fund			Cash Account			Amount			
	426 - Transit			426.11000 (Cash)			$7,000.00			
158985	04/30/2026	Open			Accounts Payable	GPS VEHICLE TRACKING SOLUTIONS: DBA INTEGRITY , SURVEILLANCE GROUP		$998.00		
	Invoice		Date	Description			Amount			
	19780		04/11/2026	YEARLY TRACKER RENEWAL FOR GPS TRACKER			$998.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$998.00			
158986	04/30/2026	Open			Accounts Payable	GRAINGER INC, W W		$3,069.66		
	Invoice		Date	Description			Amount			
	9879395797		04/14/2026	SRWA Supplies - 2-wsy Ball Valves			$85.84			
	9880407508		04/15/2026	SRWA Supplies - Barbed Hose Fittings			$17.05			
	9872504478		04/08/2026	MULTI FUNCTION TIME DELAY RELAY			$311.10			
	9874237135		04/09/2026	COUPLING PVC TRADE SIZE 1IN / ELBOW PVC			$348.50			
	9872504460		04/08/2026	BREATHER VENT			$17.98			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	9876085615		04/13/2026	DIFFERENTIAL PRESSURE TANSMITTER FOR #2 WATER DOWN STREAM PRESSR		$2,289.19			
	Paying Fund			Cash Account		Amount			
	246 - Landscape Assessment			246.11000 (Cash)		$348.50			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$2,307.17			
	416 - Recycled Water Sales			416.11000 (Cash)		$311.10			
	450 - SRWA - Operations			450.11000 (Cash)		$102.89			
158987	04/30/2026	Open			Accounts Payable	Greater Yosemite Council,Inc Boy Scouts of America	$1,052.00		
	Invoice		Date	Description		Amount			
	#2026-P900		04/06/2026	RECHARTER FOR EXPLORER POST 8YOUTH & 9ADULTS		$1,052.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$1,052.00			
158988	04/30/2026	Open			Accounts Payable	HACH COMPANY	$3,232.52		
	Invoice		Date	Description		Amount			
	14936176		03/30/2026	NITRATE, TNT + LR / RGT SET / VOLATILE ACIDS - LAB		$749.67			
	14949220		04/07/2026	S-TKN TNT - LAB		$1,316.88			
	14958287		04/14/2026	RGT SET, TNT AMVER HR - LAB		$1,165.97			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$3,232.52			
158989	04/30/2026	Open			Accounts Payable	HAJOCA CORPORATION	$3,065.41		
	Invoice		Date	Description		Amount			
	S014996069.001		04/21/2026	GRUNDFOS KIT		$3,065.41			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$3,065.41			
158990	04/30/2026	Open			Accounts Payable	Harris & Associates, Inc.	$1,301.00		
	Invoice		Date	Description		Amount			
	71593		02/28/2026	Dev Impact Fees-Morgan Ranch Master Plan-2/28/26		$1,301.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$1,301.00			
158991	04/30/2026	Open			Accounts Payable	HD SUPPLY INC, DBA USABLUEBOOK	$1,813.87		
	Invoice		Date	Description		Amount			
	INV01016952		04/10/2026	SRWA supplies - Tyvek Suits L		$263.92			
	INV01019047		04/14/2026	SRWA supplies - pH Electrd,Sulf. Acid,Powder Pillow,Cdct. Std.		$329.60			
	INV01022519		04/17/2026	GRIFFCO PULSATION DAMPENER		$305.09			
	INV01022474		04/17/2026	GRIFFCO PULSATION DAMPENER		$915.26			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$1,220.35			
	450 - SRWA - Operations			450.11000 (Cash)		$593.52			
158992	04/30/2026	Open			Accounts Payable	HENSLEY'S PAVING & ENGR	$318,659.44		
	Invoice		Date	Description		Amount			
	PP1 CP21-003		03/31/2026	21-003 Fulkerth Rd Widening-3/31/26		$318,659.44			
	Paying Fund			Cash Account		Amount			
	305 - Capital Facility Fees			305.11000 (Cash)		$318,659.44			

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158993	04/30/2026	Open			Accounts Payable	HILMAR LUMBER INC	$172.59		
	Invoice		Date	Description			Amount		
	775979		04/09/2026	6" FLANGE SLIP SCH 80 PVC			$172.59		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$172.59		
158994	04/30/2026	Open			Accounts Payable	Imperial Bag & Paper Co., LLC DBA Imperial Dade	$1,959.70		
	Invoice		Date	Description			Amount		
	41232564		04/03/2026	toilet paper, trash liners, bleach, detergent seat covers			$1,102.38		
	41298407		04/09/2026	softsoap, trash liners, fantastik, glass cleaner, disinfectant			$702.74		
	41431244		04/21/2026	softsoap			$154.58		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,959.70		
158995	04/30/2026	Open			Accounts Payable	INDUSTRIAL ELECTRICAL CO.	$465.90		
	Invoice		Date	Description			Amount		
	SI-037407		04/13/2026	WATER WELL MOTOR REPAIR SERVICES EQP GLOBAL SD TEFC NEMA PREMIUM			$465.90		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$465.90		
158996	04/30/2026	Open			Accounts Payable	INSTRUMENT TECHNOLOGY CORPORATION	$462.50		
	Invoice		Date	Description			Amount		
	26909		03/30/2026	BACKPACK , LOC 3 SERIES TRANSMITERS			$462.50		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$231.25		
	246 - Landscape Assessment			246.11000 (Cash)			$231.25		
158997	04/30/2026	Open			Accounts Payable	INTERSTATE SALES INC	$448.06		
	Invoice		Date	Description			Amount		
	19656		03/09/2026	SQUARE RIVET VCR251 AND STRAPS			$448.06		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$448.06		
158998	04/30/2026	Open			Accounts Payable	Jocelyn E. Roland Ph.D., ABPP, INC	$500.00		
	Invoice		Date	Description			Amount		
	24833		03/12/2026	PRE-EMPLOYMENT PSYCH SCREENING			$500.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$500.00		
158999	04/30/2026	Open			Accounts Payable	JORGENSEN & CO INC	$455.66		
	Invoice		Date	Description			Amount		
	6244384		03/31/2026	15.0 15.0 0.0 EA FEA 1.0000 FIRE EXT ANNUAL MAINT.			$455.66		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$455.66		
159000	04/30/2026	Open			Accounts Payable	Juan Ramon Aveytia DBA Quickpro Locksmith	$1,293.00		
	Invoice		Date	Description			Amount		
	QP8914		04/27/2026	Repair of Suite 2 door to exterior			$1,293.00		
	Paying Fund			Cash Account			Amount		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	426 - Transit			426.11000 (Cash)			$1,293.00		
159001	04/30/2026	Open			Accounts Payable	JULIAN TREE CARE INC.	$13,600.00		
	Invoice		Date	Description			Amount		
	12818-I		04/20/2026	PRUNING, TRIMMING AND GENERAL TREE CARE OPERATIONS			$13,600.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$5,400.00		
	205 - Sports Facilities			205.11000 (Cash)			$1,400.00		
	217 - Streets - Gas Tax			217.11000 (Cash)			$2,000.00		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$4,800.00		
159002	04/30/2026	Open			Accounts Payable	KAM SOFTWARE TECHNOLOGIES DBA CROSSROADS SOFTWARE	$1,900.00		
	Invoice		Date	Description			Amount		
	7979		04/09/2026	MAINTENANCE AND SUPPORT E-CITATION			$1,900.00		
	Paying Fund			Cash Account			Amount		
	206 - Traffic Safety			206.11000 (Cash)			$1,900.00		
159003	04/30/2026	Open			Accounts Payable	LEHR Upfitters OpCo LLC dba LEHR	$383.30		
	Invoice		Date	Description			Amount		
	SI131621		04/20/2026	HAF4016A Motorola 800Mhz Radio Antenna			$383.30		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$383.30		
159004	04/30/2026	Open			Accounts Payable	Linde Inc.	$10,957.10		
	Invoice		Date	Description			Amount		
	56119145		04/17/2026	SRWA SUPPLY & DELIVERY OF LIQUID CARBON DIOXIDE 4.17.26			$10,957.10		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$10,957.10		
159005	04/30/2026	Open			Accounts Payable	Mark Thomas & Company, Inc.	$12,160.99		
	Invoice		Date	Description			Amount		
	59547		04/13/2026	25-023 Design for Roads Task Order 5 CIP March 2026			$12,160.99		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$12,160.99		
159006	04/30/2026	Open			Accounts Payable	MARTIN MARIETTA MATERIALS INC	$558.27		
	Invoice		Date	Description			Amount		
	48974257		04/13/2026	ASPHALT			$98.17		
	49037616		04/20/2026	ASPHALT			$96.55		
	49011658		04/16/2026	ASPHALT			$102.21		
	49024431		04/17/2026	ASPHALT			$92.51		
	49049219		04/21/2026	ASPHALT			$80.37		
	49000399		04/15/2026	ASPHALT			$88.46		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$558.27		
159007	04/30/2026	Open			Accounts Payable	Matrix Design Group, Inc.	$11,233.84		
	Invoice		Date	Description			Amount		
	0000050048		04/21/2026	Professional Services through 3/31/2026			$11,233.84		
	Paying Fund			Cash Account			Amount		

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	301 - Capital Improvements			301.11000 (Cash)		$11,233.84			
159008	04/30/2026	Open			Accounts Payable	METER VALVE & CONTROL INC. WBE	$37,693.10		
	Invoice		Date	Description		Amount			
	INV-009581		02/12/2026	ITRON ENDPOINTS AND ANTENNAS		$37,693.10			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$37,693.10			
159009	04/30/2026	Open			Accounts Payable	MICROBAC LABORATORIES, INC. dba GEOANALYTICAL LAB	$1,966.20		
	Invoice		Date	Description		Amount			
	726001196		04/16/2026	SRWA LABORATORY ANALYSIS SERVICES M6D0124 4.01.26		$863.36			
	726001213		04/17/2026	SRWA LABORATORY ANALYSIS SERVICES M6D0123 4.01.26		$960.50			
	726001235		04/21/2026	INDUSTRY SAMPLES		$38.79			
	726001237		04/21/2026	MONTHLY LABORATORY DILUTION WATER		$56.97			
	726001220		04/20/2026	WEEKLY WASTEWATER SAMPLING - AMMONIA		$46.58			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$142.34			
	950 - SRWA - JPA			950.11000 (Cash)		$1,823.86			
159010	04/30/2026	Open			Accounts Payable	MID CAL PIPELINE/UTIL INC	$150,529.87		
	Invoice		Date	Description		Amount			
	PP2/CP 25-051		03/06/2026	CP 25-051 El Paseo Sanitary Sewer Main Replacement		$150,529.87			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$150,529.87			
159011	04/30/2026	Open			Accounts Payable	MODESTO COLOR CENTER INC.	$9,124.49		
	Invoice		Date	Description		Amount			
	58L9W		04/22/2026	PAINT MIXER - STREETS TEAM		$9,124.49			
	Paying Fund			Cash Account		Amount			
	217 - Streets - Gas Tax			217.11000 (Cash)		$9,124.49			
159012	04/30/2026	Open			Accounts Payable	MOTION INDUSTRIES INC - CA82	$143.45		
	Invoice		Date	Description		Amount			
	CA15-01002908		03/31/2026	47475 OIL SEALS		$143.45			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$143.45			
159013	04/30/2026	Open			Accounts Payable	MOTOROLA INC	$1,311.32		
	Invoice		Date	Description		Amount			
	8282312830		04/11/2026	PORTABLE RADIO BATTERY		$1,311.32			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$1,311.32			
159014	04/30/2026	Open			Accounts Payable	NAPA AUTO PARTS	$978.68		
	Invoice		Date	Description		Amount			
	856241		04/14/2026	812 FIL AIR FILTER		$110.55			
	856256		04/14/2026	7565 BAT 2YR WTY BAT		$311.37			
	856293		04/14/2026	FT882858 FLT ROTOR ()		($613.62)			
	856305		04/14/2026	25080825HD NBH FLEETRUNNER BELT		$55.93			

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	856401		04/16/2026	KS6665 ECH IGN LOCK CYLINDER			$30.85			
	856407		04/16/2026	7031699 THM RADIATOR CAP			$27.50			
	856417		04/16/2026	PLUS32 WWS 32 WINDSHIELD WASH			$103.61			
	856419		04/16/2026	25-080645 NBH SERPENTINE BELT ()			$53.07			
	856432		04/16/2026	4886999 GRT GOLD BRAKE ROTOR			$183.36			
	856470		04/16/2026	IC24 ECH IGNTION COIL ()			$43.80			
	856558		04/20/2026	POWERSPORT FLOODED BATTERY BCI NO. NA 0 CCA 12 V, 14AA2			$80.51			
	856646		04/20/2026	CAT14 ATD CATERPILLAR 14-PIN ()			$63.22			
	856200		04/13/2026	6MO WTY BAT			$528.53			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$528.53			
	505 - Fleet			505.11000 (Cash)			$450.15			
159015	04/30/2026	Open			Accounts Payable	Northstar Chemical		$5,726.84		
	Invoice		Date	Description			Amount			
	338074		04/23/2026	FERRIC CHLORIDE FOR WELL 38			$5,726.84			
	Paying Fund			Cash Account			Amount			
	420 - WATER			420.11000 (Cash)			$5,726.84			
159016	04/30/2026	Open			Accounts Payable	NORTHSTAR ENGINEERING GROUP INC		$1,750.85		
	Invoice		Date	Description			Amount			
	29410		01/31/2026	SR01, 14-44 Intersection Improv at W Main and Tegner Rd.-1/31/26			$1,750.85			
	Paying Fund			Cash Account			Amount			
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			$1,750.85			
159017	04/30/2026	Open			Accounts Payable	NV5 INC.		$439,208.57		
	Invoice		Date	Description			Amount			
	506955		02/28/2026	SR04, 25-051 El Paseo Sanitary Sewer Main Replace-2/28/26			$35,523.40			
	513169		04/23/2026	23-033 CM for Roads Task Order 2 March 2026			$3,765.72			
	513170		04/23/2026	23-067 CM for Roads Task Order 4 BP 2 March 2026			$26,877.22			
	513174		04/23/2026	23-067 CM for Roads Task Order 5 BP 3 March 2026			$68,348.95			
	513177		04/23/2026	23-069 CM for Roads Task 6 March 2026			$170,417.80			
	513181		04/23/2026	23-052 Roads CM Task 7 March 2026			$1,948.20			
	513183		04/23/2026	23-068 Roads CM Task 8 BP2 March 2026			$132,327.28			
	Paying Fund			Cash Account			Amount			
	115 - Measure A - Roads			115.11000 (Cash)			$403,685.17			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$35,523.40			
159018	04/30/2026	Open			Accounts Payable	OFFICIA IMAGING INC DBA MO-CAL OFFICE SOLUTIONS		$61.09		
	Invoice		Date	Description			Amount			
	AR1407100		04/17/2026	RICOH Staple Type T Refil			$61.09			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$61.09			
159019	04/30/2026	Open			Accounts Payable	OREILLY AUTO PARTS		$995.92		
	Invoice		Date	Description			Amount			
	2800-247876		04/14/2026	1 STD US274	STARTER SW		$24.66			
	2800-248635		04/17/2026	BSP 580875PRM	BRAKE ROTOR		$832.98			

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	2800-248697		04/17/2026	1 BHH BH620988	BRAKE HOSE		$35.74		
	2800-248785		04/17/2026	STD US274	STARTER SW credit		($24.66)		
	2800-248770		04/17/2026	BHH BH620987	BRAKE HOSE		$34.62		
	2800-249619		04/20/2026	BC 18B4761	BRACKTED CAL		$92.58		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$995.92		
159020	04/30/2026	Open			Accounts Payable	PACE SUPPLY CORPORATION	$1,010.14		
	Invoice		Date	Description			Amount		
	0511342011		04/16/2026	ABS PIPE			$1,849.59		
	UN1911247371		04/20/2026	CREDIT			($839.45)		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$1,010.14		
159021	04/30/2026	Open			Accounts Payable	Perkins dba Zacks Handyman and Construction, Nathan Zackery	$26,919.70		
	Invoice		Date	Description			Amount		
	20192548		04/08/2026	Change Orders One, Two, and Three			$4,678.00		
	20192517		04/02/2026	90% Project payment			$22,241.70		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$26,919.70		
159022	04/30/2026	Open			Accounts Payable	Petrulakis Law & Advocacy, APC	$45,192.36		
	Invoice		Date	Description			Amount		
	3241		02/27/2026	Cannabis-Plan4Dream 2.27.26			$1,807.90		
	3242		02/27/2026	Ordinance Smoke Shops 2.27.26			$4,038.00		
	3243		02/27/2026	Ordinance Zoning Title 9 2.27.26			$3,302.40		
	3244		02/27/2026	General Municipal 2.27.26			$11,187.10		
	3245		02/27/2026	Ordinance Sidewalk Vending 2.27.26			$3,501.00		
	3246		02/27/2026	Meetings - Planning Commission 2.27.26			$309.60		
	3247		02/27/2026	Meetings - Other Recurring 2.27.26			$1,754.40		
	3248		02/27/2026	Ordinance Amendment Administrative Citations 2.27.26			$1,933.90		
	3249		02/27/2026	Ordinance Skill Games 02.27.2026			$722.40		
	3250		02/27/2026	Meetings - City Council 2.27.2026			$860.00		
	3251		03/26/2026	Subcontracted Counsel 3.26.2026			$15,775.66		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$45,192.36		
159023	04/30/2026	Open			Accounts Payable	PIRES, LIPOMI & BURKETT ARCHITECTURAL CORP	$8,900.00		
	Invoice		Date	Description			Amount		
	7804		03/31/2026	SR01, 24-004 WQC Admin Building Reroof3-3/31/26			$675.00		
	7818		03/31/2026	SR07, 22-006 City Hall Roof Replacement-3/31/26			$8,225.00		
	Paying Fund			Cash Account			Amount		
	301 - Capital Improvements			301.11000 (Cash)			$8,225.00		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$337.50		
	420 - WATER			420.11000 (Cash)			$337.50		
159024	04/30/2026	Open			Accounts Payable	QUICKSCORES LLC	$462.00		
	Invoice		Date	Description			Amount		
	260431		04/19/2026	Adult Softball Scheduling			$462.00		
	Paying Fund			Cash Account			Amount		

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	110 - General Fund			110.11000 (Cash)			$462.00		
159025	04/30/2026	Open			Accounts Payable	R & S ERECTION INC	$485.00		
	Invoice		Date	Description			Amount		
	147999		04/21/2026	PARKING LOT GATE GETTING STUCK -FIRE STATION #3 (E33)			$485.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$485.00		
159026	04/30/2026	Open			Accounts Payable	Rexel USA, Inc.	$2,062.00		
	Invoice		Date	Description			Amount		
	7F72570		04/06/2026	STREET LIGHTS/BUCKET TRUCK ZIPPER STORAGE BAGS FOR PARTS			$30.52		
	7F94425		04/08/2026	SPLICING, YEL VC BLACK			$480.50		
	7F91284		04/08/2026	BLACK STR CU 2500 FT 2500 FT & 500 FT			$1,440.93		
	7G78670		04/21/2026	PARTS FOR STREET LIGHT AT HAMILTON & CRANE			$83.43		
	7G80501		04/21/2026	PARTS FOR STREET LIGHT AT HAMILTON & CRANE			$26.62		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$140.57		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,921.43		
159027	04/30/2026	Open			Accounts Payable	ROBERTSON - BRYAN INC	$17,365.25		
	Invoice		Date	Description			Amount		
	17516.5		03/31/2026	NPDES PERMIT COMPLIANCE SERVICES TASK 5 THROUGH 03/15/2026			$1,028.25		
	17516.1		03/31/2026	NPDES PERMIT COMPLIANCE SERVICES TASK 1 THROUGH 03/15/2026			$4,747.25		
	17516.4.3		03/31/2026	NPDES PERMIT COMPLIANCE SERVICES TASK4 DMC STUDY THROUGH03/15/26			$11,589.75		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$5,775.50		
	416 - Recycled Water Sales			416.11000 (Cash)			$11,589.75		
159028	04/30/2026	Open			Accounts Payable	ROBIC REFRIGERATION INC	$477.00		
	Invoice		Date	Description			Amount		
	0000038020		03/30/2026	REPAIR ICE MACHINE AT UTILITIES			$477.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$477.00		
159029	04/30/2026	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	$3,550.96		
	Invoice		Date	Description			Amount		
	3045758290		04/14/2026	FL3Z17682AK:FRD MIRROR ASY - REAR VIEW			$226.79		
	3045857941		04/20/2026	5357731RX:CX KIT,TURBOCHARGER			$3,324.17		
	3045838283		04/20/2026	4376312:CE KIT,EXH RCN COOLER			$2,351.38		
	3045857964		04/21/2026	1 4376312:CE KIT,EXH RCN COOLER			($2,351.38)		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$3,550.96		
159030	04/30/2026	Open			Accounts Payable	SAFE-T-LITE OF MODESTO, INC	$14,409.91		
	Invoice		Date	Description			Amount		
	408464		01/28/2026	2026 SWAP MEET			$2,942.25		

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	407256		11/05/2025	2025 THS Homecoming Parade			$3,247.15			
	409776		04/20/2026	XL and L safety vests			$262.19			
	407779		12/09/2025	2025 Christmas Parade			$7,958.32			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$6,189.40			
	120 - Tourism			120.11000 (Cash)			$7,958.32			
	505 - Fleet			505.11000 (Cash)			$262.19			
159031	04/30/2026	Open			Accounts Payable	SEEGERS PRINTING INC		$1,224.21		
	Invoice		Date	Description			Amount			
	0147622-IN		04/13/2026	summer watering schedule			$1,072.13			
	0147614-IN		04/14/2026	BUSINESS CARDS - I. FIGUEROA & V. HUBBELL			$152.08			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$152.08			
	420 - WATER			420.11000 (Cash)			$1,072.13			
159032	04/30/2026	Open			Accounts Payable	SHARPENING SHOP		$2,325.77		
	Invoice		Date	Description			Amount			
	462281		04/14/2026	FC111 STICK EDGER (2X) AND 25.4CC CURVED SHAFT EDGER			$1,966.08			
	462388		04/16/2026	6 LAYER PRO APRON; BYPASS PRUNER;HEDGER BLADE CLEANER			$208.72			
	462834		04/23/2026	BELT FOR POWER TRIM REPL339			$20.07			
	462172		04/13/2026	52E CHAIN LOOP X2, PICCO CHAIN, ASPEN FUEL 2 CYCLE 1.3 GALLON			$111.89			
	462552		04/18/2026	WORM GEAR			$19.01			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$1,985.09			
	205 - Sports Facilities			205.11000 (Cash)			$20.07			
	217 - Streets - Gas Tax			217.11000 (Cash)			$111.89			
	426 - Transit			426.11000 (Cash)			$208.72			
159033	04/30/2026	Open			Accounts Payable	SITEONE LANDSCAPE SUPPLY HOLDING LLC		$1,364.82		
	Invoice		Date	Description			Amount			
	163877388-001		04/13/2026	SERVICE CALL; BRAD BATES PARK; INSTALLATION OF DX2 MAIN BOARD			$1,364.82			
	Paying Fund			Cash Account			Amount			
	205 - Sports Facilities			205.11000 (Cash)			$1,364.82			
159034	04/30/2026	Open			Accounts Payable	SOUTHERN TIRE MART		$1,562.17		
	Invoice		Date	Description			Amount			
	7320022841		04/17/2026	FLAT REPAIR MED TRK FROM VEHICLE			$210.86			
	7320022842		04/17/2026	LT265/70R17/10 TRANSFORCE AT2			$760.12			
	7320022844		04/17/2026	ST24-7234 tire install			$500.02			
	7320022897		04/20/2026	ST205/75R14/8 ZENNA ST			$91.17			
	Paying Fund			Cash Account			Amount			
	217 - Streets - Gas Tax			217.11000 (Cash)			$500.02			
	426 - Transit			426.11000 (Cash)			$210.86			
	505 - Fleet			505.11000 (Cash)			$851.29			

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159035	04/30/2026	Open			Accounts Payable	STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT	$1,269.00		
	Invoice		Date	Description			Amount		
	07-945a		09/03/2025	TURLOCK FIRE DEPT CPR RENEWALS			$1,269.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,269.00		
159036	04/30/2026	Open			Accounts Payable	STANISLAUS COUNTY	$700.00		
	Invoice		Date	Description			Amount		
	TP25003696		03/25/2026	F25038 - MISC TRUST, FUND 7900, ORG AC06200, ACCT 02650			$700.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$700.00		
159037	04/30/2026	Open			Accounts Payable	STATE WATER RESOURCE CTNL	$80.00		
	Invoice		Date	Description			Amount		
	AMEZCUA- D2		04/23/2026	D2 CERTIFICATION			$80.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$80.00		
159038	04/30/2026	Open			Accounts Payable	STATE WATER RESOURCES CONTROL BOARD	$876,638.26		
	Invoice		Date	Description			Amount		
	D1701050WRP-2026		04/21/2026	Water Recycling Program NVRRWP Project 8237-110 Payment			$438,426.70		
	D1701050CWSRF-26		04/20/2026	Clean Water SRF NVRRWP Project #8237-110 Payment			$438,211.56		
	Paying Fund			Cash Account			Amount		
	416 - Recycled Water Sales			416.11000 (Cash)			$876,638.26		
159039	04/30/2026	Open			Accounts Payable	STERICYCLE INC	$28.94		
	Invoice		Date	Description			Amount		
	8013547472		02/25/2026	STERI-SAFE BUDGET SUBSCRIPTION			$28.94		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$28.94		
159040	04/30/2026	Open			Accounts Payable	Stoel Rives LLP	$502.00		
	Invoice		Date	Description			Amount		
	8118792		04/14/2026	PCE Contamination services through March 31, 2026			$502.00		
	Paying Fund			Cash Account			Amount		
	423 - PCE Downtown (Prop 1 Grant)			423.11000 (Cash)			$502.00		
159041	04/30/2026	Open			Accounts Payable	STORER TRANSIT SYSTEMS	$372,141.28		
	Invoice		Date	Description			Amount		
	10280T		04/27/2026	Management and Operation of Turlock Transit March 2026			$372,141.28		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$372,141.28		
159042	04/30/2026	Open			Accounts Payable	T-MOBILE USA INC	$50.00		
	Invoice		Date	Description			Amount		
	L2604150368		04/15/2026	TIME DIFFERENCE OF ARRIVAL TP26001719			$50.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$50.00		

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159043	04/30/2026	Open			Accounts Payable	TAYLOR BACKHOE SERVICE, INC.	$249,728.49		
	Invoice		Date	Description			Amount		
	PP4/CP 21-043		03/31/2026	21-043 John Lazar Park-3/31/26			$249,728.49		
	Paying Fund			Cash Account			Amount		
	228 - Park Development Tax			228.11000 (Cash)			$249,728.49		
159044	04/30/2026	Open			Accounts Payable	THORSEN'S-NORQUIST, INC.	$375.50		
	Invoice		Date	Description			Amount		
	1170969		04/15/2026	SNAKE SERVICE LABOR - FIRE STATION #1			$375.50		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$375.50		
159045	04/30/2026	Open			Accounts Payable	TRIMAX MOWING SYSTEMS INC	$297.46		
	Invoice		Date	Description			Amount		
	INV2034075		04/15/2026	417-001-353 Hook - Transport Guide			$113.30		
	INV2034164		04/20/2026	406-000-023 Flex Cone - PTO Shaft - Snake			$184.16		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$297.46		
159046	04/30/2026	Open			Accounts Payable	TROY EDWARDS dba DRAGON SPORTS	$8,820.00		
	Invoice		Date	Description			Amount		
	Jan2026 Self-Def		04/19/2026	January 2026 Self-Defense Class			$4,459.00		
	Mar2026 Self-Def		04/19/2026	Match 2026 Self-Defense Classes			$4,361.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$8,820.00		
159047	04/30/2026	Open			Accounts Payable	TURF STAR	$320.63		
	Invoice		Date	Description			Amount		
	INV148122		04/13/2026	134-1286: KEY-IGNITION, METAL			$6.49		
	INV148977		04/16/2026	145-3160: PUMP-FUEL, ELECTRIC			$233.05		
	INV148982		04/16/2026	117-9247: SEAL			$81.09		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$320.63		
159048	04/30/2026	Open			Accounts Payable	TURLOCK JOURNAL	$425.00		
	Invoice		Date	Description			Amount		
	416192		04/08/2026	Legal Ad 5444			$75.00		
	416218		04/09/2026	Legal Ad 5445			$100.00		
	416667		04/16/2026	Legal Ad 5447			$100.00		
	415858		04/02/2026	Legal Ad: BID 25-023 4/4/26			$150.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$275.00		
	426 - Transit			426.11000 (Cash)			$150.00		
159049	04/30/2026	Open			Accounts Payable	TURLOCK SCAVENGER/SWEEPING	$25,358.39		
	Invoice		Date	Description			Amount		
	03-2026		03/31/2026	March Street Sweeping			$25,358.39		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$22,315.39		
	246 - Landscape Assessment			246.11000 (Cash)			$3,043.00		

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159050	04/30/2026	Open			Accounts Payable	TURLOCK UMPIRE GROUP	$6,498.00		
	Invoice		Date	Description			Amount		
	2026-02		04/19/2026	Umpires - February 2026 Games			$1,368.00		
	2026-03		04/19/2026	Umpires - March 2026 Games			$5,130.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$6,498.00		
159051	04/30/2026	Open			Accounts Payable	United Circuit Breakers Inc.	$2,449.69		
	Invoice		Date	Description			Amount		
	677831		04/10/2026	STORM QJ23B200			$489.94		
	678084		04/03/2026	BIO TOWER PUMP			$1,959.75		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,449.69		
159052	04/30/2026	Open			Accounts Payable	UNITED SAMARITANS FDT INC	$4,524.34		
	Invoice		Date	Description			Amount		
	25-20877		04/22/2026	Draw #3- Draw Period from 01/01/2026-03/31/2026			$4,524.34		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$4,524.34		
159053	04/30/2026	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	$54,593.61		
	Invoice		Date	Description			Amount		
	53822093		04/15/2026	SRWA Supply & Del. Of Sodium Hydroxide 4.15.26			$5,720.10		
	53824626		04/16/2026	WELL 29			$1,207.93		
	53824623		04/16/2026	WELL 37			$668.29		
	53824627		04/16/2026	WELL 27			$764.79		
	53824625		04/16/2026	WELL 32			$582.52		
	53824624		04/16/2026	WELL 33			$582.52		
	53824628		04/16/2026	CORP YARD			$1,608.19		
	53802354		04/03/2026	SODIUM HYPOCHLORITE			$12,521.08		
	53802355		04/07/2026	SODIUM HYPOCHLORITE			$16,789.25		
	53811206		04/09/2026	SODIUM BISULFITE			$6,873.52		
	53807938		04/09/2026	SODIUM BISULFITE			$7,275.42		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$43,459.27		
	420 - WATER			420.11000 (Cash)			$5,414.24		
	450 - SRWA - Operations			450.11000 (Cash)			$5,720.10		
159054	04/30/2026	Open			Accounts Payable	USALCO MODESTO PLANT LLC	$79,295.04		
	Invoice		Date	Description			Amount		
	910218170		03/05/2026	Aluminum Chlorohydrate			$19,825.52		
	910218173		03/05/2026	Aluminum Chlorohydrate			$19,825.52		
	910218174		03/05/2026	Aluminum Chlorohydrate			$19,828.60		
	910215824		02/19/2026	Aluminum Chlorohydrate			$19,815.40		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$79,295.04		
159055	04/30/2026	Open			Accounts Payable	VERIZON WIRELESS	$1,282.10		
	Invoice		Date	Description			Amount		
	6140210371		04/03/2026	972530635-00038 SRWA Monthly Service & Equipment 4.03.26			$483.20		
	6140210364		04/03/2026	972530635-00028 Recreation MAR 4 - APR 3 2026			$798.90		

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	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$245.07		
	217 - Streets - Gas Tax			217.11000 (Cash)			$30.25		
	270 - Recreation Grants			270.11000 (Cash)			$523.58		
	450 - SRWA - Operations			450.11000 (Cash)			$483.20		
159056	04/30/2026	Open			Accounts Payable	Vestis Group Inc DBA Vestis Services LLC	$5,167.85		
	Invoice		Date	Description			Amount		
	3/31/26		03/31/2026	UNIFORM RENTAL & LAUNDRY SERVICES - MARCH 2026			$5,167.85		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,628.68		
	205 - Sports Facilities			205.11000 (Cash)			$155.85		
	217 - Streets - Gas Tax			217.11000 (Cash)			$165.35		
	246 - Landscape Assessment			246.11000 (Cash)			$229.14		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,497.02		
	420 - WATER			420.11000 (Cash)			$395.26		
	426 - Transit			426.11000 (Cash)			$128.38		
	450 - SRWA - Operations			450.11000 (Cash)			$550.41		
	505 - Fleet			505.11000 (Cash)			$417.76		
159057	04/30/2026	Open			Accounts Payable	VWR INTERNATIONAL INC	$134.39		
	Invoice		Date	Description			Amount		
	8821463007		04/17/2026	POTASSIUM CHLORIDE 3 MOLAR			$134.39		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$134.39		
159058	04/30/2026	Open			Accounts Payable	WILLE ELECTRIC SUPPLY INC	$1,058.46		
	Invoice		Date	Description			Amount		
	S2289770.001		04/09/2026	RADIO LINE I/O EXTENSION MODULE 4 AND 8			$1,058.46		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,058.46		
159059	04/30/2026	Open			Accounts Payable	World Oil, LLC	$1,028.98		
	Invoice		Date	Description			Amount		
	I500-01359648		04/07/2026	MIXED FUEL- 55 GL DR (2); 55 GAL C/T METAL DRUM & MANIFESTS			$1,028.98		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$1,028.98		
159060	04/30/2026	Open			Accounts Payable	Amador, Bruce, & Regina A	$320.37		
	Invoice		Date	Description			Amount		
	APN: 072053014		04/29/2026	North Berkeley Estates - 3405 SCOTTLEE DR			$320.37		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$320.37		
159061	04/30/2026	Open			Accounts Payable	AMEZCUA, DIEGO	$65.00		
	Invoice		Date	Description			Amount		
	002566753793		04/24/2026	D2 EXAM REIMBURSEMENT FEE			$65.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$65.00		

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159062	04/30/2026	Open			Accounts Payable	DEOL, SUKHMINDER	$770.72		

Invoice	Date	Description	Amount
TR5304 PER DIEM	04/17/2026	2026 Planning Commissioners Academy, Anaheim CA 3/10-3/13/26	$770.72

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$770.72

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159063	04/30/2026	Open			Accounts Payable	Dinneen, Joseph M, & Sandra P	$750.37		

Invoice	Date	Description	Amount
APN: 087007020	04/29/2026	Monte Vista Village - 2222 SPRING BLOSSOM LN	$750.37

Paying Fund	Cash Account	Amount
246 - Landscape Assessment	246.11000 (Cash)	$750.37

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159064	04/30/2026	Open			Accounts Payable	E.S. HARRIS GROUP, INC. DBA E. TOWING	$240.00		

Invoice	Date	Description	Amount
38651	04/04/2026	TOWING SERVICE FOR EVIDENCE TP26001719	$240.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$240.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159065	04/30/2026	Open			Accounts Payable	ENCALADE, ANTHONY	$75.00		

Invoice	Date	Description	Amount
966736	04/06/2026	REIMBURSEMENT - SAC STATE OFFICE OF WATEF PROGRAMS COURSE	$75.00

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$75.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159066	04/30/2026	Open			Accounts Payable	Esrail, Hilda	$750.37		

Invoice	Date	Description	Amount
APN: 087008048	04/29/2026	Monte Vista Village - 2021 SPRING VALLEY DR	$750.37

Paying Fund	Cash Account	Amount
246 - Landscape Assessment	246.11000 (Cash)	$750.37

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159067	04/30/2026	Open			Accounts Payable	GIOVACCHINI, GINA	$222.00		

Invoice	Date	Description	Amount
TR 5258 PER DIEM	02/17/2026	MISSING/UNIDENTIFIED PERSONS, 5/12 - 5/15, SANTA CRUZ	$222.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$222.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159068	04/30/2026	Open			Accounts Payable	HAGGSTROM, SCOTT	$118.00		

Invoice	Date	Description	Amount
TR5291	04/23/2026	PER DIEM - SCOTT HAGGSTROM - FORLIFT TRAINING: 4/26-4/28/2026	$118.00

Paying Fund	Cash Account	Amount
246 - Landscape Assessment	246.11000 (Cash)	$118.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159069	04/30/2026	Open			Accounts Payable	HAMMACK, KIM	$354.70		

Invoice	Date	Description	Amount
TR5289 PER DIEM	03/25/2026	2026 TYLER CONNECT, LAS VEGAS NV, 04/7-4/10-26	$354.70

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$354.70

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
159070	04/30/2026	Open			Accounts Payable	Mendoza-Sandoval, Omar	$220.00		
	Invoice		Date	Description			Amount		
	CC PMT-4774519		04/21/2026	ASE A-5 Brakes Test 3/19/26 Mendoza-Sandoval			$220.00		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$220.00		
159071	04/30/2026	Open			Accounts Payable	MORING, BRADLEY	$118.00		
	Invoice		Date	Description			Amount		
	TR5290		04/23/2026	PER DIEM - BRADLEY MORING - FORLIFT TRAINING: 4/26-4/28/2026			$118.00		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$118.00		
159072	04/30/2026	Open			Accounts Payable	Nascimento, Fernando, & Elvira	$263.91		
	Invoice		Date	Description			Amount		
	APN: 087013075		04/29/2026	Heirlooms No. 2 - 2571 ROBERTS RD			$263.91		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$263.91		
159073	04/30/2026	Open			Accounts Payable	NWANDO, CHUKWUEMEKA	$280.00		
	Invoice		Date	Description			Amount		
	TR 5302 PER DIEM		04/21/2026	GRACIE SURVIVAL TACTICS-LEVEL 2, 5/10-5/15, TORRANCE			$280.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$280.00		
159074	04/30/2026	Open			Accounts Payable	RIOS, DOMINIC	$280.00		
	Invoice		Date	Description			Amount		
	TR 5302 PER DIEM		04/21/2026	GRACIE SURVIVAL TACTICS-LEVEL 2, 5/10-5/15, TORRANCE			$280.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$280.00		
159075	04/30/2026	Open			Accounts Payable	STANISLAUS COUNTY ASSOCIATION OF LEX, ATTN: CSUSTAN PD	$100.00		
	Invoice		Date	Description			Amount		
	2026		04/02/2026	2026 ANNUAL MEMBERSHIP DUES			$100.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$100.00		
159076	04/30/2026	Open			Accounts Payable	ULRICH, MATTHEW	$222.00		
	Invoice		Date	Description			Amount		
	TR 5258 PER DIEM		02/17/2026	MISSING/UNIDENTIFIED PERSONS, 5/12 - 5/15, SANTA CRUZ			$222.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$222.00		
Type Check Totals:					144 Transactions		$6,794,587.98		
AP - Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	144	$6,794,587.98	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00

City of Turlock

Payment Register

From Payment Date: 4/24/2026 - To Payment Date: 4/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Stopped	0	$0.00		$0.00	
					Total	144	$6,794,587.98		$0.00	

	All	Status	Count	Transaction Amount	Reconciled Amount
		Open	144	$6,794,587.98	$0.00
		Reconciled	0	$0.00	$0.00
		Voided	0	$0.00	$0.00
		Stopped	0	$0.00	$0.00
		Total	144	$6,794,587.98	$0.00

Grand Totals:

	Checks	Status	Count	Transaction Amount	Reconciled Amount
		Open	**144**	**$6,794,587.98**	**$0.00**
		Reconciled	**0**	**$0.00**	**$0.00**
		Voided	**0**	**$0.00**	**$0.00**
		Stopped	**0**	**$0.00**	**$0.00**
		Total	**144**	**$6,794,587.98**	**$0.00**

	All	Status	Count	Transaction Amount	Reconciled Amount
		Open	**144**	**$6,794,587.98**	**$0.00**
		Reconciled	**0**	**$0.00**	**$0.00**
		Voided	**0**	**$0.00**	**$0.00**
		Stopped	**0**	**$0.00**	**$0.00**
		Total	**144**	**$6,794,587.98**	**$0.00**

City Council Meeting Minutes

April 28, 2026
6:00 PM
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California

1. **CALL TO ORDER**

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

2. **SALUTE TO THE FLAG**

3. **ROLL CALL AND DECLARATION OF CONFLICTS**

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
None	None	None	None	None

4. **APPROVAL OF AGENDA AS POSTED OR AMENDED**

Action: Approved **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: Michael Harcksen Retirement

Mayor Bublak read the proclamation of Michael Harcksen's retirement. Deputy Chief Harcksen accepted the proclamation. Chief Jelinek spoke words of appreciation to Harcksen.

6. **PUBLIC PARTICIPATION**

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

Glenda Hoxie
Jeff
Ramone
Milt Trieweiler
Vilma Boccinegra
Justin Farkas
Jackelyn Valenzuela
Mary Jackson
Mike Barco

With no further comments, Mayor Bublak closed public comment.

7. CITY MANAGER REPORTS/UPDATES

None

8. CONSENT CALENDAR

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

Action: Motion: by Vice Mayor Monez, seconded by Councilmember Abram, to adopt the amended Consent Calendar by pulling item 8N for separate consideration, and carried 5/0 by the following vote:

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

A. Accepting the Weekly demands of April 3, 2026 through April 16, 2026 in the amount of $6,387,077.87 and Payroll EFT December 1, 2025 through December 31, 2025 in the amount of $2,570,571.75.

Action: Approved **Motion:** Accepting the Weekly demands of April 3, 2026 through April 16, 2026 in the amount of $6,387,077.87 and Payroll EFT December 1, 2025 through December 31, 2025 in the amount of $2,570,571.75

B. Accepting the Investment and Cash Report for the Month of March 2026 in the Amount of $329,352,114.44.

Action: Approved **Motion:** Accepting the Investment and Cash Report for the Month of March 2026 in the Amount of $329,352,114.44

C. Accepting the Minutes of the April 14, 2026 City Council Meeting

Action: Approved **Motion:** Accepting the Minutes of the April 14, 2026 City Council Meeting

D. Accepting improvements for City Project No. 25-017 "Speed Lumps at Berkeley Roundabouts" and authorizing the City Engineer to file a Notice of Completion (Engineering)

Action: Approved **Motion:** Accepting improvements for City Project No. 25-017 "Speed Lumps at Berkeley Roundabouts" and authorizing the City Engineer to file a Notice of Completion

E. Accepting improvements for City Project No. 25-041 "City Utility Trench Repair 2025" and authorizing the City Engineer to file a Notice of Completion (Engineering)

Action: Approved **Motion:** Accepting improvements for City Project No. 25-041 "City Utility Trench Repair 2025" and authorizing the City Engineer to file a Notice of Completion

F. Approving an Agreement with ADARide.com LLC for ADA paratransit eligibility services for a five year term in an amount not-to-exceed $111,845.40 (Transit)

Action: Approved **Motion:** Approving an Agreement with ADARide.com LLC (City Contract No. 2027-007) for ADA paratransit eligibility services for a five year term in an amount not-to-exceed $111,845.40

G. Approving task orders with Siegfried Engineering, Inc. for Engineering Design Services for the City of Turlock's Roads Initiative Program to be funded by Fund 115 "Measure A – Roads" and authorizing staff to proceed with advertising for construction upon completion of bid documents (Roads Program)

Action: Approved **Motion:** Approving Amendment No. 6 for Task Order No. 6 under the terms of the Master Agreement (City Contract No. 2023-111) with Siegfried Engineering, Inc. (Stockton, California office) for Engineering Design Services for the City of Turlock's Roads Initiative Program in the amount of $308,908.82 to be funded by Fund 115 "Measure A – Roads" under City Project No. 26-019 "Siegfried Task Order No. 6 for Roads Program CIP Projects," and authorizing staff to proceed with advertising for construction of said City Project upon completion of bid documents

Action: Approved **Motion:** Approving Amendment No. 7 for Task Order No. 7 under the terms of the Master Agreement (City Contract No. 2023-111) with Siegfried Engineering, Inc. (Stockton, California office) for Engineering Design Services for the City of Turlock's Roads Initiative Program in the amount of $722,045.45 to be funded by Fund 115 "Measure A – Roads" under City Project No. 26-020 "Siegfried Task Order No. 7 for Roads Program CIP Projects," and authorizing staff to proceed with advertising for construction of said City Project upon completion of bid documents

H. Approving submission of Low Carbon Transit Operations Program FY 2025-26 Cycle A allocation request for a Regional Free Fares Project ($139,304) and authorizing the City Manager to execute all documents necessary (Transit)

Action: Approved **Resolution No. 2026-038:** Approving the submission of an allocation request under the Low Carbon Transit Operations Program (LCTOP), as well as execution of the Certifications and Assurances and Authorized Agent form for the following project: Free Fares Project ($139,304)

I. Approving task orders with Provost & Pritchard Consulting Group for Engineering Design Services for the City of Turlock's Roads Initiative Program to be funded by Fund 115 "Measure A – Roads" and authorizing staff to proceed with advertising for construction upon completion of bid documents (Roads Program)

Action: Approved **Motion:** Approving Amendment No. 7 for Task Order No. 7 under the terms of the Master Agreement (City Contract No. 2023-110) with Provost & Pritchard Engineering Group, Inc. dba Provost & Pritchard Consulting Group (Clovis, California office) for Engineering Design Services for the City of Turlock's Roads Initiative Program in the amount

of $422,387.49 to be funded by Fund 115 “Measure A – Roads” under City Project No. 26-015 “Provost & Pritchard Task Order No. 7 for Roads Program CIP Projects,” and authorizing staff to proceed with advertising for construction of said City Project upon completion of bid documents

Action: Approved **Motion:** Approving Amendment No. 8 for Task Order No. 8 under the terms of the Master Agreement (City Contract No. 2023-110) with Provost & Pritchard Engineering Group, Inc. dba Provost & Pritchard Consulting Group (Clovis, California office) for Engineering Design Services for the City of Turlock’s Roads Initiative Program in the amount of $707,220.78 to be funded by Fund 115 “Measure A – Roads” under City Project No. 26-016 “Provost & Pritchard Task Order No. 8 for Roads Program CIP Projects,” and authorizing staff to proceed with advertising for construction of said City Project upon completion of bid documents

J. Approving a Service Provider Agreement with PrecisionWorks LLC dba Precision Concrete Cutting for sidewalk trip hazard removal services, for a five year term ending April 14, 2031, in an amount not to exceed $450,000 (Engineering)

Action: Approved **Motion:** Approving a Service Provider Agreement with PrecisionWorks LLC dba Precision Concrete Cutting for sidewalk trip hazard removal services, utilizing The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program, for a five (5) year term ending April 14, 2031, in an amount not to exceed $450,000, in accordance with Turlock Municipal Code Section 2-7-08(b)(5) allowing the use of joint, cooperative, or leveraged purchasing plans and not requiring an additional City bid procedure

K. Approving Amendment No. 1 to Agreement No. 2025-190 with EKI Environment and Water, Inc. for the Downtown PCE Remediation Project for a not-to-exceed amount of $2,943,000 (Regulatory Affairs)

Action: Approved **Motion:** Approve the First Amendment to the Design Professional Services Agreement No. 2025-190 with EKI Environment & Water, Inc. for the Downtown PCE Remediation Project (Project No. 2024-03) for a not-to-exceed amount of $2,943,000 (Regulatory Affairs)

L. Approving Amendment No. 20 to City Contract No. 2024-111 with NV5, Inc. for Construction Management and Inspection Services for the Roads Program for Bid Package 1 for City Project No. 25-024 in the Amount of $53,249.90 (Roads Program)

Action: Approved **Motion:** Approving Amendment No. 20 for Task Order No. 10 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 $53,249.90 to be funded by Fund 115 “Measure A – Roads” for Bid Package 1 for City Project No. 25-024 as “NV5 CM Task Order No. 10 for City Project No. 25-024, Bid Package 1”

M. Approving the Tentative Agreement updating the Memorandum of Understanding (“MOU”) between the City of Turlock (“City”) and Turlock Management Association – Public Safety (“TMAPS”) covering the period of July 1, 2025, through June 30, 2028, and Related Budget Appropriations (Human Relations)

Action: Approved **Resolution No. 2026-039:** Approving the Tentative Agreement updating the Memorandum of Understanding ("MOU") between the City of Turlock ("City") and Turlock Management Association – Public Safety ("TMAPS") covering the period of July 1, 2025, through June 30, 2028, and appropriating $10,811 to Fund 110 (General Fund) and $2,595 to Fund 118 (Measure A-General) for salary and related benefits.

N. Approval of a Resolution to Employ a CalPERS Annuitant (Acting Fire Division Chief) Pursuant to CalPERS Requirements (Human Relations)

Item was pulled for separate consideration.

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

Milt Trieweiler
Ron Bridegroom

With no further comments, Mayor Bublak closed public comment.

Motioned by Vice Mayor Monez, seconded by Councilmember Abram, to adopt the item and carried 5/0 by the following vote:

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

Action: Approved **Resolution No. 2026-040:** Approval to Employ a CalPERS Annuitant (Acting Fire Division Chief) Pursuant to CalPERS Requirements.

9. **FINAL READINGS**

None

10. **PUBLIC HEARINGS**

None

11. **ACTION ITEMS**

A. Accepting the City of Turlock Strategic Communications Plan (Economic Development)

Economic Development Director Sims introduced the consultant for the Strategic Communications Plan, Kim Newcomer, CEO of Slate Communications.

Mayor Bublak opened the item for public comment. There were no comments from the public, and Mayor Bublak closed public comment.

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

Action: Approved **Resolution No. 2026-041:** Accepting the City of Turlock Strategic Communications Plan that was completed by Slate Communications

12. **COUNCILMEMBER COMMENTS, ANNOUNCEMENTS AND FUTURE ITEMS**

All councilmembers provided comments in response to Ms. Vilma Bocanegra's inquiry during the public comment period. Councilmembers also collectively welcomed City Attorney Lucchesi and expressed their appreciation for her service.

Acting City Manager Moreno provided an update on the City's current status regarding the recent letter from the California Department of Housing and Community Development.

13. **CLOSED SESSION**

Deputy City Clerk Cabada read the closed sessions items out loud.

A. Public Employee Appointment, Cal. Gov't Code §54957(b)(1)
Title: City Manager (Discussion Only)

14. **REPORTS FROM CLOSED SESSION**

None

15. **ADJOURNMENT**

Mayor Bublak adjourned the meeting at 7:13 PM.

Respectfully Submitted,

_____
Christina Cabada, Deputy City Clerk

City Council Staff Report

May 12, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Juan Vargas, Recreation Superintendent
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Authorizing the award of Community Events and Activities Grants as attached totaling $60,000 funded by Fund 120 "Tourism" in Fiscal Year 2026 - 2027 pending budget approval and finding said awards to be in the best interest of the City

2. NARRATIVE:

The City of Turlock is committed to supporting community programs that promote health, education, safety and economic vitality for its residents. Grant funding for the Community Events and Activities Grants (CEAG) Program has proposed a budget of $60,000 for Fiscal Year 2026-2027. The grant funding is derived from the transient occupancy tax that hotel guests pay when staying in a Turlock hotel.

For the cycle being funded in Fiscal Year 2026-2027, accommodating events taking place between July 1, 2026, and June 30, 2027, eighteen (18) organizations presented on twenty-five (25) events at the April 22, 2026, Parks, Arts, & Recreation Commission (PARC) special meeting, resulting in a total funding request of $74,000.00.

The PARC evaluated each event based on the information provided in the application and presentation. Staff then compiled the scoresheets and ranked the events according to their cumulative averages. Commissioners discussed each applicant's funding request alongside its ranking to determine recommended award amounts. While PARC's goal was to support all events, available funding required careful allocation. As a result, Commissioners deliberated and considered multiple factors, including the number of events each organization sought funding for, the total funding requested, and the proportionality of the request relative to the activity. The resulting PARC's recommendations are being forwarded to Council for review and consideration.

All applicants were required to complete a Conflict of Interest Disclosure Screening Form as part of the City's standard screening process. This process is separate from and not considered during the Parks, Arts, and Recreation Commission's evaluation, which is based solely on the merits of the applications and presentations. Staff review each submission to determine whether an applicant's disclosures raise any actual or perceived conflicts of interest; any potential concerns are reviewed by the City Attorney's Office. In some cases, applicants may be deemed ineligible to receive funding based on the results of this review. For this round of funding, all applicants qualified and there were no disqualifications with the conflict of interest forms.

Following the Community Events and Activities Grant application process, staff recommends that the City Council approve funding for the events listed in the attachment.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Appropriate budget allocation has been requested during the budget process for Fiscal Year 2026-2027 in Fund 120 “Tourism” account 120-10-120.47315 “Community Grants Program” in the amount of $60,000. Grant funding will be distributed according to City Council’s directive following approval of the proposed action.

4. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore is not considered a project.

5. ALTERNATIVES:

A. Council may choose to modify the amount awarded as recommended, to any or all of the individual funding requests.
B. Council may choose to not approve one or more of the individual funding requests.

6. ATTACHMENTS:

1. Draft Resolution
2. CEAG Scoring and Recommendation

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AUTHORIZING THE AWARD OF COMMUNITY EVENTS AND ACTIVITIES GRANTS AS ATTACHED TOTALING $60,000 FUNDED BY FUND 120 "TOURISM" IN FISCAL YEAR 2026-2027 PENDING BUDGET APPROVAL AND FINDING SAID AWARDS TO BE IN THE BEST INTEREST OF THE CITY	}	**RESOLUTION NO. 2026-**

WHEREAS, the City of Turlock ("City") is committed to supporting community programs that promote health, education, safety and economic vitality for its residents; and

WHEREAS, grant funding for the Community Events and Activities Grants (CEAG) Program has proposed a budget of $60,000 for Fiscal Year 2026-2027; and

WHEREAS, for the cycle being funded in Fiscal Year 2026-2027, accommodating events taking place between July 1, 2026, and June 30, 2027, eighteen (18) organizations presented on twenty-five (25) events at the April 22, 2026, Parks, Arts, & Recreation Commission (PARC) special meeting, resulting in a total funding request of $74,000.00; and

WHEREAS, PARC scored each event based on the information contained in the application and the presentation and as directed, staff tallied the scoresheets and ranked the events by their cumulative average for the Council's review and consideration; and

WHEREAS, all applicants were required to complete a Conflict of Interest Disclosure Screening Form as part of the City's standard screening process that is then reviewed by the City Attorney's Office; and

WHEREAS, following the evaluation, staff recommend that the City Council approve funding for the events listed in the attachment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby authorize the award of Community Events and Activities Grants totaling $60,000 funded by Fund 120 "Tourism" in Fiscal Year 2026 - 2027 for the following events pending budget approval and finds said awards to be in the best interest of the City:

Organization	Event	Award Amount
Pitman High School Band Boosters	Preview Of Champions	$3,000
Turlock Historical Society	Turlock Melon Carnival	$3,000
The Holy Apostolic Catholic Assyrian Church Of The East	Assyrian Festival	$3,000
The Market Turlock	The Holiday Market	$3,000
The Market Turlock	The Market	$2,500
Carnegie Arts Center	CAC Block Party	$2,500
Westside Ministries	Cups Christmas Production	$3,000
Turlock Police Chaplaincy	Run For First Responders	$3,000
Carnegie Arts Center	Garden Party At The Greenery	$2,000
Westside Ministries	Cups Summer Performing Arts Intensive	$3,000
Love Turlock	Love Turlock	$3,000
Science In Our Community	Later Learning Summer Stem Camp	$3,000
CSU Stanislaus	Presidential Celebration Series	$1,500
Turlock Senior Citizens	Open House	$2,000
Family Advocacy & Resource Alliance	Night Of Remembrance	$2,500
Turlock Senior Citizens	Dinner Series	$1,500
Family Advocacy & Resource Alliance	Cinco De Mayo	$3,000
Faith Home Adult And Team Challenge	Ball Drop For Hope	$3,000
Family Advocacy & Resource Alliance	Dia Del Ninos	$3,000
Turlock Moms Club	Annual Spring Family Fun Day	$1,000
Turlock Senior Citizens	Hotdogs And Hotrods	$2,000
Stanislaus County Fairgrounds	Art Day Featuring Performing Arts Showcase	$1,000
East Stanislaus Resource Conservation District	Turlock Urban Hedgerow And Public Lands Workshop	$1,500
Associated Students Inc	Warriors Explore Downtown	$3,000
Alegria Performing Arts	Downtown Trick Or Treat	$1,000
	Total	$60,000

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk
City of Turlock, County of Stanislaus,
State of California

COMMUNITY EVENTS AND ACTIVTIES GRANT 2026-2027

ORGANIZATION	EVENT	REQUESTED	RECOMMENDED	SCORE	RANK
PITMAN HIGH SCHOOL BAND BOOSTERS	PREVIEW OF CHAMPIONS	3000	3000	88.6	1
TURLOCK HISTORICAL SOCIETY	TURLOCK MELON CARNIVAL	3000	3000	87.4	2
THE HOLY APOSTOLIC CATHOLIC ASSYRIAN CHURCH OF THE EAST	ASSYRIAN FESTIVAL	3000	3000	86	3
THE MARKET TURLOCK	THE HOLIDAY MARKET	3000	3000	83.4	4
THE MARKET TURLOCK	THE MARKET	3000	2500	82.8	5
CARNEGIE ARTS CENTER	CAC BLOCK PARTY	3000	2500	82.6	6
WESTSIDE MINISTRIES	CUPS CHRISTMAS PRODUCTION	3000	3000	81.4	7
TURLOCK POLICE CHAPLAINCY	RUN FOR FIRST RESPONDERS	3000	3000	80.8	8
CARNEGIE ARTS CENTER	GARDEN PARTY AT THE GREENERY	2000	2000	80.6	9
WESTSIDE MINISTRIES	CUPS SUMMER PERFORMING ARTS INTENSIVE	3000	3000	80.6	10
LOVE TURLOCK	LOVE TURLOCK	3000	3000	77.2	11
SCIENCE IN OUR COMMUNITY	LATER LEARNING SUMMER STEM CAMP	3000	3000	75.6	12
CSU STANISLAUS	PRESIDENTIAL CELEBRATION SERIES	3000	1500	75.4	13
TURLOCK SENIOR CITIZENS	OPEN HOUSE	3000	2000	75.2	14
FAMILY ADVOCACY & RESOURCE ALLIANCE	NIGHT OF REMEMBRANCE	3000	2500	75	15
TURLOCK SENIOR CITIZENS	DINNER SERIES	3000	1500	75	16
FAMILY ADVOCACY & RESOURCE ALLIANCE	CINCO DE MAYO	3000	3000	74.8	17
FAITH HOME ADULT AND TEAM CHALLENGE	BALL DROP FOR HOPE	3000	3000	73.2	18
FAMILY ADVOCACY & RESOURCE ALLIANCE	DIA DEL NINOS	3000	3000	72.8	19
TURLOCK MOMS CLUB	ANNUAL SPRING FAMILY FUN DAY	3000	1000	71.8	20
TURLOCK SENIOR CITIZENS	HOTDOGS AND HOTRODS	3000	2000	71.8	21
STANISLAUS COUNTY FAIRGROUNDS	ART DAY FEATURING PERFORMING ARTS SHOWCASE	3000	1000	70.6	22
EAST STANISLAUS RESOURCE CONSERVATION DISTRICT	TURLOCK URBAN HEDGEROW AND PUBLIC LANDS WORKSHOP	3000	1500	69	23
ASSOCIATED STUDENTS INC	WARRIORS EXPLORE DOWNTOWN	3000	3000	67.4	24
ALEGRIA PERFORMING ARTS	DOWNTOWN TRICK OR TREAT	3000	1000	67.2	25
		74000	60000		

City Council Staff Report

May 12, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Janine Lee, Associate Engineer
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Approving the Amendment No. 1 to the Design Professional Services Agreement with Bay Area Coating Consultants, Inc. for the City Project No. 23-027 “Secondary Clarifier No. 4 Recoating” for an additional compensation in the amount of $87,377.35 increasing the total agreement compensation to a not to exceed amount of $112,226.55 to be funded by Fund 410 “Water Quality Control”.

2. NARRATIVE:

On May 14, 2024, the City Council approved an agreement with National Coating & Lining Company in the amount of $217,637 for recoating of Secondary Clarifier No. 4 at the Turlock Regional Water Quality Control Facility. The recoating work took place during dry and warm weather conditions in 2024 and 2025. A portion of the coating inspections were performed in 2024 by Certified Coatings Inspection under an on-call agreement with the City. However, their Service Request was terminated early by City staff and a Service Request with Bay Area Coating Consultants, Inc. (BACC) was executed in the amount of $65,904 under a separate on-call agreement instead to continue coatings inspection for the project beginning in December 2024. Certified coating inspection services are required to ensure that the recoating of Secondary Clarifier No. 4 at the Regional Water Quality Control Facility is completed in accordance with applicable industry standards and project specifications. City staff do not possess the specialized training or certifications necessary to perform these services, and City staff determined that the project would be better served by inspection services performed by BACC rather than Certified Coatings Inspection.

The project was suspended in December 2024 due to poor weather conditions. The project resumed in Spring 2025, though BACC was only able to perform minimal work before its on-call agreement expired in June 2025. As City did not have access to any other on-call consultants for coatings inspections after expiration of BACC’s on-call agreement, it became necessary to quickly execute a new Professional Services Agreement (PSA) to maintain continuity of specialized inspection services and to not delay construction of the project further. Therefore, City staff recommended that the then City Manager approve an agreement with BACC just under the $25,000 compensation limit in effect at that time and well under the anticipated cost of $65,904 that BACC had originally estimated for its scope of services under the on-call agreement. When the project resumed in Spring 2025, it was expected to be completed in June 2025. However, due to contractor performance issues and associated rework beyond the City and BACC’s control, the construction schedule was extended, resulting in the need for additional inspection services until substantial completion of the project was attained in December 2025.

The requested additional compensation reflects the extended duration of construction and corresponding inspection services required to support project completion. As the project

remained actively under construction, it was critical for BACC to continue providing these essential services to avoid disruptions to the work. Any interruption in inspection services could have resulted in construction delays and potential additional costs to the City associated with contractor demobilization and remobilization. Continued inspection support ensured project progress and helped maintain quality assurance for the completed work.

City staff is currently evaluating the overall project duration and associated impacts, including the potential assessment of delay damages on the construction contract, which may help offset the additional inspection and administrative costs incurred as a result of the extended construction schedule.

3. FISCAL IMPACT / BUDGET AMENDMENT:

No General Fund money will be used for this project.

The proposed amendment modifies the total agreement compensation to a not to exceed amount of $112,226.55. There are sufficient funds in Fund 410 “Water Quality Control”, account number 410-51-534.43363 “Coating Contract” to support this contract amendment.

4. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore is not considered a project.

5. ALTERNATIVES:

A. Council could choose not to approve the Amendment; however, staff does not recommend this, as the additional inspection services have already been completed and approval is necessary to compensate the consultant for work performed to support project completion.

6. ATTACHMENTS:

1. 2025-219 Amendment No. 1

AMENDMENT NO. 1
to the
Agreement between the
CITY OF TURLOCK
and
BAY AREA COATING CONSULTANTS, INC.

THIS AMENDMENT NO. 1, dated May 12th, 2026, is entered into by and between the CITY OF TURLOCK, a California municipal corporation (hereinafter "CITY") and BAY AREA COATING CONSULTANTS, INC., a California corporation (hereinafter "PROFESSIONAL").

WHEREAS, the parties hereto previously entered into an Agreement dated July 1st, 2025, whereby PROFESSIONAL will perform professional services to assist City with Certified Coating Inspection Services for City Project 23-027 (hereinafter the "Agreement"); and

WHEREAS, additional hours and compensation are needed to complete the Scope of Work.

NOW, THEREFORE, the parties hereto mutually agree to amend said Agreement as follows:

1. Exhibit A to the Agreement dated July 1, 2025, shall be amended and restated. This Amended and Restated Exhibit A (Exhibit "A") is attached to and forms part of the Agreement Between the City of Turlock and Bay Area Coating Consultants, Inc. for Professional Services, effective May 12, 2026. This Exhibit A amends, restates, and replaces in its entirety any prior Exhibit A.

2. Paragraph 6.1 of the Agreement is amended to read as follows:

> "**6.1. COMPENSATION:** CITY agrees to pay PROFESSIONAL additional compensation in the amount of Eighty-Seven Thousand Three Hundred Seventy-Seven and 35/100ths Dollars ($87,377.35) in accordance with Exhibit A attached hereto and made a part hereof. The compensation for completion of all items of work, as set forth in the Agreement and this Amendment No. 1 shall not exceed One Hundred and Twelve Thousand Two Hundred and Twenty-Six and 55/100ths Dollars ($112, 226.55). Such maximum amount shall be compensation for all of PROFESSIONAL's expenses incurred in the performance of the Agreement and this Amendment No. 1."

3. **Execution and Counterparts**. This Amendment may be executed simultaneously, and in several counterparts, each of which shall be deemed an original,

but which together shall constitute one and the same instrument. The Parties agree that this Amendment and any other documents to be delivered in connection herewith may be electronically signed utilizing services such as DocuSign and Nitro Sign, or by transmitting signatures in pdf or similar format, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

4. All other terms and conditions of the Agreement shall remain in full force and effect.

Signatures on following page

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by and through their respective officers thereunto duly authorized on the date first written hereinabove.

CITY OF TURLOCK, a California municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Christopher Fisher, Municipal Services Director

APPROVED AS TO FORM:

By: _____
Katie Lucchesi, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

Bay Area Coating Consultants, Inc. a California corporation

By: Austin Darrimon

Title: President

Print name: Austin Darrimon

Date: 04272026

Contract Amendment – Additional Hours

CONTRACT AMENDMENT – ADDITIONAL HOURS

1. Reference Agreement

This Amendment is for additional hours to the agreement dated July 1, 2025 Certified Coating Inspection Services "23-027".

2. Reason for Amendment

Due to contractor performance issues, delays, and/or rework beyond the Consultant's control, additional services and inspection hours are required beyond those originally included in the Agreement.

3. Additional Hours

The Agreement is hereby amended to authorize up to 647 additional hours of professional services.

4. Compensation

Additional hours shall be billed at the rate of $135.05 per hour, in accordance with the terms of the Agreement. These additional hours are in addition to the original contract amount.

5. No Other Changes

All other terms and conditions of the Agreement remain unchanged and in full force and effect.

EXHIBIT A - AMENDED AND RESTATED

BACC
BAY AREA
COATING CONSULTANTS INC.
Integrity Since 1987

Celebrating Thirty-Eight Years of Experience & Integrity

EXHIBIT A

June 25, 2025

Ms. Janine Lee
Associate Engineer
City of Turlock
156 S. Broadway Ste. 150
Turlock Ca. 9530

Subject: Secondary Clarifier No. 4 Recoating

Bay Area Coating Consultants Inc. will assist the City of Turlock Engineering department with completing the Secondary Clarifier No.4 project. Bay Area Coating Consultants, Inc. will provide a NACE Certified Coating Inspector for the City of Turlock Secondary Clarifier No. 4 Recoating. The Inspector will be tasked to ensure the surface preparation meets the contract specifications and the linings are applied as per the manufacturer's recommendations. BACC will provide a NACE Certified inspector to observe the mixing, surface preparation, application of the coating system, and final required testing. BACC will provide daily reports on the surface preparation, testing,and coating operations. BACC will follow all SSPC, NACE, ICRI, AWWA, and ASTM current guidelines and standards. All reports will be e-mailed to you for your review. All BACC employees are confined space certified and lead awareness trained, scaffolding trained, and fit tested. The Contractor shall be responsible for safe entry into confined spaces.

Building/Construction Inspector Tester – Group 4	
DIR Public Works Contractor (PWC) Registration No 1000005228 Expiries 6/30/2026	
State of California Small Business (Micro) Public works Certification No. 61256 Expires 11/30/2026	
State of California Small Business Public Works Certification No. 2005005 Expires 3/31/2026	
SSPC QP-5 Certified Inspection Firm Certification 3/31/2026	
Certified NACE/AMPP Inspector	
Regular Rate	**$119.10 per hour**
Overtime Rate	**$178.50 per hour**
Double time rate	**$196.00 per hour**
Truck charge	**$15.95 per hour**
Four hour minimum	
24 hr call out notification	

Item No.	Estimated Quantity and unit	Item Description	Unit Price	Total
1	184 hours	Full time NACE Certified inspection	$135.05 per hr	$24,849.20

Please call if you have any questions or if you want to further discuss the information contained inside this proposal.

Respectfully Submitted,

Austin Darrimon
Vice President
Bay Area Coating Consultant Inc.

SSPC QP5 Certified

City Council Staff Report

May 12, 2026

From: Christopher Fisher, Municipal Services Director
Prepared by: Fred Pezeshk, P.E., Roads Program Manager
Agendized by: Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Accepting improvements for City Project No. 23-067 “Mark Thomas Task Order No. 3 for Roads Program CIP Projects” (Bid Package 2) and authorizing the City Engineer to file a Notice of Completion

2. NARRATIVE:

On May 13, 2025, the City Council approved an agreement between the City of Turlock and United Pavement Maintenance, Inc., of Hughson, California, in the amount of $2,728,590.66 and a contingency amount of $273,000.00 for the construction of Bid Package 2 for City Project No. 23-067 “Mark Thomas Task Order No. 3 for Roads Program CIP Projects."

Bid Package 2 provided for the rehabilitation of the following street sections:

City Project No. 23-067 Bid Package 2				
Street Name	**From**	**To**	**Length (ft)**	**District**
N. Johnson Rd.	E. Hawkeye Ave.	E. Tuolumne Ave.	2,637.00	1
Hammond Dr.	N. Johnson Rd.	N. Johnson Rd.	1,448.00	1
Stuart Pl.	South End	Hammond Dr.	154.00	1
Ashley Ct.	West End	N. Johnson Rd.	351.00	1
Jackson Ct.	N. Johnson Rd.	East End	328.00	1
Sconyers Ct.	N. Johnson Rd.	East End	574.00	1
Total Length (ft)			5,492.00	

The work consisted, in general, of full-depth reclamation of existing base, paving a new Hot Mix Asphalt pavement section, curb and gutter reconstruction, ADA ramp construction, adjustment of valve and manhole covers to grade, striping, and traffic control.

Subsequent to the approval of the agreement, several Contract Change Orders (CCOs) were approved in accordance with Resolution 2025-007 which authorizes the Director to approve change orders up to 50% of the approved change order contingency and, also, authorizes the Director and City Manager to jointly approve change orders up to 100% of the approved change order contingency. A summary of the approved CCOs is attached.

	Amount	**% of Original Contract**	**Approval Date**
Original Contract	$ 2,728,590.66	-	May 13, 2025
CCO Net Amount	$26,067.45	0.96	April 15, 2026

Adjusted Contract	Total	$ 2,754,658.11

Construction has been completed per the approved project plans and specifications. Contractor has now submitted all the required documentation and has agreed with the final quantities. Staff requests City Council approval to authorize the City Engineer to file a Notice of Completion. California Civil Code Section 9204 allows a public entity to record a Notice of Completion as signed and verified by its agent.

The Notice of Completion will establish May 12, 2026 as the official date of project completion and effectively limit the contractor's statutory time to file a claim on the project.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The final cost impact of the construction contract with United Pavement Maintenance, Inc. is $2,754,658.11 and will be funded by Fund 218 "Measure L", account number 218-40-461.51270.

Appropriate funds have been allocated during Fiscal Year 2025-26 budget process to cover these costs.

4. ENVIRONMENTAL DETERMINATION:

On May 13, 2025, the City Council determined that this project was exempt from California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) as this project involved negligible or no expansion of use of the existing facilities, and specifically no additional automobile lanes would be created by this project. The proposed action does not modify that determination; therefore, no additional determination is needed.

5. ALTERNATIVES:

A. City Council could choose to deny authorizing the City Engineer to file the Notice of Completion. Staff does not recommend this alternative as all work has been completed in accordance with the contract documents.

B. Provide staff with direction on how to proceed.

6. ATTACHMENTS:

1. Draft Notice of Completion (NOC)
2. Contract Change Order Summary

RECORDED AT THE REQUEST OF:
CITY OF TURLOCK

WHEN RECORDED MAIL TO:
CITY OF TURLOCK
Office of the City Clerk
156 S. Broadway, Suite 230
TURLOCK, CA 95380-5454

NOTICE OF COMPLETION
CITY PROJECT NO. 23-067 BID PACKAGE 2
ROADS PROGRAM CIP
(CITY CONTRACT NO. 2025-188)

Notice is hereby given that work on the above-referenced project located on various locations in Turlock, California, was completed by the undersigned agency on May 12, 2026. The contractor of work is United Pavement Maintenance, Inc., 7017 Hughson Avenue, Hughson, California, 95326 and the owner is the City of Turlock, 156 South Broadway, Suite 150, Turlock, California, 95380. Kindly, refer to said Project Number on all communications relating to this work.

Date: _____

_____
(Signature - William D. Morris, PE, PLS; City Engineer; Owner's Agent) City of Turlock

VERIFICATION

I, the undersigned, City Engineer of the owner of the aforesaid interest, have read this notice; I know and understand the contents thereof; and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

CITY OF TURLOCK

_____
William D. Morris, P.E., PLS
CITY ENGINEER
OWNER'S AGENT

Executed on _____, 2026 at Turlock, California, Stanislaus County

CONTRACT CHANGE ORDER SUMMARY

City Project 23-067 Bid Package 2

CCO No.	CCO Description	Item Increase or Decrease	Force Account Amount	CCO Amount	Cumulative Total	Percent of Contingency	Approved By
1	Concrete Grades Changes	$0.00	$0.00	$0.00	$0.00	0.00%	Director
2	Roadway Cross-Slope Adjustments	$0.00	$0.00	$0.00	$0.00	0.00%	Director
3	Shallow Utilities on N Johnson Rd	$0.00	$12,769.68	$12,769.68	$12,769.68	4.68%	Director
4	Additional PCMS Boards	$0.00	$2,968.00	$2,968.00	$15,737.68	5.76%	Director
5	Reduce Full Depth HMA Structural Section	-$7,246.12	$0.00	-$7,246.12	$8,491.56	3.11%	Director
6	Unsuitable Subgrade at Driveway #1	$0.00	$2,739.58	$2,739.58	$11,231.14	4.11%	Director
7	Full Depth HMA 'NJ' Sta 14+75 - 15+05	$0.00	$15,000.00	$15,000.00	$26,231.14	9.61%	Director
8	Additional Landscaping	$0.00	$8,902.00	$8,902.00	$35,133.14	12.87%	Director
9	Mid-Block Pedestrian Crossing Signs & PD	$0.00	$12,565.00	$12,565.00	$47,698.14	17.47%	Director
10	HMA Oil Price Index Fluctuation Adjustment	$0.00	-$673.54	-$673.54	$47,024.60	17.23%	Director
11	Balancing Change Order	-$18,983.01	-$1,974.14	-$20,957.15	$26,067.45	9.55%	Director

TOTALS	-$26,229.13	$52,296.58	$26,067.45

City Council Staff Report

May 12, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Nadine Silva, Principal Accountant
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Approving a Professional Services Agreement with Government Consulting Partners, Inc for preparation of a Cost Allocation Plan required under federal regulations for Fiscal Years 2026-2027 through 2031-2032, for a five-year term in an amount not to exceed $85,000, expensed to Fund 110 General Fund (Finance).

2. NARRATIVE:

The Cost Allocation Plan (CAP) is prepared annually for submittal to CalTrans as a supporting document for the Indirect Cost Rate Proposal (ICRP) that is simultaneously submitted to CalTrans. Federal regulations require that this plan be prepared to support the indirect costs claimed as part of the federal funding the City receives through CalTrans. The ICRP is the document CalTrans approves which authorizes the City's Engineering Division to obtain reimbursement for staff time (actual payroll costs plus overhead) expended working on federally funded projects.

One of the components of the ICRP is the "City-wide overhead costs". These are costs for general administration, accounting, payroll, purchasing, and like costs provided in a centralized manner to all City departments. This component of the ICRP is provided to the City's cognizant agency for their review and approval. A cognizant agency is the federal agency which provides the most federal funding in a given fiscal year. CalTrans is the City of Turlock's cognizant agency.

The City contracted with Government Consulting Partners, Inc for the preparation of the CAP for the past year and proposes to continue this relationship, as this firm has produced a quality product at a competitive rate as compared to rates charged by previous consultants. The preparation of the CAP is tedious and requires a level of understanding of the City's departmental structure and inter-departmental working relationships in order to successfully allocate shared costs in a manner that is consistent with federal rules. The staff provided by Government Consulting Partners, Inc for this activity have successfully negotiated this process with the City and CalTrans staff.

The preparation of the CAP is very specialized in nature and dictated by federally prescribed regulations. Staff recommends the use of a professional consultant familiar with the regulations for the CAP preparation and submittal. Government Consulting Partners, Inc firm proposed pricing with an annual increase of $500, which equates to an increase of approximately 3% per year, during the course of the five (5) year term of the proposed agreement.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The preparation costs of the Cost Allocation Plan are budgeted in expense account number

110-10-112.43060_007 “Contract Services – Cost Allocation Plan”. Even though Non-General Fund activities benefit from having an approved Cost Allocation Plan and it is a requirement to pay for indirect costs with federal dollars, federal monies are not permitted to be expended for the preparation of a CAP. Therefore, this expense is funded using General Fund dollars.

4. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore is not considered a project.

5. ALTERNATIVES:

1. Reject the agreement and direct staff to issue a Request for Proposal. This may increase competition, however, would delay the commencement of the Cost Allocation Plan.
2. Direct staff to attempt to perform the work in-house, however, staff’s capacity and expertise are limited and staff has established a working relationship with this firm that allows for the most efficient utilization of their services.

6. ATTACHMENTS:

1. GCP 2 CFR CAP-ICRP Agreement - 7/1/26 to 6/30/31
2. Exhibit A - 2 CFR CAP-ICRP Proposal - 7/1/26-6/30/31

AGREEMENT BETWEEN THE CITY OF TURLOCK
and
GOVERNMENT CONSULTING PARTNERS, INC.
for
PROFESSIONAL SERVICES

City Contract No. 2027-10

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is entered into by and between the City of Turlock, a California municipal corporation ("City"), and Government Consulting Partners, Inc., a California stock corporation ("Professional"), on this 1st day of July 2026 (the "Effective Date"). City and Professional may be collectively referred to herein as the "Parties" or individually as "Party." There are no other parties to this Agreement.

RECITALS

A. City seeks to hire an independent contractor to perform professional services to assist City with the 2 CFR Part 200 cost allocation plan and Engineering indirect cost rate services (the "Project").

B. Professional has made a proposal to City to provide such professional services. A description of the services Professional proposes to provide is included in the Scope of Services in **Exhibit A** attached hereto and incorporated herein by reference ("Services"). City desires to retain Professional to perform the Services, subject to the terms and conditions set forth in this Agreement.

C. The Parties have outlined the schedule or timeline for providing the Services ("Completion Schedule"), which shall be included in the Scope of Services in **Exhibit A**.

D. The Parties have outlined the rates and method of payment to Professional for its performance of the Services under this Agreement ("Compensation Schedule"), which shall be included in the Scope of Services in **Exhibit A**.

NOW, THEREFORE, in consideration of the promises and covenants set forth below, the Parties agree as follows:

AGREEMENT

1. Recitals. The recitals set forth above ("Recitals") are true and correct and are hereby incorporated into and made part of this Agreement by this reference. In the event of any inconsistency between the Recitals and Sections 1 through 53 of this Agreement, Sections 1 through 53 shall prevail.

2. Term. The term of this Agreement shall be five (5) years and will commence on the Effective Date and terminate on the 30th day of June, 2031 ("Term") unless the Parties mutually agree in writing to terminate the Agreement earlier or extend the Term pursuant to this Agreement.

3. Extension of Agreement. **[Intentionally Omitted]**

4. Effective Date. This Agreement shall only become effective once all of the Parties have executed the Agreement (the "Effective Date").

5. Work.

5.1. Services. Subject to the terms and conditions set forth in this Agreement, Professional shall provide City the Services described in **Exhibit A**. Any request for Services not included in **Exhibit A** will be considered a request for additional or modified Services ("Modification" or "Modifications"). Professional shall not receive additional compensation for any Modification of the Services unless the Parties agree otherwise in a writing executed by both Parties.

5.2. City Requested Modification of Services. City may, by written order, authorize Modifications to the Services described in **Exhibit A**. If such Modifications cause an increase in the cost or time required for performance of Professional's Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Professional and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Professional mutually agree to a written amendment to this Agreement reflecting such revisions, additional compensation, time for performance or such other terms or conditions mutually agreed upon by the Parties.

5.3. Professional Requested Modification in Services. Professional shall not be compensated for work outside the Services described in this Agreement, unless, prior to the commencement of the Services:

(a) Professional provides City with written notice that specific work requested by City or required to complete the Project is outside the agreed upon Services. Such notice shall: (1) be supported by substantial evidence that the work is outside the Services; (2) set forth the Professional's proposed course of action for completing the work and a specific request for City to approve the Modification to the Services; (3) set forth the Professional's proposed revisions, if

any, to the Completion Schedule; and (4) set forth the Professional's proposed revisions, if any, to the Compensation Schedule; and

(b) City agrees that the work requires a Modification;

(c) City approves all adjustments, if any, to the Completion Schedule and Compensation Schedule; and

(d) The Parties execute a written amendment to this Agreement describing any Modification, together with any adjustment in the Completion Schedule and Compensation Schedule for Professional's work.

6. Compensation.

6.1. Amount, Time and Manner of Payment for Professional Services. City shall pay Professional according to the rates and timing set forth in the Compensation Schedule in Exhibit A. City's total compensation to Professional shall not exceed eighty-five thousand and No/100ths Dollars ($85,000.00) ("Maximum Payment"), unless the Parties mutually agree in writing otherwise.

6.2. Deposit. **[Intentionally Omitted]**

6.3. Subsequent Payments. City shall make monthly payments in the amount invoiced by Professional within thirty (30) calendar days of receiving such invoice. In the event that an amount of an invoice is in dispute, City shall inform Professional of the amount and basis for the dispute and may withhold the amount which is in dispute until the dispute has been resolved.

6.4. Invoices. Professional shall provide City with monthly invoices sufficiently evidencing Professional's expenses and completion of the Services. All invoices furnished to City by Professional shall be in a form approved by City. The payments specified shall be the only payments made to Professional for performance of the Services, including compensation for any Modification. Professional shall submit all billings for Services to City within forty-five (45) days of the performance of such Services. City shall issue payment according to City's customary procedures and practices for issuing payments to independent contractors.

7. Notice to Proceed. Professional shall not commence the performance of the Services until it has been given notice by City ("Notice to Proceed").

8. Time of Performance. Professional warrants that it will commence performance of the Services within sixty (60) calendar days of the date the agreement was executed and shall conform to the Completion Schedule. The time of performance is a material term of this Agreement relied on by City in entering into this Agreement.

9. City Assistance to Professional. **Intentionally Omitted]**

10. Time and Personnel Devoted to Services. Professional shall devote such time and personnel to the performance of this Agreement, as is necessary to perform the Services in compliance with the Completion Schedule, Compensation Schedule, and this Agreement.

11. Performance by Qualified Personnel; No Subcontracting. Services under this Agreement shall be performed only by competent personnel under the supervision and direct employment of Professional. Professional will conform with City's reasonable requests regarding assignment of personnel, but all personnel, including those assigned at City's request, shall be supervised by Professional. Professional is prohibited from subcontracting this Agreement or any part of it unless such subcontracting is expressly approved by City in writing. Neither Party shall, on the basis of this Agreement, contract on behalf of, or in the name of the other Party. An agreement made in violation of this provision shall confer no rights on any Party and shall be null and void.

12. Representations of Professional. City relies upon the following representations by Professional in entering into this Agreement:

12.1. Qualifications. Professional represents that it is qualified to perform the Services provided in **Exhibit A** and that it possesses the necessary licenses and permits required to perform the Services or will obtain such licenses or permits prior to the time such licenses or permits are required. Professional shall also ensure that all subcontractors are similarly licensed and qualified. Professional and all subcontractors shall also obtain a business license from City before they commence performance of the Services. Professional represents and warrants to City that Professional shall, at Professional's sole cost and expense, keep in effect or obtain at all times during the Term of this Agreement, any licenses, permits, and approvals which are legally required for Professional to practice Professional's profession at the time the Services are rendered.

12.2. Professional Performance. Professional represents that all Services under this Agreement shall be performed in a professional manner and shall conform to the customs and standards of practice observed on similar, successfully completed projects by specialists in the Services to be provided. Professional shall adhere to accepted professional standards as set forth by relevant professional associations and shall perform all Services required under this Agreement in a manner consistent with generally accepted professional customs, procedures and standards for such Services. All work or products completed by Professional shall be completed using the best practices available for the profession. Professional agrees that, if a Service is not so performed, in addition to all of its obligations under this Agreement and at law, Professional shall re-perform or replace unsatisfactory Service at no additional expense to City.

12.3. No Waiver of Claims. The granting of any progress payment by City, or the receipt thereof by Professional, or any inspection, review, approval or oral statement by any representative of City, or state certification shall not, in any way, waive, limit, or replace any certification or approval procedures normally required or lessen the liability of Professional to re-perform or replace unsatisfactory Service, including, but not limited to, cases where the unsatisfactory character of such Service may not have been apparent or detected at the time of such payment, inspection, review or approval.

12.4. City's Remedies are Cumulative. Nothing in this Section shall constitute a waiver or limitation of any right or remedy, whether in equity or at law, which City or Professional may have under this Agreement or any applicable law. All rights and remedies of City, whether under this Agreement or applicable law, shall be cumulative.

12.5. No Conflict of Interest. Professional represents that no conflict of interest will be created under state or federal law by entering into or in carrying out this Agreement.

13. Conformity with Law and Safety. Professional shall observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal and local governing bodies having jurisdiction over any or all of the scope of Services, including all provisions of the Occupational Safety and Health Act of 1979 as amended, all California Occupational Safety and Health Regulations, the California Building Code, the Americans with Disabilities Act, any copyright, patent, or trademark law, and all other applicable federal, state, municipal and local safety regulations, appropriate trade association safety standards, and appropriate equipment manufacturer instructions. All Services performed by Professional must be in accordance with these laws, ordinances, codes and regulations. Professional's failure to comply with any laws, ordinances, codes, or regulations applicable to the performance of the Services hereunder shall constitute a breach of contract. In cases where standards conflict, the standard providing the highest degree of protection shall prevail.

If a death, serious personal injury or substantial property damage occurs in connection with the performance of this Agreement, Professional shall immediately notify City's risk manager by telephone. If any accident occurs in connection with this Agreement, Professional shall promptly submit a written report to City, in such form as City may require. This report shall include the following information: (a) name and address of the injured or deceased person(s); (b) name and address of Professional's subcontractor, if any; (c) name and address of Professional's liability insurance carrier; and (d) a detailed description of the accident, including whether any of City's equipment, tools or materials were involved.

If a release of a hazardous material, substance, or waste occurs in connection with the performance of this Agreement, Professional shall immediately notify City. Professional shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

14. Contact by Professional with Project Owner or Project Applicant. Unless otherwise set forth in the Services, neither Professional nor Professional's subcontractors shall directly contact the owner of the property involved in the Project or any party who is the applicant for the Project ("Interested Party"), or an employee or contractor of an Interested Party, on any matter relating to the Project without the prior consent of the Contract Administrator. In no event shall Professional take any instructions or directions from an Interested Party on any matter pertaining to the Professional's Services to be performed for City under this Agreement.

15. Confidentiality. Professional understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Professional may have access to private or confidential information that may be owned or controlled by City and that such information may

contain proprietary or confidential details, the disclosure of which to third parties may be damaging to City ("Confidential Information").

Professional shall not, either during or after the Term, disclose to any third party any Confidential Information without the prior written consent of City. If City gives Professional written authorization to make any such disclosure, Professional shall do so only within the limits and to the extent of that authorization. Professional may be directed or advised by the City Attorney on various matters relating to the performance of the Services on the Project or on other matters pertaining to the Project and, in such event, Professional agrees that it will treat all communications between itself, its employees and its subcontractors as being communications which are within the attorney-client privilege.

Notwithstanding the foregoing, Professional may disclose Confidential Information required to be disclosed under law, provided that, prior to disclosure, Professional shall first give notice to City and make a reasonable effort to obtain a protective order requiring that City's Confidential Information not be disclosed. This exception is limited to the extent disclosure is required under law.

16. Excusable Delays; Notice to Other Party of Delay. Professional shall not be in breach of this Agreement in the event that performance of Services is temporarily interrupted or discontinued due to a "Force Majeure" event which is defined as: riots, wars, sabotage, civil disturbances, insurrections, explosion, natural disasters such as floods, earthquakes, landslides, fires, strikes, lockouts and other labor disturbances or other catastrophic events, which are beyond the reasonable control of Professional. Force Majeure does not include: (a) Professional's financial inability to perform; (b) Professional's failure to obtain any necessary permits or licenses from other governmental agencies; or (c) Professional's failure to obtain the right to use the facilities of any public utility where such failure is due solely to the acts or omissions of the Professional.

17. Assignment Prohibited. No Party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempt or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

18. Suspension of Services by City. City reserves the right to suspend Professional's Services under this Agreement when City determines that it is necessary to do so. When possible, City shall give Professional notice of such suspension and Professional shall, upon receipt of said notice, suspend all Services except any Services, the completion of which is authorized by the notice given by City. If the Services are suspended by City for more than sixty (60) consecutive days, for reasons other than the fault of the Professional, the Professional shall be compensated for Services performed prior to notice of such suspension. When the Project is resumed, the Professional's compensation shall be equitably adjusted by City to provide for expenses incurred by the interruption of the Services. In this regard, Professional shall furnish to City such financial information that, in the judgment of the City Manager, is necessary to determine the reasonable value of the Services rendered by Professional during the period when Services were suspended.

If the Parties are unable to agree upon the amount of extra compensation which is due to Professional within thirty (30) days of Professional resuming Services, the amount of such

additional compensation, if any, that is required to appropriately compensate the Professional for its expenses incurred by the interruption of Services may, upon the request of either Party, be determined by arbitration conducted in accordance with the "Arbitration of Disputes" section of this Agreement. Such arbitration shall be commenced by the Professional no later than sixty (60) calendar days following the event which entitles the Parties to pursue arbitration unless the Parties agree in writing to an extended time period for commencement of arbitration. Unless otherwise agreed in writing, all Parties shall carry on the Services and perform their duties during any arbitration proceedings, and City shall continue to make payments for the Services in progress as required by this Agreement.

19. Ownership of Work Product. Any and all work, artwork, copy, posters, billboards, photographs, videotapes, audiotapes, systems designs, software, reports, designs, specifications, drawings, diagrams, surveys, source codes, professional or technical information or data, photographs, notes, letters, emails or any original works of authorship created by Professional or its subcontractors or subcontractors in connection with Services performed under this Agreement ("Products") shall be works for hire as defined under Title 17 of the United States Code, and all copyrights in such works are the property of City. In the event it is ever determined that any Product created by Professional or its subcontractors, or subcontractors under this Agreement, are not works for hire under U.S. law, Professional hereby assigns all copyrights to such Products to City. With the prior written approval of City's point of contact for the Project, Professional may retain and use copies of such Products for reference and as documentation of its experience and capabilities.

All Products shall become the property of City irrespective of where located or stored, and Professional agrees to deliver all such documents and information to City, without charge and in whatever form it exists, on the completion of the Professional's Services hereunder. Professional shall have no ownership interest in such Products.

All work product of Professional under this Agreement, including written information which City will cause to be distributed for either internal or public circulation, including both preliminary and final drafts, shall be delivered to City in both printed and electronic form, or as may be specified in **Exhibit A**.

When this Agreement is terminated, Professional agrees to return to City all documents, drawings, photographs and other written or graphic material, however produced, that it received from City, its contractors or agents, in connection with the performance of its Services under this Agreement. All materials shall be returned in the same condition as received.

20. Termination of Work by City for Its Convenience. City shall have the right to terminate this Agreement at any time for its convenience by giving notice of such termination to Professional. In the event City shall give such notice of termination, Professional shall cease rendering Services upon receipt of said notice given as required in this Agreement. If City terminates this Agreement:

(a) Professional shall deliver copies of all Products prepared by it pursuant to this Agreement.

(b) If City terminates this Agreement for convenience before City issues the Notice to Proceed to Professional or before Professional commences any Services hereunder, whichever last occurs, City shall not be obligated to make any payment to Professional. If City terminates this Agreement after City has issued the Notice to Proceed to Professional and after Professional has commenced performance under this Agreement, City shall pay Professional the reasonable value of the Services rendered by Professional pursuant to this Agreement prior to termination of this Agreement. City shall not in any manner be liable for Professional's actual or projected lost profits had Professional completed the Services. Professional shall furnish to City such financial information that, in the judgment of the City Manager, is necessary to determine the reasonable value of the Services rendered by Professional prior to termination. In the event of a dispute as to the reasonable value of the Services rendered by Professional prior to termination and the Parties are unable to agree upon said amount within sixty (60) calendar days following the date of the notice of termination by City, such dispute may, upon the request of either Party, be resolved by arbitration conducted in accordance with the "Arbitration of Disputes" section of this Agreement.

(c) Except as provided in this Agreement, in no event shall City be liable for costs incurred by or on behalf of Professional after the date of the notice of termination.

21. Assurance of Performance. If, at any time, City believes Professional may not be adequately performing its obligations under this Agreement or may fail to complete the Services as required by this Agreement, City may submit a written request to Professional for written assurances of performance and a plan to correct observed deficiencies in Professional's performance. Failure to provide written assurances subsequent to such written request, constitutes grounds to declare a breach under this Agreement.

22. Cancellation for Breach by Either Party. Should either Party fail to substantially perform its obligations in accordance with the provisions of this Agreement, the other Party shall thereupon have the right to cancel the Agreement by giving written notice and specifying the effective date of such cancellation. If City cancels this Agreement for breach and it is subsequently determined that Professional did not fail to substantially perform its obligations in accordance with this Agreement, then cancellation for breach by City shall be deemed, and treated, as termination for convenience.

Neither Party waives the right to recover damages against the other for breach of this Agreement, including any amount necessary to compensate City for all detriment proximately caused by Professional's failure to perform its obligations hereunder or which in the ordinary course of things would be likely to result therefrom. City reserves the right to offset such damages against any payments owed to Professional.

City shall not in any manner be liable for Professional's actual or projected lost profits had Professional completed the Services required by this Agreement.

23. Non-Discrimination. In its performance of the Services, Professional shall adhere to City's EEO Policy which states, "The City is committed to ensuring that all qualified individuals have a full and fair opportunity to compete in all phase of the hiring process and promotion, and to enjoy the benefits of employment with the City. All employees and applicants shall receive

equal consideration and treatment in employment without regard to race, color, religion, gender, sexual orientation, national origin, age, disability, genetic information, marital status, amnesty, or status as a covered veteran in accordance with applicable federal or state statutes, the City's ordinances, resolutions, rules or regulations."

In addition, all agreements with sub-contractors will include language as required by the Office of Federal Contract Compliance Programs (OFCCP) that requires sub-contractors to maintain equal employment opportunity policies, and, as necessary, affirmative action policies.

24. Arbitration of Disputes. All claims, disputes, and other matters in question between City and Professional arising out of or relating to this Agreement or the breach thereof, including claims of Professional for extra compensation for Services related to the Project, shall be decided by arbitration before a single arbitrator in accordance with the provisions of Sections 1281 to 1284.2 of the California Code of Civil Procedure (the "Arbitration Laws") unless the Parties mutually agree otherwise. The provisions of Section 1283.05 of the Arbitration Laws apply to any arbitration proceeding except as otherwise provided in this Agreement. The arbitrator shall have authority to decide all issues between the Parties including, but not limited to, claims for extras, delay and liquidated damages, if any, provided for in this Agreement, matters involving defects in the work product of the Professional, rights to payment, and whether the necessary procedures for arbitration have been followed. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

Notice of the demand for arbitration shall be filed in writing with the other Party. The demand for arbitration shall be made within a reasonable time after the claim, dispute, or other matter in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings based on such claim, dispute, or other matter in question would be barred by the applicable statute of limitation.

The Parties shall jointly appoint an arbitrator within fifteen (15) calendar days of the date of giving of the notice of the demand for arbitration. If the Parties are unable to jointly agree upon the appointment of an arbitrator within said fifteen (15) calendar day period, and do not agree in writing to extend said period for a fixed period, then either Party may seek to have the arbitrator appointed by the Superior Court of Stanislaus County in accordance with the Arbitration Laws.

If any proceeding is brought to contest the right to arbitrate and it is determined that such right exists, the losing Party shall pay all costs and attorneys' fees incurred by the prevailing party.

In addition to the other rules of law which may be applicable to any arbitration hereunder, the following shall apply:

(a) Promptly upon the filing of the arbitration, each Party shall be required to set forth in writing and to serve upon each other Party a detailed statement of its contentions of fact and law.

(b) All parties to the arbitration shall be entitled to the discovery procedures as provided in Section 1283.05 of the California Code of Civil Procedure.

(c) The arbitration shall be commenced and conducted as expeditiously as possible consistent with affording reasonable discovery as provided herein.

(d) These additional rules shall be implemented and applied by the arbitrator.

The costs of arbitration shall be borne by the Parties as determined by the arbitrator, but each Party shall bear its own attorney's fees associated with the dispute with the other Party and to the arbitration.

25. Insurance Coverage. During the Term, the Professional, at its own cost and expense, shall maintain in full force and effect policies of insurance set forth herein, which shall be placed with insurers admitted in California with a current A M Best's rating of no less than A-:VII and will provide City with written proof of said insurance. Professional shall maintain coverage as follows:

25.1. Commercial General Liability. Professional shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office (ISO) form CG 00 01, in the amount of no less than Two Million Dollars ($2,000,000.00) per occurrence, Four Million Dollars ($4,000,000.00) general aggregate, and Two Million Dollars ($2,000,000.00) products and completed operations for bodily injury, personal injury, and property damage. The general aggregate limit shall apply separately to this Project or the general aggregate shall be doubled.

25.2. Worker's Compensation Insurance. Professional shall maintain workers' compensation insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least One Million Dollars ($1,000,000.00) each accident or disease. Professional shall submit to City, along with the certificate of insurance a Waiver of Subrogation endorsement in favor of City, its officers, agents employees, and volunteers.

25.3. Professional Liability. Professional shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing professional services in the amount of no less than Two Million Dollars ($2,000,000.00) per claim and in the aggregate or greater if appropriate for the Professional's profession. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to City, its elected and appointed councils, commissions, directors, officers, employees, agents, and representatives ("City's Agents"); or the Professional shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claims administration and defense expenses.

25.4. Commercial Automobile Liability. Professional shall maintain commercial automobile liability insurance using ISO Business Auto Coverage form CA 00 01, or the equivalent, in the amount of no less than Two Million Dollars ($2,000,000.00) each accident for owned, leased, hired, non-owned, and borrowed automobiles. The policy shall provide and be endorsed that the City, its officials, officers, agents, employees, and volunteers are included or

named as additional insureds. If Professional owns no vehicles, this requirement may be met through a non-owned auto coverage or an endorsement to the CGL policy.

25.5. Umbrella or Excess Policy. Professional may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying policies of insurance. No insurance coverage or policies maintained by the City ("Additional Insured"), whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Professional's primary and excess liability policies are exhausted.

25.6. Waiver of Subrogation. With the exception of professional liability, Professional hereby agrees to waive subrogation which any insurer of Professional may acquire from Professional by virtue of the payment of any loss. The commercial general liability policy, automobile liability policy, and workers' compensation policy shall be endorsed to contain a waiver of subrogation in favor of City for all work performed by Professional, its agents, employees, independent contractors and subcontractors. Professional shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Professional agrees to obtain any available endorsements that may be necessary to effectuate this waiver of subrogation.

26. Additional Insurance Requirements. Within five (5) days of the Effective Date, Professional shall provide City with certificates of insurance and amendatory endorsements for all of the policies required under this Agreement ("Certificates and Endorsements"). Such Certificates and Endorsements shall be kept current for the Term of the Agreement and Professional shall be responsible for providing updated copies. With the exception of the workers' compensation insurance, all of the insurance policies required in this Agreement shall: (a) provide that the policy will not be cancelled, allowed to expire, or materially reduced in coverage without at least thirty (30) days' prior written notice to City of such cancellation, expiration, or reduction and each policy shall be endorsed to state such. If a carrier will not provide the required notice of cancellation, the Professional shall provide written notice to the City no later than ten (10) days before cancellation; and (b) name City, and City's Agents as additional insureds with respect to liability arising out of Services, work or operations performed by or on behalf of Professional and shall be endorsed to state such; (c) name City of Turlock as a certificate holder (d) cover products and completed operations of Professional, premises owned, occupied, or used by the Professional, or automobiles owned, leased, or hired or borrowed by the Professional; contain no special limitations on the scope of protection afforded to City; (e) allow and be endorsed primary with respect to any insurance or self-insurance programs covering City or City's Agents and any insurance or self-insurance maintained by City or City's Agents shall be in excess of Professional's insurance and shall not contribute to it; (f) contain standard separation of insured provisions; and (g) state that any failure to comply with reporting or other provisions of the policy including breaches of warranties shall not affect the coverage provided to City.

27. Indemnification by Professional. To the fullest extent permitted by law, Professional shall defend with legal counsel reasonably acceptable to City, indemnify and hold harmless City

and City's Agents from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of Professional or its subcontractors), expense and liability of every kind, nature and description that arise out of, pertain to, or relate to acts or omissions of Professional, or any direct or indirect subcontractor, employee, contractor, representative or agent of Professional, or anyone that Professional controls (collectively "Liabilities"). Such obligations to defend, hold harmless, and indemnify City and City's Agents shall not apply to the extent that such Liabilities are caused in whole by the sole negligence, active negligence, reckless or willful misconduct of City or City's Agents, but shall apply to all other Liabilities. With respect to third party claims against the Professional, the Professional waives any and all rights of any type of express or implied indemnity against City and City's Agents.

28. Liability of City. Notwithstanding any other provision of this Agreement, in no event shall City be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement or the Services performed in connection with this Agreement.

29. Independent Contractor. At all times during the Term, Professional shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Professional performs the Services required under this Agreement. Professional shall be liable for its acts and omissions and those of its employees, contractors, subcontractors, representatives, volunteers, and its agents. Nothing contained herein shall be construed as creating an employment, agency or partnership relationship between City and Professional. City shall have the right to control Professional only insofar as the result of Professional's Services rendered pursuant to this Agreement; however, City shall not have the right to control the means by which Professional accomplishes Services rendered pursuant to this Agreement.

30. Professional Not Agent. Except as City may specify in writing, Professional shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Professional shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

31. Payment of Taxes and Other Expenses. Payment of any taxes, including California sales and use taxes, levied upon this Agreement, the transaction, or the Services or goods delivered pursuant hereto, shall be the obligation of Professional.

32. Notices. All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid. Any Party hereto may at any time, by giving ten (10) days' written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below.

If to City: **City of Turlock**
Attn: Isaac Moreno, Finance Director
156 S. Broadway, Suite 110
Turlock, California 95380

With courtesy copies to: **City of Turlock, City Attorney's Office**
Attn: Katie O. Lucchesi, City Attorney
156 S. Broadway, Suite 230
Turlock, California 95380-5456

If to Professional: **Government Consulting Partners, Inc. (GCP)**
Attn: J. Bradley Wilkes, Partner in Charge
5016 Brower Court
Granite Bay, California 95746

33. City Contract Administrator. City's contract administrator and contact person for this Agreement is:

Nadine Silva, Principal Accountant
Finance Division
156 S. Broadway, Suite 110
Turlock, California 95380
Telephone: (209) 668-6070
E-mail: nsilva@turlock.ca.us

34. Interpretation. As used herein, any gender includes each other gender, the singular includes the plural and vice versa.

35. Use of City Project Number. **[Intentionally Omitted]**

36. Modification. No alteration, amendment, modification, or termination of this Agreement shall be valid unless made in writing and executed by all of the Parties to this Agreement.

37. Waiver. No covenant, term, or condition or the breach thereof shall be deemed waived, except by written consent of the Party against whom the waiver is claimed, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.

38. Assignment. No Party to this Agreement shall assign, transfer, or otherwise dispose of this Agreement, in whole or in part, to any individual, firm, or corporation without the prior written consent of the other Party. Subject to the forgoing provisions, this Agreement shall be binding upon, and inure to the benefit of, the respective successors and assigns of the Parties hereto.

39. Authority. All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, persons, states or firms and that all former requirements necessary or required by state or federal law in order to enter into the Agreement have been fully complied with. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other

contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

40. Drafting and Ambiguities. Each Party acknowledges that it has reviewed this Agreement with its own legal counsel, and based upon the advice of that counsel, freely entered into this Agreement. Each Party has participated fully in the review and revision of this Agreement. Any rule of construction that ambiguities are to be resolved against the drafting Party does not apply in interpreting this Agreement.

41. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of California.

42. Venue. Venue for all legal proceedings shall be in the Superior Court of the State of California, in and for the County of Stanislaus.

43. Severability. If this Agreement in its entirety is determined by a court to be invalid or unenforceable, this Agreement shall automatically terminate as of the date of final entry of judgment. If any provision of this Agreement shall be determined by a court to be invalid and unenforceable, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, which becomes effective after the Effective Date of this Agreement, the remaining provisions shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement.

44. Execution and Counterparts. This Agreement may be executed simultaneously, and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument. The Parties agree that this Agreement and any other documents to be delivered in connection herewith may be electronically signed utilizing services such as DocuSign and Nitro Sign, or by transmitting signatures in pdf or similar format, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

45. Audit. City shall have access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify Professional's charges to City under this Agreement.

46. Entire Agreement. This Agreement, together with its specific references, attachments, and exhibits, constitutes the entire agreement of the Parties with respect to the subject matters hereof and supersedes any and all prior negotiations, understanding, and agreements with respect hereto, whether oral or written. Should any conflict exist between the terms and conditions of the agreement and any and all exhibits attached hereto, the terms and conditions of the Agreement shall prevail.

47. Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, or representations, whether written, electronic or oral, between the Parties with respect to the subject matter of this Agreement.

48. Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

49. Successors and Assigns. All representations, covenants, and warranties specifically set forth in this Agreement, by or on behalf of, or for the benefit of, any or all of the Parties hereto, shall be binding upon and inure to the benefit of such Party, its successors and assigns.

50. Headings. Headings used in this Agreement are for reference purposes only and shall not be considered in construing this Agreement.

51. Attorney's Fees and Costs. If any action at law or in equity not resolved pursuant to the "Arbitration of Disputes" section of this Agreement, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

52. Necessary Acts and Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

53. Time is of the Essence. Time is of the essence in this Agreement for each covenant and term of a condition herein.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by and through their respective officers thereunto duly authorized.

PROFESSIONAL

Government Consulting Partners, Inc., (GCP), a California stock corporation

J Bradley Wilkes

By:_____

Print Name: J Bradley Wilkes

Title: Partner in Charge

Date 04/28/2026

CITY OF TURLOCK, a California municipal corporation

By: _____
Gary R. Hampton, Interim City Manager

Date:_____

APPROVED AS TO SUFFICIENCY:

By: _____
Isaac Moreno, Finance Director

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

Exhibit A

April 14, 2026

Ms. Nadine Silva
Principal Accountant
City of Turlock
156 S. Broadway, Suite 110
Turlock, CA 95380

Subject: Proposal to provide 2 CFR Part 200 cost allocation plan and Engineering indirect cost rate services

Dear Nadine:

We appreciate you reaching out to request a proposal to provide Citywide 2 CFR Part 200 cost allocation plan and Engineering indirect cost rate for Caltrans services for the next five years. Attached is the scope of work along with the quote.

GCP is grateful for the opportunity to continue providing these services to the City of Turlock's. Please contact me at cindysconce@gcp-inc.net or at 916.276.8807 if you have any questions regarding the attached scope of work or any other questions regarding our proposal.

Sincerely,

Cindy Sconce
Cindy Sconce
Director, Government Consulting Partners, INC

PROPOSED SCOPE OF WORK

Citywide 2 CFR Cost Allocation Plan

Develop a Citywide 2 CFR Cost Allocation Plan (CAP)

PROJECT SCHEDULE: Depending on the city's availability for data development, the project schedule is proposed to be eight weeks.

WORKPLAN

1. Kickoff Meeting
    a. Discuss any changes that could impact the cost allocation plan.
    b. Confirm timeline.

2. Data Collection –
    a. Cost data.
    b. Central Service Dept (allocating dept) definitions.
    c. Detail expenditure data.
    d. Allocation base data collection.

3. CAP Design –
    a. Enter data.
    b. Develop draft CAP.
    c. Review.
    d. Second draft.

4. Project Conclusion –
    a. Present final CAP.
    b. Make adjustment if needed.
    c. Finalize CAP.

Engineer Indirect Cost Rate for Caltrans

Develop an indirect cost rate for the Engineering department that is compliant with the Caltrans requirements

PROJECT SCHEDULE: Depending on the city's availability for data development, the project schedule is proposed to be four weeks.

WORKPLAN

1. Data Collection
    a. Cost Data.
    b. Time Records.
    c. Last year's ICRP.
2. Review draft calculations and revise, as necessary.
3. Provide finalized results.
4. Submit ICRP to Caltrans portal for approval.

Proposed Fee & Method of Payment

Citywide 2 CFR Cost Allocation Plan

Fiscal Year	Service Description	Proposed Fee
FY 2026-2027	Citywide 2 CFR Part 200 Cost Allocation Plan	$11,250
FY 2027-2028	Citywide 2 CFR Part 200 Cost Allocation Plan	$11,500
FY 2028-2029	Citywide 2 CFR Part 200 Cost Allocation Plan	$11,750
FY 2029-2030	Citywide 2 CFR Part 200 Cost Allocation Plan	$12,000
FY 2030-2031	Citywide 2 CFR Part 200 Cost Allocation Plan	$12,250

GCP will invoice for the following milestones of the project:

- 100% upon delivery of final cost allocation plan

Engineering Indirect Cost Rate for Caltrans

Fiscal Year	Service Description	Proposed Fee
FY 2026-2027	Engineering Indirect Cost Rate (ICRP) for Caltrans	$4,750
FY 2027-2028	Engineering Indirect Cost Rate (ICRP) for Caltrans	$5,000
FY 2028-2029	Engineering Indirect Cost Rate (ICRP) for Caltrans	$5,250
FY 2029-2030	Engineering Indirect Cost Rate (ICRP) for Caltrans	$5,500
FY 2030-2031	Engineering Indirect Cost Rate (ICRP) for Caltrans	$5,750

GCP will invoice for the following milestones of the project:

- 100% upon delivery of the ICRP rate and Submission to the Caltrans portal.

City Council Staff Report

May 12, 2026

From:	Jason Hedden, Police Chief
Prepared by:	Amanda Fortado, Support Operations Manager
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Accepting the 2024-2025 schedule of maximum allowable fees charged by tow companies as adopted by the Modesto California Highway Patrol

2. NARRATIVE:

Section 4-15-111(n) of the Turlock Municipal Code authorizes the periodic review of maximum allowable fees charged by tow operators for services performed at the request of the Turlock Police Department. These fees were last updated in 2022 and have not been adjusted since that time. A comparison with surrounding jurisdictions indicates that Turlock's current maximum allowable fees are lower than those of neighboring agencies.

Authorized tow operators have formally requested an increase in the maximum allowable rates, citing rising operational costs since the last review. While expenses have increased, the fees permitted under the current schedule have remained unchanged. Comparable agencies, including the Modesto Police Department, Ceres Police Department, and California Highway Patrol, conduct annual reviews and updates of their fee schedules. Additionally, the Ceres Police Department, Stanislaus County Sheriff's Department, and Oakdale Police Department align their rates with those established by the Modesto CHP.

A review of regional fee structures confirms that Turlock's rates fall below the average of neighboring jurisdictions, creating a financial burden on local tow operators. Accordingly, an increase in the maximum allowable tow fees is recommended to better align with regional standards and to offset increased operational costs.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact associated with this action.

4. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment" and therefore is not considered a project.

5. ALTERNATIVES:

Alternative 1: Maintain existing rates at current levels, but this creates a financial burden on local tow operators.

Alternative 2: Reject the proposal to adopt the same maximum allowable tow fees as set

by Modesto CHP and to continue establishing unique maximum allowable tow fees for Turlock but this creates inconsistencies countywide and for the local tow operators.

6. ATTACHMENTS:

1. Draft Resolution - Tow Fees
2. CHP Tow Bid Schedule
3. CHP Allowable Fees

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ACCEPTING THE 2024-2025 SCHEDULE OF MAXIMUM ALLOWABLE FEES CHARGED BY TOW COMPANIES AS ADOPTED BY MODESTO CALIFORNIA HIGHWAY PATROL	**}** **}** **}** **}** **}** **}**	**RESOLUTION NO. 2026-**

WHEREAS, Turlock Municipal Code 4-15-111(n) allows for periodic review and adjustment of fees charged by tow operators used by the Turlock Police Department; and

WHEREAS, maximum fees have not been adjusted since 2022; and

WHEREAS, a comparison with surrounding jurisdictions indicates that Turlock's current maximum allowable fees are lower than those neighboring agencies; and

WHEREAS, authorized tow operators have formally requested an increase in maximum allowable rates, citing rising operational costs; and

WHEREAS, neighboring agencies have aligned their rates with those established by California Highway Patrol.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby accept the 2024-2025 schedule of maximum allowable fees charged by tow companies as adopted by Modest California Highway Patrol.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

Company	Class-A	Inside	Outside	Non-Skill	Class-B	Inside	Outside	Non-Skill	Class-C	Inside	Outside	Non-Skill	Class-D	Inside	Outside	Non-Skill
Allways Towing 5/9/24	$310		$110	$155	**$650**		**$130**		**$750**		**$150**		**$850**		**$150**	
Andersons Towing 6/4/24	$295	$100	$100	$45												
Central Valley Auto Body-Ceres 5/2/24	$300	$105	$100	$25												
Central Valley Auto Body-Turlock 5/2/24	$300	$105	$100	$25												
Ceres Pro Tow 6/4/24	$290	$90	$90													
City Tow 6/14/24	$260	$100	$95	$60												
Dizney & Wise- Modesto 5/8/24	$270	$90	$85													
Dizney & Wise- Turlock 5/8/24	$270	$90	$85													
E Towing-Modesto 6/6/24	$300	$130	$120	$70	$600	$130	$130		$750	$130	$130		$900	$140	$140	
E Towing-Turlock 6/6/24	$300	$130	$120	$70	$600	$130	$130		$750	$130	$130		$900	$140	$140	
Four Star Recovery and Towing 5/30/24	$285	$100	$95	$25												
Haidlen Ford Towing 5/28/24	$280	$85	$85	$30												
Kelsos Auto Wrecking 5/17/24	$300	$100	$100	$25												
Myers Towing-Modesto 6/6/24	$300	$130	$110	$125	$550	$175	$140	$125	$650		$160		$750		$160	
Myers Towing-Turlock 6/6/24	$300	$130	$110	$125	$550	$175	$140	$125	$650		$160		$750		$160	
Newman City Tow* - fuel 6/1/24	$280	$115	$115	$45												
Patterson City Tow* - fuel 6/1/24	$280	$115	$115	$45												
Ramonts Tow Service* 6/6/24	$280	$110	$100	$50	$550	$150	$140		$675	$150	$140		$750	$150	$140	
Stanislaus Towing* 6/6/24	$310	$110	$100	$80	$600		$120		$760		$125		$880		$130	
Super Tow 6/3/24	$315	$120	$110	$70	$605	$140	$130		$740	$150	$140		950%	$150	$140	
TNT Towing-Riverbank* 6/2/24	$300	$150	$150													
TNT Towing-Oakdale* 6/2/24	$300	$150	$150													
Tow 1* - fuel 5/20/24	$310	$100	$100													
Turlock City Tow* - 6/1/24	$240	$115	$115	$39												
AVERAGE	**$290.63**	**$111.74**	**$106.67**	**$61.61**	**$588.13**	**$150.00**	**$132.50**	**$125.00**	**$715.63**	**$140.00**	**$141.88**	**#DIV/0!**	**$723.69**	**$145.00**	**$145.00**	**#DIV/0!**
Plus 15%	$22	$6	$5	$5	$30	$8	$7	$8	$42	$10	$9	$10	$49	$10	$9	$10
Maximum Bid Allowed	**$312.47**	**$117.54**	**$112.02**	**$67.09**	**$617.70**	**$158.05**	**$139.72**	**$133.14**	**$757.20**	**$149.57**	**$150.41**	**#DIV/0!**	**$773.07**	**$154.68**	**$154.05**	**#DIV/0!**

Special Equipment	Loader/MC	Vapor supp	Enviro Van	HAZWOPER	airbags	backhoe	caterpillar	cutting tool	dolly	dry van	end dump	forklift	front loader	4x4	landoll	rotator	
Myers Tow	$300	90	$200	200	1200									$330			
All Ways Tow					$1,100	$350	500	$220	300	$575	$575	$350	$350	$500			
Ramonts															$575	$1,000	4 hr minimum
E-Tow																$1,450	
Super Tow																$1,485	
Stanilsaus Tow	Sonar	Watercra	Eq trns tru	Serv truck													
	$550	$450	$350	$310													

Current CHP Maximum Allowable Fees	
Daytime: Class A	$312.47
Nighttime, Weekend, Holiday	$312.47
Inside Storage	$117.54
Outside Storage	$112.02
Gate fee: non-business hours	Half the rate of tow company standard rate
Large vehicle: Class B	$617.70
Extra Large vehicle: Class C	$757.20

Current Turlock Fees	
Daytime: Class A	$240 for the first hour and $60 every 15 minutes beyond the first hour.
Nighttime, Weekend, Holiday	$240 for the first hour and $60 every 15 minutes beyond the first hour.
Inside Storage	$80.00
Outside Storage	$75.00
Gate fee: non-business hours	$120.00
Large vehicle: Class B	$450.00 for first hour (minimum), $112 every 15 minutes after first hour
Extra Large vehicle: Class C	$550.00 for first hour (minimum), $137 every 15 minutes after first hour

City Council Staff Report

May 12, 2026

From:	Jessie Dhami, Human Relations Director
Prepared by:	Darlene Ingersoll, Principal HR Analyst
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Approving the revisions to the job description for Fire Battalion Chief effective May 12, 2026, and amending the Turlock Firefighters Local #2434 Fire Salary Schedule effective March 1, 2026, and appropriate $10,535 to Fund 110 General salary and various benefits account numbers 110-30-300.xxx from March 1, 2026, through June 30, 2026.

2. NARRATIVE:

On December 9, 2025, City Council approved job descriptions as part of the Classification Study Final Report. It was noted in this staff report that subsequent and continuing dialogue would occur with Turlock Firefighters, Local #2434. The revised job description for the position of Fire Battalion Chief is one of the items.

The revised job description reflects clarity and industry standards, including certifications and driver licenses. The Fire Battalion Chief is a Chief Officer responsible for supervision, coordination and operational readiness of an assigned shift, providing leadership and direction to Fire Captains and their companies. Additionally, the Fire Battalion Chief oversees shift staffing, station operations and daily activities, including assuming command of multi-company and multi-agency emergency incidents. The Fire Battalion Chief exercises direct and indirect supervision over Fire Captains and assigned personnel, preparing daily battalion reports.

The Fire Battalion Chief is represented by Turlock Firefighters, Local #2434 for labor relations purposes. Turlock Firefighters, Local #2434 does not have any objections to these changes.

Section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control. Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business.

Therefore, the recommendation is to approve the revisions to the job description for Fire Battalion Chief effective May 12, 2026, and amend the Turlock Firefighters Local #2434 Fire Salary Schedule effective March 1, 2026.

City Council approval is required for any new and/or modified job descriptions.

3. FISCAL IMPACT / BUDGET AMENDMENT:

An appropriation of funds for Fiscal Year 2025-2026 for the period of March 1, 2026 through June 30, 2026 is required in the amount of $10,535 to Fund 110 (General Fund) for Fire salary and related benefits

4. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore is not considered a project.

5. ALTERNATIVES:

1. Council may choose not to approve the revisions to the job description for Fire Battalion Chief. Staff does not recommend this option as the revisions clarify and revise to industry standards including responsibilities.

6. ATTACHMENTS:

1. Draft Resolution
2. Job Description- Fire Battalion Chief
3. Turlock Firefighters Local #2434 Salary Schedule

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE REVISIONS TO THE JOB DESCRIPTION FOR FIRE BATTALION CHIEF EFFECTIVE MAY 12, 2026, AND AMENDING THE TURLOCK FIREFIGHTERS LOCAL #2434 FIRE SALARY SCHEDULE EFFECTIVE MARCH 1, 2026, AND APPROPRIATE $10,535 TO FUND 110 GENERAL SALARY AND VARIOUS BENEFITS ACCOUNT NUMBERS IN 110-30-300.XXX FROM MARCH 1, 2026,THROUGH JUNE 30, 2026	**RESOLUTION NO. 2026-**

WHEREAS, on December 9, 2025, City Council approved job descriptions as part of the Classification Study Final Report. It was noted in this staff report that subsequent and continuing dialogue would occur with Turlock Firefighters, Local #2434; and

WHEREAS, the revised job description reflects clarity and industry standards including certifications and driver licenses; and

WHEREAS, the Fire Battalion Chief is a Chief Officer responsible for supervision, coordination and operational readiness of an assigned shift, providing leadership and direction to Fire Captains and their companies; and

WHEREAS, the Fire Battalion Chief is represented by Turlock Firefighters, Local #2434 for labor relations purposes and Local #2434 does not have any objections to these changes; and

WHEREAS, Section 2-4-207 of the Turlock Municipal Code provides that the City Manager is responsible for the efficient administration of all affairs of the City which are under his control. Section 2-4-207(d) of the Turlock Municipal Code provides the City Manager with the power and duty to recommend to the City Council the reorganization of offices, positions, departments, or units under his direction as he may deem in the interest of the efficient, effective, and economical conduct of the City's business.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve the revisions to the job description for Fire Battalion Chief effective May 12, 2026, and amends the Turlock Firefighters Local #2434 Fire Salary schedule effective March 1, 2026, and appropriates $10,535 to salary and various benefits account numbers in 110-30-300.xxx from March 1, 2026 through June 30, 2026.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk
City of Turlock, County of Stanislaus,
State of California

City of Turlock

FIRE BATTALION CHIEF

DEFINITION

~~Under direction, supervises an assigned shift in the provision of fire suppression, emergency medical services, fire prevention inspection shift and/or department training and investigation activities; acts as Incident Commander during assigned shift; plans, organizes and coordinates shift assignments; administers the performance evaluation system and may assume responsibility for specialty function areas for an assigned shift.~~

Under general direction, provides operational command and management of an assigned fire suppression shift including fire suppression, emergency medical services, fire prevention and inspection, training and incident investigation activities. Exercises Incident Command during emergency operations, directs, coordinates and evaluates the work of assigned personnel; administers performance management processes; and may assume responsibility for specialty program or functional areas as assigned by the Fire Chief or designee.

This classification is assigned to the Firefighter bargaining unit for labor relation~~'~~s purposes and is subject to call back and overtime assignments.

DISTINGUISHING CHARACTERISTICS

~~The Battalion Chief is responsible for planning, organizing, directing, coordinating, and supervising activities of an assigned shift which includes the management of personnel, fire prevention and training activities, and oversight of major programs. Within the framework of organizational policies and procedures, the Battalion Chief operates with considerable latitude for independent decision making.~~

The Fire Battalion Chief is a chief officer responsible for the supervision, coordination and operational readiness of an assigned shift. Incumbents provide leadership and direction to Fire Captains and their companies; oversee shift staffing, station operations and daily activities; and assume command of multi-company and multi-agency emergency incidents in accordance with FIRESCOPE Incident Command System (ICS) principles.

This classification is distinguished from the Fire Captain by its shift-wide supervisory authority, broader command responsibility, and expanded role in personnel supervision, administration, and resource coordination. It is distinguished from upper-level chief officer management classifications by its focus on daily operational oversight rather than department-wide administration or strategic policy development.

SUPERVISION RECEIVED AND EXERCISED

~~The Battalion Chief is under the direction of the Fire Chief (or designee). Supervises subordinate staff.~~

Receives direction from the Fire Chief or designated Operations Chief. Exercises direct and indirect supervision over Fire Captains and assigned personnel.

ESSENTIAL FUNCTIONS - INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- ~~Supervise and coordinate fire suppression companies on an assigned shift or within assigned stations; assign work activities, projects, and programs; monitor workflow; review and evaluate~~

~~work products, methods, and procedures; assume responsibility for all personnel and non-emergency duties and activities within an assigned fire management area(s).~~

- ~~Assist in the development and implementation of Department goals, objectives, policies, and procedures.~~
- ~~Plan, prioritize, assign, supervise, and review the work of staff involved in fire suppression, communications, and training.~~
- ~~Participate in budget preparation and administration; prepare cost estimates for budget recommendations; submit justifications for staffing, equipment, materials, and supplies; monitor and control expenses; conduct fiscal analyses and studies.~~
- ~~Participate in the selection of staff; provide or coordinate staff training; work with employees to correct deficiencies; implement discipline procedures.~~
- ~~Respond to and manage critical emergency incidents and calls for service; act as the incident commander or other position identified in the incident command system; evaluate the need for additional assistance and equipment necessary to handle emergencies; make technical decisions as to the best methods of extinguishing fires after observing the fire and receiving reports from company officers.~~
- ~~Support and monitor overall training activities and requirements; work with the Training Division to ensure training needs are identified, addressed, and completed within prescribed time frames; develop, coordinate, and participate in company drills.~~
- ~~Identify opportunities for improving service delivery methods and procedures related to area of responsibility.~~
- ~~Interpret and apply departmental policies and procedures; enforce staff compliance.~~
- ~~Prepare and review forms, reports, schedules, recommendations, and other administrative records related to fire suppression, training, or other special programs as assigned.~~
- ~~Prepare special research reports and develop and manage projects and programs as assigned.~~
- ~~Ensure the safe use and condition of department property; inspect buildings, grounds, equipment, and supplies.~~
- ~~Answer questions and provide information to the public; investigate complaints and recommend corrective action as necessary to resolve complaints.~~
- ~~Build and maintain positive working relationships with co-workers, other City employees, and the public using principles of good customer service.~~
- ~~Observe and maintain a safe working environment in compliance with established safety programs and procedures.~~
- ~~Administers the Fire Department's employee performance appraisal and progressive disciplinary system, up to and including written reprimands for assigned shift. Makes recommendations regarding appointment of new personnel~~
- ~~Perform maintenance of daily rosters, NFIRS reports and training rosters~~
- ~~Perform related duties as assigned.~~
- Supervises and coordinates fire suppression and emergency response activities across multiple fire companies during an assigned shift.
- Assumes responsibility for shift personnel, station operations, staffing, rosters and non-emergency activities.
- Responds to and manages complex emergency incidents; serves as Incident Commander or in other assigned ICS roles.
- Plans, assigns, supervises, and evaluates the work of staff involved in suppression, EMS, communications and training.
- Participates in the development and implementation of Department goals, objectives and operational procedures.
- Coordinates and evaluates training programs in collaboration with the Training Division.
- Administers performance evaluation and progressive discipline processes in accordance with policy and labor agreements.
- Participates in personnel selection and employee development.

- Manages and allocates personnel, apparatus and equipment to ensure appropriate emergency coverage.
- Participates in budget preparation and administration; develops cost estimates and justifications for staffing, equipment, materials and supplies; monitors expenditures and supports fiscal accountability.
- Ensures staff operate in a safe manner; enforces safety requirements; and monitors compliance with applicable laws, regulations and Department policies.
- Evaluate individual, company and multi-company performance.
- Prepares and reviews administrative and operational reports including NFIRS and daily battalion reports.
- Oversees assigned programs such as safety officer, emergency preparedness, fleet, facilities, wellness, PPE, or other substantial programs or projects.
- Responds to public inquiries and investigates complaints.
- Represents the Department professionally with City staff, allied agencies, and the public.
- Performs related duties as assigned.

QUALIFICATIONS:

Knowledge of:

- Principles, practices and procedures of modern fire suppression, prevention, management and equipment, and the ability to apply the knowledge to fire control and fire prevention situations.
- The geography of the City of Turlock and surrounding areas; and of major fire hazards and water supply systems.
- Building materials and construction and the principles of combustion.
- Local, state, and national codes, ordinances and laws relating to fire prevention.
- Principles and practices of leadership, supervision, management, and ~~training~~employee development, including coaching, performance evaluation, and progressive discipline within a municipal fire agency.
- Rules, regulations and procedures of the City of Turlock Fire Department, regional partnerships, and state mutual aid response.~~.~~
- Principles of administration, including personnel, budgeting/purchasing and goal development and implementation.
- ~~Current~~ FIRESCOPE Incident Command System (ICS) and ~~implementation measures within it~~ its application to multi-company and multi-agency incidents.
- Operation and maintenance of apparatus utilized in modern firefighting operations.
- Fire investigation methods, practices and procedures.
- ~~First aid and emergency medical practices.~~
- Emergency medical care practices and local EMS agency protocols, including first aid, basic life support (BLS), and medical documentation standards.
- Labor relations principles and applicable Memoranda of Understanding (MOUs).
- Standards of coverage, emergency response and disaster preparedness programs.

Ability to:

- Lead, manage, evaluate, and train personnel effectively and maintain discipline.
- Organize, implement, and supervise departmental goals and coordinate training on an assigned shift and/or regional level~~.~~.
- Interpret, explain and apply fire prevention laws and departmental rules and regulations.
- Represent the Department professionally in public meetings, interagency settings, and community forums; make presentations and communicate effectively with diverse audiences.
- Prepare clear, concise, and comprehensive written reports, including incident reviews, evaluations, after-action reports, and administrative summaries.
- Establish and maintain cooperative relationships with those contacted during work.

- Use computer and job-related software effectively.
- Communicate effectively, orally, electronically and in writing.

Experience and Training Guidelines
Any combination of experience and training that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:
Experience:
A minimum of three years experience with the Turlock Fire Department as a Fire Captain.
Out of grade qualification cannot be used towards time in rank.
Training:
~~Possession of an Associate Degree in Fire Science, Public Administration or related field at time of appointment~~
~~OR~~
~~Must be currently enrolled in an accredited university or institution and obtain an Associate Degree in Fire Science, Public Administration, or a related field within 24 (twenty-four) months from the date of application.~~
~~OR~~
~~Additional qualifying experience may be substituted for the required education on a year-for-year basis.~~
Possession of an Associate Degree in Fire Science, Public Administration, or a related field at time of appointment; or current enrollment with completion required within 24 months.
Experience substitution is limited to applicants with substantial, directly related supervisory fire service experience and may only be applied on a year-for-year basis with approval of the Fire Chief.
Certificates:
Possession of a valid Emergency Medical Technician (EMT) certificate and maintenance of such certification as a condition of continued employment.
Possession of California State Fire Training ~~(SFT)~~ Fire Officer ~~Certificate (old curriculum)~~ (legacy) or ~~SFT~~ Company Officer ~~Certificate~~ (current ~~curriculum~~) certification at time of appointment.
Successful completion of Chief Fire Officer coursework for Chief Fire Officer 3A through 3D w~~W~~ithin eighteen (18) months of appointment:~~,~~ ~~the incumbent must complete coursework for the State Fire Training Chief Fire Officer certification track*. Coursework consists of these four (4) courses:~~

- Chief Fire Officer 3A: Human Resource Management for Chief Fire Officers
- Chief Fire Officer 3B: Budget and Fiscal Responsibilities for Chief Fire Officers
- Chief Fire Officer 3C: General Administration Functions for Chief Fire Officers
- Chief Fire Officer 3D: Command of Expanding All-Hazard Incidents

~~*Coursework from the SFT Chief Officer Certification track (discontinued 12/31/2016) may be substituted for the above-listed Chief Fire Officer classes.~~
~~Possession of an EMT Certificate and maintenance of the same as a condition of continued employment.~~
Licenses:
~~Possession of a valid Class B California Driver's license and maintenance of the same as a condition of continued employment.~~
Possession of a valid Class A California Driver License, Class B California Driver License, or a Class C California Driver License with Firefighter Endorsement, to be maintained as a condition of employment.

ADDITIONAL INFORMATION:

Physical Conditions:
~~At time of appointment to this position, l~~incumbents must possess the physical ability and stamina to meet fire and safety protection line duties including: V~~v~~ision corrected sufficiently to drive City vehicles and apparatus and meet medical standards established by the Department of Motor

Vehicles to maintain a valid Class A California Driver License, Class B California Driver License, or a Class C California Driver License with Firefighter Endorsement~~Class B Driver's License~~, read blueprints, fine print and MDT's; hear well enough to identify mechanical noises, converse on the radio, telephone, and in person over incident noise; bodily mobility to crawl in attics, maintain balance on narrow platforms, to climb ladders, make rapid transitions from rest to near maximal exertion without warm-up periods; use of hands and fingers to write, drive vehicles and administer medical treatment; must be able to lift equipment and people as necessary; free from any physical, emotional or mental condition that might adversely affect the ability to exercise the duties of the position; tolerate extreme fluctuations in temperature while performing essential functions~~;~~ must perform physically demanding work in hot (up to 400 F), and humid (up to 100% humidity) atmospheres while wearing firefighting equipment which significantly impairs body cooling mechanisms.

FLSA Status: Non-exempt
Bargaining Unit: Fire

Revised: ~~December 9, 2025~~May 12, 2026

Reviewed and Approved:

_____
Personnel Officer

_____
Date

Turlock Firefighters Local #2434
Monthly Salary Schedule

POSITION	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
FIREFIGHTER	24.1	5933	6229	6541	6867	7211
FIRE ENGINEER	27.1	6867	7211	7572	7951	8349
FIRE CAPTAIN	30.1	7951	8349	8766	9204	9664
~~FIRE BATTALION CHIEF~~	~~32.1~~	~~8766~~	~~9204~~	~~9664~~	~~10147~~	~~10655~~
FIRE BATTALION CHIEF	33.1	9204	9664	10147	10655	11188

Adopted 03/25/2025
Revised 05/12/2026
Effective 03/01/2026

City Council Staff Report

May 12, 2026

From:	Chris Jelinek, Deputy Fire Chief
Prepared by:	Chris Jelinek, Deputy Fire Chief
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Motion: Authorize the Fire Department to overhire one (1) Battalion Chief position effective June 1, 2026, to address an extended operational vacancy on B-Shift.

2. NARRATIVE:

The Turlock Fire Department operates on a three-shift schedule to ensure continuous, 24-hour emergency response coverage for the community. Personnel are assigned to one of three rotating shifts—A Shift, B Shift, or C Shift. At any given time, one shift is on duty and responsible for all emergency response and daily operations, while the other two shifts are off duty. These shifts rotate on a structured schedule, allowing the department to maintain constant staffing, support firefighter readiness, and provide uninterrupted service to the community. The Fire Department is currently managing an extended vacancy in the B-Shift Battalion Chief position due to a long-term leave of absence. The position remains encumbered; however, the position has effectively been vacant for approximately one year, creating a sustained gap in consistent shift-level command and supervision.

Over the past year, the Department has maintained coverage through overtime and out-of-grade assignments. While this approach has ensured continuity of emergency incident response, it has not provided the consistency necessary for effective span of control, crew management, and operational oversight.

This request is part of the Department's broader effort to stabilize its workforce and organizational structure. Consistent, assigned Battalion Chief leadership on each shift is essential to maintaining operational readiness, reinforcing performance expectations, and ensuring alignment of standards across all three shifts.

To address this need, the Department is requesting authorization to over hire one Battalion Chief in advance of the formal separation associated with the position. Turlock Fire Department has established a Battalion Chief eligibility list and is prepared to make a promotional appointment upon approval of this request.

Alignment with City Priorities

This action supports the City's priorities of maintaining high-quality public safety services, strengthening organizational stability, and ensuring reliable and consistent emergency response delivery to the community.

This proactive approach supports continuity of leadership, reduces reliance on temporary staffing solutions, and strengthens the Department's ability to deliver consistent and effective emergency services.

Conclusion

Authorizing the over hire of a Battalion Chief is a proactive and fiscally responsible step that supports the Department's organizational stabilization efforts. This action will enhance leadership continuity, improve operational effectiveness, and ensure consistent service delivery to the community. The strategic approach to over hire will support a smooth and effective transition while maintaining continuity of leadership as the selected internal incumbent along with current Battalion Chiefs will have the opportunity to receive coaching and mentorship under the current Acting Division Chief (Retired Annuitant).

3. FISCAL IMPACT / BUDGET AMENDMENT:

The proposed overhire is expected to be cost-neutral. Associated costs will be offset by:

- Salary savings from existing Battalion Chief position while out on leave
- Reduced overtime currently used to backfill Battalion Chief coverage on B-Shift

The anticipated duration of the overhire is approximately six (6) months or less, depending on the timing of the incumbent's separation and exhaustion of leave balances.

4. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment" and therefore is not considered a project.

5. ALTERNATIVES:

1. Do not authorize the overhire. The vacany will continue to be filled using overtime and out-of-grade assignments.

6. ATTACHMENTS:

None

City Council Staff Report

May 12, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Jennifer Figueroa, Housing Program Manager
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Adopting a resolution of concurrence with the Stanislaus Urban County and Stanislaus HOME Consortium Annual Action Plan (AAP) for Fiscal Year 2026-2027 for the HOME Investment Partnership Program and support submission to the U.S. Department of Housing and Urban Development (HUD) by Stanislaus County.

2. NARRATIVE:

In 2000, the City of Turlock and Stanislaus County (Urban County) was designated a HOME Consortium by the U.S. Department of Housing and Urban Development (HUD), with the City of Turlock serving as the lead entity. This designation qualified the Consortium as an "entitlement" jurisdiction, allowing it to receive HOME Investment Partnerships Program (HOME) funds directly from HUD without a competitive application process. Beginning in Fiscal Year 2023-2024, Stanislaus County assumed the role of lead entity. The Consortium currently includes Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock and Waterford, collectively known as the Stanislaus HOME Consortium.

As the lead entity for both the Stanislaus Urban County and Stanislaus HOME Consortium, Stanislaus County is required to submit a Consolidated Plan (Con Plan) every 5 years and an Annual Action Plan (AAP) every year. While the County submits the AAP on behalf of the Consortium for HOME funds, the City of Turlock is required to separately prepare and submit an AAP to HUD for its Community Development Block Grant (CDBG) funding. Approval of an AAP is necessary to maintain compliance with federal program requirements and to retain HUD funding.

The current Con Plan, covering fiscal years 2025-2026 through 2029-2030, was adopted on May 13, 2025, by both the County Board of Supervisors and the Turlock City Council. The Con Plan serves as a strategic planning document that assesses affordable housing and community development needs, evaluates market conditions and establishes priorities for the use of HUD Community Planning and Development (CPD) formula grant programs, including CDBG, HOME, and Emergency Solutions Grant (ESG) funds.

The Annual Action Plan (AAP) is a one-year plan that supports the goals and priorities outlined in the Consolidated Plan. It describes the anticipated activities and projects to be undertaken during the program year to address identified needs and advance the objectives of the Con Plan.

The County's Fiscal Year 2026-2027 Annual Action Plan (AAP) outlines the proposed use of HOME funds to assist low-income households throughout the Consortium. The County's draft AAP is included as Exhibit A to this staff report. In addition to HOME funds, the County's

AAP also addresses CDBG and ESG funding for Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford. The City of Turlock's participation in the County's AAP is limited to HOME funds allocated in the 2026-2027 fiscal year. HOME funds allocated to the Consortium in previous years will continue to be managed by the City of Turlock.

For Fiscal Year 2026-2027, the Stanislaus HOME Consortium is anticipated to receive approximately $1,191,577.79 in HOME funding. Of this amount, the City of Turlock's allocation of HOME funds is approximately $141,014 for eligible HOME activities. The HOME Funding Allocation Chart is attached hereto.

Consistent with federal HOME requirements, Consortium funds are intended to support affordable housing activities benefiting low-income households. The City's HOME allocation must be committed to an eligible project within six (6) months of July 1, unless an extension is granted by the County. An eligible project is one that has been included in a HUD-approved Consortium Annual Action Plan, authorized by the County, and has completed the required environmental review process. If the City does not have an eligible project within this timeframe, the allocation will be made available to all Consortium members through a County-administered Request for Proposals (RFP) process.

The County's AAP allocates $119,157 HOME program administration and $178,736.79 for a Community Housing Development Organization (CHDO), as required by HUD, to support the acquisition or development of affordable housing. Additionally, $446,842 is allocated Consortium-wide for the acquisition, development, and/or rehabilitation of affordable rental housing and $446,842 is designated for loans and grants for rehabilitation of both owner-occupied and renter-occupied units.

In accordance with Federal regulations, the County's Citizen Participation Plan requires a minimum 30-day public review period prior to the adoption of the AAP. Stanislaus County has made the draft AAP available for public review from April 8, 2026, through May 8, 2026, with a public hearing scheduled before the Board of Supervisors on May 12, 2026. The City of Turlock has similarly posted Stanislaus County's AAP for public review from April 10, 2026, through May 10, 2026, with a public hearing scheduled before the City Council on May 12, 2026.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Submittal and approval of the Stanislaus County 2026-2027 Annual Action Plan to HUD will make $141,014 available to the City of Turlock for HOME eligible activities. If approved and a project is identified, a separate action will be brought to Council for consideration of agreements between the City of Turlock and Stanislaus County for receipt of funds.

4. ENVIRONMENTAL DETERMINATION:

The adoption of the proposed resolution does not constitute a project under CEQA and does not require an environmental review. The environmental review is done programmatically in conjunction with the Annual Action Plan and each HOME funded project undergoes an additional project level NEPA environmental review before funds can be committed.

5. ALTERNATIVES:

1. City Council could choose not to adopt the proposed resolution, which would hinder Stanislaus County from submitting their Annual Action Plan to HUD by the deadline of May 15, 2026.
2. City Council could choose to adopt the proposed resolution and provide comments on the proposed plan, allowing Stanislaus County to submit their Annual Action Plan to HUD by the deadline of May 15, 2026.
3. City Council could choose to adopt the proposed resolution without providing any comments on the proposed plan, allowing Stanislaus County to submit their Annual Action Plan to HUD by the deadline of May 15, 2026.

6. ATTACHMENTS:

1. Resolution - 2026-27 County AAP
2. 2026-2027 Stanislaus County AAP
3. HOME CONSORTIUM ALLOCATION FY2026-2027 FINAL-Chart

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING A RESOLUTION OF CONCURRENCE WITH THE STANISLAUS URBAN COUNTY AND STANISLAUS HOME CONSORTIUM ANNUAL ACTION PLAN (AAP) FOR FISCAL YEAR 2026-2027 FOR THE HOME INVESTMENT PARTNERSHIP PROGRAM AND SUPPORT SUBMISSION OF THE PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) BY STANISLAUS COUNTY.	**RESOLUTION NO. 2026-**

WHEREAS, in 2000, the City of Turlock and Stanislaus County (Urban County) was designated a HOME Consortium by the U.S. Department of Housing and Urban Development (HUD) entitling the Consortium to receive HOME Investment Partnership Program (HOME) funds with the City of Turlock as the lead entity; and

WHEREAS, Stanislaus County assumed the role of lead entity of the Consortium beginning fiscal year 2023-2024; and

WHEREAS, Stanislaus County and the City of Turlock are required to submit a 5-year Consolidated Plan (Con Plan) and an Annual Action Plan (AAP) to HUD to retain funding; and

WHEREAS, the 5-year Con Plan serves as a strategic planning document that assesses affordable housing and community development needs and establishes priorities to be carried out over the 5-year period; and

WHEREAS, the AAP is an annual plan that describes the anticipated activities to be undertaken during the program year to address identified goals from the Con Plan; and

WHEREAS, the Stanislaus County HOME Consortium which includes the cities of Ceres, Hughson, Newman, Oakdale, Riverbank, Patterson, Turlock, Waterford, and the unincorporated areas of Stanislaus County is anticipating an annual allocation of $1,191,578.79; and

WHEREAS, the City of Turlock estimated allocation of HOME funds for Fiscal Year 2026-2027 is $141,014 for HOME allowable activities; and

WHEREAS, the Fiscal year 2026-2027 Stanislaus HOME Consortium Annual Action Plan was made available to the public for review and comment prior to public hearings to be held by both the Stanislaus County Board of Supervisors and the Turlock City Council; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby adopt a resolution of concurrence with the Stanislaus Urban County and Stanislaus HOME Consortium Annual Action Plan (AAP) for Fiscal Year 2026-2027 for the HOME Investment Partnership Program and support submission of the plan to the U.S. Department of Housing and Urban Development (HUD) by Stanislaus County.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

Prepared by the Stanislaus County
Department of Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354
(209) 525-6330 – Fax (209) 525-5911
https://www.stancounty.com/planning/cdbg/plans-and-reports.shtm

FISCAL YEAR 2026-2027 DRAFT ANNUAL ACTION PLAN

STANISLAUS URBAN COUNTY

STANISLAUS HOME CONSORTIUM

FOR HUD ENTITLEMENT PROGRAMS ANNUAL ACTION PLAN

Stanislaus Urban County and the Stanislaus HOME Consortium

Stanislaus County

Chairman Vito Chiesa
Vice Chairman Terry Withrow
Supervisor Buck Condit
Supervisor Channce A. Condit
Supervisor Mani Grewal

City of Ceres

Mayor Javier Lopez
Vice Mayor Daniel A. Martinez
Councilmember James Casey
Councilmember Rosalinda L. Vierra
Councilmember Cerina Otero

City of Hughson

Mayor George Carr
Mayor Pro Tem Randy Crooker
Councilmember Julie Ann Strain
Councilmember Susana Vasquez
Councilmember Alan McFadon

City of Newman

Mayor Casey Graham
Councilmember Shane Tomlinson
Councilmember Scott Ball
Councilmember Gisel Pimentel
Councilmember Matthew Harden

City of Oakdale

Mayor Cherilyn Bairos
Mayor Pro Tem Kayleigh Gilbert
Councilmember Jarod Pitassi
Councilmember Jeff Kettering
Councilmember Richard Murdoch

City of Patterson

Mayor Michael Clauzel
Councilmember Gabriela Hernandez
Councilmember Jessica Romero
Councilmember Kendra Mora
Councilmember Carlos Roque

City of Riverbank

Mayor Rachel Hernandez
Vice Mayor John C. Pimentel
Councilmember Luis Uribe
Councilmember Cindy Fosi
Councilmember Stacy Call

City of Turlock*

Mayor Amy Bublak
Vice Mayor Rebecka Monez
Councilmember Cassandra Abram
Councilmember Kevin Bixel
Councilmember Erika Phillips

City of Waterford

Mayor Charlie Goeken
Vice Mayor Jamie Hilton
Councilmember Guadalupe Gutierrez
Councilmember Christine Harris
Councilmember Elizabeth Talbott

**Note: The City of Turlock is not a member of the Stanislaus Urban County; however, it is a member of the Stanislaus HOME Consortium.*

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ES-05 EXECUTIVE SUMMARY

Introduction

Each year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Stanislaus Urban County and the City of Turlock, specifically Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME) grant. The Stanislaus Urban County consists of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford and the unincorporated areas of Stanislaus County. The Stanislaus Urban County and the City of Turlock form the Stanislaus HOME Consortium for purposes of receiving federal Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) Program funds. Together, the Stanislaus Urban County and the City of Turlock prepared a joint Five-Year Consolidated Plan (Consolidated Plan) for Fiscal Years 2025-2029 which serves as the blueprint for the expenditures of federal funds.

Beginning in 2000, with the City of Turlock serving as the lead entity, the Stanislaus Urban County was part of the City of Turlock/Stanislaus Urban County HOME Investment Partnerships Program (HOME) Consortium for purposes of receiving federal HOME grant funding. On July 1, 2023, Stanislaus County became the lead entity for a new HOME Consortium, the Stanislaus HOME Consortium, consisting of the Stanislaus Urban County and the City of Turlock. CDBG, ESG, and HOME activities will be reported in this Annual Action Plan (AAP) for the Stanislaus HOME Consortium, and the City of Turlock will report their CDBG activities in their own separate AAP.

For Fiscal Year 2026-2027 the final HUD funding allocations are as follows:

<u>Stanislaus Urban County:</u>	
CDBG:	$2,302,998.00
ESG	$202,398.00
<u>Stanislaus HOME Consortium:</u>	
HOME:	$1,191,577.79

Throughout this document the following geographic terms will be used.

- **Stanislaus Planning Area:** Includes the entirety of the planning area considered under the Fiscal Year 2025-2029
- **Consolidated Plan:** the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and the unincorporated area of the County.
- **Stanislaus Urban County:** A multi-jurisdictional CDBG entitlement, made up of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and the unincorporated area of the County. Stanislaus County is the “lead entity” for the Stanislaus Urban County.
- **Unincorporated County:** includes the entire unincorporated area of the County (this area is not a part of any municipality).
- **Entitlement Cities:** The CDBG entitlement cities in the County are Modesto and Turlock.
- **Stanislaus HOME Investment Partnerships Program (HOME) Consortium:** The members of the Consortium are Stanislaus Urban County and the City of Turlock. Stanislaus County is the “lead entity” for the Stanislaus HOME Consortium.

This Annual Action Plan (AAP) outlines the projects and activities that will be undertaken to address housing and

community development needs using CDBG, ESG, and HOME funds during Fiscal Year 2026–2027. This AAP represents Year 2 of the currently approved Consolidated Plan**.**

The document is prepared in accordance with HUD requirements and is largely generated through HUD's Integrated Disbursement and Information System (IDIS). It serves as both a planning and reporting tool to guide the use of federal resources and track progress toward meeting local housing and community development goals.

Summary of the Objectives and Outcomes Identified in the Plan Needs Assessment Overview

The Stanislaus Urban County and the City of Turlock have identified five goals to address housing and community development needs during the 2025-2029 Consolidated Plan:

1. Improve public infrastructure and facilities;
2. Provide and ensure access to essential public services;
3. Support affordable housing and promote accessible housing options;
4. Work to address, prevent and mitigate homelessness; and
5. Administration.

CDBG funds are used by the Stanislaus Urban County to support a variety of community development activities, including public services, public facilities and infrastructure improvements, housing-related programs, and planning and administrative costs. These activities primarily benefit low- and moderate-income households and address identified community needs.

ESG funds are used to support programs that assist individuals and families experiencing or at risk of homelessness. Eligible activities include homelessness prevention, rapid re-housing, emergency shelter operations, Homeless Management Information System (HMIS) participation, and administrative costs.

HOME funds are used by the Stanislaus HOME Consortium to increase and preserve the supply of affordable housing. These funds support activities such as the development of new affordable housing units, rehabilitation of existing housing, and assistance to low-income households through homeownership and housing rehabilitation programs.

Evaluation of Past Performance

Stanislaus Urban County:

In many older neighborhoods and communities, public infrastructure is minimal or non-existent, causing this to be a high priority need. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods but were not always requirements at the time older neighborhoods developed. As a result, Stanislaus Urban County member jurisdictions have continued to utilize Community Development Block Grant (CDBG) funds to support infrastructure improvement projects that benefit low- and moderate-income neighborhoods.

Through the CDBG Public Services Program, the Stanislaus Urban County may set aside up to 15% of its annual CDBG allocation for programs that provide services to low- to moderate-income households (families or individuals). In Fiscal Year 2025-2026, a total of eight public service programs were awarded $345,430 to carry-out a variety of services addressing community needs. As of March 31, 2026, approximately 889 individuals have received a form of service through the funded agencies. Services provided through these programs have included meals and shelter assistance for low-income households, emergency food distribution, and other supportive services.

Stanislaus HOME Consortium:

As the lead agency for the Stanislaus HOME Consortium, Stanislaus County continues to work with consortium member cities to identify and support affordable housing projects that address local housing needs. During Fiscal Year 2025–2026, the County worked with a housing consultant to update HOME program policies and procedures and to prepare and release a Request for Proposals (RFP) to identify eligible housing development and rehabilitation projects throughout the consortium area.

Following the evaluation of proposals received through the RFP process, the County brought forward funding recommendations to the Board of Supervisors in December 2025. The Board approved the award of HOME and Permanent Local Housing Allocation (PLHA) funds to three affordable housing projects proposed by the Stanislaus Regional Housing Authority (SRHA). These projects will support the development and preservation of affordable housing units within the consortium area and represent a continued commitment to increasing the supply of safe, decent, and affordable housing for low- and moderate-income households.

In addition to these development efforts, the County is currently preparing a Housing Services Request for Proposals (RFP) to support the implementation of its Housing Rehabilitation Program. The goal of this effort is to select a qualified service provider to administer housing rehabilitation activities, with program implementation anticipated in early Fiscal Year 2026–2027.

ESG program funding is used to support emergency shelter operations and provide assistance to households experiencing homelessness or at risk of becoming homeless. In Fiscal Year 2025–2026, a total of three programs were awarded $187,389 to provide shelter and homelessness prevention services. As of March 31, 2026, approximately 189 individuals have received services through ESG-funded programs.

Throughout Fiscal Year 2025-2026, the Stanislaus HOME Consortium and the local Continuum of Care (CoC) continued to strengthen collaboration to address homelessness within the region. These efforts included coordinating resources and providing funding to eligible shelters for operations and supportive services through federal and state funding sources, including the Homeless Housing Assistance and Prevention (HHAP), ESG, and PLHA programs.

Community Outreach

The Stanislaus HOME Consortium conducted community outreach and consultation activities in accordance with its adopted Citizen Participation Plan during the preparation of the AAP. Community engagement efforts included a combination of virtual community meetings, stakeholder interviews, in-person community meetings, and consultations conducted through phone and email with local service providers and partner agencies. The County also coordinated with the local CoC to gather input regarding community needs and priorities related to homelessness and housing stability.

Draft AAP documents were made available for public review through multiple methods to encourage community participation. The draft plan was posted on the County's website and made available at the offices of the Planning and Community Development departments of the Stanislaus HOME Consortium member jurisdictions. In addition, draft documents were distributed electronically to known interested parties, community organizations, and stakeholders by Consortium staff.

- **Summary of Public Comments**
  Any public comments received during the public review period or provided at the subsequent final public hearing to consider approval of the AAP will be incorporated into the final AAP submitted to HUD.

- **Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them**
  Any public comments received during the public review period or provided at the subsequent final public hearing not accepted and the reasons for not accepting them will be incorporated into the final AAP submitted to HUD.

PR-05 LEAD AND RESPONSIBLE AGENCIES

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan on behalf of the Stanislaus Urban County and Stanislaus HOME Consortium, and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Stanislaus County	Stanislaus County Planning and Community Development
ESG Administrator	Stanislaus County	Stanislaus County Planning and Community Development
HOME Administrator	Stanislaus County	Stanislaus County Planning and Community Development

Narrative

Each year the United States Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the Stanislaus Urban County and the Stanislaus HOME Consortium, specifically CDBG, ESG, and HOME grants.

In order to receive CDBG, ESG, and HOME funds, the Stanislaus Urban County, along with the City of Turlock, have prepared a joint Five-Year Consolidated Plan for Fiscal Years 2025-2029 which serves as the blueprint for the expenditures of federal funds.

Consolidated Plan Public Contact Information

Stanislaus County
Angela Freitas, Director
Department of Planning and Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Telephone: 209-525-6330
E-mail: communitydevelopment@stancounty.com

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PR-10 CONSULTATION

Introduction

In preparing the AAP, the Stanislaus HOME Consortium consulted with various organizations that provide housing, community development, and supportive services to residents throughout the Stanislaus Planning Area. Many of these consultations occur as part of ongoing coordination between member jurisdictions and partner agencies involved in addressing housing, infrastructure, and community development needs. The community outreach process for the AAP included online community meetings, in person community meetings, stakeholder interviews, agency phone and email consultations, and consultation with the local CoC. Draft documents were made available to the public via the County's website as well as emailed directly by County staff to interested parties.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Stanislaus HOME Consortium continues to enhance coordination among public and assisted housing providers and private and governmental service agencies through ongoing collaboration with local jurisdictions, housing providers, and community-based organizations. The Consortium works closely with the SRHA, the local CoC, and a variety of nonprofit service providers to coordinate housing assistance, homelessness services, and supportive programs for low- and moderate-income households.

These coordination efforts include regular communication and consultation with agencies providing health, mental health, and social services to ensure that housing programs are aligned with available supportive services and community resources. In addition, the County's Planning and Community Development Department participates in monthly meetings with Behavioral Health and Recovery Services (BHRS) as part of the Behavioral Health Collaborative. These meetings provide an opportunity for County departments and partner agencies to discuss related programs, funding opportunities, and emerging issues and challenges affecting individuals experiencing homelessness and those in need of supportive housing and behavioral health services.

The County and its partner jurisdictions also collaborate with service providers administering programs funded through federal and state sources including the CDBG, HOME, ESG, HHAP, and PLHA programs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Stanislaus County staff collaborate with the CoC in multiple ways. The CoC is made up of representatives from the City of Modesto, the City of Turlock, Stanislaus County, the Stanislaus Regional Housing Authority (SRHA), law enforcement agencies, housing service providers, social service providers, health service providers, and homeless service providers. Announcements for all funding opportunities through the Stanislaus Urban County and the Stanislaus HOME Consortium are routinely advertised at the CoC meetings.

Stanislaus County staff participate in regularly scheduled monthly CoC meetings and maintain ongoing coordination with partner agencies to identify housing needs, service gaps, and opportunities to improve the delivery of housing and supportive services. Through this collaboration, the County works with partners to address the needs of chronically

homeless individuals and families, families with children, veterans, and unaccompanied youth by coordinating housing resources, supportive services, and outreach efforts.

In preparation of this AAP, Stanislaus County consulted with a wide range of service providers and stakeholders. These involved both the public sector and private nonprofit sector. These personal contacts asked those who help to meet the housing and social services needs of residents to describe the level of needs in the community, the relative priority of needs, and what they believe can be done to better meet the needs of the county's residents.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Stanislaus County coordinates closely with the local CoC in the planning and administration of ESG and CDBG Public Services funding. A representative from the CoC participates on the County's Grant Review Panel, which reviews and scores applications submitted by nonprofit organizations and service providers through a competitive funding process.

This process typically begins approximately six months prior to the start of the upcoming fiscal year, except during years in which a new Consolidated Plan is developed. In those years, the funding process begins after the Consolidated Plan that establishes updated goals and funding priorities is approved by the Board of Supervisors.

In addition to the CoC representative, the Grant Review Panel includes a representative from each Stanislaus Urban County member jurisdiction. ESG and CDBG Public Services funding recommendations are also presented to the CoC during a regularly scheduled meeting, typically in April, to provide an opportunity for review and input prior to final consideration by the Board of Supervisors.

More detailed coordination regarding ESG implementation and HMIS occurs through the CoC's HMIS subcommittee, which meets on a monthly basis. This subcommittee supports the implementation of ESG and HMIS requirements, including data collection standards, reporting practices, and system improvements. Through this collaboration, the County works with the CoC and HMIS lead agency to promote data quality, ensure compliance with federal requirements, and improve the consistency of reporting across funded programs.

In addition, the County, in coordination with the CoC, routinely consults with public agencies and nonprofit organizations that provide permanent supportive housing, health services, and social services. These efforts help identify available resources and service gaps and inform strategies to address the needs of individuals and families experiencing chronic homelessness.

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Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

1	**Agency/Group/Organization(s)**	Ceres Healthy Start Family Resource Center The Salvation Army Red Shield
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
2	**Agency/Group/Organization(s)**	Area Agency on Aging Healthy Aging Association Stanislaus Advocacy Network
	Agency/Group/Organization Type	Services-Seniors
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
3	**Agency/Group/Organization(s)**	Center for Human Services Central Valley Opportunity Center
	Agency/Group/Organization Type	Services-Education Services Employment Food Bank
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings

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4	Agency/Group/Organization	Healthy Alternatives to Violent Environments (HAVEN)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
5	**Agency/Group/Organization(s)**	Cambridge Academies Stanislaus Workforce Development
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
6	**Agency/Group/Organization**	United Samaritans Foundation
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
7	**Agency/Group/Organization(s)**	Cambridge Academies Center for Human Services Children's Crisis Center Family Promise We Care Program
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless - Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings
8	**Agency/Group/Organization**	Project Sentinel
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach and stakeholder meetings

Identify any agency types not consulted and provide rationale for not consulting.

N/A

Describe other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Consolidated Application	Stanislaus County	Homeless Strategy
General Plan Housing Elements	Stanislaus Urban County and Stanislaus HOME Consortium members	Goals of the Housing Element of the General Plan were considered when preparing the Annual Action Plan. The goals of the Annual Action Plan address some of the housing needs identified in the Housing Element.
Stanislaus 2021 Regional Strategic Plan to Address Homelessness	Stanislaus Community System of Care (CoC)	The Strategic Plan addresses homelessness via various funded projects/activities including ESG, CDBG, or HOME funds.
Public Housing Agency (PHA) Plan	Stanislaus Regional Housing Authority	Both include the need to increase affordable housing stock and integrate quality services.
Action Plan for Preventing and Ending Homelessness in California	State of California – Homeless Coordinating and Finance Council	This Action Plan orients the State's efforts to drive purposeful, meaningful, and measurable progress toward preventing and ending homelessness in California, motivated by a vision of a future in which homelessness in California
Broadband Infrastructure Deployment	Public Utilities Commission	Order Instituting Rulemaking Regarding Broadband Infrastructure Deployment and to Support Service Providers in the State of California.
2022-2027 Local Hazard Mitigation Plan	Stanislaus County – Office of Emergency Services	The Stanislaus County Office of Emergency Services in collaboration with the cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and the County Office of Education is updating their 2017 Local Hazard Mitigation Plan (LHMP). The LHPM 2017 recognized earthquakes, floods, dam inundation, landslides and wildfire as the local natural hazards.
Housing Stanislaus	Stanislaus County	A countywide initiative to develop a common vision for housing in Stanislaus County.

PR-15 CITIZEN PARTICIPATION

Summary of citizen participation process/efforts made to broaden citizen participation. Summary of citizen participation process and how it impacted goal-setting.

In order to ensure maximum participation in the AAP process among all populations and special needs groups and to ensure that their issues and concerns are adequately addressed, the Stanislaus HOME Consortium has a Citizen Participation Plan in place. The Citizen Participation Plan describes the actions to be taken to encourage citizen participation in the development of the AAP. The community outreach process for the AAP included online community meetings, in person community meetings, agency phone and email consultations.

The public review period for the Fiscal Year 2026-2027 Annual Action Plan is from April 8, 2026 to May 8, 2026. A public meeting notice was published in The Modesto Bee on April 8, 2026, in both English and Spanish, a newspaper covering the entire Stanislaus Planning Area. In addition, each Stanislaus HOME Consortium member city advertised their city council meeting for the consideration of the AAP in one of the following newspapers: Ceres Courier, Hughson/Denair Dispatch, The Modesto Bee, Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal, and Patterson Irrigator. The Stanislaus HOME Consortium/Stanislaus Urban County also utilizes existing listservs to notify interested parties of the AAP's availability for review.

Summary of Citizen Participation

Information pending the end of the Public Review Period

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Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received	Summary of Comments Not Accepted	URL (If applicable)
Public Meetings	Non-English Speaking Specify other language: Spanish Non-targeted/broad community	<u>Ceres</u> • April 16, 2026, at 5:30 p.m. Community Meeting, Via Zoom. • April 16, 2006, at 5:30 p.m. Community Meeting/City Hall, 2701 4th Street, Ceres. • May 11, 2026, at 6:00 p.m. City of Ceres Community Meeting/City Hall 2701 4th Street, Ceres. <u>Hughson</u> • April 27, 2026, at 5:15 p.m., Community Meeting, Via Zoom. • April 27, 2026, at 5:15 p.m., Community Meeting/City Hall, 7018 Pine Street, Hughson. • May 11, 2026, at 6:00 p.m., Hughson City Council Meeting/City Hall, 7018 Pine Street, Hughson. <u>Newman</u> • April 15, 2026, at 2:00 p.m., Newman City Council Meeting/City Hall, 938 Fresno Street, Newman. • April 15, 2026, at 3:00 p.m., Community Meeting, Via Zoom. • April 28, 2026, at 7:00 p.m., Newman City Council Meeting/City Hall, 938 Fresno Street, Newman.	Comments pending for April/May Meetings Comments pending for April/May Meetings Comments pending for April Meetings	N/A	N/A

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received	Summary of Comments Not Accepted	URL (If applicable)
Public Meetings	Non-English Speaking Specify other language: Spanish Non-targeted/broad community	<u>Oakdale</u> • April 14, 2026, at 10:00 a.m., Community Meeting/City Hall, 455 South Fifth Ave., Oakdale. • April 14, 2026, at 10:00 a.m., Community Meeting, Via Zoom. • April 20, 2026, at 7:00 p.m., Oakdale City Council Meeting/City Hall, 455 South Fifth Ave., Oakdale. <u>Patterson</u> • April 16, 2026, at 5:00 p.m., Community Meeting/City Hall, 1 Plaza, Patterson. • April 16, 2026, at 5:00 p.m., Community Meeting, Via Zoom. • April 21, 2026, at 7:00 p.m., Patterson City Council Meeting/City Hall, 1 Plaza, Patterson. <u>Riverbank</u> • April 28, 2026, at 6:00 p.m., Community Meeting/City Hall, 6707 Third Street, Suite B, Riverbank. • April 28, 2026, at 6:00 p.m., Community Meeting, Via Zoom. • April 28, 2026, at 6:00 p.m., Riverbank City Council Meeting/City Hall, 6707 Third Street, Suite B, Riverbank. <u>Turlock</u> • April 21, 2026, at 1:30 p.m., Turlock Community Collaborative Meeting, Via Zoom. • May 12, 2026, at 6:00 p.m., Turlock City Council/City Hall, 156 S. Broadway, Turlock.	Comments pending for April Meetings Comments pending for April Meetings Comments pending for April/May Meetings		

Mode of Outreach	Target of Outreach	Summary of Response	Summary of Comments Received	Summary of Comments Not Accepted	URL (If applicable)
Public Meetings	Non-English Speaking Specify other language: Spanish Non-targeted/broad community	Waterford • April 27, 2026, at 5:30 p.m., Community Meeting/City Hall, l 101 E. Street, Waterford. • April 27, 2026, at 5:30 p.m., Community Meeting, Via Zoom. • May 21, 2026, at 6:30 p.m., Waterford City Council Meeting/ City Hall, l 101 E. Street, Waterford. Stanislaus County • April 16, 2026, at 2:30 p.m., 3800 Cornucopia Way, Modesto. Continuum of Care (CoC) Meeting • May 4, 2026, at Noon, 1010 10th Street, Basement Training Room, Modesto. • May 5, 2026, at Noon, via Microsoft TEAMS video conferencing. • May 5, 2026, at 5:30 p.m., via Microsoft TEAMS video conferencing • May 6, 2026, at 5:30 p.m., 1010 10th Street, Basement Training Room, Modesto (Board of Supervisors Meeting) • May 12, 2026, at 9:00 a.m., 1010 10th Street, Board Chambers, Modesto.	Comments pending for April/May Meetings Comments pending for April/May Meetings		
Newspaper Ad	Non-targeted/broad community	All public hearings/meetings and notice of the availability of the draft AAP for public review, were published in newspapers covering the Stanislaus Planning Area (Ceres Courier, Hughson/Denair Dispatch, Modesto Bee (English and Spanish), Newman/Gustine Westside Index, Oakdale Leader, Turlock Journal and Patterson Irrigator).	Comments pending for April and May meetings	N/A	N/A

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AP-15 EXPECTED RESOURCES

Introduction

During Fiscal Year 2026-2027, the Stanislaus Urban County expects to receive approximately $2,302,998 in CDBG program funding and $202,398 in ESG funding. As of March 31, 2026, the amount of prior years' unspent funds was approximately $5,636,132 in federal CDBG and $254,650 in federal ESG funds.

During Fiscal Year 2026-2027, the Stanislaus HOME Consortium expects to receive approximately $1,191,577.79 in HOME funding. This is the fourth year of the Stanislaus HOME Consortium and the projects and program are tentatively scheduled to begin in early June 2026, there is no HOME program income anticipated. As of March 31, 2026, the amount of prior years' unspent HOME funds was approximately $4,003,971.34

Anticipated Resources

Stanislaus Urban County

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Consolidated Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Administration and Planning, Economic Development, Housing, Public Infrastructure, and Public Services	$2,302,998	$0	$5,636,132	$7,939,130	$6,908,994	Majority of funds will be utilized for infrastructure projects. 15% will be set aside for public services. 20% for Administration. Prior year resources are projected to be approximately $5.6 million that will be carried forward to HUD approved infrastructure projects.
ESG	public - federal	Overnight shelter operations and services, rapid re-housing (rental assistance), and homeless prevention, HMIS data support services	$202,398	$0	$254,650	$457,048	$607,194	Funds will be utilized for ESG program administration, emergency shelters, homeless management information system (HMIS) data entry, and homeless prevention and rapid re-housing services. Prior year ESG funds in the amount of $254,650 are awarded to service providers and will be spent in FY 2026-2027.

Stanislaus HOME Consortium

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Consolidated Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, new construction for ownership and Tenant Based Rental Assistance (TBRA).	$1,191,577.79	$0	$4,003,971.34	$5,195,549.13	$3,574,733.37	Funds will be utilized for affordable housing development, rehabilitation, and administration. Prior year HOME funds in the amount of $4,003,971.34 have been allocated to projects and programs and will be spent within the Consolidated Plan time frame.

The projects and programs' allocated funding listed in the AAP will be adjusted proportionally according to the final HUD allocations awarded to Stanislaus County. The Stanislaus Urban County also has a balance of approximately $459,200.98 in Neighborhood Stabilization Program (NSP) 1 and $722,798.26 in NSP 3 program income funding. The NSP funding is anticipated to be utilized during Fiscal Year 2026-2027 for housing development and/or infrastructure activities. In Fiscal Year 2026-2027 NSP Program Income (PI) funding will continue to be available to all Stanislaus Urban County members to fund the removal of blighted and dangerous buildings in NSP target areas. In Fiscal Year 2026-2027, County staff will be working with the Stanislaus Urban County members to develop a closeout plan for use of the remaining NSP PI funding. Staff will also be working with HUD to determine eligible uses and assess any impacts use of the funding may have with timeliness requirements for use of other HUD funding. A separate item will be brought to the Board of Supervisors for consideration of the NSP program close out.

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

CDBG Program - Infrastructure: Stanislaus Urban County members will continue the use of state and other non-HUD federal funds (as they become available) as leverage for infrastructure projects. The County has set aside approximately $55.8 million in American Rescue Plan Act of 2021 (ARPA) funding to Community Infrastructure. The County's West Modesto Project is one of the areas that will be receiving ARPA funds to assist with the installation of sewer lines and sewer connections. The County was awarded approximately $25.6 million from the State Water Board for the West Modesto Project to be utilized in Fiscal Year 2026-2027.

CDBG Program - Public Services Grants: Fiscal Year 2026-2027 CDBG- Public Services applications are expected to leverage approximately $4,147,385.

HOME Program - 25% Match Requirement: The Stanislaus HOME Consortium uses local funds, state funds, and program income from various funding sources as contributions to housing pursuant to HOME matching requirements. No match funds have been identified for use with HOME projects.

ESG Program - 100% Match Requirement: Leverage funding identified by applicant agencies awarded funding identified utilizing CDBG, CoC funding, private donation, foundation funding, and in-kind as sources to meet the program match requirement. Fiscal Year 2026-2027 ESG (federal and state) allocations are expected to leverage approximately $2,163,937 in funding.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Stanislaus County and the cities of Ceres, Newman and Riverbank are the only Stanislaus HOME Consortium members with identified surplus lands within the Stanislaus Planning Area. County staff currently is researching the possibilities of developing affordable housing units at 18 South Abbie Street, located in the unincorporated community of Empire. The property is the former Empire Library site and is near the Empire Migrant Facility. The City of Ceres is exploring options for a vacant 0.17-acre lot at the northwest corner of Arthur Way and Hollister Street. The vacant property is the former site of a city well which was removed and could be used for residential development. The City of Riverbank identified a 10-acre city-owned parcel at the northwest corner of Eleanor Avenue and Kentucky Avenue as surplus land. City staff is exploring possibilities of developing affordable housing units, if no interest in the property is found then the City has the option to sell the property on the open market. The City of Newman identified a 4.77-acre parcel located at 648 W. Mariposa as a potential housing opportunity site during the development of its Housing Element.

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AP-20 ANNUAL GOALS AND OBJECTIVES

Goals and Summary Information

Goal Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Infrastructure and Facilities	2026	2029	Non-Housing Community Development	Public Infrastructure Improvement	CDBG: $1,496,864	Households: 1,023
2	Provide and Ensure Access to Essential Public Services	2026	2027	Non-Homeless Special Needs	Public Services	CDBG: $345,534	Persons: 700
3	Work to Address, Prevent and Mitigate Homelessness	2026	2028	Homeless	Homeless Services Public Services	ESG: $187,219	Persons:380
4	Support Affordable Housing and Promote Accessible Housing Options	2026	2029	Affordable Housing	Affordable Housing	HOME: $1,072,420.79	Households: 21
5	Administration	2026	2027	Administration	Public Infrastructure Improvement Homeless Services Public Services Affordable Housing	CDBG: $460,600 ESG: $15,179 HOME: $119,157	Other: 1

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Goal Description

1	Goal Name	Improve Public Infrastructure and Facilities
	Goal Description	Provide infrastructure improvements and facility projects in income-qualified residential neighborhoods lacking sewer, water, or stormwater systems, or where infrastructure exists but needs repair.
2	Goal Name	Provide and Ensure Access to Essential Public Services
	Goal Description	Projects and activities under this goal may support organizations that offer services such as educational programs, food boxes, health care services, and economic development.
3	Goal Name	Work to Address, Prevent, and Mitigate Homelessness
	Goal Description	Projects under this goal will support organizations providing homeless prevention services and shelter services for those individuals or families experiencing homelessness, including emergency shelters, and rapid re-housing.
4	Goal Name	Support Affordable Housing and Promote Accessible Housing Options
	Goal Description	Housing improvements for those persons with disabilities and projects that may consist of rehabilitation or development of affordable housing units for either renters or homeowners.
5	Goal Name	Administration
	Goal Description	Administration for CDBG, ESG, and HOME programs.

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AP-35 PROJECTS

Introduction

As shown in the previous section, AP-20 Annual Goals and Objectives, the Stanislaus HOME Consortium have identified goals to address housing and community development needs that both entities will work towards achieving in Fiscal Year 2026-2027. Below are the proposed projects to be funded with FY 2026-2027 federal funding from the CDBG, ESG, and HOME programs.

The project listing below includes the proposed CDBG projects and administration for the Stanislaus Urban County members according to their respective allocation.

The proposed HOME programs include the County's administration of the program and housing programs that will be made available to Stanislaus HOME Consortium members. Annually, HOME allocations are distributed amount the Consortium members and Consortium members are given six months from the beginning of each fiscal year to propose projects using their HOME allocation. If no feasible project is proposed and approved by the County, the HOME funds will return to the County for reallocation to an approved project through a competitive process such as a RFP process.

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Stanislaus Urban County

#	Project Name
1.	Stanislaus County - CDBG Program Administration FY 26-27 (CDBG)
2.	Stanislaus County - West Modesto Sewer Infrastructure Project FY 26-27 (CDBG)
3.	Stanislaus County – Project Sentinel, Inc.,- Housing Services FY 26-27 (CDBG)
4.	City of Ceres - CDBG Project Activity Delivery FY 26-27 (CDBG)
5.	City of Ceres - Morrow Village ADA Improvements Phase 3 (4 Phases) FY 26-27 (CDBG)
6.	City of Hughson - CDBG Project Activity Delivery FY 26-27 (CDBG)
7.	City of Hughson – 7th Street Sidewalk Improvement Project FY 26-27 (CDBG)
8.	City of Newman - CDBG Project Activity Delivery FY 26-27 (CDBG)
9.	City of Newman – Steffensen-Sunshine Park Area Improvements Project FY 26-27 (CDBG)
10.	City of Oakdale - CDBG Project Activity Delivery FY 26-27 (CDBG)
11.	City of Oakdale – North Fifth Avenue Improvements Project FY 26-27 (CDBG)
12.	City of Oakdale – South Sixth Avenue Improvements Project FY 26-27 (CDBG)
13.	City of Patterson - CDBG Project Activity Delivery FY 26-27 (CDBG)
14.	City of Patterson – Apricot Estates Improvements Project FY 2627 (CDBG)
15.	City of Patterson – E Street & 9th Street Water Improvements Project FY 26-27 (CDBG)
16.	City of Riverbank - CDBG Project Activity Delivery FY 26-27 (CDBG)
17.	City of Riverbank – Texas Avenue Sewer Improvements Project FY 26-27 (CDBG)
18.	City of Riverbank – Pioneer Park Improvements Project FY 26-27 (CDBG)
19.	City of Riverbank – 7th Street Water Line Installation Project FY 26-27 (CDBG)
20.	City of Waterford - CDBG Project Activity Delivery FY 26-27 (CDBG)
21.	City of Waterford – North Pasadena Avenue Improvement Project FY 26-27 (CDBG)
22.	We Care Program – Turlock- Shelter Substance Abuse Counseling- Treatment Program FY 26-27 (CDBG-PSG)
23.	Court Appointed Special Advocates (CASA)- Direct Services Project FY 26-27 (CDBG-PSG)
24.	Children's Crisis Center- Guardian Children's Trauma and Behavioral Recovery Shelter FY 26-27 (CDBG-PSG)
25.	Children's Crisis Center- Marsha's & Verda's House Trauma and behavioral Recovery Shelters FY 26-27 (CDBG-PSG)
26.	Healthy Alternatives to Violent Environments (HAVEN) – Legal Program FY 26-27 (CDBG-PSG)
27.	Center for Human Services – Housing First- Navigation and Stability Program FY 26-27 (CDBG-PSG)
28.	Stanislaus County – Emergency Solutions Grants (ESG) Program FY 26-27

Stanislaus HOME Consortium

#	Project Name
1.	Stanislaus County - HOME Program Administration FY 26-27 (HOME)
2.	Stanislaus County – Community Housing Development Organization (CHDO) FY 26-27 (HOME)
3.	Stanislaus County – Consortium Affordable Housing Program FY 26-27 (HOME)
4.	Stanislaus County – Housing Rehabilitation Program FY 26-27 (HOME)

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:

The following are three specific HUD goals for the CDBG program:

- Provide decent housing;
- Provide a suitable living environment; and
- Expand economic opportunities.

HOME funds may be used for a variety of affordable housing activities that generally fall into the four categories:

- Rehabilitation of owner-occupied housing;
- Assistance to homebuyers;
- Acquisition, rehabilitation, or construction of rental housing; and
- Tenant-based rental assistance.

The 2025-2029 Consolidated Plan identifies the following priority needs for the Stanislaus HOME Consortium:

- Public infrastructure and facility improvements;
- Affordable housing;
- Community and economic development;
- Public services;
- Homeless services; and
- Community emergency responses.

These priority needs take into account the Consolidated Plan Needs Assessment and Market Analysis data and are reflected in the projects identified below.

Obstacles in addressing underserved needs are:

- A lack of available funds and resources; and
- The constraints and restrictions of the funding programs requirements.

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AP-38 PROJECT SUMMARY

Stanislaus Urban County

1. Stanislaus County - CDBG Program Administration FY 26-27 (CDBG)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Work to Address, Prevent and Mitigate Homelessness
Support Affordable Housing and Promote Accessible Housing Options
Administration

Needs Addressed: Public Infrastructure and Facility Improvement
Affordable Housing
Community and Economic Development
Public Services
Homeless Services

Funding: CDBG - $400,600

Description: Stanislaus County will provide management and administration services to the Stanislaus Urban County and Stanislaus HOME Consortium member Cities. The funds will cover the costs of staff, publications, public notices, and other eligible costs directly related to the CDBG program. These funds will also cover administration costs incurred from managing the ESG and HOME program (costs incurred in excess of ESG and HOME administration funds).

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- N/A

Location Description: 1010 10th Street, Suite 3400, Modesto, CA 95354

Planned Activities: Administration of CDBG, ESG and HOME programs, and projects for FY 26-27

2. Stanislaus County - West Modesto Sewer Infrastructure Project FY 26-27 (CDBG)

Target Area(s): Unincorporated Stanislaus County

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $389,803.53

Description: This project will install sanitary sewer mains and laterals in three separate unincorporated neighborhoods within West Modesto in Stanislaus County. It is estimated that the project will include the installation of up to 80,000 linear feet of gravity mains and approximately 1,004 new house laterals in the Spencer/Marshall (144 services), Beverly/Waverly (527 services), and Rouse/Colorado (333 services) neighborhoods. The Spencer/Marshall neighborhood is located approximately 0.3 miles west of Highway 99 and is accessible from State Route 132 and Spencer Avenue. The Beverly/Waverly neighborhood is located approximately 0.9 miles west of Highway 99 and is accessible from Paradise Road. The Rouse/Colorado neighborhood is located approximately 0.6 miles west of Highway 99 and is accessible from Tuolumne Boulevard and Roselawn Avenue. The project may include target areas for sidewalks pending available funding and environmental review.

The targeted neighborhoods are disadvantaged communities located in West Modesto with predominantly residential parcels that currently rely on septic tanks for the treatment of sewage. The project is proposed in response to health and safety concerns associated with failing septic systems which could lead to the degradation of groundwater quality. The complete project will allow property owners to abandon their existing septic tanks and connect to the public sewer system. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system. Upon completion of the project, infrastructure ownership will be transferred to the City of Modesto for operation and maintenance.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03K

Presumed Benefit: No

Objective: Address the need for infrastructure improvements in the low-income residential area of unincorporated West Modesto.

Performance Outcomes:

- Number of households with access to infrastructure: 1,004

- Number of residents impacted by infrastructure: 3,000

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 1,004 Households
- 3,000 Individuals

Location Description: 1010 10th Street, Suite 3400, Modesto, CA 95354

Planned Activities: FY 26-27 Activities include design, engineering, and construction of sewer infrastructure and related infrastructure improvements to the West Modesto Neighborhoods of:

- Spencer/Marshall - Proposed boundary area includes Maze Boulevard, Spencer Avenue, California Avenue, Briggs Ditch, and Spruce Street (3 Activities/Phases).
- Beverly/Waverly - Proposed boundary area includes Chicago Avenue, Ellen Avenue, Paradise Road, Ritsch Lane, Wade Avenue, and Ohio Avenue (2 Activities/Phases).
- Rouse/Colorado - Proposed boundary area includes between Sutter and Sunset Avenues, south of South Avenue, and north of Garden Avenue (2 Activities/Phases).

3. Project Sentinel Inc., - Housing Services FY 26-27 (CDBG)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Affordable Housing

Funding: CDBG - $25,000

Description: Services include outreach, education, counseling, and the intake and processing of housing discrimination complaints.

Outreach and education efforts will focus on increasing awareness of fair housing rights and responsibilities, with targeted efforts toward populations that may be more vulnerable to housing discrimination, including veterans, immigrants, victims of domestic violence, persons with disabilities, and families with children.

Program activities include community presentations, trainings, and one-on-one consultations. Multilingual educational materials, including

Spanish and select Asian languages, will be distributed to improve access to information for diverse populations.

Through these efforts, community members and service providers will gain a better understanding of fair housing laws and how to identify potential violations. Individuals who experience housing discrimination will be supported in pursuing complaints, and when appropriate, cases will be referred for further investigation and enforcement. Education will also be provided to housing providers to promote compliance with fair housing requirements.

National Objective: N/A

Matrix Code: 21D

Presumed Benefit: No

Objective: Address the need to assist residents with housing issues and to provide housing counseling.

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- Number of Households: 5
- Number of Individuals: 12

Location Description: 1231 8th Street, Suite #425, Modesto, CA 95354

Planned Activities: Project Sentinel will carry out housing counseling and housing services. Funds will be used to provide housing information, housing counseling and tenant/landlord mediation services to residents of the Stanislaus Urban County.

4. City of Ceres-CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Ceres

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

Needs Addressed: Public Infrastructure Improvement
Affordable Housing
Economic Development

Public Services
Homeless Services

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- N/A

Location Description: 2720 2nd Street, Ceres, CA 95307

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Ceres in FY 26-27.

5. City of Ceres-Morrow Village ADA Improvements Phase 3 (4 Phases) FY 26-27 (CDBG)

Target Area(s): Ceres

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $255,115.18

Description: The project has four phases and will provide sidewalk, installation of curb and gutter on Morrow Avenue. The project is located in the City of Ceres, on Eloise Avenue from Garrison Street to Joy Avenue, in the Morrow Village Subdivision. Project will be phased out and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03L

Presumed Benefit: No

Objective: Address the need for infrastructure improvements in the low-income residential area of Ceres.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 70
- Number of residents impacted by infrastructure improvement: 250

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 70 Households
- 210 Individuals

Location Description: 2720 2nd Street, Ceres, CA 95307

Planned Activities: Infrastructure Improvements

6. City of Hughson-CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Hughson

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

Needs Addressed: Public Infrastructure Improvement
Affordable Housing
Economic Development
Homeless Services

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- N/A

Location Description: 7018 Pine Street, Hughson, CA 95326

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Hughson in FY 26-27.

7. City of Hughson- 7th Street Sidewalk Improvement Project FY 26-27 (CDBG)

Target Area(s): Hughson

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $108,331.69

Description: The project includes the installation of curb, gutter, sidewalk infill, and ADA improvements. The project is part of a multi-year effort to complete sidewalk projects to improve connectivity, mobility, and access for pedestrians. The project area is located on 7th Street along the west side of the road, south of the Whitmore intersection. This project will connect existing subdivision improvements to the south with the existing accessible paths along Whitmore Avenue and provide safe paths for students at the nearby elementary school and high school. The project will be phased out and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)
Matrix Code: 03M

Presumed Benefit: No

Objective: Address the need for infrastructure improvements in the low-income residential area of Hughson.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 50
- Number of residents impacted by infrastructure improvement: 100

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 100 Individuals
- 50 Households

Location Description: 7018 Pine Street, Hughson, CA 95326

Planned Activities: Infrastructure Improvements

8. City of Newman-CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Newman

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

Needs Addressed: Public Infrastructure Improvement
Affordable Housing
Economic Development
Public Services
Homeless Services

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- N/A

Location Description: 1162 Main Street, Newman, CA 95360

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Newman in FY 26-27.

9. City of Newman – Steffensen-Sunshine Park Area Improvements FY 26-27 (CDBG)

Target Area(s): Newman

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $124,001.66

Description: This project is to improve sidewalks, curbs, lights and make ADA improvements within the residential area surrounding the community park. The project will be phased out and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03M

Presumed Benefit: No

Objective: Address the need for infrastructure improvements in the low-income residential area of Newman.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 200
- Number of residents impacted by infrastructure improvement: 510

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 510 Individuals
- 200 Households

Location Description: 1162 Main Street, Newman, CA 95360

Planned Activities: Infrastructure Improvements

10. City of Oakdale – CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Oakdale

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

Needs Addressed: Public Infrastructure Improvement
Affordable Housing
Economic Development
Public Services
Homeless Services

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- N/A

Location Description: 280 N. 3rd Avenue, Oakdale, CA 95361

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Oakdale in FY 26-27.

11. City of Oakdale – North Fifth Avenue Improvements Project FY 26-27 (CDBG)

Target Area(s): Oakdale

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $81,254.44

Description: The project includes the repair/replacement of sewer and water lines, re-pavement of sidewalk, and infill/replacement of handicamp ramps, and update striping as needed. The project will be completed in phases and will include engineering, design, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03L

Presumed Benefit: No

National Objective: Address the need for infrastructure improvements in the low-income residential area of Oakdale.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 50
- Number of residents impacted by infrastructure improvement: 150

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 150 Individuals
- 50 Households

Location Description: 280 N. 3rd Street, Oakdale, CA 95361

Planned Activities: Infrastructure Improvements

12. City of Oakdale – South Sixth Avenue Improvements Project FY 26-27 (CDBG)

Target Area(s): Oakdale

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $81,254.45

Description: The project includes the repair/replacement of sewer and water lines, re-pavement of sidewalk, and infill/replacement of handicamp ramps, and update striping as needed. The project will be completed in phases and will include engineering, design, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03L

Presumed Benefit: No

National Objective: Address the need for infrastructure improvements in the low-income residential area of Oakdale.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 50
- Number of residents impacted by infrastructure improvement: 150

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 150 Individuals
- 50 Households

Location Description: 280 N. 3rd Street, Oakdale, CA 95361

Planned Activities: Infrastructure Improvements

13. City of Patterson – CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Patterson

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

Needs Addressed: Public Infrastructure Improvement
Affordable Housing
Economic Development
Public Services
Homeless Services

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- N/A

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Patterson in FY 26-27.

14. City of Patterson – Apricot Estates Improvements Project FY 26-27 (CDBG)

Target Area(s): Patterson

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $100,000

Description: This project includes the installation of curb, gutter, sidewalk, the installation of streetlights and installation of 33 ADA compliant curb ramps. The project will be multi-phased, and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03M

Presumed Benefit: No

Objective: Address the need for infrastructure improvements in the low-income residential area of Patterson.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 140
- Number of residents impacted by infrastructure improvements: 420

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 420 Individuals
- 140 Households

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Infrastructure Improvements

15. City of Patterson – E Street and 9th Street Project FY 26-27 (CDBG)

Target Area(s): Patterson

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $71,874.65

Description: The project consists of the design and replacement of waterlines and water service lines to numerous properties in the E Street neighborhood. The project includes the replacement of an estimated 17,750 linear feet of existing water pipes of various sizes, and the installation of an estimated 1,000 feet of new water pipes in various sizes. The 9th Street portion of the project includes the reconstruction of 9th Street between Las Palmas and Sperry Avenues. Four existing ADA ramps and two driveways will be removed and replaced to meet ADA standards. The project will be multi-phased and costs include design, engineering, and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03K

Presumed Benefit: No

Objective: Address the need for infrastructure improvements in the low-income residential area of Patterson.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 80
- Number of residents impacted by infrastructure improvements: 280

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 280 Individuals
- 80 Households

Location Description: 1 Plaza, Patterson, CA 95363

Planned Activities: Infrastructure Improvements

16. City of Riverbank – CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

Needs Addressed: Public Infrastructure Improvement
Affordable Housing
Economic Development
Public Services
Homeless Services

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- N/A

Location Description: 6707 3rd Street, Riverbank, CA 95367

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Riverbank in FY 26-27.

17. City of Riverbank – Texas Avenue Sewer Improvements Project FY 26-27 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $50,000.00

Description: The project consists of the replacement of sewer infrastructure within 20 feet alleys and a 50-foot street at the following locations: on Texas Ave., between Kansas Ave alley from 8th Street to Chief Tucker Avenue; and on Texas Ave between Terminal Avenue to 8th Street. The project consists of approximately 1,925 linear feet of sewer line replacement, all six-inch sewer lines will be removed and replaced with eight-inch sewer line, including reconnection of approximately 53 sewer laterals. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03K

Presumed Benefit: No

Objective: Improve health and safety issues for residents in conformance with the City of Riverbank adopted General Plan.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 35
- Number of residents impacted by infrastructure improvement: 105

Target Date: 9/30/2028

Estimate the number and type of families that will benefit from the proposed activities:

- 1,838 Individuals
- 525 Households

Location Description: 6707 3rd Street, Riverbank, CA 95367

Planned Activities: Infrastructure Improvements

18. City of Riverbank – Pioneer Park Improvements Project FY 26-27 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $72,663.12

Description: ADA accessibility improvements to Pioneer Park located at the corner of 1st and High Street. Project will include ADA enhancements to ensure accessibility by the disabled community to areas such as the playground, restrooms, and the Scouts Hall Event Center. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03E

Presumed Benefit: No

Objective: Improve health and safety issues for residents in conformance with the City of Riverbank adopted General Plan.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 65
- Number of residents impacted by infrastructure improvement: 225

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 225 Individuals
- 65 Households

Location Description: 6707 3rd Street, Riverbank, CA 95367

Planned Activities: Infrastructure Improvements

19. City of Riverbank – 7th Street Waterline Installation Project FY 26-27 (CDBG)

Target Area(s): Riverbank

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG – $50,000

Description: The project will include the installation of approximately 350 linear feet of an eight-inch water line and the connection of water services/sewer laterals. The project is located from Nevada Street to Arizona Street. This is a multi-year project that will be phased based on funding availability and will include design, engineering, and construction costs.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03J

Presumed Benefit: No

Objective: Improve health and safety issues for residents in conformance with the City of Riverbank adopted General Plan.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 20
- Number of residents impacted by infrastructure improvement: 75

Target Date: 6/30/2030

Estimate the number and type of families that will benefit from the proposed activities:

- 75 Individuals
- 20 Households

Location Description: 6707 3rd Street, Riverbank, CA 95367

Planned Activities: Infrastructure Improvements

20. City of Waterford – CDBG Project Activity Delivery FY 26-27 (CDBG)

Target Area(s): Waterford

Goals Supported: Improve Public Infrastructure and Facilities
Provide and Ensure Access to Essential Public Services
Administration

Needs Addressed: Public Infrastructure Improvement
Affordable Housing
Economic Development
Public Services
Homeless Services

Funding: CDBG - $5,000

Description: This expenditure includes costs directly associated with implementing and managing CDBG projects.

National Objective: N/A

Matrix Code: 21A

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- N/A

Location Description: 101 E Street, Waterford, CA 95386

Planned Activities: Project activity delivery costs related to CDBG projects for the City of Waterford in FY 26-27.

21. City of Waterford – North Pasadena Avenue Improvement Project FY 26-27 (CDBG)

Target Area(s): Waterford

Goals Supported: Improve Public Infrastructure and Facilities

Needs Addressed: Public Infrastructure Improvement

Funding: CDBG - $112,565.28

Description: The project includes frontage improvements, curb, gutter, and ADA ramps along North Pasadena from Yosemite Boulevard (State Route 132) to Pecan Avenue. The project costs include design, engineering and construction.

National Objective: Low/Moderate Area Benefit (LMA)

Matrix Code: 03L

Presumed Benefit: No

Objective: Address the need for infrastructure improvements in the low-income residential area of Waterford.

Performance Outcomes:

- Number of households with access to infrastructure improvements: 30
- Number of residents impacted by infrastructure improvement: 90

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- 90 Individuals
- 30 Households

Location Description: 101 E Street, Waterford, CA 95386

Planned Activities: Infrastructure Improvements

22. We Care Program – Turlock- Shelter Substance Abuse Counseling- Treatment Program FY 26-27 (CDBG-PSG)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and Unincorporated Stanislaus County

Goals Supported: Provide and Ensure Access to Essential Public Services
Work to Address, Prevent and Mitigate Homelessness

Needs Addressed: Public Services

Funding: CDBG-PSG - $172,000

Description: The We Care Program provides emergency shelter and supportive services to adult men experiencing homelessness in southern Stanislaus County. CDBG funding will support on-site substance use counseling and treatment services for shelter residents. These services are designed to address the connection between homelessness and substance use and to help participants move toward stability and housing.

Services will include individual assessments, one-on-one counseling, recovery planning, relapse prevention support, and referrals to detoxification, residential treatment, outpatient programs, and medication-assisted treatment. Participants will also receive overdose prevention education and referrals to mental health and medical services as needed.

These services are provided in coordination with existing shelter supports, including case management, housing navigation, employment assistance, and connection to public benefits. The goal of this program is to increase participant engagement in recovery services, improve health and stability, and support individuals in transitioning to permanent housing.

Program success will be measured by the number of participants receiving services, engagement in counseling, referrals to treatment programs, and progress toward recovery and housing stability.

National Objective: Limited Clientele (LMC)

Matrix Code: 05J

Presumed Benefit: No

Objective: Address the needs of the homeless with a substance abuse and treatment program, counseling and shelter services.

Performance Outcomes:

- Number of homeless people that will receive services: 150
- Number of homeless people that will receive shelter: 150

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- 300 Individuals
- 300 Households

Location Description: 219 S. Broadway, Turlock, CA 95380

Planned Activities: Counseling, case management, shelter operations and services

23. Court Appointed Special Advocates (CASA)- Direct Services Project FY 26-27 (CDBG-PSG)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $35,000

Description: Court Appointed Special Advocates (CASA) of Stanislaus County provides advocacy services to children involved in the foster care system. Trained volunteers are appointed by the Juvenile Court to advocate for the best interests of children and youth, ensuring their needs are addressed and their voices are heard throughout the court process.

CASA volunteers conduct independent assessments, maintain regular contact with children, and collaborate with social workers, caregivers, and service providers to help ensure children receive appropriate services and support. Volunteers also help children understand the court process and advocate for safe and stable living arrangements.

CDBG funding will support staff responsible for recruiting, training, and supervising volunteer advocates, allowing CASA to serve additional children in foster care. The program aims to increase the number of

children receiving advocacy services and improve outcomes related to safety, stability, and well-being.

Program success will be measured by the number of children served, number of volunteers recruited and trained, and progress toward improved stability and support for participating children.

National Objective: Limited Clientele (LMC)

Matrix Code: 05N

Presumed Benefit: Yes

Objective: Address the needs of youth at risk in and leaving the foster care system.

Performance Outcomes:

- Number of youth that will receive services: 15

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- 15 Individuals
- 15 Households

Location Description: 915 17th Street, Modesto, CA 95354

Planned Activities: Case management

24. Children's Crisis Center- Guardian Children's Trauma and Behavioral Recovery Shelter FY 26-27 (CDBG-PSG)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $35,000

Description: The Children's Crisis Center of Stanislaus County provides emergency shelter and trauma-informed care services for children experiencing family crises, abuse, neglect, or homelessness. The Guardian Children's Trauma and Behavioral Recovery Shelter Program offers a safe and supportive environment for children from birth to 14 years of age, while also providing support services for their families.

CDBG funding will support crisis intervention services, emergency shelter, case management, and trauma-informed care for children and families in eastern Stanislaus County. Services include short-term shelter, behavioral support, counseling, parent support, referrals to community resources, and coordination with schools, healthcare providers, and social service agencies.

The program aims to improve child safety, reduce family stress, and support stabilization for families experiencing crisis. Expected outcomes include increased child safety, improved emotional well-being, strengthened family stability, and reduced risk of abuse, neglect, or homelessness.

Program success will be measured by the number of children and families served, engagement in supportive services, and progress toward improved family stability and child well-being.

National Objective: Limited Clientele (LMC)

Matrix Code: 05N

Presumed Benefit: Yes

Objective: Address the needs of youth and their caregivers that are in situations of neglect and abuse.

Performance Outcomes:

- Number of individuals that will receive services: 133
- Number of households that will receive services: 36

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- 133 Individuals
- 36 Households

Location Description: Confidential

Planned Activities: Case management, shelter services, food services and health referrals.

25. Children's Crisis Center- Marsha's & Verda's House Trauma and Behavioral Recovery Shelters FY 26-27 (CDBG-PSG)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $35,000

Description: The Children's Crisis Center of Stanislaus County operates Marsha's House in Ceres and Verda's House in Turlock, which provide emergency shelter and trauma-informed care services for children and families experiencing crisis situations. These programs serve children from birth to 14 years of age from low- and moderate-income households throughout Stanislaus County who are experiencing abuse, neglect, homelessness, or family instability.

CDBG funding will support emergency shelter, crisis intervention, case management, and trauma-informed care services. Additional services include parent support, referrals to community resources, and coordination with schools, healthcare providers, and social service agencies to help stabilize families and improve child well-being.

The program aims to improve child safety, reduce family stress, and support long-term family stability. Expected outcomes include increased child safety, improved emotional and behavioral well-being, and strengthened family support systems.

Program success will be measured by the number of children and families served, engagement in supportive services, and progress toward improved family stability and child well-being.

National Objective: Limited Clientele (LMC)

Matrix Code: 05N

Presumed Benefit: Yes

Objective: Address the needs of youth and their caregivers that are in situations of neglect and abuse.

Performance Outcomes:

- Number of individuals that will receive services: 187
- Number of households that will receive services: 67

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- 187 Individuals
- 67 Households

Location Description: Confidential

Planned Activities: Case management, shelter services, food services and health referrals.

26. Healthy Alternatives to Violent Environments (HAVEN) – Legal Program FY 26-27 (CDBG-PSG)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $35,000

Description: HAVEN provides legal advocacy services to survivors of domestic violence, sexual assault, stalking, and harassment. These services help survivors reduce safety risks and maintain stable housing by addressing legal barriers that may place them at risk of homelessness.

CDBG funding will support trauma-informed legal advocacy services, including assistance with restraining order paperwork, safety planning, court preparation, and court accompaniment when available. Services focus on helping survivors obtain civil legal protections, such as Domestic Violence Restraining Orders and Civil Harassment Orders, to improve safety and housing stability.

All services are voluntary, confidential, and provided at no cost to participants. The program aims to help survivors remain safely housed, reduce the risk of homelessness, and improve long-term stability.

Program success will be measured by the number of individuals served and successful connections to legal protections and supportive services

National Objective: Limited Clientele (LMC)

Matrix Code: 05J

Presumed Benefit: Yes

Objective: Address the needs of clients feeling domestic violence receive legal guidance.

Performance Outcomes:

- Number of individuals that will receive services: 60
- Number of households that will receive services: 60

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- 60 Individuals
- 60 Households

Location Description: Confidential

Planned Activities: Case management, legal and shelter services.

27. Center for Human Services – Housing First- Navigation and Stability Program FY 26-27 (CDBG-PSG)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Unincorporated Stanislaus County

Goals Supported: Provide and Ensure Access to Essential Public Services

Needs Addressed: Public Services

Funding: CDBG-PSG - $33,534

Description: The Housing First – Housing Navigation and Stability Program will assist approximately 50 households (estimated 150 individuals) in overcoming housing barriers through individualized housing plans, direct case management, and coordination with local housing providers and

community partners. Services are grounded in a Housing First approach, focused on reducing homelessness and improving housing stability without requiring preconditions such as employment, income, or sobriety.

Participants will receive comprehensive housing stabilization services including housing search assistance, landlord engagement, connection to supportive services, and ongoing case management to promote long-term housing stability.

This program supports the Stanislaus Urban County Consolidated Plan goal of expanding housing stability services and improving access to housing resources for low- and moderate-income residents.

National Objective: Limited Clientele (LMC)

Matrix Code: 05U

Presumed Benefit: N/A

Objective: Address the needs of residents needing employment search, utility, housing and food assistance to find stable housing.

Performance Outcomes:

- Number of individuals that will receive services: 150
- Number of households that will receive services: 50

Target Date: 6/30/2027

Estimate the number and type of families that will benefit from the proposed activities:

- 150 Individuals
- 50 Households

Location Description: 1010 10th Street, Suite #3400, Modesto, CA 95354

Planned Activities: Case management

28. Stanislaus County – Emergency Solutions Grants (ESG) Program FY 26-27

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and surrounding Unincorporated Stanislaus County

Goals Supported: Work to Address, Prevent and Mitigate Homelessness

Needs Addressed: Homeless Services

Funding: ESG - $202,398

Description: Stanislaus County will utilize Emergency Solutions Grant (ESG) funds to support programs that assist individuals and families experiencing homelessness. ESG funding will support emergency shelter operations and rapid rehousing services to help individuals and families obtain and maintain stable housing.

Stanislaus County is recommending ESG funding for the following projects:

- Center for Human Services – Low Barrier Youth Shelter
  Amount: $60,546
  This project will support operations of a low-barrier emergency shelter serving youth experiencing homelessness. Services will include temporary shelter, case management, and connections to supportive services to assist youth in transitioning to stable housing.
- HAVEN – Emergency Shelter Services
  Amount**:** $45,714
  HAVEN will provide emergency shelter and supportive services for individuals and families experiencing homelessness, including survivors of domestic violence. Services will include shelter operations, case management, and referrals to community resources.
- Community Housing and Shelter Services – Rapid Re-Housing Program
  Amount**:** $80,959
  This project will provide rapid rehousing assistance including rental assistance, housing search assistance, and case management to help individuals and families experiencing homelessness quickly obtain permanent housing and maintain housing stability.
- Stanislaus County – ESG Administration
  Amount: $15,179
  Stanislaus County will utilize ESG administration funds to support program oversight, monitoring, reporting, and compliance with federal ESG regulations.

ESG Program Goals:

- Reduce homelessness in Stanislaus County
- Increase access to emergency shelter and housing services
- Assist individuals and families in obtaining permanent housing
- Improve housing stability for program participants
- Strengthen coordination among homeless service providers

Target Population:

The ESG Program will serve individuals and families experiencing homelessness, including:

- Youth experiencing homelessness
- Survivors of domestic violence
- Chronically homeless individuals
- Families with children
- Individuals with disabilities

Expected Outcomes:

Through ESG-funded activities, Stanislaus County anticipates:

- Increasing the number of individuals served in emergency shelters
- Increasing the number of households placed into permanent housing
- Reducing the length of time individuals experience homelessness
- Improving housing stability for program participants

Target Date: 6/30/2028

Estimate the number and type of families that will benefit from the proposed activities:

- To Be Determined-Pending NOFA

Location Description: 1010 10th Street, Suite #3400, Modesto, CA 95354

Planned Activities: Shelter, Homeless Services, Rental Assistance and Case Management

1. Stanislaus County – HOME Program Administration FY 26-27 (HOME)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County

Goals Supported: Administration
Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: $119,157

Description: Stanislaus County will provide management and administration of the HOME Investment Partnerships Program (HOME) on behalf of the Stanislaus HOME Consortium member jurisdictions, which include the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and Turlock. As the Lead Entity for the Consortium, Stanislaus County is responsible for ensuring compliance with all federal HOME program requirements and overseeing the implementation of HOME-funded activities.

HOME administrative funds will be used to support eligible administrative and planning activities necessary to effectively operate the HOME program. Eligible costs may include staff salaries and benefits, environmental review activities, program monitoring, reporting, publication of required public notices, development of program policies and procedures, and other administrative expenses directly related to the administration of the HOME program.

These activities support the successful implementation of HOME-funded projects and ensure compliance with HUD regulations.

Target Date: 6/30/2028

Performance Outcomes: N/A

Location Description: Stanislaus Planning Area

Planned Activities: Program Administration

2. Stanislaus County – Community Housing Development Organization (CHDO) FY 26-27 (HOME)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: $178,736.79

Description: Stanislaus County will reserve HOME funds for eligible Community Housing Development Organizations (CHDOs) to support the acquisition, development, and/or rehabilitation of affordable housing for low-income households. This funding will be made available to qualified CHDOs through a competitive application process, consistent with HOME program requirements.

Eligible activities may include acquisition, new construction, and rehabilitation of affordable housing units to increase the supply of decent, safe, and affordable housing within the Stanislaus HOME Consortium jurisdictions.

These activities are authorized under HOME regulations at 24 CFR 92.205 and CHDO set-aside requirements at 24 CFR 92.300**.**

Target Date: 6/30/2030

Performance Outcomes:

- Number of households: 1

Location Description: Stanislaus Planning Area

Planned Activities: CHDO project.

3. Stanislaus County – Consortium Affordable Housing Program FY 26-27 (HOME)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: $446,842

Description: The Stanislaus HOME Consortium will provide funding for the acquisition, development, and/or rehabilitation of properties for the creation and preservation of affordable rental housing for income-eligible households. This program is intended to increase the supply of affordable housing and address identified housing needs within the Stanislaus HOME Consortium jurisdictions.

Eligible activities may include acquisition of property, new construction, rehabilitation of existing structures, and preservation of affordable housing units. In some cases, properties developed through this program may be transferred to qualified nonprofit organizations or other eligible entities to provide long-term property management and ensure ongoing affordability.

Project activities may also include the purchase of affordability covenants on existing residential units to preserve affordability and prevent displacement of low-income households.

These activities are authorized under HOME regulations at 24 CFR 92.205.

Target Date: 6/30/2030

Performance Outcomes:

- Number of households: 5

Location Description: Stanislaus Planning Area

Planned Activities: Acquisition, development and/or rehabilitation of property for the development of affordable housing.

4. Stanislaus County – Housing Rehabilitation Program FY 26-27 (HOME)

Target Area(s): Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, and surrounding Unincorporated Stanislaus County

Goals Supported: Support Affordable Housing and Promote Accessible Housing Options

Needs Addressed: Affordable Housing

Funding: HOME: $446,842

Description: The Stanislaus HOME Consortium will provide funding for the rehabilitation of owner-occupied housing units to preserve and maintain affordable housing for low- and moderate-income households. Through this program, eligible homeowners may receive loans and/or grants to address health and safety issues, correct code violations, improve accessibility, and complete necessary repairs to extend the useful life of the home.

The Housing Rehabilitation Program is intended to preserve existing affordable housing stock and improve living conditions for low-income residents throughout the Stanislaus HOME Consortium jurisdictions. Eligible activities may include, but are not limited to, roof repair or replacement, accessibility improvements, plumbing and electrical repairs, heating and cooling system improvements, and other eligible rehabilitation activities.

Project costs may include rehabilitation costs such as labor and materials, as well as eligible project delivery and soft costs necessary to complete the rehabilitation activities.

These activities are authorized under HOME regulations at 24 CFR 92.205**.**

Target Date: 6/30/2030

Performance Outcomes:

- Number of households: 5

Location Description: Stanislaus Planning Area

Planned Activities: Consortium wide housing rehabilitation for both owner and renter occupied units.

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AP-50 GEOGRAPHIC DISTRIBUTION

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed:

The Stanislaus Urban County includes the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and the unincorporated areas of Stanislaus County. The Stanislaus HOME Consortium includes these jurisdictions along with the City of Turlock. Together, these jurisdictions form the Stanislaus Planning Area. Assistance funded through the CDBG, HOME, and ESG programs will be directed throughout the Stanislaus Planning Area.

CDBG funding is required to primarily benefit low- and moderate-income households. For most CDBG activities, at least 51 percent of residents in a defined service area must meet low- and moderate-income eligibility requirements. These requirements ensure that funding is directed toward communities with the greatest need.

Approximately 15 percent of the Stanislaus Urban County's CDBG allocation is reserved for Public Services. These funds are awarded through a competitive application process to nonprofit organizations providing essential services to low- and moderate-income residents throughout the Stanislaus Urban County.

The remaining CDBG funds are distributed among Stanislaus Urban County member jurisdictions using a formula based on population and poverty data. These funds are typically used for infrastructure improvements and community development projects, including sewer improvements, storm drainage, sidewalk infill, and other neighborhood improvements that benefit low- and moderate-income residents.

Rationale for the priorities for allocation investments geographically.

Geographic Distribution – Percentage of Funds

Target Area	CDBG
West Modesto	21.40%
Ceres	11.29%
Hughson	4.92%
Newman	5.60%
Oakdale	7.28%
Patterson	7.68%
Riverbank	7.72%
Waterford	5.11%
Unincorporated Stanislaus County	15.00%
Turlock	N/A

CDBG funds allocated to the Stanislaus Urban County will be utilized for various programs including infrastructure improvements, public services, and fair housing. Some programs are funded collectively for the benefit of the entire

Stanislaus Urban County, such as homeless and public services. Other programs are specific to individual member jurisdictions of the Stanislaus Urban County. Each member jurisdiction of the Stanislaus Urban County identifies the specific needs within its respective communities as a means to determine use of its specific allocation.

In selecting infrastructure projects to be funded with CDBG funds, the County must ensure that each project meets a national objective, most commonly the Low- and Moderate-Income Area (LMA) Benefit objective. To qualify under this objective, at least 51 percent of the residents within the defined project service area must be low- and moderate-income.

The County evaluates project eligibility using the most recent U.S. Census data, including American Community Survey (ACS) data, as provided through HUD's Low- and Moderate-Income Summary Data (LMISD). County staff work collaboratively with participating cities to review proposed project locations and confirm whether the project service areas meet income eligibility requirements. This coordination helps ensure that proposed projects are eligible for CDBG funding prior to inclusion in the AAP.

If a proposed project area does not meet the 51 percent low- and moderate-income threshold based on available census data, an income survey must be conducted of the project service area. Income surveys must be conducted in accordance with HUD guidance and methodology to determine whether the project area qualifies as primarily benefiting low- and moderate-income residents. If the income survey demonstrates that at least 51 percent of residents in the service area are low- and moderate-income, the project may be considered eligible under the LMA Benefit national objective.

All infrastructure projects currently included in this AAP are located within eligible CDBG project areas that meet the LMA Benefit threshold based on available HUD census data.

Areas of Low- and Moderate-Income Concentration

The Stanislaus Urban County prioritizes investments in neighborhoods with concentrations of low- and moderate-income households. These areas were identified using ACS data and local income surveys demonstrating that at least 51 percent of residents qualify as low- and moderate-income households. Below are the current project areas that have projects currently underway:

<u>Unincorporated Stanislaus County</u>

Spencer/Marshall Neighborhood

- Census Tracts: 16.01, 16.03, 16.04, and portions of 22.00 (West Modesto Area)
- Median Household Income: Approximately $44,010
- Geographic Boundaries: The Spencer/Marshall Neighborhood is located in the West Modesto area of unincorporated Stanislaus County. The project area is generally bounded by Paradise Road to the north, Maze Boulevard to the south, and includes residential areas surrounding Spencer Avenue, Marshall Avenue, and adjacent local streets west of Martin Luther King Drive.
- Project(s): West Modesto Sewer Infrastructure Project – Spencer/Marshall Neighborhood (County Area 7)
- Purpose: The Spencer/Marshall neighborhood includes aging housing stock and infrastructure deficiencies. Improvements in this area will benefit low- and moderate-income households and support neighborhood revitalization.

Rouse/Colorado Neighborhood

- Census Tract 22, Block Groups 2, 3, and 4
- Median Household Income: Approximately $44,010
- Geographic Boundaries: The Rouse/Colorado Neighborhood is located approximately 0.6 miles west of Highway 99 in unincorporated Stanislaus County. The project area is generally bounded by Tuolumne Boulevard to the north and Roselawn Avenue to the south.
- Project(s): West Modesto Sewer Improvement Project – Rouse/Colorado Neighborhood (County Area 9)
- Purpose: This neighborhood includes aging housing stock and infrastructure deficiencies. Improvements in this area will benefit low- and moderate-income households and support neighborhood revitalization.

Beverly/Waverly Neighborhood

- Census Tract 16.03, Block Groups 1 and 2
- Median Household Income: Approximately $44,010
- Geographic Boundaries: The Beverly/Waverly Neighborhood is located approximately 0.9 miles west of Highway 99 in unincorporated Stanislaus County.
- Project(s): West Modesto Sewer Improvement Project – Beverly/Waverly Neighborhood (County Area 21)
- Purpose: This neighborhood includes aging housing stock and infrastructure deficiencies. Improvements in this area will benefit low- and moderate-income households and support neighborhood revitalization.

City Project Areas

City of Ceres

- Census Tracts 25.01, 25.02, 26.02, 26.05
- Median Household Income: Approximately $64,000 in Census Tract 25.01, which is below the California median income and reflects moderate-income conditions.
- Geographic Boundaries: The City of Ceres project area is located within the Morrow Village residential neighborhood. The project area is generally bounded by:
  - North: Garrison Street
  - South: Whitmore Avenue
  - East: Rose Avenue
  - West**:** Moffet Road

  The project includes improvements along Dale Avenue, Joy Avenue, El Dorado Avenue, Charlotte Avenue, and adjacent local streets within the Morrow Village subdivision.

- Project: Morrow Village ADA Improvements Project
- Purpose: These improvements are intended to benefit low- and moderate-income residents and improve overall neighborhood livability.

City of Hughson

- Census Tract 29.02, Block Group 3
- Median Household Income: Estimated below County median ($81,468) and verified through local income survey
- Geographic Boundaries: The project area generally includes residential neighborhoods along 7th Street and adjacent local streets within the City of Hughson. The CDBG-funded project area includes portions of:
  - 7th Street
  - Adjacent residential streets connecting to 7th Street
  - Nearby neighborhood access routes serving residential properties

  The project area is generally bounded by:
  - North: Whitmore Avenue
  - South: Pine Street / Downtown Hughson are
  - East: Santa Fe Avenue (State Route 99 corridor vicinity)
  - West: Tully Road and surrounding residential neighborhoods

  These improvements include sidewalk reconstruction, curb and gutter installation, ADA-compliant curb ramps, driveway improvements, and pavement restoration.

- Project: 7th Street Sidewalk Improvement Project
- Purpose: The project will construct new sidewalk improvements to enhance pedestrian safety, improve accessibility, and provide connectivity for residents. The improvements will benefit low- and moderate-income households and support neighborhood accessibility.

City of Newman

- Census Tract 34, Block Group 1
- Median Household Income: Estimated below County median ($81,468) and verified through local income survey
- Geographic Boundaries: The City of Newman project area is located within an existing residential neighborhood in the Steffensen-Sunshine Park area. The CDBG-funded project area includes the:
  - 1900 blocks of Leslie Avenue
  - Sydney Avenue
  - Pine Street
  - Pine Court

  The project area is generally bounded by:
  - North: Inyo Avenue
  - South: Community facilities including Von Renner Elementary School, McConnell Senior Center, and Newman Resource Center
  - East: Prince Road
  - West: Upper Road

- Project: Steffensen- Sunshine Park Area Project
- Purpose: These improvements will enhance pedestrian safety, improve accessibility, and address infrastructure deficiencies within a low- and moderate-income neighborhood.

City of Oakdale

- Census Tract 2.02, Block Group 1
- Median Household Income: Estimated below County median ($81,468) and verified through local income survey
- Geographic Boundaries: The City of Oakdale project area is located within the southwest downtown neighborhood of Oakdale. The project area is generally bounded by:
  - North: G Street
  - South**:** Church Street
  - East: Yosemite Avenue
  - West**:** J Street

  Within these boundaries, improvements will occur along:
  - A Street (between G Street and Yosemite Avenue)
  - Second Avenue (between G Street and J Street)
  - Third Avenue (between G Street and J Street)
  - H Street (between Church Street and Yosemite Avenue)
  - I Street (between First Avenue and South Yosemite Avenue)
- Project: Southwest Downtown Safe Routes to School Project
- Purpose: The improvements are intended to enhance pedestrian safety, accessibility, and neighborhood connectivity, particularly for school-aged children and residents within a low- and moderate-income service area

City of Patterson

Project #1

- Census Tract 32.01
- Median Household Income: Approximately $75,500 based on ACS 5-year estimates
- Additional Patterson target tracts: 32.03, 32.04, 32.05
- Geographic Boundaries: The City of Patterson project area is located within an existing residential neighborhood in the central portion of the City of Patterson. The project area generally includes:
  - 6th Street
  - 9th Street
  - F Street
  - G Street
  - Las Palmas Avenue
  - Connecting residential alleys within the project area

  The improvements are located within existing public rights-of-way along these streets and adjacent residential areas.

- Project: Waterline Replacement and Street Improvements Project
- Purpose: These improvements are intended to enhance infrastructure reliability, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

Project #2

- Census Tract 32.01
- Median Household Income: Approximately $75,500 based on ACS 5-year estimates
- Geographic Boundaries: The City of Patterson project area is located within the Apricot Estates residential neighborhood. The CDBG-funded project area includes:
    - Residential streets within the Apricot Estates neighborhood
    - Adjacent residential properties within the subdivision
    - Local neighborhood streets serving Apricot Estates residents

  The project area is generally bounded by:
    - North: Knutson Street
    - South: E. Las Palmas Avenue
    - East: Weber Avenue
    - West: N. Hartley Street

- Project: Apricot Estates Project
- Purpose: These improvements are intended to enhance infrastructure reliability, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

City of Riverbank

Project #1

- Census Tracts: 30.02, 3.01, 3.03, 3.04, 4.06
- Median Household Income: Estimated below County median ($81,468) and verified through local income survey
- Geographic Boundaries: The City of Riverbank project area is located at Pioneer Park, situated at the northwest corner of 1st Street and High Street within the City of Riverbank. The project area includes improvements within the existing park boundaries and adjacent public access areas.

  The project area generally includes:
    - North: Residential neighborhood adjacent to Pioneer Park
    - South: High Street
    - East: 1st Street
    - West**:** Residential properties adjacent to Pioneer Park

- Project: Pioneer Park Improvements Project
- Purpose: These improvements will enhance accessibility and usability of the park while improving community amenities within a low- and moderate-income service area.

Project #2

- Census Tracts: 21.01 and 21.02
- Median Household Income: Approximately $79,734
- Geographic Boundaries: The City of Riverbank project area is located along Texas Avenue within an established residential neighborhood. The CDBG-funded project area includes:
    - Texas Avenue
    - Adjacent residential properties along Texas Avenue
    - Local neighborhood streets connecting to Texas Avenue

  The project area is generally bounded by:
    - North**:** Claribel Road
    - South**:** Patterson Road / Downtown Riverbank area
    - East**:** Third Street and surrounding residential neighborhoods
    - West: Atchison Street and nearby residential development

- Project: Texas Avenue Sewer Improvements Project
- Purpose: These improvements are intended to enhance pedestrian safety, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

Project #3

- Census Tract: 21.01 (Central Riverbank Area)
- Median Household Income: Approximately $74,800 (ACS estimate for Census Tract 21.01, Stanislaus County)
- Geographic Boundaries: The City of Riverbank project area is located along 7th Street within an established residential neighborhood. The CDBG-funded project area includes:
    - 7th Street
    - Adjacent residential properties along 7th Street
    - Local neighborhood streets connecting to 7th Street

  The project area is generally bounded by:
    - North: Claribel Road
    - South: Patterson Road / Downtown Riverbank area
    - East: Atchison Street and surrounding residential neighborhoods
    - West**:** Santa Fe Street and nearby residential development

- Project: 7th Street Waterline Installation Project
- Purpose: These improvements are intended to enhance pedestrian safety, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

City of Waterford

- Census Tract: 28.01
- Median Household Income: Approximately $79,734
- Geographic Boundaries: The City of Waterford project area is located along North Pasadena Avenue within an established residential neighborhood. The CDBG-funded project area includes:
    - North Pasadena Avenue
    - Adjacent residential properties along North Pasadena Avenue
    - Neighborhood access points connecting to local residential streets

  The project area is generally bounded by:
    - North**:** Pecan Avenue
    - South**:** Yosemite Boulevard (State Route 132)
    - East: Reinway Avenue and surrounding residential neighborhoods
    - West: E Street and nearby residential development

- Project: North Pasadena Avenue Improvements Project
- Purpose: These improvements are intended to enhance pedestrian safety, improve accessibility, and support neighborhood revitalization within a low- and moderate-income service area.

HOME funds are distributed throughout the Stanislaus HOME Consortium to support affordable housing activities including acquisition, development, and rehabilitation of housing for income-eligible households. Approximately 15 percent of HOME funds are reserved for Community Housing Development Organizations (CHDOs) to develop affordable housing projects.

Stanislaus County, as the lead entity for the Stanislaus HOME Consortium, programs HOME funds based on project readiness, community need, geographic distribution, and funding availability. All member jurisdictions propose projects for their jurisdiction and are involved in the review and prioritization of projects.

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AP-55 AFFORDABLE HOUSING

Introduction

The tables in this section provide estimates, based on the 2025-2029 Consolidated Plan planning process, on the number of homeless, non-homeless, and special needs households to be provided affordable housing during the program year and the number of affordable units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	21
Special-Needs	0
Total	**21**

One Year Goals for the Number of Households Supported Through Programs	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	**21**

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Discussion

The 6th Cycle Regional Housing Needs Allocations (2023-2031) for Stanislaus County shows that, to meet the coming housing needs, the following number of units for each tranche of incomes is needed:

Number of Units needed for each income bracket in jurisdictions (RHNA)

	Very Low Income (< 50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (> 120% AMI)	Total
Stanislaus County (Unincorporated areas)	574	398	458	1,045	**2,475**
Turlock	1,305	903	1,960	2,498	**5,802**
Ceres	706	489	661	1,505	**3,361**
Hughson	284	196	122	279	**881**
Newman	197	136	218	497	**1,048**
Oakdale	414	286	294	671	**1,665**
Patterson	1,046	724	593	1,353	**3,716**
Riverbank	181	672	594	1,355	**3,591**
Waterford	107	74	115	261	**557**

***Data Source**: Stanislaus County, Turlock, Ceres, Hughson, Newman, Oakdale, Patterson and Riverbank's 6th Housing Elements 2023-2031*

The type of housing currently available throughout the County is incongruent with the need, which indicates a demand for more affordable housing serving households earning 80% AMI or less.

The 2025-2029 Consolidated Plan identifies affordable housing as a Priority Need. In Fiscal Year 2025- 2026, the Stanislaus HOME Consortium will use funds available to address a variety of housing needs within the Stanislaus Planning Area.

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AP-60 PUBLIC HOUSING

Introduction

The Stanislaus HOME Consortium maintains a close working relationship with the SRHA and coordinates on an ongoing basis to address public housing needs and other affordable housing priorities. The Stanislaus HOME Consortium will continue to collaborate with SRHA and other public and private housing and social service agencies to support public housing improvements, expand housing opportunities, and enhance services for residents.

Actions planned during the next year to address the needs to public housing:

The mission of the SRHA is to address unmet housing needs of residents and communities throughout Stanislaus County in accordance with Federal, State, and local regulations. SRHA owns and operates public housing units and administers the Housing Choice Voucher Program.

In addition to conventional public housing, SRHA operates several affordable housing programs, including:

- Year-round Farm Labor Housing
- Seasonal Migrant Farm Worker Housing
- Neighborhood Stabilization Program (NSP) units
- Housing Choice Voucher Program
- Other affordable housing properties throughout Stanislaus County

These programs will continue to operate during the 2026-2027 fiscal year to provide safe, decent, and affordable housing to low- and moderate-income households.

SRHA also continues to pursue opportunities to increase the supply of affordable housing throughout Stanislaus County through partnerships, development opportunities, and leveraging available funding resources.

Actions to encourage public housing residents to become more involved in management and participate in homeownership:

The SRHA previously implemented a services and communication “quality control” system that provides the SRHA with immediate customer feedback and identifies areas that may need improvement. The SRHA has also implemented a resident education program with regularly scheduled meetings and written communications on agency policy, rules, and leases.

Efforts to improve communications with residents and program participants include: on site resident training/informational meetings, regular newsletters and flyers. The SRHA has implemented a “curbside” appearance program. The focus of the program is the exterior of buildings, parking areas, playgrounds and other areas of the complexes. Rodent and insect problems are addressed when residents report a problem and/or on Annual Inspections. In an effort to better educate residents concerning these problems, information is regularly provided through the SRHA newsletter. These actions have assisted the SRHA in creating an atmosphere which emphasizes customer satisfaction and communication.

Further, the SRHA has a Resident Advisory Board (RAB) which represents the residents assisted by the agency. The RAB assists in the development of the SRHA's five-year Plan. Resident involvement will continue to be supported in an effort to enhance the service delivery by taking into account input from those with lived experience.

Through these efforts, SRHA seeks to promote resident engagement, improve communication, and support pathways to housing stability and potential homeownership opportunities for eligible residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

The SRHA is not designated as a troubled Housing Authority.

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AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The Stanislaus Community System of Care (CSoC), the locally recognized CoC, is comprised of an elected Board and various sub-committees. The CoC Board is comprised of representatives from homeless advocates, community members, and service providers, as well as public and private sector agencies in the County. The CoC meets on a monthly basis to identify gaps and needs in homeless services and to pursue an overall systematic approach to address homelessness. Through regular attendance and participation in the CoC meetings, Stanislaus HOME Consortium members consult with the CoC to develop cooperative plans and strategies to leverage resources to provide emergency shelter and rapid re-housing services, and is informed of changes in local goals, objectives and performance measures. The recognition of homelessness as a social and economic issue is uniting service providers, businesses, the public, and private sectors in achieving compliance with the HEARTH Act, adopting best practices to end chronic homelessness, and improving the system to rapidly re-house individuals and families.

The following are a few County-wide efforts that are not directly funded by HUD entitlements funds but contribute to the overall CoC:

Access Center Emergency Shelter (ACES)

The Access Center Emergency Shelter (ACES), a 182 bed, low-barrier shelter focused on providing shelter to the most vulnerable unsheltered population by decreasing common barriers to individuals accepting shelter service, such as, pets, partners, and possessions. ACES opened November 26, 2019 and is being operated by the Salvation Army through an agreement approved by the Board of Supervisors on October 1, 2019. The Community Assessment Response and Engagement (CARE) Multidisciplinary Team is also able to use the location to provide case management and shelter to the most vulnerable unsheltered individuals. ACES provides the homeless shelter and connects them with case management services, with a strong emphasis on assisting shelter guests to become document ready for entry into the community's coordinated entry housing continuum.

Empire Cold Weather Family Shelter

The Empire Cold Weather Family Shelter is a seasonal 22 bed shelter program that was initiated in November 2018 in partnership with the Stanislaus Regional Housing Authority. The target population served are families who are currently being case managed in the Community Service Agency's (CSA) Housing Support Program (HSP) unit, have used all available temporary shelter nights, are still engaged in the search for permanent housing and have been unsheltered the longest based on date of referral to the HSP program.

CSA works in partnership with Community Housing and Shelter Services (CHSS) for placement of families at the Empire Cold Weather Family Shelter and has an existing contract with CHSS to administer, arrange and facilitate temporary housing services to CalWORKs and Welfare-to-Work eligible families. CHSS also provides case management services, which include assisting and educating participants on their income, household budgets, and housing options; aiding participants in completion of housing applications and landlord outreach; and providing housing search workshops.

CSA has staff on-site during standard business hours to work with the families and CHSS staff also is available to assist families on a regular basis. Stanislaus County Affordable Housing Corporation (STANCO) provides on-site property management services including security and routine maintenance of the facility and units.

The County has also supported shelter and housing efforts through the Permanent Local Housing Allocation (PLHA) program. In 2025 and 2026, PLHA funds were awarded to support emergency shelter programs to provide shelter and supportive services to individuals experiencing homelessness. These investments support the County's ongoing efforts to expand housing opportunities and reduce homelessness.

Additionally, the County received the 2024 State Emergency Solutions Grant (ESG) Allocation of funding on behalf of the Stanislaus Continuum of Care (CoC). These funds were awarded through a competitive process to support shelter operations and rapid re-housing services. Funding was awarded to HAVEN and Center for Human Services to support emergency shelter operations, and to Turning Point Community Programs to provide Rapid Re-Housing services. These programs assist individuals and families experiencing homelessness in obtaining stable housing and supportive services.

Through these combined efforts, Stanislaus County continues to expand shelter capacity, improve service coordination, and support individuals and families in achieving housing stability.

Homeless Strategic Plan

In 2021, the Stanislaus Homeless Alliance (SHA) and the CSoC collaborated to update the Regional Plan to address homelessness in Stanislaus County, originally prepared in January 2019. The updated plan, now referred to as the Homeless Strategic Plan (HSP), adopts a data-informed approach to addressing the needs of people experiencing homelessness by enhancing community decision-making, supporting organizational and provider capacity and improving systems coordination.

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Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Stanislaus County will continue to implement a coordinated, collaborative approach to outreach and engagement for individuals and families experiencing homelessness, with a particular focus on unsheltered populations. Outreach efforts are conducted in partnership with the CoC, local service providers, law enforcement agencies, behavioral health providers, and other community partners.

There are several service providers within the CoC that conduct street outreach throughout the County. Through Behavioral Health and Recovery Services (BHRS) and a collaboration of several other County departments, an Outreach and Engagement Center (OEC) was established in 2018. The OEC coordinates the provision of multiple services throughout the County for those experiencing homelessness. Teams of outreach workers go out five days a week to connect homeless individuals directly with benefits and services to engage those who may otherwise not seek assistance. The OEC also serves as a physical entry point for support through assessments and referrals and is open for walk-in access Monday through Friday.

Additionally, Stanislaus County participates in the annual Point-in-Time Count**,** which provides critical information about individuals experiencing homelessness, including those who are unsheltered. Data from the Point-in-Time Count is used to identify service gaps, assess needs, and guide planning and funding decisions.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Shelters in Stanislaus County receive a combination of federal, state, local, private, and foundation funding from a diversified stream of sources including: federal CoC, ESG (state and federal) and CDBG programs, community foundations, and others. In total, there are 12 shelters represented on the 2026 HUD Housing Inventory Count (HIC), including several for specific populations like youth, families, or adults. There is a continued dedication to low-barrier, housing-focused shelters, to move those without a place to live into permanent housing, and clients from the We Care Program, Children's Crisis Center, Community Housing and Shelter Services (CHSS), and Turning Point Community Programs are able to receive rapid re-housing assistance to become stably housed.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC continues to refine system processes and address gaps in the service delivery system to ensure vulnerable populations receive appropriate services and support. As partnerships within the CoC strengthen and agencies gain a clearer understanding of their roles and responsibilities, the homeless response system becomes more effective in addressing the needs of individuals and families experiencing homelessness. The Coordinated Entry System (CES) plays a key role in prioritizing individuals and families based on vulnerability, streamlining access to available resources, and minimizing the length of time individuals experience homelessness.

The delivery of wrap-around supportive services is critical to the long-term success of individuals and families transitioning out of homelessness. Through the CoC and partner agencies, supportive services are available to assist households in maintaining stable housing. These services may include case management, financial assistance, security deposits, legal services, credit repair, utility assistance, counseling, employment support, and other stabilization services. Stanislaus

County and its partners recognize that the goal is not only to secure housing, but to ensure individuals and families have the resources and support necessary to maintain long-term housing stability and prevent future episodes of homelessness.

Agencies that are funded through the Stanislaus Urban County's ESG program are required to participate in the planning and ongoing development of the CES. ESG sub-grantees must participate in the client referral system as long as it does not place any additional housing barriers on the client, cause a financial burden on the agency and compromises their other funding sources. Some of the larger agencies within the County that provide resources for homeless individuals and families include: We Care Program-Turlock, , The Salvation Army, Children's Crisis Center, , and the Modesto Gospel Mission. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) make the transition to permanent housing and independent living is an overall goal of the CoC.

The Stanislaus Urban County works with the CoC towards this goal by funding programs with ESG funds that aim to shorten the period of time that individuals and families experience homelessness, facilitate access for homeless individuals and families to affordable housing units, and prevent individuals and families who were recently homeless from becoming homeless again. The Stanislaus Urban County's homeless strategy also places a high priority on providing rental assistance, housing relocation and stabilization services to persons and households experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Plan to address homelessness in Stanislaus County identifies discharge planning as a key part of the strategy in addressing homelessness throughout the County moving forward. Acknowledging that further collaboration among public institutions and other community system of care providers needs to occur so that no individual or family is discharged into homelessness, the CoC continues to work on these issues through awareness campaigns and coordinated efforts to align services and resources among CoC partners.

Local health care facilities have specific protocol in place requiring a safe discharge for all patients. The County's Public Health Agency established a task force to review the current protocol in place and address any gaps in services necessary to ensure successful discharge planning services. Currently there are discharge planning social workers on staff at the hospitals who work with service providers to locate appropriate housing that could include HUD McKinney-Vento funded emergency shelters, transitional or permanent housing units and prevent the release of patients to the streets. For adults recently released from custody, the County addresses housing issues through the Day Reporting Center (DRC). The Sheriff's Department conducts Probation Orientation meetings at the DRC in which several programs have participated in the past including Solidarity, Teen Life Challenge, and Modesto Gospel Mission.

As a result of the CoC's coordination with the Probation Department and the Sheriff's Office, a diversion program has been established. The diversion program helps homeless who would otherwise be jailed for minor crimes stay at the Salvation Army shelter facility, where they receive overnight shelter and case management services. The County has transitional living procedures in place for juveniles exiting foster care to address youth in placement where the long-term plan is emancipation. These procedures are required by both the State and Federal governments. The County develops a 90-day transition plan that includes a housing component. A lead officer receives a list of those eligible minors from the case officers and works with the case officer, minor, family, and any services providers to develop the plan prior to the minor's last status review (usually at 18 years old). A status review is a court hearing to review the minor's status in placement. The plans are submitted to the court and all involved parties, including the minor.

AP-75 BARRIERS TO AFFORDABLE HOUSING

Introduction – Stanislaus HOME Consortium

The Stanislaus HOME Consortium will work to provide affordable housing opportunities with a focus on maintaining existing affordable housing opportunities and the development of new affordable housing units. One of the main barriers to affordable housing, both rental and homeownership, has been the lack of affordable housing units. In its efforts to expanding the inventory of housing units, the Stanislaus HOME Consortium will utilize its funding in support of the strategies identifies in the county-wide initiative, Housing Stanislaus, undertaken by Stanislaus County with an aim at building a shared vision and policy framework for housing in Stanislaus County: https://housingstanislaus.org/.

While many of the barriers to housing development are outside of the Stanislaus HOME Consortium's direct control, the individual member jurisdictions can work together to collectively address the barriers through the development and implementation of their respective Housing Elements, currently in its 6th cycle , which requires all governments to adequately plan to meet the housing needs of everyone in the community. Housing Elements include an assessment of housing needs, identify constraints, provide for a sites inventory, and include a housing plan with goals, objectives, and policies to maintain, preserve, improve, and develop housing.

HOME funds provide a much-needed contribution to the gap in the funding stream needed to undertake meaningful action to address affordable housing.

The members of the Stanislaus HOME Consortium will leverage available funding for the development of affordable housing projects throughout Stanislaus County and will support efforts to create access to capital needed to increase housing development and improve housing affordability in Stanislaus County.

Stanislaus County continues to implement strategies identified in its 6th Cycle Housing Element to reduce barriers to affordable housing and facilitate residential development across all income levels. These efforts include rezoning sites for higher-density residential development, updating development standards, and streamlining permitting processes to encourage housing production.

In addition to Stanislaus County's actions, the participating jurisdictions within the Stanislaus HOME Consortium continue to update local policies, zoning regulations, and housing programs to reduce barriers to affordable housing. Based on currently available Housing Element materials and related public reports, these efforts include rezoning sites for higher-density residential development, streamlining permit processes, updating development standards to comply with State law, reducing parking and other development constraints, and expanding opportunities for supportive housing, emergency shelters, accessory dwelling units, and other housing types. Implementation status varies by jurisdiction, with some cities having adopted Housing Elements and ordinance changes and others continuing to work through revised draft and the HCD review processes.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Potential constraints to housing development vary by area throughout the Stanislaus Planning Area, but generally include cost of infrastructure, residential development fees, development standards, land use entitlement processing times, and limited funding for affordable housing development. Barriers to housing also include personal barriers such as poor credit history, involvement with the law, limited knowledge about tenants' rights and the complaints process.

To address these barriers, Stanislaus HOME Consortium members continue to implement strategies identified in their respective Housing Elements to reduce regulatory constraints and encourage affordable housing development. These actions include rezoning land for higher-density residential development, updating development standards, streamlining permitting processes, and increasing flexibility in housing types.

Development Process

To facilitate housing development and reduce barriers to affordable housing, the Stanislaus HOME Consortium will continue to work collaboratively with developers, nonprofit housing providers, local jurisdictions, and community stakeholders. These efforts are intended to identify constraints to housing development and promote public-private partnerships that support the production of affordable housing throughout the Stanislaus Planning Area.

The Stanislaus HOME Consortium will continue to support development by coordinating with participating jurisdictions that are implementing Housing Element programs designed to streamline development processes, increase allowable densities, and reduce regulatory barriers. These actions include rezoning sites for higher-density housing, adopting objective design standards, reducing parking requirements, and allowing a broader range of housing types, including multifamily housing, supportive housing, accessory dwelling units, and mixed-use developments.

The Stanislaus HOME Consortium will continue to support development opportunities through outreach to developers and property owners, particularly for sites identified through recent rezoning efforts. In 2026, the County, on behalf of the Consortium, plans to conduct developer outreach and facilitate connections between interested property owners and developers seeking to build affordable housing in the Stanislaus Planning Area.

Additionally, the Stanislaus HOME Consortium will continue to coordinate with participating jurisdictions to identify funding opportunities, streamline project review, and support development of a variety of housing types, including affordable rental housing, permanent supportive housing, and other housing options for low- and moderate-income households.

Through these coordinated efforts, the Stanislaus HOME Consortium will continue to support efficient project development, reduce barriers to housing production, and promote the development of affordable housing throughout the Stanislaus Planning Area.

Fee Structure

Members of the Stanislaus HOME Consortium will continue to review its fee systems as a means of reducing the cost of housing development. The members recognize that fees can affect the cost of construction of affordable housing in the community.

Development Standards and Processing Times

Members of the Stanislaus HOME Consortium will continue to review and, where reasonable and appropriate, amend development standards and permitting processes to reduce constraints and improve the efficiency of housing development. These efforts are intended to provide cost and time savings in the development of residential units while continuing to ensure the public health and safety of residents.

Efforts include but are not limited to adoption of objective design standards, reductions in minimum lot sizes, increased allowable densities, and expanded housing types such as accessory dwelling units, supportive housing, and mixed-use

development. These updates are intended to streamline the development process and reduce regulatory barriers to affordable housing.

The Stanislaus HOME Consortium will continue to monitor regulatory constraints and work collaboratively with participating jurisdictions, developers, and community stakeholders to identify and implement solutions that support the development of affordable housing throughout the Stanislaus Planning Area.

Discussion

For jurisdictions that charge development impact fees, the California Mitigation Fee Act requires jurisdictions to demonstrate a nexus between the type of development and the impact being mitigated, and to ensure that fee amounts are proportional to the impact caused by development. While certain fees such as inclusionary housing in-lieu fees, permit processing fees, utility connection fees, and fees negotiated through development agreements are not covered by the Act, development fees can still represent a significant portion of overall housing development costs.

Because developers often pass these costs on to homebuyers or renters, high development fees may limit the feasibility of lower-cost housing more than higher-cost housing. As noted by the Terner Center for Housing Innovation at UC Berkeley, reducing or deferring development fees may improve financial feasibility for affordable housing projects. Jurisdictions may also consider fee deferral strategies to reduce upfront development costs and support affordable housing production.

Municipal Processing Time: The time required to obtain development approvals is often cited as a factor contributing to the high cost of housing in California. Extended review timelines may increase project costs due to land holding expenses, interest payments, and construction delays. Processing timelines may be affected by coordination among multiple agencies, legislative review schedules, and staffing capacity. Stanislaus County and participating jurisdictions continue to evaluate opportunities to streamline permitting processes and reduce administrative barriers where feasible.
Prevailing Wages: Federal and State prevailing wage requirements may also affect housing development costs. Davis-Bacon prevailing wages apply to federally funded construction projects, including those funded with CDBG and certain HOME-funded projects. Additionally, California prevailing wage requirements apply to public works projects that support housing development, such as infrastructure improvements. While prevailing wage requirements support fair labor standards, they may increase development costs and affect project feasibility. Stanislaus County and participating jurisdictions continue to consider these factors when evaluating funding strategies and housing development opportunities.

Expiration of Affordability Contracts: Affordable housing developed with public funding is often subject to affordability restrictions for a defined period. As these affordability periods expire, there is a risk that units may convert to market-rate housing. Stanislaus County and participating jurisdictions continue to monitor expiring affordability agreements and pursue preservation strategies when feasible, including acquisition, rehabilitation, refinancing, and extension of affordability restrictions.

Through these coordinated efforts, Stanislaus County and participating jurisdictions will continue to monitor and address regulatory, financial, and administrative barriers to affordable housing development and preservation throughout the Stanislaus Planning Area.

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AP-85 OTHER ACTIONS

Introduction

The Stanislaus HOME Consortium targets federal funds to residents who have traditionally not been served or are underserved by programs. Project activities funded through the Annual Action Plan are carefully designed to provide targeted assistance to vulnerable populations, including individuals experiencing homelessness, persons with special needs, extremely low-income households, seniors, persons with disabilities, and residents living in areas with limited access to services and transportation.

Actions planned to address obstacles to meeting underserved needs:

One of the ongoing challenges in meeting the needs of the underserved is the lack of sufficient funding for services provided by local governments, non-profit organizations, and other agencies. Service providers faced with this challenge are expected to provide more and more services with the same, if not smaller, budgets every year. The Stanislaus HOME Consortium will continue to seek funding opportunities through different sources, encourage projects or programs that leverage funds, and ensure that projects and programs are operated as effectively and efficiently as possible.

The Stanislaus HOME Consortium will continue to coordinate closely with the CoC, to identify service gaps and develop strategies to address homelessness and housing instability. Through regular participation in CoC meetings and committees, Stanislaus County and participating jurisdictions collaborate with service providers, public agencies, and community stakeholders to improve coordination and maximize available resources.

In addition, Stanislaus County Planning and Community Development has supported underserved populations through administration of federal and state funding, including ESG and State ESG funds awarded on behalf of the CoC. These funds support emergency shelter and rapid re-housing programs, including funding for HAVEN and Center for Human Services shelter operations, and Turning Point Community Programs for Rapid Re-Housing services. These programs help address the needs of individuals and families experiencing homelessness and those at risk of homelessness.

The Stanislaus HOME Consortium also continues to support underserved populations through Permanent Local Housing Allocation (PLHA) funding. Recent PLHA investments have supported shelter operations and housing-related services, including programs such as the ACES, HAVEN's emergency shelter, Center for Human Service's Youth Low Barrier Shelters and We Care's Emergency Shelter.

The SRHA also plays a critical role in addressing underserved housing needs. Through continued collaboration with the SRHA, the Stanislaus HOME Consortium will support efforts to identify housing needs, expand affordable housing opportunities, and provide rental assistance through programs such as public housing and the Housing Choice Voucher Program.

Through these coordinated efforts, the Stanislaus HOME Consortium will continue to address obstacles to meeting underserved needs by leveraging funding, strengthening partnerships, and expanding housing and supportive service opportunities throughout Stanislaus County.

Actions planned to foster and maintain affordable housing:

As identified throughout the Consolidated Plan and Annual Action Plan, the preservation and development of affordable housing remains a high priority for the Stanislaus HOME Consortium. HOME funding will continue to be prioritized for the development, acquisition, and rehabilitation of affordable housing that serves low- and moderate-income households. Affordable housing strategies include both the creation of new affordable housing units and the preservation of existing affordable housing stock.

In addition, CDBG funding will continue to support infrastructure improvements that facilitate the development and preservation of affordable housing. These activities may include improvements to water, sewer, streets, sidewalks, and other public infrastructure necessary to support residential development and maintain existing neighborhoods.

The Stanislaus HOME Consortium will continue to collaborate with nonprofit organizations, for-profit developers, and public agencies to acquire, develop, and rehabilitate affordable housing units. Through coordinated funding strategies and partnerships, the Consortium will work to maximize available resources and increase the number of affordable housing units produced and preserved each year.

Additionally, the Stanislaus HOME Consortium will continue to support affordable housing through coordination with the SRHA, implementation of Housing Element programs, and recent rezoning efforts designed to increase housing capacity and reduce barriers to development. These coordinated efforts are intended to support long-term housing affordability throughout Stanislaus County.

Actions planned to reduce lead-based paint hazards:

Stanislaus County continues to address lead-based paint hazards through coordination with the SRHA, the Stanislaus County Department of Environmental Resources, and other local and regional partners. These agencies work collaboratively to identify, reduce, and prevent lead-based paint hazards, particularly in housing occupied by low- and moderate-income households and families with children.

The Childhood Lead Poisoning Prevention Program, administered through the Stanislaus County Department of Environmental Resources in coordination with the SRHA, responds to reports of elevated blood lead levels in children. When elevated blood lead levels are identified, families are notified and environmental investigations may be conducted by qualified professionals to determine potential sources of lead exposure. These investigations may include assessments of residential units, particularly those built prior to 1978, when lead-based paint hazards are more likely to be present.

The Stanislaus HOME Consortium will continue to coordinate with local agencies to provide education and outreach regarding lead-based paint hazards and prevention strategies. Educational materials will be distributed to households participating in housing programs and rehabilitation activities, and information will be made available to property owners, tenants, and program participants.

Additionally, all housing units assisted with HOME and CDBG funds will comply with federal lead-based paint requirements under 24 CFR Part 35**.** These requirements include risk assessments, clearance testing, and lead-safe work practices when rehabilitation activities are conducted in units constructed prior to 1978. HOME and CDBG-funded rehabilitation activities may include the remediation or abatement of lead-based paint hazards when identified.

The SRHA will continue to provide notices to landlords and tenants participating in the Housing Choice Voucher Program regarding the risks of lead-based paint and applicable compliance requirements. These efforts help ensure that housing assisted with federal funding is safe and free from lead-based paint hazards.

Through these coordinated efforts, the Stanislaus HOME Consortium will continue to reduce lead-based paint hazards, improve housing quality, and protect the health and safety of residents throughout the Stanislaus Planning Area.

Actions planned to reduce the number of poverty-level families:

The Stanislaus HOME Consortium works to reduce poverty through ensuring an adequate, affordable, quality housing supply, improving low-income neighborhoods, strengthening the employment skills of the community and ensuring access to basic needs such as food and shelter. The Stanislaus HOME Consortium is particularly focused on ensuring quality housing options to low- income individuals through the production of new low-income units as well as the rehabilitation of existing low-income units and combating rental discrimination against minorities.

The Stanislaus HOME Consortium also collaborates closely with the CoC, local service providers, and community partners to coordinate services that address poverty-related challenges, including homelessness, unemployment, and access to supportive services. Through these partnerships, the Consortium supports programs that provide housing navigation, case management, and access to employment and supportive services that assist households in achieving long-term stability.

The Stanislaus County Economic Development Action Committee (EDAC), with membership from all members of the Stanislaus HOME Consortium, collaboratively develops and updates the Stanislaus County Comprehensive Economic Development Strategy (CEDS) which presents the socio- economic overview of Stanislaus County, along with highlights of the economic development activities and projects that will be undertaken by private and public entities in a mission to create new jobs and provide critical services to the residents of Stanislaus County. The report can be found at: http://www.stancounty.com/ceo/econ-dev/pdf/ceds.pdf. The CEDS recognizes impacts housing affordability and availability have on local economic development efforts and the need for a strong local workforce dependent on housing and training.

Equipped with this information, five workgroups, comprised of technical experts, local community members and key stakeholders, came together to move key focus areas from analysis to prototypes and solutions for inclusion in a comprehensive investment document.

The workgroups focused on:

- Entrepreneurship and small business dynamism
- Talent development
- Addressing non-skill barriers to jobs and training
- Bioproducts and the circular economy growth strategy
- Technology and skill adoption in the agricultural sector

The comprehensive investment document, the Stanislaus 2030 Investment Blueprint (Investment Blueprint), is based on the understanding of larger market forces and future trends; current and future state of Stanislaus County economy; knowledge of demographic shifts; and authentic community input. Four strategic focus areas were identified: (1) Bioindustrial Manufacturing; (2) Talent Development; (3) Removal of NonSkill Barriers to Jobs & Training; and (4) Entrepreneurship and Small Business Dynamism. A copy of the Investment Blueprint is available in English and Spanish through the following link: www.stanislaus2030.com/resources.

The Investment Blueprint, accepted by the Board of Supervisors on November 1, 2022, identifies strategic focus areas with initial investment strategies and tactics; funding and policy aligned with each of the strategies and performance that is reported regularly to partners and the public.

Through coordination of housing, supportive services, and economic development initiatives, the Stanislaus HOME Consortium will continue to implement strategies to reduce the number of poverty-level families and improve economic stability for residents throughout the Stanislaus Planning Area.

Actions planned to develop institutional structure:

The Stanislaus Urban County will continue to strengthen institutional structure by providing transparent funding opportunities, technical assistance, and coordination among public agencies, nonprofit organizations, and community stakeholders.

The Stanislaus Urban County publishes an annual Notice of Funding Availability (NOFA) of CDBG and ESG funds. The NOFA includes an announcement of a Grant Technical Workshop and timeline for the upcoming grant cycle. The NOFA is published in the local newspaper, The Modesto Bee, in English and Spanish. An e-mail is sent out to all past and current grantees and applicants that have applied in the last five (5) years. The Stanislaus Urban County also announces the NOFA at the CoC meeting, distributes a reminder, and e-mails the CoC agencies a NOFA announcement.

The Stanislaus Urban County conducts a Grant Technical Assistance Workshop to release the application materials and explain program requirements, eligible activities, and evaluation criteria. County staff provide technical assistance throughout the application process and remain available by phone, email, and in person to assist applicants and encourage participation from new and underserved organizations.
The Stanislaus Urban County also requires those receiving grants (sub-grantees) to attend a Grantee Technical Workshop prior to receiving their agreements. Attendance of this workshop and a fully executed agreement is required prior to any reimbursements. At the technical workshop, the policies, procedures, program regulations, requirements and obligations of the grant are explained. All sub-grantees receive the electronic copies of the documents covered in the Grantee Technical Workshop.

Through these efforts, the Stanislaus Urban County will continue to strengthen institutional capacity, support program compliance, and improve coordination among agencies implementing housing and community development activities throughout the Stanislaus Planning Area.

Actions planned to enhance coordination between public and private housing and social service agencies:

Stanislaus County, as administrator of the Stanislaus Urban County and the Stanislaus HOME Consortium, coordinates and consults with services and housing providers, local, state and federal government entities, non-profit and for-profit organizations and business, professional organizations, interest groups, and other parties interested in the implementation of federal programs.

Specifically, they are: Stanislaus Regional Housing Authority, Stanislaus County Health Services Agency, Stanislaus County Community Services Agency, Stanislaus County Behavioral Health and Recovery Services; California Department of Housing and Community Development; U.S. Department of Housing and Urban Development (HUD); Stanislaus County Affordable Housing Corporation (STANCO), California Rural Legal Assistance (CRLA), Great Valley Housing Corporation, and Self-Help Enterprises. These partnerships support the design, implementation, and monitoring of housing and community development activities outlined in the Annual Action Plan.

Stanislaus County will continue to participate in regularly scheduled meetings with the cities of Modesto and Turlock to coordinate any CDBG, HOME and ESG funded activity that may be of benefit to each of the separate entitlement communities within Stanislaus County. Further, monthly meetings are held between the participating members of the Stanislaus HOME Consortium. This ensures that the activities outlined in the AAP are given the fullest attention for design and implementation or construction.

The Stanislaus HOME Consortium member jurisdictions will maintain active involvement in the CoC, a multi-agency collaborative which focuses on the community's housing and social service needs, to continue outreach and information sharing with other Stanislaus County agencies serving similar clientele.

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AP-90 PROGRAM SPECIFIC REQUIREMENTS

Introduction

There are three specific goals of the CDBG program:

1. Provide decent housing.
2. Provide a suitable living environment.
3. Expand economic opportunities.

This AAP has been developed to assist in achieving these three goals. The overriding consideration required of the CDBG program is to benefit those members of the population that meet the definition of Targeted Income. A Targeted Income person is one who earns 80% or less of the AMI for CDBG funds. Additionally, if a project benefits a specific neighborhood or community, at least 51% of the population within that geographic boundary must be within the Targeted Income Group (TIG).

As identified in the 2025-2029 Consolidated Plan, priority will be given to projects in the following areas: public infrastructure and facility improvement, affordable housing, community and economic development, Public Services, homeless services, and community emergency responses.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	$ 0
3.	The amount of surplus funds from urban renewal settlements	$ 0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	$ 0
5.	The amount of income from float-funded activities	$ 0
	Total Program Income:	**$0**

Other CDBG Requirements

1. The amount of urgent need activities

2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90%

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The Stanislaus Urban County adopted performance standards in line with HUD and HCD guidelines and in coordination with the CoC. These standards include: rapid re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing. Agencies are required to do housing stability planning with their clients and are strongly encouraged to use a progressive engagement with clients to determine their financial need and receive just enough assistance to maintain housing. The annual NOFA included a new requirement that all ESG awarded agencies must have their policies and procedures approved prior to being awarded funding to help ensure the programs operate within the HUD standards for the ESG program. If an awarded agency is found to be out of compliance or can not adhere to HUD standards, the County will take steps to recapture funds and redistribute funding to the next agency according to their ranking score resulting from the annual NOFA.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Stanislaus Urban County continues to work with the local CoC to further develop the Coordinated Entry System and include a larger scale of community participation. The CoC has established a working committee to implement this system to ensure compliance with the HEARTH Act. The recently updated (January 2020) Coordinated Entry System Policies and Procedures Manual can be found at: https://csocstan.com/coordinated-entry-system-ces-policies-and-procedures-manual/

3. Identify the process for making sub-awards and describe how the ESG allocation was made available to private nonprofit organizations (including community and faith-based organizations).

For Fiscal Year 2026-2027, ESG funds will be allocated based on a competitive grant cycle to which public service providers can apply for ESG funds. Applicants will be restricted to submitting one (1) application per agency for ESG funds. All applicants will be required to attend a Grant Technical Workshop prior to submission of an application. A Grant Review Panel made up of representatives from the Stanislaus Urban County, the County's Chief Executive Office, and the local CoC will review each written application submission and oral presentation and will score them individually.

The following is the scoring criteria that is utilized by the Grant Review Panel for CDBG Public Services Grant and ESG Program grant applications:

Capacity & Experience

- Agency & Staff Experience with Grant Administration
- Program Sustainability Outlook

Addressing the Need/Extent of the Problem

- Prevention Focus
- Consistency with Adopted Consolidated Plan/Priority Need
- Identifying and Addressing a Community Need

Collaboration

- Are there Partnerships and Collaborations?
- Outreach and Referrals

Accomplishments & Program Evaluation

- Are Accomplishments Measurable?
- Standardized Methods and Tools to Evaluate Progress
- Are Goals Verifiable and Attainable?
- Will the Program be Impactful and Effective?

Financials

- Clear and Efficient Budget
- Leveraging Sources

Performance & Risk Assessment

- Implementation- Soundness of Approach
    - Monitoring Results and Timeliness

Program Innovation

- Program Innovation

Grant Submittal

- Is the Grant Application Clear?
- Presentation Value

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Stanislaus Urban County consults with the local CoC which has formerly homeless individuals as members. Sub-grantees who administer the shelters and the rapid re-housing programs have formerly homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding.

5. Describe performance standards for evaluating ESG.

Under the ESG Program, Stanislaus County staff reviews quarterly ESG statistical tables, HMIS client reports, narratives, Request for Funds forms and budget printouts, which identify the total funds uses/requested by each grantee during that reporting period. Stanislaus County staff verifies match funding (i.e. - local unrestricted donations). In this manner, the subrecipient in turn ensures that dollar to dollar matching requirements are satisfied by paying the remainder of the expenses from non-ESG sources.

HOME Investment Partnerships Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Stanislaus HOME Consortium will permit HOME funds to be invested as loans, grants, deferred payment loans, and other types of investment as permitted by the regulations described in 92.205(b). Other forms of investment will not be permitted without the prior approval of HUD.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME statute states that resale provisions must limit subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any improvements, and ensure that the housing will remain affordable to a reasonable range of low- income homebuyers. The HOME statue also specifies that recapture provisions must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. Under the recapture provision, the property may be sold without income-edibility restrictions. The Stanislaus HOME Consortium has elected to establish a recapture provision as part of its program.

In cases where the net proceeds available at the time of sale are insufficient to recapture the entire direct HOME subsidy provided to the homebuyer, the Stanislaus HOME Consortium is not required to repay the difference between the total direct HOME subsidy and the amount recaptured from available net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. In applying the option of the recapture provision, the following formulas will be used:

- HOME investment / (HOME investment + Homeowner investment) X Net proceeds = HOME amount to be repaid
- Homeowner investment / (HOME investment + Homeowner investment) X Net proceeds = Amount to Homeowner

Affordable Homeownership Limits

HUD provides that the HOME affordable homeownership limits (initial purchase price or after-rehabilitation value) of homeownership units assisted with HOME funds not to exceed 95 percent of the area median purchase price for single family housing. Under the Code of Federal Regulations at title 24, part 92, section 254, paragraph (a)(2)(iii), HUD allows jurisdictions to prepare a market analysis to determine this limit following HUD guidance. The 95 percent of median area purchase price must be established in accordance with a market analysis that ensures that a sufficient number of recent housing sales are included in the survey. Sales must cover the requisite number of months based on volume. The address of the listed properties must include the location within the consortia's jurisdiction. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire consortia jurisdiction. After identifying the median sales price per HUD's guidance, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price. Final limits are rounded to the nearest thousand. The Stanislaus HOME Consortium will use the highest limit as determined by HUD or the HUD approved market analysis.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

In the case of affordability, the Stanislaus HOME Consortium will recapture the entire amount of the direct HOME subsidy

provided to the homebuyer before the homebuyer receives a return. The Stanislaus HOME Consortium's recapture amount will be limited to the net proceeds available from the sale. While the home may be sold without restriction on the new buyers' income, the recaptured funds will be used to assist other income eligible homebuyers.

Recapture provision will be ensured through the use of real estate lien notes and/or restrictive covenants outlining the Stanislaus HOME Consortium's recapture provisions. Homeownership projects undertaken using the resale provision shall use deed restrictions, covenants running with the land, or other similar mechanisms per 92.254(a)(5)(i)(A) to ensure the resale requirements are met. The period of affordability specified in the mortgage will be the minimum period for the recapture scenario as specified above. The period of affordability will be based on the total amount of direct HOME funds invested in the housing project.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Stanislaus HOME Consortium does not intend to refinance any kind of existing debt with HOME funds.

STANISLAUS HOME CONSORTIUM
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
FISCAL YEAR 2026-2027 ANNUAL ACTION PLAN

Final FY 2026-2027 HOME Allocation: $1,191,577.79

The table below shows the final HOME grant allocation breakdown among Stanislaus HOME Consortium members.

HOME ALLOCATIONS

HOME CONSORTIUM MEMBER	ALLOCATION
City of Ceres	$115,194
City of Hughson	$82,115
City of Newman	$85,534
City of Oakdale	$96,720
City of Patterson	$96,382
City of Riverbank	$97,166
City of Turlock	$141,014
City of Waterford	$82,760
Stanislaus County	$96,799
Community Housing Development Organization (CHDO) Set-aside @ 15%	$178,736.79
HOME Total	$1,072,420.79
County Administration Total	$119,157
TOTAL ALLOCATION	$1,191,577.79

**Please Note:. These funds will be allocated to individual Consortium members and must be committed to an approved project within six (6) months of July 1 of each program year, unless the deadline is extended by the County. An approved project is one that has been included in a HUD-approved Annual Action Plan, authorized by the County, and has completed the required environmental review process. If a Consortium member does not have an approved project within this timeframe, the funds will be made available to all Consortium members through a County-administered Request for Proposals (RFP) process.*

City Council Staff Report

May 12, 2026

From: Adrienne Werner, Development Services Director
Prepared by: Adrienne Werner, Development Services Director
Agendized by: Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Denying the appeal and reaffirming the Planning Commission Denial of Conditional Use Permit 2024-09 for the development of a food truck park at Fulkerth Road.
OR
Resolution: Approving the appeal and granting Conditional Use Permit 2024-09 for the development of a food truck park at 2400 Fulkerth Road.

2. NARRATIVE:

A conditional use permit (CUP) application was submitted to the Planning Division to develop the 1.31-acre parcel located at 2400 Fulkerth Road, Stanislaus County APN 089-019-022 with a mobile food truck park. The applicant planned for 14 food trucks, a 40'x20' covered eating area, 31 parking spaces, trash enclosure, restrooms, landscaping, 6'8" wrought iron fencing and gates on the west, south, and north property lines securing the food park area and a 7' masonry wall along the eastern property line, abutting the residential subdivision. Access to the food truck park would be provided from Fulkerth Road through an existing 30' wide access easement.

The Planning Commission heard the project at their March 6, 2025 meeting. After public comment and discussion, the Planning Commission denied the Conditional Use Permit with a vote of 1-5. On March 10, 2025, an application to appeal the Planning Commission's decision was received by the City Clerk's office.

The City Council heard the appeal of the Conditional Use Permit at the May 13, 2025 Council meeting. During the public hearing concerns were raised regarding traffic generated by the project and adequate parking for customers visiting the food trucks. After taking testimony and discussing the project City Council voted to continue the item and asked staff to address the parking and traffic issues and bring the project back for consideration.

Parking

The Turlock Municipal Code does not contain a parking standard for mobile food facilities but a ratio of two parking spaces per mobile food truck has been used on past mobile vendor projects.

A survey of parking standards for mobile food vendors of surrounding cities and the Counties of Merced and Stanislaus is illustrated in the table below:

City	Parking Standard

Hughson	None identified.
Newman	Sufficient parking as to not impact existing and surrounding businesses.
Oakdale	Sufficient parking as to not impact existing and surrounding businesses.
Ceres	No adopted standard, approved a food truck park at 2.5 spaces per truck
Waterford	Sufficient parking as to not impact existing and surrounding businesses.
Los Banos	2 parking spaces per truck
Merced County	None identified
Stanislaus County	Sufficient as to not impact existing and surrounding businesses.

The applicant has reduced the number of food trucks from 14 to 12 and revised the site plan. The revised site plan allows the food trucks and trailers to move in and out of the site without disrupting the other trucks and trailers. The revised site plan also increases the number of parking spaces from 31 to 36, providing 3 parking spaces per truck.

Traffic

The traffic study prepared for the City's 2012 General Plan was designed to evaluate transportation impacts through the General Plan planning horizon of 2030, not just conditions at the time the plan was adopted. As part of that effort, the study considered projected population growth, planned land uses, and the level of development expected to occur throughout the City under the General Plan. Using these projections, the study evaluated how future traffic would affect the City's roadway network and identified improvements and policies needed to accommodate that growth.

Because the study analyzed traffic conditions through the 2030 horizon year, it already accounted for the cumulative traffic expected from planned development throughout the community, including development on this site. As long as projects are consistent with the land uses and development levels assumed in the General Plan, their traffic impacts are considered within the scope of that analysis.

This is a standard planning approach. General Plan traffic studies are intended to evaluate long-term transportation needs based on the City's adopted land use framework, rather than only current conditions. As a result, the 2012 General Plan traffic analysis remains a valid tool for evaluating development through the life of the General Plan.

The proposed project is consistent with the City's adopted General Plan and the land uses planned for this area through 2030. The traffic impacts associated with commercial development of this site were already considered as part of the General Plan traffic analysis. Because the project aligns with the adopted plan, additional traffic analysis is not required.

CONDITIONAL USE PERMIT

In considering the Conditional Use Permit Turlock Municipal Code *§ 9-5-604 Conditional use permits: Granting*, provided below, contains the findings that must be used in considering the application:

> *All actions of the Planning Commission relating to findings and recommendations shall be in accordance with the provisions of this article. The Planning Commission shall authorize the granting of the conditional use permit if it finds as follows:*

(a)That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping, and other features required by the Municipal Code or the Planning Commission to make sure such use is compatible with the land and uses in the vicinity

(b)That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;

(c) That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and

(d) That the site for the proposed use is in conformance with the General Plan.

In order to grant the Conditional Use Permit Council must be able to make all of these findings. If Council can not make all of these findings then the Conditional Use Permit would be denied. If Council cannot make all of the findings listed above the finding or findings that cannot be made should be identified.

PUBLIC NOTICING

Public notices were mailed to all property owners within a 500-foot radius of the project site. Staff received emails from the residents expressing concerns of increased traffic and congestion on Fulkerth Road and the entrance to the site, noise disturbances, and the potential for attracting rodents because of the food trucks. The emails are attached to this report.

CONCLUSION

Based on the information provided in the staff report, including the revised site plan, parking revisions and analysis, and evaluation of traffic, the proposed project has been reviewed for consistency with the City's General Plan and applicable development standards. The General Plan traffic analysis, which evaluates conditions through the 2030 planning horizon, accounts for the level of commercial development proposed. The project, as revised, reflects changes to site design and parking that respond to concerns raised during the March 2025 public hearing, while remaining consistent with the City's adopted land use framework.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The applicant paid the application fee for the processing of the Conditional Use Permit and the Appeal Application.

4. ENVIRONMENTAL DETERMINATION:

The proposed project is consistent with the zoning regulations and the Turlock General Plan. The project will not result in any significant impacts relating to traffic, noise, air quality, or water, nor does the site have any habitat value for endangered, rare, or other threatened species. The site can be adequately served by all required utilities and public services and is located entirely within the City Limits on a parcel no larger than five acres. The site in which the project is located is not environmentally sensitive. Therefore, pursuant to California Environmental Quality Act (CEQA) 15332 [In-Fill Development], this project is Categorically Exempt from the provisions of CEQA.

5. ALTERNATIVES:

1. **The City Council may choose to add or modify Conditions of Approval.** The City Council may choose to add to or modify any of the proposed conditions of approval.
2. **The City Council may choose to uphold the Planning Commission's decision.** The City Council may choose to uphold the Planning Commission's decision and deny the granting of a Conditional Use Permit for the project. However, this is not recommended as the project is consistent with the General Plan and Zoning Ordinance.

6. ATTACHMENTS:

1. CUP 24-09 Council resolution granting CUP
2. CUP 2024-09 Council Resolution Denying CUP
3. 12-9-25 Memorandum to A. Werner from B. Jolley re CEQA compliance
4. New Site Plan #6 2-5-26
5. Public Comments 5-12-26
6. Public Comments 3-6-25 & 5-13-25

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE APPEAL AND GRANTING CONDITIONAL USE PERMIT 2024-09	**RESOLUTION NO. 2026-**

WHEREAS, an application was received to develop the property at 2400 Fulkerth Road, Stanislaus County APN 089-019-022 with a mobile food vendor park to accommodate the parking of 12 mobile food vendors; and

WHEREAS, the Planning Commission considered the Conditional Use Permit application at a duly noticed public hearing on March 6, 2025; and

WHEREAS, the Planning Commission of the City of Turlock considered all information provided and comments received during the public hearing in making its findings and determinations; and

WHEREAS, the Planning Commission found the proposed project exempt from the provisions of CEQA; and

WHEREAS, the Planning Commission with a 1-5 vote to deny Conditional Use Permit 2024-09 after determining the findings contained in the draft resolution could not be made; and

WHEREAS, on March 10, 2025 the applicant filed an appeal of the Planning Commission's denial of Conditional Use Permit 2024-09; and

WHEREAS, in making its decision, the City Council considered the CEQA determination, the public testimony, the evidence in the record, and the findings for approval; and

WHEREAS, after a public hearing held on May 13, 2025 the City of Turlock City Council continued the project to a later date in order to gather additional information regarding parking standards for mobile food vending and traffic impacts; and

WHEREAS, the applicant revised the site plan, reducing the number of mobile food vendors to 12 from 14; and

WHEREAS, the revised site plan increases the number of on-site parking spaces to 36 from 31; and

WHEREAS, after a public hearing held on May 12, 2026 the City of Turlock City Council found and determined as follows:

Section 1. The proposed project is "Categorically Exempt" from the provisions of the California Environmental Quality Act (CEQA) under the CEQA Guidelines Section 15332 [In-Fill Development Projects].

Section 2. That the project meets all of the findings for granting of a Conditional Use

Permit as follows:

1. That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping and other features required by the Municipal Code or the commission to make sure such use is compatible with the land and uses in the vicinity;
2. That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;
3. That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and
4. That the site for the proposed use is in conformance with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock that Conditional Use Permit 2024-09 (2400 Fulkerth Road) is hereby granted subject to compliance with all applicable codes and ordinances, subject to the terms and conditions set forth below. All conditions listed below shall be complied with prior to issuance of a Certificate of Occupancy, or equivalent, unless otherwise stipulated.

Section 3. That said Conditional Use Permit No. 2024-09 would be permissible subject to compliance with the following conditions:

Planning Division (668-5640)

1. This approval authorizes the development of a 1.31-acre parcel for a mobile food truck park at 2400 Fulkerth Road, Stanislaus County APN 089-019-022. The applicant has planned for 12 food trucks, a 40'x20' covered eating area, 36 parking spaces, trash enclosure, restrooms, landscaping, 6'8" wrought iron fencing and gates on the west, south, and north property lines securing the food park area and a 7' masonry wall along the east property line. Access to the food truck park is right-in-right out only, provided from Fulkerth Road through an existing 30' access easement. (Attachment 1)
2. The project shall also comply with the conditions of approval established in Parcel Map 02-10.
3. Minor amendments to the site layout may be authorized by the Development Services Director on a case-by-case basis, provided that such amendments are consistent with the overall intent and purpose of the conditions contained herein.
4. The site must comply with the Turlock Municipal Code §5-28-100ART: *Noise Standards* at all times.
5. Pursuant to Turlock Municipal Code (TMC) §9-5-610, this approval shall expire one (1) year from the date of approval if the use has not commenced. If requested prior to the date of expiration, a time extension may be filed with the Turlock Planning Division to extend this deadline
6. The property owner and operator shall comply with all applicable State and federal laws and regulations at all times.
7. In the event the city determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including

reasonable attorney's fees, incurred by the city, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the city should otherwise agree with applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails on every issue in the enforcement proceeding.

8. The mobile food facility (vehicle/trailer) must be approved and permitted by the Stanislaus County Department of Environmental Resources. The mobile food facility must report to its approved commissary daily. A copy of the Stanislaus County Environmental Resources permit is required as part of the application for a Mobile Food Facility Permit.
9. The use of extension cords is strictly prohibited.
10. All activities shall cease and all mobile food trucks shall be off the site by 10:00 p.m. daily.
11. The use of generators is prohibited.
12. The canopy and restroom building elevations shall 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. A Minor Administrative Approval (MAA) shall be required for review of the elevations of these buildings.
13. The use shall be conducted entirely upon private property and not within any public right-of-way.
14. The use shall conform to all applicable building, electrical, fire, plumbing, engineering, solid waste, wastewater, water quality, and environmental regulations and laws.
15. No signs, balloons, or flags may be displayed on or off the site to promote the mobile food facility except those permanently affixed to the mobile food vehicle/trailer.
16. No outdoor music, live or amplified, is permitted.
17. Vehicle and temporary canopies or tents shall not be located closer than twenty (20') feet to a building or structure.
18. Vehicles and any temporary canopies or tents shall not be located on the same parcel, or closer than one hundred (100') feet from the lot line of an adjacent parcel, on which a flammable, combustible, or liquid petroleum gas dispensing or storage container is located.
19. The site shall be continuously maintained free of weeds, litter, and debris.
20. All mobile food facility operators shall obtain and maintain a valid Turlock business license and mobile food vendor permit at all times.
21. An agreement for the use of properly operating restroom facilities within 200-feet of the food truck's location shall be maintained at all times.
22. Suspension or revocation of mobile food facility permit. Any mobile food facility permit may be suspended or revoked in accordance with the procedures and standards of Article 11 of Chapter 9-5 TMC (Enforcement). The permit shall be automatically suspended and may be revoked when the permit issued by the

Stanislaus County Environmental Resources Department is suspended or revoked for any reason.

23. Each mobile food facility shall obtain a mobile food facility permit from the Planning Division prior to operating on the site, this permit shall be renewed annually. Only 12 mobile food trucks shall be permitted to operate onsite at the same time.

Site Plan

24. The project shall be developed according to the site plan received by the Planning Division as part of the application. (Attachment 1)
25. No food trucks or canopy structures are permitted in the 15' front yard setback.
26. A minimum of 10% of the lot shall be landscaped.
27. Chain link fencing is prohibited. All fencing shall be decorative fencing such as wrought iron, black powder coated or other material.
28. A 7' tall masonry wall is required along the eastern property line.
29. All drive aisles shall remain clear of automobiles and any other obstruction.
30. No vehicles, food trucks, or canopies may be parked on the public right-of-way or blocking the driveway entrances or drive aisles.
31. All trash enclosures shall comply with the City of Turlock Standards and Specifications for construction and materials. Each recycling and trash enclosure shall be designed to allow walk-in access without having to open the main enclosure gate. Contact Turlock Scavenger to confirm the preferred angle of the enclosure.
32. Whenever feasible, the recycling collection area and the trash collection area shall be adjacent to one another and in one (1) enclosure.
33. A minimum two (2) foot perimeter at the base of each enclosure wall shall be irrigated and planted with landscaping, including the use of evergreen vines.
34. Outdoor storage is not permitted. All items stored shall be contained indoors. Any outdoor storage will require additional Planning review and approval.
35. All electrical, gas, telephone, cable television, and similar distribution lines, including existing distribution lines, providing immediate service to the site shall be installed underground within the site. Any new electrical service must be underground in accordance with TMC§-2-120.
36. The outdoor seating area must remain clear of litter at all times. The permittee shall maintain the tables and chairs in the permitted outdoor seating area in a clean condition at all times.
37. Outdoor seating areas must conform to and comply with all relevant regulations in this Code and all applicable building laws including State laws and regulations.

Landscaping

38. Fully detailed landscape and irrigation plans shall be submitted to the Engineering Division for review and approval prior to the installation of any landscaping material or irrigation system. All landscaping and irrigation systems

shall be installed in accordance with the standards of TMC §9-2-109 and the Northwest Triangle Specific Plan.

39. The parking lot theme tree for the Countryside Community Commercial Subarea in Platanus Acerfolia (London Plane Tree). A minimum of 80% of the shade trees within parking areas must b comprised of this tree.

40. All landscaping and irrigation systems shall comply with the State Model Water Efficient Landscape Ordinance.

41. Prior to the issuance of a Certificate of Occupancy all landscaping and irrigation systems shall be installed in accordance with the standards of TMC §9-2-109.

42. In accordance with TMC §9-2-109, all landscape planter beds shall be a minimum of five (5) feet in depth and width.

43. Landscaped beds less than 10-feet in width that will be planted with a parking lot shade tree shall be fitted with deep root barriers for a length of at least 10-feet to ensure the root system does not impair the hardscape.

44. All planting areas shall be protected with raised concrete curbs.

45. Parking lot shade trees shall be installed along all parking areas in accordance with TMC §9-2-109: one shade tree per five (5) parking spaces. Parking lot shade trees shall be planted in landscape islands within the parking lot. Tree spacing shall be such that every tree trunk is within 30 feet of the trunk of a tree.

46. Deciduous non-fruiting trees shall be incorporated into the planting plan within the parking lot and around the building to provide shade relief from the summer sun.

47. A variety of plant types and species shall be incorporated into the planting scheme to provide interest and color. No one (1) species of plant shall exceed 20% of the plant material. Turf shall be limited to 25% of the total landscaped area.

48. All plant materials shall be sized and spaced to achieve immediate effect and shall normally not be less than 24-inch box for parking lot shade trees, 15-gallon container for trees, 5-gallon container for shrubs, and 1-gallon container for mass planting.

49. Trees planted in the 15’ landscape bed on the east property line abutting the residential subdivision shall be sized to provide immediate screening at planting.

50. All planting areas shall include a three (3) inch top dressing of an organic mulch or equivalent material. Mulches shall be reapplied as part of a regular maintenance program to reduce evaporation, soil compaction, and weeds.

51. All landscaped and un-landscaped areas shall be continuously maintained free of weeds, litter, and debris, and shall not become a source of nuisance to adjoining properties.

52. All landscaping material shall be maintained in accordance with the provisions of TMC §9-2-215: Driveway and corner visibility.

Parking

53. A minimum of 28 on-site parking spaces are required, 2 parking spaces for each mobile food truck. The project is constructing a total of 36 on-site parking spaces.

All parking spaces shall comply with dimensional standards for the City of Turlock. Standard parking spaces measure 9'x19' and compact spaces measures 8'x16'.

54. A maximum of 30% of the total parking spaces may be constructed as compact spaces.

55. Wheel stops and striping are required.

56. On-site security lighting shall be located and directed so as not to spill over onto adjoining properties. A lighting plan is required for review and approval as part of the building permit and site improvement plan submittals.

57. Limit intensity, shield and/or situate all on-site lighting such that light does not spill over to adjacent properties. All lighting fixtures must be shielded to confine light spread within the site boundaries.

58. Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached.

59. Building illumination and architectural lighting shall be indirect. Floodlights are prohibited.

60. Light standards for parking areas shall not exceed 30-feet in height.

61. Lights shall be placed to direct and control glare.

62. All lighting shall be designed to confine light spread within the site boundaries. Lighting shall not become a source of glare for adjoining properties.

63. Automatic shutoff or motion sensors shall be used for lighting to be used intermittently or for safety purposes.

64. A photovoltaic plan shall be submitted with the site lighting plan.

Building

1. A building permit is required for any structure (electric gates, site lighting etc.) associated with the project.

2. Plans must be submitted electronically. Plans shall be prepared by a licensed California design professional.

3. The project shall comply with the current California Building Codes and Turlock Municipal Code in effect at the time of building permit application.

4. Additional requirements may be applicable upon review of the submitted building permits.

5. A separate permit is required for any site lighting.

6. A Construction Waste Management Plan form and a ESCP form will be required.

Engineering

1. The developer shall pay all applicable City of Turlock city wide and specific plan development impact fees adjusted to the current Engineering News Record, prior to issuance of a building permit.

2. The City of Turlock standard improvements necessary for fire and safety purposes shall be installed and accepted by the Fire Department prior to the issuance of any building permit.

3. Developer shall provide written consent, as provided in Section 54715 of the California Government Code, to the levy of an assessment to finance the operation and maintenance of drainage, flood control, street maintenance, and street lighting service which benefits the area to be developed. As an alternative to this, the City may form a community facilities district (CFD) to finance the operation and maintenance of said improvements and services.

4. Developer shall submit on-site and off-site (non-structural) improvement plans to the **Engineering Division** for review and approval. Please submit an improvement plan application along with the current plan check fee, five (5) sets of civil improvement plans including erosion control and landscape plans, an erosion and sediment control plan (ESCP) worksheet, one (1) copy of the soils report (California Building Code requirement) and one (1) copy of the land use permit. Landscape plans shall meet the requirements of the Model Water Efficient Landscape Ordinance (MWELO). All projects disturbing more than one acre of land must apply for a Notice of Intent with the State of California Water Quality Control Board. The W.D.I.D. number, which is provided by the state, must be provided prior to grading permit issuance.

5. Developer shall procure a grading permit from the **Engineering Division** for all on-site (non-structural) work prior to issuance of any building permits. Upon approval of the on-site improvement plans, please submit a grading permit application and a cost estimate for all on-site (non-structural) work.

6. Developer shall procure an encroachment permit from the **Engineering Division** for all off-site work done within existing City of Turlock right-of-way, proposed right-of-way and within any easements prior to the issuance of any building permits. Upon approval of the off-site improvement plans, please submit an encroachment permit application, a cost estimate for all off-site work, liability insurance as detailed in the encroachment permit application listing the City of Turlock as additional insured, and an improvement security equal to 110% of the valuation of the work in the form of a bond, letter of credit, cash or check.

7. Developer shall remove and replace any existing curb, gutter, sidewalk, driveway approaches, streetlights and roadway improvements along the road frontages in accordance with City of Turlock Standard Specifications and Drawings if, in the City Engineers opinion, the existing improvements do not meet current City Standards, accessibility standards or are in poor/damaged condition.

8. If the grade differential between lots or surrounding ground is between 1/2 foot and 1 foot, the developer shall use a wood type retaining wall/fence depending on the individual situation, to be approved by the City Engineer as part of the improvement plans. If the grade differential is over 1 foot, a retaining wall will be required and a building permit for the retaining wall will be required.

9. The Public Works Director, City Engineer, or their designee reserves the right to require full roadway reconstruction or a 2” asphalt overlay from curb to curb on the road frontages if, in their opinion, the roadway is in disrepair or the integrity

of the roadway has been compromised by: utility cuts (3 or more) or construction practices. Asphalt oil shall be PG 64-10.

10. Side yard fences, signs, and trees shall be set back 30 feet from street corners and 15 feet from driveways per City Standards.
11. No cross-lot drainage is allowed. Storm water run-off shall be designed to stay on property.
12. Any existing or new domestic, landscape, and fire water services shall be fitted with backflow prevention devices that meet the current City Standards. All water services shall have its own tap off the main.
13. A grease interceptor, if required, shall be installed per City Standards. The grease interceptor shall be installed outside of the PUD unless approve by all utility companies.
14. Developer shall repave all trenching in existing right-of-way per the current City Standards, including Errata 1, and pay applicable trench restoration fees in accordance with Section 7-4-203 of the City of Turlock Municipal Code.
15. Parking lot drive aisles and parking stalls shall follow the current City Standards.
16. Developer shall provide a Low Impact Development (LID) design for all added and/or reconstructed impervious surfaces that includes measures for site design, sources control, runoff reduction, storm water treatment, and baseline hydromodification management as defined in the Phase II MS4 General Permit in order to comply with the Phase II MS4 General Permit issued by the State Water Resources Control Board to the City of Turlock.
17. Developer shall maintain the 85th percentile storm even (0.5 inches) on-site prior to connecting to the existing storm drain.
18. Prior to improvement plan approval, a detailed hydrology/drainage study will be required to be submitted to the City Engineer for review and approval. The study shall be prepared by a registered Civil Engineer and shall include existing and proposed conditions.
19. Developer shall implement source control measures consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment for the pollutant generating activities listed in Section E.12.d of the Phase II MS4 General Permit.
20. Developer shall incorporate all post construction BMPs necessary to comply with the Phase II MS4 General Permit issued by the State Water Resources Control Board to the City of Turlock.
21. Developer shall execute an Operations and Maintenance Agreement with the City of Turlock for all post construction best management practices (BMPs) associated with the development prior to occupancy of the building.
22. Accessible signage and striping for accessible parking shall meet the requirements of the current California Building Code. The additional signage required under Section 11B-502.8 shall notify owners that towed vehicles may be reclaimed at: Turlock Police Department or by telephoning (209) 668-5550.
23. Developer shall provide an accessible pedestrian path from the entrance of all buildings to an accessible parking stall and to the public right-of-way. Handrails

for pedestrian ramps shall not extend into the public right-of-way.

24. Trash enclosures, if required, shall be per the current City Standards, located within the development as directed by Turlock Scavenger. A pedestrian path from an entrance for each building to a trash enclosure, meeting all accessible requirements, shall be indicated on the plans.

25. Developer shall install street trees spaced 30'-35' apart along the road frontages per the City Standard Specifications and Drawings.

26. Conditions of approval for Tentative Parcel Map 02-10 are included and incorporated into these conditions of approval for this project.

27. The site shall pay their pro-rata share towards the installation of the median in Fulkerth Road. All access to the site shall be limited to right-in-right-out only.

28. If any survey monuments will be at risk during construction activities, the City of Turlock will require that there is an individual in responsible charge of the Land Surveying activities within the bounds of proposed development as follows:
    - **Acknowledgement of Monument Responsibility** certificate signed and sealed by a Licensed Land Surveyor or a Professional Engineer authorized to perform Land Surveying in the State of California, will be required prior to issuance of the grading and/or encroachment permit.
    - **Acknowledgement of Monument Preservation** certificate signed and sealed by a Licensed Land Surveyor or a Professional Engineer authorized to perform Land Surveying in the State of California, will be required prior to final sign acceptance of the grading and/or encroachment permit.

Fire Services (668-5580)

1. The project shall comply with the current California Fire Code, National Fire Code (NFPA), California Mechanical Code, and the Turlock Municipal Code in effect at the time of building permit application. Additional requirements may be applicable upon Fire Department review of plans.

2. Before vertical construction begins: 1) Onsite fire hydrant shall be in service; 2) Blue hydrant markers shall be in street; 3) Fire access roadway shall be installed to support the imposed load of fire apparatus weighing at least 75,000 pounds; 4) Temporary address signage shall be clearly visible from the primary roadway.

3. Buildings or structures shall have an approved asphalt or concrete fire access road installed and accepted prior to final inspection

4. Address numerals shall be minimum of 6" tall with ¾" stroke, contrast with back ground, be clearly visible from the primary roadway and be illuminated either internally or externally between dusk and dawn daily.

5. Permanent all weather signage shall be installed: (minimum of 3" letters/numbers)
    a. MAIN ELECTRICAL DISCONNECT
    b. MAIN GAS SHUT OFF
    c. FIRE CONTROL ROOM
    d. FDC (address numerals)
    e. ELECTRICAL ROOM

f. HVAC units shall be numbered (coordinating with breakers and fire alarm system)

6. Fire extinguishers with a minimum rating of 2-A:10-B:C shall be provided such that no point in the building is further than 75-foot travel distance to an extinguisher. Extinguishers shall be mounted on the wall or in cabinets, such that the top of the extinguisher is no more than four (4) feet above the floor.

7. Electrical disconnect shall be accessible from the exterior of the building or in a secure electrical room that opens directly to the outside. Disconnect or electrical room will be identified with an approved all weather sign.

8. Fire lane requirements shall be met. Fire lanes shall be painted throughout project.

9. Gates shall require Knox switch and Opticom sensor for electrical gates or Knox lock manual gates, keyed for Police and Fire.

Municipal Services (668-5590)

1. Prior to issuance of a building permit, water and sewer utilities shall be reviewed and approved by Municipal Services.

2. Any existing or new domestic, landscape, and fire water services shall be fitted with backflow prevention devices that meet the current City Standards. All water services shall have its own tap off the main.

3. Street trees shall be installed in the sidewalk in accordance with City of Turlock standards (TMC Section 7-7-500 and 9-2-109(9)(ii). The variety of street tree to be installed is Keith Davey Chinese Pistache. Any variation from the above listed street tree requirement must first be approved by the City of Turlock Municipal Services Department. The property owner or developer shall contact with department (209) 668-5594 for review of tree layout and inspection prior to installation of street trees.

Turlock Irrigation District (883-8385 irrigation, 883-8659 electrical)

1. The developer of the adjacent parcel to the west installed a primary conduit to serve future development on the subject parcel. The Developer of the subject parcel shall tie into this existing 4-inch primary conduit per District Electrical Engineering standards and specifications, which will provide electrical service to the subject parcel. The Developer shall contact the District Electrical Engineering Department to submit an application for the new service.

2. The District's electric utility has an existing underground power line within the 10-foot Public Utility Easement. Underground Service Alert must be notified before digging.

3. The front building setback is to be a minimum of 15-feet from the property line and a minimum of 15-feet from the back-of-sidewalk to enable the safe placement of utilities.

4. The developer shall consult with TID Electrical Engineering for any existing service upgrades or any new services for the food trucks. Facility changes are performed at developer's expense.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____

Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus, State of California

–

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF DENYING THE APPEAL AND AFFIRMING THE PLANNING COMMISSION DENIAL OF CONDITIONAL USE PERMIT 2024-09 } **RESOLUTION NO. 2026-**

WHEREAS, an application was received to develop the property at 2400 Fulkerth Road, Stanislaus County APN 089-019-022 with a mobile food vendor park to accommodate the parking of 14 mobile food vendors; and

WHEREAS, the Planning Commission considered the Conditional Use Permit application at a duly noticed public hearing on March 6, 2025; and

WHEREAS, the Planning Commission of the City of Turlock considered all information provided and comments received during the public hearing in making its findings and determinations; and

WHEREAS, the Planning Commission found the proposed project exempt from the provisions of CEQA; and

WHEREAS, the Planning Commission with a vote of 1-5 denied Conditional Use Permit 2024-09 after determining the findings contained in the draft resolution could not be made; and

WHEREAS, on March 10, 2025 the applicant filed an appeal of the Planning Commission's denial of Conditional Use Permit 2024-09; and

WHEREAS, in making its decision, the City Council considered the CEQA determination, the public testimony, the evidence in the record, and the findings for approval; and

WHEREAS, after a public hearing held on May 13, 2025 the City of Turlock City Council continued the project to a later date in order to gather additional information regarding parking standards for mobile food vending; and

WHEREAS, the applicant revised the site plan, reducing the number of mobile food vendors to 12 from 14; and

WHEREAS, the revised site plan increases the number of on-site parking spaces to 36 from 31; and

WHEREAS, after a public hearing held on May 12, 2026 the City of Turlock City Council found and determined as follows:

Section 1. The proposed project is "Categorically Exempt" from the provisions of the California Environmental Quality Act (CEQA) under the CEQA Guidelines Section 15332 [In-Fill Development Projects].

Section 2. That the project does not meet all of the findings required for granting of a

Conditional Use Permit as follows:

1. That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping and other features required by the Municipal Code or the commission to make sure such use is compatible with the land and uses in the vicinity;
2. That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;
3. That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and
4. That the site for the proposed use is in conformance with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

Section 3. That Conditional Use Permit 2024-09 is hereby denied as the following findings cannot be made:

1. That the site for the proposed use is adequate in size and shape to accommodate such uses, all yards, open spaces, wall, fences, parking, loading, landscaping and other features required by the Municipal Code or the commission to make sure such use is compatible with the land and uses in the vicinity;
2. That the site for the proposed use is related properly to streets and highways to carry the quantity and kind of traffic generated by the proposed use;
3. That the proposed use will not adversely affect the abutting property or the permitted use thereof with the provisions of conditions; and
4. That the site for the proposed use is in conformance with the General Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____

Nichole Fiez, City Clerk,
City of Turlock, County of
Stanislaus, State of California

MEMORANDUM

To: Adrienne Werner, Director of Development Services

From: Brett S. Jolley, Land Use Attorney for the Paul Family

Matter: Paul Family Trust – Land Use

Subject: CEQA Guideline §15183 Applicability (2400 Fulkerth Development - CUP 2024-09)

Date: December 9, 2025

ISSUE

To what extent may the City of Turlock require further environmental review for the development of a mobile food truck park at 2400 Fulkerth Road?

BRIEF ANSWER

Pursuant to Public Resource Code §21083.3 and CEQA Guideline §15183, because the Project is consistent with the City of Turlock General Plan for which an EIR was certified in 2012, no further environmental review is required.

FACTUAL BACKGROUND

Applicant Pushpinder Kahlan project seeks to purchase 2400 Fulkerth Road from the Paul Family and develop the currently vacant 1.31-acre site for use as a mobile food truck park ("the Project"). The Project is zoned community commercial. The original project description entails developing the site with thirty-three (33) on-site parking spaces, paving, and landscaping to allow for a maximum of fourteen (14) mobile food trucks to operate onsite with a canopy, seating area, trash enclosure, and restroom building. The Project will be accessed from Fulkerth Road through an existing 30' access easement.

The Planning Commission denied the Project on March 6, 2025 based on objections from residential neighbors. The applicant appealed on March 10, 2025. The City Council heard the appeal on May 13, 2025 and continued the item to a non-specific date upon the request of the Applicant and Property Owner. At the hearing, community members and council members articulated concerns surrounding the Project causing traffic congestion and the reliance on the 2012 traffic analysis from the 2012 Turlock General Plan Environmental Impact Report ("EIR").

In September 2012, the Turlock City Council adopted the updated General Plan. The General Plan is composed of goals, policies, a land use diagram, and other graphic figures and maps (e.g., open space systems, a transportation network, and public facilities) to guide future development within the City's boundaries and in the immediately surrounding unincorporated area, referred to in the proposed Plan as the "Study Area," through the year 2030. The EIR evaluates the potential impacts of the adoption of the proposed General Plan and serves the additional function of providing direction to the City in implementation of the new Plan.

LEGAL BACKGROUND

California Environmental Quality Act (hereinafter "CEQA") Guidelines Section 15183 establishes streamlined environmental review of projects that are consistent with existing general plans, County plans, and zoning for which an EIR was certified. The regulation states that projects consistent with a general plan shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects peculiar to the project or its site (*See*. *Hilltop Grp., Inc. v. Cty. of San Diego*, (2024) 99 Cal. App. 5th 890). This exemption prohibits additional environmental review for "projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified [ ], except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." (*See*, *Lucas v. City of Pomona* (2023) 92 Cal.App.5th 508.)

The Secretary for Resources adopted Section 15183 pursuant to the authority of Public Resources Code section 21083.3, which provides a public agency need examine only those environmental effects that are peculiar to the project and were not addressed or were insufficiently analyzed as significant effects in the prior EIR (*Lucas*, *supra*, 92 Cal. App. 5th 508.) These provisions of CEQA operate as a "statutory exemption" and are intended to streamline the environmental review of certain types of projects, and to reduce the need to prepare repetitive environmental studies (*See*, *Hilltop Group, Inc. v. Co. of San Diego* (2024) 99 Cal.App.5th 890; *Lucas*, *supra*, 92 Cal. App. 5th 508.)

As summarized by the recent appellate court decision in *Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 907–909 (overturning county board's decision to reject staff's reliance on §15183 exemption for an industrial project):

> If the activity qualifies as a project, the agency must then determine whether the project is exempt from the CEQA review process under a statutory exemption or a categorical exemption pursuant to the CEQA Guidelines. (*[Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal.5th 1171, 1185, 250 Cal.Rptr.3d 818, 446 P.3d 317 (*Union*).)*]*) If the project is exempt from further CEQA review, the agency may file a notice of exemption and need not proceed to the next steps of the review process. ([*Lucas v. City of Pomona* (2023) 92 Cal.App.5th 508, 534, 309 Cal.Rptr.3d 605 (Lucas)].)
>
> One such exemption falls within Guidelines section 15183, subdivision (a), which requires no additional environmental review for projects "'consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified,' except as might be necessary to determine whether there are project-specific significant effects. Guidelines section 15183 was promulgated on the authority of ... section 21083.3, which provides a public agency need examine only those environmental effects that are peculiar to the project and were not addressed or were insufficiently analyzed as significant

effects in the prior EIR." (*Lucas, supra*, 92 Cal.App.5th at p. 534, 309 Cal.Rptr.3d 605.)

Of particular interest in *Hilltop Group*, although County staff initially proceeded with a new EIR for the waste management project, Staff subsequently determined that the project was subject to §15183 and no further environmental review was required. After neighbors objected and demanded that the County require a new EIR the Board of Supervisors agreed and revised Staff's §15183 determination. The Court of Appeal overturned this decision and held §15183 prevents additional CEQA analysis.

In *Lucas v. City of Pomona* (2023) 92 Cal.App.5th 508, 536, a case decided the year prior and cited with authority by the *Hilltop Group* court, in upholding the city's use of §15183 exemption for a commercial cannabis overlay zoning district the Second District Court of Appeal also addressed the scope of the §15183 exemption, explaining:

> Section 15183 of the Guidelines is a statutory provision, not a categorical exemption—i.e., it is not among those exemptions set forth in Guidelines sections 15300 through 15333. Guidelines section 15183 provides that exempt classes of projects include, but are not limited to, qualifying projects "consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified," as was the case here. (Guidelines, § 15183, subd. (a).) Such projects "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." (*Ibid.*; see also *id.*, § 15183.3, subd. (d)(2)(A).) "This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies." (*Id.*, § 15183, subd. (a); see also *id.*, § 15183.3, subd. (c).)
>
> In approving a project meeting the requirements of Guidelines section 15183, a public agency shall limit its examination of environmental effects/impacts to those which the agency, in its initial study or other analysis, determines: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; (3) are potentially significant (whether off-site or cumulative) and were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are determined to have a more severe adverse impact than discussed in the prior EIR. (Guidelines, § 15183, subd. (b)(1)–(4); see also Pub. Resources Code, § 21083.3.)
>
> (*Lucas v. City of Pomona* (2023) 92 Cal.App.5th 508, 536.)

Thus, where a project is consistent with the development density[1] of a general plan, community plan, or zoning ordinance for which and EIR was certified, the project is exempt from

[1] Importantly, although "density" is often associated with residential development rather than non-residential uses, the *Lucas* court held §15183 is not limited to residential projects. The opponents asserted this argument regarding

environmental review, except in limited circumstances where the review is tiered and streamlined.

ANALYSIS

A. Substantial Evidence in the Record Shows that the Project Qualifies for Exemption from Further Environmental Review Pursuant to Public Resource Code §21083.3 and CEQA Guideline §15183 and Therefore No Additional Environmental Review is Required.

The Project qualifies for the streamlined environmental review process under CEQA section 15183 and Public Resources Code section 21083.3 and therefore no additional environmental review is required. As articulated in the Staff Report prepared for the May 15, 2025 City Council meeting, the Project is exempt under CEQA section 15183 as the Project is consistent with zoning regulations, the Turlock General Plan, and will not result in any significant impacts to traffic (Turlock General Plan.)

To that end, like the waste management project in *Hilltop Group*, the Project satisfies §15183 consistency requirement. It is planned "community commercial" (*See*, General Plan EIR Figure 3.2-2) which "provides for a full range of retail and personal service uses, including retail stores, food and drug stores, apparel stores, specialty shops, home furnishings, durable goods, offices, restaurants and other similar uses that serve a neighborhood or community wide market" (Turlock General Plan; Turlock Municipal Code § 9-3-301.) The "community commercial" General Plan land use designation is implemented by the "Community Commercial" (CC) zoning classification. The mobile food truck park use aligns with the intended purposes of this land use designation and zoning. The General Plan EIR thoroughly addressed anticipated traffic effects of projects like the proposed Project on its community commercial project site.

In measuring the operational status of a local roadway network, the Turlock General Plan EIR utilized the grading system called level of service (hereinafter "LOS"). LOS is a description of a facility's operation, ranging from LOS A (indicating free-flow traffic conditions with little or no delay) to LOS F (representing over-saturated conditions where traffic flows exceed design capacity resulting in long queues and delays) (2019 General Plan Implementation Report.). Roadway segment LOS is determined based on volume/capacity ratios where capacity is determined by facility type and volume is based on Average Daily Traffic (hereinafter "ADT") (General Plan EIR.) ADT is defined as the total volume passing a point or segment of a roadway facility, in both directions, during a 24-hour period. Pursuant to the General Plan EIR Table 3.3-2, Fulkerth road, the location of the Project Site, at General Plan Buildout Conditions would be at LOS E. However, Fulkerth road would be unmitigated because further widening beyond four lanes would not be feasible due to existing adjacent development (*See*, General Plan EIR Table 3.3-2.) The 2019 Implementation Report articulated that the traffic analysis provides a "planning

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the city's commercial zoning overlay district, but the court rejected this claim as "too literal" a reading of the Guideline and explained, "Substantial evidence shows the Project's proposed commercial cannabis activities were similar to or 'consistent' with existing land uses or development density established by the 2014 EIR and General Plan Update, and thus meet the statutory exemption per Guidelines section 15183." (*Lucas, supra*, at p. 541.)

level" evaluation of traffic conditions, which are considered sufficient for CEQA/NEPA clearance purposes. (*See*, 2019 General Plan Implementation Report.) Fulkerth road, the location of the Project Site, was reported in the 2019 Report as LOS D. (2019 General Plan Implementation Report.)

The proposed General Plan acknowledges some vehicular congestion in exchange for balanced improvement projects cognizant of all travel modes; however, the impact is considered significant and unavoidable relative to the defined threshold (*See*, General Plan EIR 3.3-1.) With that said, the City determined that it would not seek full mitigation of all impacts because it is not economically or technically feasible and would conflict with City policies that promote "Complete Street" concepts. (*See*, General Plan EIR Table 3.3-2.) Increased vehicular congestion on roadways, and the provision of improved access to alternative modes, may encourage increased use of alternative transportation modes. (General Plan EIR section 3.3-23.) The General Plan includes several policies that will reduce the impact of new traffic generated by buildout of the proposed General Plan. (General Plan EIR 3.3-24.)

Further, the City adopted a Statement of Overriding Considerations (*See*, City Council Resolution No. 2012-156) as required by section 15183 of the CEQA Guidelines determining that Significant and Unavoidable impacts of development at the level permitted by the General Plan (including development of the Project Site with commercial uses) were outweighed by various economic, social, and legal benefits to Turlock. Resolution No. 2012-156 reiterates the General Plan Themes which includes attracting new businesses to Turlock to create jobs in order to boost revenue, remain competitive, attract new residents and provide opportunities to existing ones. (*See*, City Council Resolution No. 2012-156.) The Resolution further articulates that part of the General Plans multi-pronged approach to economic development includes targeting new industries.

B. There is No Evidence of Peculiar Impacts Requiring Additional CEQA Review.

As articulated by the Court in *Lucas*, "in approving a project meeting the requirements of Guidelines section 15183, a public agency shall limit its examination of environmental effects/impacts to those which the agency, in its initial study or other analysis, determines: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; (3) are potentially significant (whether off-site or cumulative) and were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are determined to have a more severe adverse impact than discussed in the prior EIR" (*Lucas*, supra, 92 Cal.App.5th 508.)

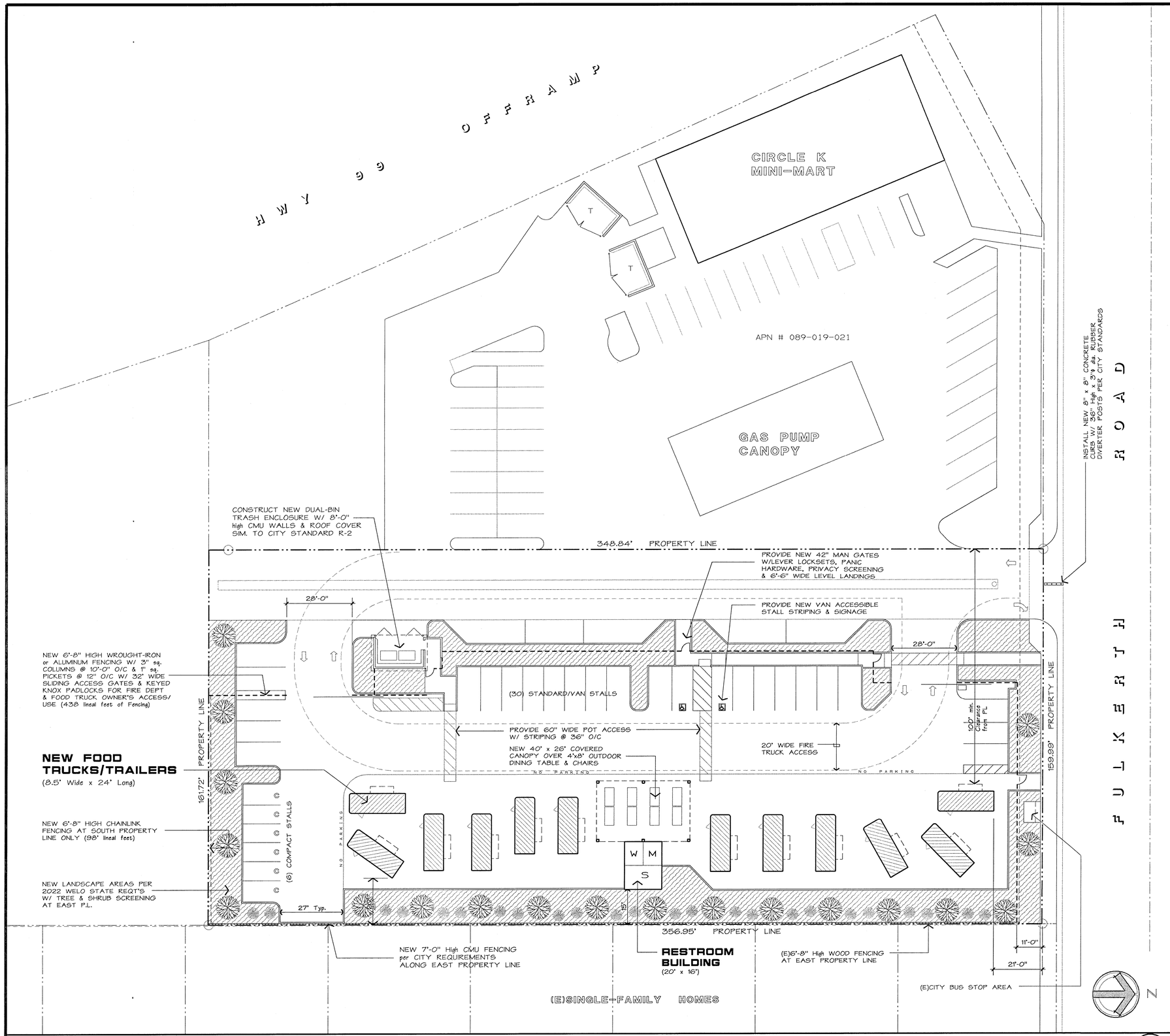
There are no peculiar impacts to the project or parcel on which the project is located as articulated in the Staff Report for the City Council Meeting, the Project Site is not environmentally sensitive. (*See*, City of Turlock Staff Report for the May 13, 2025 City Council Meeting.) To that end, the traffic impacts are not peculiar to the project or site as the Project involves a standard commercial use that is contemplated by the community commercial zoning

designation. (Turlock General Plan; Turlock Municipal Code § 9-3-301.) Moreover, the intensity of the proposed development will result in project level impacts that are equal to, or of lesser severity, than those anticipated in the General Plan EIR, and they would not be different from cumulative effects anticipated by the Turlock General Plan EIR.

The infrastructure in the Project area has been specifically designed to accommodate the traffic impacts anticipated from commercial development. Moreover, other uses in the district include a shopping center, coffee shop, restaurants, and a convenience store. The nature and intensity of traffic generated by a mobile food truck park is equitable. 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 traffic generated. The traffic generated by retail stores, restaurants, and similar commercial uses is typical of what was analyzed in the General Plan EIR and what the existing infrastructure was designed to accommodate. The mere passage of time or general changes in traffic patterns do not constitute substantial new information requiring additional study, particularly where the Project involves the same type of commercial development that was originally contemplated and analyzed (Cal Pub Resource Code §21083.3.)

CONCLUSION

The Project qualifies for streamlined environmental review under CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3. The Project is consistent with the community commercial zoning designation and General Plan, the General Plan EIR thoroughly addressed traffic impacts from commercial development, and no project-specific significant effects peculiar to the site exist that would warrant additional traffic study. Accordingly, no additional traffic study is necessary, and the Project should proceed under the streamlined review process.



PROPOSED SITE PLAN

SCALE : 1" = 20'-0"

E

PROJECT INFO :

NEW USE :	(12) FOOD Trucks/Trailers
OCCUPANCY GROUP :	B/U
TYPE OF CONSTRUCTION :	V-B
TRUCK/TRAILER AREA :	400 sf. max. Each
TRUCK/TRAILER HEIGHT :	14'
RESTROOM/STORAGE BUILDING :	320 sf.
CANOPY STRUCTURE :	1040 sf.
FIRE SPRINKLERS :	NONE
NEW PARKING REQ'D : (2 Stalls per FOOD Truck/Trailer)	24 Spaces
STALLS PROVIDED =	36 Spaces

B

PROJECT INFO :

A

REVISIONS

LICENSED ARCHITECT JAMES D. SHAW C-27389 REN 3-31-27 STATE OF CALIFORNIA

PROJECT NAME: Proposed Food Truck Park :

KAHLON-SANDHU MOBILE FOOD PARK

2400 FULKERTH ROAD TURLOCK, CA

DATE	DRAWN BY:	JOB NUMBER:
2/5/26	JS	2431

SHEET TITLE: PROPOSED SITE PLAN & PROJECT DATA

SIGNATURE

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YOSHINO-SHAW & ASSOCIATES
– Jim Shaw –
ARCHITECT
1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380
PHONE (209) 667-2603
FAX # (209) 667-2604
Email : jshaw@fire2wire.com

SHEET NO.

A-1.5

CONDITIONAL USE PERMIT 2024-09
(2400 Fulkerth Road)

Public Comments received for the May 12, 2026 City Council meeting

Adrienne Werner

From: Leslie Vargas [redacted]
Sent: Tuesday, March 24, 2026 10:45 AM
To: Adrienne Werner
Subject: Comments regarding Conditional use permit 2024-09

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Hi I am emailing to comment regarding project conditional use permit 20204-09, applicant Nimrat Sandhu. I am a resident living within close proximity of the planned food truck park. My concerns with this project is how it will affect the traffic flow especially during the stanislaus fair. Aside from the expected illegal turns into the park from vehicles traveling on Fulkerth from east to west. Is there an offered solution to how cars are expected to turn into this food park or will they have to drive further down west Fulkerth and take a U turn? My other concern is for the increase of pests since we already live in such close proximity to the orchards. We already experiment from time to time mice and possum. Overall I think this will cause a further traffic jam exiting off of the freeway and further cause an overflow of parking into neighborhoods. I hope my concerns and heard and addressed and the hearing.

Adrienne Werner

From: Javier Leon [redacted]
Sent: Sunday, March 22, 2026 5:10 PM
To: Adrienne Werner
Subject: Denial of project

This Message Is From an Untrusted Sender
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Dear [City Official / Planning Commission.

I am writing to formally express my opposition to the proposed Nimrat Sandhu project in Turlock, which includes plans to operate 12 food trucks behind our residential area.

While I understand the intention to support local business and economic activity, this particular project raises several serious concerns that would negatively impact the surrounding neighborhood and its residents:

1. Increased Traffic and Safety Risks
The addition of 12 food trucks would significantly increase vehicle traffic in an already active area. Our home is located on a roundabout, where traffic flow is continuous and visibility can be limited. The anticipated surge in cars, delivery vehicles, and pedestrians could create hazardous conditions and increase the likelihood of accidents.

2. Noise Disturbances
Operating multiple food trucks typically involves generators, customer activity, and often loud music. This level of ongoing noise would disrupt the peace and quiet of a residential neighborhood, particularly during evening hours when residents expect a more restful environment.

3. Lack of Consideration for Nearby Residents
This project appears to be more suited for a commercial zone rather than directly adjacent to homes. The scale and nature of the operation raises concerns about the overall respect for the neighboring community, including issues related to noise, congestion, and general quality of life.

For these reasons, I respectfully request that this proposal be reconsidered or denied in its current form. I strongly encourage the city to explore alternative locations that are more appropriate for this type of high-traffic, commercial activity.

Thank you for your time and consideration of our concerns. I would appreciate being kept informed of any decisions or further discussions regarding this matter.

They should plan this on the opposite side by dust bowl not over here next to homes.
Sincerely,
Javier leon
[redacted]

Adrienne Werner

From: Lori [redacted]
Sent: Sunday, March 22, 2026 11:26 AM
To: Adrienne Werner
Subject: RE: 2400 Fulkerth Road, Stanislaus County APN 089-019-022

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Adrienne,

In regards to the council's consideration of an appeal for the Planning Commissions denial of Conditional Use permit 2024-09 proposed at 2400 Fulkerth Road, Stanislaus County APN 089-019-022, we are highly opposed to this FOOD TRUCK PARK because, first, although there has been some minor changes, this has not properly addressed the traffic area for entrance to the FOOD TRUCK PARK on Fulkerth Road through the existing 30'" access easement. This is one of the reasons many of us were concerned. There would be congestion and this could lead to car accidents if this plan were allowed to go through.This would also lead to cars cutting through and illegally entering as well. As stated before we are concerned with the rodents and other critters that will be attracted to the food truck use, and our backyards are right against the proposed FOOD TRUCK PARK. Also the noise and traffic would be very noisy to the neighborhood. Cars would be packed and people would be visiting and very loud and our houses are just yards from the fence and we would be concerned with noise levels. Please take into consideration all factors, but we are very concerned with the traffic with only one way into the TACO TRUCK PARK, this was one of the most concerning factors last time. Even though they may have made some changes this has not solved the issue with entering the TACO TRUCK PARK. Please do not allow this to pass. Too many chances of congestion and car accidents, and people using our street on Countryside Dr to do U turns and park on our streets. Causing much more traffic, and congestion in our residential areas.

Thank YOU,

Gary and Lori Glaser
[redacted]

Turlock, CA
95380

TACO TRUCK PARK appeal - 2400 FULKERTH RD. TURLOCK, CA

To Whom it may concern:

I am writing regarding the Taco Truck Park decision that is being appealed and that was previously denied. There was a reason why it was denied, and I specifically am still adamant about the fact that the cars that would be accessing the Taco Truck Park would be entering through the existing 30" easement on Fulkerth Rd. This would be detrimental to the already heavy traffic that exists there now and imagine the traffic trying to access that 'one entry' would create backed up traffic and car accidents and people doing U turns and other illegal entering into the Taco Truck Park. People would want to "cut through" illegally since there is that one entry point into the Taco Truck Park and that is and would be very dangerous. The small changes they are proposing will never change the reason why it was originally denied. Please do not allow or consider this Taco Truck Park to be built back behind our residences. There is too much risk, let alone the noise levels and also we do not want to have rodent issues which would definitely happen if there are food trucks near our residences. People would be using our street (Countryside DR) for parking, and traffic would be heavy as well. This is not going to help with the traffic on all levels and it should not be allowed to be there with these risks.

Sincerely,

Breault Family
Breault - trust family 3-23-2026

[redacted]

RECEIVED

MAR 26 2026

CITY OF TURLOCK
PLANNING DIVISION

Deborah Scully-Miller
[redacted]
Turlock, Ca 95380
[redacted]

RECEIVED

APR 13 2026

CITY OF TURLOCK
PLANNING DIVISION

April 12, 2026

Dear Members of the Planning Commission,

I write to you again with regard to the Kahlon-Sandhu mobile food park revised proposal and urge you not to allow this to move forward. As a long time resident and concerned member of the community I respectfully voice my opposition to this project.

The proposed site plan indicates a seven foot tall masonry wall and food trucks placed parallel to it. Food trucks are 14 feet high at a minimum, but often exceed that and have stacks/etc that extend further. The proposed site plan shows that there will be three of them lining the fence to my backyard where I sit on my patio for peaceful enjoyment. What kind of enjoyment is there in staring at a masonry wall and upper portion of a food truck or hearing groups of people gathered at lunch time? Given that marijuana is now legal we will inevitably be subject to patrons partaking in that and having the fumes carry to our yards. It will absolutely ruin the quality of life that there is in our backyards and subject us to unpleasant smells in addition to the awful sights of the trucks and structures. As a parent I would not feel comfortable having my children playing in their own backyard in this kind of environment.

Having a food truck park adjacent to a residential neighborhood will have a negative impact on property values. As noted previously that environment is not a selling point and will pose a challenge to sway prospective buyers. It will also add an increase in general traffic and congestion on an already busy intersection area. Given the exit area of the site anyone who wishes to travel South on Countryside Drive will be unable to get across Fulkerth Road to the necessary turn lane so they will turn right down our residential portion of Countryside Drive and then turn around in driveways to then be able to travel the direction that they desire. It already occurs quite a bit as it is and there is only 1 business currently there. I already know of several people who have had their vehicles hit by the traffic on our street and personally experienced this myself by someone who was cutting through our neighborhood. Additionally, the parking ratio to the number of truck options does not appear adequately planned and if additional parking were necessary our neighborhood would become the overflow parking.

This food park will inherently have both food waste from production as well as what is discarded by the patrons. Having a food source will engage rodent activity. Rats and other rodents have been found to be prevalent in that existing space and our neighborhood was heavily impacted when the Valero/Circle K was constructed as their burrows were unearthed

causing them to gravitate to new areas. Personally, it took months to fully eradicate the issue and several of my neighbors have also had to have pest control services as a result.

In light of these concerns, I respectfully request that the Planning Commission reconsider approving the proposal for the mobile food park at this location. I believe that alternative locations could be identified that would mitigate these issues and still support local businesses that are not adjacent to a residential neighborhood.

Thank you for considering my thoughts and concerns. I trust that the Planning Commission will take the necessary steps to ensure that the needs of the community are balanced with the goals of development.

Sincerely,

[redacted]

Deborah Scully-Miller

Adrienne Werner

From: Aman Sachdeva [redacted]
Sent: Saturday, April 11, 2026 3:22 PM
To: Adrienne Werner
Subject: Food truck plaza support

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello, my name is Aman Sachdeva. I'm writing to support Food Truck Plaza project located to 2400 Fulkerth Rd., Turlock
This is a highway commercial lot and it will be perfect Fit to for food plaza where families can come enjoy different types of food at one place and affordable prices. It will be good addition where everybody can get together and have a good time. We see that one in Lathrop we really like this so we almost go there every week to enjoy food there I would highly encourage city of Turlock to approve this project so we don't have to go to other cities far away.
The one in Lathrop Food Plaza has been running more than 3-4 years where very successful,

Thanks

Adrienne Werner

From: Karen Morgan <[redacted]>
Sent: Monday, April 13, 2026 11:27 AM
To: Adrienne Werner
Subject: Appeal of Application No. 2024-09 — Proposed Mobile Food Truck Park- 2400 Fulkerth Rd, Turlock

This Message Is From an External Sender
This message came from outside your organization.

Dear Planning Division,

I am writing in opposition to the appeal of Application No. 2024-09 for the proposed mobile food truck park at 2400 Fulkerth Road.

The revised proposal does not resolve the main concerns that led to the original denial. The project would still create adverse impacts on the surrounding area, including added traffic, inadequate parking, noise, sanitation concerns, and negative effects on nearby homes and businesses.

For these reasons, I respectfully request that the City Council uphold the denial and reject the appeal.

Thank you for your consideration.

Sincerely,

Karen Morgan

Senior Real Estate Manager
SSCP Management, Inc dba Applebees
[redacted]

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Adrienne Werner

From:	Roopinder [redacted]
Sent:	Monday, April 13, 2026 2:49 PM
To:	Adrienne Werner
Subject:	Re: 2400 fulkerth rd, Turlock

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

To

City of Turlock Planning Commission

Subject: Response to Objections Regarding Proposed Food Truck Use on Commercial Lot

Dear Members of the Planning Commission,

I am writing in response to the recent concerns raised by certain neighbors and a nearby business owner regarding the proposed use of a designated commercial lot for food truck operations.

First, it is important to emphasize that this property is zoned and approved for commercial use. Developments such as food truck operations are consistent with the City's long-term planning vision. The surrounding neighborhood has been aware, or should reasonably have been aware, that commercial activity would eventually take place on this site. The current proposal does not represent a deviation from intended land use, but rather a natural progression of it.

Regarding the objections raised, particularly those citing concerns about rodents, traffic, and general disturbance, these appear to be speculative and not supported by evidence specific to this project. Food truck operations across many cities are successfully managed under health, safety, and traffic regulations. With appropriate oversight, there is no reason to believe this project would create undue burden beyond what is typical for a commercial zone.

It is also worth noting that opposition from an existing business owner in the vicinity raises concerns about the motivation behind these objections. The arguments presented seem less focused on legitimate public interest and more aligned with limiting competition. Healthy competition is a fundamental aspect of a thriving commercial environment and benefits consumers as well as the local economy. Efforts to restrict new entrants under the guise of unrelated concerns may ultimately hinder economic growth and innovation in the area.

Furthermore, using community objections to delay or pressure property decisions sets a concerning precedent. Property owners should be able to utilize their land within the bounds of zoning and city regulations without undue external pressure.

In conclusion, I respectfully urge the City to consider the broader context, uphold its established zoning framework, and support fair and reasonable commercial development. This project aligns with the City's planning objectives and should not be obstructed by unsubstantiated concerns or anti-competitive interests.

Thank you for your time and consideration.

Sincerely,

Roopinder Poonia

Adrienne Werner

From: Rabtaj Dhaliwal <[redacted]>
Sent: Wednesday, April 8, 2026 4:07 PM
To: Adrienne Werner
Subject: Opposition to Conditional Use Permit for Proposed Food Truck Park on Fulkerth Road

This Message Is From an Untrusted Sender
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Dear City Council / Planning Commission,

I hope this message finds you well. I am writing on behalf of Punjab Express, a small, locally owned restaurant that proudly serves the Turlock community. We respectfully submit our opposition to the proposed conditional use permit for the food truck park planned along Fulkerth Road.

This specific proposal raises serious concerns that we believe outweigh its potential benefits—particularly for the surrounding neighborhood and existing small businesses.

1. Traffic Safety & Congestion

The Fulkerth Road corridor is already heavily trafficked, with nearly 25,000 vehicles on average during weekdays. The presence of double yellow lines prevents safe and legal U-turns for westbound drivers, which may encourage unsafe or illegal driving behavior. Additionally, vehicles exiting the proposed site would be forced to navigate already congested intersections, particularly at Countryside Drive. This added traffic burden poses safety risks and conflicts with TMC §9-2-124(a), which aims to prevent adverse impacts on surrounding areas.

2. Inadequate Parking & Spillover Effects

The proposed allocation of approximately three parking spaces per food truck is insufficient to accommodate customer demand. This will inevitably lead to overflow parking into nearby residential streets and adjacent commercial areas, disrupting both residents and existing businesses. Parking congestion may discourage customers from visiting established businesses, negatively impacting our operations.

3. Noise Disturbance to Residents

The food truck park is proposed within close proximity—approximately 20 feet—to residential backyards. Continuous noise from customers, vehicle traffic, generators, and potential music during operating hours (especially evenings) will significantly disrupt the peace and quality of life for nearby residents.

4. Sanitation & Public Health Concerns

An increase in food vendors concentrated in one area raises concerns about waste management, litter, and potential rodent activity. Without robust and consistently enforced sanitation measures, this project could negatively impact the cleanliness and health standards of the surrounding neighborhood.

5. Negative Impact on Existing Small Businesses

As a small business already operating in the area, we are concerned about the unintended consequences this project may have on nearby establishments. Increased congestion, limited parking availability, and accessibility challenges will deter customers from visiting existing businesses, including those at Countryside Plaza. Rather than fostering a healthy business environment, this project risks creating an imbalance that harms those already invested in the community.

In conclusion, we respectfully urge the City to deny the conditional use permit for this food truck park at its proposed location. We encourage consideration of alternative locations that are better suited to accommodate such a project without compromising public safety, neighborhood quality of life, and the sustainability of existing businesses.

Thank you for your time and consideration of our concerns.

Sincerely,

Rabtaj Dhaliwal

Punjab Express

Adrienne Werner

From: EDMOND BARRON [redacted]
Sent: Monday, April 27, 2026 3:25 PM
To: Adrienne Werner
Subject: Taco trucks

This Message Is From an Untrusted Sender
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Taco trucks on 2400 fulkerth road would be a big mistake. We already have police officers there. Every other Weekend. There is already a Mexican taco restaurant there. It would be too much noise and we already have at least 40 restaurants in the area. We do not need them in our neighborhood.
Sent from my iPhone

Adrienne Werner

From: EDMOND BARRON [redacted]
Sent: Monday, April 27, 2026 5:02 PM
To: Adrienne Werner
Subject: Taco trucks

This Message Is From an Untrusted Sender
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There would be way too much traffic in the area. They're already is lots of traffic. People parking in the neighborhood also.
Sent from my iPhone

Adrienne Werner

From: Lori [redacted]
Sent: Monday, May 4, 2026 7:47 PM
To: Adrienne Werner
Subject: Subject: Cup 2024-09 Food Truck Project-2400 Fulkerth Rd, Turlock, CA

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RE : 2024_09 Food Truck Project – 2400 Fulkerth Rd., Turlock, CA

Adrienne-

We are additionally, adding more information regarding the food truck project and the traffic that we are concerned with. As a community in this area, businesses- residences, and people who drive down the streets getting to and from work- to stores or general business in the area.

12 taco trucks as opposed to 14 is still going to bring lots of traffic to the area, especially during peak areas.
And the proposed owners of this Taco Truck Project propose that they are going to "fix this issue" by installing new 8"x 8" concrete curb. But in all honesty, how would emergency vehicles get in and out, in times of high traffic? - which is blocking and creating an issue in itself.
Please see the information that I am providing and see that I am sharing with you foreseeable issues. This one way traffic if they're trying to all get into the Taco Trucks will present overflow of traffic on busy hours especially. Because the drivers will still turn "one way" regardless of their being a divider, trying to keep people from turning in illegally. Like we said, turning in one way is going to create people to want to turn back around to get to the other side a
And who will be turning U-turns and that concrete curb isn't going to fix that issue!

1. U-Turns on a Main Thoroughfare Are Dangerous
Forcing exiting customers to U-turn on Fulkerth Road to head westbound is a serious safety hazard. Main thoroughfares typically prohibit or discourage U-turns for exactly this reason.

2. One Entrance Serving 12 Trucks Is Inadequate
A single westbound entry point for a 12-vendor food truck park will create severe stacking and backup onto Fulkerth Road during peak hours. That backup affects everyone using the main road.

3. Eastbound-Only Exit Discriminates Against Half the Customer Base.
Anyone coming from the west, or needing to return west, is forced into an unsafe or inconvenient maneuver. This will push frustrated drivers into illegal U-turns or cutting through businesses or parking lots and residential roads, wherever they can find.

4. The Diverter Post "Fix" Creates the Problem It Claims to Solve
They're installing traffic control to manage a problem that their own single-entrance design created. The solution is cosmetic, not structural.

5. No Second Access Point = No Emergency Flexibility
One entrance in and one direction out means emergency vehicles, delivery trucks, and customers are all competing for the same single opening.



And so we have a high opposition to what they consider a fix for the traffic because that is not going to stop people from using the one way only entrance, which is going to cause problems as we stated before.

So when they present you, their "fix it" curb idea to keep people from crossing over illegally that is not going to fix the one-way entrance into the taco trucks, so that the big issue here and this is the same issue and why they were denied the first time.

And the taco trucks on East Avenue don't have the same issue that we're experiencing on Fulkerth with traffic!
So the appeal application that they filled out saying that the one on East Avenue in Turlock that has nothing to do with the traffic situation so they cannot compare the two because these are two different situations.

Also saying that these are discriminatory practices and substantial claims by neighbors that have opposed any development over the property over 50 years. We live here and/or people have businesses here - so unfortunately, if people are proposing, something that's not going to fit in. We definitely are going to say something and speak up. And there was a medical building that was going to go into the back of the property - if I remember correctly - that cancer center changed its mind due to the traffic issue on Fulkerth Road. And patients would be subject to the one way turn - So that project pulled out.
And furthermore A- since there is a one-way turn in there and that's going be a problem in the future onward - so it's not unsubstantial.
It's a fact - regardless if they have "A memorandum , for Paul family " saying that this is a good place to visit etc.. gather etc..
That's nice and fine - but having that many people getting back there and parking, they're not just going be parking in the parking spaces. They'll be parking in the adjoining empty land as well, which is going bring in more traffic!! More issues with that entrance.

So having a nice place to hang out and talk and gather is going to cause issues for everyone with the one way in only entrance!

That's the issue!! And is still an issue. The appeal does not solve this issue.

Thanks again!

Gary and Lori Glaser
1565 Countryside Dr
Turlock, CA
95380

Adrienne Werner

From: denise soares [redacted]
Sent: Tuesday, May 5, 2026 11:07 AM
To: Adrienne Werner
Subject: Proposed Food trucks on Fulkerth Rd.

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My name is Denise,I live on Countryside Side Dr. Directly behind where the food trucks will go I am totally against this project because of the traffic, nothing has changed from the last meeting it will still affect our street, the noise will affect us what if we were having a party in our backyard a birthday party any kind of get together we already here the noise from the cars loud stereos at the gas station. I can't imagine food truck area with the cars there waiting for their food or hanging out with their Stereos on and their engines it would drown out anything we were doing in our own backyard and the noise going on till 10:00 at night sure there are food trucks on East Avenue but they're not backed up to houses this is a bad idea please reconsider and please City Council vote against this! Thank you ,Denise Soares.

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Adrienne Werner

From: BECKY SISK [redacted]
Sent: Wednesday, May 6, 2026 6:13 AM
To: Adrienne Werner
Subject: Proposed Mobile Food Truck-2400 Fulkerth Rd. Turlock

This Message Is From an External Sender
This message came from outside your organization.

Ms. Werner,

Good morning, my name is Rebecca Sisk, Sisk Family Properties. We own the home at the corner of Countryside and Fulkerth, 1595 Countryside. As of now we have stayed neutral on the issue of the proposal for the food trucks . We are business owners and don't want to discourage others from pursuing their business dreams, but with further consideration we feel this type of business would create an unwanted amount of noise for residents in the area. The trucks coming in and out at all hours, the generators used for said trucks, as well as the customers in and out. We know it is zoned commercial but feel an enclosed business would better serve this area. I put myself living there and know I wouldn't want that added noise around me. It is already an extremely busy traffic area. We feel this type of business (although a great idea for the Turlock community) would be better served not butted up against a residential area and oppose application set forth.

Thank You for your time and consideration,

Rebecca Sisk, Sisk Family Properties



CONDITIONAL USE PERMIT 2024-09
(2400 Fulkerth Road)

Public Comments received for the March 6, 2025 Planning Commission meeting

and

Public Comments received for the May 13, 2025 City Council meeting

Alexia Fuentes

From: Katie Quintero
Sent: Monday, March 3, 2025 8:07 AM
To: Alexia Fuentes
Subject: FW: 14 food truck behind my house

From: Javier Leon [redacted]
Sent: Sunday, March 2, 2025 7:28 PM
To: Katie Quintero <KQuintero@turlock.ca.us>
Subject: 14 food truck behind my house

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I do not agree with this 14 food truck stop
Owner of [redacted]:urlock ca 95380
•it will increase traffic especially during peak times people will park next to our homes making it hard to even exit out to the road especially living next to the light on fulkerth and countryside.
•there will be alot more noise especially because its so nearby this should be put next to homes its not adequate for the familys
•big problem people will be drunk and probably be dirty causing homeless to be around the property and even throwing trash on our side of our property • this plan of having this there is a terrible spot with traffic so many accidents happen on fulkerth and countryside

We will be present on the hearing of this plan.

Alexia Fuentes

From: Katie Quintero
Sent: Monday, March 3, 2025 8:08 AM
To: Alexia Fuentes
Subject: FW: Conditional Use Permit 2024-09

From: Steve and Birdy Breault [redacted]
Sent: Saturday, March 1, 2025 12:09 PM
To: Katie Quintero <KQuintero@turlock.ca.us>
Subject: Conditional Use Permit 2024-09

This Message Is From an Untrusted Sender
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City of Turlock Planning Division
Re: APPLICATION 2024-09 TO DEVELOP MOBILE FOOD TRUCK PARK AT 2400 Fulkerth Rd. Turlock.
I oppose this application for a mobile food truck park because:
A bathroom behind my fence to my backyard
A short brick wall
Lights
Noise
Drugs
Garage blows over fence
Late hours, neighbors go to bed early
Extra fumes
Extra traffic down Countryside with cars turning around in our driveways
Only one way in one way out on Fulkerth Rd.
I would like to have storage unites in that empty lot
I own a handicap home & don't want to move because the city doesn't know how to plan,
Home Owner on Countryside Dr.,
Roberta Breault

Alexia Fuentes

From: Katie Quintero
Sent: Monday, March 3, 2025 8:08 AM
To: Alexia Fuentes
Subject: FW: 2400 Fulkerth Road, Stanislaus County APN 089=019-022

From: Sodhi Sanghera [redacted]
Sent: Saturday, March 1, 2025 8:48 PM
To: Katie Quintero <KQuintero@turlock.ca.us>
Subject: 2400 Fulkerth Road, Stanislaus County APN 089=019-022

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To whom it may concern,

I am emailing regarding opposing the proposed "mobile food truck park" plan on 2400 Fulkerth Road, Stanislaus County. This would negatively impact businesses that are nearby while increasing traffic congestion, creating noise pollution, worsening parking, and increasing clutter. This initiative would negatively affect the area and I strongly oppose the food truck park. I hope you will consider our concerns and reject this proposal. Thank you.

Kind regards,
Sodhi Sanghera

Alexia Fuentes

From: Katie Quintero
Sent: Monday, March 3, 2025 8:09 AM
To: Alexia Fuentes
Subject: FW: 14 food trucks

From: Denise Soares [redacted]
Sent: Saturday, March 1, 2025 7:53 AM
To: Katie Quintero <KQuintero@turlock.ca.us>
Subject: 14 food trucks

This Message Is From an Untrusted Sender
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Hello this is a very concerned citizen..who lives right behind the proposed development..My husband I and have lots of reasons why we do NOT want this in our backyard..Please..consider other areas..not behind residents..I will express my concerns at the meeting.
Thank you
Denise Soares.

Get Outlook for Android

Alexia Fuentes

From: Katie Quintero
Sent: Monday, March 3, 2025 8:10 AM
To: Alexia Fuentes
Subject: FW: Development on Fulkerth, with 14 food trucks

From: denise soares [redacted]>
Sent: Saturday, March 1, 2025 7:24 AM
To: Katie Quintero <KQuintero@turlock.ca.us>
Subject: Development on Fulkerth, with 14 food trucks

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This is Denise Soares who lives on Countryside drive..This is a horrible idea .Having 14 food trucks right behind our backyards.
The smell, the noise, cars..the music. Conversations. Then you have the traffic issue that will impact Countryside..People will not be able to make a left hand turn..so they more than than likely will come down our street and make a U turn at the intersection of Roth and Countryside. It's too much..Please,please have them put this somewhere else..
Thank you
Denise Soares

Alexia Fuentes

From: Katie Quintero
Sent: Monday, March 3, 2025 8:19 AM
To: Alexia Fuentes
Subject: FW: Mobile food park opposition
Attachments: Mobile food park opposition letter.docx

From: Meghan Finn [redacted]
Sent: Monday, March 3, 2025 8:16 AM
To: Planning (General) <Planning@turlock.ca.us>; Katie Quintero <KQuintero@turlock.ca.us>
Subject: Mobile food park opposition

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Please see the attached letter with regard to the proposed mobile food park on the agenda for the Thursday March 6, 2025 meeting.

Deborah Scully-Miller
[redacted]
Turlock, Ca 95380
[redacted]

March 2, 2025

Dear Members of the Planning Commission,

I write to you with regard to the Kahlon-Sandhu mobile food park proposal and urge you not to allow this to move forward. As a long time resident and concerned member of the community I respectfully voice my opposition to this project.

The proposed site plan indicates a seven foot tall masonry wall and food trucks placed parallel to it. Food trucks are 14 feet high at a minimum, but often exceed that and have stacks/etc that extend further. The proposed site plan shows that there will be three of them lining the fence to my backyard where I sit on my patio for peaceful enjoyment. What kind of enjoyment is there in staring at a masonry wall and upper portion of a food truck or hearing groups of people gathered at lunch time? Given that marijuana is now legal we will inevitably be subject to patrons partaking in that and having the fumes carry to our yards. It will absolutely ruin the quality of life that there is in our backyards and subject us to unpleasant smells in addition to the awful sights of the trucks and structures. As a parent I would not feel comfortable having my children playing in their own backyard in this kind of environment.

Having a food truck park adjacent to a residential neighborhood will have a negative impact on property values. As noted previously that environment is not a selling point and will pose a challenge to sway prospective buyers. It will also add an increase in general traffic and congestion on an already busy intersection area. Given the exit area of the site anyone who wishes to travel South on Countryside Drive will be unable to get across Fulkerth Road to the necessary turn lane so they will turn right down our residential portion of Countryside Drive and then turn around in driveways to then be able to travel the direction that they desire. It already occurs quite a bit as it is and there is only 1 business currently there. I already know of several people who have had their vehicles hit by the traffic on our street and personally experienced this myself by someone who was cutting through our neighborhood. Additionally, the parking ratio to the number of truck options does not appear adequately planned and if additional parking were necessary our neighborhood would become the overflow parking.

This food park will inherently have both food waste from production as well as what is discarded by the patrons. Having a food source will engage rodent activity. Rats and other rodents have been found to be prevalent in that existing space and our neighborhood was heavily impacted when the Valero/Circle K was constructed as their burrows were unearthed

causing them to gravitate to new areas. Personally, it took months to fully eradicate the issue and several of my neighbors have also had to have pest control services as a result.

In light of these concerns, I respectfully request that the Planning Commission reconsider approving the proposal for the mobile food park at this location. I believe that alternative locations could be identified that would mitigate these issues and still support local businesses that are not adjacent to a residential neighborhood.

Thank you for considering my thoughts and concerns. I trust that the Planning Commission will take the necessary steps to ensure that the needs of the community are balanced with the goals of development.

Sincerely,

Deborah Scully-Miller

Katie Quintero

From: Creperie Turlock <[redacted]>
Sent: Monday, March 3, 2025 2:51 PM
To: Katie Quintero
Subject: Conditional Use Permit 2024-09

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Manwella Hermiz
The Creperie
[redacted]
Turlock, California 95380
[redacted]

To whom it may concern,

I am writing to formally express my opposition to the proposed conditional use permit for a mobile food truck park near our business, The Creperie. As a family-owned establishment that has served the community for almost 10 years, this development raises serious concerns about the economic impact on local brick-and-mortar restaurants like ours.

Small, family-run restaurants operate on tight margins, and the addition of a mobile food truck park in such close proximity threatens our ability to sustain our business. Unlike traditional restaurants, food trucks do not have the same overhead costs, such as property taxes, long-term leases, and utility expenses. This creates an uneven playing field, allowing food trucks to undercut prices while benefiting from the existing customer base we have worked hard to build.

Beyond the financial implications, this proposal will disrupt our day-to-day customer traffic. Many of our loyal patrons come for the consistent service and ambiance we provide, but a cluster of food trucks nearby could divert foot traffic and dilute the local dining economy rather than enhance it. Additionally, increased congestion, parking limitations, and waste management concerns could negatively impact both businesses and residents in the area.

Our restaurant is more than just a business—it is a part of the community, supporting local suppliers, and contributing to the city's tax revenue. A decision that places undue strain on established businesses in favor of transient, lower-cost alternatives threatens the long-term economic stability of this neighborhood.

I urge you to carefully consider the broader consequences of approving this permit and the precedent it sets for small, family-owned businesses struggling to compete in an already challenging economic climate. I respectfully request that the board deny this application in favor of maintaining a fair and sustainable business environment.

Thank you for your time and consideration. I would welcome the opportunity to further discuss my concerns at the upcoming meeting regarding this matter.

Sincerely,
Manwella Hermiz

Katie Quintero

From: kulwinder Daliwal <[redacted]>
Sent: Monday, March 3, 2025 3:16 PM
To: Katie Quintero
Subject: Food truck propostion

This Message Is From an Untrusted Sender
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Dear Members of the Planning and Zoning Commission,

I am reaching out to express my concerns about the proposed 14-truck food park near my restaurant, Punjab Express. For the past ten years, my family and I have worked hard to build our business and serve this community. This proposed development puts that at risk.

With 14 mobile vendors operating in one location, the impact on nearby businesses like mine would be significant. Being located across a busy intersection, this food park will draw heavy foot and vehicle traffic, increasing congestion and creating safety concerns for pedestrians. Customers trying to access my restaurant could be deterred by the added delays and confusion. Additionally, such a large gathering of food trucks raises concerns about sanitation and waste management, especially given the high volume of customers expected in a concentrated area.

Most importantly, this creates an uneven playing field. Traditional restaurants have high operating costs that food trucks don't. Allowing this food park so close to existing restaurants unfairly shifts the market against businesses that have made long-term investments in the community.

I urge the commission to reconsider this proposal or find a more appropriate location. Small businesses like mine are the backbone of this community, and we need fair policies that allow all businesses to thrive.

Thank you for your time and consideration.

Katie Quintero

From: Dean Paul <[redacted]
Sent: Monday, March 3, 2025 11:05 PM
To: Katie Quintero
Cc: John Lazar; Bernadette; Mary Paul Stewart; David Paul; Phil Paul
Subject: Fwd: March 6, 2025 Turlock Planning Commission Meeting - 2400 Fulkerth Road
Attachments: 03062025 AGENDA.pdf; 7.B.pdf

This Message Is From an Untrusted Sender
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Katie,

On behalf of the family members who are the property owners of 2400 Fulkerth Rd., I'd like to express our support for the 2400 Fulkerth Rd project going forward. We have considered many sales opportunities for this property and this one is a great development. The buyers have put a lot of time, money and effort in designing a planned improvement while actively listening to the City and addressing all their concerns. We believe that this project moving to completion will be a benefit to Turlock and everyone in the area.

Sincerely,

Dean Paul

From: Alexia Fuentes [mailto:AFuentes@turlock.ca.us]

Sent: Friday, February 28, 2025 4:10 PM
To: Pushpinder Kahlon; Jim Shaw
Subject: March 6, 2025 Turlock Planning Commission Meeting

Good afternoon,

Attached is the staff report and agenda for the March 6, 2025 Turlock Planning Commission Meeting. Your project, Conditional Use Permit 2024-09, will be heard at this meeting.

If you have any questions you may contact the project planner Katie Quintero at KQuintero@turlock.ca.us or (209) 668-5640.

Respectfully,

Alexia Fuentes

Staff Services Technician

City of Turlock / Planning Division

156 S Broadway, Ste 120 Turlock CA 95380

The Planning Division is open Monday through Friday from 8 AM to 5 PM, excluding holidays. Please be advised that making an appointment is strongly encouraged to ensure that the necessary staff is available to assist you.

For more information or to schedule an appointment, you can contact the Planning Division by calling (209) 668-5640 or by emailing planning@turlock.ca.us.

Please consider the environment before printing this email

--

John S. Lazar, Broker Associate
DRE#: 00910830
Century21 Select Real Estate
[redacted]

1771 N. Katie Dunteso

ALL SMILE DENTAL
[redacted]
Tel: [redacted]
Fax

To Katie Dunteso
Planning Manager

Re. Application 2024-09 develop (Mobile Food Truck Park) at 2400 Folkerth Rd, Turlock

We are writing to oppose this project—

1. 1st it will will cause a traffic nightmare on Folkerth & Countryside Dr, there is no light Provision & it will cause accidents & delay to exit & enter the 99 Freeway.
2. It will cause more Sanitation issues, & destroy the neighbouring bissness as type of people & customers it will attract.
3. This is going to kill the restorant bussiness in the neighbourhood, Countryside Plaza, how are Paying high end rent & taxes to the city for same services.
4. This might make the area more unSafe, by attracting Homeless or Drug addict People in late evenings & night time.

So Please don't allow this Project, we don't need all this in our quite neighborhood. Thanks a lot

Katie Quintero

From: Jeanette Leonardo [redacted]
Sent: Wednesday, March 5, 2025 1:02 PM
To: Katie Quintero
Subject: Not in agreement of food truck park at 2400 Fulkerth Rd.

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

My name is Gilberto Corvelo and I am against the food truck park at 2400 Fulkerth Rd. I am the owner of Corvelos Portuguese Bakery at [redacted] Turlock. I believe the food truck location will affect the local businesses across the street and will also make the Fulkerth exit more dangerous for customers coming into the shopping center. Businesses are already effected by this economy. Thank you, owner of Corvelos Portuguese Bakery. GILBERTO CORVELO

Joseph B. Vieira
The Vieira Company
[redacted]

The VIEIRA COMPANY
PROPERTY MANAGEMENT
REAL ESTATE & CONSULTING

March 5, 2025

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

VIA EMAIL: KQuintero@turlock.ca.us

RE: Conditional Use Permit (2024-09)

Dear Members of the Planning Commission,

I am writing to express my opposition to 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 Fulkerth 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. In the past centers like this 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 Plaza 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.

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 Planning Commission to consider these concerns and deny the application for the Conditional Use Permit.

Thank you for your attention to this matter.

Sincerely,

[redacted]

Joseph B. Vieira
Property Manager/Owner
Countryside Plaza

cc: Sue Borrego, Deputy Dity Manager SBorrego@turlock.ca.us

City Council Staff Report

May 12, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	James Governale, Management Analyst
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Rescinding Resolution 2016-094 and adopting a new City of Turlock Street Tree List

Resolution: Adopting City of Turlock Street Tree Planting, Watering, and Maintenance Guidelines and authorizing administrative updates thereto

Ordinance: Introduction and first reading of an ordinance amending Turlock Municipal Code Title 7 (Public Works), Chapter 7-7 (Street Trees) and Title 9 (Zoning Ordinance), Chapter 9-2 (Regulations Applying to All Districts), Article 1 (Special Provisions Applying to All or Several Districts) and Article 2 (Off-street Parking and Loading Regulations)

2. NARRATIVE:

Introduction & Background

The City of Turlock is well-known in the valley for its trees; not just at City facilities and parks, but also those in residential areas, at California State University, Stanislaus, and more. Between towering sycamores, charming floral growth, vibrant fall colors, and almond blossoms, trees are an integral part of our community. To memorialize its commitment to trees, the City has maintained an active membership as a "Tree City USA" for 35 years. Street trees are some of the most common trees in Turlock: many of Turlock's iconic streets are lined with street trees that provide shade to pedestrians, reduce air pollution and topsoil erosion, enhance the visual appeal of the community, and much more.

Just like any plant, trees need regular care, especially when they are young and still establishing their root system. Rather than the responsibility for taking care of street trees falling to the City and the cost to taxpayers at large, the maintenance of street trees is performed by the adjacent property owner (Turlock Municipal Code 7-7-206). In addition to practical considerations, this long-standing approach fosters a sense of pride and ownership in each tree.

However, when trees are not properly selected, planted, watered, or maintained, they can negatively impact nearby infrastructure, including curbs, gutters, sidewalks, and utility lines. In May 2016, following findings by an ad hoc subcommittee tasked with evaluating tree maintenance and sidewalk repair programs, the City Council adopted Resolution No. 2016-094, which updated the street tree list, themed planting areas, and provided some limited planting standards.

In conjunction with updates to the sidewalk maintenance policy discussed at the December 9, 2025, and January 13, 2026 City Council meetings, the Interim City Manager authorized a contract with a local professional landscape architect, Linda Fish. Her scope of work

included evaluating the current street tree list; proposing updates to the street tree list; developing Planting, Watering, and Maintenance Guidelines; reviewing the Turlock Municipal Code; and reviewing the landscape section of the City Engineer's Standard Specifications and Drawings (last revised in 2016).

Street Tree List
The current Street Tree List, adopted by Resolution No. 2016-094, includes some species that are not or no longer well-suited for Turlock, especially if they are planted in constrained planting areas, drop excessive berries or seeds, are likely to have a sprawling root system, or some other challenge.

Some examples of trees that are suggested to be removed from the Street Tree List include the Linden Littleleaf (Tilia cordata), California Sycamore (Platanus racemosa), and Bigleaf Maple (Acer macrophyllum) which are known for one or more of the following issues:

1. Not being utility friendly (branches vs. overhead utility lines)
2. High root damage potential (roots vs. infrastructure)
3. High susceptibility to disease and pests
4. High water usage
5. Excessive fruit, seed, or leaf litter

The proposed list includes only trees that are expected to thrive with minimal impact to nearby infrastructure when planted and maintained properly. Since it is not reasonable to expect members of the public to complete this kind of research on their own, the list is intended to make tree selection simpler.

Additionally, the existing list established themed planting areas across the City. In consultation with Ms. Fish and reflecting on the last ten years with the current theme map, it is clear that these themes have not been followed as originally intended and the desired consistency has not materialized. Furthermore, greater species diversity can promote overall tree health, and providing more options increases the likelihood of voluntary compliance by property owners.

Staff recommend eliminating the themed planting requirement and instead focusing on the practical need of identifying the available planting area when considering the most appropriate tree for each location. This approach would prioritize site-specific conditions, including available space, surrounding infrastructure, and compatibility with nearby trees. The City would retain final authority over tree selection, ensuring consistency with broader planning and infrastructure considerations.

Planting, Watering, and Maintenance Guidelines
It is widely recognized that tree-related issues often stem from improper planting or maintenance. For example, planting large-growing species in small spaces, selecting trees with aggressive surface roots, or failing to provide adequate watering can result in unpredictable growth and increased risk of hazards such as sidewalk damage or falling branches.

While property owners are responsible for maintaining street trees, many lack knowledge of

best practices. To address this, staff requested that Ms. Fish develop a comprehensive set of guidelines for public use. The proposed “City of Turlock Street Tree Planting, Watering, and Maintenance Guidelines” provide practical, easy-to-understand direction on tree selection, planting, and long-term care.

Features of this document include guidelines about:

1. How to properly select a tree for your location
2. How to properly plant a tree
3. How to properly irrigate a tree and what equipment is recommended
4. Irrigation schedules
5. Monitoring for signs of under or over-watering
6. Other helpful resources

Once adopted by the Council, these materials can be made available on the City’s website, distributed at public counters, and provided to new homeowners as part of City programs or transactions as a helpful resource.

Municipal Code Revisions
As part of her scope of work, Ms. Fish also reviewed the Turlock Municipal Code and provided recommended revisions. Drawing on her experience with municipal landscape standards, she identified opportunities to retain effective provisions while improving clarity and consistency.

The proposed changes align the municipal code with the updated tree list, maintenance guidelines, and the City Engineer’s Standard Specifications and Drawings, which she has also evaluated and provided to the City Engineer, creating a more cohesive and consistent regulatory framework.

Proposed changes to the municipal code include:

- Aligning it properly with the proposed resolutions
    - Removing language about themed areas
    - Modifying planting areas to match what is referenced in the Planting, Watering, and Maintenance Guidelines
- Performing cleanup work

Conclusion
Staff have worked with Ms. Fish to take a comprehensive approach on the consideration of trees in Turlock. If implemented, these updates are expected to improve public understanding of proper tree care and ownership responsibilities, particularly in relation to local and state requirements for maintaining sidewalks, curbs, gutters, and utility connections.

Staff recommend adoption of these materials, as they are expected to address ongoing concerns related to tree impacts on public infrastructure while supporting public health, safety, and the overall experience of residents and visitors. If approved for introduction, staff will bring the ordinance back for final adoption at the May 26, 2026, City Council meeting.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The cost to the City following the adoption of these actions is limited to printing and other costs associated with making these materials accessible to staff and the public at large. The cost to the public, if all the actions are adopted, is unchanged, and the contract with Ms. Fish is being expensed in Fiscal Year 2025 - 2026 with existing appropriations. No budget amendment is required.

4. ENVIRONMENTAL DETERMINATION:

The amendments to the Turlock Municipal Code, adoption of a new Street Tree List, and adoption of the Street Tree Planting, Watering, and Maintenance Guidelines involve administrative activities regarding general policy and procedure-making and does not itself result in direct or indirect physical changes in the environment. Therefore, the action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

5. ALTERNATIVES:

1. The Council could adopt an amended Street Tree List that adds or removes one or more species to or from the proposed list. This alternative is not recommended because the list was developed in consultation with a local landscape architect and reviewed by staff with extensive knowledge of trees in the Municipal Services Department, who issue Street Tree Permits and are responsible for maintaining trees in parks, facilities, and assessment districts.
2. The Council could direct staff to reinstate the theme map in an effort to create and maintain areas throughout the City with uniform tree species. This alternative is not recommended because greater species diversity promotes overall tree health, and providing more options increases the likelihood of voluntary compliance by property owners.
3. The Council could choose not to adopt the Planting, Watering, and Maintenance Guidelines, or could direct staff to amend them. Staff recommend adoption of the guidelines as proposed because they have been developed in a partnership between Municipal Services Department staff with extensive knowledge of trees, along with Ms. Fish, a neutral third party who is also an expert in this field. In addition, a Council-adopted set of standards will increase public education on this subject and strengthen the City's position when enforcing ordinances related to property maintenance and adjacent public right-of-way responsibilities.
4. The Council could choose not to adopt the proposed amendments to the Turlock Municipal Code. This alternative is not recommended because the proposed changes are part of a comprehensive approach to tree management in Turlock and primarily consist of clarifying and updating existing code provisions.

6. ATTACHMENTS:

1. Draft Resolution - Street Tree List
2. Draft Resolution - Planting, Watering, and Maintenance Guidelines
3. Draft Ordinance
4. Resolution No. 2016-094 - To Be Rescinded

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF RESCINDING RESOLUTION 2016-094 AND ADOPTING A NEW CITY OF TURLOCK STREET TREE LIST	**} } } }**	**RESOLUTION NO. 2026-**

WHEREAS, the City of Turlock has long recognized the public health, safety, environmental, and aesthetic benefits of street trees; and

WHEREAS, on May 24, 2016, the City Council adopted Resolution No. 2016-094, which updated the Street Tree List and established related street tree provisions; and

WHEREAS, since adoption of Resolution No. 2016-094, the City has experienced ongoing operational challenges related to certain tree species, including sidewalk damage, conflicts with underground and overhead utilities, and increased maintenance needs; and

WHEREAS, such conditions have contributed to impacts on public infrastructure, pedestrian accessibility, and the City's sidewalk compliance efforts; and

WHEREAS, over time, City staff has observed an increase in the need to remove and replace street trees due to species-related issues including root damage potential, susceptibility to pests and disease, and incompatibility with available planting areas; and

WHEREAS, in conjunction with recent updates to the City's sidewalk compliance program, and following approximately ten years since the last comprehensive review, the City has evaluated the existing Street Tree List in consultation with a local professional landscape architect and City staff with expertise in street tree permitting, installation, and maintenance; and

WHEREAS, that evaluation was informed by current arboricultural standards and best practices, as well as consideration of local climate conditions, water use efficiency, and long-term tree health in the Central Valley environment; and

WHEREAS, the evaluation determined that certain species included on the Street Tree List as outlined under Resolution 2016-094 are no longer well-suited for planting in Turlock due to concerns including infrastructure conflicts, higher root damage potential, and susceptibility to pests and disease; and

WHEREAS, the proposed City of Turlock Street Tree List is intended to simplify tree selection by identifying species appropriate for available planting areas and by prioritizing trees with low to medium root damage potential and compatibility with surrounding infrastructure; and

WHEREAS, the proposed Street Tree List is further intended to reduce long-term maintenance and infrastructure repair costs, improve consistency and transparency in the street tree permitting process, and provide clearer guidance to residents, developers, and

staff; and

WHEREAS, the City Council finds that adoption of an updated Street Tree List will promote compatibility between trees and adjacent infrastructure, support long-term tree health, enhance public safety and accessibility, and improve administrative efficiency in the City's street tree program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

Section 1: Recitals.

The City Council hereby finds that the above recitals are true and correct and, accordingly, are incorporated as a material part of this Resolution.

Section 2: Rescission of Resolution 2016-094.

Resolution No. 2016-094 is hereby rescinded in its entirety.

Section 3: Adoption of new Street Tree List.

In accordance with Turlock Municipal Code § 7-7-504 ("Location of street trees"), the City Council hereby adopts the "City of Turlock Street Tree List," attached hereto as Exhibit A and incorporated herein by this reference. City staff responsible for administration of the City's street tree program shall utilize Exhibit A when reviewing street tree permit applications and administering street tree planting within the public right-of-way. Final approval of species selection shall remain subject to City review based on available planting area, site conditions, surrounding infrastructure, utility conflicts, and compatibility with nearby trees.

Section 4: City Discretion.

The Municipal Services Director, or his or her designee, may authorize the use of tree species not included on the Street Tree List based on site-specific conditions and where such authorization is consistent with the intent of this Resolution.

Section 5: City Standards.

The City of Turlock Standard Specifications and Drawings, as adopted by the City Council, shall apply to the installation of all street trees within the public right-of-way.

Section 6: Administrative Procedures.

The City Manager is authorized to establish additional administrative procedures and internal review processes consistent with this Resolution to implement and administer the City's street tree program.

Section 7: CEQA.

This action involves administrative activities regarding general policy and procedure making and does not itself result in direct or indirect physical changes in the environment. Therefore, the action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

Section 8: Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

EXHIBIT A

CITY OF TURLOCK
MUNICIPAL SERVICES DEPARTMENT
RECREATION DIVISION

144 S. BROADWAY
TURLOCK, CA 95380
PHONE: (209) 668-5594
RECREATION@TURLOCK.CA.US

CITY OF TURLOCK STREET TREE LIST

For Parkways 3'-4.5' Wide (25' Spacing) – incl. back of sidewalk for setbacks 15' or less

Botanical Name	Common Name	Width	Height	Comments
Cercis canadensis texensis 'Oklahoma'	Oklahoma Redbud	15'-20'	20'	D,M,F,C
Chionanthus retusus	Chinese Fringetree	15'-20'	15'-25'	D,M,F
Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	15'-20'	15'-25'	D,L,F
Lagerstroemia indica (hybrids)	Crape Myrtle	12'-20'	20'	D,L,F,C

For Parkways 5'-7.5' Wide (30'-40' Spacing) – incl. back of sidewalk for setbacks 20'-25'

Acer buergerianum	Trident Maple	20'-25'	25'-30'	D,M,C
Acer rubrum 'Redpointe'	Redpointe Maple	25'-30'	40'-45'	D,M,C
Ginkgo biloba 'Autumn Gold'	Maidenhair Tree	25'-35'	45'-50'	D,M,C,PD
Koelreuteria bipinnata	Chinese Flame Tree	20'-25'	25'-35'	D,M,F
Pistacia chinensis 'Keith Davey'	Chinese Pistache	25'-35'	35'-40'	D,L,C,PD
Ulmus x 'Frontier'	Frontier Elm	25'-30'	30'-40'	D,M,C
Zelkova serrata 'Green Vase'	Sawleaf Zelkova	25'-35'	40'-50'	D,M,C,PD

For Parkways 8' and Wider (30'-40' Spacing) – incl. back of sidewalk for setbacks 30' or more

Acer rubrum 'October Glory'	October Glory Maple	30'-40'	40'-50'	D,M,C
Celtis occidentalis	Common Hackberry	25'-35'	35'-50'	D,L
Platanus x acerifolia 'Columbia'	London Plane Tree	30'-40'	45'-50'	D,M
Quercus ilex	Holly Oak	25'-35'	35'-45'	E,M
Quercus rubra	Red Oak	35'-40'	40'-50'	D,M,C
Zelkova serrata 'Village Green'	Sawleaf Zelkova	35'-45'	45'-55'	D,M,C,PD

Comments Key:

D Deciduous
E Evergreen
M Moderate Water Use
L Low Water Use
F Flowering
C Notable Fall Color
PD Minimal Pest/Disease Issues

Notes:

1. The parkway widths are measured from the back of the curb to the front edge of the sidewalk.
2. The parkway widths shown assume that root barriers and adequate irrigation are used per City of Turlock Street Tree Planting, Watering, and Maintenance Guidelines.
3. Do not plant an alternate cultivar than those shown on the list above without permission of the City. Tree characteristics vary widely between cultivars and alternate cultivars may not be appropriate for street tree use.
4. The tree selection is at the discretion of the City.

DRAFT

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ADOPTING STREET TREE PLANTING, WATERING, AND MAINTENANCE GUIDELINES, AND AUTHORIZING ADMINISTRATIVE UPDATES THERETO	**}** **}** **}** **}**	**RESOLUTION NO. 2026-**

WHEREAS, the City of Turlock has long recognized the public health, safety, environmental, and aesthetic benefits of street trees; and

WHEREAS, the long-term success of street trees depends on proper species selection, placement, planting, irrigation, and maintenance practices; and

WHEREAS, inconsistent or improper street tree practices can result in infrastructure damage, increased maintenance costs, safety hazards, and premature tree failure; and

WHEREAS, the City has developed comprehensive Street Tree Planting, Watering, and Maintenance Guidelines to provide clear, practical direction to residents, contractors, developers, and City staff for the establishment and care of street trees; and

WHEREAS, these guidelines are intended to promote consistency, reduce conflicts with sidewalks, curbs, and utilities, and extend the functional lifespan of the City's urban forest; and

WHEREAS, the guidelines reflect current arboricultural best practices while accounting for the operational realities of maintaining public infrastructure in an urban environment; and

WHEREAS, making these guidelines publicly accessible will improve compliance, support voluntary cooperation, and reduce avoidable enforcement and maintenance burdens; and

WHEREAS, the Street Tree Planting, Watering, and Maintenance Guidelines are intended to provide general guidance based on typical conditions, and are not a substitute for site-specific evaluation, professional judgment, or compliance with applicable laws and regulations; and

WHEREAS, it is in the interest of the City to allow periodic administrative updates to these guidelines to reflect evolving best practices, operational experience, and environmental conditions without requiring repeated City Council action, provided such updates remain consistent with City ordinances and policies.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

Section 1: Recitals.

The City Council hereby finds that the above recitals are true and correct and, accordingly, are incorporated as a material part of this Resolution.

Section 2: Adoption of Guidelines.

The City Council hereby adopts the document entitled "City of Turlock Street Tree Planting, Watering, and Maintenance Guidelines", attached hereto as Exhibit A and incorporated herein by reference, as the City's official guidance document for street tree establishment and care.

Section 3: Purpose and Use.

The adopted guidelines shall serve as a resource for City staff, residents, property owners, developers, contractors, and design professionals to assist in the proper selection, planting, irrigation, and maintenance of street trees. The guidelines are intended to support compliance with applicable City codes, standards, and permit requirements.

Section 4: Public Accessibility.

The City Manager is directed to ensure that the guidelines are made readily accessible to the public, including but not limited to publication on the City's website and availability through relevant City departments.

Section 5: Informational Nature of Guidelines.

The Street Tree Planting, Watering, and Maintenance Guidelines are provided for informational and educational purposes only. They are not intended to constitute professional, engineering, arboricultural, or legal advice. Property owners, residents, contractors, and other users of the guidelines are responsible for obtaining appropriate professional consultation, as needed, to address site-specific conditions, safety considerations, and compliance with applicable laws, codes, and regulations. The City of Turlock makes no warranty or representation, express or implied, regarding the completeness or suitability of the guidelines for any particular situation.

Section 6: Administrative Authority for Updates.

The City Manager, or designee, is hereby authorized to approve and implement future revisions, updates, and technical modifications to the guidelines, as deemed necessary to:

- Reflect current arboricultural standards and best practices;
- Address operational and maintenance considerations;
- Respond to changing environmental conditions, infrastructure needs, or regulatory requirements; and

- Improve clarity, usability, and effectiveness of the document.

Section 7: Limitations on Administrative Updates.

Administrative updates shall not conflict with, amend, or supersede any provision of the Turlock Municipal Code, adopted resolutions, or formally adopted City policies. Any substantive policy changes beyond the scope of technical or procedural updates shall be brought back to the City Council for consideration.

Section 8: Implementation.

City departments are authorized and directed to utilize the adopted guidelines in the administration of street tree-related programs, permits, and maintenance activities, as applicable.

Section 9: CEQA.

This action involves administrative activities regarding general policy and procedure making and does not itself result in direct or indirect physical changes in the environment. Therefore, the action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

Section 10: Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

CITY OF TURLOCK
MUNICIPAL SERVICES DEPARTMENT
RECREATION DIVISION

144 S. BROADWAY
TURLOCK, CA 95380
PHONE: (209) 668-5594
RECREATION@TURLOCK.CA.US

CITY OF TURLOCK STREET TREE PLANTING, WATERING, AND MAINTENANCE GUIDELINES

SUMMARY

Overview

This document provides comprehensive guidelines for establishing and maintaining healthy street trees in Turlock, balancing best arboricultural practices with urban infrastructure constraints.

Key Sections

Street Tree Planting – see page 3

- Tree Placement (pg. 3): Trees planted in parkways, behind sidewalks/curbs, or in tree wells, with specific spacing requirements
- Tree Selection (pg. 4): Choose species based on parkway width using the City's approved tree list; match existing streetscape patterns; verify exact cultivar names when purchasing
- Tree Planting (pg. 5): Use 24" deep root barriers within 10' of paved surfaces; install both surface and deep root irrigation; use proper staking with two 8' lodgepole stakes; apply mulch and slow-release fertilizer

Street Tree Irrigation – see page 6

- Irrigation Methods & Equipment (pg. 6): Combine surface irrigation with deep root bubblers (18" deep root watering tubes with 0.25 gpm bubblers)
- Irrigation Schedule (pg. 7): New trees need approximately 15 gallons three times weekly through combined irrigation methods, established trees need to be watered deeply and infrequently (typically once weekly)
- Monitoring (pg. 8): Watch for signs of under-watering (wilting, leaf curl, dry soil) and over-watering (yellowing leaves, standing water, algae)

Street Tree Maintenance – see page 8

Effective: May 12, 2026 | Last Revised: May 12, 2026
Resolution: 2026-XYZ

DRAFT

- Tree Litter (pg. 8): Regular sweeping, raking
- Tree Pruning (pg. 9):
    - Only prune for structural development, clearance, safety, or health—never to limit size
    - Consult certified arborists; winter is best for structural pruning
    - Never top trees, make heading cuts, or remove more than 25% of canopy
    - Avoid root pruning; if necessary beyond 5' from trunk, use clean cuts and consult arborists for roots over 2" diameter

Critical Success Factors

1. Proper species selection matching available space
2. Installation of root barriers at all paved surfaces
3. Dual irrigation system (surface + deep root)
4. Appropriate watering schedules that evolve as trees mature
5. Minimal, informed pruning that respects natural tree form

Goal

Reduce infrastructure conflicts, minimize long-term costs, and extend the functional lifespan of Turlock's street tree inventory through consistent application of these practices.

DRAFT

INTRODUCTION

Street trees are a vital part of the urban landscape, providing shade, improving air quality, enhancing neighborhood character, and contributing to the overall health and livability of a city. When properly selected, planted, watered, and maintained, street trees can thrive for decades with relatively modest inputs. When these steps are poorly executed, however, trees can become a source of ongoing maintenance challenges, infrastructure damage, and premature decline.

These guidelines are intended to provide practical, easy-to-understand direction for the successful establishment and long-term care of street trees. The guidelines are designed for use by a wide audience, including City staff, residents, contractors, and design professionals, and reflect a balance between current arboricultural best practices and the real-world constraints of urban environments.

The goal of this document is not only to support healthy tree growth, but also to reduce common conflicts between trees and sidewalks, curbs, utilities, and adjacent properties. By promoting appropriate tree selection, thoughtful planting practices, realistic irrigation strategies, and proper maintenance, these guidelines aim to improve tree performance, reduce long-term costs, and extend the functional lifespan of the city's street tree inventory.

STREET TREE PLANTING

Street trees provide shade, improve air quality, and enhance the public realm, but their long term success depends on proper placement, species selection, and planting practices.

Tree Placement

Proper street tree placement is critical to ensuring healthy growth while minimizing conflicts with sidewalks, utilities, and adjacent infrastructure. Street trees are planted in one of three locations:

1. Parkway – If a parkway is present, this is the location of the street tree(s).
2. Back of Sidewalk or Curb – If a parkway is not present, the street tree(s) are planted behind the sidewalk or curb.
3. Tree Well – Certain downtown locations or other urban locations (such as Geer Road) require tree wells (a cut-out in a sidewalk for a tree) within an enlarged sidewalk.

Most single family homes will have one street tree if they are on a standard lot, and three street trees if they are on a corner lot. Multi-family residential developments, commercial

projects, and streetscapes in general, have a regular street tree pattern of one tree every 30' to 40' of a single species. This ensures a continuous canopy over sidewalks and street edges at maturity.

When locating street trees, first identify obstructions and observe distance minimums. Street trees should be placed:

1. At least 15' from street lights
2. At least 5' from fire hydrants
3. At least 5' from water and sewer lines
4. At least 8' from driveways
5. At least 10' from curb return (the curb connecting two streets at a corner)
6. For street trees without a parkway, place 3' from the back of curb or sidewalk
7. In a continuous pattern with street trees on adjacent properties
8. Centered between obstructions (such as paved surfaces and utilities) to the extent possible

*Exceptions to the above standards may be approved at the discretion of the Municipal Services Director or his/her designee.

If the site is new, there is opportunity to design for street tree success. Design the site with the following considerations:

1. Always plan for street tree locations in the earliest stages of project planning. Street trees need unobstructed space, and generally speaking, the more space they are given the less likelihood of future problems with sidewalk lifting and other harm.
2. Locate utilities as closely together as possible, leaving the most space possible for tree canopies and roots.
3. In single family home developments, consider locating street lights and fire hydrants in the small parkway space between driveways rather than the parkway space centered on the home.

Tree Selection

Selecting appropriate trees species for street environments is another key decision to ensure long term success. When an existing tree needs removal and replacement, contact the City for a free removal permit and replacement guidance. When selecting a tree, the three most important decisions are:

1. The planting space available (usually parkway width)
2. The existing streetscape, if any
3. Individual tree characteristics

With these criteria, first evaluate the space available, and check it against the City of Turlock Street Tree List, which lists trees by parkway width. Second, check the street tree species of neighboring properties and down the street in both directions. If street trees exist (even if they are not on neighboring properties), use matching street trees. If the species is unknown to you, an online key, such as https://urbantreekey.calpoly.edu, may be helpful. If neighboring street trees do not exist, or there is currently a large variety of trees where a single species does not predominate, choose a tree from the City of Turlock Street Tree List that corresponds with the parkway space you have to work with.

When purchasing a tree from a nursery, carefully check the tag to be sure that it matches the chosen street tree exactly. A common mis-step is purchasing a tree whose tag is mostly, but not completely, correct. For example, a Pistacia chinensis 'Keith Davey' is on the City of Turlock Approved Street Tree List. The nursery may only have Pistacia chinensis, missing the 'Keith Davey' cultivar designation. There are critical differences that will affect the tree's long term performance. The 'Keith Davey' cultivar is guaranteed to be male, which produces minimal flower litter. The plain species (without the cultivar designation) has a 50% chance of being female, which after 5-6 years produces large quantities of clustered red berries annually that produce a heavy load of litter and stain concrete.

Tree Planting

Once the tree has been selected and the location(s) have been decided, it is time to plant the tree. First, the site must be prepared. The tree planting process is as follows:

1. Install the irrigation laterals first (see Tree Irrigation section, below). If there will be deep root barriers, ensure the laterals are deep enough to clear the panels. Position the laterals for upcoming bubbler connections.
2. Second, install root barriers for all trees planted within 10' of a paved surface. Root barriers are rigid, thick plastic panels that are installed directly next to the paved surface, such as a curb, sidewalk, or driveway. Use 12' lengths of 24" deep panels, DeepRoot UB Root Barrier, https://www.deeproot.com/products/barriers/tree-root-barrier at every tree and along every paved surface, installed per manufacturer's specifications. The tree will be planted at the midpoint of the root barrier. See details L-1 and L-2 of the City of Turlock Standard Specifications and Drawings.
3. Next, dig the planting pit. The planting pit should be the same, or slightly shallower, than the soil height in the tree container, so that the tree will sit at the same level, or slightly higher, when it is in the ground. The planting pit should be at least twice the diameter of the tree container. Mix the removed soil with compost (available at nurseries and hardware stores) at a rate of 4 parts native soil to 1 part compost. Scarify the bottom and sides of the planting pit.

4. Install the deep root bubblers (see Tree Irrigation section, below) and connect them to the laterals placed in step 1, above.
5. Place slow release fertilizer tabs, such as Agriform planting tabs (or equal) at the bottom of the planting pit. Use 3 planting tabs for 15 gal. trees and 5 planting tabs for 24" box trees, evenly spaced in the planting pit.
6. Remove the tree from the container and evaluate the roots. Circling or girdling roots lead to poor tree development and they need to be dealt with at this point. Untangle by hand to the degree possible. A few roots may be cut without harm to the tree, but most need to be left intact. If the circling is thick and severe, and they are unable to be pried into a looser position, contact the nursery for a remedy or replacement tree.
7. Place the tree in the planting pit and rotate as needed to direct roots in the most advantageous direction possible away from paved surfaces and other obstructions. Make sure the tree is at the same level, or slightly higher, then the surrounding soil surface. Backfill the tree planting pit with the native soil and compost mix and tamp lightly around the sides of the tree. Create a shallow soil saucer for water retention around the tree, keeping it 12" away from the trunk. Water thoroughly to wet the entire root ball.
8. Remove the thin nursery stake that was tied to the tree. It will prevent the tree from developing a strong root system and trunk. Install two lodgepole stakes, 8' long and 2" diameter. Place one on each side of the tree, 3" away from the rootball, oriented perpendicular to the prevailing wind. The stakes should be driven 36" into the ground, making sure that the irrigation bubblers and pipes will not be hit. Tie the tree to the pole in at least 3 locations with "Super Tree" nylon reinforced vinyl tree ties as shown on City of Turlock Standard Specifications and Drawings L-1 and L-2.
9. Apply a 3" minimum layer of mulch to the area, keeping the mulch 6" away from the trunk.

STREET TREE IRRIGATION

Proper irrigation is one of the most important factors influencing street tree survival and long-term health. Proper irrigation also significantly reduces the risk of lifted and damaged pavement. A combination of surface and deep root irrigation is recommended. As a general rule, watering should be done deeply and often when young, and deeply and infrequently when mature.

Irrigation Methods & Equipment

There are three primary types of irrigation equipment used to water trees: spray, drip, and bubblers. As stated above, trees perform best when provided with both surface AND deep

root irrigation. All newly planted trees should be provided with both, unless existing conditions do not allow.

There are different approaches to tree irrigation depending on the street tree's situation. Common scenarios with irrigation solutions are as follows:

1. If there is an existing street tree with existing irrigation, see the Irrigation Schedule section, below.
2. If a new street tree is being planted and there IS NOT existing irrigation present:
    a. Irrigation must be added to provide both surface irrigation and deep root irrigation.
    b. Two deep root bubblers are used for deep root irrigation. Use 18" deep root watering tubes, such as Rain Bird RWS-M or Hunter RZWS-18, with .25 gpm (gallons per minute) bubblers. See City of Turlock Standard Drawing L-4 for reference.
    c. If there will be shrub or turf planting in conjunction with the tree, the drip or spray irrigation for this planting will provide surface irrigation for the tree.
    d. If there will NOT be shrub or turf planting (such as in a tree well), surface irrigation for the tree is still needed. In that case, one of the two bubblers should instead be a surface bubbler. See City of Turlock Standard Drawing L-4 for reference.
3. If a new street tree is being planted and there IS existing drip or spray irrigation present:
    a. Aim to provide the street tree with both surface irrigation and deep root irrigation.
    b. If it is possible to add another irrigation line on a separate valve for deep root bubblers, do so.
    c. If it is impossible or impractical to add bubblers, adjust the drip and spray as needed to provide adequate root zone coverage and longer run times to water the tree deeply. See the Irrigation Schedule section, below.
    d. In the first 2 years of planting, if deep root bubblers are not added, deeply hand water in addition to the existing drip or spray irrigation. To deeply hand water, slowly apply 10 gallons of water per tree, twice per week in warm months and once per week in cool months.

Irrigation Schedule

The irrigation schedule is a critical component of tree irrigation. In the first two years of planting, trees need to be watered frequently and deeply, both at the surface and in the root zone.

1. For NEW TREES in their first two years:
    a. Provide approximately 15 gallons of water, three times per week, including all forms of irrigation.
    b. When a tree uses 2 deep root bubblers plus drip at the surface, that could be accomplished with a 20 minute run time for the bubblers (2 bubblers, .25 gpm each) PLUS a 90 minute run time for drip (assuming 6 drip emitters at .06 gph each for the tree only, additional drip emitters for shrubs).
    c. When a tree uses 2 deep root bubblers plus spray at the surface, that could be accomplished with a 20 minute run time for the bubblers (2 bubblers, .25 gpm each) PLUS a 35 minute run time for high efficiency spray heads. This will typically give tree enough surface water while still giving the lawn what it needs.
    d. When a tree in a tree well is irrigated with one deep root bubbler and one surface bubbler, that could be accomplished with a 30 minute run time (2 bubblers, .25 gpm each).
    e. The time for drip or spray may be reduced or eliminated based on rain. In the first two years, decrease the bubbler irrigation by 50% if there are typical, periodic storms. If it is a wet winter, with extensive rain, shut off the bubblers. If it is a dry winter, decrease the bubbler irrigation by only 25%.
2. For ESTABLISHED TREES from 2 years through maturity:
    a. Mature street trees should be irrigated deeply, infrequently, and independently of turf whenever possible. Relying on turf irrigation alone, watering lightly and frequently, or skipping water altogether create conditions that lead to shallow roots and sidewalk damage.
    b. Mature tree watering needs vary more than newly planted trees. Their canopies are larger, making more leaf surface area for transpiration loss, but their roots reach farther, making more water sources available to them. The irrigation on your property, the irrigation on neighboring properties, the landscape density, wind patterns, the amount of shade cast by nearby buildings, and more, all factor into the amount of water the tree will need.
    c. As a starting point for irrigation scheduling for trees with 2 deep root bubblers and drip, use a 20 minute run time for the bubblers, once per week, PLUS a 90-120 minute run time for drip. Observe the tree regularly and adjust watering times accordingly.
    d. As a starting point for trees planted in lawn with spray irrigation (and no drip), continue with 20 minute run time for the bubblers, once a week and a time the spray for the lawn needs only. Observe the tree regularly and adjust watering times accordingly.

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e. As a starting point for trees in a tree well irrigated with one deep root bubbler and one surface bubbler, use a 30 minute run time once a week. Again, observe the tree regularly and adjust watering times accordingly.
f. Shut off irrigation in winter, but if trees show signs of under-watering in winter, water very infrequently, such as once per month, at the watering times shown above.

Monitoring

Regularly evaluate the tree for signs of over-watering and under-watering, and adjust or shut off irrigation as needed to remedy. The symptoms of over-watering and under-watering can appear similar, so it is important to factor in soil moisture, recent weather, and irrigation history.

1. Signs of under-watering include:
    a. Wilting or drooping leaves, especially mid-day
    b. Leaf curl or dry, brittle leaves
    c. Premature leaf drop
    d. Dieback at branch tips
    e. Dry soil
    f. Soil pulling away from the tree root ball
2. Signs of over-watering include:
    a. Leaves yellowing (chlorosis)
    b. Soft, limp leaves
    c. Leaf drop without scorching
    d. Muddy soil or standing water
    e. Sour soil odor
    f. Algae on the soil surface

STREET TREE MAINTENANCE

Routine maintenance is necessary to preserve tree health, maintain public safety, and protect surrounding infrastructure over the life of the tree.

Tree Litter

Leaf drop, flowers, and fruit are natural characteristics of trees and should be anticipated and managed as part of routine street tree maintenance. Most of the year, infrequent sweeping is all that is needed to manage tree litter on paved surfaces. Deciduous leaf litter in fall and winter should be cleared from paved surfaces and private property and disposed of in the green bin. See the City's website for any leaf pick-up program details.

Tree Pruning

Street tree pruning may require a no-cost permit pursuant to Turlock Municipal Code Chapter 7-7 Article 3, available online or upon request.

Street tree pruning should focus on developing a strong, well-spaced branch structure that supports long-term health, clearance, and public safety.

1. Street trees should only be pruned for the following reasons:
    a. To develop strong structure and a central leader
    b. Facilitating clearance underneath for pedestrians, vehicles, and sightlines
    c. Removing dead, dying, or hazardous branches
    d. To maintain tree health and natural form
2. Street trees should not be pruned to limit overall size or reduce leaf or debris clean-up.
3. The overall natural form of the tree must be respected when pruning. Identify the street tree before starting, to understand how the tree should look as it matures. If you don't know what the tree is, a key, such as https://urbantreekey.calpoly.edu, should be useful.

What TO DO when pruning street trees:

1. First consider if the tree actually requires pruning due to structural or safety reasons. A minimal pruning is better than over-pruning the tree.
2. It is highly recommended that a certified arborist be consulted prior to pruning any tree, as improper pruning can cause irreparable harm to the form and structure of the tree.
3. In general, structural pruning is best done in winter, when canopy growth is slowest and for deciduous trees, the branching structure is easiest to see. Pruning to correct a hazard, such as a broken branch, should be done immediately.
4. When the tree is young (in the first 2 years) make sure there is a central leader, and that branches aren't crossing or rubbing. If these conditions are present, prune to correct them.
5. A helpful document on pruning young trees is found on the Arbor Day Foundation website. Click on the "Download Bulletin" link on this webpage https://www.arborday.org/tree-resources/how-prune-young-shade-trees to see tips with graphics regarding tree pruning. Techniques are shown on pages 5-7.
6. The Arbor Day Foundation has three short "Ask an Arborist" videos that show a good overview of pruning decisions and priorities. The are at the bottom of this webpage: https://www.arborday.org/tree-care-maintenance/pruning .

What NOT TO DO when pruning street trees:

1. Never top a tree as this ruins the form forever, stresses the tree, and triggers dense, weakly attached shoots.
2. Never randomly shorten branches without regard to growth habit. This practice, called "heading cuts" damages the tree both structurally and aesthetically. A heading cut chops off the end of a branch at an indiscriminate point, which produces a cluster of weak, fast-growing small branches and destroys the natural branch structure of the tree. It also increases future pruning needs.
3. Avoid cutting branches flush to the trunk, as the branch collar (the swollen area at the base of the branch where it joins a larger branch or trunk) protects the tree.
4. Avoid lion-tailing, which is removing the interior branches, leaving foliage only at the branch tips. This weakens the tree by concentrating weight at the branch tips, increasing the risk of branch breakage. This practice also exposes the limbs to sunburn.
5. Never remove more than 25% of the canopy in a single pruning cycle. A standard pruning cycle for young trees (first 5 years) is every 1-3 years and every 3-5 years for mature trees.
6. Avoid pruning for clearance too aggressively. This raises the center of gravity and leads to unstable, top-heavy trees.
7. Avoid removing large limbs on mature trees unless necessary for safety.

Many residents, concerned with sidewalk lifting, want to cut tree roots. Roots provide the tree with stability and water uptake, and are vital for the tree. When considering root cutting, the following principles should be followed:

1. Avoid root pruning if at all possible. Root pruning should be considered a last resort, and ideally should never happen.
2. Root pruning within 5' of a trunk must be done under the supervision of a certified arborist.
3. Beyond 5', a limited amount of root pruning may be acceptable.
4. If a root is over 2" in diameter, an arborist must evaluate and approve the cut.
5. Cutting tools must be clean and sharp. The cuts must be clean, not tearing or jagged.

CONCLUSION

Healthy street trees are the result of thoughtful decisions made over time, beginning with appropriate species selection and continuing through planting, irrigation, and ongoing maintenance. No single practice ensures success on its own; rather, long-term tree performance depends on the cumulative effect of many small, informed actions carried out consistently and with care.

These guidelines are intended to support a common understanding among City staff, residents, contractors, and designers regarding best practices for street tree management. By following these recommendations, stakeholders can help reduce avoidable conflicts with infrastructure, minimize maintenance costs, and promote the long-term health, safety, and appearance of the urban forest. When applied consistently, these practices will contribute to a more resilient, attractive, and sustainable streetscape for the community as a whole.

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BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AMENDING TURLOCK MUNICIPAL CODE TITLE 7 (PUBLIC WORKS), CHAPTER 7-7 (STREET TREES) AND TITLE 9 (ZONING ORDINANCE), CHAPTER 9-2 (REGULATIONS APPLYING TO ALL DISTRICTS), ARTICLE 1 (SPECIAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS) AND ARTICLE 2 (OFF-STREET PARKING AND LOADING REGULATIONS)	}	**ORDINANCE NO. -CS**

WHEREAS, the City of Turlock has long recognized the public health, safety, environmental, and aesthetic benefits of street trees; and

WHEREAS, street trees contribute to the character of the City, provide shade, reduce air pollution and erosion, and support the overall quality of life for residents and visitors; and

WHEREAS, the proper planting, placement, and maintenance of street trees is necessary to prevent damage to public infrastructure, including sidewalks, curbs, gutters, and utilities, and to minimize risks to public safety; and

WHEREAS, the Turlock Municipal Code currently establishes requirements related to street trees and landscaping, including responsibilities for adjacent property owners and standards applicable to development; and

WHEREAS, the City has identified the need to update and clarify these provisions to improve consistency, usability, and alignment with current practices related to tree planting, maintenance, and infrastructure protection; and

WHEREAS, the proposed amendments are intended to reorganize and refine existing regulations, remove outdated or ineffective provisions, and improve coordination between street tree requirements and other development standards within the Municipal Code; and

WHEREAS, the City Council finds that these amendments will promote clearer administration and enforcement of the Municipal Code while continuing to protect public improvements and support the long-term health and sustainability of the City's urban forest; and

WHEREAS, the City further finds that restructuring and clarifying these provisions will improve transparency and ease of use for residents, property owners, and staff responsible for implementation and compliance.

BE IT ORDAINED by the City Council of the City of Turlock as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION: The Ordinance has been reviewed with respect to applicability of CEQA and the CEQA Guidelines. This action involves administrative activities regarding general policy and procedure making and does not itself result in direct or indirect physical changes in the environment. Therefore, the action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section

15378.

SECTION 2. AMENDMENT: Title 7, Chapter 7-7 shall hereby be amended to read as follows:

CHAPTER 7-7
STREET TREES

Article 1
Miscellaneous

§ 7-7-101. Purpose.

The Council finds that:

(a) Street trees are of economic, environmental, and aesthetic importance to the City; and

(b) The City requires the planting of street trees as a part of subdivision developments and along ~~major~~ streets to enhance the character of the City; and

(c) Street trees directly benefit the City residents by:

(1) Reducing erosion of the topsoil by breaking the summer winds;

(2) Reducing air pollution by producing oxygen from carbon dioxide;

(3) Increasing property values;

(4) Maintaining the ecological balance of the area;

(5) Providing shade and buffering noise and glare; and

(6) Providing energy conservation by the reduction of summer temperatures; and

(d) The health, safety, and general welfare of the citizens will best be served by regulating the removal, severe pruning, topping, and planting of street trees and encouraging the reforestation of areas in which street trees have been removed.

§ 7-7-102. Definitions.

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

~~(a) "Department" shall mean the Parks, Recreation and Public Facilities Department.~~

(a) "Director" shall mean the ~~Parks, Recreation and Public Facilities~~ Municipal Services Director or his or her designated representative.

(b) "Street Tree Plan" shall mean the officially adopted plan for the planting of certain varieties of trees in public rights-of-way~~,~~ or planting easements~~, or along certain~~

~~specified theme streets~~.

(c) "Planting easement" shall mean an easement on private property of five (5') feet in width along the frontage of the parcel for the purposes of planting and maintaining street trees.

(d) "Parkway" shall mean that portion of land within the public right-of-way between the curb or curb line and sidewalk.

(e) "Street Tree List" shall mean the list of street trees specified by resolution and approved for planting and maintenance as street trees.

~~(f) "Theme street" shall mean a specifically named street, or streets within an area, specified by resolution, for which uniformity of species is desired for special effects or purposes.~~

~~(g)~~(f) "Maintenance" or "maintain" shall mean and include pruning, spraying, watering, mulching, fertilizing, cultivating, supporting, treating for disease or injury, or any other similar act which promotes the life, growth, health, or beauty of street trees.

~~(h)~~(g) "Pruning" shall mean the usual pruning, cutting, or thinning or otherwise the removal of branches, stems, and other parts of a tree.

~~(i)~~(h) "Person" shall be defined as set forth in TMC 1-3-13 and shall include a public utility company or similar entity.

(i) "Property owner" shall mean the owner of the real property, or the owner of the property adjacent to the right-of-way, on which the street tree is located or his authorized agent or representative.

(j) "Trimming" shall mean the minor cutting or removal of small branches or foliage for routine clearance or maintenance that does not materially alter the tree's natural form, structure, health, or stability.

Article 2

Responsibilities, Authority, Duties, And Costs

§ 7-7-201. Director to enforce chapter provisions.

The Director, under the general direction of the City Manager, shall have the authority and responsibility to carry out the provisions of this chapter.

§ 7-7-202. Authority to enter premises.

The Director or his or her designee shall have the authority to enter in or upon any part of the parkway or planting easement or adjacent property as is reasonably necessary for the purpose of planting, maintaining, pruning, spraying, or removing a street tree.

§ 7-7-203. Control of disease and the like.

The Director or his or her designee shall have the authority to order a property owner to

take such action as is necessary to control insects, scales, parasites, fungus, or other injurious pests or plant materials which could cause serious injuries to the City street trees or other plant materials within the City. The Director or his or her designee shall notify the property owner in writing of the condition which exists and the controls necessary to correct the conditions and establish a reasonable time in which the corrective action shall be taken.

§ 7-7-204. Responsibility for condition of trees.

The Director or his or her designee shall be responsible for inspecting, supervising, or ordering the maintenance, removal, and replacement of street trees planted within parkways or planting easements by the property owner or by the City. The Director or his or her designee may cause or permit street trees or other plant materials planted in the parkways or planting easements to be removed by the City or the property owner if the trees are deemed by the Director or his or her designee to be unhealthy, hazardous, undesirable, or causing, or will cause, excessive damages to the existing public improvements or street trees.

§ 7-7-205. Authority to seek advice.

The Director or his or her designee shall have the authority to consult and seek the advice and recommendations of nurserymen, arborists, and other persons qualified in horticulture.

§ 7-7-206. Duty to maintain.

It shall be the duty of every property owner and every person occupying property within the City to maintain street trees in the parkway or planting easement on or adjacent to his or her property.

(a) In conjunction with any sale or transfer of real property and using the Local Option Real Estate Transfer Disclosure Statement form set forth in Civil Code Section 1102.6a, the seller/transferor shall provide notice of the maintenance obligations set forth in this article to the buyer/transferee. The notice shall, at a minimum, include the following language:

> Every property owner and every person occupying property within the City shall maintain street trees in the parkway or planting easement on or adjacent to his/her property.

(b) To provide all property owners and occupants with notice of his/her obligation to maintain street trees as set forth in this article, the ordinance codified in this chapter shall be recorded with the County Clerk of the County of Stanislaus.

§ 7-7-207. Trimming~~Pruning~~.

Street trees shall be ~~pruned~~ trimmed as needed to enhance the natural growth, characteristics, and traits of the trees. A street tree permit is required for all pruning of

street trees pursuant to TMC 7-7-301, except for the trimming of small branches necessary to maintain clearance for pedestrian or vehicle travel from ground level that does not materially alter the tree's structure or remove more than 10% of live foliage. Street trees shall not be pruned to create a form unnatural to the street tree.

§ 7-7-208. Duty to protect.

It shall be the responsibility of every property owner and every person occupying land to protect street trees planted in the parkways or planting easements on or adjacent to his property from physical damages and other plant materials which can be detrimental to the street tree's growth or health.

§ 7-7-209. (Not used).

§ 7-7-210. Owners to perform work: Costs.

All work, and the costs thereof, required in the removal, pruning, or maintenance of a street tree shall be provided by the property owner or his agent, including the removal of the stump to a depth as specified by the Director or his or her designee.

§ 7-7-211. Refusal to perform work.

If the property owner refuses to perform the work after notice from the Director or his or her designee, the Director or his or her designee may order the work done by the City, and the costs shall be assessed to the property owner and tenant consistent with the provisions of TMC 7-7-210 as a personal debt and, if unpaid within thirty (30) days after billing by the City, shall become a lien on the property.

§ 7-7-212. Appeals.

Any person aggrieved by any action taken ~~by any City Official~~ pursuant to the provisions of this chapter or any guideline or procedure issued pursuant to the chapter, may appeal such action the decision first to the City Manager or their designee, then to the City Council pursuant to TMC 1-4-01(b)~~as provided by Chapter 1-4 TMC~~.

Article 3
Permits: Costs: Removal And Limb Reduction

§ 7-7-301. Permits required.

It shall be unlawful for any person to remove, prune, ~~or~~ severely prune, or alter any street tree within the City, without a permit from the City. This prohibition does not extend to trimming as outlined ~~the regular maintenance required~~ under TMC 7-7-207~~206~~.

§ 7-7-302. Applications for permits.

Any person desiring to remove, prune, severely prune, or otherwise alter a street tree shall file an application for a permit with the Director or his or her designee. Such application shall be provided by the Director or his or her designee and may contain such

information deemed necessary by the Director or his or her designee to ~~insure~~ ensure compliance with the spirit and intent of this chapter.

Applications for permits shall be signed by the property owner.

§ 7-7-303. Time for performance under permits.

The Director or his or her designee shall stipulate a time by which all work shall be performed, not to exceed sixty (60) days after the date of the issuance of the permit, and may require the posting of cash or other surety in an amount equal to the cost of the work to ~~insure~~ ensure the faithful completion of the work specified and the cleanup of debris within the time stipulated for performance.

§ 7-7-304. Removal permits.

(a) Upon the receipt of an application to remove a street tree, the Director or his or her designee shall determine whether or not such tree should be removed.

(b) The Director or his or her designee may issue a permit to remove or conditionally remove a street tree when one (1) or more of the following conditions apply to the tree:

The tree is:

(1) Dying or dead;

(2) Decayed, rotted, or otherwise hazardous to the public;

(3) Diseased beyond reclamation;

(4) Damaging public improvements, such as curbs, gutters, sidewalks, or other utilities;

(5) Required to be removed due to building moving from the lot or parcel provided it is not practical or reasonable to save the tree; all work and costs will be provided by the owner;

(6) Required to be removed for new construction and the Director or his or her designee believes better and more suitable planting will result provided there is no practical or reasonable means to save the tree; all work and costs will be provided by the owner; or

(7) Located so that thinning is desired to improve spacing or conformity.

(c) The Director or his or her designee, as a condition of the removal of a tree, whenever possible shall require the planting ~~of either a theme tree or~~ a tree from the Street Tree List in a location along the property frontage in keeping with the Street Tree Plan.

§ 7-7-305. Pruning permits.

(a) Upon the receipt of an application to prune or severely cut a street tree, the Director

or his or her designee shall determine whether or not the tree should be pruned or otherwise severely cut.

(b) The Director or his or her designee may issue a permit to prune or severely cut a street tree when limb reduction or severe cutting is required either to:

(1) Maintain pedestrian or traffic clearance and visibility;

(2) Maintain tree health;

(3) Maintain continuity with prior pruning practices; or

(4) Remove a building from the parcel.

§ 7-7-306. Permits not required.

A permit shall not be required when an immediate threat to the public health and safety exists due to an accidental occurrence or act of God and, in the opinion of the Director or his or her designee, the removal, pruning, or cutting is required.

Article 4
Cooperation With Other Agencies And Departments

§ 7-7-401. Public utilities.

(a) Any public utility maintaining any overhead wire or underground pipe, wire, or conduit shall obtain permission from the Director or his or her designee before performing any maintenance to wires or pipes or conduits which would cause injuries to street trees. Such public utility shall in no way injure, deface, prune, scar, or top any tree until its plans and procedures have been approved by the Director or his or her designee.

(b) The Director or his or her designee shall be permitted to inspect all maintenance or operational work performed by public utilities which might affect the street trees. If, in the opinion of the Director or his or her designee, the performance of work would cause excessive or unnecessary injuries to any street tree, the Director or his or her designee shall have the authority to stop such maintenance and operational work and arrange with such utility another method of maintenance or operational work satisfactory to the City.

(c) This section shall not apply to emergency public utility maintenance work which is performed during nonworking hours for City personnel.

§ 7-7-402. Notification of street improvements.

The Engineering Department and Planning Department shall notify the Director or his or her designee of any known applications for a new curb, gutter, sidewalk, driveway approach, or other installation which might require the removal of, or cause injury to, any street tree or otherwise be contrary to the intent of this chapter.

Article 5
Street Tree Plan

§ 7-7-501. Street trees required.

Street trees shall be planted and maintained as part of all new construction and all remodeling which exceeds twenty-five (25%) percent of the value of the structure as shown on the latest equalized assessment roll of the County. All required street trees shall be planted as required by this chapter prior to the issuance of a certificate of occupancy or approval of final inspection by the Building Inspector.

§ 7-7-502. ~~Subdivision~~ Street Tree List ~~and Theme Street List.~~

Street trees shall be planted of the type, size, and at the locations specified in the ~~Subdivision~~ Street Tree List ~~and Theme Street List~~ which shall be adopted by resolution of the Council.

§ 7-7-503. Street tree types.

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§ 7-7-504. Location of street trees.

Street trees shall be planted in the following locations:

(a) In areas of the City~~,~~ where parkways exist, ~~and not more than fifty (50%) percent of the block frontage has been converted to current sidewalk standards,~~ street trees ~~may~~ shall be planted in the parkway.

(b) In areas where parkways do not exist and tree wells are not required, ~~blocks where more than fifty (50%) percent of the parkway has been eliminated and replaced consistent with current sidewalk standards~~street trees shall be planted three (3') ~~two and one-half (2-1/2')~~ feet behind the sidewalk.

(c) In commercial areas or in those areas in which sidewalks are required or authorized to extend from the curb to the property line, street trees shall be planted in the sidewalk area in a four (4') foot by six (6') foot rectangular ~~square~~ area adjacent to the curb, unless otherwise authorized by the Director or his or her designee. (See City ~~Standard No.~~ of Turlock Standard~~s,~~ Specifications and Drawings ~~No. ST-22.~~)

~~(d) In all subdivisions for which the final map is filed prior to June 1, 1978, street trees shall be planted two and one-half (2-1/2') feet behind the sidewalk.~~

~~(e)~~(d) In all subdivisions and parcel map areas, street trees shall be planted three (3') ~~two and one half (2 ½') within an area two and one-half (2-1/2') feet to four (4')~~ feet behind the sidewalk ~~in a planting easement~~, except in areas with parkways.

~~(f)~~(e) In industrial areas and other commercial areas, street trees shall be planted as provided in the Street Tree List or as determined by the Director or his or her designee.

SECTION 3. AMENDMENT: Title 9, Chapter 9-2, Article 1 shall hereby be amended to read as follows:

CHAPTER 9-2
REGULATIONS APPLYING TO ALL DISTRICTS

Article 1
Special Provisions Applying To All Or Several Districts

§ 9-2-109. Landscaping and irrigation.

The following City of Turlock landscape and irrigation ordinance shall be used in conjunction with the State of California Water Efficient Landscape Ordinance enacted pursuant to California Code of Regulations Title 23, Waters, Division 2, Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance. The City shall implement the ordinance and shall maintain an adapted version of the State ordinance for public distribution.

(a) **Purpose and intent.** The purpose and intent of this section is to establish landscaping regulations that are intended to:

(1) Enhance the aesthetic appearance of development in all areas of the City by providing standards relating to quality, quantity, and functional aspects of landscaping and landscape screening.

(2) Increase compatibility between residential and abutting commercial and industrial uses.

(3) Reduce the heat and glare generated by development.

(4) Establish a water conservation plan to reduce water consumption in the landscape environment using conservation principles.

(5) Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of neighborhoods, and enhancing pedestrian and vehicular traffic and safety.

(6) Encourage the incorporation of low impact development design standards for storm water retention and treatment within the landscape areas.

(b) **Applicability.** All development in the City shall comply with the provisions of this section which establishes the criteria for the preparation of landscape and irrigation plans required by this section. All required landscaping shall be installed by the developer and approved by the Planning Division prior to the occupancy of any building, unless other arrangements are agreed to by the Director. Landscaping installed by a developer or public agency within the public right-of-way shall be reviewed by the Planning Division and the Department of Parks, Recreation, and Public Facility Maintenance prior to the issuance of an encroachment or grading

permit. In residential areas, developer-installed front yard landscaping shall be installed prior to final occupancy. In residential areas, owner-installed front yard landscaping shall be installed prior to final occupancy unless a deferral agreement has been entered into with the City and recorded on the property. Public agency and private development projects are subject to the requirements of this section.

(1) **Applicable projects.** The following shall be subject to the provisions of this section:

(i) New construction and rehabilitated landscapes requiring a discretionary land use permit, such as, but not limited to, minor administrative approvals, minor discretionary permits, design review, conditional use permits, or a planned development;

(ii) New construction projects with an aggregate landscape area equal to or greater than five hundred (500) square feet requiring a building permit, encroachment, and/or grading permit;

(iii) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than two thousand five hundred (2,500) square feet requiring a building permit, encroachment, and/or grading permit; or

(iv) Any other projects that are determined to be applicable projects pursuant to the State of California Model Water Efficient Landscape Ordinance (California Code of Regulations Title 23, Waters, Division 2, Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance) or Office of the Governor Executive Orders, as may be amended from time to time.

(2) **Exempt projects.** This section does not apply to:

(i) Interior remodels, tenant improvements, and demolitions;

(ii) Changes of use to any existing building that does not require a discretionary permit; and

(iii) Routine maintenance of existing landscaping.

(c) **Statutory authority in case of conflicting provisions.** Nothing in this section shall be deemed to affect, annul, or abrogate any other laws or ordinances pertaining or applicable to the properties and areas affected by this section.

(d) **Water conservation definition.** "Water conservation" shall mean a combination of landscape features and techniques that in the aggregate reduce the demand for and consumption of water, including appropriate low water using plants, nonliving ground cover, a low percentage of turf coverage, permeable paving, and water conserving irrigation techniques and systems in accordance with the State of California Model Water Efficient Landscape Ordinance (California Code of Regulations Title 23, Waters, Division 2, Department of Water Resources, Chapter

2.7, Model Water Efficient Landscape Ordinance) or Office of the Governor Executive Orders, as may be amended from time to time.

(e)**Process.** The Development Services Director shall establish a format for plans and any other procedural guidelines for submittal as deemed necessary.

(1) **Plans required.** Plans for the development of required landscaping shall be submitted to the Engineering Services Division or the Building and Safety Division for review and approval prior to the issuance of any building permit. (The plan shall be prepared by a person authorized by the State of California to sign and stamp landscape design drawings or the contractor completing the work.) Where special conditions of design warrant, modifications may be submitted for consideration.

(2) **Plan review and approval.** The Development Services Department shall review each project and proposed landscape plan for compliance with the landscape and water conservation requirements.

(3) **Alternative means of compliance.** The Development Services Director may allow alternative means of complying with the requirements in this section provided the alternative achieves results comparable to those achieved through strict application of the provisions of this section.

(f) **Development standards.**

(1) **Required.** In the following designated districts, not less than the stipulated percent of gross site area shall be landscaped in accordance with this section:

Landscape Area Requirements	
Zone District	**Required Landscaping (% of site)**
R-L/R-L4.5	30 (b)
R-M	30 (a) (b) (d)
R-H	30 (a) (b) (d)
C-O	15 (b) (c) (d)
C-C	10 (b) (c) (d)
C-H	7.5 (b) (c) (d)
C-T	7.5 (b) (c) (d)
I-BP	7.5 (b) (c) (d)
I	5 (b) (c) (d)

(a) In multiple-family developments of twelve (12) or more dwelling units, ten (10%) percent of the total building site shall be set aside and landscaped for the purposes

of common recreational open space. Such ten (10%) percent may be included in the general landscaping requirements.

(b) This requirement may be waived by the Development Services Director for remodeling, alterations, or renovations to existing buildings and developments on parcels or building sites where an existing building occupies a substantial portion of the site.

(c) In commercial and industrial districts, where a lot larger than ten thousand (10,000) square feet is to be developed in phases, the Development Services Director may determine that only the developed portion of the site need be landscaped. Provision shall be made, however, to insure that the landscape requirement can still be met upon full development of the site. This exception shall not apply to any setback along a public street which shall be landscaped upon the initial development of the site. Unlandscaped areas shall be continuously maintained free of weeds, litter, and debris, and shall not become a source of nuisance to adjoining property.

(d) A required "landscape strip" (per the City General Plan "Typical Street Elements and Widths") abutting the front or corner side yard may be counted toward the landscaping requirement when maintained by the private property owner. Commercial districts shall maintain a minimum landscaped building setback of ten (10') feet from the back of the public sidewalk when the lot is adjacent to a public street, except as otherwise provided in an applicable specific or master plan.

(2) **Determination of landscaped areas.** In determining landscaped areas, landscaped areas in the setback, private patios, and all other areas not occupied by buildings, parking lots, vehicle storage areas, and driveways shall be included. Areas occupied by clubhouses, recreation buildings, pools, saunas, inter-walkways, and similar amenities may be included as landscaped areas. Planned landscaping areas within the public right-of-way may be included in the landscaped area provided the landscaped area is maintained as part of the property and abuts landscaped area located on the property. In industrial zoning districts, areas planted along a public right-of-way shall qualify as one and one-half (1-1/2) times the area toward the overall required landscaping area.

(3) **Landscape materials and placement.** All landscape areas shall demonstrate a recognizable pattern or theme for the overall development. To accomplish this, new landscaping and landscape areas shall conform to the following:

(i) Plant materials shall be selected for maintenance efficiency, drought tolerance and adaptability, and relationship to Turlock's environment and climate. Trees and shrubs in reasonable numbers shall be used in the landscape design; ground cover alone shall not be acceptable. No one (1) species of plant shall exceed twenty (20%) percent of the plant material. ~~Landscaped areas shall incorporate a minimum of two (2) of the following plantings: (1) grasses and ground covers, (2)~~

~~shrubs, and (3) trees.~~

(ii) For all commercial, industrial and multifamily projects, plant materials shall be sized and spaced to achieve immediate effect and shall normally not be less than twenty-four (24") inch box for parking lot shade trees, fifteen (15) gallon container for trees, five (5) gallon container for shrubs, and a one (1) gallon container for mass planting. Non-turf areas, such as shrub beds, shall be top dressed with a bark chip mulch or approved alternative.

(iii) Turf may only be used in C and I districts when used for recreational or functional purposes. ~~Turf shall be limited to twenty-five (25%) percent of the total landscaped area in all C and I districts.~~ In residential districts turf shall not exceed ~~fifty (50%)~~twenty-five (25%) percent of the ~~total~~ front yard landscaped area.

(aa) **"Permeable paving"** shall mean a paving material that permits water penetration to a soil depth of eighteen (18") inches or more, including nonporous surface material poured or laid in sections not exceeding one (1) square foot in area and collectively comprising less than two-thirds (2/3) of the total surface area of the lot and loosely laid materials such as crushed stone or gravel.

(ab) **"Hardscape"** shall mean areas covered with nonpermeable paving, including buildings and other structures, parking lots, driveways, and walkways.

(4) **Landscape irrigation.** Provisions shall be made for a permanent "in place" irrigation system to all landscaped areas required herein, including street tree wells. All new irrigation systems shall use xeriscape principles including such techniques and materials as high-efficiency ~~low precipitation~~ sprinkler heads, bubblers, drip irrigation systems, smart controllers~~timing devices~~, and moisture sensors. All irrigation systems must be designed to minimize overspray onto impervious surfaces, such as buildings, sidewalks, parking areas, etc.~~, through the use of such techniques as low-trajectory spray nozzles or underground low volume applicators~~. All irrigation system controllers shall be set in compliance with the day and hour watering requirements of the City of Turlock and shall be designed to minimize water use by installing weather sensors ~~automatic systems such as multi-start controllers~~ and soil moisture sensors that automatically shut off the system during inclement weather.

(5) **Site preparation and installation.**

(i) Prior to the planting of any materials, the compacted soils surrounding a building site will be returned to a friable condition. Friable condition shall mean returning the soil to an easily crumbled or loosely compacted condition down to a minimum depth per

planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded. ~~The soil must be returned to a friable condition to a minimum depth as required for the planting material.~~

(ii) Trees should be adequate in trunk diameter to support the top area of the tree. Trees planted closer ~~in landscaped area less~~ than ten (10') feet to a paved surface, curb, or building~~in diameter~~ shall be planted using ~~a deep root planter~~root barriers in accordance with the adopted Turlock Standards, Specifications and Drawings. Trees, shrubs, and vines should have body and fullness that is typical of the species.

(iii) All ground cover should be healthy, densely foliated, and well rooted ~~cuttings, or one (1) gallon container plants~~.

(iv) The spacing of trees and shrubs should be appropriate to the species used. The plant materials should be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Proper spacing should also insure unobstructed access for vehicles and pedestrians in addition to providing clear vision of the intersections from approaching vehicles. Plant material should conform to the following spacing standards:

(aa) A minimum of ~~twenty-five (25')~~ten (10') feet from ~~the property corner at a street intersection~~curb returns to the center of the first tree or ~~large~~ shrub over three (3') feet tall.

(ab) A minimum of fifteen (15') feet between center of trees ~~and large shrubs~~ to light standards.

(ac) A minimum of ~~fifteen (15')~~eight (8') feet between center of trees or large shrubs and fire hydrants.

(ad) A minimum of fifteen (15') feet from the intersection of a non-residential driveway with a street right-of-way to the center of any tree having a diameter larger than ~~eighteen (18")~~twenty-four (24") inches at maturity or ~~large~~ shrub over three (3') feet tall.

(6) **Protective barrier.** All planting areas abutting a paved or concrete surface for vehicle use shall be protected with raised concrete curbs. All planting areas abutting undeveloped areas shall be protected by either a fence or landscape edging~~raised concrete or timber barrier~~. Openings shall be allowed in the barrier to allow storm water run-off to enter landscaped areas.

(7) **Maintenance.** Required planting areas shall be permanently maintained. As used in this section, "maintained" includes: watering, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment

as needed to preserve the health and appearance of plant materials.

(8) **Parking lot landscaping.** Parking lots and parking structures shall be landscaped in accordance with Article 2 of this chapter.

(9) **Landscaping in rights-of-way.** All land area within the public right-of-way adjoining all sides of any parcel or building site that is not otherwise covered with a building, structure, paving, or similar impervious surface shall be landscaped and maintained in conjunction with the landscaping installed on the adjoining property as regulated in this section. Planned landscaping within the public right-of-way may be used toward determining the required percentage of landscaping as required in this article provided the landscaped area is maintained as part of the property and abuts landscaped area located on the property.

(i) **Design.** The design of the landscaping of the public right-of-way shall be included in the landscape plan and meet the requirements set forth in this section. Adequate space shall be provided in the landscape area to allow free, unrestricted growth and development of the landscaping and street trees.

(ii) **Street trees.** Street trees shall be planted in accordance with the ~~Theme Street List~~Street Tree List or as otherwise set forth in Article 5 of Chapter 7-7 ~~TMC~~ of this Code relating to street trees and in accordance with the ~~street tree planting standards~~City of Turlock Standard Specifications and Drawings ~~as established by the City Engineer~~.

(10) **Driveway and corner visibility.** All landscaping material shall be maintained in accordance with the provisions of TMC 9-2-215: Driveway and corner visibility.

(11) **Landscaping along walls.** All solid walls over three (3') feet in height that are adjacent to public streets or rights-of-way shall comply with one (1) of the following:

(i) Be fully landscaped with vines and/or other plant materials to prevent the placement of graffiti. All landscaping shall include the installation of a permanent irrigation system.

(ii) If not landscaped, shall be constructed of split-face concrete, brick, or some other type of material that will discourage the placement of graffiti in conjunction with anti-graffiti materials.

(12) **Landscape screening of R properties.** Where a commercial or industrial site adjoins an R district, opaque screening ~~which is at least seventy-five (75%) percent opaque~~ at least eight (8') feet in height shall be provided. Where fences are required, such fencing shall be landscaped as appropriate.

(13) **Landscape screening of above-ground equipment.** An average three (3') foot high continuous screen shall be provided for all above-ground equipment and utilities greater than two (2') feet in height.

(14) **Model homes.** For all single-family residential developments, front yard landscaping shall be installed by the developer in all model homes. To promote landscape water conservation through education, the front yard landscaping shall consist entirely of water conservation landscaping and irrigation meeting the following requirements:

(i) **Plant materials.** Each model home to be landscaped shall contain ~~exclusively~~ at least seventy-five (75%) percent low water use plant materials.

(ii) **Irrigation system.** Each model home shall contain exclusively an irrigation system that provides a high efficiency in water application according to site conditions.

(iii) **Signs.** Each development with model homes shall provide the following information to potential buyers:

(aa) **Front yard sign.** A four (4) square foot sign shall be located in the front yard of each model home such that it is clearly visible to buyers. The sign shall indicate that the model home features a water conservation landscape and irrigation design and shall comply with the State of California Model Water Efficient Landscape Ordinance.

(ab) **Interior display.** A drawing, or combination of drawings, shall be displayed inside each model home or the sales office which provides a schematic of the landscape. These drawings shall include a key identifying the common name of the plants used in the model home yards. A brochure with the same information shall be distributed with the sales information to potential buyers to satisfy this requirement.

(iv) **Literature.** Additional literature describing water conservation landscaping and irrigation shall also be made available to the potential buyer and displayed. The literature shall include information about designing, installing, managing and maintaining water conservation landscapes.

(15) **Landscaping along Highway 99.** Wherever property abuts Highway 99, a minimum ten (10') foot deep landscaped bed shall be installed. In cases where the property is part of an approved master or specific plan, the plan document takes precedence over the standards contained in this landscape ordinance. In all cases, the landscaped bed shall include a combination of trees, shrubs, and ground cover. Trees shall be spaced at least every thirty (30') lineal feet of Highway 99 frontage.

SECTION 4. AMENDMENT: Title 9, Chapter 9-2, Article 2 shall hereby be amended to read as follows:

Article 2
Off-street Parking And Loading Regulations

§ 9-2-216. Parking lot landscaping.

Parking lots and parking structures shall have interior and perimeter landscaping areas as prescribed by the following:

(a) Parking lots or parking structures adjoining street property lines or public streets shall have a perimeter landscape buffer with a minimum width as follows:

(1) If abutting an expressway: twenty (20') feet.

(2) If abutting an arterial: fifteen (15') feet.

(3) If abutting a collector: fifteen (15') feet.

(4) If abutting a local street: five (5') feet.

(b) Vehicle overhangs may encroach a maximum of two (2') feet into landscape areas which are a minimum of ten (10') feet wide.

(c) An average three (3') foot high (minimum of two and one-half (2-1/2') feet and maximum of three and one-half (3-1/2') feet) continuous screen shall be installed between all parking areas and public streets. A screen shall consist of one (1) or any combination of the following:

(1) **Walls.** A wall shall consist of concrete, concrete block, stone, brick, tile, or similar type of solid masonry material.

(2) **Solid fences.** A solid fence shall be constructed of wood, or other materials.

(3) **Plant materials.** Vegetation, consisting of trees or shrubs.

(d) Interior landscaped areas shall be a minimum of five (5') feet in width and length (minimum of twenty-five (25) square feet for tree wells), exclusive of curbs.

(e) The end of each row of parking stalls shall be separated from drive aisles by a landscaped planter or sidewalk.

(f) In all parking lots with a capacity of five (5) parking spaces or more, a minimum of one (1) twenty-four (24”) box size shade tree for every five (5) spaces shall be provided in landscape islands within the parking lot. Tree spacing shall be such that every designated parking space is within thirty (30') feet of the trunk of a tree. Parking lot trees shall provide a shade canopy covering fifty (50%) percent of the parking spaces within fifteen (15) years. All trees planted closer than 10’ to a paved surface, curb, or building shall be planted using root barriers in accordance with the adopted City of Turlock Standard Specifications and Drawings.

(g) All planting areas within or abutting a parking lot shall be protected with raised concrete curbs. Openings shall be allowed in the curbing to allow storm water runoff to enter the planting areas.

SECTION 5. VALIDITY: If any section, subsection, sentence, clause, word, or phrase of this ordinance is held to be unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remainder of this ordinance. The Turlock City Council hereby declares that they would have passed this ordinance, and each section, subsection, sentence, clause, word, or phrase thereof, irrespective of the fact that one or more section, subsection, sentence, clause, word, or phrase be declared invalid or unconstitutional.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

Signed and approved this 26th day of May, 2026.

SIGNED:

_____
Amy Bublak, Mayor

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

APPROVED AS TO FORM:

_____
Katie O. Lucchesi, City Attorney

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF RESCINDING RESOLUTION NO. 88-130 AND ADOPTING THE REVISED SUBDIVISION STREET TREE THEME LIST AND MAP	**RESOLUTION NO. 2016-094**

WHEREAS, on June 23, 2015, City Council directed the review of the City's street tree ordinances and policies; and

WHEREAS, as a result of Council's ad hoc subcommittee's review of the City's street tree policies, the Parks, Recreation and Public Facilities Department is requesting to rescind Resolution No. 88-130 and adopt a revised Subdivision Street Tree Theme list and map; and

WHEREAS, the committee found that many of the species of trees on the original list should no longer be planted for a variety of reasons including, but not limited to, high root systems, susceptibility to mistletoe or other diseases, insufficient parkway strip space and not being drought tolerant; and

WHEREAS, over the last 3 years, City staff has seen an increase in the number of property owners requesting to remove and replace their street trees due to these issues; and

WHEREAS, staff has worked on a case by case basis to provide property owners with more than one street tree type to choose from, allowing flexibility, while still maintaining a neighborhood theme for each area in the City of Turlock.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby rescind Resolution No. 88-130 and adopts the revised Subdivision Street Tree Theme List and Map as follows:

Section 1: Pursuant to the provisions of the Turlock Municipal Code, the following Theme Streets, Subdivision Street Trees and Standards are established.

Section 2: Selection. The property owner, builder or developer shall plant the named tree as designated in Section 3 of this Resolution titled City Street Tree List for planting within the areas as defined therein. In established areas which are predominantly planted in a particular species, owners shall when replacing or planting trees, where trees have been removed, select a tree which has the same characteristics and adult size as the existing street trees.

Section 3: City Street Tree List. The following trees are hereby authorized as City Street trees for planting in the designated area on the City Street Tree Map (Exhibit A).

Small trees: 20-35ft

1. Paperbark Maple (Acer griseum) **New**
2. Frontier Elm (Ulmus Frontier)
3. Trident Maple (Acer bergrianum)
4. Ginko (Ginko biloba Autumn Gold)
5. Keith Davey Chinese Pistache- (Pistacia chinensis)
6. Mimosa/Silk Tree (Albizia julibrissin) **New**
7. Eastern Red Bud (Cercis canadensis) **New**

Medium trees: 30-70ft

1. Red Maple October Glory (Acer rubrum)
2. Big Leaf Maple (Acer macrophyllum) **New**
3. Scarlet Maple (Quercus Coccinea)
4. Red Maple (Acer rubrum Red Sunset)
5. Northern Red Oak (Quercus rubra)
6. Linden Littleleaf (Tilia cordata)
7. Goldenrain Tree (Koelreuteria paniculata)

Large trees: 40-90ft

1. Tuliptree (Liriodendron tulipifera)
2. Southern Magnolia (Magnolia grandiflora)
3. Shumard Red Oak (Quercus shumardii)
4. Sawleaf Zelkova (Zelkova serrata)
5. California Sycamore (Plantanus racemoes)
6. Sycamore London Plane Tree (Plantanus x acerfolia “Blood Good”)
7. Southern Live Oak (Quercus virginiana)

Trees no longer being planted due to issues such as high root systems, susceptibility to mistletoe, disease and not being drought tolerant.

1. Bradford Pear (Pyrus calleryana)
2. London Plane (Platanus acerifolia)
3. Carob (Ceratonia siliqua)
4. Fern Pine (Podocarpus gracilior)
5. Chinese Hackberry (Celtis sinensis)
6. Raywood Ash (Fraxinus angustifolia)
7. Maidenhair (Maytenus boaria)
8. Capitol Pear (Pyrus calleryana)
9. Evergreen Pear (Pyrus kawakamii)

Section 4: Standard Specification and Drawings. The City of Turlock Standard Specifications and Drawings as adopted by the City Council shall apply to the installation of all street trees.

Section 5: Street Tree Standards. The following are the minimum standards for street trees acceptable for planting in the right-of-way or planting easements.

A. Size of Materials.

1. Deciduous trees, bare root trees (for planting from January through March).
   a. Height – 6 feet
      Caliper – 5/8" to 3/4" measured 12" above planting depth.

2. Deciduous trees, container grown, and broad leaf evergreen.
   a. Number 7 and Number 15
      Height – 6 feet
      Caliper – 5/8" to 3/4" measured 12" above the potting soil.

B. Condition of Materials.

1. All trees are to be vertically straight, firmly staked and tied with a single central main leader developed to gain an eventual unbranched height of at least five feet.

2. All plants are to be free of insects, noxious weeds, disease and rootbound condition; in a vigorous healthy condition free of breakage and mechanical damage.

C. Staking and Protection. Staking of young trees shall be in conformity with the University of California at Davis, Bulletin No. OSA 145, titled "Staking Young Landscape Trees."

D. Responsibility. The developer or builder shall at the time of transfer of title, or final inspection when the owner is acting as the builder/contractor, provide on the lot a viable growing street tree as required in Section 3 of this Resolution.

E. City Acceptance. The City will reject any materials not found to meet the above minimum requirements, or otherwise not found to be acceptable.

Section 6. Rights.

A. Nothing contained herein will prohibit the City from requiring larger sized materials, or species other than specified by this Resolution as a condition of rezoning, conditional use permit, or other action.

B. The City may authorize trees not on the City Street Tree list as part of an approved landscape plan for a specific public or private project.

C. The Parks, Recreation & Public Facilities Director or designee may authorize exceptions to the provisions of this Resolution when the subdivision contains lots with frontages of less than fifty (50) feet.

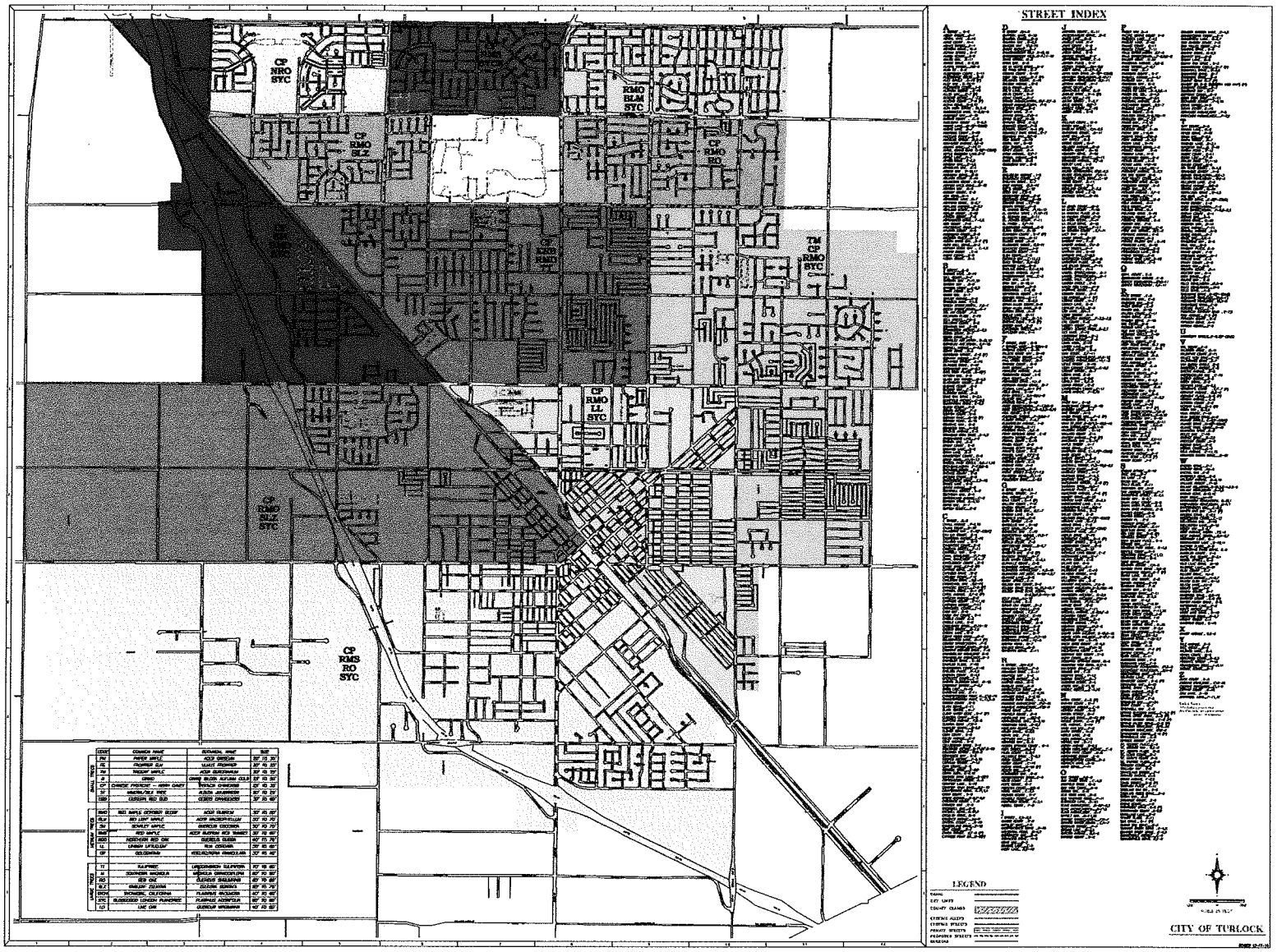
D. This Resolution may be rescinded and a new Resolution adopted from time to time as new species of trees are introduced or approved trees are otherwise not found to be acceptable.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 10th day of May, 2016, by the following vote:

AYES:	Councilmembers DeHart, Nascimento, Bublak, Jacob and Mayor Soiseth
NOES:	None
NOT PARTICIPATING:	None
ABSENT:	None

ATTEST:

Jennifer Land, Deputy City Clerk,
City of Turlock, County of Stanislaus,
State of California


STREET INDEX
LEGEND
CITY OF TURLOCK

City Council Staff Report

May 12, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Isaac Moreno, Finance Director
Agendized by:	Gary Hampton, Interim City Manager

1. ACTION RECOMMENDED:

Resolution: Approving revised Measure A Expenditure Policy to establish guidelines on the allocation of three-quarter (3/4) cent transactions and use (sales) tax commencing Fiscal Year 2026-2027

Resolution: Approving the Amendment to Fiscal Year 2025-2026 budgeted Full-time Employee allocation by the addition of three Firefighters

2. NARRATIVE:

At the March 24, 2026 council meeting, council authorized the purchase of a Pierce 107" Velocity Tractor Drawn Aerial with pump and tank from Golden State Fire Apparatus. This purchase will help strengthen the Fire Department's commitment to serving our community and improve operational flexibility. The current estimated delivery of the apparatus is 44–47 months. Although this period of time seems substantial, staff recommends the City start the planning for implementation of this vehicle by developing a staffing plan. Attached is the proposed staffing strategy by Deputy Fire Chief Jelinek that outlines how the City can accomplish this. Per the memo, three additional Firefighter positions are needed to create an incremental fiscal approach that steadily builds toward full operational readiness of the twelve positions requested to support the apparatus.

Staff is requesting to implement this strategy starting Fiscal Year 2025-2026 by authorizing the hiring of three full-time Firefighters. Getting approval for these positions now allows staff to start the hiring process sooner to achieve implementation of the proposed staffing strategy. Also, with the addition of one Firefighter per shift, it will reduce the overtime cost and help insure appropriate minimum staffing levels at all fire stations.

To financially accomplish this, staff is requesting an amendment to our Measure A Policy. The proposed amendment will shift 3% of the Measure A Roads allocation to Measure A General (see attached policy amendment). This allocation is estimated at $457,394 for Fiscal Year 2026-2027. Although three entry-level Firefighter positions are estimated at $339,836, the remaining balance will insure overtime and future Unfunded Accrued Liability (UAL) is covered. This allocation change will not impact the Roads Program. This policy change will be effective July 1, 2026 to insure no fiscal impact to the current fiscal year budget.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Given the hiring of the three Firefighters will not take effect until Fiscal Year 2026-2027, there is no financial impact to Fiscal Year 2025-2026. The Fiscal Year 2026-2027 cost is estimated at $339,836 for three full-time Firefighters. The estimated shifting of Measure A funds from Roads to General, based on 1% to 4%, is as follows:

1.0%	$ 152,465
2.0%	$ 304,929
3.0%	$ 457,394
4.0%	$ 609,859

Appropriate funds will be budgeted during the Fiscal Year 2026-2027 budget process.

4. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378(b)(5) of the CEQA guidelines. This action consists of “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” and therefore is not considered a project.

5. ALTERNATIVES:

1. City Council could allocate a different percentage of Measure A funds. Although a lesser amount could result in the need to utilize Measure A General reserves and a higher percentage is not needed at this time to achieve the strategic staffing plan.
2. City Council could direct staff to locate an alternate funding source for one or all requested positions.

6. ATTACHMENTS:

1. Draft Resolution Measure A Expenditure Policy Amendment
2. Draft Resolution Budget Amendment
3. Measure A Expenditure Policy revised 5/12/2026
4. Proposed Ladder Truck Staffing Strategy Memo

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

APPROVE REVISED MEASURE A EXPENDITURE POLICY TO ESTABLISH GUIDELINES ON THE USE OF THREE-QUARTER (3/4) CENT TRANSACTIONS AND USE (SALES) TAX COMMENCING FISCAL YEAR 2026-2027	}	**RESOLUTION NO. 2026-**

WHEREAS, during Fiscal Year 2024-2025, a Measure A Policy was adopted; and

WHEREAS, Council directed staff to reallocate 3% of revenue that was previously allocated to Fund 115 “Measure A Roads” to Fund 118 “Measure A General”; and

WHEREAS, this allocation amendment will create an allocation split of 52% to Measure A Roads Fund 115 and 48% to Measure A General Fund 118, commencing Fiscal Year 2026-2027; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve the revised Measure A Expenditure Policy to establish guidelines on the use of three-quarter (3/4) cent transactions and use (sales) tax commencing Fiscal Year 2026-2027.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE AMENDMENT TO FISCAL YEAR 2025-2026 BUDGETED FULL-TIME EMPLOYEE ALLOCATION BY THE ADDITION OF THREE FIREFIGHERS	} } } } } }	**RESOLUTION NO. 2026-XXX**

WHEREAS, at the March 24, 2026 council meeting, council authorized the purchase of a Pierce 107" Velocity Tractor Drawn Aerial with pump and tank from Golden State Fire Apparatus to help strengthen the Fire Department's commitment to serving our community and improve operational flexibility; and

WHEREAS, a proposed staffing strategy was developed by Deputy Fire Chief Jelinek to create an incremental fiscal approach that steadily builds toward full operational readiness of the twelve positions requested to support the apparatus; and

WHEREAS, in order to implement the staffing strategy, the hiring of three additional Firefighters is needed; and

WHEREAS, starting the hiring process in Fiscal Year 2025-2026 will allow implementation of the proposed staffing strategy and reduce the overtime cost and help insure appropriate minimum staffing levels at all fire stations; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve the amendment to Fiscal Year 2025-2026 budgeted full-time employee allocation by the addition of three Firefighters.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 12th day of May, 2026, by the following vote:

AYES:	( )
NOES:	( )
NOT PARTICIPATING:	( )
ABSENT:	( )

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock, County of Stanislaus,
State of California

CITY OF TURLOCK

POLICY ON USE OF MEASURE A DERIVED REVENUES

A. Purpose

On July 6, 2020, City Council approved Ordinance 1281-CS amending the Turlock Municipal Code which established a ballot measure for a Three-Quarter (3/4) cent transactions and use (sales) tax. This ballot measure was identified as Measure A. On November 3, 2020 general municipal election, the City voters approved Measure A and as a result the City adopted the ordinance. During the 2024-2025 budget process, Staff was directed to develop a policy that defines how these revenues will be utilized and to gather feedback from the Measure A Oversight Committee.

B. Policy

It is City Policy that the transactions and use (sales) tax derived from Measure A be allocated for the Roads Program, Public Safety (Police and Fire), and Parks. The allocation of these funds will be as follows:

a. Roads Program (Fund 115) – 525%
b. Public Safety and Parks (Fund 118) – 485%

C. Expenses

These three programs may utilize these funds for staffing, capital projects, debt obligations, and any other expenditure that may assist with the Roads Program, Public Safety (Police and Fire), and Parks.

a. Roads program – 525% of all Measure A funds will be used as follows, but not limited to:
    i. Staffing
    ii. Capital expenditures
    iii. Professional Services – such as Engineering, Construction Management, Etc.
    iv. Debt Obligations
    v. General Fund – Up to 5% of revenues may be utilized to assist the General Fund reserve, but only if it drops below 15% and with Council authorization.
b. Public Safety and Parks – 485% of all Measure A funds will be used as follows, but not limited to:
    i. Staffing
    ii. Capital expenditures
    iii. Professional Services
    iv. Debt Obligations
    v. Equipment
    vi. Vehicles
    vii. General Fund – Up to 5% of revenues may be utilized to assist the General Fund reserve, but only if it drops below 15% and with Council authorization.

D. Reserves

Measure A funds are allocated between two separate funds so each program does not impact the other. Each fund reserve can be used as follows:

a. Fund 115 – Roads Program may be for cashflow and any other obligation for managing the program.
b. Fund 118 – General Measure A may be used as follows:
    i. Capital expenditures such as equipment, repairs and maintenance of facilities, and other one-time costs.

OFFICE OF
INTERIM
DEPUTY FIRE CHIEF
CHRIS JELINEK
CJELINEK@MODESTOFIRE.COM

244 NORTH BROADWAY | TURLOCK, CALIFORNIA 95380 | 209 668-5580

To: City Manager Gary Hampton and Finance Director Isaac Moreno
From: Deputy Fire Chief Chris Jelinek
Subject: Proposed staffing strategy for deployment of a Turlock Fire Department ladder truck

Date: May 7, 2026

Mr. Hampton and Mr. Moreno,

The Turlock Fire Department is proposing a phased staffing plan to support the deployment of a ladder truck company and ensure it is placed in service as a fully capable, operational resource.

The proposed model establishes a four-person truck company staffed with one Captain, one Engineer, and two Firefighters. This configuration aligns with national best practices and provides the staffing necessary to perform simultaneous fireground functions including forcible entry, ventilation, aerial ladder deployment, and search and rescue operations.

To responsibly scale staffing, the Department will request three additional positions (one per shift) annually over the next 3–4 years. This incremental approach distributes fiscal impact while steadily building toward full operational readiness. Upon full implementation, this will result in a total of 12 new positions (four per shift) to support a fully staffed truck company.

Upon full implementation, constant daily staffing will increase from 13 to 17 personnel per shift. This enhanced model strengthens system capacity, improves response effectiveness, and better aligns service delivery with community risk.

This phased approach balances operational readiness with fiscal responsibility and ensures the ladder truck is deployed as a fully functional and effective resource for the Turlock community.