City Council Meeting Agenda

August 25, 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)

City Manager
John J. Murphy
City Clerk
Nichole Fiez
City Attorney
Katie O. Lucchesi

PUBLIC PARTICIPATION: Members of the public can participate in City Council meetings in the following ways:

1. Attending in person
   - City Hall Yosemite Room located at 156 S. Broadway, Turlock, California at 6:00 p.m.
2. Attending through zoom (Instructions below)
   - Webinar Link:
   - Meeting ID: 867 6255 3296 Passcode: 092083
   - Call In: 1-669-444-9171 and press pound (#)

PUBLIC COMMENT: The public may address the City Council in person by completing the speaker cards and providing to the Police Officer. To address the City Council remotely, follow the **Instructions for Public Comment using Zoom**. Public comment will begin with speakers attending in-person first, followed by those attending via remote participation.

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.

GOVERNMENT CODE § 84308 REGULATIONS: To promote transparency and fairness in the governmental decision-making process, there are rules to prevent public officials from being unfairly influenced by contributors to their campaigns. The type of activity these laws were enacted to limit is often referred to as "pay-to-play," and is governed in California by Government Code section 84308. Parties to any proceedings involving a "license, permit, or other entitlement for use," as that term is defined in the Political Reform Act, pending before the City Council must disclose any campaign contribution over $500 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Gov. Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s).

INSTRUCTIONS FOR PUBLIC COMMENTS USING ZOOM

Follow these steps to log into Zoom from your computer or smart device (Your device must have audio capability to participate.):

Go To: www.zoom.us/join

Enter Meeting ID: 867 6255 3296 **Passcode:** 092083

Follow these steps to call into Zoom from your telephone:

Dial 1-669-444-9171 and press pound (#)

Enter Meeting ID: 867 6255 3296 and press pound (#) **Passcode:** 092083

1. **Use the "raise hand" function to join the queue to speak on the current agenda item** when the Chair calls the item for discussion.

Computer / Smart Device Users: You can find the raise hand option under your participant's name.
Telephone Users: Press star-nine (*9) on your phone to raise your hand. Press star-six (*6) to unmute when it is your turn to address City Council.

*Lower your hand if you choose not to speak or after you have made your comments by unchecking the raise hand option online.

2. Staff will call your name or the last four digits of your phone number when it is your time to speak.
3. You may state your name and city of residence at the beginning of your remarks for the minutes.
4. Speakers will have up to three minutes to make their remarks.
5. You may log off or hang up after making your comments.

DISCLAIMER: Participant names and/or phone numbers may be visible to all participants. The City records all public meetings.

CITY OF TURLOCK
CITY COUNCIL
REGULAR MEETING AGENDA
Tuesday, August 25, 2026

Next City Council Resolution: 2026-107 **Next Ordinance: 1351-CS**

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, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS**

   A. Presentation: Turlock Partnership Incentive Program Check Presentation: Inspire & Bloom (Economic Development)

   B. Presentation: Turlock Transit in July

   C. Presentation: Sidewalk Program

   D. Proclamation: Honoring Christopher J. Fisher for His Distinguished Service to the City of Turlock

   E. Proclamation: Honoring Martin Serrato Upon His Retirement

   F. Proclamation: Honoring Police Captain Miguel Pacheco Upon His Retirement

6. **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 July 17, 2026 Through July 23, 2026 in the Amount of $2,076,197.06 and the Weekly Demands of July 24, 2026 Through July 30, 2026 in the Amount of $1,177,402.65

   B. Accepting the Investment and Cash Report for the Month of July 2026 in the Amount of $327,238,886.66

   C. Accepting the Minutes of the August 11, 2026 City Council Meeting

   D. Reaffirming the Dermination Made by the City Manager in Response to the Emergency Created by the Inoperative Freezer Unit at the Animal Control Facility (City Project No. 26-041 "Animal Control Freezer Evaporator and Condenser Replacement") and Finding that the

Emergency will not Permit a Delay Resulting from a Competitive Solicitation for Bids Pursuant to Public Contract Code Section 22050(c)(2) (Engineering)

E. Awarding Bid and Approving an Agreement with A Plus Heating and Air Inc., of Citrus Heights, California in the Amount of $136,000.00 and Authorizing a Construction Contingency Amount of $13,600.00 (10%), for City Project No. 25-047 “HVAC and Roof Replacement at the Sodium Hypochlorite Building” (Engineering)

F. Awarding Bid and Approving an Agreement with ACS US Inc., of Rancho Cordova, California in the Amount of $71,000.00 and Authorizing a Construction Contingency Amount of $7,100.00 (10%), for City Project No. 24-020 “Fire Station No. 32 Window Replacements” (Engineering)

G. Accepting the Improvements and Authorizing the City Engineer to File a Notice of Completion for “Crowell” Subdivision, Project No. 22-028 (Engineering)

H. Approving Agreement 2026-0172 with Golden Bell Products, Inc. for Sewer Roach Control Applications in Sanitary Sewer Manholes for a Total not to Exceed Amount of $250,000 (Utilities)

7. **FINAL READINGS**

8. **PUBLIC HEARINGS**

A. Authorizing Submittal of PLHA Plan Amendment for 2020 Allocation Year (Housing)

B. General Plan Amendment 2026-01, Second Reading of Ordinance Amendment 2026-01 & Rezone 2026-01 (Housing Element): Council to consider rescinding and replacing Resolution 2026-106 and Adoption of the 2023-2031 Housing Element, Amendments to the Land Use and Economic Development Element of the General Plan to Incorporate the Commercial Residential Mixed-Use Designation (CRMU), and Changes to the General Plan Designation of Multiple Properties to CRMU as Well as Second Reading of the Ordinance for Adoption of the Addition of Article 6 to Chapter 9-3 of the Municipal Code to Establish Standards for the CRMU District, amending TMC 9-3-202 and Rezoning of Multiple Properties to CRMU (Development Services)

9. **ACTION ITEMS**

A. Accepting the Economic Development Strategic Implementation Plan (2026 – 2029) (Economic Development)

B. Approving an Agreement with St Francis Electric, for Traffic Signal and Streetlight Preventative Maintenance and Repair Services for a Five (5) Year Term for an Amount not to Exceed $2,500,000 (WQC)

10. **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. The total time allotted for this public comment

period shall not exceed thirty (30) minutes. 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.

11. **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.

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

13. **CLOSED SESSION**

A. Conference with Legal Counsel – Anticipated Litigation Pursuant to Government Code § 54956.9(d)(2)
One Case

B. Conference with Legal Counsel – Existing Litigation Pursuant to Government Code § 54956.9(d)(1)
One Case: People of the State of California vs City of Turlock (Case No. CV-26-007151)

14. **REPORTS FROM CLOSED SESSION**

15. **ADJOURNMENT**

City Council Staff Report

August 25, 2026

From:	Anthony Sims, Economic Development Manager
Prepared by:	Anthony Sims, Economic Development Manager
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Present a Turlock Partnership Incentive Program grant check to Inspire & Bloom.

2. NARRATIVE:

The Turlock Partnership Incentive Program supports qualifying independent businesses that open in previously vacant commercial spaces within the City. Inspire & Bloom completed the program requirements, including submitting a business plan, participating in a pre-development meeting, completing the permitting and business license process, and opening for business. The check presentation recognizes the business's investment in Turlock and supports the program's goals of filling vacant storefronts, encouraging business growth, and creating local economic activity.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The program is funded through the existing appropriation for the Turlock Partnership Incentive Program. No additional appropriation or budget amendment is requested.

4. ENVIRONMENTAL DETERMINATION:

This presentation is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15378(b)(5) because it will not result in a direct or indirect physical change to the environment.

5. ALTERNATIVES:

None. This is a ceremonial presentation, and no City Council action or direction is requested.

6. ATTACHMENTS:

None

City Council Staff Report

August 25, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Wayne York, Transit Manager
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Receive a presentation regarding Turlock Transit activities conducted during July 2026.

2. NARRATIVE:

Staff will present an overview of July transit activities, including the regionally coordinated free-fare program, expanded service to the Stanislaus County Fair, sponsorship of a community swim day, and public outreach for the Short-Range Transit Plan.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact associated with receiving the presentation.

4. ENVIRONMENTAL DETERMINATION:

Receiving this informational presentation is not a project under the California Environmental Quality Act.

5. ALTERNATIVES:

None. This presentation is informational only, and no City Council action or direction is requested.

6. ATTACHMENTS:

None

City Council Staff Report

August 25, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	James Governale, Management Analyst
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Receive a presentation regarding the status of the City's Sidewalk compliance program.

2. NARRATIVE:

Staff will present an overview of the Sidewalk Compliance Program, including its background, recent program milestones, participation in the Sidewalk Repair Assistance Program, and completed and pending repairs.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is no immediate fiscal impact associated with receiving the presentation.

4. ENVIRONMENTAL DETERMINATION:

Receiving this informational presentation is not a project under the California Environmental Quality Act.

5. ALTERNATIVES:

None. This presentation is informational only, and no City Council action or direction is requested.

6. ATTACHMENTS:

None

City Council Staff Report

August 25, 2026

From:	John J. Murphy, DPA, ICMA-CM, City Manager
Prepared by:	James Governale, Management Analyst
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Present a proclamation honoring Municipal Services Director/SRWA General Manager Christopher J. Fisher for his distinguished service to the City of Turlock.

2. NARRATIVE:

The proclamation recognizes Christopher J. Fisher for his leadership and contributions during his service with the City, including work on the Regional Surface Water Supply Project, sewer rates, sidewalk compliance, roadway improvements, and the Columbia Pool Improvement Project. It also recognizes his service as Acting City Manager during a leadership transition and extends the City's best wishes as he accepts a promotional opportunity with another public agency.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact associated with receiving the presentation.

4. ENVIRONMENTAL DETERMINATION:

Receiving this recognition presentation is not a project under the California Environmental Quality Act.

5. ALTERNATIVES:

None. This presentation is informational only, and no City Council action or direction is requested.

6. ATTACHMENTS:

None

City Council Staff Report

August 25, 2026

From:	John J. Murphy, DPA, ICMA-CM, City Manager
Prepared by:	James Governale, Management Analyst
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Present a proclamation honoring Martin Serrato upon his retirement after more than 31 years of service to the City of Turlock.

2. NARRATIVE:

The proclamation recognizes Martin Serrato for his dedicated service maintaining the City's public infrastructure and supporting the safety and quality of life of the community. It also acknowledges his experience, dependability, strong work ethic, and lasting contributions to the City as he prepares to retire on September 2, 2026.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact associated with receiving the presentation.

4. ENVIRONMENTAL DETERMINATION:

Receiving this recognition presentation is not a project under the California Environmental Quality Act.

5. ALTERNATIVES:

None. This presentation is informational only, and no City Council action or direction is requested.

6. ATTACHMENTS:

None

City Council Staff Report

August 25, 2026

From:	John J. Murphy, DPA, ICMA-CM, City Manager
Prepared by:	James Governale, Management Analyst
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Present a proclamation honoring Police Captain Miguel Pacheco upon his retirement after more than 26 years of service to the City of Turlock.

2. NARRATIVE:

The proclamation recognizes Captain Miguel Pacheco for his distinguished career, advancement through the ranks, and leadership as Police Captain and Interim and Acting Police Chief. It also acknowledges his contributions to public safety, community-oriented policing, officer mentorship, and public trust as he prepares to retire on September 1, 2026.

3. FISCAL IMPACT / BUDGET AMENDMENT:

There is no fiscal impact associated with receiving the presentation.

4. ENVIRONMENTAL DETERMINATION:

Receiving this recognition presentation is not a project under the California Environmental Quality Act.

5. ALTERNATIVES:

None. This presentation is informational only, and no City Council action or direction is requested.

6. ATTACHMENTS:

None

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 7/17/26 – 7/23/26

Isaac Moreno – Finance Director — Date: 7-29-26

John J. Murphy - City Manager — Date: 30 JUL 26

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
160250	07/21/2026	Open			Accounts Payable	California Secretary of State	$40.00		

Invoice	Date	Description	Amount
Notary Renewal	07/21/2026	California Notary Application Renewal	$40.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$40.00

160251	07/22/2026	Open			Utility Management Refund	BETTOSIB, DONNA	$365.96		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	211893-005	MOVE OUT CREDIT	07/21/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$365.96

160252	07/22/2026	Open			Utility Management Refund	JOHNS, KENNETH	$1,455.71		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	404004-001	MOVE OUT CREDIT	07/22/2026	Refund

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$28.77
119 - American Rescue Plan Act	119.11000 (Cash)	$6.15
420 - WATER	420.11000 (Cash)	$1,420.79

160253	07/22/2026	Open			Utility Management Refund	LURYE, ALEX	$402.79		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	178292-012	MOVE OUT CREDIT	07/21/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$402.79

160254	07/22/2026	Open			Utility Management Refund	STEPOVICH, MICHAEL, J	$225.48		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	000936-003	MOVE OUT CREDIT	07/21/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$225.48

160255	07/22/2026	Open			Utility Management Refund	STEVENS, KAYLA	$159.72		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	143847-009	MOVE OUT CREDIT	07/21/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$159.72

160256	07/23/2026	Open			Accounts Payable	AMERINATN'L COMM SERVICE	$1,005.90		

Invoice	Date	Description	Amount
LPM-26-001252	06/30/2026	Loan Service Provider FY 2025-26- June 2026 services	$1,005.90

Paying Fund	Cash Account	Amount
255 - CDBG	255.11000 (Cash)	$1,005.90

160257	07/23/2026	Open			Accounts Payable	ANDY SOUZA MASONRY, INC.	$1,640.00		

Invoice	Date	Description	Amount
1106	06/18/2026	REPAIR CRACKS IN C.M.U. BLOCK	$1,640.00

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			$1,640.00		
160258	07/23/2026	Open			Accounts Payable	ASSOC RIGHT OF WAY SERV	$172.50		
	Invoice		Date	Description			Amount		
	24498		06/30/2026	SR01, 25-044 Well 3 GAC and Arsenic Treatment-6/30/26			$172.50		
	Paying Fund			Cash Account			Amount		
	422 - Well Remediation			422.11000 (Cash)			$172.50		
160259	07/23/2026	Open			Accounts Payable	AT&T MOBILITY	$2,781.39		
	Invoice		Date	Description			Amount		
	6865X06272026		06/19/2026	POLICE MAY 20 - JUN 19 2026			$2,781.39		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$2,781.39		
160260	07/23/2026	Open			Accounts Payable	ATKINSON, ANDELSON, LOYA, RUUD & ROMO	$29,204.18		
	Invoice		Date	Description			Amount		
	792647		05/31/2026	Legal Services May 2026			$29,204.18		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$29,204.18		
160261	07/23/2026	Open			Accounts Payable	BARTH ROOFING COMPANY INC	$13,223.92		
	Invoice		Date	Description			Amount		
	Retention 24-004		04/30/2026	24-004 WQC Admin Building Reroof			$13,223.92		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$6,611.96		
	420 - WATER			420.11000 (Cash)			$6,611.96		
160262	07/23/2026	Open			Accounts Payable	BKS Law Firm, A Professional Corporation	$5,817.00		
	Invoice		Date	Description			Amount		
	June 2026		06/30/2026	SRWA - Legal Services for 2025-26 June 2026			$5,817.00		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$5,817.00		
160263	07/23/2026	Open			Accounts Payable	BLUETRITON BRANDS INC	$206.02		
	Invoice		Date	Description			Amount		
	16G0033242330		06/30/2026	5 GALLON DRINKING WATER AND CUPS FOR 701 S. WALNUT			$206.02		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$206.02		
160264	07/23/2026	Open			Accounts Payable	Bray Sales, Inc. DBA T&T Valve and Instrument	$2,876.26		
	Invoice		Date	Description			Amount		
	22090031486		06/23/2026	VALVE ACTUATOR			$2,876.26		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$2,876.26		
160265	07/23/2026	Open			Accounts Payable	BusGraphix LLC	$750.00		
	Invoice		Date	Description			Amount		
	7484		07/13/2026	Transit Bus Livery Design for E-Transit Shuttle Vans			$750.00		
	Paying Fund			Cash Account			Amount		

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	426 - Transit			426.11000 (Cash)		$750.00			
160266	07/23/2026	Open			Accounts Payable	CAL TRAFFIC SIGNS INC	$483.92		
	Invoice		Date	Description		Amount			
	21187		07/13/2026	Custom Directional Signs for TC Fair Shuttle		$483.92			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		$483.92			
160267	07/23/2026	Open			Accounts Payable	CALLYO 2009 Corp	$3,540.00		
	Invoice		Date	Description		Amount			
	R21107		06/30/2026	CALLYO STANDARD RENEWAL 06/01/2026-5/31/2027		$3,540.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$3,540.00			
160268	07/23/2026	Open			Accounts Payable	CAROLLO ENGINEERS	$2,853.25		
	Invoice		Date	Description		Amount			
	FB78351		02/10/2026	CHEMICAL SYST UPGRADES PROG AT RWQC THROUGH 01/31/2026		$2,853.25			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$2,853.25			
160269	07/23/2026	Open			Accounts Payable	Center for Human Services	$6,042.53		
	Invoice		Date	Description		Amount			
	11637		07/09/2026	Draw Request #4		$6,042.53			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		$6,042.53			
160270	07/23/2026	Open			Accounts Payable	CINTAS FIRST AID AND SAFETY, CINTAS CORP NO 2	$64.51		
	Invoice		Date	Description		Amount			
	5347656711		07/14/2026	SRWA - First Aid & Medical Supplies 7.14.26		$64.51			
	Paying Fund			Cash Account		Amount			
	450 - SRWA - Operations			450.11000 (Cash)		$64.51			
160271	07/23/2026	Open			Accounts Payable	CITY OF TURLOCK - CASH	$209.00		
	Invoice		Date	Description		Amount			
	7-15-26 REPLIN		07/15/2026	FIN-AR REPLENISH PETTY CASH 7/15/26		$209.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$124.47			
	201 - Asset Forfeiture			201.11000 (Cash)		$47.53			
	257 - State HOME Funds			257.11000 (Cash)		$37.00			
160272	07/23/2026	Open			Accounts Payable	ClearSource Financial Consulting	$3,510.00		
	Invoice		Date	Description		Amount			
	UFC0726-489		06/30/2026	Comprehensive User Fee Study and Cost Allocation Plan Bill #2		$3,510.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$3,510.00			
160273	07/23/2026	Open			Accounts Payable	CULLIGAN INC	$45.05		
	Invoice		Date	Description		Amount			
	CD3683657		07/13/2026	Water Softener Exchange Service for Transit 5/1/26 - 5/31/26		$45.05			
	Paying Fund			Cash Account		Amount			

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	426 - Transit			426.11000 (Cash)			$45.05		
160274	07/23/2026	Open			Accounts Payable	DF ENGINEERING INC	$400.00		
	Invoice		Date	Description			Amount		
	24382		06/30/2026	SR02, 25-064 Senior Center Parking Lot Improvements-6/30/26			$400.00		
	Paying Fund			Cash Account			Amount		
	301 - Capital Improvements			301.11000 (Cash)			$400.00		
160275	07/23/2026	Open			Accounts Payable	Dirt Dynasty, Inc.	$1,118,443.92		
	Invoice		Date	Description			Amount		
	P8/CP23-069		07/14/2026	23-069 Construction for Roads MAY 2026			$1,118,443.92		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			$1,118,443.92		
160276	07/23/2026	Open			Accounts Payable	DISPENSING TECHNOLOGY CORPORATION	$19,104.62		
	Invoice		Date	Description			Amount		
	18303		06/26/2026	THERMOPLASTIC, PTH-02 ALKYD EXTRUDE WHITE AND YELLOW			$19,104.62		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$19,104.62		
160277	07/23/2026	Open			Accounts Payable	DITTOS COPY CENTERS, INC	$449.11		
	Invoice		Date	Description			Amount		
	233037		06/22/2026	MARSY'S CARD - CHIEF HEDDEN - 1500			$449.11		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$449.11		
160278	07/23/2026	Open			Accounts Payable	DOCUSCRIPT, LLC	$138.92		
	Invoice		Date	Description			Amount		
	3123		06/30/2026	TRANSCRIPTION SERVICES FOR JUNE 2026			$138.92		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$138.92		
160279	07/23/2026	Open			Accounts Payable	DOWNTOWN FORD SALES INC	$41,758.77		
	Invoice		Date	Description			Amount		
	2024416		07/14/2026	32603 2026 FORD F150 REG CAB PICKUP 4X2 LONGBED YZ - OXFORD WHIT			$41,758.77		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$41,758.77		
160280	07/23/2026	Open			Accounts Payable	EDGES ELECTRICAL GROUP LLC	$670.85		
	Invoice		Date	Description			Amount		
	S6755572.001		06/23/2026	WIRE THHN 3/0 BLK- STR -CUT CUT WELL 20			$270.19		
	S6755568.001		06/23/2026	RAB X22-80W 277VLT FX			$216.01		
	S6758918.002		06/29/2026	RAC 11931 STD TUG WISE			$184.65		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$400.66		
	420 - WATER			420.11000 (Cash)			$270.19		
160281	07/23/2026	Open			Accounts Payable	ENTERPRISE HOLDINGS LLC	$689.64		
	Invoice		Date	Description			Amount		
	42283389		06/30/2026	SCU RENTAL FOR JUNE 2026			$689.64		
	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
	110 - General Fund			110.11000 (Cash)			$689.64			
160282	07/23/2026	Open			Accounts Payable	EQUIFAX		$43.36		
	Invoice		Date	Description			Amount			
	2073661366		06/17/2026	PD BACKGROUNDS			$43.36			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$43.36			
160283	07/23/2026	Open			Accounts Payable	Faro Technologies, Inc.		$14,577.00		
	Invoice		Date	Description			Amount			
	91905264		06/15/2026	FAROZONE TRAINING			$14,577.00			
	Paying Fund			Cash Account			Amount			
	206 - Traffic Safety			206.11000 (Cash)			$14,577.00			
160284	07/23/2026	Open			Accounts Payable	FASTENAL COMPANY INC		$2,359.66		
	Invoice		Date	Description			Amount			
	Catur207073		06/11/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$120.32			
	catur207380		06/23/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$1,006.23			
	catur207490		06/23/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$234.63			
	catur207699		06/30/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$550.60			
	catur207711		06/30/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$275.30			
	catur207599		06/30/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$172.58			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$2,359.66			
160285	07/23/2026	Open			Accounts Payable	FEDERAL EXPRESS		$61.88		
	Invoice		Date	Description			Amount			
	9-384-34033		07/17/2026	SHIPPING CHARGES FOR 7/17/26			$61.88			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$61.88			
160286	07/23/2026	Open			Accounts Payable	FIRECODE SAFETY EQUIPMENT INC		$2,012.90		
	Invoice		Date	Description			Amount			
	N167803		05/28/2026	Primary Sludge Pump Station WQ-Fire Extinguishers/Inspections			$550.00			
	N169594		05/28/2026	Fleet Maintenance Shop Fire Extinguishers and Inspections			$1,462.90			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$550.00			
	505 - Fleet			505.11000 (Cash)			$1,462.90			
160287	07/23/2026	Open			Accounts Payable	FIRST SHIELD SECURITY AND PATROL		$6,979.14		
	Invoice		Date	Description			Amount			
	7455		07/06/2026	Unarmed Security Services for City Hall June 2026			$6,688.50			
	7456		07/06/2026	Unarmed Security Services - Special Meetings June 2026			$290.64			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$6,979.14			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160288	07/23/2026	Open			Accounts Payable	GHD INC	$6,012.50		

Invoice	Date	Description	Amount
380-0092356	04/30/2026	SR12, 26-008 Maverick's Traffic Impact Study Review- 5/31/26	$6,012.50

Paying Fund	Cash Account	Amount
216 - Streets - Local Transportation	216.11000 (Cash)	$6,012.50

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160289	07/23/2026	Open			Accounts Payable	GILLIG LLC	$166.39		

Invoice	Date	Description	Amount
41459578	07/08/2026	82-65996-015 1 EA POSITIONABLE MALE ELBOW, 3/8 IN	$166.39

Paying Fund	Cash Account	Amount
505 - Fleet	505.11000 (Cash)	$166.39

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160290	07/23/2026	Open			Accounts Payable	Goldfarb & Lipman LLP	$2,555.00		

Invoice	Date	Description	Amount
496283	07/13/2026	Legal Services- Housing FY 2025-26- June 2026	$2,555.00

Paying Fund	Cash Account	Amount
255 - CDBG	255.11000 (Cash)	$255.50
256 - Stanislaus Housing Consortium	256.11000 (Cash)	$2,299.50

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160291	07/23/2026	Open			Accounts Payable	GOMES & SONS INC, JOE M	$44,969.67		

Invoice	Date	Description	Amount
106477	07/15/2026	CUST #24090 - Fuel Expense for 7/1/26 - 7/15/26	$42,493.08
106355	07/09/2026	Fuel for Fire #3	$2,476.59

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$23,045.06
205 - Sports Facilities	205.11000 (Cash)	$858.61
217 - Streets - Gas Tax	217.11000 (Cash)	$2,446.08
246 - Landscape Assessment	246.11000 (Cash)	$1,698.45
255 - CDBG	255.11000 (Cash)	$62.01
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$3,670.31
420 - WATER	420.11000 (Cash)	$4,266.31
426 - Transit	426.11000 (Cash)	$8,192.00
450 - SRWA - Operations	450.11000 (Cash)	$641.60
501 - Information Technology	501.11000 (Cash)	$89.24

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160292	07/23/2026	Open			Accounts Payable	GOMES PROPANE	$577.37		

Invoice	Date	Description	Amount
13095	04/30/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT	$47.97
13096	05/07/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT	$43.80
13097	05/14/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT	$51.79
13105	06/08/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT	$4.87
13106	06/08/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT	$22.25
13107	06/08/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT	$74.04
13108	06/10/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT	$28.85

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	13109		06/10/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT			$96.98			
	13110		06/12/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT			$137.65			
	13113		06/23/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT			$42.06			
	13116		06/26/2026	PROPANE FOR MISC. EQUIPMENT FOR PFM DEPARTMENT			$27.11			
	Paying Fund			Cash Account			Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$577.37			
160293	07/23/2026	Open			Accounts Payable	GRAINGER INC, W W		$3,410.62		
	Invoice		Date	Description			Amount			
	9890113864		05/06/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$215.64			
	9948929295		06/11/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$963.44			
	9968417429		06/29/2026	SUBMERSIBLE LVL TRANSMITER 60FT CABLE			$1,686.77			
	9938257673		06/03/2026	REPAIR CLAMP			$544.77			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,231.54			
	505 - Fleet			505.11000 (Cash)			$1,179.08			
160294	07/23/2026	Open			Accounts Payable	Harris & Associates, Inc.		$6,494.00		
	Invoice		Date	Description			Amount			
	72850		05/30/2026	Dev Impact Fees-Morgan Ranch Master Plan-5/30/26			$6,494.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$6,494.00			
160295	07/23/2026	Open			Accounts Payable	HAWORTH INC		$2,001.15		
	Invoice		Date	Description			Amount			
	3002193028		06/30/2006	HAWORTH DESK FOR EOC			$2,001.15			
	Paying Fund			Cash Account			Amount			
	119 - American Rescue Plan Act			119.11000 (Cash)			$2,001.15			
160296	07/23/2026	Open			Accounts Payable	HCI SYSTEMS, INC		$1,076.00		
	Invoice		Date	Description			Amount			
	I0166030		06/30/2026	SRWA Quarterly Fire Sprinkler Testing/Inspection May 2026			$611.00			
	I0166032		06/30/2026	SRWA Quarterly Fire Sprinkler Testing/Inspection June 2026			$465.00			
	Paying Fund			Cash Account			Amount			
	950 - SRWA - JPA			950.11000 (Cash)			$1,076.00			
160297	07/23/2026	Open			Accounts Payable	HD SUPPLY INC, DBA USABLUEBOOK		$537.90		
	Invoice		Date	Description			Amount			
	INV01009330		04/02/2026	SRWA supplies - Tyvek Suits L, XL, 2XL			$801.82			
	SCN903744		06/30/2026	SRWA supplies CREDIT ** wrong size Tyvek suits sent			($263.92)			
	Paying Fund			Cash Account			Amount			
	450 - SRWA - Operations			450.11000 (Cash)			$537.90			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160298	07/23/2026	Open			Accounts Payable	Healthy Alternatives to Violent Environments	$3,511.62		

Invoice	Date	Description	Amount
22404	07/15/2026	Public Service-HAVEN- FY 2025-26- Quarter 4	$3,511.62

Paying Fund	Cash Account	Amount
255 - CDBG	255.11000 (Cash)	$3,511.62

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160299	07/23/2026	Open			Accounts Payable	Herum Crabtree Suntag	$7,623.22		

Invoice	Date	Description	Amount
118172	05/26/2026	Special Counsel Legal Services 5.26.26	$2,669.55
118335	06/25/2026	Special Counsel Legal Services and Hearings 6.25.26	$4,878.55
118303	06/25/2026	Special Counsel - Costs 6.25.26	$12.90
118127	05/26/2026	Special Counsel for Bad Boy Bail Bonds 5.26.26	$62.22

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$7,623.22

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160300	07/23/2026	Open			Accounts Payable	HILMAR LUMBER INC	$271.94		

Invoice	Date	Description	Amount
791406	06/25/2026	FOLDING PCKT KNIFE/ FASTBACK UTILITY KNF/ SCREWS, FASTNERS	$43.52
790965	06/23/2026	WQC SUPPLIES	$228.42

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$271.94

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160301	07/23/2026	Open			Accounts Payable	Hitachi Industrial Holdings Americas, Inc	$595.68		

Invoice	Date	Description	Amount
90429181	01/13/2025	SH46 275 GALLON TOTE	$595.68

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$595.68

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160302	07/23/2026	Open			Accounts Payable	HSI MECHANICAL INC	$389.70		

Invoice	Date	Description	Amount
20224	06/12/2026	MATERIAL & LABOR TO FABRICATE & POWDER COAT TUBING W/ EYELET	$389.70

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$389.70

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160303	07/23/2026	Open			Accounts Payable	LC ACTION POLICE SUPPLY, LTD	$2,919.22		

Invoice	Date	Description	Amount
488433	06/17/2026	PEPPERBALL LIVE AND INERT	$2,919.22

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$2,919.22

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160304	07/23/2026	Open			Accounts Payable	LEHR Upfitters OpCo LLC dba LEHR	$6,489.45		

Invoice	Date	Description	Amount
SI133990	06/30/2026	1104073 Sierra Wireless, AirLink MP70 LTE-Advanced Pro w/ FirstN	$5,594.20
SI133920	06/26/2026	C-VSW-2400-F150-1 Havis, 12.5"W X 24"F, Veh Spec Console, 2021-2	$895.25

Paying Fund	Cash Account	Amount
130 - Vehicle/Equipment Replacement	130.11000 (Cash)	$5,594.20
506 - Vehicle/Equipment Replacement	506.11000 (Cash)	$895.25

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160305	07/23/2026	Open			Accounts Payable	LINDSAY CORPORATION DBA ELECSYS INTERNATIONAL, LLC	$84.00		

Invoice	Date	Description	Amount
SIP-E234991	06/22/2026	JUNE 2026 CELL & SAT DATA SERVICES	$84.00

Paying Fund	Cash Account	Amount
416 - Recycled Water Sales	416.11000 (Cash)	$84.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160306	07/23/2026	Open			Accounts Payable	MODESTO WINDUSTRIAL	$386.84		

Invoice	Date	Description	Amount
236635 03	07/15/2026	SRWA Supplies - Foam Core Pipe	$386.84

Paying Fund	Cash Account	Amount
450 - SRWA - Operations	450.11000 (Cash)	$386.84

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160307	07/23/2026	Open			Accounts Payable	Mozingo Construction, Inc.	$54,625.00		

Invoice	Date	Description	Amount
26-003 Final	03/31/2026	26-003 SRWA CARV Relocation on Quincy Road	$54,625.00

Paying Fund	Cash Account	Amount
950 - SRWA - JPA	950.11000 (Cash)	$54,625.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160308	07/23/2026	Open			Accounts Payable	MUNIQUIP LLC	$889.31		

Invoice	Date	Description	Amount
108621	06/30/2026	KIT SHAFT SEAL CR/N	$889.31

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$889.31

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160309	07/23/2026	Open			Accounts Payable	OFFICIA IMAGING INC DBA MO-CAL OFFICE SOLUTIONS	$3,632.91		

Invoice	Date	Description	Amount
AR1442612	07/13/2026	Toner for Plotter Machine	$340.65
AR1435621	06/26/2026	SRWA - OVERAGE 7/1/25-6/30/26 (RICOH IMC2510)	$19.90
AR1434255	06/23/2026	MUNI ADMIN OVERAGE 7/1/25-6/30/26 (RICOH IMC3010)	$20.35
AR1434267	06/23/2026	PFM OVERAGE 7/1/25-6/30/26 (RICOH IMC2500)	$28.11
AR1434253	06/23/2026	BUILDING - OVERAGE 7/1/25-6/30/26 (RICOH IMC4510)	$373.81
AR1434256	06/23/2026	PAYROLL - OVERAGE 7/1/25-6/30/26 (RICOH IMC401F)	$315.55
AR1434257	06/23/2026	FINANCE A/P - OVERAGE 7/1/25-6/30/26 (RICOH IMC3010)	$68.24
AR1434261	06/23/2026	ENGINEERING - OVERAGE 7/1/25-6/30/26 (TASKALFA 3552CI)	$677.77
AR1434271	06/23/2026	FLEET - OVERAGE 7/1/25-6/30/26 (RICOH IMC300F)	$46.23
AR1434273	06/23/2026	WQC ADMIN - OVERAGE 7/1/25-6/30/26 (TASKALFA 3253CI)	$46.26
AR1434254	06/23/2026	PD RECORDS - OVERAGE 7/1/25-6/30/26 (RICOH IMC4510)	$4.94
AR1434250	06/23/2026	HOUSING - OVERAGE 7/1/25-6/30/26 (TASKALFA 3552CI)	$1,691.10

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$1,409.66
205 - Sports Facilities	205.11000 (Cash)	$8.02
217 - Streets - Gas Tax	217.11000 (Cash)	$4.02
246 - Landscape Assessment	246.11000 (Cash)	$4.02

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	255 - CDBG			255.11000 (Cash)			$1,691.10			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$79.79			
	420 - WATER			420.11000 (Cash)			$29.52			
	426 - Transit			426.11000 (Cash)			$340.65			
	505 - Fleet			505.11000 (Cash)			$46.23			
	950 - SRWA - JPA			950.11000 (Cash)			$19.90			
160310	07/23/2026	Open			Accounts Payable	P G & E		$19,071.52		
	Invoice		Date	Description			Amount			
	701 WLNT 7/10/26		07/10/2026	6224543828-8 / 701 S Walnut Rd			$81.43			
	CNG 7/10/26		07/10/2026	8466606707-3 / 901 S Walnut Rd CNG			$805.87			
	WLNT#A 7/10/26		07/10/2026	3794250242-0 / 701 S Walnut Rd Ste A / CNG Slow Fill Station			$11,846.16			
	FIRE#4 7/12/26		07/12/2026	7556584382-0 / 2820 N Walnut-Fire #4			$36.74			
	PSF 7/10/26		07/10/2026	8391988340-1 / 244 N Broadway-PSF			$4,457.42			
	TRANSIT2 7/10/26		07/10/2026	9448303839-7 / 1418 N Golden State Blvd Ste 2			$20.39			
	TRANSIT1 7/10/26		07/10/2026	0913752739-7 / 1418 N Golden State Blvd Ste 1			$7.84			
	COL POOL 7/10/26		07/10/2026	8183464653-1 / 595 Columbia St			$1,815.67			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$6,309.83			
	426 - Transit			426.11000 (Cash)			$11,874.39			
	505 - Fleet			505.11000 (Cash)			$887.30			
160311	07/23/2026	Open			Accounts Payable	PAUL'S GLASS CO		$13,145.63		
	Invoice		Date	Description			Amount			
	39677		06/29/2026	REPAIRS AT PSF DUE TO VANDALISM			$13,145.63			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$13,145.63			
160312	07/23/2026	Open			Accounts Payable	Perkins dba Zacks Handyman and Construction, Nathan Zackery		$25,530.00		
	Invoice		Date	Description			Amount			
	20192562		06/23/2026	500 N. Tully #87 (Mobile Rehab) -Work completed to June 23, 2026			$18,477.00			
	20192573		06/23/2026	500 N. Tully #87 (Mobile Rehab) -Change Order #1			$5,330.00			
	20192567		06/09/2026	500 N. Tully #77 (Mobile Rehab) - 10% Retention			$1,723.00			
	Paying Fund			Cash Account			Amount			
	255 - CDBG			255.11000 (Cash)			$25,530.00			
160313	07/23/2026	Open			Accounts Payable	PROVOST & PRITCHARD ENGINEERING GROUP INC		$8,617.70		
	Invoice		Date	Description			Amount			
	131229		05/31/2026	SR02, 24-045 Well 36 GAC Treatment-Environmental-5/31/26			$3,953.00			
	132040		06/30/2026	SR02, 24-045 Well 36 GAC Treatment-Environmental-6/30/26			$4,076.70			
	131060		05/31/2026	SR02, 24-045 Well 36 GAC Treatment-5/31/26			$588.00			
	Paying Fund			Cash Account			Amount			
	422 - Well Remediation			422.11000 (Cash)			$8,617.70			
160314	07/23/2026	Open			Accounts Payable	Rexel USA, Inc.		$223.15		
	Invoice		Date	Description			Amount			
	S145134352.003		06/23/2026	WIDE SLOT DUCT PVC			$223.15			
	Paying Fund			Cash Account			Amount			

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$223.15			
160315	07/23/2026	Open			Accounts Payable	Richard D. Jones, APLC dba Jones Mayer	$2,317.50		
	Invoice		Date	Description		Amount			
	143344		06/30/2026	Special Counsel Legal Services 6.30.26		$2,317.50			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$2,317.50			
160316	07/23/2026	Open			Accounts Payable	SCP Distributors LLC dba Lincoln Aquatics	$151.24		
	Invoice		Date	Description		Amount			
	49879863		06/26/2026	CHSB41 4 GAL/CS, 48CS/PLT, 12.5% LIQUID CHLORINE		$151.24			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$151.24			
160317	07/23/2026	Open			Accounts Payable	SEEGERS PRINTING INC	$496.42		
	Invoice		Date	Description		Amount			
	0148074-IN		06/29/2026	Park And Rec envelope order		$496.42			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$496.42			
160318	07/23/2026	Open			Accounts Payable	SHAPE INC	$21,252.64		
	Invoice		Date	Description		Amount			
	66816B54847		06/18/2026	Flygt Submersible pump maintenance		$21,252.64			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$21,252.64			
160319	07/23/2026	Open			Accounts Payable	SHARPENING SHOP	$2,172.50		
	Invoice		Date	Description		Amount			
	467132		07/07/2026	Edger Blade 7-11/16" x 1" Unsharpened		$2,172.50			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		$2,172.50			
160320	07/23/2026	Open			Accounts Payable	SOUTHERN TIRE MART	$2,448.40		
	Invoice		Date	Description		Amount			
	7320024296		07/08/2026	225/60R18 FIREHAWK PRST		$562.38			
	7320024372		07/13/2026	LT245/70R17/10 TRANSFORCE HT3		$331.00			
	7320024370		07/13/2026	LT245/75R17/10 TRANSFORCE HT3		$1,555.02			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		$2,448.40			
160321	07/23/2026	Open			Accounts Payable	STANISLAUS CO SHERIFF'S	$65,985.06		
	Invoice		Date	Description		Amount			
	5893		06/10/2026	LPR MONTHLY FEES APRIL - JUNE 2026		$26,595.06			
	5874		05/21/2026	PIT CERTIFICATION - 22 STUDENTS 5/20/26		$5,610.00			
	5868		05/19/2026	PIT CERTIFICATION - 21 STUDENTS 5/6/2026		$5,355.00			
	5876		05/26/2026	PIT CERTIFICATION - 31 STUDENTS 5/8/26 & 5/21/26		$7,905.00			
	5862		05/08/2026	EVOC UPDATE COURSE 2026		$20,520.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$39,390.00			
	117 - Cannabis			117.11000 (Cash)		$26,595.06			

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160322	07/23/2026	Open			Accounts Payable	STATE OF CALIFORNIA	$2,819.00		

Invoice	Date	Description	Amount
035085	04/08/2026	MARCH FINGERPRINTING 2026	$1,676.00
028216	03/04/2026	FEBRUARY FINGERPRINTING 2026	$1,143.00

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$2,084.00
118 - Measure A - General	118.11000 (Cash)	$49.00
205 - Sports Facilities	205.11000 (Cash)	$245.00
217 - Streets - Gas Tax	217.11000 (Cash)	$49.00
219 - SB1 Road Maint & Rehab Account	219.11000 (Cash)	$49.00
246 - Landscape Assessment	246.11000 (Cash)	$147.00
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$24.50
420 - WATER	420.11000 (Cash)	$24.50
450 - SRWA - Operations	450.11000 (Cash)	$49.00
501 - Information Technology	501.11000 (Cash)	$49.00
505 - Fleet	505.11000 (Cash)	$49.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160323	07/23/2026	Open			Accounts Payable	T I D	$395,019.45		

Invoice	Date	Description	Amount
083201 - JUL 26	07/09/2026	ACC#0832010000 - JUL 2026	$8,383.53
183201 - JUL 26	07/10/2026	ACC#1832010000 - JUL 2026	$9,847.69
283201 - JUL 26	07/09/2026	ACC#2832010000 - JUL 2026	$20,754.62
383201 - JUL 26	07/10/2026	ACC#3832010000 - JUL 2026	$4,155.54
483201 - JUL 26	07/10/2026	ACC#4832010000 - JUL 2026	$211,092.34
683201 - Jul 26	07/09/2026	ACC#6832010000 - JUL 2026	$4,490.51
773201 - JUL 26	07/10/2026	ACC#7732010000 - JUL 2026	$9,174.25
873201 - JUL 26	07/09/2026	ACC#8732010000 - JUL 2026	$7,255.99
973201 - JUL 26	07/10/2026	ACC#9732010000 - JUL 2026	$119,864.98

Paying Fund	Cash Account	Amount
110 - General Fund	110.11000 (Cash)	$37,077.33
205 - Sports Facilities	205.11000 (Cash)	$5,130.53
217 - Streets - Gas Tax	217.11000 (Cash)	$10,593.33
219 - SB1 Road Maint & Rehab Account	219.11000 (Cash)	$23,301.03
232 - CFD #3 - Maintenance Services	232.11000 (Cash)	$130.59
246 - Landscape Assessment	246.11000 (Cash)	$10,004.51
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$169,082.54
416 - Recycled Water Sales	416.11000 (Cash)	$5,837.43
420 - WATER	420.11000 (Cash)	$130,656.41
426 - Transit	426.11000 (Cash)	$1,340.16
505 - Fleet	505.11000 (Cash)	$1,865.59

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160324	07/23/2026	Open			Accounts Payable	TRITECH SOFTWARE SYSTEMS	$5,460.00		

Invoice	Date	Description	Amount
466441	06/24/2026	CITIZEN REPORTING	$5,460.00

Paying Fund	Cash Account	Amount
240 - Small Equipment Replacement	240.11000 (Cash)	$5,460.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160325	07/23/2026	Open			Accounts Payable	TURLOCK CITY TOW INC	$87.21		

Invoice	Date	Description	Amount
133545	05/28/2026	TOWING SERVICE FOR PD ON 5/28/26	$41.04
134762	05/21/2026	TOWING SERVICE FOR ASSESSMENT ON 5/21/26	$46.17

Paying Fund	Cash Account	Amount

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	110 - General Fund			110.11000 (Cash)			$41.04		
	246 - Landscape Assessment			246.11000 (Cash)			$46.17		
160326	07/23/2026	Open			Accounts Payable	TURLOCK JOURNAL	$914.00		
	Invoice		Date	Description			Amount		
	421241		06/18/2026	LEGAL AD: TJ#26-188 ASSET FORFEITURE			$414.00		
	421403		06/22/2026	AD#5471 20-010 Corp Yrd Security Lighting Improv Advertisement			$500.00		
	Paying Fund			Cash Account			Amount		
	201 - Asset Forfeiture			201.11000 (Cash)			$414.00		
	426 - Transit			426.11000 (Cash)			$500.00		
160327	07/23/2026	Open			Accounts Payable	TURLOCK SCAVENGER CO INC	$128.35		
	Invoice		Date	Description			Amount		
	0003162971		07/01/2026	SRWA 6 yd Bin Service July 2026			$128.35		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$128.35		
160328	07/23/2026	Open			Accounts Payable	TURLOCK TRANSFER INC	$123.75		
	Invoice		Date	Description			Amount		
	031419		06/30/2026	SOLID WASTE PUBLIC			$123.75		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$123.75		
160329	07/23/2026	Open			Accounts Payable	UNITED RENTALS (NORTH AMERICA) INC	$434.37		
	Invoice		Date	Description			Amount		
	264118558-001		06/25/2026	SHIPPING & RECEIVING GENERAL SUPPLIES			$434.37		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$434.37		
160330	07/23/2026	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	$50,421.71		
	Invoice		Date	Description			Amount		
	53978300		06/23/2026	SODIUM HYPOCHLORITE			$16,455.82		
	53989306		06/26/2026	SODIUM HYPOCHLORITE			$16,791.75		
	53878082		05/08/2026	SODIUM HYPOCHLORITE			$17,174.14		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$50,421.71		
160331	07/23/2026	Open			Accounts Payable	VALLEY ENTRY SYSTEM INC	$556.00		
	Invoice		Date	Description			Amount		
	50601		06/26/2026	SERVICE CALL: REPAIR OLIVE GATE SYSTEM AT BROADWAY AND OLIVE			$556.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$556.00		
160332	07/23/2026	Open			Accounts Payable	VERIZON WIRELESS	$8,206.87		
	Invoice		Date	Description			Amount		
	6145242604		06/03/2026	POLICE MAY 04 - JUN 03 2026			$4,694.99		
	6147743849		07/03/2026	972530635-00023 Engineering & Housing Jun 4-Jul 3 2026			$491.37		
	6147743857		07/03/2026	972530635-00036 Maintenance Jun 4 - Jul 3 2026			$605.56		
	6147743856		07/03/2026	972530635-00033 Transit Jun 4 - Jul 3 2026			$307.65		

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	6147743858		07/03/2026	972530635-00037 WQC Master Radio Jun 4-Jul 3 2026			$118.84		
	6147743854		07/03/2026	972530635-00030 WQC Jun 4-Jul 3 2026			$494.13		
	6147743855		07/03/2026	972530635-00032 WQC Electrical Jun 4-Jul 3 2026			$56.81		
	6147743853		07/03/2026	972530635-00029 Utilities Jun 4-Jul 3 2026			$1,437.52		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$5,334.55		
	205 - Sports Facilities			205.11000 (Cash)			$68.03		
	217 - Streets - Gas Tax			217.11000 (Cash)			$230.06		
	246 - Landscape Assessment			246.11000 (Cash)			$80.02		
	255 - CDBG			255.11000 (Cash)			$41.86		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,246.49		
	420 - WATER			420.11000 (Cash)			$858.81		
	426 - Transit			426.11000 (Cash)			$307.65		
	505 - Fleet			505.11000 (Cash)			$39.40		
160333	07/23/2026	Open			Accounts Payable	VICK ROBERTS CONSULTING DBA LICENTIA ARMS CO		$4,018.33	
	Invoice		Date	Description			Amount		
	25813		06/18/2026	INFRARED LASERS FOR SWAT			$4,018.33		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$4,018.33		
160334	07/23/2026	Open			Accounts Payable	VIRTUAL PROJECT MANAGER LLC		$1,250.00	
	Invoice		Date	Description			Amount		
	12-5029		07/01/2026	Project Management Software Tool for Capital Projects-7/1/26			$1,250.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,250.00		
160335	07/23/2026	Open			Accounts Payable	WARDEN'S OFFICE INC		$190.09	
	Invoice		Date	Description			Amount		
	416261-00		06/29/2026	HAWORTH DESK FOR EOC DELIVERY INSTALL			$190.09		
	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			$190.09		
160336	07/23/2026	Open			Accounts Payable	WEST PUBLISHING CORPORATION		$359.00	
	Invoice		Date	Description			Amount		
	853787045		06/30/2026	ONLINE SOFTWARE SUBSCRIPTIONS FOR 6/01/26 - 6/30/26			$359.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$359.00		
160337	07/23/2026	Open			Accounts Payable	WESTERN VIEW MOBILE RANCH		$675.77	
	Invoice		Date	Description			Amount		
	August 2026		07/16/2026	WESTERN VIEW-MOBILE HOME RENT SUBSIDY PROGRAM- August 2026			$675.77		
	Paying Fund			Cash Account			Amount		
	621 - Successor Agency - Non LMI			621.11000 (Cash)			$675.77		
160338	07/23/2026	Open			Accounts Payable	WEXBANK		$88.06	
	Invoice		Date	Description			Amount		
	113856388		06/30/2026	SHELL FUEL 7-15-26			$88.06		
	Paying Fund			Cash Account			Amount		

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	110 - General Fund			110.11000 (Cash)		$88.06			
160339	07/23/2026	Open			Accounts Payable	Xerox Corporation dba Xerox Business Solutions LLC	$2,821.88		
	Invoice		Date	Description		Amount			
	IN5442081		06/30/2026	Printer Maintenance and Management System 05/26/26 - 06/25/26		$2,821.88			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$2,398.33			
	256 - Stanislaus Housing Consortium			256.11000 (Cash)		$1.67			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$317.10			
	420 - WATER			420.11000 (Cash)		$73.84			
	501 - Information Technology			501.11000 (Cash)		$21.42			
	505 - Fleet			505.11000 (Cash)		$9.52			
160340	07/23/2026	Open			Accounts Payable	C RIVERA CONCRETE	$3,300.00		
	Invoice		Date	Description		Amount			
	EP26-165E		07/13/2026	EP 26-165E IMP SEC REFUND		$3,300.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$3,300.00			
160341	07/23/2026	Open			Accounts Payable	FasTrak Invoice Processing Department	$8.50		
	Invoice		Date	Description		Amount			
	I712649990792		06/30/2026	Bridge Toll Invoice for V #1392		$8.50			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$8.50			
160342	07/23/2026	Open			Accounts Payable	Fiez, Nichole	$2,068.61		
	Invoice		Date	Description		Amount			
	TR5287 Per Diem		06/30/2026	TR5287-CMCA MMC300		$2,068.61			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$2,068.61			
160343	07/23/2026	Open			Accounts Payable	INDERBITZEN, PAUL	$200.00		
	Invoice		Date	Description		Amount			
	TR 5274 PER DIEM		07/08/2026	SLI, 8/5-8/8, LOS ANGELES		$200.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$200.00			
160344	07/23/2026	Open			Accounts Payable	SACRAMENTO COUNTY SHERIFF'S OFFICE	$450.00		
	Invoice		Date	Description		Amount			
	TR 5321 REG-JH		06/15/2026	ANNUAL LE EXECUTIVE SUMMIT, 8/25-8/26 - JASON HEDDEN		$450.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$450.00			
160345	07/23/2026	Open			Accounts Payable	SACRAMENTO COUNTY SHERIFF'S OFFICE	$450.00		
	Invoice		Date	Description		Amount			
	TR 5321 REG-SR		06/15/2026	ANNUAL LE EXECUTIVE SUMMIT, 8/25-8/26 - STEVE RODRIGUES		$450.00			
	Paying Fund			Cash Account		Amount			

Payment Register

From Payment Date: 7/17/2026 - To Payment Date: 7/23/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	110 - General Fund			110.11000 (Cash)			$450.00			
160346	07/23/2026	Open			Accounts Payable	White, Jeanette		$600.00		
	Invoice		Date	Description			Amount			
	ProfDev FY 26/27		07/07/2026	ProfDev FY 26/27			$600.00			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$300.00			
	420 - WATER			420.11000 (Cash)			$300.00			
160347	07/23/2026	Open			Accounts Payable	RUIZ, IVAN		$150.00		
	Invoice		Date	Description			Amount			
	TR 5315 PER DIEM		06/16/2026	DRUGGED DRIVING INVESTIGATIONS, 7/27-7/30, LIVERMORE			$150.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$150.00			
Type Check Totals:					98 Transactions			$2,076,197.06		

AP - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	98	$2,076,197.06	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	98	$2,076,197.06	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	98	$2,076,197.06	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	98	$2,076,197.06	$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**98**	**$2,076,197.06**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**98**	**$2,076,197.06**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**98**	**$2,076,197.06**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**98**	**$2,076,197.06**	**$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 7/24/26 – 7/30/26

Isaac Moreno – Finance Director — Date 8-3-26

John J. Murphy - City Manager — Date 4 Aug 26

City of Turlock

Payment Register

From Payment Date: 7/24/2026 - To Payment Date: 7/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
Check									
160348	07/28/2026	Open			Utility Management Refund	BOULLION, LANCE	$944.34		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	150649-002	MOVE OUT CREDIT	07/27/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$944.34

160349	07/28/2026	Open			Utility Management Refund	JKB LIVING	$19.37		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	001795-001	MOVE OUT CREDIT	07/27/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$19.37

160350	07/28/2026	Open			Utility Management Refund	JOHN MARK CO	$285.49		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	784052-013	MOVE OUT CREDIT	07/27/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$285.49

160351	07/28/2026	Open			Utility Management Refund	LOPEZ, LUIS	$620.00		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	485756-005	MOVE OUT CREDIT	07/27/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$620.00

160352	07/28/2026	Open			Utility Management Refund	ROMERO, PALMIRA	$143.30		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	111619-017	MOVE OUT CREDIT	07/27/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$143.30

160353	07/28/2026	Open			Utility Management Refund	SANCHEZ VALENCIA, MARIA	$447.00		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	148628-004	MOVE OUT CREDIT	07/27/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$447.00

160354	07/28/2026	Open			Utility Management Refund	STANGL, JOSEPH	$850.88		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	77976-009	MOVE OUT CREDIT	07/27/2026	Refund

Paying Fund	Cash Account	Amount
420 - WATER	420.11000 (Cash)	$850.88

160355	07/28/2026	Open			Utility Management Refund	STRATTON, SCOTT	$59.18		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family Res Metered	25739-002	MOVE OUT CREDIT	07/27/2026	Refund

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			$1.23		
	420 - WATER			420.11000 (Cash)			$57.95		
160356	07/30/2026	Open			Accounts Payable	LiquidSpring LLC	$787.04		
	Invoice		Date	Description			Amount		
	0088657-IN		07/13/2026	10474-005 Compressible Fluid, (0.92 gal			$787.04		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$787.04		
160357	07/30/2026	Open			Accounts Payable	ABS DIRECT INC	$23,770.49		
	Invoice		Date	Description			Amount		
	143656		06/30/2026	100,000 PRINT SERVICES #9 ENVELOPES			$5,657.14		
	143726		07/21/2026	UT STATEMENTS - 7/10/26			$17,388.67		
	143727		07/21/2026	UT DELINQ - JULY 2026			$724.68		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$6,037.78		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$11,287.78		
	420 - WATER			420.11000 (Cash)			$6,444.93		
160358	07/30/2026	Open			Accounts Payable	AFLAC	$2,761.44		
	Invoice		Date	Description			Amount		
	327321		07/23/2026	INDIVIDUAL JULY 2026			$2,761.44		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$2,761.44		
160359	07/30/2026	Open			Accounts Payable	AIRGAS NCN	$8.10		
	Invoice		Date	Description			Amount		
	5525940724		06/30/2026	RECYCLING-HE RENT CYL IND LARGE HELIUM			$8.10		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$8.10		
160360	07/30/2026	Open			Accounts Payable	AMERICAN CANCER SOCIETY	$249.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	AMER CANC - American Cancer Charitable Cont*			$249.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$249.00		
160361	07/30/2026	Open			Accounts Payable	AMERICAN RED CROSS	$130.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	AMER CROS - Red Cross Charitable Contrib*			$130.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$130.00		
160362	07/30/2026	Open			Accounts Payable	American Sheet Metal Partition Co., Inc.	$1,925.84		
	Invoice		Date	Description			Amount		
	14210		07/27/2026	Lockers for Suite 2			$1,925.84		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$1,925.84		
160363	07/30/2026	Open			Accounts Payable	Aqua Source	$14,805.59		
	Invoice		Date	Description			Amount		
	406952		04/21/2026	ACID-RITE TABLETS, SODIUM BISULFATE			$2,900.29		
	406988		04/29/2026	ACID-RITE TABLETS AND ACCU-TAB			$3,997.40		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	407054		05/13/2026	ACID-RITE TABLETS AND ACCU-TAB		$4,920.71			
	407169		06/04/2026	ACID-RITE TABLETS AND ACCU-TAB		$2,987.19			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$14,805.59			
160364	07/30/2026	Open			Accounts Payable	AT&T California, AT&T Wholesale, AT&T DataComm	$324.00		
	Invoice		Date	Description		Amount			
	7/18/26		07/18/2026	Monthly Internet Service - 7/19/26-8/18/26		$216.00			
	7/22/26		07/22/2026	PSF Monthly Internet Service - 7/23/26-8/22/26		$108.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$108.00			
	501 - Information Technology			501.11000 (Cash)		$216.00			
160365	07/30/2026	Open			Accounts Payable	AT&T Corp	$589.98		
	Invoice		Date	Description		Amount			
	6234028115		07/11/2026	SRWA - JPA, Surface Water, Operations- Internet Access July 2026		$589.98			
	Paying Fund			Cash Account		Amount			
	950 - SRWA - JPA			950.11000 (Cash)		$589.98			
160366	07/30/2026	Open			Accounts Payable	AT&T MOBILITY	$479.07		
	Invoice		Date	Description		Amount			
	1X07042026		06/26/2026	UT MIFI & IPADS		$292.72			
	1X05042026		04/26/2026	UT MIFI & IPADS		$186.35			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		$479.07			
160367	07/30/2026	Open			Accounts Payable	BLUETRITON BRANDS INC	$302.50		
	Invoice		Date	Description		Amount			
	16G0033309543		07/08/2026	5 Gallon water & cups @ Corp Yard (6/7-7/6 2026) Maint.		$302.50			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		$151.24			
	217 - Streets - Gas Tax			217.11000 (Cash)		$75.63			
	246 - Landscape Assessment			246.11000 (Cash)		$75.63			
160368	07/30/2026	Open			Accounts Payable	BONANDER AUTO TRUCK & TRAILER INC	$346.21		
	Invoice		Date	Description		Amount			
	286648		07/14/2026	keys		$346.21			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		$346.21			
160369	07/30/2026	Open			Accounts Payable	CAROLLO ENGINEERS	$3,333.00		
	Invoice		Date	Description		Amount			
	FB83915		06/10/2026	TURLOCK - ON CALL PLANT MODELING THROUGH 05/31/2026		$3,333.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		$3,333.00			
160370	07/30/2026	Open			Accounts Payable	CHAMPION INDUSTRIAL	$924.43		
	Invoice		Date	Description		Amount			
	87585		04/24/2026	BROILER EXH. INST. AT COLUMBIA PARK		$417.91			
	88333		06/29/2026	A/C SERVICE IN ENGINEERING DEPT		$506.52			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$924.43		
160371	07/30/2026	Open			Accounts Payable	CHILDREN'S CRISIS CENTER	$405.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	CHLD CRIS - Children Crisis Charitable Cont*			$405.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$405.00		
160372	07/30/2026	Open			Accounts Payable	CITY OF MODESTO	$250.00		
	Invoice		Date	Description			Amount		
	171203		06/30/2026	CRISIS INTERVENTION TRAINING - 6/22-6/26 - S.MILLER AND D.CADE			$250.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$250.00		
160373	07/30/2026	Open			Accounts Payable	CivicPlus LLC	$7,924.77		
	Invoice		Date	Description			Amount		
	369304		07/01/2026	SOCIAL MEDIA ARCHIVE SOCIAL- STANDARD RENEWAL 7/1/26 - 6/30/27			$7,924.77		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$7,924.77		
160374	07/30/2026	Open			Accounts Payable	CONDOR EARTH TECH INC	$3,480.11		
	Invoice		Date	Description			Amount		
	92859		11/30/2025	Environmental Comp Assistance PRO STORM WATER SUPPORT OCT-NOV 25			$828.75		
	93630		06/30/2026	Environmental Comp Assistance PRO STORM WATER SUPPORT MAR-JUN 26			$442.00		
	93682		07/14/2026	Environmental Compliance Assistance APRIL-JULY 08 2026			$2,209.36		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,375.43		
	420 - WATER			420.11000 (Cash)			$1,104.68		
160375	07/30/2026	Open			Accounts Payable	Covenant Care at Home and Covenant Care Hospice	$181.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	HOSPICE - Hospice Charitable Contribution*			$181.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$181.00		
160376	07/30/2026	Open			Accounts Payable	DAILY BREAD	$262.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	DAILY - Daily Bread Charitable Contribut*			$262.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$262.00		
160377	07/30/2026	Open			Accounts Payable	Delta Regional Monitoring Program	$20,600.00		
	Invoice		Date	Description			Amount		
	26-038		07/06/2026	DELTA REGIONAL MONITORING PROGRAM 2026-27 PHASE II MS4			$20,600.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$20,600.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160378	07/30/2026	Open			Accounts Payable	DEPARTMENT OF INDUSTRIAL RELATIONS (ACCOUNTING)	$225.00		
	Invoice		Date	Description			Amount		
	E2302607SA		06/29/2026	ELEVATOR INSPECTION			$225.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$225.00		
160379	07/30/2026	Open			Accounts Payable	DUBLIN AUTOMOTIVE GROUP DBA TURLOCK CHRYSLER DODGE	$704.04		
	Invoice		Date	Description			Amount		
	77216		07/20/2026	1 68303341AD PEDAL NONA			$212.36		
	77223		07/15/2026	6509298AA LOCK NUT-HEX FL			$235.92		
	77282		07/21/2026	HUB&BRG BRAKE 52124767AE			$255.76		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$704.04		
160380	07/30/2026	Open			Accounts Payable	DXP Enterprises, Inc.	$20,653.85		
	Invoice		Date	Description			Amount		
	55813439		05/06/2026	SEEPEX PUMP PARTS			$20,815.70		
	55890985		06/16/2026	CREDIT MEMO WRONG OIL ORDERED			($161.85)		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$20,653.85		
160381	07/30/2026	Open			Accounts Payable	EDGES ELECTRICAL GROUP LLC	$1,089.83		
	Invoice		Date	Description			Amount		
	06/26/2026		06/26/2026	PARTS AND TOOLS FOR CLARIFIER #4			$603.73		
	S6774097.001		07/16/2026	HEAT SHRINK LABEL/ BLACK INK ON WHITE TUBE/ ADAPTER SET/ HEX HEA			$121.78		
	S6771564.001		07/14/2026	COND ELL/40 CONDUIT/BELL END/CLEAR PVC GLUE/ELECTICAL BOX & TAPE			$218.25		
	S6673195.003		07/06/2026	MATERIAL RECEIVED FROM S6673195.001			$146.07		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$218.25		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$749.80		
	420 - WATER			420.11000 (Cash)			$121.78		
160382	07/30/2026	Open			Accounts Payable	EKI Environment & Water Inc.	$134,178.07		
	Invoice		Date	Description			Amount		
	C50010.00-09		07/15/2026	SWRCB Prop.1 Grant Funding June 1, 2026- June 30, 2026			$134,178.07		
	Paying Fund			Cash Account			Amount		
	423 - PCE Downtown (Prop 1 Grant)			423.11000 (Cash)			$134,178.07		
160383	07/30/2026	Open			Accounts Payable	ENTERPRISE FM TRUST	$3,844.54		
	Invoice		Date	Description			Amount		
	FBN5689497		07/03/2026	SRWA Enterprise Leased Vehicles - July 2026			$3,844.54		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$3,844.54		
160384	07/30/2026	Open			Accounts Payable	FAITH HOME TEEN CHALLENGE	$132.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	TEEN CHALL - Teen Challenge*			$132.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$132.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160385	07/30/2026	Open			Accounts Payable	FASTENAL COMPANY INC	$588.76		
	Invoice		Date	Description			Amount		
	CATUR208321		07/17/2026	175-AG DRILL 1/4			$588.76		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$588.76		
160386	07/30/2026	Open			Accounts Payable	FEDERAL EXPRESS	$95.34		
	Invoice		Date	Description			Amount		
	9-393-75550		07/24/2026	SHIPPING CHARGES FOR 7/24/26			$95.34		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$80.35		
	420 - WATER			420.11000 (Cash)			$14.99		
160387	07/30/2026	Open			Accounts Payable	FRESNO TRUCK CENTER DBA KEYES TRUCK CENTER	$318.41		
	Invoice		Date	Description			Amount		
	F014173340:01		07/15/2026	0 014F/A22-77922-000 HOSE-ACHO2COMPR-COND			$318.41		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$318.41		
160388	07/30/2026	Open			Accounts Payable	GARTON TRACTOR INC	$302.63		
	Invoice		Date	Description			Amount		
	P8945701		07/15/2026	HH1C0-32430 CARTRIDGE, OIL DIS212			$302.63		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$302.63		
160389	07/30/2026	Voided	INCORRECT ENTRY	07/31/2026	Accounts Payable	GILLIG LLC	$2,534.05		
	Invoice		Date	Description			Amount		
	41461273		07/14/2026	20-57266C000C AND BRT, ASSEMBL	1 EA BUMPER, REAR, SSLF		$2,284.35		
	41462780		07/17/2026	54-13113-151 X 1.25IN LG	10 EA BOLT, SPECIAL, 1/2-13NC		$10.64		
	41463125		07/20/2026	82-65996-036	1 EA PLUMBING TUBE		$239.06		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$2,534.05		
160390	07/30/2026	Open			Accounts Payable	GRAINGER INC, W W	$4,893.76		
	Invoice		Date	Description			Amount		
	9002586239		07/13/2026	SRWA - Supplies - Fire Sprinkler Gauges			$350.06		
	9003586485		07/13/2026	SRWA - Supplies - Switch Arm for Gate Repair			$97.58		
	9014581467		07/21/2026	SRWA - Supplies - Lamella Plate Cleaning Supplies			$1,386.40		
	9954036902		06/16/2026	HYDRAULIC CHAIN SAW			$3,059.72		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$3,059.72		
	450 - SRWA - Operations			450.11000 (Cash)			$1,834.04		
160391	07/30/2026	Open			Accounts Payable	Harris & Associates, Inc.	$9,938.00		
	Invoice		Date	Description			Amount		
	76016		06/30/2026	Dev Impact Fees-Morgan Ranch Master Plan-6/30/26			$9,938.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$9,938.00		

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160392	07/30/2026	Open			Accounts Payable	HCI SYSTEMS, INC	$1,541.00		
	Invoice		Date	Description			Amount		
	I0167226		03/10/2026	SRWA Quarterly Fire Sprinkler Testing/Inspection March 2026			$611.00		
	I0167215		03/10/2026	SRWA Quarterly Fire Sprinkler Testing/Inspection March 2026			$465.00		
	I0166031		05/19/2026	SRWA Quarterly Fire Sprinkler Testing/Inspection May 2026			$465.00		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$1,541.00		
160393	07/30/2026	Open			Accounts Payable	HD SUPPLY INC, DBA USABLUEBOOK	$1,591.94		
	Invoice		Date	Description			Amount		
	INV01039080		05/05/2026	REED STANDING			$1,136.42		
	INV01087951		07/01/2026	SRWA supplies - Kim Wipes, DPD, Sulfuric Acid			$429.79		
	INV01088120		07/01/2026	SRWA supplies - Sodium Thio Solution			$25.73		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,136.42		
	450 - SRWA - Operations			450.11000 (Cash)			$455.52		
160394	07/30/2026	Open			Accounts Payable	Heritage Pool Supply Group, Inc. DBA Knorr Systems	$1,044.19		
	Invoice		Date	Description			Amount		
	314530		07/14/2026	CP-1 CHLORINE SENSOR ONLY, INCLUDES BEADS AND O-RINGS			$1,044.19		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,044.19		
160395	07/30/2026	Open			Accounts Payable	INDUSTRIAL ELECTRICAL CO.	$1,400.94		
	Invoice		Date	Description			Amount		
	PI-094209		07/18/2026	Fire Station 34 generator repair			$1,400.94		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$1,400.94		
160396	07/30/2026	Open			Accounts Payable	INTERSTATE SALES INC	$4,982.95		
	Invoice		Date	Description			Amount		
	20402		07/07/2026	ENNIS RED WATERBASE 5'S PRODUCT #985604			$4,982.95		
	Paying Fund			Cash Account			Amount		
	217 - Streets - Gas Tax			217.11000 (Cash)			$4,982.95		
160397	07/30/2026	Open			Accounts Payable	ITRON INC	$6,828.07		
	Invoice		Date	Description			Amount		
	737882		07/12/2026	BILLING 8/1 - 10/31/26			$2,894.64		
	737998		07/12/2026	HOSTING 8/1 - 08/31/26			$3,933.43		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$6,828.07		
160398	07/30/2026	Open			Accounts Payable	J A MOMANEY SERVICES INC	$1,829.38		
	Invoice		Date	Description			Amount		
	204335		07/09/2026	HADCO RG34CNCAN POST TOP FIXTURE			$1,829.38		
	Paying Fund			Cash Account			Amount		
	246 - Landscape Assessment			246.11000 (Cash)			$1,829.38		

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160399	07/30/2026	Open			Accounts Payable	Jacobs Engineering Group Inc.	$11,078.50		
	Invoice		Date	Description			Amount		
	W8Y33800-13		06/26/2026	SRWA - OT Support, SCADA, Process Support, and Training June 26			$11,078.50		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$11,078.50		
160400	07/30/2026	Open			Accounts Payable	Joe's Landscaping & Concrete, Inc.	$69,385.50		
	Invoice		Date	Description			Amount		
	20280		06/26/2026	Sidewalk Trip Hazard Removal Services-6/26/26			$69,385.50		
	Paying Fund			Cash Account			Amount		
	218 - Measure L			218.11000 (Cash)			$69,385.50		
160401	07/30/2026	Open			Accounts Payable	John Deere Financial,f.s.b. DBA: Multi-Use Account	$157.05		
	Invoice		Date	Description			Amount		
	1221034		07/15/2026	1. 00 0. 00 AM1 3694 4 CABLE			$157.05		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$157.05		
160402	07/30/2026	Open			Accounts Payable	KEENAN & ASSOCIATES	$37,346.50		
	Invoice		Date	Description			Amount		
	339141		07/01/2026	FY 26-27 Workers Comp - Q 1 + Admin Fee			$37,346.50		
	Paying Fund			Cash Account			Amount		
	510 - Workers Compensation Ins			510.11000 (Cash)			$37,346.50		
160403	07/30/2026	Open			Accounts Payable	KEY SEAL PRODUCTS INC	$429.56		
	Invoice		Date	Description			Amount		
	33719		07/13/2026	SUPPLIES - HOT MIX			$429.56		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$429.56		
160404	07/30/2026	Open			Accounts Payable	LEXIPOL, LLC	$9,208.26		
	Invoice		Date	Description			Amount		
	INVLEX11270152		07/01/2026	LE UPDATE MANAGEMENT SERVICES 07/01/26 - 06/30/27			$9,208.26		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$9,208.26		
160405	07/30/2026	Open			Accounts Payable	Linde Inc.	$23,209.42		
	Invoice		Date	Description			Amount		
	57833429		07/14/2026	SRWA SUPPLY & DELIVERY OF LIQUID CARBON DIOXIDE 7.14.26			$11,770.72		
	58056689		07/23/2026	SRWA SUPPLY & DELIVERY OF LIQUID CARBON DIOXIDE 7.23.26			$11,438.70		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$23,209.42		
160406	07/30/2026	Open			Accounts Payable	Matrix Design Group, Inc.	$4,317.86		
	Invoice		Date	Description			Amount		
	0000050914		07/21/2026	Professional Services through 6.30.26			$4,317.86		
	Paying Fund			Cash Account			Amount		
	301 - Capital Improvements			301.11000 (Cash)			$4,317.86		

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160407	07/30/2026	Open			Accounts Payable	MICROBAC LABORATORIES, INC.	$456.90		

Invoice	Date	Description	Amount
726002689	06/25/2026	SRWA LABORATORY ANALYSIS SERVICES 6.25.26 Manganese	$326.00
726002408	06/18/2026	BIMONTHLY WASTEWATER ANALYSIS TOTAL PHOSPHOROUS	$46.20
726002388	06/18/2026	MONTHLY LABORATORY DILUTION WATER	$44.00
726002368	06/18/2026	WEEKLY WASTEWATER SAMPLING AMMONIA	$40.70

Paying Fund	Cash Account	Amount
410 - WATER QUALITY CONTROL (WQC)	410.11000 (Cash)	$86.90
420 - WATER	420.11000 (Cash)	$44.00
950 - SRWA - JPA	950.11000 (Cash)	$326.00

160408	07/30/2026	Open			Accounts Payable	NAPA AUTO PARTS	$10,765.06		

Invoice	Date	Description	Amount
860443	07/01/2026	92792 GRO 440 SERIES FRONT LENS	$3.52
860449	07/01/2026	PLUS32 WWS 32 WINDSHIELD WASH (980)	$130.35
860462	07/01/2026	3011 FIL FUEL FILTER	$32.38
860502	07/01/2026	7734 NGK SPARK PLUG	$4.78
860534	07/02/2026	1791 FIL FILTER	$540.19
860676	07/06/2026	703-1699 THM RADIATOR CAP ()	$27.50
860699	07/07/2026	48882867 FT9656 48882858 FT9673 GRT FLT NB FLT GOLD BRAKE ROTOR	$660.09
860715	07/07/2026	PM195JV8225 THM PREM STAT ()	$16.61
860728	07/07/2026	780200 MPB TERM KIT ()	$54.38
860732	07/07/2026	7548 BAT BCI 48 BATTERY (170)	$300.13
860770	07/07/2026	2-9397 CRB PCV VALVE ()	$6.15
860774	07/07/2026	8270 BAT BCI 27 BATTERY (170)	$128.32
860776	07/07/2026	8270 BAT BCI 27 BATTERY (170)	$128.32
860805	07/08/2026	G25100-0606 G25120-0608 GAT GAT HYD HOSE FITTINGS () HYD HOSE FI	$254.65
860816	07/08/2026	FMF-2026-0001219 48881774 GRT GOLD BRAKE ROTOR	$269.00
860817	07/08/2026	48881774 GRT GOLD BRAKE ROTOR	$112.80
860821	07/08/2026	75500 BK COMBUST LEAK DETECTOR	$39.22
860834	07/08/2026	G25230-0810 GAT HYD HOSE FITTINGS ()	$238.77
860858	07/08/2026	81844 PTX PX 11067-2 RVM ADHESI (210)	$13.06
860865	07/09/2026	1131MF DEK GRP 31 THREADED (7236) (170)	$268.83
860871	07/09/2026	K061102 NBH V-RIBBED BELT ()	$123.02
860877	07/09/2026	25-061130 NBH SERPENTINE BELT ()	$37.50
860881	07/09/2026	36742 NBH B S PULLEY ()	$52.69
860885	07/09/2026	37438 NCB RR MIRROR ADHS 0.3CC ()	$32.15
860887	07/09/2026	25061130 NBH SERPENTINE BELT	$37.50
860888	07/09/2026	37438 NCB RR MIRROR ADHS 0.3CC ()	($6.43)
861005	07/13/2026	IC972 ECH COIL ON PLUG COIL ()	$709.32
861060	07/13/2026	27502MP SFI ENGINE OIL FILTER ()	$52.14
861074	07/14/2026	SL3303 SL SYN BRK CAL GRS TUB ()	$34.18
861077	07/14/2026	35837 SPC TIRE LUBE MNT PASTE ()	$84.35
861087	07/14/2026	8015366 SCC CL SLIP W LATCH	$28.68
861098	07/14/2026	SG7626M PSG SILENTGUARD BRK PADS	$45.73
861134	07/14/2026	8015366 SCC CL SLIP W LATCH ()	$28.68

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	861143		07/14/2026	DL6599 ECH SWITCH - COMBINATION ()			$92.26			
	861167		07/15/2026	785171 NW TAPA CIRC FUSE HOLDER			$167.28			
	861190		07/15/2026	PL76606 NON ROTOR ()			$1,173.11			
	861214		07/16/2026	48882867 GRT GOLD BRAKE ROTOR			$445.21			
	861238		07/16/2026	B95 NBH HI POWER IND V-BELT			$163.37			
	861271		07/16/2026	EC2328 ECH PIGTAIL ASSEMBLY			$79.31			
	861289		07/17/2026	560000 NON flat head fastener ()			$24.60			
	861301		07/17/2026	2985 FIL AIR FILTER			$790.19			
	861325		07/17/2026	560000 NON flat head fastener ()			($9.84)			
	861326		07/17/2026	SE NON flat head bolt ()			$18.14			
	861441		07/21/2026	7011837 BK GAUGE			$30.43			
	861474		07/21/2026	121104B BK SUPER JUMBO SUN SHADE			$13.02			
	861493		07/22/2026	1748XD FIL OIL FILTER ()			$444.60			
	861563		07/23/2026	9666 FIL AIR FILTER			$878.12			
	861192		07/15/2026	PL76606 NON ROTOR			$586.55			
	861403		07/20/2026	4194 ASP SPARK PLUG			$2.35			
	861501		07/22/2026	4071 FIL COOLANT FILTER			$922.75			
	861503		07/22/2026	9848 BAT 3YR WTY BAT			$455.05			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$10,765.06			
160409	07/30/2026	Open			Accounts Payable	NELSON\ NYGAARD CONSULTING ASSOCIATES INC		$30,128.30		
	Invoice		Date	Description			Amount			
	92878		07/27/2026	Short and Long Range Transit Plan Services from 5/30/26 - 6/30/2			$30,128.30			
	Paying Fund			Cash Account			Amount			
	426 - Transit			426.11000 (Cash)			$30,128.30			
160410	07/30/2026	Open			Accounts Payable	Onterris USA, Inc.		$2,733.25		
	Invoice		Date	Description			Amount			
	CINV-528993		06/30/2026	SR01, 22-035 Intersection Improv Countryside Dr and Bus Ent-6/30			$2,733.25			
	Paying Fund			Cash Account			Amount			
	215 - Streets - Grant Funded Projects			215.11000 (Cash)			$2,733.25			
160411	07/30/2026	Open			Accounts Payable	Operation Blue Santa		$239.00		
	Invoice		Date	Description			Amount			
	JAN-JUNE 2026		06/26/2026	BLUE SANTA - Operation Blue Santa*			$239.00			
	Paying Fund			Cash Account			Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)			$239.00			
160412	07/30/2026	Open			Accounts Payable	OREILLY AUTO PARTS		$684.90		
	Invoice		Date	Description			Amount			
	2800-275781		07/06/2026	RY PM9216 BLOWER MOTO			$60.72			
	2800-276128		07/07/2026	CA 18003 DUAL USB			$74.92			
	2800-276602		07/08/2026	KSO DN100 REAR VIEW			$30.40			
	2800-276670		07/08/2026	OPT BUL002CBP LED B/U LT			$24.89			
	2800-276798		07/09/2026	GAT K061102 MICRO-V BELT			$56.25			
	2800-278190		07/23/2026	MOT WR6159 IGN WIRE			$248.88			
	2800-279018		07/15/2026	MRY PM4102A BLOWER MOTOR			$162.29			
	2800-279771		07/17/2026	MMM 7524 BRISTLE DISC			$24.61			
	2800-281662		07/22/2026	OPT STL7RS STOP/TAIL LT			$40.45			

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	2800-279107		07/15/2026	1 MRY PM4102A LT	BLOWER MOTOR		$162.29		
	2800-279121		07/15/2026	REN 67306	PULLER		$60.82		
	2800-279133		07/15/2026	MRY PM4102A	BLOWER MOTOR		($162.29)		
	2800-276272		07/07/2026	MCS 81507	HOUSING STA		($55.88)		
	2800-269408		06/16/2026	ULT RI12197 Core Return			($43.45)		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$684.90		
160413	07/30/2026	Open			Accounts Payable	P G & E		$7.57	
	Invoice		Date	Description			Amount		
	REC 7/23/26		07/23/2026	2749172768-4 / 144 S Broadway			$7.57		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$7.57		
160414	07/30/2026	Open			Accounts Payable	PACE SUPPLY CORPORATION		$21,912.32	
	Invoice		Date	Description			Amount		
	0511556675		07/07/2026	UNION GALV MALL			$20,640.43		
	0511587017		07/17/2026	CLAY X CLAY SHEAR WORM GEAR			$1,271.89		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$1,271.89		
	420 - WATER			420.11000 (Cash)			$20,640.43		
160415	07/30/2026	Open			Accounts Payable	PAL		$208.00	
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	PAL - PAL Charitable Contribution*			$208.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$208.00		
160416	07/30/2026	Open			Accounts Payable	Perkins dba Zacks Handyman and Construction, Nathan Zackery		$1,873.00	
	Invoice		Date	Description			Amount		
	20192565		06/30/2026	500 N. Tully #103 (Mobile Rehab) - 10% Retention Payment			$1,873.00		
	Paying Fund			Cash Account			Amount		
	255 - CDBG			255.11000 (Cash)			$1,873.00		
160417	07/30/2026	Open			Accounts Payable	PROCLEAN SUPPLY		$60.68	
	Invoice		Date	Description			Amount		
	617088		07/09/2026	MISCELLANEOUS CLEANING SUPPLIES			$60.68		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$60.68		
160418	07/30/2026	Open			Accounts Payable	PUMP PROS INC		$1,488.25	
	Invoice		Date	Description			Amount		
	2469		07/07/2026	GALV PIPE			$195.55		
	2488		07/15/2026	BRASS BUSHING			$183.55		
	2500		07/20/2026	GRUNDFOS KIT			$1,109.15		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$1,488.25		
160419	07/30/2026	Open			Accounts Payable	RAMONT'S TOW SERVICE		$747.50	
	Invoice		Date	Description			Amount		
	255506		07/17/2026	TRA21-1068 tow bill			$747.50		
	Paying Fund			Cash Account			Amount		

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	505 - Fleet			505.11000 (Cash)			$747.50			
160420	07/30/2026	Open			Accounts Payable	RDO-VERMEER, LLC		$345.33		
	Invoice		Date	Description			Amount			
	P2769576		07/15/2026	163677880 CUTTER TOOTH-DO K1			$345.33			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$345.33			
160421	07/30/2026	Open			Accounts Payable	RECREATION SCHOLARSHIP		$159.00		
	Invoice		Date	Description			Amount			
	JAN-JUNE 2026		06/26/2026	REC PROG - Rec Scholarship Charitable Cont*			$159.00			
	Paying Fund			Cash Account			Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)			$159.00			
160422	07/30/2026	Open			Accounts Payable	REED INC, GEORGE		$957.78		
	Invoice		Date	Description			Amount			
	100404678		07/06/2026	ASPHALT			$122.25			
	100405001		07/08/2026	ASPHALT			$112.03			
	100405172		07/09/2026	ASPHALT			$135.54			
	100404365		07/01/2026	ASPHALT			$126.70			
	100405653		07/14/2026	ASPHALT			$225.54			
	100405819		07/15/2026	ASPHALT			$114.07			
	100406012		07/16/2026	ASPHALT			$121.65			
	Paying Fund			Cash Account			Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$957.78			
160423	07/30/2026	Open			Accounts Payable	Rexel USA, Inc.		$9,811.09		
	Invoice		Date	Description			Amount			
	S145823844.001		07/21/2026	SRWA - Rexel TechConnect 24/7 Support for Automation & Software			$9,811.09			
	Paying Fund			Cash Account			Amount			
	950 - SRWA - JPA			950.11000 (Cash)			$9,811.09			
160424	07/30/2026	Open			Accounts Payable	ROCKWELL ENGINEERING AND EQUIPMENT CO		$76.81		
	Invoice		Date	Description			Amount			
	271324		07/14/2026	O RING BUNA			$76.81			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$76.81			
160425	07/30/2026	Open			Accounts Payable	ROOTX		$2,214.01		
	Invoice		Date	Description			Amount			
	90150		07/07/2026	GREASE X JET			$2,214.01			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$2,214.01			
160426	07/30/2026	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.		$17,244.87		
	Invoice		Date	Description			Amount			
	3046737098		07/07/2026	1 7C3Z2522404AA:FRD HANDLE ASY - DOOR			$17.04			
	3046743795		07/01/2026	MF13-1600-N:MOM RECEPTACLE - NGV1,			$472.52			
	3046760794		07/10/2026	7X2538:CT BOLT			$35.09			
	3046816193		07/09/2026	MF13-1600-N:MOM RECEPTACLE - NGV1,			$1,938.96			
	3046830049		07/08/2026	20-62727-000:GIL SEAL, H, SSLF, FRONT			$155.11			

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	3046848635		07/08/2026	4649988:CT COMPRESSOR G			$918.15			
	3046885521		07/10/2026	4376312:CE KIT,EXH RCN COOLER			$2,313.60			
	3046928308		07/20/2026	5415562:CE SENSOR,OXYGEN			$1,585.93			
	3046939474		07/16/2026	4376312:CE KIT,EXH RCN COOLER			$2,350.60			
	3046946099		07/16/2026	6 5473009:CE KIT,SPARK PLUG			$2,018.63			
	3046987662		07/20/2026	6 6585260:CE COIL,IGNITION			$1,993.70			
	3046991574		07/20/2026	SP557435-KP:SAM AIR SPRING, COMP. TYPE			$801.48			
	3046997738		07/20/2026	164-R8335:FRD FORD 3B (LUP) CENTER			$384.90			
	3047000990		07/22/2026	158.EX225H301:AUI AIR DISC CALIPER			$1,282.24			
	3047013186		07/22/2026	3E5464:CT SWITCH A			$77.33			
	3047020413		07/21/2026	FL3Z11582B:FRD LOCK CYLINDER LESS KEYS			$63.87			
	3047025753		07/22/2026	AR15-1004:MOM FILTER - COALESCING			$684.12			
	3047012670		07/23/2026	DG9Z5461203AAU:FRD BUCKLE ASY - SEAT BELT			$151.60			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$17,244.87			
160427	07/30/2026	Open			Accounts Payable	SALVATION ARMY		$145.00		
	Invoice		Date	Description			Amount			
	JAN-JUNE 2026		06/26/2026	SALV ARMY - Salvation Army Charitable Cont*			$145.00			
	Paying Fund			Cash Account			Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)			$145.00			
160428	07/30/2026	Open			Accounts Payable	SOUTHERN TIRE MART		$1,583.77		
	Invoice		Date	Description			Amount			
	7320024346		07/10/2026	255/60R18 FIREHAWK PURSUIT			$1,583.77			
	Paying Fund			Cash Account			Amount			
	505 - Fleet			505.11000 (Cash)			$1,583.77			
160429	07/30/2026	Open			Accounts Payable	ST FRANCIS ELECTRIC, LLC		$12,751.00		
	Invoice		Date	Description			Amount			
	230445138		06/30/2026	Traffic signal preventative maintenance JUNE ROUTINE			$6,520.00			
	230445137		06/30/2026	Traffic signal preventative maintenance JUNE RESPONSE			$6,231.00			
	Paying Fund			Cash Account			Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			$12,751.00			
160430	07/30/2026	Open			Accounts Payable	STAINLESS DISTRIBUTORS		$226.54		
	Invoice		Date	Description			Amount			
	0000607182		07/07/2026	4'90 ELBOW S/40 / 4' FLANGE 150# RF			$226.54			
	Paying Fund			Cash Account			Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$226.54			
160431	07/30/2026	Open			Accounts Payable	STANISLAUS COUNTY		$1,000.00		
	Invoice		Date	Description			Amount			
	TP24002796		06/30/2026	F25006 - MISC TRUST, FUND 7900, ORG AC06200, ACCT 02650			$1,000.00			
	Paying Fund			Cash Account			Amount			
	110 - General Fund			110.11000 (Cash)			$1,000.00			
160432	07/30/2026	Open			Accounts Payable	STANISLAUS COUNTY AUDITOR CONTR		$104,648.94		
	Invoice		Date	Description			Amount			
	2/28/26-6/30/26		07/24/2026	STAN CO PAYMNT 2/28/26-6/30/26			$104,648.94			

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	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$104,648.94		
160433	07/30/2026	Open			Accounts Payable	STANISLAUS CTY SHERIFF	$191.43		
	Invoice		Date	Description			Amount		
	071826GONZALEZ		07/23/2026	07182026 PAYROLL WITHHOLDING			$191.43		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$191.43		
160434	07/30/2026	Open			Accounts Payable	STANISLAUS WILDLIFE CARE	$86.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	WILD CARE - Wildlife Care Charitable Contrib*			$86.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$86.00		
160435	07/30/2026	Open			Accounts Payable	STATE OF CALIFORNIA	$1,361.00		
	Invoice		Date	Description			Amount		
	049070		06/03/2026	MAY FINGERPRINTING 2026			$1,361.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,312.00		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$24.50		
	420 - WATER			420.11000 (Cash)			$24.50		
160436	07/30/2026	Open			Accounts Payable	STATE WATER RESOURCE CTNL	$80.00		
	Invoice		Date	Description			Amount		
	LOREGA - D2		07/01/2026	DEVIN LOREGA D2			$80.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$80.00		
160437	07/30/2026	Open			Accounts Payable	SUPPORT PAYMENT CLEARING	$405.35		
	Invoice		Date	Description			Amount		
	071826BECCHETTI		07/23/2026	07182026 PAYROLL WITHHOLDING			$405.35		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$405.35		
160438	07/30/2026	Open			Accounts Payable	T I D	$60,260.30		
	Invoice		Date	Description			Amount		
	624170 - July 26		07/11/2026	ACC#6241700000 - July 2026			$60,260.30		
	Paying Fund			Cash Account			Amount		
	950 - SRWA - JPA			950.11000 (Cash)			$60,260.30		
160439	07/30/2026	Open			Accounts Payable	TID	$20,244.00		
	Invoice		Date	Description			Amount		
	40927		07/14/2026	COMMUNICATIONS CABLE POLE ATTACHMENT FEES JAN-JUNE 2026			$1,344.00		
	40860		07/01/2026	GOMES LAKE O&M AND CAPITAL BUDGET 7.1.26-6.30.27			$18,900.00		
	Paying Fund			Cash Account			Amount		
	216 - Streets - Local Transportation			216.11000 (Cash)			$1,344.00		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$18,900.00		
160440	07/30/2026	Open			Accounts Payable	TURLOCK ANIMAL SERVICES	$459.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	ANIM CONT - Animal Control Charitable Contr*			$459.00		
	Paying Fund			Cash Account			Amount		

Payment Register

From Payment Date: 7/24/2026 - To Payment Date: 7/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	104 - Payroll Clearing Fund			104.11000 (Cash)			$459.00		
160441	07/30/2026	Open			Accounts Payable	TURLOCK CITY TOW INC	$164.16		
	Invoice		Date	Description			Amount		
	124713		06/30/2026	TOWING SERVICE ON 6/12/26			$164.16		
	Paying Fund			Cash Account			Amount		
	505 - Fleet			505.11000 (Cash)			$164.16		
160442	07/30/2026	Open			Accounts Payable	TURLOCK FIRE DEPT INC TOY ACCOUNT	$560.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	TOYS TOTS - Toys for Tots Charitable Contrib*			$560.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$560.00		
160443	07/30/2026	Open			Accounts Payable	TURLOCK JOURNAL	$1,750.00		
	Invoice		Date	Description			Amount		
	422109		07/02/2026	Legal Ad 5476			$150.00		
	422364		06/30/2026	Water Quality Report - CCR			$250.00		
	423082		06/12/2026	summer watering schedule			$200.00		
	423083		07/12/2026	fair guide			$1,000.00		
	422702		07/09/2026	Legal Ad: BID 2027-RFP-004 7/11/26			$150.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$150.00		
	204 - SolidWaste/Recycle/PublicEducati			204.11000 (Cash)			$500.00		
	256 - Stanislaus Housing Consortium			256.11000 (Cash)			$150.00		
	420 - WATER			420.11000 (Cash)			$950.00		
160444	07/30/2026	Open			Accounts Payable	TURLOCK POLICE CHAPLAINCY	$394.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	CHAPLIN - Chaplin Program*			$394.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$394.00		
160445	07/30/2026	Open			Accounts Payable	TURLOCK POLICE WIDOWS & ORPHANS	$1,186.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	PD WIDOW - Police Widows & Orphans Charitab*			$1,186.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$1,186.00		
160446	07/30/2026	Open			Accounts Payable	UNITED PAVEMENT MAINTENANCE, INC.	$141,516.07		
	Invoice		Date	Description			Amount		
	23-040 Retention		06/30/2026	23-040 Water Line Replacement for 2024 Roads Prog Constr-6/30/26			$141,516.07		
	Paying Fund			Cash Account			Amount		
	414 - Sewer LIne/Trunk Construction			414.11000 (Cash)			$14,151.60		
	420 - WATER			420.11000 (Cash)			$127,364.47		
160447	07/30/2026	Open			Accounts Payable	UNITED WAY OF STANISLAUS	$314.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	UNIT WAY - United Way Charitable Contrib*			$314.00		
	Paying Fund			Cash Account			Amount		

Payment Register

From Payment Date: 7/24/2026 - To Payment Date: 7/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	104 - Payroll Clearing Fund			104.11000 (Cash)			$314.00		
160448	07/30/2026	Open			Accounts Payable	UNIVAR SOLUTIONS USA, LLC dba UNIVAR SOLUTIONS USA	$15,718.33		
	Invoice		Date	Description			Amount		
	54025680		07/14/2026	SRWA SUPPLY AND DELIVERY OF SODIUM HYPOCHLORITE 7.14.26			$15,718.33		
	Paying Fund			Cash Account			Amount		
	450 - SRWA - Operations			450.11000 (Cash)			$15,718.33		
160449	07/30/2026	Open			Accounts Payable	VERIZON WIRELESS	$2,534.60		
	Invoice		Date	Description			Amount		
	6147743851		07/03/2026	972530635-00026 CM/CA/EDC/CC - Verizon			$1,300.13		
	6147743859		06/30/2026	972530635-00038 SRWA Monthly Service & Equipment 6.4.26 - 7.3.26			$483.65		
	6147743852		07/03/2026	972530635-00028 Recreation Jun 4 - Jul 3 2026			$750.82		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$1,936.73		
	117 - Cannabis			117.11000 (Cash)			$83.72		
	217 - Streets - Gas Tax			217.11000 (Cash)			$30.50		
	450 - SRWA - Operations			450.11000 (Cash)			$483.65		
160450	07/30/2026	Open			Accounts Payable	Viking Shred, LLC	$508.40		
	Invoice		Date	Description			Amount		
	51168663		07/08/2026	CITY WIDE SHREDDING - JULY 2026			$508.40		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$462.40		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$46.00		
160451	07/30/2026	Open			Accounts Payable	WALKER ASSOC INC, LARRY	$50,399.00		
	Invoice		Date	Description			Amount		
	00339.15-11		06/15/2026	NPDES Permit Compliance Services THROUGH 05/31/2026			$13,682.00		
	00339.15-10		05/14/2026	NPDES Permit Compliance Services THROUGH 04/30/2026			$19,470.50		
	00339.15-8		03/13/2026	NPDES Permit Compliance Services THROUGH 03/31/2026			$5,842.00		
	00339.15-9		04/14/2026	NPDES Permit Compliance Services THROUGH 03/31/2026			$11,404.50		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$22,089.00		
	420 - WATER			420.11000 (Cash)			$28,310.00		
160452	07/30/2026	Open			Accounts Payable	WARDEN'S OFFICE INC	$26.08		
	Invoice		Date	Description			Amount		
	217372-002		07/17/2026	Name Plate - K Bristow			$26.08		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$26.08		
160453	07/30/2026	Open			Accounts Payable	West Turlock Subbasin Groundwater Sustainability	$201,539.35		
	Invoice		Date	Description			Amount		
	2022-gsp		06/30/2026	GRANT COST SHARING CONTRIBUTION & DUES 2022			$201,539.35		

Payment Register

From Payment Date: 7/24/2026 - To Payment Date: 7/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			$201,539.35		
160454	07/30/2026	Open			Accounts Payable	WESTSIDE MINISTRIES	$80.00		
	Invoice		Date	Description			Amount		
	JAN-JUNE 2026		06/26/2026	WESTSIDE - Westside Ministry Charitable Con*			$80.00		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			$80.00		
160455	07/30/2026	Open			Accounts Payable	WESTWOOD PROFESSIONAL SERVICES, INC.	$6,127.50		
	Invoice		Date	Description			Amount		
	1260701960		06/30/2026	SR03, 21-043 Northeast Neighborhood Park-J Lazar Park-6/30/26			$5,937.50		
	1260701959		06/30/2026	SR04, 25-056 Columbia Pool Exhaust Fan-6/30/26			$190.00		
	Paying Fund			Cash Account			Amount		
	228 - Park Development Tax			228.11000 (Cash)			$5,937.50		
	301 - Capital Improvements			301.11000 (Cash)			$190.00		
160456	07/30/2026	Open			Accounts Payable	WILLEY PRINTING CO	$334.57		
	Invoice		Date	Description			Amount		
	157095		07/27/2026	2026 Fair Transit Coupons			$334.57		
	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			$334.57		
160457	07/30/2026	Open			Accounts Payable	WINTON-IRELAND STROM AND GREEN INSURANCE	$584.00		
	Invoice		Date	Description			Amount		
	1296573		06/30/2026	Bond FY 26/27 - Nichole Fiez			$164.00		
	1296572		06/30/2026	Bond FY 26/27 - Michael Abram			$164.00		
	12976131		07/08/2026	Bond FY 26/27 - City Manager			$131.00		
	1296571		06/30/2026	Bond FY 26/27 - Isaac Moreno			$125.00		
	Paying Fund			Cash Account			Amount		
	512 - Casualty Insurance			512.11000 (Cash)			$584.00		
160458	07/30/2026	Open			Accounts Payable	GIOVACCHINI, GINA	$320.00		
	Invoice		Date	Description			Amount		
	TR 5318 PER DIEM		07/20/2026	CRIMES AGAINST CHILDREN, 8/2-8/6, DALLAS TX			$320.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$320.00		
160459	07/30/2026	Open			Accounts Payable	GONSALVES, ANGELICA	$163.85		
	Invoice		Date	Description			Amount		
	MILEAGE REIMB		07/27/2026	MILEAGE REIMB TRAINING 7/23/2026 TR#5332			$163.85		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$163.85		
160460	07/30/2026	Open			Accounts Payable	LOREGA, DEVIN	$65.00		
	Invoice		Date	Description			Amount		
	8950738		04/21/2026	REIMBURSEMENT FOR D2 EXAM			$65.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$65.00		

Payment Register

From Payment Date: 7/24/2026 - To Payment Date: 7/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
160461	07/30/2026	Open			Accounts Payable	NAVARRO, FRANCISCO	$320.00		
	Invoice		Date	Description			Amount		
	TR 5318 PER DIEM		07/20/2026	CRIMES AGAINST CHILDREN, 8/2-8/6, DALLAS TX			$320.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$320.00		
160462	07/30/2026	Open			Accounts Payable	NWANDO, CHUKWUEMEKA	$370.00		
	Invoice		Date	Description			Amount		
	TR 5314 PER DIEM		07/23/2026	CPTED, 8/9-8/14, LAS VEGAS NV			$370.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$370.00		
160463	07/30/2026	Open			Accounts Payable	PATINO, KARINA	$4,319.00		
	Invoice		Date	Description			Amount		
	20603805		07/21/2026	SCOE REIMBURSEMENT FOR PLAY 2025/26 SCHOOL YEAR			$4,319.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$4,319.00		
160464	07/30/2026	Open			Accounts Payable	QUIROGA, XAVIER	$225.00		
	Invoice		Date	Description			Amount		
	534434509		04/15/2026	C1 EXAM FEE REIMBURSEMENT			$225.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			$225.00		
160465	07/30/2026	Open			Accounts Payable	SAWYER, AMOS	$350.00		
	Invoice		Date	Description			Amount		
	ASAWYER - REIMB.		07/22/2026	BOOT REIMBURSEMENT - UNIFORM			$350.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$350.00		
160466	07/30/2026	Open			Accounts Payable	Sims, Anthony	$320.68		
	Invoice		Date	Description			Amount		
	TR 5319 Per Diem		06/05/2026	ASims ICSC 2026 Las Vegas 5-17 to 5-20-26 Per Diem Mileage			$320.68		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$320.68		
160467	07/30/2026	Open			Accounts Payable	Spangler, Joseph	$456.70		
	Invoice		Date	Description			Amount		
	TR 5325 PER DIEM		06/24/2026	PIO Media Relations Training, Bakersfield CA, 06/07-09//2026			$456.70		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$456.70		
160468	07/30/2026	Open			Accounts Payable	Spangler, Joseph	$141.88		
	Invoice		Date	Description			Amount		
	TR5330 PER DIEM		06/24/2026	CAPIO RPIE Training, Clovis CA, 03/11/2025			$141.88		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			$141.88		
Type Check Totals:					121 Transactions		$1,177,402.65		
AP - Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	120	$1,174,868.60	$0.00

City of Turlock

Payment Register

From Payment Date: 7/24/2026 - To Payment Date: 7/30/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Reconciled	0		$0.00	$0.00	
					Voided	1		$2,534.05	$0.00	
					Stopped	0		$0.00	$0.00	
					Total	121		$1,177,402.65	$0.00	

	All	Status	Count	Transaction Amount	Reconciled Amount
		Open	120	$1,174,868.60	$0.00
		Reconciled	0	$0.00	$0.00
		Voided	1	$2,534.05	$0.00
		Stopped	0	$0.00	$0.00
		Total	121	$1,177,402.65	$0.00

Grand Totals:

	Checks	Status	Count	Transaction Amount	Reconciled Amount
		Open	**120**	**$1,174,868.60**	**$0.00**
		Reconciled	**0**	**$0.00**	**$0.00**
		Voided	**1**	**$2,534.05**	**$0.00**
		Stopped	**0**	**$0.00**	**$0.00**
		Total	**121**	**$1,177,402.65**	**$0.00**

	All	Status	Count	Transaction Amount	Reconciled Amount
		Open	**120**	**$1,174,868.60**	**$0.00**
		Reconciled	**0**	**$0.00**	**$0.00**
		Voided	**1**	**$2,534.05**	**$0.00**
		Stopped	**0**	**$0.00**	**$0.00**
		Total	**121**	**$1,177,402.65**	**$0.00**

INVESTMENT AND CASH REPORT
FOR JULY 31, 2026

CURRENT INVESTMENT AND CASH BALANCE

The City's cash and investments as of JULY 31, 2026 totaled the following:

Invested Cash	$	317,144,853.64
Demand Deposits	$	10,094,033.02
(excludes outstanding items)		
Total Cash and Investments	$	327,238,886.66

See the attached *Schedule of Investments* for detail regarding individual investments.

In compliance with the California Government Code, The City of Turlock has adequate resources to meet its expenditure requirements for the next six months.

COMPLIANCE WITH INVESTMENT POLICY

As of JULY 31, 2026, the investment portfolio was in compliance with all elements of the City's Investment Policy.

Prepared by: Jamie Gomes, Accountant III

Jamie Gomes — 08/18/2026

Signature — Date Signed

Reviewed and approved as to accuracy by: Michael Abram, City Treasurer

Michael Abram — 08/18/2026

Signature — Date Signed

Updated: August 18, 2026

CITY OF TURLOCK

Schedule of Investments - As of July 31, 2026

INVESTMENT DETAIL	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid
Local Agency Investment Fund (LAIF)	$ 10,459,713.63	$ 10,459,713.63	n/a	3.840%	n/a	n/a	$ 10,459,713.63	Quarterly
Total LAIF	**10,459,713.63**	**10,459,713.63**					**10,459,713.63**	
California Asset Management Program (CAMP)	24,345,536.80	24,345,536.80	n/a	3.780%	n/a	n/a	$ 24,345,536.80	Monthly
Total CAMP	**24,345,536.80**	**24,345,536.80**					**24,345,536.80**	
DEMAND DEPOSITS:								
West America Bank Daily Receipts (unreconciled)	6,262,188.44	6,262,188.44	n/a	n/a	n/a	n/a	6,262,188.44	monthly
Petty Cash	7,880.00	7,880.00	n/a	n/a	n/a	n/a	7,880.00	n/a
Charles Schwab	3,823,964.58	3,823,964.58	n/a	3.301%	n/a	n/a	3,823,964.58	n/a
Total Demand Deposits	**10,094,033.02**	**10,094,033.02**					**10,094,033.02**	
CERTIFICATES OF DEPOSIT:								
Valley Natl Bk Wayne	245,000.00	245,000.00	n/a	4.600%	4/2/24	4/2/27	245,849.17	Monthly
Owen County St Bk Spencer Ind	248,000.00	248,000.00	n/a	5.100%	10/31/23	10/29/27	251,076.69	Monthly
JPMorgan Chase Bank	249,000.00	250,000.00	4.400%	4.488%	3/3/25	1/16/30	248,450.50	Jan & July
Total Certificates of Deposit	**742,000.00**	**743,000.00**					**745,376.36**	
MONEY MARKET AND MUTUAL FUNDS								
WestAmerica Bank-MM	12,148,828.96	12,148,828.96	n/a	3.510%	10/23/23	open	12,148,828.96	monthly
	12,148,828.96	**12,148,828.96**					**12,148,828.96**	
U.S. TREASURIES:								
US Treasury Note	MATURED	MATURED	4.500%	4.843%	10/3/23	7/15/26	MATURED	Jan & July
US Treasury Note	MATURED	MATURED	0.625%	1.565%	2/3/22	7/31/26	MATURED	Jan & July
US Treasury Note	1,845,000.00	2,000,000.00	1.625%	3.590%	6/16/22	9/30/26	1,993,046.80	March & Sept
US Treasury Note	2,018,664.38	2,000,000.00	4.625%	4.021%	3/3/25	10/15/26	2,003,046.80	Apr & Oct
US Treasury Note	1,788,671.88	2,000,000.00	1.125%	4.068%	11/29/22	10/31/26	1,986,328.00	Apr & Oct
US Treasury Note	1,859,687.50	2,000,000.00	2.625%	4.735%	10/3/23	5/31/27	1,975,625.00	May & Nov
US Treasury Note	1,964,375.00	2,000,000.00	3.250%	3.691%	2/3/23	6/30/27	1,984,218.60	Jun & Dec
US Treasury Note	6,017,109.36	6,000,000.00	4.375%	4.077%	7/20/26	7/15/27	6,012,187.20	Jan & July
US Treasury Note	962,187.50	1,000,000.00	2.750%	3.671%	2/3/23	7/31/27	985,976.50	Jan & July
US Treasury Bond	2,223,125.00	2,000,000.00	6.375%	3.680%	2/3/23	8/15/27	2,039,375.00	Feb & Aug
US Treasury Note	2,004,687.50	2,000,000.00	4.125%	4.062%	7/25/23	9/30/27	1,998,125.00	March & Sept
US Treasury Note	2,005,312.50	2,000,000.00	4.125%	4.055%	7/25/23	10/31/27	1,997,812.40	Apr & Oct
US Treasury Note	954,531.25	1,000,000.00	3.500%	4.672%	10/3/23	1/31/28	989,140.60	Jan & July
US Treasury Note	1,947,500.00	2,000,000.00	4.000%	4.665%	10/3/23	2/29/28	1,992,343.60	Feb & Aug
US Treasury Note	1,714,062.50	2,000,000.00	1.250%	4.863%	10/19/23	3/31/28	1,904,453.00	March & Sept
US Treasury Note	1,959,375.00	2,000,000.00	3.500%	4.026%	2/6/24	4/30/28	1,974,140.60	Apr & Oct
US Treasury Note	1,968,906.25	2,000,000.00	3.625%	4.020%	2/6/24	5/31/28	1,977,500.00	May & Nov
US Treasury Note	1,704,687.50	2,000,000.00	1.250%	4.860%	10/19/23	5/31/28	1,894,765.60	May & Nov
US Treasury Note	2,997,187.50	3,000,000.00	3.875%	3.989%	5/15/26	7/15/28	2,976,796.80	Jan & July
US Treasury Note	1,703,437.50	2,000,000.00	1.000%	4.528%	11/13/23	7/31/28	3,751,406.00	Jan & July
US Treasury Note	1,755,078.13	2,000,000.00	1.000%	4.012%	2/6/24	7/31/28		Jan & July
US Treasury Note	1,761,250.00	2,000,000.00	1.125%	4.014%	2/6/24	8/31/28	1,875,390.60	Feb & Aug
US Treasury Note	2,008,125.00	2,000,000.00	4.375%	4.272%	3/28/24	8/31/28	2,003,359.20	Feb & Aug
US Treasury Note	2,014,375.00	2,000,000.00	4.625%	4.440%	5/28/24	9/30/28	2,012,812.40	March & Sept
US Treasury Note	2,050,000.00	2,000,000.00	4.875%	4.269%	3/28/24	10/31/28	2,023,750.00	Apr & Oct

CITY OF TURLOCK

Schedule of Investments - As of July 31, 2026

INVESTMENT DETAIL	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid
US Treasury Note	1,905,625.00	2,000,000.00	3.125%	4.258%	3/28/24	11/15/28	1,949,062.40	May & Nov
US Treasury Note	501,386.72	500,000.00	4.375%	4.294%	2/5/25	11/30/28	500,664.05	May & Nov
US Treasury Note	3,996,250.00	4,000,000.00	3.500%	3.534%	2/12/26	12/15/28	3,927,812.40	Jun & Dec
US Treasury Note	1,754,062.50	2,000,000.00	1.375%	4.257%	3/28/24	12/31/28	1,866,328.00	Jun & Dec
US Treasury Note	1,965,000.00	2,000,000.00	4.000%	4.417%	5/28/24	1/31/29	1,984,765.60	Jan & July
US Treasury Note	1,848,437.50	2,000,000.00	2.625%	4.422%	5/28/24	2/15/29	3,838,124.80	Feb & Aug
US Treasury Note	1,863,984.38	2,000,000.00	2.625%	4.250%	6/20/24	2/15/29		Feb & Aug
US Treasury Note	1,834,687.50	2,000,000.00	2.375%	4.320%	7/3/24	3/31/29	1,902,343.60	March & Sept
US Treasury Note	1,975,000.00	2,000,000.00	4.125%	4.413%	5/28/24	3/31/29	1,989,531.20	March & Sept
US Treasury Note	1,997,343.75	2,000,000.00	4.250%	4.280%	7/3/24	6/30/29	1,994,765.60	Jun & Dec
US Treasury Note	1,973,281.26	2,000,000.00	4.000%	4.332%	2/10/25	7/31/29	4,952,343.50	Jan & July
US Treasury Note	2,992,851.57	3,000,000.00	4.000%	4.030%	5/15/26	7/31/29		Jan & July
US Treasury Note	1,900,011.30	2,000,000.00	3.125%	4.348%	2/10/25	8/31/29	1,930,234.20	Feb & Aug
US Treasury Note	3,947,343.75	4,000,000.00	3.625%	3.968%	6/23/25	8/31/29	3,917,812.40	Feb & Aug
US Treasury Note	1,956,560.00	2,000,000.00	3.875%	4.400%	2/19/25	9/30/29	1,971,796.80	March & Sept
US Treasury Note	6,029,296.86	6,000,000.00	4.125%	4.003%	5/30/25	10/31/29	5,957,577.60	Apr & Oct
US Treasury Note	1,970,500.00	2,000,000.00	4.000%	4.348%	2/10/25	10/31/29	1,978,437.40	Apr & Oct
US Treasury Note	1,958,940.00	2,000,000.00	3.875%	4.352%	2/10/25	11/30/29	1,969,843.60	May & Nov
US Treasury Note	1,947,109.38	2,000,000.00	3.875%	4.473%	1/8/25	12/31/29	3,937,656.00	Jun & Dec
US Treasury Note	1,934,760.00	2,000,000.00	3.875%	4.618%	1/14/25	12/31/29		Jun & Dec
US Treasury Note	1,963,111.78	2,000,000.00	3.500%	3.929%	5/5/25	1/31/30	5,831,250.00	Jan & July
US Treasury Note	3,897,880.00	4,000,000.00	3.500%	4.109%	6/9/25	1/31/30		Jan & July
US Treasury Note	2,002,578.12	2,000,000.00	4.000%	3.968%	7/18/25	2/28/30	1,975,546.80	Feb & Aug
US Treasury Note	1,974,920.00	2,000,000.00	3.625%	3.908%	5/7/25	3/31/30	1,948,828.00	March & Sept
US Treasury Note	5,856,562.50	6,000,000.00	3.500%	4.040%	5/30/25	4/30/30	5,817,421.80	Apr & Oct
US Treasury Note	1,964,977.56	2,000,000.00	3.750%	4.139%	5/22/25	5/31/30	1,955,312.40	May & Nov
US Treasury Note	1,991,718.76	2,000,000.00	3.750%	3.842%	6/30/25	6/30/30	1,954,218.60	
US Treasury Note	1,973,437.50	2,000,000.00	3.875%	4.222%	5/18/26	7/31/30	1,962,265.60	Jan & July
US Treasury Note	1,985,460.00	2,000,000.00	3.500%	3.662%	12/31/25	11/30/30	1,928,515.60	May & Nov
Total U.S. Treasuries	**117,090,413.94**	**120,500,000.00**					**118,294,057.65**	
U.S. AGENCY SECURITIES:								
FFCB (Federal Farm Credit Bank)	MATURED	MATURED	4.375%	4.700%	6/20/24	6/23/26	MATURED	June & Dec
FFCB (Federal Farm Credit Bank)	957,212.00	1,000,000.00	0.600%	1.580%	2/3/22	8/18/26	998,606.00	Feb & Aug
FFCB (Federal Farm Credit Bank)	1,004,300.00	1,000,000.00	4.875%	4.664%	7/3/24	8/28/26	1,000,861.00	Feb & Aug
FFCB (Federal Farm Credit Bank)	2,344,629.43	2,358,000.00	4.750%	4.960%	10/3/23	9/1/26	2,359,299.26	March & Sept
FFCB (Federal Farm Credit Bank)	2,977,740.00	3,000,000.00	3.625%	3.841%	2/3/23	10/26/26	2,988,966.00	Apr & Oct
FHLB (Federal Home Loan Bank)	1,047,690.00	1,000,000.00	2.625%	1.600%	2/3/22	12/11/26	994,997.00	June & Dec
FHLB (Federal Home Loan Bank)	983,617.00	1,000,000.00	1.250%	1.600%	2/3/22	12/21/26	989,494.00	June & Dec
TVA (Tennessee Valley Authority)	1,907,880.00	2,000,000.00	2.875%	4.300%	7/25/23	2/1/27	1,986,432.00	Feb & Aug
FFCB (Federal Farm Credit Bank)	2,003,580.00	2,000,000.00	4.500%	4.435%	3/28/24	3/26/27	2,003,708.00	March & Sept
FFCB (Federal Farm Credit Bank)	1,903,352.00	2,000,000.00	2.875%	4.282%	7/25/23	4/26/27	1,981,688.00	Apr & Oct
FFCB (Federal Farm Credit Bank)	1,999,930.00	2,000,000.00	4.500%	4.500%	6/20/24	5/20/27	2,005,084.00	May & Nov
FHLB (Federal Home Loan Bank)	1,995,276.00	2,000,000.00	4.125%	4.190%	7/25/23	6/11/27	1,998,910.00	June & Dec
FHLB (Federal Home Loan Bank)	5,000,000.00	5,000,000.00	3.600%	3.600%	2/12/26	8/12/27	4,966,535.00	
FFCB (Federal Farm Credit Bank)	1,996,124.00	2,000,000.00	4.625%	4.679%	11/15/23	11/15/27	2,007,900.00	May & Nov
FHLB (Federal Home Loan Bank)	1,818,046.00	2,000,000.00	2.500%	4.956%	10/19/23	12/10/27	1,952,854.00	June & Dec
FHLB (Federal Home Loan Bank)	1,986,000.00	2,000,000.00	4.250%	4.471%	7/3/24	12/10/27	1,998,332.00	June & Dec

CITY OF TURLOCK

Schedule of Investments - As of July 31, 2026

INVESTMENT DETAIL	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid
FHLB (Federal Home Loan Bank)	1,878,638.00	2,000,000.00	3.250%	4.708%	10/3/23	6/9/28	3,921,720.00	June & Dec
FHLB (Federal Home Loan Bank)	1,916,302.00	2,000,000.00	3.250%	4.420%	7/3/24	6/9/28		June & Dec
FHLB (Federal Home Loan Bank)	3,000,000.00	3,000,000.00	4.000%	4.000%	8/14/25	8/14/28	2,978,016.00	Feb & Aug
FFCB (Federal Farm Credit Bank)	3,000,000.00	3,000,000.00	4.070%	4.069%	8/29/25	8/21/28	2,975,874.00	Feb & Aug
FNMA (Fannie Mae)	3,750,000.00	3,750,000.00	4.000%	4.000%	9/26/25	9/25/28	3,714,427.50	March & Sept
FFCB (Federal Farm Credit Bank)	2,005,680.00	2,000,000.00	4.625%	4.561%	11/13/23	11/13/28	2,009,508.00	May & Nov
FFCB (Federal Farm Credit Bank)	2,026,700.00	2,000,000.00	4.750%	4.444%	5/28/24	4/30/29	2,016,298.00	Apr & Oct
FNMA (Fannie Mae)	2,159,700.00	2,000,000.00	6.250%	4.439%	5/28/24	5/15/29	4,190,628.00	May & Nov
FNMA (Fannie Mae)	2,174,240.00	2,000,000.00	6.250%	4.261%	6/20/24	5/15/29		May & Nov
FHLB (Federal Home Loan Bank)	2,031,170.00	2,000,000.00	4.625%	4.271%	6/20/24	6/8/29	2,010,294.00	June & Dec
FHLB (Federal Home Loan Bank)	1,997,250.00	2,000,000.00	4.500%	4.543%	6/8/26	12/3/29	1,985,580.00	
FFCB (Federal Farm Credit Bank)	1,398,250.00	1,398,000.00	4.470%	4.465%	7/18/25	3/5/30	1,384,389.07	March & Sept
FHLMC (Freddie Mac)	2,001,584.00	2,000,000.00	4.500%	4.480%	7/21/25	5/23/30	1,979,696.00	May & Nov
FHLB (Federal Home Loan Bank)	2,002,750.00	2,000,000.00	4.320%	4.288%	7/21/25	7/1/30	1,971,226.00	Jan & July
FHLMC (Freddie Mac)	5,000,000.00	5,000,000.00	4.050%	4.050%	2/13/26	8/13/30	4,894,710.00	
FNMA (Fannie Mae)	2,000,000.00	2,000,000.00	3.800%	3.800%	2/26/26	8/26/30	1,942,072.00	
FHLB (Federal Home Loan Bank)	2,750,000.00	2,750,000.00	4.000%	4.000%	9/26/25	9/11/30	2,688,996.75	March & Sept
FFCB (Federal Farm Credit Bank)	1,998,750.00	2,000,000.00	4.120%	4.134%	10/22/25	10/21/30	1,958,766.00	Apr & Oct
FFCB (Federal Farm Credit Bank)	2,000,050.00	2,000,000.00	3.870%	3.869%	11/26/25	11/18/30	1,940,446.00	May & Nov
FHLMC (Freddie Mac)	999,600.00	1,000,000.00	4.070%	4.078%	1/30/26	12/17/30	976,653.00	Jan & July
FNMA (Fannie Mae)	999,500.00	1,000,000.00	4.000%	4.011%	1/30/26	1/21/31	973,915.00	Jan & July
FNMA (Fannie Mae)	999,900.00	1,000,000.00	4.000%	4.002%	1/30/26	1/28/31	973,826.00	Jan & July
FHLMC (Freddie Mac)	8,000,000.00	8,000,000.00	4.500%	4.500%	5/28/26	5/28/31	7,905,440.00	
FFCB (Federal Farm Credit Bank)	1,996,250.00	2,000,000.00	4.680%	4.722%	7/20/26	6/30/31	1,983,664.00	June & Dec
Total U.S. Agencies	**88,011,690.43**	**88,256,000.00**					**87,609,811.58**	
CORPORATE NOTES/BONDS								
Microsoft Corp	1,930,730.00	2,000,000.00	3.300%	4.210%	11/29/22	2/6/27	1,990,720.00	Feb & Aug
Apple Inc	1,905,342.00	2,000,000.00	3.000%	4.100%	2/3/23	11/13/27	1,968,272.00	May & Nov
Stanford University	483,500.00	500,000.00	3.089%	3.975%	4/7/25	5/1/29	479,853.00	May & Nov
Walmart Inc	480,800.00	500,000.00	3.250%	4.225%	3/3/25	7/8/29	485,860.00	Jan & July
Citibank, N.A.	2,025,000.00	2,000,000.00	4.838%	4.422%	3/31/26	8/6/29	2,000,916.00	Feb & Aug
Apple Inc	457,305.00	500,000.00	2.200%	4.298%	3/3/25	9/11/29	935,802.00	March & Sept
Apple Inc	462,565.00	500,000.00	2.200%	4.064%	4/7/25	9/11/29		March & Sept
State Street Bank	508,360.00	500,000.00	4.782%	4.354%	7/18/25	11/23/29	501,277.50	May & Nov
Johnson & Johnson	203,038.00	200,000.00	4.700%	4.358%	3/3/25	3/1/30	1,507,080.00	March & Sept
Johnson & Johnson	507,245.00	500,000.00	4.700%	4.358%	3/3/25	3/1/30		March & Sept
Johnson & Johnson	304,375.00	300,000.00	4.700%	4.358%	3/3/25	3/1/30		March & Sept
Johnson & Johnson	512,700.00	500,000.00	4.700%	4.121%	4/7/25	3/1/30		March & Sept
Berkshire Hathaway	445,150.00	500,000.00	1.850%	4.333%	3/28/25	3/12/30	908,666.00	March & Sept
Berkshire Hathaway	450,355.00	500,000.00	1.850%	4.094%	4/7/25	3/12/30		March & Sept
President & Fellows	2,044,490.00	2,000,000.00	4.887%	4.374%	5/7/25	3/15/30	2,014,828.00	March & Sept
NVIDIA CORP	2,760,510.00	2,900,000.00	2.850%	4.192%	4/29/26	4/1/30	2,715,374.40	Apr & Oct
Visa Inc.	450,190.00	500,000.00	2.050%	4.368%	6/23/25	4/15/30	912,798.00	Apr & Oct
Visa Inc.	452,260.00	500,000.00	2.050%	4.297%	7/18/25	4/15/30		Apr & Oct
Yale University	1,738,810.00	2,000,000.00	1.482%	4.422%	4/15/25	4/15/30	1,786,576.00	
Costco Wholesale Corp	1,813,340.00	2,000,000.00	1.600%	4.199%	5/14/26	4/20/30	1,794,958.00	Apr & Oct
Walmart Inc	500,840.00	500,000.00	4.350%	4.311%	5/30/25	4/28/30	497,428.50	Apr & Oct

CITY OF TURLOCK

Schedule of Investments - As of July 31, 2026

INVESTMENT DETAIL	Cost	Par	Coupon Rate	YIELD	Purchase Date	Maturity Date	Market	When Interest Paid
BlackRock, Inc.	457,665.00	500,000.00	2.400%	4.355%	6/24/25	4/30/30	918,612.00	Apr & Oct
BlackRock, Inc.	459,625.00	500,000.00	2.400%	4.266%	6/30/25	4/30/30		Apr & Oct
Chevron	452,255.00	500,000.00	2.236%	4.432%	6/23/25	5/11/30	913,753.00	May & Nov
Chevron	453,650.00	500,000.00	2.236%	4.393%	7/18/25	5/11/30		May & Nov
Alphabet Inc	494,545.00	500,000.00	4.000%	4.245%	5/30/25	5/15/30	487,490.50	May & Nov
Novartis Capital Cor	907,950.00	1,000,000.00	2.200%	4.618%	5/20/26	8/14/30	906,757.00	Feb & Aug
Automatic Data Processing Inc	879,300.00	1,000,000.00	1.250%	4.360%	5/14/26	9/1/30	872,668.00	March & Sept
Meta Platforms Inc	992,500.00	1,000,000.00	4.200%	4.383%	4/29/26	11/15/30	1,936,230.00	May & Nov
Meta Platforms Inc	987,500.00	1,000,000.00	4.200%	4.510%	5/14/26	11/15/30		May & Nov
Alphabet Inc	2,009,580.00	2,000,000.00	4.100%	3.992%	2/23/26	2/15/31	1,937,140.00	Feb & Aug
Eli Lilly and Co	493,675.00	500,000.00	4.250%	4.544%	5/18/26	3/15/31	489,993.50	March & Sept
The Procter & Gamble	445,975.00	500,000.00	1.950%	4.412%	5/18/26	4/23/31	443,452.00	Apr & Oct
Eli Lilly and Co	987,320.00	1,000,000.00	4.375%	4.662%	5/20/26	5/20/31	1,961,596.00	
Eli Lilly and Co	493,805.00	500,000.00	4.375%	4.656%	5/20/26	5/20/31		
Eli Lilly and Co	493,415.00	500,000.00	4.375%	4.673%	5/20/26	5/20/31		
Total Corporate Notes/Bonds	**31,445,665.00**	**32,900,000.00**					**31,368,101.40**	
HELD WITH TRUSTEE								
Money Market - US Bank - Roads Bond	32,901,004.88	32,901,004.88	n/a	3.110%	1/31/25	open	32,901,004.88	monthly
US Treasury Note - US Bank - Roads Bond	MATURED	MATURED	4.500%	4.490%	7/30/25	7/15/26	MATURED	Jan & July
Total Held with Trustee	**32,901,004.88**	**32,901,004.88**					**32,901,004.88**	
TOTAL INVESTMENTS	**$ 317,144,853.64**	**$ 322,254,084.27**					**$ 317,872,431.26**	
TOTAL INVESTMENTS AND DEMAND DEPOSITS	**327,238,886.66**	**332,348,117.29**					**327,966,464.28**	

Note: Market values are as stated by Charles Schwab Investment statements.

City Council Meeting Minutes

August 11, 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**

Motion: Approval of Agenda as Posted, motioned by Vice Mayor Monez, seconded by Councilmember Abram and failed 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, ANNOUNCEMENTS, PRESENTATIONS, AND BRIEFINGS**

A. Recognition: Rylee Ramos

Councilmember Phillips resented a recognition to Rylee Ramos, commending her hard work, deidication, and noteworthy achievements.

B. Presentation: City Treasurer Investment Portfolio Review

City Treasurer Abram presented a review of the investment portfolio.

6. **CONSENT CALENDAR**

Mayor Bublak opened the item for public comment at 6:07 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:07 PM.

Action: Motion: by Vice Mayor Monez, seconded by Councilmember Bixel, to adopt the Consent Calendar 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 July 10, 2026 Through July 16, 2026 in the Amount of $5,412,247.45

Action: Approved Motion: Accepting the Weekly Demands of July 10, 2026 Through July 16, 2026 in the Amount of $5,412,247.45

B. Accepting the Minutes of the July 28, 2026 City Council Meeting

Action: Approved Motion: Accepting the Minutes of the July 28, 2026 City Council Meeting

C. Accepting Improvements for City Project No. 23-046 "Well No. 29 Chlorination" and Authorizing City Engineer to File a Notice of Completion (Engineering)

Action: Approved Motion: Accepting improvements for City Project No. 23-046 "Well No. 29 Chlorination" and authorizing the City Engineer to file a Notice of Completion.

D. Reaffirming the Determination Made by the City Manager in Response to the Emergency Created by the Inoperative Freezer Unit at the Animal Control Facility (City Project No. 26-041 "Animal Control Freezer Evaporator and Condenser Replacement") and Finding That the Emergency Will Not Permit a Delay Resulting From a Competitive Solicitation for Bids Pursuant to Public Contract Code Section 22050(c)(2) (Engineering)

Action: Approved Motion: Reaffirming the determination made by the City Manager in response to the emergency created by the inoperative freezer unit at the Animal Control Facility and finding that the emergency will not permit a delay resulting from a competitive solicitation for bids pursuant to Public Contract Code Section 22050(c)(2)

E. Declaring the Intention to Order Annexation No. 36 for the Property Located at 145 Twentieth Century Blvd, (Stanislaus County Assessor’s Parcel 042-011-049), to Existing Community Facilities District No. 2 (Services Mitigation) (Development Services)

Action: Approved Resolution No. 2026-102: Declaring the Intention to Order Annexation No. 36 for the property located at 145 20th Century Boulevard, (Stanislaus County Assessor’s Parcel 042-011-049), to Existing Community Facilities District No. 2 (Services Mitigation)

F. Authorization to Purchase the Meridian Archer 1200 Hostile Vehicle Mitigation Barrier System for a Total not to Exceed Amount of $388,476.98 (Municipal Services)

Action: Approved Motion: Authorizing the purchase of the Meridian Archer 1200 Hostile Vehicle Mitigation Barrier System, including associated barrier units, trailer, deployment equipment, gates, arrestor cables, accessories, manufacturer training, shipping, and related appurtenances, for a total not to exceed amount of $388,476.98, from Meridian Rapid

Defense Group without compliance to formal bid procedures in accordance with Turlock Municipal Code Section 2-7-8(b)(2), and authorizing the City Manager to execute all documents necessary to complete the purchase.

G. Approving an Agreement Between Golden State Communications and the City of Turlock, in an Amount not Exceed $600,000 for Annual Subscriber Radio Maintenance for the Period of July 1, 2026 Through June 30, 2030 (Police)

Action: Approved Motion: Approving an agreement between Golden State Communications and the City of Turlock, in an amount not exceed $600,000 for annual subscriber radio maintenance for the period of July 1, 2026 through June 30, 2030, where funding is budgeted in the respective departments funds.

H. Determining City Project No. 25-064 “Senior Center Parking Lot Improvements” is Exempt from CEQA, Awarding Bid and Approving an Agreement with Tosted Asphalt, Inc., of Fresno, California in the Amount of $155,693.02 and Authorizing a Construction Contingency Amount of $15,569.30 (10%)(Engineering)

Action: Approved Resolution No. 2026-103: Determining City Project No. 25-064 “Senior Center Parking Lot Improvements” is exempt from the provisions of CEQA in accordance with Section 15302 of the CEQA guidelines.

Action: Approved Motion: Awarding bid and approving an Agreement with Tosted Asphalt, Inc., of Fresno, California in the amount of $155,693.02 and authorizing a construction contingency amount of $15,569.30 (10%), for City Project No. 25-064 “Senior Center Parking Lot Improvements.”

7. FINAL READINGS

None

8. PUBLIC HEARINGS

A. Approving the Engineer’s Report and Confirming Diagrams, Assessments, and Ordering the Levying and Collection of Assessments as Originally Proposed for Fiscal Year 2026-2027 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock Pursuant to Resolution No. 97-128 (Engineering)

This item was introduced by City Engineer Bill Morris.

Mayor Bublak opened the item for public comment at 6:08 PM. There were no comments from the public, and Mayor Bublak closed public comment at 6:08 PM.

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. 2026-104: Approving the Engineer's Report for Fiscal Year 2026-2027 for all Landscaping and Lighting Assessment Districts and all Street Maintenance Benefit Assessment Areas in the City of Turlock

Action: Approved Resolution No. 2026-105: Confirming diagrams, assessments, and ordering the levying and collection of assessments as originally proposed for Fiscal Year 2026-2027 for all Landscaping and Lighting Assessment Districts (Exhibit A) and all Street Maintenance Benefit Assessment Areas (Exhibit B) in the City of Turlock pursuant to Resolution No. 97-128

9. **ACTION ITEMS**

A. Awarding Bid and Approving an Agreement with Teichert Construction in the Amount of $20,280,558.00 and a Contingency Amount of $2,028,000.00 (10%) to be Funded by Fund 115 "Measure A - Roads" Bond Proceeds, Fund 215 "Streets - Grant Funded Projects", and Fund 218 "Measure L" for Construction of City Project No. 23-052 "Mark Thomas Task Order No. 2 for Roads Program - Geer Road" (Roads Program)

Road Program Manager Fred Pezeshk introduced the item.

Mayor Bublak opened public comment at 6:16 PM and the following member of the public spoke:

Leslie Stokes

With no further comments, Mayor Bublak closed public comment at 6:19 PM.

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 Motion: Awarding bid and approving an Agreement between the City of Turlock and A. Teichert & Son, Inc. dba Teichert Construction, of Roseville, CA, in the amount of $20,280,558.00 and a contingency amount of $2,028,000.00 (10%) to be funded by Fund 115 "Measure A - Roads" bond proceeds, Fund 215 "Streets - Grant Funded Projects", and Fund 218 "Measure L" for construction of City Project No. 23-052 "Mark Thomas Task Order No. 2 for Roads Program - Geer Road"

B. Approving Amendment No. 22 for Task Order No. 7A Under the Terms of the Master Agreement (City Contract No. 2024-111) with NV5, Inc. for Construction Management and Inspection Services for the City of Turlock's Roads Initiative Program in the amount of $3,676,805.76 for City Project No. 23-052 (Roads Program)

Roads Program Manager Fred Pezeshk introduced the item.

Mayor Bublak opened the item for public comment at 6:24 PM. There were no comments from

the public, and Mayor Bublak closed public comment at 6:24 PM.

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 5/0 by the following vote:

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

Action: Approved Motion: Approving Amendment No. 22 for Task Order No. 7A 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 $3,676,805.76 to be funded by Fund 218 "Measure L" for City Project No. 23-052 as "NV5 CM Task Order No. 7A for City Project No. 23-052"

C. General Plan Amendment 2026-01, Introduction of Ordinance Amendment 2026-01 & Rezone 2026-01 (Housing Element): Council to consider Adoption of the 2023-2031 Housing Element, Amendments to the Land Use and Economic Development Element of the General Plan to Incorporate the Commercial Residential Mixed-Use Designation (CRMU), and Changes to the General Plan Designation of Multiple Properties to CRMU as Well as First Reading and Introduction of the Ordinance for Adoption of the Addition of Article 6 to Chapter 9-3 of the Municipal Code to Establish Standards for the CRMU District and Rezoning of Multiple Properties to CRMU.

Development Services Director Werner introduced Andrew Hill who presented the Six Cycle Plan and Zoning Amendments.

Mayor Bublak opened public comment at 6:37 and the following member of the public spoke:

Milt Trieweiler

With no further comments, Mayor Bublak closed public comment at 6:40 PM.

Motioned by Councilmember Abram, seconded by Councilmember Bixel and carried 5/0 by the following vote:

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

Action: Approved Resolution No. 2026-105: In the matter of adopting General Plan Amendment 2026-01 (2023-2031 Housing Element and Commercial-Residential Mixed-Use District)
Approved First Reading of an Ordinance: In the matter of amending Title 9 (Zoning) of the Turlock Municipal Code adding Article 6 (Commercial-Residential Mixed-Use Zones) including Section 9-6-110 (Streamlined Ministerial Approval for Qualifying Housing Development Projects in Commercial-Residential Mixed-Use Zones), and amending Turlock Municipal Code 9-3-202 to implement the General Plan Housing Element

Approved First Reading of an Ordinance: In the matter of amending the Zoning map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code (Rezone 2026-01)

10. **PUBLIC PARTICIPATION**

Mayor Bublak opened public comment at 6:41 PM and the following members of the public spoke:

Shawn Sheridan
Candice Bills
Leslie Stokes
Brad Bates
Ramon Rodriguez
Karina Mendoza
Milt Trieweiler
Name not provided

With no further comments, Mayor Bublak closed public comment at 7:05 PM.

11. **CITY MANAGER REPORTS/UPDATES**

A. Monthly Department Reports

City Manager Murphy asked Municipal Director Fisher to come forward and provide an update on Montana Park, and City Manager Murphy announced the start of the new Fire Marshall.

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

Councilmember Abram commented on the success of this year's National Night Out and highlighted the recent approval of an item on the Consent Calendar related to the installation of portable bollards. She expressed her appreciation to City staff and her fellow Councilmembers for their efforts in bringing the project to fruition. Councilmember Abram also extended her gratitude to the local firefighters who have been deployed to assist with wildfire response efforts in Oregon and Calaveras County.

Councilmember Bixel thanked the firefighters serving on out-of-area deployments and reassured the public that the Turlock Fire Department continues to maintain sufficient staffing and resources to ensure the safety of the community.

Vice Mayor Monez clarified information related to a recent social media post, noting that the City of Turlock does not currently have a data center and has no pending applications for one. She also expressed her appreciation to local firefighters and commended Fire Chief Serpa for his strategic leadership and planning. In addition, Vice Mayor Monez thanked Roads Program Manager Fred Psezeshk for his dedication and contributions to improvements along the Geer Road Corridor.

Councilmember Phillips shared that she attended National Night Out at Columbia Park and was pleased with the strong community participation and turnout. She also noted the successful grand opening of Chick-fil-A, which attracted a large number of residents and visitors.

Mayor Bublak stated that the Chick-fil-A grand opening experienced the company's largest first-day turnout to date, noting the positive economic impact the new business will have on the City of Turlock. The Mayor also announced that a Fire Advisory Board was established to provide a forum for discussing fire service-related issues, with Fire Chief Serpa expected to begin facilitating those

discussions in the near future.

13. **CLOSED SESSION**

City Clerk Fiez read the closed sessions items out loud.

City Clerk Fiez opened public comment at 7:15 PM. With no comments from the public, City Clerk Fiez closed public comment at 7:15 PM.

A. Threat to Public Services, Public Facilities, Critical Infrastructure Controls, Critical Infrastructure Information Relating to Cybersecurity, Cal. Gov't Code §54957(a)(1)
"This chapter does not prevent the legislative body of a local agency from holding closed sessions with the Governor, Attorney General, district attorney, agency counsel, sheriff, or chief of police, or other law enforcement or security personnel, 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, a threat to the public's right of access to public services or public facilities, or a threat to critical infrastructure controls or critical infrastructure information relating to cybersecurity."
Consultation with: City Attorney Katie Lucchesi, and IT Director Nicklaus Showalter

B. Conference with Legal Counsel – Existing Litigation pursuant to California Government Code §54956.9(d)(1)
Two Cases: Turlock Gospel Mission vs. City of Turlock (Case No. CV-26-007057), and People of the State of California vs City of Turlock (Case No. CV-26-007151).

14. **REPORTS FROM CLOSED SESSION**

None

15. **ADJOURNMENT**

Mayor Bublak adjourned the meeting at 7:27 PM.

Respectfully Submitted,

_____
Kelly Renteria, Deputy City Clerk

City Council Staff Report

August 25, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Stephen Fremming, P.E., Principal Civil Engineer
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Motion: Reaffirming the determination made by the City Manager in response to the emergency created by the inoperative freezer unit at the Animal Control Facility and finding that the emergency will not permit a delay resulting from a competitive solicitation for bids pursuant to Public Contract Code Section 22050(c)(2)

2. NARRATIVE:

The City of Turlock Animal Control Facility features a walk-in freezer used to store evidence animals and to hold deceased animals prior to proper disposal. Proper handling of deceased animals is critical for evidence preservation and public health. Without use of the freezer, animal services staff must make frequent deliveries of deceased animals to Turlock Transfer for proper disposal, otherwise decomposition and odors are accelerated, leading to increased health and handling concerns.

The existing freezer stopped working on April 28th. It has been determined that the evaporator and condenser that serve the walk-in freezer cannot be repaired, and that these must be replaced in order to restore operation. In May 2026, City Engineering staff became involved in the project and learned that a building permit requiring engineered plans would be required for the replacement work. In parallel with the design effort, the Turlock Police Department staff sought approval from the City Manager to make an emergency declaration to procure the necessary equipment and services to replace the evaporator and condenser without giving notice for bids pursuant to the standard delivery process for public projects. An emergency declaration saves approximately one and a half months of time for completion of this project due to omitting the need for a longer bid solicitation process, approval of the agreement by the City Council, and obtaining a building permit prior to work commencing. The emergency declaration memo prepared by Police Department staff and signed by the City Manager is included as an attachment to this staff report.

An on-call design consultant, RED Architects, Inc., provided engineered stamped plans for the work. City engineering staff prepared an informal private bid solicitation and requested a bid from Champion Industrial Contractors of Modesto, California, who submitted a bid proposal in the amount of $20,880 on June 29, 2026 for the work encompassed in City Project No. 26-041 "Animal Control Freezer Evaporator and Condenser Replacement." The bid solicitation process for this project is in compliance with Public Contract Code Section 22050 and the City's Resolution No. 2010-028 which delegates authority to the City Manager to declare an emergency to invoke emergency contracting procedures. As of the writing of this staff report, it is estimated that construction will be complete by mid-August 2026.

Per Public Contract Code Section 22050(c)(2), the Council must determine at every regularly scheduled meeting after the declaration is made, by a four-fifths vote, that there is a need to

continue the action until such time that conditions warrant that the continuing determination is no longer needed.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The total estimated project costs are displayed below.

	Amount
Preliminary Engineering *--City Staff*	$ 3,700.00
Engineering Design and Construction Services *--RED Architects, Inc.*	$ 8,800.00
Construction Contract *--Champion Industrial Contractors*	$ 20,880.00
Construction Contingency	$ 3,000.00
Construction Engineering *--City Staff*	$ 6,300.00
Total Estimate Project Costs	**$ 42,680.00**

The project is funded from Fund 119 (American Rescue Plan Act [ARPA]) account number 119-10-188.51270 "Construction Project."

Approximately $10,000 of the total project costs were expended in Fiscal Year 2025-26. There is adequate budget available in the current fiscal year for this project and no additional funding is necessary.

4. ENVIRONMENTAL DETERMINATION:

This project is exempt from CEQA per Section 15302 (Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines, as this section of the guidelines exempts projects that involve replacement of existing facilities where located at the same site and having substantially the same purpose as the replaced facility.

5. ALTERNATIVES:

A. City Council could choose not to reaffirm the emergency declaration. This alternative is not recommended because the agreement has been approved and the emergency has not yet been resolved.
B. Provide staff with direction on how to proceed.

6. ATTACHMENTS:

1. Emergency Declaration

TURLOCK POLICE DEPARTMENT

INTER-OFFICE MEMORANDUM

TO: INTERIM CITY MANAGER GARY HAMPTON
(VIA CHAIN OF COMMAND)

FROM: LIEUTENANT MIKE STAPLER M.S.

DATE: MAY 19, 2026

SUBJECT: ANIMAL SERVICES FREEZER

One of the key pieces of infrastructure at the Turlock Animal Shelter is a walk-in freezer used to store evidence animals and to hold euthanized or otherwise deceased animals, such as roadkill, pending proper disposal.

Keeping these corpses frozen is critical from evidence preservation and health standpoints; after even a few hours in the summer heat, decomposition and odors become an issue. With the freezer, staff are able to store animals and make weekly trips to Turlock Transfer for disposal. Without the freezer, Animal Services cannot store evidence animals and must make daily runs to Turlock Transfer.

On March 7, 2026, the walk-in freezer at the Turlock Animal Shelter malfunctioned and was repaired during an after-hours service call. On March 28, the freezer again stopped working again, which generated another after-hours service call.

On April 28, the freezer again stopped working. This time, it could not be repaired. Robic Refrigeration, the company that had been servicing the freezer, stated the compressor and other components needed to be replaced and quoted a little less than $24,000 for the job.

We also consulted with Champion Mechanical Services, and received a quote of a little more that $21,000 for the same repair.

In the process of moving forward with the work, we determined the project would require a building permit and design plans, as it is necessary to relocate the cooling equipment. This process will significantly increase the amount of time it will take to get the repairs started. Estimates from city engineering predict project completion in mid-September following the standard process.

APPROVED 5/19/26

With summer bearing down, we don't have that time.

With an emergency declaration for the project, city engineering predicts completion in late July.

As such, I am requesting this situation be declared an emergency so we can expedite this repair process. Please let me know if you have any questions or need additional information.

X

ACTING CITY MANAGER,
CHRISTOPHER FISHER
DATE: 6-17-26

City Council Staff Report

August 25, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Charlotte Calvario, Engineering Project Coordinator
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Motion: Awarding bid and approving an Agreement with A Plus Heating and Air Inc., of Citrus Heights, California in the amount of $136,000.00 and authorizing a construction contingency amount of $13,600.00 (10%), for City Project No. 25-047 “HVAC and Roof Replacement at the Sodium Hypochlorite Building.”

Resolution: Determining the award of bid for construction of City Project No. 25-047 “HVAC and Roof Replacement at the Sodium Hypochlorite Building” is exempt from the provisions of CEQA in accordance with Section 15302 (replacement or Reconstruction) of the CEQA guidelines.

2. NARRATIVE:

The existing roof and HVAC system at the Sodium Hypochlorite Building have reached the end of their useful service lives and require replacement to maintain the reliability and functionality of this critical City facility. Over time, the roofing system has experienced normal deterioration from age and exposure to the elements, increasing the potential for water intrusion and ongoing maintenance issues. Similarly, the existing HVAC equipment has become aged and less reliable, reducing its ability to provide consistent climate control and efficient operation.

This project will replace the existing roof and rooftop HVAC unit with new systems designed to improve building protection, energy efficiency, and long-term operational reliability. The improvements will help safeguard the building and its contents, reduce future maintenance needs, and ensure the facility remains capable of supporting the City's water treatment operations for years to come.

City staff advertised this project on May 28th, 2026 through the Turlock Journal and on the City’s website for construction projects. On June 18th, 2026, one (1) bid proposal was received for City Project No. 25-047 “HVAC and Roof Replacement at the Sodium Hypochlorite Building.” A Plus Heating and Air Inc., of Citrus Heights, California, was the lowest responsible bidder with a base bid amount of $136,000.00.

A mandatory pre-bid meeting was held on June 4th, 2026, and was attended by representatives from thirteen (13) contracting firms. Given the level of contractor interest and the adequate bid advertisement period, staff anticipated receiving multiple bids. However, only one bid was submitted, which is an uncommon outcome for a project of this nature.

Bid Summary:

Bidder	Base Bid Amount	Additive Bid Alternate Amount
A Plus Heating and Air Inc.	$136,000.00	N/A

The sole bidder was responsive and their base bid price came in below the Engineer's Estimate. Due to its experience with similar project types, staff believes the bid represents a fair and reasonable market value. An additive bid alternate was included on the bid form to request pricing to upgrade the base bid roofing materials from a PVC material to Ketone Ethylene Ester (KEE) which would provide a longer useful life. The sole bidder did not provide pricing for the additive bid alternate.

Staff reviewed the bids for bidder responsiveness and responsibility and recommends approval of an agreement with A Plus Heating and Air Inc., of Citrus Heights, California as the lowest responsive, responsible bidder with a base bid amount of $136,000.00.

Although the sole bidder did not provide pricing for the additive bid alternate, the base bid was responsive and came in below the Engineer's Estimate. Staff believes the bid represents a fair and reasonable market value, particularly considering recent City projects have also received bids below the Engineer's Estimate. Based on the bidder's responsiveness, qualifications, and the need to replace the aging roof and HVAC systems, staff recommends awarding the contract.

3. FISCAL IMPACT / BUDGET AMENDMENT:

No General Fund money will be used for this project.

The total estimated project costs are displayed below:

Preliminary Engineering - *City Staff*	$7,600.00
Construction Contract - *A Plus Heating and Air Inc.*	$136,000.00
Construction Contingency for potential change orders	$13,600.00
Construction Engineering - *City Staff*	$7,200.00
Total Estimated Project Cost	**$164,400.00**

The designated project account is Fund 410 “Water Quality Control (WQC)” account number 410-51-534.51300 “Construction Repairs/Improvements.” There is adequate budget for estimated project expenses in Fiscal Year 2026-27 and no additional budget allocation is needed at this time.

4. ENVIRONMENTAL DETERMINATION:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to

Section 15302 (Replacement or Reconstruction) as the project involves replacement of improvements only.

5. ALTERNATIVES:

A. Council could choose to reject the environmental determination. Staff does not recommend this alternative as an environmental determination is required to be made in accordance with CEQA and Section 15302 (Replacement or Reconstruction) is an appropriate exemption.
B. Council could choose to reject all bids submitted for this project. Staff does not recommend this alternative because funds are available, and the improvements are necessary to fully address concerns at the Sodium Hypochlorite Building.
C. Council could approve the Agreement with A Plus Heating and Air Inc. and authorize a different construction contingency amount than recommended by staff. Staff does not recommend this alternative because the proposed 10.0% contingency provides an appropriate balance between fiscal prudence and the need to address unforeseen field conditions without delaying the project.

6. ATTACHMENTS:

1. Draft Resolution
2. Bidder's Summary
3. Agreement CC 2027-079 with A Plus Heating and Air Inc

RESOLUTION NO. 2026-

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

DETERMINING THE AWARD OF BID FOR CONSTRUCTION OF CITY PROJECT NO. 25-047 "HVAC AND ROOF REPLACEMENT AT THE SODIUM HYPOCHLORITE BUILDING" IS EXEMPT FROM THE PROVISIONS OF CEQA IN ACCORDANCE WITH SECTION 15302 OF THE CEQA GUIDELINES

WHEREAS, City Project No. 25-047 "HVAC and Roof Replacement at the Sodium Hypochlorite Building" includes the replacement of the existing HVAC units and the roof; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines which provides an exemption for project that consist of replacement or reconstruction of existing structures and facilities where the improvements are on the same site and have substantially the same purpose and capacity.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby determine the award of bid for construction of City Project No. 25-047 "HVAC and Roof Replacement at the Sodium Hypochlorite Building" is exempt from the provisions of CEQA in accordance with Section 15302 of the CEQA Guidelines.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 25th day of August, 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 BIDDER'S SUMMARY

PROJECT TITLE: HVAC AND ROOF REPLACEMENT AT THE SODIUM HYPOCHLORITE BUILDING
CITY PROJECT NO: 25-047
BID OPENING: THURSDAY, JUNE 18, 2026 AT 10:00 AM
ANTICIPATED COUNCIL AWARD DATE: TUESDAY, AUGUST 25, 2026

						1	
Base Bid				**ENGINEER'S EST.**		A PLUS HEATING AND AIR INC Citrus Heights, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total
1	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00	$ 4,500.00	$ 4,500.00
2	Roof Demolition	LS	1	$ 55,000.00	$ 55,000.00	$ 12,000.00	$ 12,000.00
3	Allowance for Unforeseen Repairs	ALLOW	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
4	Flat Roof Replacement - 60 mil PVC	LS	1	$ 100,000.00	$ 100,000.00	$ 72,500.00	$ 72,500.00
5	Roof Walkway Pads	LS	1	$ 500.00	$ 500.00	$ 7,000.00	$ 7,000.00
6	HVAC Unit 7.5 Ton	LS	1	$ 26,000.00	$ 26,000.00	$ 24,000.00	$ 24,000.00
7	Wall Mounted Mini-Split	LS	1	$ 1,000.00	$ 1,000.00	$ 4,000.00	$ 4,000.00
8	Roof Curbs for HVAC	LS	1	$ 5,000.00	$ 5,000.00	$ 2,000.00	$ 2,000.00
9	All other work not included in other bid items	LS	1	$ 5,000.00	$ 5,000.00	$ -	$ -
			Base Bid Total =	**$**	**222,500.00**	**$**	**136,000.00**

Additive Bid Alternate "A"				**ENGINEER'S EST.**		A PLUS HEATING AND AIR INC Citrus Heights, CA	
10	Flat Roof Replacement - KEE	1	LS	$ 20,000.00	$ 20,000.00	$ -	$ -

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

AGREEMENT

For

PUBLIC IMPROVEMENT

City Project No. 25-047

HVAC and Roof Replacement at the Sodium Hypochlorite Building

THIS PUBLIC IMPROVEMENT AGREEMENT (the "Agreement") is entered into by and between the City of Turlock, a California municipal corporation ("City"), and A Plus Heating and Air Inc., a California corporation ("Contractor"), on Tuesday, August 25, 2026 (the "Effective Date"). City and Contractor 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 a duly qualified and licensed firm experienced in the construction of HVAC and Roof Replacement at the Sodium Hypochlorite Building (the "Project").

B. The Project involves the expenditure of funds in excess of $5,000 and constitutes a "public project" pursuant to Public Contract Code section 20161.

C. Contractor has made a proposal to City to provide construction services, a copy of which is attached and incorporated hereto as **Exhibit A** (the "Services").

D. City has determined it is necessary and desirable to employ the services of Contractor to perform construction work on the Project.

E. City has taken appropriate proceedings to authorize construction of the Project and execution of this contract pursuant to Public Contract Code section 20160 et seq.; specifically, on August 25, 2026, at a duly noticed meeting of the City Council of the City of Turlock, this contract for the construction of the improvements hereinafter described was awarded to Contractor as the lowest responsive and responsible bidder for said improvements.

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

1. CONTRACT DOCUMENTS

This Agreement, together with the following documents, are collectively referred to herein as the "Contract Documents":

A. Notice to Bidders;

B. Contractor's Bid or Proposal accepted by City;

C. Special Provisions of the City of Turlock for HVAC and Roof Replacement at the Sodium Hypochlorite Building;

D. Plans and detailed drawings prepared for this Project and approved by City ("Project Plans");

E. All bonds and insurance required in any of the Contract Documents;

F. Any and all supplemental agreements amending, decreasing, or extending the work contemplated or which may be required to complete the work in a substantial and acceptable manner; and

G. The current edition of the City of Turlock Standard Specifications and Drawings.

All of the Contract Documents are intended to incorporate the terms of the others so that any work called for in one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents. The documents comprising the complete contract will hereinafter be referred to as the "Contract." In case of any dispute regarding the terms of the Contract, the decision of the City Engineer shall be final.

2. TERM

The Contract shall be effective as of the Effective Date first stated above. Contractor shall not commence work on the Project until it has been given notice by City ("Notice to Proceed"). The Contract shall terminate one (1) year(s) after City accepts Contractor's performance of the Services by recording a Notice of Completion with the County of Stanislaus Clerk Recorder (the "Term"), unless the Parties mutually agree in writing to terminate the Contract earlier or extend the Term in an agreed writing executed by both Parties.

3. SCOPE OF WORK

3.1. SERVICES

Contractor shall perform the Services described in Exhibit A, subject to all terms and conditions in the Contract. Contractor shall not receive additional compensation for the performance of any Services not described therein.

3.2. MODIFICATION

City, at any time, by written order, may make changes within the general scope of the work under this Agreement or issue additional instructions, require additional work or direct deletion of work. Contractor shall not proceed with any change involving an increase or decrease in the Contract Price, as defined in CONTRACT PRICE of this Agreement, without prior written authorization from City. Contractor shall not be entitled to compensation for the performance of any such unauthorized work. Contractor further waives any and all right or remedy by way of restitution or quantum meruit for any and all extra or changed work performed without

express and prior written authorization of City. Notwithstanding the foregoing, Contractor shall promptly commence and diligently complete any change to the work subject to City's written authorization issued pursuant to this Section; Contractor shall not be relieved or excused from its prompt commencement of diligent completion of any change subject to City's written authorization by virtue of the absence or inability of Contractor and City to agree upon the extent of any adjustment to the completion schedule or Contract Price on account of such change. The issuance of a change order pursuant to this SCOPE OF WORK in connection with any change authorized by City shall not be deemed a condition precedent to Contractor's obligation to promptly commence and diligently complete any such change authorized by City hereunder. City's right to make changes shall not invalidate the Contract nor relieve Contractor of any liability or other obligations under the Contract. Any requirement of notice of changes in the scope of work to Contractor's surety shall be the responsibility of Contractor.

3.3. SPECIFIC MATERIALS & PERFORMANCE OF WORK

Contractor shall furnish all tools, equipment, facilities, labor, and materials necessary to perform and complete, in good workmanlike manner, the work of general construction as called for and in the manner designated in, and in strict conformity with, the plans and specifications for said work entitled, "Special Provisions for HVAC and Roof Replacement at the Sodium Hypochlorite Building." The equipment, apparatus, facilities, labor, and material shall be furnished, and said work performed and completed as required by the Contract under the direction and supervision, and subject to the approval, of the City Engineer or City Engineer's designated agent.

3.4. EXHIBITS

All "Exhibits" referred to below or attached hereto are, by this reference, incorporated into the Contract.

Exhibit Designation	Exhibit Title
1. Exhibit A	Contractor's Proposal for Services
2. Exhibit B	Payment by Force Account
3. Exhibit C	Workers' Compensation Insurance Certification
4. Exhibit D	Performance Bond
5. Exhibit E	Payment Bond

4. CONTRACT PRICE

City shall pay, and Contractor shall accept in full payment for the work set forth above in SCOPE OF WORK, an amount not to exceed One Hundred Thirty Six Thousand and No/100th Dollars ($136,000.00) (the "Contract Price"). Said amount shall be paid pursuant to COMPENSATION of this Agreement. The Contract Price may only be changed by a contract change order. The value of any work covered by a contract change order for an adjustment in the Contract Price will be determined in the sole discretion of City as follows:

A. If the work performed is on the basis of unit prices contained in the Contract Documents, the change order will be determined in accordance with the provisions in Section 4-1.05, "Changes and Extra Work", of the Caltrans Standard Specifications, as applicable; or

B. If the work performed is not included on the engineer's estimate associated with a unit price, the change order will be by a mutually agreed lump sum; or

C. If the change order is not determined as described above in either subdivision (a) or (b), the change order will be determined on the basis of force account in accordance with the provisions set forth in **Exhibit B**, "Payment by Force Account," attached hereto and incorporated herein by reference.

5. TIME FOR PERFORMANCE

The time fixed for the commencement of work under the Contract is within ten (10) working days after the Notice to Proceed has been issued. The work on this project shall be substantially completed on or before the expiration of **twenty-five (25)** working days (the "Substantial Completion Due Date") beginning on the first day of work or no later than the tenth day after the Notice to Proceed has been issued. All work on this project, including all punch list items, shall be completed on or before the expiration of **thirty-five (35)** working days (the "Final Completion Due Date") beginning on the first day of work or no later than the tenth day after the Notice to Proceed has been issued.

5.1. RIGHT OF CITY TO INCREASE WORKING DAYS

If Contractor fails to complete the Services by the Substantial and Final Completion Due Dates, the City Engineer shall have the right to increase the number of working days in the amount the City Engineer may determine will best serve the interests of City, and if the City Engineer desires to increase said number of working days, the City Engineer shall have the further right to charge Contractor and deduct from the final payment for the work the actual cost of engineering, inspection, superintendence, and other overhead expenses which are directly chargeable to Contractor, and which accrue during the period of such extension, except that the cost of the final service and preparation of the final estimates shall not be included in such charges. No extension of time for completion of Services under the Contract shall be considered unless requested by Contractor at least twenty (20) calendar days prior to the Substantial and Final Completion Due Dates, in writing, to the City Engineer.

The Substantial and Final Completion Due Dates may only be changed by a contract change order. The value of any work covered by a contract change order for an adjustment in the Substantial and Final Completion Due Dates will be determined as follows:

A. Additional working days will be awarded where the amount of time is mutually agreed upon by Contractor and the City Engineer; or

B. Additional working days will be awarded where Contractor is prevented from completing any part of the work identified on the critical path and:

   1. where the delay is caused by acts of public enemy, fire, floods, tsunamis, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials and freight embargos, provided that Contractor shall notify Engineer in writing of the causes of delay within fifteen (15) days from the beginning of that delay; or

   2. where the delay is caused by actions beyond the control of Contractor; or

   3. where the delay is caused by actions or failure to act by the City Engineer.

Contractor shall not be entitled to an adjustment in the Substantial and Final Completion Due Dates for delays within the control of Contractor. Delays resulting from and within the control of a subcontractor or supplier of Contractor shall be deemed to be delays within the control of Contractor.

5.2. EXCUSABLE DELAYS

Contractor shall not be in breach of the Contract 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, or explosions; natural disasters, such as floods, earthquakes, landslides, and fires; strikes, lockouts, and other labor disturbances; or other catastrophic events, which are beyond the reasonable control of Contractor. Force Majeure does not include Contractor's financial inability to perform, Contractor's failure to obtain any necessary permits or licenses from other governmental agencies, or Contractor'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 Contractor. If Contractor's performance of the Services is delayed by an excusable delay, the Substantial and Final Completion Due Dates shall be extended for such reasonable time as determined by the City Engineer. Extensions in time must be requested by Contractor within fifteen (15) calendar days of the excusable delay in order to receive consideration.

5.3. EMERGENCY - ADDITIONAL TIME FOR PERFORMANCE - PROCUREMENT OF MATERIALS

If, because of war or other declared national emergency, the federal or state government restricts, regulates, or controls the procurement and allocation of labor or materials, or both, and if solely because of said restrictions, regulations or controls, Contractor is, through no fault of Contractor, unable to perform the Services, or the work is thereby suspended or delayed, any of the following steps may be taken:

A. City may, pursuant to resolution of the City Council, grant Contractor additional time for the performance of the Contract, sufficient to compensate in time, for delay or suspension.
To qualify for such extension in time, Contractor within ten (10) days of Contractor's discovering such inability to perform, shall notify the City Engineer in writing thereof, and give specific reasons therefore; the City Engineer shall thereupon have sixty (60) days within which to procure such needed materials or labor as is specified in this agreement, or permit substitution, or provide for changes in the work in accordance with subdivision (b) of this Section.
Substituted materials, or changes in the work, or both, shall be ordered in writing by the City Engineer, and the concurrence of the City Council shall not be necessary. All reasonable expenses of such procurement incurred by the City Engineer shall be defrayed by the Contractor; or

B. If such materials or labor cannot be procured through legitimate channels within sixty (60) days after the filing of the aforesaid notice, either Party may, upon thirty (30) days' written notice to the other, terminate this agreement. In such event, Contractor shall be compensated for all work executed upon a unit basis in proportion to the amount of the work completed, or upon a cost plus-ten-percent (10%) basis, whichever is the lesser. Materials on the ground, in process of fabrication or in route upon the date of notice of termination specially ordered for the Project and which cannot be utilized by Contractor, shall be compensated for by City at cost, including freight, provided Contractor shall take all steps possible to minimize this obligation; or

C. The City Council, by resolution, may suspend the Contract until the cause of inability to perform is removed for a period of not to exceed sixty (60) days.
If the Contract is not canceled, and the inability of Contractor to perform continues without fault on Contractor's part, beyond the time during which the Contract may have been suspended, as herein above

provided, the City Council may further suspend the Contract, or either Party hereto may, without incurring any liability, elect to declare the Contract terminated upon the ground of impossibility of performance. In the event City declares this agreement terminated, such declaration shall be authorized by the City Council by resolution, and Contractor shall be notified in writing thereof within five (5) days after the adoption of such resolution. Upon such termination, Contractor shall be entitled to proportionate compensation at the Contract Price for such portion of the Contract as may have been performed; or

D. City may terminate the Contract, in which case Contractor shall be entitled to proportionate compensation at the agreed rate for such portion of the Contract as may have been performed. Such termination shall be authorized by resolution of the City Council. Notice thereof shall be forthwith given in writing to Contractor, and the Contract shall be terminated upon receipt by Contractor of such notice.

In the event of the termination provided in this sub paragraph (iv), none of the covenants, conditions or provisions hereof shall apply to the Services not performed, and City shall be liable to Contractor for the proportionate compensation last herein mentioned.

5.4. DELAY DAMAGES

In the event Contractor, for any reason, fails to perform the Services to the satisfaction of the City Engineer by the Substantial Completion Due Date, City may, in accordance with Section 7203 of the Public Contract Code, in lieu of any other of its rights authorized by TERMINATION of this agreement, deduct from payments or credits due Contractor after such breach a sum equal to **One Thousand Five Hundred and No/100ths Dollars ($1,500.00)** for each calendar day beyond the Substantial Completion Due Date. Upon Substantial Completion of the work, and in the event Contractor, for any reason, fails to perform the Services to the satisfaction of the City Engineer by the Final Completion Due Date, City may, in accordance with Section 7203 of the Public Contract Code, in lieu of any other of its rights authorized by TERMINATION of this agreement, deduct from payments or credits due Contractor after such breach a sum equal to **Seven Hundred Fifty and No/100ths Dollars ($750.00)** for each calendar day beyond the Final Completion Due Date. This deduction shall not be considered a penalty but shall be considered as delay damages. The aforementioned rate of deduction is an amount agreed to by the Parties as reasonably representing additional construction engineering costs incurred by City if Contractor fails to complete the Services by the Substantial and Final Completion Due Dates. However, any deduction assessed as delay damages shall not relieve Contractor from liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the Services by the Substantial and Final Completion Due Dates.

Due account shall be taken of any time extensions granted to Contractor by City. Permitting Contractor to continue work beyond the Substantial and Final Completion Due Dates shall not operate as a waiver on the part of City of any of its rights under the Contract nor shall it relieve Contractor from liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the Services by the Substantial and Final Completion Due Dates.

6. TERMINATION

A. *Option of City to Terminate Contract for Failure to Complete Services.* If a Party should fail to perform any of its obligations hereunder within the time and in the manner herein provided, or otherwise violates any of the terms of the Contract (the "Defaulting Party"), the other Party shall give notice to the

Defaulting Party and allow the Defaulting Party ten (10) days to correct such deficiency. If the Defaulting Party does not correct such deficiency, the other Party may immediately terminate the Contract by giving written notice of such termination, stating the reason for such termination. In such event, Contractor shall be entitled to receive payment for all Services satisfactorily rendered until such termination, provided, however, there shall be deducted from such amount the amount of damage, if any, sustained by virtue of any breach of the Contract by Contractor, including Delay Damages. If payment under the Contract is based upon a lump sum in total or by individual task, payment for Services satisfactorily rendered shall be an amount which bears the same ratio to the total fees specified in this Agreement as the Services satisfactorily rendered hereunder by Contractor to the total services otherwise required to be performed for such total fee, provided, however, that there shall be deducted from such amount the amount of damage, if any sustained by City by virtue of any breach of the Contract by Contractor. Upon termination, Contractor shall deliver copies of all Work Product, as defined in OWNERSHIP OF WORK PRODUCT of this Agreement, to City. If District terminates the Contract before Contractor commences any Services hereunder, City shall not be obligated to make any payment to Contractor.

B. If Contractor should be adjudged bankrupt or if it should make a general assignment for the benefit of its creditors, or if a receiver should be appointed on account of its insolvency, or if it or any of its subcontractors should violate any of the provisions of the Contract, City may serve written notice upon it and its surety of its intention to terminate the Contract. Such notice shall contain the reasons for City's intention to terminate the Contract, and unless such violations shall cease within five (5) calendar days after serving of such notice, the Contract shall cease and terminate upon the expiration of said five (5) calendar days. In the event of any such termination, City shall immediately serve written notice thereof upon the surety and Contractor, and the surety shall have the right to take over and perform the Contract; provided however, that, if the surety does not give City written notice of its intention to take over and perform the Contract or does not commence performance thereof within thirty (30) calendar days from the date of the service of such notice, City may take over the work and prosecute the same to completion by contract or any other method it may deem advisable, for the account and at the expense of Contractor, and Contractor and its surety shall be jointly liable to City for any excess cost occasioned City thereby, and in such event City may, without liability for so doing, take possession of and utilize in completing the work, such materials, appliances, and other property belonging to Contractor as may be on the Project site and necessary thereof.

7. LIABILITY FOR BREACH

Neither Party waives the right to recover direct damages against the other for breach of the Contract, including any amount necessary to compensate City for all detriment proximately caused by Contractor'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 Contractor. City shall not, in any manner, be liable for special or consequential damages, including but not limited to Contractor's actual or projected lost profits had Contractor completed the Services required by the Contract. In the event of termination by either Party, copies of all finished or unfinished Work Product, as defined in OWNERSHIP OF WORK PRODUCT of this Agreement, shall become the property of City. Notwithstanding the foregoing, 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 the Contract or the Services performed in connection with the Contract.

8. COMPENSATION

City shall make payments to Contractor in accordance with the provisions of DISPUTES PERTAINING TO PAYMENT FOR WORK of the City Standards in legally executed and regularly issued warrants of City, drawn on the appropriate fund or funds as required by law and order of the City Council thereof. Contractor shall be administered a progress payment approximately every thirty (30) calendar days from the time work begins according to the payment schedule furnished by the City Engineer at the time work begins. Contractor shall provide access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify Contractor's charges to City under this Contract.

Monthly progress payments in the amount of 95 percent (95%) of the value of the work will be made to Contractor based on the Contractor's estimate and the schedule of prices contained in the accepted bid. The remaining 5 percent (5%) will be retained by City as partial security for the fulfillment of the Contract except that at any time after 50 percent (50%) of the work has been completed, if the City Engineer finds that satisfactory progress is being made and the Project's critical path of work are on schedule, City may discontinue any further retention. Such discontinuance will only be made upon the written request of Contractor. City may, at any time the City Engineer finds that satisfactory progress is not being made, again institute retention of 5 percent (5%) as specified above. Payment will be made as soon as possible after the preparation of the Contractor's estimate. City shall pay the remaining 5 percent (5%) of the value of the Services completed under this Contract, if unencumbered by retentions for claims, not sooner than the expiration of thirty-five (35) calendar days from the date of recordation of the Notice of Completion, pursuant to TERM of this agreement, and not later than sixty (60) days from the "completion" of the Services as said term is defined in Public Contract Code section 7107(c).

No estimate or payment shall be made if, in the judgment of the City Engineer, the work is not proceeding in accordance with the provisions of the Contract, or when, in his judgment, the total value of the work done since the last estimate amounts to less than $1,000. No progress payments will be made if the time allotted for the job is thirty (30) working days or less. Payment of any progress payment, or the acceptance thereof by Contractor, shall not constitute acceptance of the work performed under this Contractor, or any portion thereof, and shall in no way reduce the liability of Contractor to replace unsatisfactory work or materials, though the unsatisfactory character of such work or materials may not have been apparent or detected at the time such payment was made.

Additionally, as a precondition to City's progress payments hereunder, Contractor shall provide to City, prior to payment, unconditional waivers and releases of stop notices pursuant to Civil Code section 8128 et seq. from each subcontractor and materials supplier. The form of said waivers and releases shall be as set forth in Civil Code section 3262(d)(2).

Pursuant to Public Contract Code section 22300 et seq., Contractor may request the right to substitute securities for any moneys withheld by City to ensure the performance required of Contractor under the Contract, or that City make payment of retentions earned directly into an escrow account established at the expense of Contractor.

9. DISPUTES PERTAINING TO PAYMENT FOR WORK

Should any dispute arise respecting the true value of any work performed, of any work omitted, or of any extra work which Contractor may be required to do, or respecting the size of any payment to Contractor during the

performance of the Contract, such dispute shall be decided by the City Engineer, and the decision of the latter shall be final and conclusive. The Parties agree to comply with the claims resolution procedures set forth in Public Contract Code section 9204 when applicable.

9.1. CLAIMS PROCESSING

Any submission of a claim by Contractor must comply with the requirements of Public Contract Code section 9204. Upon receipt of a claim pursuant to this section, City shall conduct a reasonable review of the claim and, within a period not to exceed forty-five (45) days, shall provide Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, the Parties may, by mutual agreement, extend the time period provided in this subdivision. Contractor shall furnish reasonable documentation to support the claim. Any payment due on an undisputed portion of the claim shall be processed and made within sixty (60) days after City issues its written statement. If Contractor disputes City's written response, or if City fails to respond to a claim issued pursuant to this section within the time prescribed, Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute.

9.2. MEET-AND-CONFER CONFERENCE

Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, City shall schedule a meet-and-confer conference within thirty (30) days for settlement of the dispute. Within ten (10) business days following the conclusion of the meet-and-confer conference, if the claim or any portion of the claim remains in dispute, City shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within sixty (60) days after the City issues its written statement.

9.3. NONBINDING MEDIATION

Any disputed portion of the claim, as identified by Contractor in writing, shall be submitted to nonbinding mediation, with the Parties sharing the associated costs equally. The Parties shall mutually agree to a mediator within ten (10) business days after the disputed portion of the claim has been identified in writing. If the Parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each Party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject judicial review pursuant to ARBITRATION OF DISPUTES of this Agreement.

Notwithstanding any claim, dispute, or other disagreement between the Parties regarding performance under the Contract, the scope of work hereunder, or any other matter arising out of or related to, in any manner, the Contract, Contractor shall proceed diligently with performance of the Services in accordance with City's written direction, pending any final determination or decision regarding any such claim, dispute, or disagreement.

10. PERMITS AND CARE OF WORK

Contractor shall, at Contractor's expense, obtain all necessary permits and licenses for the construction of each improvement, give all necessary notices and pay all fees and taxes required by law, except those City fees set forth in Special Provisions. Contractor has examined the Project site and is familiar with its topography and condition, location of property lines, easements, building lines, and other physical factors and limitations affecting the performance of the Contract. Contractor, at Contractor's expense, shall obtain any permission necessary for any operations conducted off the property owned or controlled by City. Contractor shall be

responsible for the proper care and protection of all materials delivered and work performed until completion and final acceptance.

11. PUBLIC WORKS AND PAYMENT OF PREVAILING WAGE

11.1. MONITORING AND ENFORCEMENT

In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, all work performed under the Contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations ("DIR"). All work performed by Contractor or its subcontractors under the Contract is subject to the requirements of Labor Code section 1720 et seq. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded. Contractor and its subcontractors shall furnish the records specified in Section 1776 of the Labor Code directly to the Labor Commissioner, at least monthly, in the format prescribed by the Labor Commissioner.

In accordance with the provisions of Section 1773.3 of the Labor Code, City shall provide notice to DIR of the award of this Contract within thirty (30) working days of the award. The notice shall be transmitted electronically in a format specified by DIR and shall include the name of Contractor, any subcontractor listed on the successful bid, the bid and contract award dates, the contract amount, the estimated start and completion dates, Project location, and any additional information DIR specifies that aids in the administration and enforcement of Section 1720 et seq. of the Labor Code.

11.2. WAGES & HOURS OF EMPLOYMENT

In the performance of the Services under the Contract, eight (8) hours shall be the maximum hours of labor on any calendar day, and the minimum wages of compensation of persons performing labor in the execution of this agreement shall be the current prevailing scale of wages determined by DIR for the community. Contractor shall forfeit as penalty Twenty-five and no/100ths Dollars ($25.00) to be paid to City for each workman employed in the execution of the Contract by Contractor or its subcontractor(s), for each calendar day during which any workman is required or permitted to labor more than eight (8) hours, in violation of provisions of Labor Code section 1810 et seq. Contractor shall post prevailing wage rates at the Project no later than the first day Contractor commences performance of the Services under the Contract.

12. SUPERINTENDENCE BY CONTRACTOR

Contractor shall give personal superintendence to the work on the Project or have a competent foreman or superintendent satisfactory to the City Engineer on the Project at all times during construction and performance of work under the Contract, with authority to act for Contractor.

13. INSPECTION AND TESTING BY CITY

Contractor shall at all times maintain proper facilities and provide safe access for inspection by City to all parts of the work performed on the Project and to the shops wherein the work is in preparation. Contractor shall notify City with sufficient time in advance of the manufacture of production materials to be supplied by Contractor under the Contract in order for City to arrange for mill or factory inspection and testing of same. Any materials shipped by Contractor from factory prior to having satisfactorily passed such testing and inspection by City's representative or prior to the receipt of notice from such representative that such testing and

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inspection will not be required shall not be incorporated on the Project. Contractor shall also furnish to City, in triplicate, certified copies of all factory and mill test reports upon request.

14. CONFORMITY WITH LAW AND SAFETY

Contractor 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 American 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 Contractor or its subcontractors must be in accordance with these laws, ordinances, codes, and regulations. Contractor'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 the Contract, Contractor shall immediately notify City's risk manager by telephone. If any accident occurs in connection with the Contract, Contractor 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 Contractor's subcontractor, if any; (c) name and address of Contractor'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 the Contract, Contractor shall immediately notify City. Contractor shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

15. OTHER CONTRACTS

City may award other contracts for additional work on the Project, and Contractor shall fully cooperate with such other contractors and carefully fit Contractor's own work to that provided under other contracts as may be directed by the City Engineer. Contractor shall not commit or permit any act which will interfere with the performance of work by any other contractor.

16. BONDS

Concurrently with the execution hereof, Contractor shall furnish, on the forms provided herein as **Exhibits D and E**, respectively, corporate surety bonds to the benefit of City, issued by a surety company acceptable to City and authorized and admitted to do business in the state of California, as follows:

A. *Faithful Performance Bond.* In an amount equal to at least one hundred percent (100%) of the Contract Price as security for the faithful performance of the Contract. The bond shall contain a provision that the surety thereon waives the provisions of Sections 2819 and 2845 of the Civil Code.

B. *Payment Bond.* In an amount equal to at least one hundred percent (100%) of the Contract Price as security for the payment of all persons performing labor and furnishing materials in connection with the Contract. The bond shall be in accordance with the provisions of Sections 3225, 3226, and 3247 through 3252, inclusive, of the Civil Code and Section 13020 of the Unemployment Insurance Code of

California. Said bond shall also contain a provision that the surety thereon waives the provisions of Sections 2819 and 2845 of the Civil Code.

The surety companies shall familiarize themselves with all provisions and conditions of the Contract. It is understood and agreed that the surety or sureties waive the right of special notification of any modification or alterations, omissions or reductions, extra or additional work, extensions of time, or any other act or acts by City or its authorized agents under the terms of this Contract and failure to so notify the surety or sureties of such changes shall in no way relieve the surety or sureties of their obligations under the Contract.

17. INDEMNIFICATION

17.1. INDEMNITY FOR PROFESSIONAL LIABILITY

When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers ("City's Agents") from and against any and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent Contractor or its subcontractors are responsible for such damages, liabilities and costs on a comparative basis of fault between Contractor or its subcontractors and City in the performance of professional services under the Contract. Contractor shall not be obligated to defend or indemnify City for City's own negligence or for the negligence of others.

17.2. INDEMNITY FOR OTHER THAN PROFESSIONAL LIABILITY

Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend, and hold harmless City and any and City's Agents from and against any liability, including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees, where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of the Contract by Contractor or by any individual or agency for which Contractor is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Contractor.

18. CONTRACTOR'S INSURANCE

Concurrently with the execution hereof, Contractor shall furnish City with satisfactory proof of carriage of the insurance required under this section, and that Contractor shall give City at least thirty (30) days prior notice of the cancellation of any policy during the Term of this contract. Contractor shall not commence work under this Agreement until Contractor has obtained City's approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall Contractor allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services hereunder by Contractor, its agents, representatives, employees or subcontractors. Failure to maintain or renew coverage or to provide evidence of renewal may constitute a material breach of the Contract. Any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to City. The City of Turlock shall be named as a certificate holder.

18.1. COMMERCIAL GENERAL LIABILITY INSURANCE

Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than One Million Dollars ($1,000,000.00) per occurrence, Two Million Dollars ($2,000,000.00) general aggregate, and Two Million Dollars ($2,000,000.00) products and completed operations for bodily injury, personal injury, and property damage, including, without limitation, blanket contractual liability and coverage for explosion, collapse, and underground property damage hazards. The general aggregate limit shall apply separately to this Project or the general aggregate shall be doubled. The policy shall contain, or be endorsed to contain, the following provisions:

A. City, its elective and appointive boards, officers, agents, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of work or operations performed by or on behalf of Contractor, including materials, parts or equipment furnished in connection with such work or operations. The coverage shall be provided in the form of an endorsement to Contractor's insurance (at least as broad as CG 20 10 for ongoing operations and CG 20 37 for products/completed operations for construction services). The City shall be named as a certificate holder on the Certificate of Insurance.

B. For any claims related to the Project, Contractor's insurance coverage shall allow and be endorsed primary insurance as respects City and any insurance or self-insurance maintained by City shall be excess of Contractor's insurance and shall not contribute with it.

C. In the event of cancellation, non-renewal, or material change that reduces or restricts the insurance coverage afforded to City under the Contract, the insurer, broker/producer, or Contractor shall provide City with thirty (30) days' prior written notice of such cancellation, non-renewal, or material change.

D. Coverage shall not extend to any indemnity coverage for the sole negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

18.2. WORKERS' COMPENSATION INSURANCE

Contractor 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, One Million Dollars ($1,000,000.00) by disease-policy limit, and One Million Dollars ($1,000,000.00) by disease-each employee. Contractor shall submit to City, along with the Certificate of Insurance, a Waiver of Subrogation endorsement in favor of the City, its offices, agents, employees, and volunteers.

18.3. COMMERCIAL AUTOMOBILE LIABILITY INSURANCE

Contractor shall maintain commercial automobile liability insurance using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than One Million Dollars ($1,000,000.00) 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 Contractor owns no vehicles, this requirement may be met through a non-owned auto coverage or an endorsement to the CGL policy.

18.4. BUILDER'S RISK INSURANCE

[Intentionally Omitted]

18.5. INSTALLATION FLOATER ("COURSE OF CONSTRUCTION") INSURANCE

Contractor, shall provide an installation floater, covering the work performed under the Agreement, on a form at least as broad as Insurance Services Offices, Inc. (ISO) Causes of Loss - Special Form. The policy shall cover the labor, materials, and equipment, including materials and equipment in transit or away from the project site, to be installed. The coverage shall be written for an amount equal to the initial contract amount plus the value of any subsequent change orders. The Contractor shall be the named insured, and the City and subcontractors of any tier shall be named as insureds. The policy shall allow and be endorsed to include a waiver of subrogation in favor of the City, its officers, officials, employees, and agents.

18.6. CONTRACTORS POLLUTION INSURANCE

Pollution Coverage shall be maintained on a Contractors Pollution Liability form, or other form acceptable to City, providing coverage for liability arising out of sudden, accidental, and gradual pollution and remediation. The policy limit shall be no less than Two Million Dollars ($2,000,000.00) per claim. All activities contemplated in the Contract shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the Project site to the final disposal location, including non-owned disposal sites. The policy shall provide and be endorsed to include the City, its officials, officers, agents, employees, and volunteers as insureds.

18.7. UMBRELLA OR EXCESS POLICY

Contractor 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 Commercial General Liability and Automobile Liability insurance. No coverage or insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

18.8. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Upon request of City, any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City and City's Agents; or (2) Contractor shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

18.9. ACCEPTABILITY OF INSURERS

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-:VII or with an insurer to which City has provided prior approval.

18.10. VERIFICATION OF COVERAGE

Contractor shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by CONTRACTOR'S INSURANCE. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive Contractor's obligation to provide them. City reserves the right, at any time, to require complete, certified copies of all required insurance policies and endorsements.

18.11. WAIVER OF SUBROGATION

With the exception of professional liability, Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor 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 Contractor, its agents, employees, independent contractors and subcontractors. Contractor shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Contractor agrees to obtain any available endorsements that may be necessary to effectuate this waiver of subrogation.

18.12. SUBCONTRACTORS

Contractor shall ensure all subcontractors furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

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 contractor or its subcontractors or subcontractors in connection with Services performed under the Contract ("Work Product") 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 that it is ever determined that any Work Product created by Contractor or its subcontractors or subcontractors under the Contract are not works for hire under U.S. law, Contractor hereby assigns all copyrights to such Work Product to City. With the prior written approval of the City Engineer, Contractor may retain and use copies of such Work Product for reference and as documentation of its experience and capabilities.

All Work Product shall become the property of City irrespective of where located or stored and Contractor agrees to deliver all such documents and information to City, without charge and in whatever form it exists, upon the Final Completion Date, as may be extended. Contractor shall have no ownership interest in such Work Product.

All Work Product of Contractor under the Contract, 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 specific in Exhibit A.

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

20. TAXES

Payment of any taxes, including California sales and use taxes, levied upon the Contract, the transaction, or the Services or goods delivered pursuant hereto, shall be the obligation of Contractor. Contractor shall cooperate with City to the full extent possible to maximize the local allocation of California sales and use tax to City. Such cooperation shall include, but not be limited to:

A. *Use Tax Direct Payment Permits.* Contractor shall apply for, obtain, and utilize, to the maximum extent reasonable, a California Use Tax Direct Payment Permit.

B. *Purchases of $500,000 or More.* Contractor shall require vendors and suppliers located outside California from whom Contractor makes purchases of $500,000 or more to allocate the use tax to City.

21. INDEPENDENT CONTRACTOR

At all times during the Term of the Contract, Contractor shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Contractor performs the Services required under the Contract. Contractor 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 Contractor. City shall have the right to control Contractor only insofar as the result of Contractor's Services rendered pursuant to the Contract; however, City shall not have the right to control the means by which Contractor accomplishes Services rendered pursuant to the Contract.

22. CONTRACTOR NOT AGENT

Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to the Contract to bind City to any obligation whatsoever.

23. ARBITRATION OF DISPUTES

All claims, disputes, and other matters in question between City and Contractor arising out of, or relating to, this Contract or the breach thereof, including claims of Contractor for extra compensation of Services related to the project, shall be decided by arbitration before a single arbitrator in accordance with the provisions of Sections 1281 through 1284.2 of the 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 the Contract. 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 the Contract, matters involving defects in the Services performed by Contractor or its subcontractors, 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 competent 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 limitations.

The parties shall jointly appoint an arbitrator within fifteen (15) calendar days of the date of giving 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 attorney's 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 provided under 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.

All administrative remedies required under DISPUTES PERTAINING TO PAYMENT FOR WORK of this Agreement or pursuant to Public Contract Code section 9204, or required by any other law, shall be exhausted prior to commencement of any arbitration under this ARBITRATION OF DISPUTES.

24. PROVISIONS CUMULATIVE

The provisions of the Contract are cumulative, and in addition to and not in limitation of, any other rights or remedies available to City.

25. 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: City Engineer
156 S. Broadway, Suite 150
Turlock, CA 95380-5461

With courtesy copies to:

City of Turlock, City Attorney's Office
Attn: Katie O. Lucchesi, City Attorney
156 S. Broadway, Suite 230
Turlock, CA 95380-5456

If to Contractor:

A Plus Heating and Air Inc.
Attn: Kirill Lukichev, Owner
7485 Kanai Ave.
Citrus Heights, CA 95621

If to Contractor's Sureties: **To Be Added To Contract Record**

26. CITY CONTRACT ADMINISTRATOR

The City's contract administrator and contact person for this Agreement is:

Charlotte Calvario, Capital Projects Coordinator
City of Turlock Engineering Division
156 S Broadway Suite 150
Turlock, CA 95380
Telephone: (209) 668-6029
E-mail: ccalvario@turlock.ca.us

27. INTERPRETATION

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

28. ANTITRUST CLAIMS

Contractor or its subcontractors offer and agree to assign to City all rights, title, and interest to any causes of action under Section Four of the Clayton Act and the Cartwright Act concerning antitrust claims.

29. USE OF CITY PROJECT NUMBER

Contractor or its subcontractors agree to use the aforementioned City project number on all maps, drawings, submittals, billing, and written correspondence that involve City staff or contracted consultants. Nothing in this section shall preclude Contractor or its subcontractors from using their own project numbers for their own internal use.

30. NO CONFLICT OF INTEREST

Contractor represents that no conflict of interest will be created under state or federal law by entering into or in carrying out the Contract.

31. CONFIDENTIALITY

Contractor understands and agrees that, in the performance of Services under the Contract, or in the contemplation thereof, Contractor 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"). Contractor 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 Contractor written authorization to make any such disclosure, Contractor shall do so only within the limits and to the extent of that authorization. Contractor may be directed or advised by the City Attorney on various matters relating to the performance of Services on the Project or on other matters pertaining to the Project, and in such event, Contractor agrees that it will treat all communications between itself, its employees, and its subcontracts as being communications which are within the attorney-client privilege.

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32. MODIFICATION

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

33. 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.

34. ASSIGNMENT

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

35. 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, person, states, or firms and that all former requirements necessary or required by state or federal law in order to enter into the Contract 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.

36. GOVERNING LAW

The Contract shall be governed and construed in accordance with the laws of the state of California.

37. SEVERABILITY

If the Contract in its entirety is determined by an arbitrator or a court of competent jurisdiction to be invalid or unenforceable, the Contract shall automatically terminate as of the date of final entry of judgment. If any provision of the Contract shall be determined to be invalid and unenforceable, or if any provision of the Contract is rendered invalid or unenforceable according 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.

38. EXECUTION AND COUNTERPARTS

This Agreement may be executed simultaneously and, in several counterparts, each of which shall be deemed an original but 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 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.

39. MANDATORY AND PERMISSIVE

"Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

40. HEADINGS

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

41. ATTORNEY'S FEES AND COSTS

Except as expressly provided for in ARBITRATION OF DISPUTES of this Agreement, if any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret the provisions of the Contract, 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.

42. 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 the Contract.

43. 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 of this Agreement, the Sections shall prevail.

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

A Plus Heating and Air Inc.

DocuSigned by:

813FD995DCF445A...

SIGNATURE

Kirill Lukichev

FULL NAME

Owner

TITLE

7485 Kani Ave. Citrus Heights, 95621

ADDRESS

916 838-3748

PHONE

8/14/2026

DATE SIGNED

CITY OF TURLOCK, a municipal corporation

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

APPROVED AS TO SUFFICIENCY:

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

APPROVED AS TO FORM:

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SIGNATURE

FULL NAME

TITLE

DATE SIGNED

ATTEST:

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

DEPARTMENT ADMINISTRATOR

SIGNATURE

Gloria Aguilera

FULL NAME

DATE SIGNED

Department Administrator

TITLE

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Exhibits List

A - CONTRACTOR'S PROPOSAL FOR SERVICES

B - PAYMENT BY FORCE ACCOUNT

C - WORKERS' COMPENSATION INSURANCE CERTIFICATION

D - PERFORMANCE BOND

E - PAYMENT BOND

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Exhibit A

CONTRACTOR'S PROPOSAL FOR SERVICES

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

City of Turlock, CA
Municipal Services-Engineering
Chris Fisher, Director
156 So. Broadway, Turlock, CA 95380

[A PLUS HEATING AND AIR INC] RESPONSE DOCUMENT REPORT

CIFB-E DBE No. CP 25-047

HVAC and Roof Replacement at the Sodium Hypochlorite Building

RESPONSE DEADLINE: June 18, 2026 at 10:00 am

Report Generated: Friday, July 31, 2026

A Plus Heating and Air INC Response

CONTACT INFORMATION

Company:
A Plus Heating and Air INC

Email:
info@aplusheatingair.com

Contact:
Kirill Lukichev

Address:
7485 Kanai Ave
Citrus Heights, CA 95621

Phone:
N/A

Website:
Aplusheatingair.com

Submission Date:
Jun 18, 2026 9:55 AM (Pacific Time)

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

ADDENDA CONFIRMATION

Addendum #1
Confirmed Jun 17, 2026 5:20 PM by Kirill Lukichev

QUESTIONNAIRE

1. Proposal*

Bids are to be submitted for the entire work. The amount of the bid for comparison purposes will be the total of all items. The bidder shall set forth for each unit basis item of work a unit price and a total for the item, and for each lump sum item a total for the item.

In accordance with the annexed Notice to Contractors, the undersigned, as bidder, declares that he has carefully examined the location of the proposed work, the plans, specifications and technical requirements therefore, and the proposed forms of contract and bonds mentioned or referred to in said Notice and on file in the Office of the City Engineer of the City of Turlock, together with the prevailing rate of per diem wages for each craft or type of workmen needed to execute said contract; and he proposes and agrees that if this proposal is accepted, he will furnish all labor, materials, equipment, plant transportation, service, sales taxes, permit fees and other costs necessary to complete the construction in strict conformity to the plans and specifications and he will enter into a written contract with the City of Turlock in the form of contract on file in the Office of the City Engineer for such purposes, and that he will execute and/or provide all bonds and insurance certificates required by law and/or by said contract and/or mentioned in said Notice to Contractors all in accordance with and subject to all applicable laws, and that he will take in full payment therefore the unit prices entered on the Bidder's Form.

Confirmed

2. Request for Substitutions*

You may upload information relative to material or equipment for which you would like to request approval of that were not specifically named in the project specifications. City staff will make an effort to respond to requests for substitution as part of the Q&A and addendum process, though will not be obligated to comment on, approve, or deny any request for substitution.

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Confirmed

3. Affidavit*

Please download the below documents, complete, and upload.

- AFFIDAVIT.pdf

3bca5b78-6862-4474-b957-ff83488e78be_AFFIDAVIT.pdf

4. INFORMATION REQUIRED OF BIDDER

NUMBER OF YEARS' EXPERIENCE AS A CONTRACTOR IN CONSTRUCTION WORK OR INSTALLATION WORK SIMILAR TO THAT REQUIRED IN THESE SPECIFICATIONS.*
10

NAME OF PERSON WHO INSPECTED THE SITE OF THE PROPOSED WORK FOR YOUR FIRM.*
Kiril Lukichev

DATE OF INSPECTION*
6/4/26

5. PREVIOUS WORK/REFERENCES

Please provide information for four (4) recent projects. If bidder is unable to provide information for four (4) reference projects, it shall provide as many reference projects that it can and City will make a determination as to bidder responsibility based on the available information.

REFERENCE #1: PROJECT NO. AND TITLE OF A PREVIOUS PROJECT YOU COMPLETED.*
USDA FORESTRY PROJECT

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

REFERENCE #1: NAME THE CLASS AND TYPE OF WORK FOR THE COMPLETED PROJECT.*
HVAC / Mechanical Construction

REFERENCE #1: NAME, ADDRESS AND PHONE NO. OF THE OWNER OF THE COMPLETED PROJECT.*
Kingsley Builders, Inc, 701 High Street, Suite 225, Auburn, CA 95603, (916) 259-1382, office@kingsleybuilders.com

REFERENCE #1: WHO WAS THE REGISTERED ENGINEER IN CHARGE OF THE COMPLETED PROJECT?*
Cesar Villa and Gregory Cunnigham USDAF

REFERENCE #1: LIST THE TOTAL CONTRACT AMOUNT OF THE COMPLETED PROJECT AND THE AMOUNT OF THE CONTRACT YOU PERFORMED.*
580,000.00

REFERENCE #1: NAME OF PRIME CONTRACTOR (IF YOU WERE SUB)
Kingsley Builders Inc

REFERENCE #1: DATE OF PROJECT COMPLETION
11/11/2025

REFERENCE #1: LIST ANY LIQUIDATED DAMAGES THAT WERE ASSESSED.
0.00

REFERENCE #2: PROJECT NO. AND TITLE OF A PREVIOUS PROJECT YOU COMPLETED.
Dawns Construction LLC

REFERENCE #2: NAME THE CLASS AND TYPE OF WORK FOR THE COMPLETED PROJECT.
Roofing Remodel USPS

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REFERENCE #2: NAME, ADDRESS AND PHONE NO. OF THE OWNER OF THE COMPLETED PROJECT.
Dawns Construction LLC, 916-468-9395, 590 Columbia Dam Rd New Castle CA 95658

REFERENCE #2: WHO WAS THE REGISTERED ENGINEER IN CHARGE OF THE COMPLETED PROJECT?
None

REFERENCE #2: LIST THE TOTAL CONTRACT AMOUNT OF THE COMPLETED PROJECT AND THE AMOUNT OF THE CONTRACT YOU PERFORMED.
125,000.00

REFERENCE #2: NAME OF PRIME CONTRACTOR (IF YOU WERE SUB)
Dawns Construction LLC

REFERENCE #2: DATE OF PROJECT COMPLETION
1/15/2026

REFERENCE #2: LIST ANY LIQUIDATED DAMAGES THAT WERE ASSESSED.
0

REFERENCE #3: PROJECT NO. AND TITLE OF A PREVIOUS PROJECT YOU COMPLETED.
No response submitted

REFERENCE #3: NAME THE CLASS AND TYPE OF WORK FOR THE COMPLETED PROJECT.
No response submitted

REFERENCE #3: NAME, ADDRESS AND PHONE NO. OF THE OWNER OF THE COMPLETED PROJECT.
No response submitted

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

REFERENCE #3: WHO WAS THE REGISTERED ENGINEER IN CHARGE OF THE COMPLETED PROJECT?
No response submitted

REFERENCE #3: LIST THE TOTAL CONTRACT AMOUNT OF THE COMPLETED PROJECT AND THE AMOUNT OF THE CONTRACT YOU PERFORMED.
No response submitted

REFERENCE #3: NAME OF PRIME CONTRACTOR (IF YOU WERE SUB)
No response submitted

REFERENCE #3: DATE OF PROJECT COMPLETION
No response submitted

REFERENCE #3: LIST ANY LIQUIDATED DAMAGES THAT WERE ASSESSED.
No response submitted

REFERENCE #4: PROJECT NO. AND TITLE OF A PREVIOUS PROJECT YOU COMPLETED.
No response submitted

REFERENCE #4: NAME THE CLASS AND TYPE OF WORK FOR THE COMPLETED PROJECT.
No response submitted

REFERENCE #4: NAME, ADDRESS AND PHONE NO. OF THE OWNER OF THE COMPLETED PROJECT.
No response submitted

REFERENCE #4: WHO WAS THE REGISTERED ENGINEER IN CHARGE OF THE COMPLETED PROJECT?
No response submitted

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

REFERENCE #4: LIST THE TOTAL CONTRACT AMOUNT OF THE COMPLETED PROJECT AND THE AMOUNT OF THE CONTRACT YOU PERFORMED.
No response submitted

REFERENCE #4: NAME OF PRIME CONTRACTOR (IF YOU WERE SUB)
No response submitted

REFERENCE #4: DATE OF PROJECT COMPLETION
No response submitted

REFERENCE #4: LIST ANY LIQUIDATED DAMAGES THAT WERE ASSESSED.
No response submitted

6. BOND INFORMATION

You can enter your Bid Bond information in the Surety2000 question below.

OR

You may also submit hard copy original bonds by mail or hand delivery prior to the bid due date and time to the following address:

City of Turlock Engineering Division
156 S. Broadway Suite 150
Turlock, CA 95380

DO YOU WANT TO USE SURETY2000 TO SUBMIT YOUR BONDING INFORMATION?*
If you choose to upload bond forms not using Surety2000, you will need to submit the hard copy originals, prior to the bid due date and time, to engineering at:

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

City of Turlock Engineering Division
156 S. Broadway Suite 150
Turlock, CA 95380

No

BIDDER'S BOND*
Please download the documents below, complete, and submit hard copy original bonds by mail or hand delivery prior to the bid due date and time to the following address:

City of Turlock Engineering Division
156 S. Broadway Suite 150
Turlock, CA 95380

- BIDDERS_BOND.pdf

Doc_-_Jun_18_2026_-_9-45_AM.pdf

7. OTHER DOCUMENTS AND CERTIFICATIONS

SUBCONTRACTORS*
Please download the below documents, complete, and upload.

- SUBCONTRACTORS.Update.pdf

245e244a-101c-4bf7-b74f-a63f411f7bc3_SUBCONTRACTORS.Update.pdf

PRICE TABLES

BASE BID

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Mobilization and Demobilization	1	LS	$4,500.00	$4,500.00
2	Roof Demolition	1	LS	$12,000.00	$12,000.00
3	Allowance for Unforeseen Repairs	1	ALLOW	$10,000.00	$10,000.00
4	Flat Roof Replacement - 60 mil PVC	1	LS	$72,500.00	$72,500.00
5	Roof Walkway Pads	1	LS	$7,000.00	$7,000.00
6	HVAC Unit 7.5 Ton	1	LS	$24,000.00	$24,000.00
7	Wall Mounted Mini-Split	1	LS	$4,000.00	$4,000.00
8	Roof Curbs for HVAC	1	LS	$2,000.00	$2,000.00
9	All other work not included in other bid items	1	LS	$0.00	$0.00
TOTAL					$136,000.00

ADDITIVE BID ALTERNATE

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
10	Flat Roof Replacement - KEE	1	LS	$0.00	$0.00
TOTAL					$0.00

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

AFFIDAVIT

The undersigned bidder, being first duly sworn, deposes and says that he/she are the party making the foregoing proposal or bid, that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any other person or bidder, to put in a sham bid, or that said other person shall refrain from bidding, and has not in any manner sought by collusion to secure any advantage against the said City or any person interested in said improvement, for him/herself or any other person.

X KIRILL Lubichev
Signature of Bidder

Jurat (Government Code Section 8202)

State of California

County of Sacramento County

Subscribed and sworn to (or affirmed) before me on this 15 day of June, 20 26

by CA STATE ID proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(AFFIX SEAL)

S. Noori
NOTARY PUBLIC SIGNATURE

S.Noori
NOTARY PUBLIC PRINTED NAME



Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070

Contract Packet - 35 of 51

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CNA SURETY

PO Box 5077 Sioux Falls SD 57117-5077

1-800-331-6053
Fax 1-605-335-0357
www.cnasurety.com
uwservices@cnasurety.com

DATE: June 16th, 2026 AGENT CODE: 04 26904

ATTENTION: Oleg Number of Pages: 6

RE: Bond 67918309 . A Plus Heating and Air Inc

HVAC Replacement
108

Contract Amount: $ 136,000.00
Company Code: 0601

Thank you for placing this business with CNA Surety.

Please execute the requested bond(s) by using the documents sent with this fax/email. Sign the bond(s) and attach a gold colored seal from your Western Surety Company kit to each bond issued.

****Please advise us of the bid results as soon as they are available. Please complete and fax/email us the following:

Contract Price: $_____
Contract Date: _____
Next two lowest bidders: $_____
$
Was the principal the low bidder? ☐ Yes ☐ No
Do you need approval for the Performance and Payment bond at this time? ☐ Yes ☐ No

Please check your supply of gold seals periodically to ensure you have an adequate amount. To reorder gold seals, simply visit **cnasurety.com** and click on the "Order Supplies Here" icon under the Broker/Agent Services section.

**IMPORTANT NOTICE AND REMINDER: Approval of the requested Bid Bond is NOT an approval of any final or other bonds that may be requested by this principal. Further, the Bid Bond approval is limited to the contract amount approved by the underwriter. If the anticipated bid exceeds this amount, you must contact the underwriter at 800-331-6053 to inquire about specific approval before filing the bid. Failure to receive approval could result in declination of any subsequent performance and payment bond(s) requested. Furthermore, we reserve the right to decline any bond for any reason per the terms of the General Indemnity Agreement, and shall not be liable to the principal or any person or entity for such declination.

Business Services

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

SUBCONTRACTORS

Prime Contractor: A Plus Heating And Air Inc DIR NUMBER: 2000005537

Pursuant to California Public Contract Code §4100, the Bidder shall list each subcontractor who will perform Work or Labor or who will render service to the Prime Contractor in or about the construction of the Work or Improvement, or a subcontractor duly licensed who, under subcontract to the Prime Contractor, specially fabricates and installs a portion of the Work or Improvement according to detailed Drawings contained in the Contract Documents, in an amount in excess of 1/2 of 1 percent of the Prime Contractor's Total Bid or, in the case of Bids or Offers for the construction of streets or highways, including bridges, in excess of 1/2 of 1 percent of the Prime Contractor's total Bid or $10,000 whichever is greater. After the opening of Bids, no changes or substitutions will be allowed except as otherwise provided by law. The listing of more than one subcontractor for each item of Work to be performed with the words "and/or" will not be permitted.

IF NO SUBCONTRACTORS WILL FURNISH WORK, THEN WRITE "NONE" BELOW IN THE SPACE PROVIDED.

NAME	LICENSE NUMBER	DIR NUMBER	ADDRESS	WORK ITEMS TO BE PERFORMED AND % OF ITEM
NS1 Roofing Inc.	1079918	2000013409	2360 Harvard St Sacramento CA 95815	65%

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Exhibit B

PAYMENT BY FORCE ACCOUNT

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

EXHIBIT B
PAYMENT BY FORCE ACCOUNT

For work paid by force account, the City Engineer compares City's records to Contractor's daily force account work report. When the City Engineer and Contractor agree on the contents of the daily force account work reports, the City Engineer accepts the report and City pays for the work. If the records differ, City pays for the work based only on the information shown on City's records. If a subcontractor performs work at force account, work paid at force account will be accepted at an additional 2 percent (2%) markup to the total cost of that work, including markups, as reimbursement for additional administrative costs. The markups specified in labor, materials, and equipment includes compensation for all delay costs, overhead costs, and profit. If an item's unit price is adjusted for work-character changes, City excludes Contractor's cost of determining the adjustment. Payment for owner-operated labor and equipment is made at the market-priced invoice submitted.

A. Labor. Labor payment is full compensation for the cost of labor used in the direct performance of the work plus a fifteen percent (15%) markup, as set forth below, and consistent with California Labor Code section 1770 et seq. Force account labor payment consists of:

1. Employer payment to the worker for:

    1.1 Basic hourly wage
    1.2 Health and welfare
    1.3 Pension
    1.4 Vacation
    1.5 Training
    1.6 Other State and federal recognized fringe benefit payments

2. Labor surcharge percentage in *Labor Surcharge and Equipment Rental Rates* current during the work paid at force account for:

    2.1 Workers' compensation insurance
    2.2 Social security
    2.3 Medicare
    2.4 Federal unemployment insurance
    2.5 State unemployment insurance
    2.6 State training taxes

3. Subsistence and travel allowances paid to the workers

4. Employer payment to supervisors, if authorized

The fifteen percent (15%) markup consists of payment for all overhead costs related to labor but not designated as costs of labor used in the direct performance of the work including:

(a) Home office overhead

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

(b) Field office overhead
(c) Bond costs
(d) Profit
(e) Labor liability insurance
(f) Other fixed or administrative costs that are not costs of labor used in the direct performance of the work

B. Materials. Material payment is full compensation for materials the Contractor furnishes and uses in the work. The City Engineer determines the cost based on the material purchase price, including delivery charges, except:

1. A fifteen percent (15%) markup is added;

2. Supplier discounts are subtracted whether the Contractor takes them or not;

3. If the City Engineer believes the material purchase prices are excessive, City pays the lowest current wholesale price for a similar material quantity;

4. If Contractor procured the materials from a source Contractor wholly or partially own, the determined cost is based on the lower of the:

   4.1 Price paid by the purchaser for similar materials from that source on Contract items; and
   4.2 Current wholesale price for those materials;

5 If Contractor does not submit a material cost record within thirty (30) days of billing, the determined cost is based on the lowest wholesale price:

   1.1 During that period
   1.2 In the quantities used

C. Equipment Rental. Equipment rental payment is full compensation for:

1. Rental equipment costs, including moving rental equipment to and from the change order work site using its own power.

2. Transport equipment costs for rental equipment that cannot be transported economically using its own power. No payment is made during transport for the transported equipment.

3. Fifteen percent (15%) percent markup.

If Contractor wants to return the equipment to a location other than its original location, the payment to move the equipment must not exceed the cost of returning the equipment to its original location. If Contractor uses the equipment for work other than work paid by force account, the transportation cost is included in the other work.

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Before moving or loading the equipment, Contractor must obtain authorization for the equipment rental's original location.

The City Engineer determines rental costs:

1. Using rates in *Labor Surcharge and Equipment Rental Rates*:

    1.1. By classifying equipment using manufacturer's ratings and manufacturer-approved changes.
    1.2. Current during the work paid by force account.
    1.3. Regardless of equipment ownership but City uses the rental document rates or minimum rental cost terms if:
        1.3.1. Rented from equipment business Contractor does not own.
        1.3.2. The Labor Surcharge and Equipment Rental Rates hourly rate is $10.00 per hour or less.

2. Using rates established by the City Engineer for equipment not listed in *Labor Surcharge and Equipment Rental Rates*. Contractor may submit cost information that helps the City Engineer establish the rental rate but City uses the rental document rates or minimum rental cost terms if:
    2.1. Rented from equipment business Contractor does not own.
    2.2. The City Engineer establishes a rate of $10.00 per hour or less.

3. Using rates for transport equipment not exceeding the hourly rates charged by established haulers.

Equipment rental rates include the cost of:

1. Fuel
2. Oil
3. Lubrication
4. Supplies
5. Small tools that are not consumed by use
6. Necessary attachments
7. Repairs and maintenance
8. Depreciation
9. Storage
10. Insurance
11. Incidentals

City pays for small tools consumed by use. The City Engineer determines payment for small tools consumed by use based on Contractor-submitted invoices.

The City Engineer may authorize rates in excess of those in the *Labor Surcharge and Equipment Rental Rates* if:

1. Contractor submits a request to use rented equipment
2. Equipment is not available from Contractor’s normal sources or from one of Contractor’s subcontractors
3. Rented equipment is from an independent rental company
4. Proposed equipment rental rate is reasonable

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

5. The City Engineer authorizes the equipment source and the rental rate before Contractor uses the equipment

D. Equipment on the Job Site. For equipment on the job site at the time required to perform work paid by force account, the time paid is the time:

1. To move the equipment to the location of work paid by force account plus an equal amount of time to move the equipment to another location on the job site when the work paid by force account is completed

2. To load and unload equipment

3. Equipment is operated to perform work paid by force account and:
   3.1. Hourly rates are paid in 1/2-hour increments
   3.2. Daily rates are paid in 1/2-day increments

E. Equipment Not on the Job Site Required for Original-Contract Work. For equipment not on the job site at the time required to perform work paid by force account and required for original-Contract work, the time paid is the time the equipment is operated to perform work paid by force account and the time to move the equipment to a location on the job site when the work paid by force account is completed.

The minimum total time paid is:

1. 1 day if daily rates are paid
2. 8 hours if hourly rates are paid

If daily rates are recorded, equipment:

1. Idled is paid as 1/2 day
2. Operated four (4) hours or less is paid as 1/2 day
3. Operated four (4) hours or more is paid as one (1) day

If the minimum total time exceeds eight (8) hours and if hourly rates are listed, City rounds up hours operated to the nearest 1/2-hour increment and pays based on the hours shown in the following table. The table does not apply when equipment is not operated due to breakdowns, in which case rental hours are the hours the equipment was operated.

Equipment Rental Hours

Hours operated	Hours paid
0.0	4.00
0.5	4.25
1.0	4.50
1.5	4.75
2.0	5.00
2.5	5.25

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3.0	5.50
3.5	5.75
4.0	6.00
4.5	6.25
5.0	6.50
5.5	6.75
6.0	7.00
6.5	7.25
7.0	7.5
7.5	7.75
≥8.0	hours used

F. Equipment Not on the Job Site Not Required for Original-Contract Work. For equipment not on the job site at the time required to perform work paid by force account and not required for original-Contract work, the time paid is the time:

1. To move the equipment to the location of work paid by force account plus an equal amount of time to return the equipment to its source when the work paid by force account is completed

2. To load and unload equipment

3. Equipment is operated to perform work paid by force account

G. Non-Owner-Operated Dump Truck Rental. Contractor shall submit the rental rate for non-owner-operated dump truck rental to City. The City Engineer shall determine the payment rate. Payment for non-owner-operated dump truck rental is for the cost of renting a dump truck, including its driver. For the purpose of markup payment only, the non-owner-operated dump truck is rental equipment and the owner is a subcontractor.

The above markups shall constitute full compensation for all home office overhead, field office overhead, bond costs, profit, labor liability insurance, and other fixed or administrative costs that are not costs specifically designated as cost or equipment rental as stated above. The total payment made as provided above shall be deemed to be the actual cost of the work and shall constitute full compensation therefor.

When extra work to be paid for on a force account basis is performed by a subcontractor, an additional markup of 2 percent (2%) will be added to the total cost of that extra work including all markups specified in this Section. The additional 2 percent (2%) markup shall reimburse Contractor for additional administrative costs, and no other additional payment will be made by reason of performance of the extra work by a subcontractor.

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

Exhibit C

WORKERS' COMPENSATION INSURANCE CERTIFICATION

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

EXHIBIT C
WORKERS' COMPENSATION INSURANCE CERTIFICATION

Pursuant to Section 18(b) of the Agreement, Contractor certifies as follows:

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Signed: _____ Date: _____

_____
(Typed or Printed Name)

Business Address (Street Address, City, State & Zip Code):

_____

_____

_____

Business Phone: ( ) _____

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

Exhibit D

PERFORMANCE BOND

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

EXHIBIT D
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock,** State of California, has awarded to **A Plus Heating and Air Inc**., hereinafter designated as the "Principal," a contract for **Project No. 25-047, "HVAC and Roof Replacement at the Sodium Hypochlorite Building";** and,

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract.

NOW, THEREFORE, we the Principal, and _____ as Surety, are held and firmly bound unto the City of Turlock in the penal sum of _____ **($_____)**, lawful money of the United States for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounden Principal, or Principal's heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in said contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified and in all respects according to their true intent and meaning; and shall defend, indemnify and save harmless the City of Turlock, its officers and agents as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

And the Surety, for value received hereby stipulates and agrees that, in accordance with the Plans, Standard Specifications, Special Provisions, and other contract documents, no change, extension of time, alteration, or addition to the terms of the contract, or to the work to be performed hereunder, or to the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration of additions to the terms of the Contract to the work, or to the specifications.

The City of Turlock reserves the right to refuse use of any Contractor assigned by any surety to complete the work.

[*Signatures on Following Page*]

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their seals this _____ day of _____, 20__, the name and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(Corporate Seal) **Principal** _____

By _____

Title _____

(Attach Notarial Acknowledgment)

(Corporate Seal) **Surety** _____

Address _____

Phone No.: ( )_____ Fax No.: ( ) _____

By _____
Attorneys-in-Fact

Title _____

(Attach Notarial Acknowledgment)

NOTE TO SURETY COMPANY: There must be submitted a certified copy of unrevoked resolution of authority for the attorneys-in-fact.

(Seal) **Witness** _____

Approved as to form:

_____
Risk Manager

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

Exhibit E

PAYMENT BOND

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

EXHIBIT E
PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock**, a municipal corporation, has awarded to **A Plus Heating and Air Inc.**, hereinafter designated as the "Principal", a contract for **Project No.25-047, "A Plus Heating and Air Inc."**; and

WHEREAS, said Principal is required to furnish a bond in connection with said contract, to secure payment of claims of laborers, mechanics, or materialmen employed on work under said contract, as provided by law.

NOW, THEREFORE, we the undersigned Principal and Surety are held and firmly bound unto the City of Turlock in the sum of _____ **($_____),** said sum being equal to the estimated amount payable by said City of Turlock under the terms of the contract, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that if said Principal, or Principal's heirs, executors, administrators, successors, or assigns, or subcontractors shall fail to pay for any material, provisions, provender, or other supplies, implements, or machinery used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to such work or labor, or for any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from these wages of employees of the Contractor and Contractor's subcontractors pursuant to the Revenue and Taxation Code, with respect to such work and labor, the Surety or Sureties hereon will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, said Surety will pay a reasonable attorney's fee to be fixed by the court.

This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 3138 of the Civil Code of the State of California so as to give a right of action to them or their assigns in any suit brought upon this bond.

Said Surety, for value received, hereby stipulates and agrees that, in accordance with the Plans, Standard Specifications, Special Provisions, and other Contract Documents, no change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed there under, or to the specifications accompanying the same, shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or to the work, or to the specifications.

[*Signatures on Following Page*]

Docusign Envelope ID: 1A0B4184-48C4-855B-82C3-6E3D070C62CE

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their seals this _____ day of _____, 20__, the name and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(Corporate Seal) **Principal** _____

By _____

Title _____

(Attach Notarial Acknowledgment)

(Corporate Seal) **Surety** _____

Address _____

Phone No.: ( )_____ Fax No.: ( ) _____

By _____
Attorneys-in-Fact

Title _____

(Attach Notarial Acknowledgment)

NOTE TO SURETY COMPANY: There must be submitted a certified copy of unrevoked resolution of authority for the attorneys-in-fact.

(Seal) **Witness** _____

Approved as to form:

_____
Risk Manager

City Council Staff Report

August 25, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Charlotte Calvario, Engineering Project Coordinator
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Motion: Awarding bid and approving an Agreement with ACS US Inc., of Rancho Cordova, California in the amount of $71,000.00 and authorizing a construction contingency amount of $7,100.00 (10%), for City Project No. 24-020 “Fire Station No. 32 Window Replacements.”

Resolution: Determining the award of bid for construction of City Project No. 24-020 “Fire Station No. 32 Window Replacements” is exempt from the provisions of CEQA in accordance with Section 15302 of the CEQA guidelines.

2. NARRATIVE:

The Fire Station No. 32 Window Replacement Project will replace the facility's original windows to improve energy efficiency, occupant comfort, building security, and the overall functionality of the station. The existing windows have reached the end of their useful service lives and no longer provide the level of thermal performance, weather protection, or security expected of a critical public safety facility.

The project includes removal and replacement of the existing fixed and operable windows with new insulated glazing units (IGUs), installation of laminated and tempered safety glass, application of blast mitigation and solar control window films, installation of new aluminum window frames, drip caps, exterior wood stops, sealants, painting and finishing of exterior trim, and all associated work necessary to complete the improvements.

The project was originally advertised for construction with bids due on August 20, 2025. On October 14, 2025, the City Council rejected these bids after staff determined that several bidders were determined to be non-responsive due to missing required licensing and Department of Industrial Relations (DIR) documentation, resulting in the apparent low bidder’s price exceeding available project funding. The project was subsequently re-advertised to provide an opportunity for interested bidders to obtain the needed licensing and registration in the hopes of receiving a valid bid that could be awarded given available funding. Following re-advertisement, bids were due on October 29, 2025. See below for the bidder’s summary.

Bid Summary:

#	BIDDER	BID AMOUNT
1	ACS US Inc.	$71,000.00
2	Belz Construction Inc.	$77,800.00
3	American Window and Door Systems, Inc.	$80,000.00

Staff reviewed the bids for bidder responsiveness and responsibility and determined that the proposal submitted by ACS US Inc. may be awarded. However, the lowest responsive bid again exceeded project funding available in October 2025. In the months following the second bid opening, staff has evaluated whether the project could be delivered through identification of additional funding sources or combining the work with other planned Fire Department capital improvement projects.

In California public works, there is no single statewide statutory timeline in the Public Contract Code that dictates a universal expiration date for when bids become too old to be awarded. Instead, the timeframe is left up to each individual awarding agency to establish through its own procurement rules. Bidders are required to hold their bid prices for a minimum of 60 days for City of Turlock construction projects, but no timeline is established for expiration of bids, and the low bidder would need to consent to honor their price beyond the 60 day minimum required by the bid documents in order to award the agreement.

City Engineering staff contacted ACS US Inc. and confirmed that they are willing to honor their bid price submitted in October 2025. Staff recommends approval of an agreement with ACS US Inc., of Rancho Cordova, California in the amount of $71,000.

3. FISCAL IMPACT / BUDGET AMENDMENT:

The total estimated project costs are displayed below:

Preliminary Engineering - City Staff	$ 24,771.72
Construction Contract - ACS US Inc.	$ 71,000.00
Construction Contingency for potential change orders - ACS US Inc.	$ 7,100.00
Construction Admin/Management - City Staff	$ 5,400.00
Building Permit	$ 850.00
Total Estimated Project Cost	$ 109,121.72

The preliminary engineering charges are higher than would typically be expected for a

project such as this due to engineering staff time investigating potential grant funds through the Community Development Block Grant (CDBG) program and the second round bid advertisement.

Project costs prior to Fiscal Year 2026-27	$ 23,012.82
Project costs in Fiscal Year 2026-27	$ 86,108.90
Total Estimated Project Cost	$ 109,121.72

Prior to Fiscal Year 2026-27, project expenses were charged to Fund 240 “Small Equip/Replace Building and Safety” account number 240-00-000-306.44030_004 “Minor Equipment Fire Station.” In Fiscal Year 2026-27, project expenses are charged to Fund 110 “General Fund – Fire Services” account number 110-30-300.43120_005 “Building Maintenance Repairs.” There is adequate budget for the estimated project expenses in Fiscal Year 2026-27 and no additional budget allocation is needed at this time.

4. ENVIRONMENTAL DETERMINATION:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) as the project involves replacement of improvements only.

5. ALTERNATIVES:

A. Council could choose to reject the environmental determination. Staff does not recommend this alternative as an environmental determination is required to be made in accordance with CEQA and Section 15302 (Replacement or Reconstruction) is an appropriate exemption.

B. Council could choose to reject all bids submitted for this project. Staff does not recommend this alternative because funds are available and the improvements are necessary to fully address concerns with existing windows at Fire Station No. 32.

C. Council could approve the Agreement with ACS US Inc., and authorize a different construction contingency amount than recommended by staff. Staff do not recommend this alternative because the proposed 10.0% contingency provides an appropriate balance between fiscal prudence and the need to address unforeseen field conditions without delaying the project.

D. Council could reject all bids and direct staff to advertise the project for construction bids. Staff does not recommend this alternative because there is no automatic expiration of bid pricing when the low bidder consents to honor their bid price beyond the 60 day minimum period required by the bid documents. Project costs are estimated to increase due to both staff time and increased construction bid costs due to inflation if advertised for bids again.

6. ATTACHMENTS:

1. Draft Resolution
2. Bidder's Summary
3. Agreement CC 2027-083 with ACS US Inc.

RESOLUTION NO. 2026-

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

DETERMINING THE AWARD OF BID FOR CONSTRUCTION OF CITY PROJECT NO. 24-020 "FIRE STATION NO. 32 WINDOW REPLACEMENTS" IS EXEMPT FROM THE PROVISIONS OF CEQA IN ACCORDANCE WITH SECTION 15302 OF THE CEQA GUIDELINES

WHEREAS, City Project No. 24-020 "Fire Station No. 32 Window Replacements" includes the replacement of existing windows at Fire Station No. 32 to improve the facility's safety, energy efficiency, and long-term performance; and

WHEREAS, the scope of work includes removal and replacement of existing fixed and operable windows with new insulated glazing units, installation of laminated and tempered safety glass, application of blast mitigation and solar control window films, installation of new window frames, exterior stops, drip caps, sealants, painting and finishing of exterior trim, and all associated work necessary to complete the improvements; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines which provides an exemption for project that consist of replacement or reconstruction of existing structures and facilities where the improvements are on the same site and have substantially the same purpose and capacity.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby determine the award of bid for construction of City Project No. 24-020 "Fire Station No. 32 Window Replacements" is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15302 of the CEQA Guidelines.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 25th day of August, 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 BIDDER'S SUMMARY

PROJECT TITLE: Fire Station No. 32 Window Replacements
PROJECT NUMBER: 24-020R
BID OPENING: October 29, 2025
BID OPENING TIME: 9:00 AM
ANTICIPATED COUNCIL AWARD DATE: 12/09/2025

						1		2		3	
				ENGINEER'S EST.		ACS US Inc. Rancho Cordova, CA		Belz Construction Inc. Orangevale, CA		American Windows and Door Systems Rohnert, CA	
Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	FS #32 Window Replacements	LS	1	$ 50,000.00	$ 50,000.00	$ 71,000.00	$ 71,000.00	$ 77,800.00	$ 77,800.00	$ 80,000.00	$ 80,000.00
		Base Bid Total =		**$**	**50,000.00**	**$**	**71,000.00**	**$**	**77,800.00**	**$**	**80,000.00**

AGREEMENT

FOR PUBLIC IMPROVEMENT

City Project No. 24-020

Fire Station No. 32 Window Replacements

THIS PUBLIC IMPROVEMENT AGREEMENT (the "Agreement") is entered into by and between the CITY OF TURLOCK, a California municipal corporation ("City"), and ACS US Inc., a California corporation ("Contractor"), on this 25 day of August 2026 (the "Effective Date"). City and Contractor 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 a duly qualified and licensed firm experienced in the construction of Fire Station No. 32 Window Replacements (the "Project").

B. The Project involves the expenditure of funds in excess of $5,000 and constitutes a "public project" pursuant to Public Contract Code section 20161.

C. Contractor has made a proposal to City to provide construction services, a copy of which is attached and incorporated hereto as **Exhibit A** (the "Services").

D. City has determined it is necessary and desirable to employ the services of Contractor to perform construction work on the Project.

E. City has taken appropriate proceedings to authorize construction of the Project and execution of this contract pursuant to Public Contract Code section 20160 et seq.; specifically, on August 25, 2026, at a duly noticed meeting of the City

Council of the City of Turlock, this contract for the construction of the improvements hereinafter described was awarded to Contractor as the lowest responsive and responsible bidder for said improvements.

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

AGREEMENT

1. **Contract Documents:** This Agreement, together with the following documents, are collectively referred to herein as the "Contract Documents":

   i. Notice to Bidders;
   ii. Contractor's Bid or Proposal accepted by City;
   iii. Special Provisions of the City of Turlock for Fire Station No. 32 Window Replacements ;
   iv. Plans and detailed drawings prepared for this Project and approved by City ("Project Plans");
   v. All bonds and insurance required in any of the Contract Documents;
   vi. Any and all supplemental agreements amending, decreasing, or extending the work contemplated or which may be required to complete the work in a substantial and acceptable manner; and
   vii. The current edition of the City of Turlock Standard Specifications and Drawings.

All of the Contract Documents are intended to incorporate the terms of the others so that any work called for in one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents. The documents comprising the complete contract will hereinafter be referred to as the "Contract." In case of any dispute regarding the terms of the Contract, the decision of the City Engineer shall be final.

2. **Term.** The Contract shall be effective as of the Effective Date first stated above. Contractor shall not commence work on the Project until it has been given notice by City ("Notice to Proceed"). The Contract shall terminate one (1) year(s) after City accepts Contractor's performance of the Services by recording a Notice of Completion with the County of Stanislaus Clerk Recorder (the "Term"), unless the Parties mutually agree in writing to terminate the Contract earlier or extend the Term in an agreed writing executed by both Parties.

3. **Scope of Work.**

(a) *Services.* Contractor shall perform the Services described in Exhibit A, subject to all terms and conditions in the Contract. Contractor shall not receive additional compensation for the performance of any Services not described therein.

(b) *Modification.* City, at any time, by written order, may make changes within the general scope of the work under this Agreement or issue additional instructions, require additional work or direct deletion of work. Contractor shall not proceed with any change involving an increase or decrease in the Contract Price, as defined in Section 4 of this Agreement, without prior written authorization from City. Contractor shall not be entitled to compensation for the performance of any such unauthorized work. Contractor further waives any and all right or remedy by way of restitution or quantum meruit for any and all extra or changed work performed without express and prior written authorization of City. Notwithstanding the foregoing, Contractor shall promptly commence and diligently complete any change to the work subject to City's written authorization issued pursuant to this Section; Contractor shall not be relieved or excused from its prompt commencement of diligent completion of any change subject to City's written authorization by virtue of the absence or inability of Contractor and City to agree upon the extent of any adjustment to the completion schedule or Contract Price on account of such change. The issuance of a change order pursuant to this Section 3 in connection with any change authorized by City shall not be deemed a condition precedent to Contractor's obligation to promptly commence and diligently complete any such change authorized by City hereunder. City's right to make changes shall not invalidate the Contract nor relieve Contractor of any liability or other obligations under the Contract. Any requirement of notice of changes in the scope of work to Contractor's surety shall be the responsibility of Contractor.

(c) *Specific Materials & Performance of Work.* Contractor shall furnish all tools, equipment, facilities, labor, and materials necessary to perform and complete, in good workmanlike manner, the work of general construction as called for and in the manner designated in, and in strict conformity with, the plans and specifications for said work entitled, "**Special Provisions for Fire Station No. 32 Window Replacements ."** The equipment, apparatus, facilities, labor, and material shall be furnished, and said work performed and completed as required by the Contract under the direction and supervision, and subject to the approval, of the City Engineer or City Engineer's designated agent.

(d) *Exhibits.* All "Exhibits" referred to below or attached hereto are, by this reference, incorporated into the Contract.

	Exhibit Designation	Exhibit Title
1.	Exhibit A	Contractor's Proposal for Services
2.	Exhibit B	Payment by Force Account
3.	Exhibit C	Workers' Compensation Insurance Certification

4. **Contract Price.** City shall pay, and Contractor shall accept in full payment for the work set forth above in Section 3, Scope of Work, an amount not to exceed **Seventy-One Thousand Dollars ($71,000.00)** (the "Contract Price"). Said amount shall be paid pursuant to Section 8 of this Agreement. The Contract Price may only be changed by a contract change order. The value of any work covered by a contract change order for an adjustment in the Contract Price will be determined in the sole discretion of City as follows:

(a) If the work performed is on the basis of unit prices contained in the Contract Documents, the change order will be determined in accordance with the provisions in Section 4-1.05, "Changes and Extra Work", of the Caltrans Standard Specifications, as applicable; or

(b) If the work performed is not included on the engineer's estimate associated with a unit price, the change order will be by a mutually agreed lump sum; or

(c) If the change order is not determined as described above in either subdivision (a) or (b), the change order will be determined on the basis of force account in accordance with the provisions set forth in **Exhibit B**, "Payment by Force Account," attached hereto and incorporated herein by reference.

5. **Time for Performance**. The time fixed for the commencement of work under the Contract is within ten (10) working days after the Notice to Proceed has been issued. The work on this project shall be substantially completed on or before the expiration of **ten (10)** working days (the "Substantial Completion Due Date") beginning on the first day of work or no later than the tenth day after the Notice to Proceed has been issued. All work on this project, including all punch list items, shall be completed on or before the expiration of **fifteen (15)** working days (the "Final Completion Due Date") beginning on the first day of work or no later than the tenth day after the Notice to Proceed has been issued.

(a) *Right of City to Increase Working Days:* If Contractor fails to complete the Services by the Substantial and Final Completion Due Dates, the City Engineer shall have the right to increase the number of working days in the amount the City Engineer may determine will best serve the interests of City, and if the City Engineer desires to increase said number of working days, the City Engineer shall have the further right to charge Contractor and deduct from the final payment for the work the actual cost of engineering, inspection, superintendence, and other overhead expenses which are directly chargeable to Contractor, and which accrue during the period of such extension, except that the cost of the final service and preparation of the final estimates shall not be included in such charges. No extension of time for completion of Services under the Contract shall be considered unless requested by Contractor at least twenty (20) calendar days prior to the Substantial and Final Completion Due Dates, in writing, to the City Engineer.

The Substantial and Final Completion Due Dates may only be changed by a contract change order. The value of any work covered by a contract change order for an adjustment in the Substantial and Final Completion Due Dates will be determined as follows:

i. Additional working days will be awarded where the amount of time is mutually agreed upon by Contractor and the City Engineer; or

ii. Additional working days will be awarded where Contractor is prevented from completing any part of the work identified on the critical path and:

1. where the delay is caused by acts of public enemy, fire, floods, tsunamis, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials and freight embargos, provided that Contractor shall notify Engineer in writing of the causes of delay within fifteen (15) days from the beginning of that delay; or

2. where the delay is caused by actions beyond the control of Contractor; or

3. where the delay is caused by actions or failure to act by the City Engineer.

Contractor shall not be entitled to an adjustment in the Substantial and Final Completion Due Dates for delays within the control of Contractor. Delays resulting from and within the control of a subcontractor or supplier of Contractor shall be deemed to be delays within the control of Contractor.

(b) *Excusable Delays.* Contractor shall not be in breach of the Contract 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, or explosions; natural disasters, such as floods, earthquakes, landslides, and fires; strikes, lockouts, and other labor disturbances; or other catastrophic events, which are beyond the reasonable control of Contractor. Force Majeure does not include Contractor's financial inability to perform, Contractor's failure to obtain any necessary permits or licenses from other governmental agencies, or Contractor'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 Contractor. If Contractor's performance of the Services is delayed by an excusable delay, the Substantial and Final Completion Due Dates shall be extended for such reasonable time as determined by the City Engineer. Extensions in time must be requested by Contractor within fifteen (15) calendar days of the excusable delay in order to receive consideration.

(c) *Emergency - Additional Time for Performance - Procurement of Materials.* If, because of war or other declared national emergency, the federal or state government restricts, regulates, or controls the procurement and allocation of labor or materials, or both, and if

solely because of said restrictions, regulations or controls, Contractor is, through no fault of Contractor, unable to perform the Services, or the work is thereby suspended or delayed, any of the following steps may be taken:

i. City may, pursuant to resolution of the City Council, grant Contractor additional time for the performance of the Contract, sufficient to compensate in time, for delay or suspension.

To qualify for such extension in time, Contractor within ten (10) days of Contractor's discovering such inability to perform, shall notify the City Engineer in writing thereof, and give specific reasons therefore; the City Engineer shall thereupon have sixty (60) days within which to procure such needed materials or labor as is specified in this agreement, or permit substitution, or provide for changes in the work in accordance with subdivision (b) of this Section.

Substituted materials, or changes in the work, or both, shall be ordered in writing by the City Engineer, and the concurrence of the City Council shall not be necessary. All reasonable expenses of such procurement incurred by the City Engineer shall be defrayed by the Contractor; or

ii. If such materials or labor cannot be procured through legitimate channels within sixty (60) days after the filing of the aforesaid notice, either Party may, upon thirty (30) days' written notice to the other, terminate this agreement. In such event, Contractor shall be compensated for all work executed upon a unit basis in proportion to the amount of the work completed, or upon a cost-plus-ten-percent (10%) basis, whichever is the lesser. Materials on the ground, in process of fabrication or in route upon the date of notice of termination specially ordered for the Project and which cannot be utilized by Contractor, shall be compensated for by City at cost, including freight, provided Contractor shall take all steps possible to minimize this obligation; or

iii. The City Council, by resolution, may suspend the Contract until the cause of inability to perform is removed for a period of not to exceed sixty (60) days.

If the Contract is not canceled, and the inability of Contractor to perform continues without fault on Contractor's part, beyond the time during which the Contract may have been suspended, as herein above provided, the City Council may further suspend the Contract, or either Party hereto may, without incurring any liability, elect to declare the Contract terminated upon the ground of impossibility of performance. In the event City declares this agreement terminated, such declaration shall be authorized by the City Council by resolution, and Contractor shall be notified in writing thereof within five (5) days

after the adoption of such resolution. Upon such termination, Contractor shall be entitled to proportionate compensation at the Contract Price for such portion of the Contract as may have been performed; or

iv. City may terminate the Contract, in which case Contractor shall be entitled to proportionate compensation at the agreed rate for such portion of the Contract as may have been performed. Such termination shall be authorized by resolution of the City Council. Notice thereof shall be forthwith given in writing to Contractor, and the Contract shall be terminated upon receipt by Contractor of such notice.

In the event of the termination provided in this sub-paragraph (iv), none of the covenants, conditions or provisions hereof shall apply to the Services not performed, and City shall be liable to Contractor for the proportionate compensation last herein mentioned.

(d) *Delay Damages.* In the event Contractor, for any reason, fails to perform the Services to the satisfaction of the City Engineer by the Substantial Completion Due Date, City may, in accordance with Section 7203 of the Public Contract Code, in lieu of any other of its rights authorized by Section 6 of this agreement, deduct from payments or credits due Contractor after such breach a sum equal to **One Thousand Five Hundred** and no/100ths Dollars **($1500.00)** for each calendar day beyond the Substantial Completion Due Date. Upon Substantial Completion of the work, and in the event Contractor, for any reason, fails to perform the Services to the satisfaction of the City Engineer by the Final Completion Due Date, City may, in accordance with Section 7203 of the Public Contract Code, in lieu of any other of its rights authorized by Section 6 of this agreement, deduct from payments or credits due Contractor after such breach a sum equal to **Three Thousand** and no/100ths Dollars **($3000.00)** for each calendar day beyond the Final Completion Due Date. This deduction shall not be considered a penalty but shall be considered as delay damages. The aforementioned rate of deduction is an amount agreed to by the Parties as reasonably representing additional construction engineering costs incurred by City if Contractor fails to complete the Services by the Substantial and Final Completion Due Dates. However, any deduction assessed as delay damages shall not relieve Contractor from liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the Services by the Substantial and Final Completion Due Dates. Due account shall be taken of any time extensions granted to Contractor by City. Permitting Contractor to continue work beyond the Substantial and Final Completion Due Dates shall not operate as a waiver on the part of City of any of its rights under the Contract nor shall it relieve Contractor from liability for any damages or costs resulting from delays to other contractors on the project or other projects caused by a failure of the assessed Contractor to complete the Services by the Substantial and Final Completion Due Dates.

6. Termination.

(a) *Option of City to Terminate Contract for Failure to Complete Services.* If a Party should fail to perform any of its obligations hereunder within the time and in the manner herein provided, or otherwise violates any of the terms of the Contract (the "Defaulting Party"), the other Party shall give notice to the Defaulting Party and allow the Defaulting Party ten (10) days to correct such deficiency. If the Defaulting Party does not correct such deficiency, the other Party may immediately terminate the Contract by giving written notice of such termination, stating the reason for such termination. In such event, Contractor shall be entitled to receive payment for all Services satisfactorily rendered until such termination, provided, however, there shall be deducted from such amount the amount of damage, if any, sustained by virtue of any breach of the Contract by Contractor, including Delay Damages. If payment under the Contract is based upon a lump sum in total or by individual task, payment for Services satisfactorily rendered shall be an amount which bears the same ratio to the total fees specified in this Agreement as the Services satisfactorily rendered hereunder by Contractor to the total services otherwise required to be performed for such total fee, provided, however, that there shall be deducted from such amount the amount of damage, if any sustained by City by virtue of any breach of the Contract by Contractor. Upon termination, Contractor shall deliver copies of all Work Product, as defined in Section 19 of this Agreement, to City. If District terminates the Contract before Contractor commences any Services hereunder, City shall not be obligated to make any payment to Contractor.

(b) If Contractor should be adjudged bankrupt or if it should make a general assignment for the benefit of its creditors, or if a receiver should be appointed on account of its insolvency, or if it or any of its subcontractors should violate any of the provisions of the Contract, City may serve written notice upon it and its surety of its intention to terminate the Contract. Such notice shall contain the reasons for City's intention to terminate the Contract, and unless such violations shall cease within five (5) calendar days after serving of such notice, the Contract shall cease and terminate upon the expiration of said five (5) calendar days. In the event of any such termination, City shall immediately serve written notice thereof upon the surety and Contractor, and the surety shall have the right to take over and perform

the Contract; provided however, that, if the surety does not give City written notice of its intention to take over and perform the Contract or does not commence performance thereof within thirty (30) calendar days from the date of the service of such notice, City may take over the work and prosecute the same to completion by contract or any other method it may deem advisable, for the account and at the expense of Contractor, and Contractor and its surety shall be jointly liable to City for any excess cost occasioned City thereby, and in such event City may, without liability for so doing, take possession of and utilize in completing the work, such materials, appliances, and other property belonging to Contractor as may be on the Project site and necessary thereof.

7. **Liability for Breach:** Neither Party waives the right to recover direct damages against the other for breach of the Contract, including any amount necessary to compensate City for all detriment proximately caused by Contractor'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 Contractor. City shall not, in any manner, be liable for special or consequential damages, including but not limited to Contractor's actual or projected lost profits had Contractor completed the Services required by the Contract. In the event of termination by either Party, copies of all finished or unfinished Work Product, as defined in Section 19 of this Agreement, shall become the property of City. Notwithstanding the foregoing, 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 the Contract or the Services performed in connection with the Contract.

8. **Compensation:** City shall make payments to Contractor in accordance with the provisions of Section 9 of the City Standards in legally executed and regularly issued warrants of City, drawn on the appropriate fund or funds as required by law and order of the City Council thereof. Contractor shall be administered a progress payment approximately every thirty (30) calendar days from the time work begins according to the payment schedule furnished by the City Engineer at the time work begins. Contractor shall provide access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify Contractor's charges to City under this Contract.

Monthly progress payments in the amount of 95 percent (95%) of the value of the work will be made to Contractor based on the Contractor's estimate and the schedule of prices contained in the accepted bid. The remaining 5 percent (5%) will be retained by City as partial security for the fulfillment of the Contract except that at any time after 50 percent (50%) of the work has been completed, if the City Engineer finds that satisfactory progress is being made and the Project's critical path of work are on schedule, City may discontinue any further retention. Such discontinuance will only be made

upon the written request of Contractor. City may, at any time the City Engineer finds that satisfactory progress is not being made, again institute retention of 5 percent (5%) as specified above. Payment will be made as soon as possible after the preparation of the Contractor's estimate. City shall pay the remaining 5 percent (5%) of the value of the Services completed under this Contract, if unencumbered by retentions for claims, not sooner than the expiration of thirty-five (35) calendar days from the date of recordation of the Notice of Completion, pursuant to Section 2 of this agreement, and not later than sixty (60) days from the "completion" of the Services as said term is defined in Public Contract Code section 7107(c).

No estimate or payment shall be made if, in the judgment of the City Engineer, the work is not proceeding in accordance with the provisions of the Contract, or when, in his judgment, the total value of the work done since the last estimate amounts to less than $1,000. No progress payments will be made if the time allotted for the job is thirty (30) working days or less. Payment of any progress payment, or the acceptance thereof by Contractor, shall not constitute acceptance of the work performed under this Contractor, or any portion thereof, and shall in no way reduce the liability of Contractor to replace unsatisfactory work or materials, though the unsatisfactory character of such work or materials may not have been apparent or detected at the time such payment was made.

Additionally, as a precondition to City's progress payments hereunder, Contractor shall provide to City, prior to payment, unconditional waivers and releases of stop notices pursuant to Civil Code section 8128 et seq. from each subcontractor and materials supplier. The form of said waivers and releases shall be as set forth in Civil Code section 3262(d)(2).

Pursuant to Public Contract Code section 22300 et seq., Contractor may request the right to substitute securities for any moneys withheld by City to ensure the performance required of Contractor under the Contract, or that City make payment of retentions earned directly into an escrow account established at the expense of Contractor.

9. **Disputes Pertaining to Payment for Work:** Should any dispute arise respecting the true value of any work performed, of any work omitted, or of any extra work which Contractor may be required to do, or respecting the size of any payment to Contractor during the performance of the Contract, such dispute shall be decided by the City Engineer, and the decision of the latter shall be final and conclusive. The Parties agree to comply with the claims resolution procedures set forth in Public Contract Code section 9204 when applicable.

   (a) *Claims Processing.* Any submission of a claim by Contractor must comply with the requirements of Public Contract Code section 9204. Upon receipt of a claim pursuant to this section, City shall conduct a reasonable review of the claim and, within a period not to exceed forty-five (45) days, shall provide Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, the Parties may, by mutual agreement, extend the time period provided in this subdivision.

Contractor shall furnish reasonable documentation to support the claim. Any payment due on an undisputed portion of the claim shall be processed and made within sixty (60) days after City issues its written statement. If Contractor disputes City's written response, or if City fails to respond to a claim issued pursuant to this section within the time prescribed, Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute.

(b) *Meet-and-Confer Conference.* Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, City shall schedule a meet-and-confer conference within thirty (30) days for settlement of the dispute. Within ten (10) business days following the conclusion of the meet-and-confer conference, if the claim or any portion of the claim remains in dispute, City shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within sixty (60) days after the City issues its written statement.

(c) *Nonbinding Mediation.* Any disputed portion of the claim, as identified by Contractor in writing, shall be submitted to nonbinding mediation, with the Parties sharing the associated costs equally. The Parties shall mutually agree to a mediator within ten (10) business days after the disputed portion of the claim has been identified in writing. If the Parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each Party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject judicial review pursuant to Section 23 of this Agreement.

Notwithstanding any claim, dispute, or other disagreement between the Parties regarding performance under the Contract, the scope of work hereunder, or any other matter arising out of or related to, in any manner, the Contract, Contractor shall proceed diligently with performance of the Services in accordance with City's written direction, pending any final determination or decision regarding any such claim, dispute, or disagreement.

10. **Permits and Care of Work:** Contractor shall, at Contractor's expense, obtain all necessary permits and licenses for the construction of each improvement, give all necessary notices and pay all fees and taxes required by law, except those City fees set forth in Section 1 of the Special Provisions. Contractor has examined the Project site and is familiar with its topography and condition, location of property lines, easements, building lines, and other physical factors and limitations affecting the performance of the Contract. Contractor, at Contractor's expense, shall obtain any permission necessary for any operations conducted off the property owned or controlled by City. Contractor shall be responsible for the proper

care and protection of all materials delivered and work performed until completion and final acceptance.

11. Public Works and Payment of Prevailing Wage:

(a) *Monitoring and Enforcement*. In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, all work performed under the Contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations ("DIR"). All work performed by Contractor or its subcontractors under the Contract is subject to the requirements of Labor Code section 1720 et seq. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 of the Labor Code at the time the contract is awarded. Contractor and its subcontractors shall furnish the records specified in Section 1776 of the Labor Code directly to the Labor Commissioner, at least monthly, in the format prescribed by the Labor Commissioner.

In accordance with the provisions of Section 1773.3 of the Labor Code, City shall provide notice to DIR of the award of this Contract within thirty (30) working days of the award. The notice shall be transmitted electronically in a format specified by DIR and shall include the name of Contractor, any subcontractor listed on the successful bid, the bid and contract award dates, the contract amount, the estimated start and completion dates, Project location, and any additional information DIR specifies that aids in the administration and enforcement of Section 1720 et seq. of the Labor Code.

(b) *Wages & Hours of Employment*: In the performance of the Services under the Contract, eight (8) hours shall be the maximum hours of labor on any calendar day, and the minimum wages of compensation of persons performing labor in the execution of this agreement shall be the current prevailing scale of wages determined by DIR for the community. Contractor shall forfeit as penalty Twenty-five and no/100ths Dollars ($25.00) to be paid to City for each workman employed in the execution of the Contract by Contractor or its subcontractor(s), for each calendar day during which any workman is required or permitted to labor more than eight (8) hours, in violation of provisions of Labor Code section 1810 et seq. Contractor shall post prevailing wage rates at the Project no later than the first day Contractor commences performance of the Services under the Contract.

12. Superintendence by Contractor: Contractor shall give personal superintendence to the work on the Project or have a competent foreman or superintendent satisfactory to the City Engineer on the Project at all times during construction and performance of work under the Contract, with authority to act for Contractor.

13. **Inspection and Testing by City:** Contractor shall at all times maintain proper facilities and provide safe access for inspection by City to all parts of the work performed on the Project and to the shops wherein the work is in preparation. Contractor shall notify City with sufficient time in advance of the manufacture of production materials to be supplied by Contractor under the Contract in order for City to arrange for mill or factory inspection and testing of same. Any materials shipped by Contractor from factory prior to having satisfactorily passed such testing and inspection by City's representative or prior to the receipt of notice from such representative that such testing and inspection will not be required shall not be incorporated on the Project. Contractor shall also furnish to City, in triplicate, certified copies of all factory and mill test reports upon request.

14. **Conformity with Law and Safety:** Contractor 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 American 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 Contractor or its subcontractors must be in accordance with these laws, ordinances, codes, and regulations. Contractor'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 the Contract, Contractor shall immediately notify City's risk manager by telephone. If any accident occurs in connection with the Contract, Contractor 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 Contractor's subcontractor, if any; (c) name and address of Contractor'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 the Contract, Contractor shall immediately notify City. Contractor shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

15. **Other Contracts:** City may award other contracts for additional work on the Project, and Contractor shall fully cooperate with such other contractors and carefully fit Contractor's own work to that provided under other contracts as may be directed by the City Engineer.

Contractor shall not commit or permit any act which will interfere with the performance of work by any other contractor.

16. Bonds: Concurrently with the execution hereof, Contractor shall furnish, on the forms provided herein as **Exhibits D and E**, respectively, corporate surety bonds to the benefit of City, issued by a surety company acceptable to City and authorized and admitted to do business in the state of California, as follows:

(a) *Faithful Performance Bond.* In an amount equal to at least one hundred percent (100%) of the Contract Price as security for the faithful performance of the Contract. The bond shall contain a provision that the surety thereon waives the provisions of Sections 2819 and 2845 of the Civil Code.

(b) *Payment Bond.* In an amount equal to at least one hundred percent (100%) of the Contract Price as security for the payment of all persons performing labor and furnishing materials in connection with the Contract. The bond shall be in accordance with the provisions of Sections 3225, 3226, and 3247 through 3252, inclusive, of the Civil Code and Section 13020 of the Unemployment Insurance Code of California. Said bond shall also contain a provision that the surety thereon waives the provisions of Sections 2819 and 2845 of the Civil Code.

The surety companies shall familiarize themselves with all provisions and conditions of the Contract. It is understood and agreed that the surety or sureties waive the right of special notification of any modification or alterations, omissions or reductions, extra or additional work, extensions of time, or any other act or acts by City or its authorized agents under the terms of this Contract and failure to so notify the surety or sureties of such changes shall in no way relieve the surety or sureties of their obligations under the Contract.

17. Indemnification:

(a) *Indemnity for Professional Liability.* When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers ("City's Agents") from and against any and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs but only to the extent Contractor or its subcontractors are responsible for such damages, liabilities and costs on a comparative basis of fault between Contractor or its subcontractors and City in the performance of professional services under the Contract. Contractor shall not be obligated to defend or indemnify City for City's own negligence or for the negligence of others.

(b) *Indemnity for other than Professional Liability*. Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend, and hold harmless City and any and City's Agents from and against any liability, including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees, where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of the Contract by Contractor or by any individual or agency for which Contractor is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Contractor.

18. Contractor's Insurance: Concurrently with the execution hereof, Contractor shall furnish City with satisfactory proof of carriage of the insurance required under this section, and that Contractor shall give City at least thirty (30) days prior notice of the cancellation of any policy during the Term of this contract. Contractor shall not commence work under this Agreement until Contractor has obtained City's approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall Contractor allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services hereunder by Contractor, its agents, representatives, employees or subcontractors. Failure to maintain or renew coverage or to provide evidence of renewal may constitute a material breach of the Contract. Any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to City. The City of Turlock shall be named as a certificate holder.

(a) *Commercial General Liability Insurance*. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not 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, including, without limitation, blanket contractual liability and coverage for explosion, collapse, and underground property damage hazards. The general aggregate limit shall apply separately to this Project or the general aggregate shall be doubled. The policy shall contain, or be endorsed to contain, the following provisions:

(1) City, its elective and appointive boards, officers, agents, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of work or operations performed by or on behalf of Contractor, including materials, parts or equipment furnished in connection with such work or operations. The coverage shall be provided in the form of an endorsement to

Contractor's insurance (at least as broad as CG 20 10 for ongoing operations and CG 20 37 for products/completed operations for construction services). The City shall be named as a certificate holder on the Certificate of Insurance.

(2) For any claims related to the Project, Contractor's insurance coverage shall allow and be endorsed primary insurance as respects City and any insurance or self-insurance maintained by City shall be excess of Contractor's insurance and shall not contribute with it.

(3) In the event of cancellation, non-renewal, or material change that reduces or restricts the insurance coverage afforded to City under the Contract, the insurer, broker/producer, or Contractor shall provide City with thirty (30) days' prior written notice of such cancellation, non-renewal, or material change.

(4) Coverage shall not extend to any indemnity coverage for the sole negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

(b) *Workers' Compensation Insurance.* Contractor 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, One Million Dollars ($1,000,000.00) by disease-policy limit, and One Million Dollars ($1,000,000.00) by disease-each employee. Contractor shall submit to City, along with the Certificate of Insurance a Waiver of Subrogation endorsement in favor of the City, its offices, agents, employees, and volunteers.

(c) *Commercial Automobile Liability Insurance.* Contractor shall maintain commercial automobile liability insurance using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than One Million Dollars ($1,000,000.00) 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 Contractor owns no vehicles, this requirement may be met through a non-owned auto coverage or an endorsement to the CGL policy.

(d) Builder's Risk Insurance. Upon commencement of construction and with approval of City, Contractor shall obtain and maintain Builder's Risk/Course of Construction insurance. The coverage shall be written for an amount equal to the initial contract amount plus the value of any subsequent change orders. Policy shall be provided for replacement value on an "all-risk" or special causes of loss basis, including earthquake

and flood. The City shall be named as Loss Payee on the policy and there shall be no coinsurance penalty provision in any such policy. Policy must include coverage for debris removal, and insure the building(s), structures, machinery, equipment, materials, facilities, fixtures, and all other properties constituting a part of the project. The limits shall be sufficient to ensure the full replacement value of any property or equipment stored either on or off the project site or in transit. Such insurance shall be on a form acceptable to City to ensure adequacy of terms and limits. The policy shall allow for and include a waiver of subrogation endorsement in favor of the Insureds.

(e) *Contractors Pollution Insurance*. Pollution Coverage shall be maintained on a Contractors Pollution Liability form, or other form acceptable to City, providing coverage for liability arising out of sudden, accidental, and gradual pollution and remediation. The policy limit shall be no less than Two Million Dollars ($2,000,000.00) per claim. All activities contemplated in the Contract shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the Project site to the final disposal location, including non-owned disposal sites. The policy shall provide and be endorsed to include the City, its officials, officers, agents, employees, and volunteers as insureds.

(f) *Professional Liability Insurance*. Contractor shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing the Services to be rendered in connection with the Contract, in the minimum amount of Two Million Dollars ($2,000,000.00) per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement, and Contractor agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by the Contract.

(g) *Umbrella or Excess Policy*. Contractor 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 coverage or insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

(h) *Deductibles and Self-Insured Retentions*. Upon request of City, any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City and City's Agents; or (2) Contractor shall provide a financial

guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

(i) *Acceptability of Insurers*. Insurance is to be placed with insurers admitted in California with a current A.M. Best's rating of no less than A-:VII or with an insurer to which City has provided prior approval.

(j) *Verification of Coverage*. Contractor shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Section 18. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive Contractor's obligation to provide them. City reserves the right, at any time, to require complete, certified copies of all required insurance policies and endorsements.

(k) *Waiver of Subrogation*. With the exception of professional liability, Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor 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 Contractor, its agents, employees, independent contractors and subcontractors. Contractor shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Contractor agrees to obtain any available endorsements that may be necessary to effectuate this waiver of subrogation.

(l) *Subcontractors*. Contractor shall ensure all subcontractors furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

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 contractor or its subcontractors or subcontractors in connection with Services performed under the Contract ("Work Product") 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 that it is ever determined that any Work Product created by Contractor or its subcontractors or subcontractors under the Contract are not works for hire under U.S. law, Contractor hereby assigns all copyrights to such Work Product to City. With the prior written approval of the City Engineer, Contractor may retain and use copies of such Work Product for reference and as documentation of its experience and capabilities.

All Work Product shall become the property of City irrespective of where located or stored and Contractor agrees to deliver all such documents and information to City, without charge and in whatever form it exists, upon the Final Completion Date, as may be extended. Contractor shall have no ownership interest in such Work Product.

All Work Product of Contractor under the Contract, 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 specific in Exhibit A.

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

20. Taxes: Payment of any taxes, including California sales and use taxes, levied upon the Contract, the transaction, or the Services or goods delivered pursuant hereto, shall be the obligation of Contractor. Contractor shall cooperate with City to the full extent possible to maximize the local allocation of California sales and use tax to City. Such cooperation shall include, but not be limited to:

(a) *Use Tax Direct Payment Permits.* Contractor shall apply for, obtain, and utilize, to the maximum extent reasonable, a California Use Tax Direct Payment Permit.

(b) *Purchases of $500,000 or More.* Contractor shall require vendors and suppliers located outside California from whom Contractor makes purchases of $500,000 or more to allocate the use tax to City.

21. Independent Contractor: At all times during the Term of the Contract, Contractor shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Contractor performs the Services required under the Contract. Contractor 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 Contractor. City shall have the right to control Contractor only insofar as the result of Contractor's Services rendered pursuant to the Contract; however, City shall not have the right to control the means by which Contractor accomplishes Services rendered pursuant to the Contract.

22. Contractor Not Agent: Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to the Contract to bind City to any obligation whatsoever.

23. Arbitration of Disputes: All claims, disputes, and other matters in question between City and Contractor arising out of, or relating to, this Contract or the breach thereof, including claims of Contractor for extra compensation of Services related to the project, shall be decided by arbitration before a single arbitrator in accordance with the provisions of Sections 1281 through 1284.2 of the 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 the Contract. 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 the Contract, matters involving defects in the Services performed by Contractor or its subcontractors, 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 competent 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 limitations.

The parties shall jointly appoint an arbitrator within fifteen (15) calendar days of the date of giving 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 attorney's 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 provided under 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.

All administrative remedies required under Section 9 of this Agreement or pursuant to Public Contract Code section 9204, or required by any other law, shall be exhausted prior to commencement of any arbitration under this Section 23.

24. Provisions Cumulative: The provisions of the Contract are cumulative, and in addition to and not in limitation of, any other rights or remedies available to City.

25. 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: City Engineer** **156 S. Broadway, Suite 150** **Turlock, CA 95380-5461**
With courtesy copies to:	**City of Turlock, City Attorney's Office** **Attn: Katie O Lucchesi, City Attorney** **156 S. Broadway, Suite 230** **Turlock, CA 95380-5456**
If to Contractor:	**ACS US Inc.** **Attn: Vadim Chernyy** **4022 Sunrise Blvd. Ste 120-151** **Rancho Cordova, CA 94742**
If to Contractor's Sureties:	_____ _____ _____ _____

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

Charlotte Calvario
City of Turlock Engineering Division
156 S. Broadway, Suite 150
Turlock, California 95380-5461
Telephone: (209) 668-6029
E-mail: ccalvario@turlock.ca.us

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

28. Antitrust Claims: Contractor or its subcontractors offer and agree to assign to City all rights, title, and interest to any causes of action under Section Four of the Clayton Act and the Cartwright Act concerning antitrust claims.

29. Use of City Project Number: Contractor or its subcontractors agree to use the aforementioned City project number on all maps, drawings, submittals, billing, and written correspondence that involve City staff or contracted consultants. Nothing in this section shall preclude Contractor or its subcontractors from using their own project numbers for their own internal use.

30. No Conflict of Interest: Contractor represents that no conflict of interest will be created under state or federal law by entering into or in carrying out the Contract.

31. Confidentiality: Contractor understands and agrees that, in the performance of Services under the Contract, or in the contemplation thereof, Contractor 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"). Contractor 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 Contractor written authorization to make any such disclosure, Contractor shall do so only within the limits and to the extent of that authorization. Contractor may be directed or advised by the City Attorney on various matters relating to the performance of Services on the Project or on other matters pertaining to the Project, and in such event, Contractor agrees that it will treat all communications between itself, its employees, and its subcontracts as being communications which are within the attorney-client privilege.

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

33. **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.

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

35. **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, person, states, or firms and that all former requirements necessary or required by state or federal law in order to enter into the Contract 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.

36. **Governing Law:** The Contract shall be governed and construed in accordance with the laws of the state of California.

37. **Severability:** If the Contract in its entirety is determined by an arbitrator or a court of competent jurisdiction to be invalid or unenforceable, the Contract shall automatically terminate as of the date of final entry of judgment. If any provision of the Contract shall be determined to be invalid and unenforceable, or if any provision of the Contract is rendered invalid or unenforceable according 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.

38. **Execution and Counterparts:** This Agreement may be executed simultaneously and, in several counterparts, each of which shall be deemed an original but 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.

39. **Mandatory and Permissive:** "Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

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

41. **Attorney's Fees and Costs:** Except as expressly provided for in Section 23 of this Agreement, if any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret the provisions of the Contract, 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.

42. **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 the Contract.

43. **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 Section 1 through 43 of this Agreement, Sections 1 through 43 shall prevail.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, two identical counterparts of this agreement, consisting of a total of ___ pages, each of which counterparts shall for all purposes be deemed an original of said agreement, have been duly executed by the parties hereinabove named, on the day and year first herein above written.

ACS US Inc.

By: _____

Vadim Chernyy

Print Name

Address: 4022 Sunrise Blvd, ste 120-151
Rancho Cordova, CA 95742

Phone: 916-420-0519

Engineer
Date: 8/7/2026

Federal Tax ID or Social Security No:

33-2667439

DIR Registration Number:

2000012646

Affix Contractor's Seal Here

ACS US INC. CORPORATION SEAL 2024 CALIFORNIA

CITY OF TURLOCK, a municipal corporation

By: _____
John J. Murphy, DPA ICMA-CM,
City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
William D. Morris, RCE, PLS, City

By: _____
Christopher Fisher, Municipal Services Director

APPROVED AS TO FORM:

By: _____
Katie O. Lucchesi, City Attorney

ATTEST:

By: _____
Nichole Fiez, City Clerk

EXHIBIT A
CONTRACTOR'S PROPOSAL FOR SERVICES

PROPOSAL

Project No. 24-020

Fire Station No. 32 Window Replacements

City of Turlock, California

DATED: 10/27/2025

To: The Honorable City Council of the City of Turlock, California:

NAME OF BIDDER: ACS US Inc.

BUSINESS ADDRESS: 4022 Sunrise Blvd. Ste 120-151. Rancho Cordova, CA 95742

PLACE OF RESIDENCE: Sacramento

Bids are to be submitted for the entire work. The amount of the bid for comparison purposes will be the total of all items. The bidder shall set forth for each unit basis item of work a unit price and a total for the item, and for each lump sum item a total for the item, all in clearly legible figures in the respective spaces provided for that purpose.

In the case of unit basis items, the amount set forth under the "Item Total" column shall be the product of the unit price bid and the estimated quantity for the item. In case of discrepancy between the unit price and the total set forth for a unit basis item, the unit price shall prevail except as provided in (a) or (b), as follows:

(a) If the amount set forth as unit price is unreadable or otherwise unclear, or is omitted, or is the same as the amount as the entry in the item total column, then the amount set forth in the item total column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the unit price;

(b) (Decimal Errors) If the product of the entered unit price and the estimated quantity is exactly off by a factor of ten, one hundred, etc., or one-tenth, or one-hundredth, etc. from the entered total, the discrepancy will be resolved by using the entered unit price or item total, whichever most closely approximates percentage wise the unit price or item total in the Department's Final Estimate of Cost.

with the City of Turlock in the form of contract on file in the Office of the City Engineer for such purposes, and that he will execute and/or provide all bonds and insurance certificates required by law and/or by said contract and/or mentioned in said Notice to Contractors all in accordance with and subject to all applicable laws, and that he will take in full payment therefore the following unit prices, to wit:

In accordance with the annexed Notice to Contractors, the undersigned, as bidder, declares that he has carefully examined the location of the proposed work, the plans, specifications and technical requirements therefore, and the proposed forms of contract and bonds mentioned or referred to in said Notice and on file in the Office of the City Engineer of the City of Turlock, together with the prevailing rate of per diem wages for each craft or type of workmen needed to execute said contract; and he proposes and agrees that if this proposal is accepted, he will furnish all labor, materials, equipment, plant transportation, service, sales taxes, permit fees and other costs necessary to complete the construction in strict conformity to the plans and specifications and he will enter into a written contract

BIDDER'S FORM

PROJECT TITLE: Fire Station No. 32 Window Replacements

PROJECT NUMBER: 24-020

OPENING DATE: October 29, 2025

OPENING TIME: 9:00 AM

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total
1	FS #32 Window Replacements	LS	1	71,000	71,000
Subtotal					71,000

Bidder has examined and carefully studied the Bidding documents and other related data identified in the Bidding Documents and the following Addenda, receipt of which is hereby acknowledged

ADDENDA

No._____ **Date** _____ **Signed** _____

No._____ **Date** _____ **Signed** _____

No._____ **Date** _____ **Signed** _____

No._____ **Date** _____ **Signed** _____

No._____ **Date** _____ **Signed** _____

TOTAL BID WRITTEN IN FIGURES: $ 71,000.00

TOTAL BID WRITTEN IN WORDS: seventy one thousand

CONTRACTOR: ACS US Inc.

EXHIBIT B
PAYMENT BY FORCE ACCOUNT

COMPANY'S NAME: ACS US Inc.

BY: Vadim Chernyy

ADDRESS: 4022 Sunrise Blvd. Ste 120-151
(Number) (Street)

Rancho Cordova CA 95742
(City) (State) (ZIP)

CONTRACTOR'S PHONE #: 916-420-0519

CONTRACTOR'S EMAIL: v.acs@outlook.com

NOTE: CONTRACTOR WILL BE REQUIRED TO LIST THEIR LICENSE NUMBER, EXPIRATION DATE, AND APPROPRIATE STATEMENT REGARDING PERJURY AND SIGNED BY INDIVIDUAL AUTHORIZED TO DO SO. FAILURE TO INCLUDE THE ABOVE ITEMS MAY CAUSE SAID CONTRACTOR'S BID TO BE REJECTED.

ACS US Inc., Contractor's License # 1041611, Class B,C17,C33
(Company's Name)

Expires 06/30/2027. DIR #: 2000013646

This information is true, is provided as per Section 7028.15 of the Business and Professions Code, and is made herein under penalty of perjury.

X _____ 10/27/2025
(Bidder's Signature) (Date)

If the proposal is accepted and the undersigned shall fail to contract as aforesaid and fail to file with the City insurance certificates as required by said contract, within fourteen (14) days after the bidder has received notice from the City Engineer or his representative of the City of Turlock that the contract has been awarded to bidder and is ready for signature, the City of Turlock may, at its option, determine that the bidder has abandoned his contract, and thereupon this proposal and the acceptance thereof shall be null and void.

Also accompanying this proposal is an affidavit of non-collusion and questionnaire to general contractors, a statement of proposed subcontractors, if any, the address of mill, shop or office of any subcontractor, and a statement of work to be performed by subcontractors.

Also accompanying this proposal is an affidavit of non-collusion and questionnaire to general contractors, a statement of proposed subcontractors, if any, the address of mill, shop or office of any subcontractor, and a statement of work to be performed by subcontractors.

The names and addresses of persons interested in the foregoing proposal as principals are as follows:

(**IMPORTANT NOTICE**: If bidder or other interested person is a corporation, state legal name of corporation, also names of the president, secretary, treasurer, and manager thereof; if a partnership, state true name of firm, also names of all individual co-partners composing firm; if bidder or other interested person is an individual, state first and last name in full.)

Licensed in accordance with an act providing for the registration of Contractors,
License No. 1041611 Expiration Date 6/30/2027.

DATED: 10/27, 2025

Address: 4022 Sunrise Blvd. Ste 120-151

Phone: 916-420-0519

Email: v.acs@outlook.com

X _____
Signature of Bidder

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of the officers authorized to sign contracts on behalf of the corporation; if bidder is a co partnership, the true name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign contracts in behalf of the co partnership; and, if bidder is an individual, his signature shall be placed above. If a signature is by an agent other than an officer of a corporation or a member of the partnership, a Power of Attorney must be on file with the City Clerk prior to opening or submitted with the bid; otherwise, the bid will be disregarded as irregular and unauthorized.

AFFIDAVIT

The undersigned bidder, being first duly sworn, deposes and says that he/she are the party making the foregoing proposal or bid, that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any other person or bidder, to put in a sham bid, or that said other person shall refrain from bidding, and has not in any manner sought by collusion to secure any advantage against the said City or any person interested in said improvement, for him/herself or any other person.

X _____
Signature of Bidder

Jurat (Government Code Section 8202)

State of California

County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 27 day of October, 2025

by Vadim Cherayy proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____
NOTARY PUBLIC SIGNATURE

A. Cairo
NOTARY PUBLIC PRINTED NAME

(AFFIX SEAL)

A. CAIRO
Notary Public - California
Sacramento County
Commission # 2474900
My Comm. Expires Dec 3, 2027

For work paid by force account, the City Engineer compares City's records to Contractor's daily force account work report. When the City Engineer and Contractor agree on the contents of the daily force account work reports, the City Engineer accepts the report and City pays for the work. If the records differ, City pays for the work based only on the information shown on City's records. If a subcontractor performs work at force account, work paid at force account will be accepted at

an additional 2 percent (2%) markup to the total cost of that work, including markups, as reimbursement for additional administrative costs. The markups specified in labor, materials, and equipment includes compensation for all delay costs, overhead costs, and profit. If an item's unit price is adjusted for work-character changes, City excludes Contractor's cost of determining the adjustment. Payment for owner-operated labor and equipment is made at the market-priced invoice submitted.

A. Labor. Labor payment is full compensation for the cost of labor used in the direct performance of the work plus a fifteen percent (15%) markup, as set forth below, and consistent with California Labor Code section 1770 et seq. Force account labor payment consists of:

1. Employer payment to the worker for:

    1.1 Basic hourly wage
    1.2 Health and welfare
    1.3 Pension
    1.4 Vacation
    1.5 Training
    1.6 Other State and federal recognized fringe benefit payments

2. Labor surcharge percentage in *Labor Surcharge and Equipment Rental Rates* current during the work paid at force account for:

    2.1 Workers' compensation insurance
    2.2 Social security
    2.3 Medicare
    2.4 Federal unemployment insurance
    2.5 State unemployment insurance
    2.6 State training taxes

3. Subsistence and travel allowances paid to the workers

4. Employer payment to supervisors, if authorized

The fifteen percent (15%) markup consists of payment for all overhead costs related to labor but not designated as costs of labor used in the direct performance of the work including:

(a) Home office overhead
(b) Field office overhead
(c) Bond costs
(d) Profit
(e) Labor liability insurance

(f) Other fixed or administrative costs that are not costs of labor used in the direct performance of the work

B. Materials. Material payment is full compensation for materials the Contractor furnishes and uses in the work. The City Engineer determines the cost based on the material purchase price, including delivery charges, except:

1. A fifteen percent (15%) markup is added;

2. Supplier discounts are subtracted whether the Contractor takes them or not;

3. If the City Engineer believes the material purchase prices are excessive, City pays the lowest current wholesale price for a similar material quantity;

4. If Contractor procured the materials from a source Contractor wholly or partially own, the determined cost is based on the lower of the:

   4.1 Price paid by the purchaser for similar materials from that source on Contract items; and
   4.2 Current wholesale price for those materials;

5 If Contractor does not submit a material cost record within thirty (30) days of billing, the determined cost is based on the lowest wholesale price:

   3.1 During that period
   3.2 In the quantities used

C. Equipment Rental. Equipment rental payment is full compensation for:

1. Rental equipment costs, including moving rental equipment to and from the change order work site using its own power.

2. Transport equipment costs for rental equipment that cannot be transported economically using its own power. No payment is made during transport for the transported equipment.

3. Fifteen percent (15%) percent markup.

If Contractor wants to return the equipment to a location other than its original location, the payment to move the equipment must not exceed the cost of returning the equipment to its original location. If Contractor uses the equipment for work other than work paid by force account, the transportation cost is included in the other work.

Before moving or loading the equipment, Contractor must obtain authorization for the equipment rental's original location.

The City Engineer determines rental costs:

1. Using rates in *Labor Surcharge and Equipment Rental Rates*:

    1.1. By classifying equipment using manufacturer's ratings and manufacturer-approved changes.
    1.2. Current during the work paid by force account.
    1.3. Regardless of equipment ownership but City uses the rental document rates or minimum rental cost terms if:
        1.3.1. Rented from equipment business Contractor does not own.
        1.3.2. The Labor Surcharge and Equipment Rental Rates hourly rate is $10.00 per hour or less.

2. Using rates established by the City Engineer for equipment not listed in *Labor Surcharge and Equipment Rental Rates*. Contractor may submit cost information that helps the City Engineer establish the rental rate but City uses the rental document rates or minimum rental cost terms if:
    2.1. Rented from equipment business Contractor does not own.
    2.2. The City Engineer establishes a rate of $10.00 per hour or less.

3. Using rates for transport equipment not exceeding the hourly rates charged by established haulers.

Equipment rental rates include the cost of:

1. Fuel
2. Oil
3. Lubrication
4. Supplies
5. Small tools that are not consumed by use
6. Necessary attachments
7. Repairs and maintenance
8. Depreciation
9. Storage
10. Insurance
11. Incidentals

City pays for small tools consumed by use. The City Engineer determines payment for small tools consumed by use based on Contractor-submitted invoices.

The City Engineer may authorize rates in excess of those in the *Labor Surcharge and Equipment Rental Rates* if:

1. Contractor submits a request to use rented equipment
2. Equipment is not available from Contractor's normal sources or from one of Contractor's subcontractors

3. Rented equipment is from an independent rental company
4. Proposed equipment rental rate is reasonable
5. The City Engineer authorizes the equipment source and the rental rate before Contractor uses the equipment

D. Equipment on the Job Site. For equipment on the job site at the time required to perform work paid by force account, the time paid is the time:

1. To move the equipment to the location of work paid by force account plus an equal amount of time to move the equipment to another location on the job site when the work paid by force account is completed

2. To load and unload equipment

3. Equipment is operated to perform work paid by force account and:
   3.1. Hourly rates are paid in 1/2-hour increments
   3.2. Daily rates are paid in 1/2-day increments

E. Equipment Not on the Job Site Required for Original-Contract Work. For equipment not on the job site at the time required to perform work paid by force account and required for original-Contract work, the time paid is the time the equipment is operated to perform work paid by force account and the time to move the equipment to a location on the job site when the work paid by force account is completed.

The minimum total time paid is:

1. 1 day if daily rates are paid
2. 8 hours if hourly rates are paid

If daily rates are recorded, equipment:

1. Idled is paid as 1/2 day
2. Operated four (4) hours or less is paid as 1/2 day
3. Operated four (4) hours or more is paid as one (1) day

If the minimum total time exceeds eight (8) hours and if hourly rates are listed, City rounds up hours operated to the nearest 1/2-hour increment and pays based on the hours shown in the following table. The table does not apply when equipment is not operated due to breakdowns, in which case rental hours are the hours the equipment was operated.

Equipment Rental Hours

Hours operated	Hours paid
0.0	4.00
0.5	4.25

1.0	4.50
1.5	4.75
2.0	5.00
2.5	5.25
3.0	5.50
3.5	5.75
4.0	6.00
4.5	6.25
5.0	6.50
5.5	6.75
6.0	7.00
6.5	7.25
7.0	7.5
7.5	7.75
≥8.0	hours used

F. Equipment Not on the Job Site Not Required for Original-Contract Work. For equipment not on the job site at the time required to perform work paid by force account and not required for original-Contract work, the time paid is the time:

1. To move the equipment to the location of work paid by force account plus an equal amount of time to return the equipment to its source when the work paid by force account is completed

2. To load and unload equipment

3. Equipment is operated to perform work paid by force account

G. Non-Owner-Operated Dump Truck Rental. Contractor shall submit the rental rate for non-owner-operated dump truck rental to City. The City Engineer shall determine the payment rate. Payment for non-owner-operated dump truck rental is for the cost of renting a dump truck, including its driver. For the purpose of markup payment only, the non-owner-operated dump truck is rental equipment and the owner is a subcontractor.

The above markups shall constitute full compensation for all home office overhead, field office overhead, bond costs, profit, labor liability insurance, and other fixed or administrative costs that are not costs specifically designated as cost or equipment rental as stated above. The total payment made as provided above shall be deemed to be the actual cost of the work and shall constitute full compensation therefor.

When extra work to be paid for on a force account basis is performed by a subcontractor, an additional markup of 2 percent (2%) will be added to the total cost of that extra work including all

markups specified in this Section. The additional 2 percent (2%) markup shall reimburse Contractor for additional administrative costs, and no other additional payment will be made by reason of performance of the extra work by a subcontractor.

EXHIBIT C

WORKERS' COMPENSATION INSURANCE CERTIFICATION

Pursuant to Section 18(b) of the Agreement, Contractor certifies as follows:

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Signed: _____ Date: 8/7/26

Vadim Chernyy

(Typed or Printed Name)

Business Address (Street Address, City, State & Zip Code):

4022 Sunrise Blvd. ste 120-151

Rancho Cordova, CA 95742

Business Phone: (916) 420-0519

EXHIBIT D

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock,** State of California, has awarded to **ACS US Inc.**, hereinafter designated as the "Principal," a contract for **Project No. 24-020, "Fire Station No. 32 Window Replacements";** and,

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract.

NOW, THEREFORE, we the Principal, and _____ as Surety, are held and firmly bound unto the City of Turlock in the penal sum of _____ **($_____)**, lawful money of the United States for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounden Principal, or Principal's heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in said contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified and in all respects according to their true intent and meaning; and shall defend, indemnify and save harmless the City of Turlock, its officers and agents as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

And the Surety, for value received hereby stipulates and agrees that, in accordance with the Plans, Standard Specifications, Special Provisions, and other contract documents, no change, extension of time, alteration, or addition to the terms of the contract, or to the work to be performed hereunder, or to the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration of additions to the terms of the Contract to the work, or to the specifications.

The City of Turlock reserves the right to refuse use of any Contractor assigned by any surety to complete the work.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their seals this _____ day of _____, 20__, the name and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(Corporate Seal) **Principal** _____

By _____

Title _____

(Attach Notarial Acknowledgment)

(Corporate Seal) **Surety** _____

Address _____

Phone No.: ( )_____ Fax No.: ( ) _____

By _____
Attorneys-in-Fact

Title _____

(Attach Notarial Acknowledgment)

<u>NOTE TO SURETY COMPANY</u>: There must be submitted a certified copy of unrevoked resolution of authority for the attorneys-in-fact.

(Seal) **Witness** _____

Approved as to form:

_____
Risk Manager

EXHIBIT E

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **City of Turlock**, a municipal corporation, has awarded to **ACS US Inc.,** hereinafter designated as the "Principal", a contract for **Project No**. **24-020, "Fire Station No. 32 Window Replacements"**; and

WHEREAS, said Principal is required to furnish a bond in connection with said contract, to secure payment of claims of laborers, mechanics, or materialmen employed on work under said contract, as provided by law.

NOW, THEREFORE, we the undersigned Principal and Surety are held and firmly bound unto the City of Turlock in the sum of _____ **($_____),** said sum being equal to the estimated amount payable by said City of Turlock under the terms of the contract, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that if said Principal, or Principal's heirs, executors, administrators, successors, or assigns, or subcontractors shall fail to pay for any material, provisions, provender, or other supplies, implements, or machinery used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or for amounts due under the Unemployment Insurance Code with respect to such work or labor, or for any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from these wages of employees of the Contractor and Contractor's subcontractors pursuant to the Revenue and Taxation Code, with respect to such work and labor, the Surety or Sureties hereon will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, said Surety will pay a reasonable attorney's fee to be fixed by the court.

This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Section 3138 of the Civil Code of the State of California so as to give a right of action to them or their assigns in any suit brought upon this bond.

Said Surety, for value received, hereby stipulates and agrees that, in accordance with the Plans, Standard Specifications, Special Provisions, and other Contract Documents, no change, extension of time, alteration or addition to the terms of the contract, or to the work to be performed there under, or to the specifications accompanying the same, shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or to the work, or to the specifications.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their seals this _____ day of _____, 20__, the name and corporate seals of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(Corporate Seal) **Principal** _____

By _____

Title _____

(Attach Notarial Acknowledgment)

(Corporate Seal) **Surety** _____

Address _____

Phone No.: ( )_____ Fax No.: ( ) _____

By _____
Attorneys-in-Fact

Title _____

(Attach Notarial Acknowledgment)

NOTE TO SURETY COMPANY: There must be submitted a certified copy of unrevoked resolution of authority for the attorneys-in-fact.

(Seal) **Witness** _____

Approved as to form:

_____
Risk Manager

City Council Staff Report

August 25, 2026

From:	Bill Morris, City Engineer
Prepared by:	Carrie Braley, Staff Services Analyst
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Motion: Accepting the improvements and authorizing the City Engineer to file a Notice of Completion for "Crowell" Subdivision, Project No. 22-028

2. NARRATIVE:

The Crowell subdivision included subdividing 6.5 acres into 32 residential lots that ranged from 5,340 to 9,264 square feet. The Crowell subdivision is located at 4510 Crowell Road (APN 071-002-012). The Planning Commission originally approved the vesting tentative subdivision map after holding a public hearing on August 5, 2021.

At this time all City of Turlock standard and conditioned improvements for the "Crowell" subdivision have been completed. With the City Council's authorization, the City Engineer will file a Notice of Completion with the Stanislaus County Recorder Office, therefore, approving and accepting the improvements associated with the "Crowell" subdivision, Project No. 22-028.

Per Section 11-8-1001 of the Turlock Municipal Code, improvements associated with subdivisions of five (5) or more parcels shall be accepted by the City Council. The acceptance of the improvements shall imply only that the improvements have been completed satisfactorily and that the public improvements have been accepted for public use.

3. FISCAL IMPACT / BUDGET AMENDMENT:

None.

4. ENVIRONMENTAL DETERMINATION:

Council determined this project to be exempt from the provisions of the California Environmental Quality Act on April 24, 2018. This action does not alter the original determination and therefore no additional determination is required.

5. ALTERNATIVES:

A. Council could choose not to accept the improvements and reject authorizing the City Engineer to file a Notice of Completion. This alternative is not recommended by City Staff as the work has been completed and accepted.

6. ATTACHMENTS:

1. Crowell Subdivision - NOC

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
DEVELOPMENT PROJECT NO. 22-028
"CROWELL" SUBDIVISION

Notice is hereby given that work on the above-referenced project located at the north end of Crowell Rd, Turlock, California, Subdivision Agreement Document No. 2023-0048187, recorded Stanislaus County Records on October 10, 2023, was completed by the undersigned agency on August 25, 2026. The owner of development is SB Builders, LLC, 1701 W March Lane Ste D, Stockton, California, 95207, and the owner is the City of Turlock, 156 South Broadway, Suite 150, Turlock, California, 95380. Kindly refer to said Development Project Number on all communications relating to this work.

Date: _____

_____
(Signature- William D. Morris, P.E., 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.
CITY ENGINEER
OWNER'S AGENT

Executed on August 25, 2026 at Turlock, California, Stanislaus County

City Council Staff Report

August 25, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	Carlos Guerrero, Utilities Division Manager
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Motion: Approving Agreement 2026-0172 with Golden Bell Products, Inc. for sewer roach control applications in sanitary sewer manholes for a one (1) year term with the option to extend for four (4) additional one (1) year terms with a total not to exceed of $250,000 (Utilities)

2. NARRATIVE:

The City maintains an extensive sanitary sewer collection system consisting of sewer mains, manholes, and related infrastructure throughout the community. Roach activity within sewer manholes and underground utility structures can create public health concerns and nuisance conditions for residents and businesses if left untreated.

Routine sewer roach control applications are performed to reduce infestations and maintain sanitary conditions within the sewer collection system. These treatments are typically applied directly within sanitary sewer manholes and other targeted areas throughout the system as needed.

Staff recommends the approval of the proposed agreement with Golden Bell Products, Inc. as a sole source procurement pursuant to the City of Turlock Municipal Code Section 2-7-08 (b)(2). Golden Bell Products Inc. will provide continued sewer roach control treatment services throughout the City's sanitary sewer collection system. Maintaining a proactive sewer roach control program assists the City in minimizing public complaints, improving sanitary conditions, and reducing the potential spread of pests from sewer infrastructure into surrounding neighborhoods and businesses.

Golden Bell Products, Inc. specializes in sewer roach control applications and related pest management services. The proposed agreement will allow the contractor to provide sewer roach control applications on an as-needed basis throughout the City's sanitary sewer collection system. Services will include furnishing all labor, materials, chemicals, equipment, transportation, and incidentals necessary to perform the work safely and in compliance with all applicable regulations.

Staff recommends entering into a one (1) year agreement with Golden Bell Products, Inc. to ensure continued and consistent treatment services for the City's sewer infrastructure. The proposed agreement establishes a one (1) year term with the option to extend for an additional four (4) one (1) year terms, with a total not to exceed of $250,000 for labor, materials, equipment, chemicals, and related services necessary to perform sewer roach control applications.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Funding for sewer roach control application services is included in the annual operating budget for Fund 410, GL 410-51-531.43150 Pest Control. The proposed agreement provides for a total amount of $250,000 over a one (1) year term with an option to extend for an additional four (4) one (1) year terms, subject to annual budget appropriations.

4. ENVIRONMENTAL DETERMINATION:

The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, Existing Facilities, classified as a Categorical Exemption (Class 1) as the agreement consists of routine maintenance and operational activities associated with existing public sewer infrastructure with negligible or no expansion of use.

5. ALTERNATIVES:

A. Council could not approve the Agreement. Staff does not recommend this as it will discontinue routine sewer roach control application services and will result in increased pest activity and public complaints.

6. ATTACHMENTS:

1. Agreement CC 2026-172 with Golden Bell Products, Inc.

Docusign Envelope ID: 78286B54-CF9E-8BB0-839B-6DF89A05266C

AGREEMENT BETWEEN THE CITY OF TURLOCK

and

Golden Bell Products, Inc. a California corporation

for

Sewer Roach Control Application in Sanitary Manholes

City Contract No. 2026-172

THIS SERVICE PROVIDER AGREEMENT (the "Agreement") is entered into by and between the City of Turlock, a California municipal corporation ("City"), and Golden Bell Products, Inc. a California corporation ("Service Provider"), on Tuesday, August 25, 2026 (the "Effective Date"). City and Service Provider 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 Service Provider services to assist City with the Sewer Roach Control Application in Sanitary Manholes (the "Project").

B. Service Provider has made a proposal to City to provide such Service Provider services. A description of the services Service Provider 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 Service Provider 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 Service Provider 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:

Docusign Envelope ID: 78286B54-CF9E-8BB0-839B-6DF89A05266C

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 52 of this Agreement, the Sections 1 through 52 shall prevail.

2. TERM:

The term of this Agreement shall be one (1) year and will commence on the Effective Date and terminate on Tuesday, August 24, 2027 ("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:

City may elect to extend this Agreement for four (4) additional one (1) year term(s), on the same terms and conditions, upon issuing an "Election to Extend Agreement" letter executed by the City Manager and Service Provider thirty (30) days prior to the expiration of this Agreement.

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, Service Provider 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"). Service Provider 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 Service Provider's Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Service Provider and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Service Provider 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. SERVICE PROVIDER REQUESTED MODIFICATION IN SERVICES:

Service Provider shall not be compensated for work outside the Services described in this Agreement, unless, prior to the commencement of the Services:

A. Service Provider 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

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evidence that the work is outside the Services; (2) set forth the Service Provider'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 Service Provider's proposed revisions, if any, to the Completion Schedule; and (4) set forth the Service Provider'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.

6. COMPENSATION:

6.1. AMOUNT, TIME AND MANNER OF PAYMENT FOR SERVICE PROVIDER SERVICES:

City shall pay Service Provider according to the rates and timing set forth in the Compensation Schedule. On each anniversary date of the Effective Date, Service Provider will be allowed to increase prices with thirty (30) days' written notice to City. Increases may not exceed increases in the San Francisco-Oakland Consumer Price Index ("CPI") for all urban consumers or percentage increases in Service Provider's published prices, whichever is lower. In all cases, City may cancel this Agreement if a requested price increase is not acceptable. City's total compensation to Service Provider shall not exceed Two Hundred Fifty Thousand and No/100ths Dollars ($250,000.00) ("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 Service Provider within thirty (30) calendar days of receiving such invoice. In the event that an amount of an invoice is in dispute, City shall inform Service Provider 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:

Service Provider shall provide City with monthly invoices sufficiently evidencing Service Provider's expenses and completion of the Services. All invoices furnished to City by Service Provider shall be in a form approved by City. The payments specified shall be the only payments made to Service Provider for performance of the Services, including compensation for any Modification. Service Provider 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:

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

8. TIME OF PERFORMANCE:

Service Provider warrants that it will commence performance of the Services within 30 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.

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9. CITY ASSISTANCE TO SERVICE PROVIDER:

Service Provider shall, at its sole cost and expense, furnish all facilities, equipment, materials, information, personnel and administrative assistance which may be required to perform its obligations under this Agreement, with the exception of items of City assistance provided in **Exhibit A: City Assistance to Service Provider** ("City Assistance to Service Provider"). City shall furnish to Service Provider only the facilities, equipment, materials, information, personnel and administrative assistance listed in **Exhibit A**. Notwithstanding the foregoing, City shall cooperate with Service Provider and shall not actively interfere with Service Provider's performance of Services under this Agreement.

10. TIME AND PERSONNEL DEVOTED TO SERVICES:

Service Provider 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 Service Provider. Service Provider 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 Service Provider. Service Provider 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 SERVICE PROVIDER:

City relies upon the following representations by Service Provider in entering into this Agreement:

12.1. QUALIFICATIONS:

Service Provider 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. Service Provider shall also ensure that all subcontractors are similarly licensed and qualified. Service Provider and all subcontractors shall also obtain a business license from City before they commence performance of the Services. Service Provider represents and warrants to City that Service Provider shall, at Service Provider'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 Service Provider to practice Service Provider's profession at the time the Services are rendered.

12.2. SERVICE PROVIDER PERFORMANCE:

Service Provider 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 providers of the Services to be provided. Service Provider shall adhere to accepted Service Provider standards as set forth by relevant Service Provider associations and shall perform all Services required under this Agreement in a manner consistent with generally accepted Service Provider customs, procedures and standards for such Services. Service Provider agrees that, if a Service is not performed, in addition to all of its obligations under this Agreement and at law, Service Provider shall re-perform or replace unsatisfactory Service at no additional expense to City.

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12.3. NO WAIVER OF CLAIMS:

The granting of any progress payment by City, or the receipt thereof by Service Provider, 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 Service Provider 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 Service Provider 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:

Service Provider 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:

Service Provider 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 Service Provider must be in accordance with these laws, ordinances, codes and regulations. Service Provider’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, Service Provider shall immediately notify City's risk manager by telephone. If any accident occurs in connection with this Agreement, Service Provider 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 Service Provider's subcontractor, if any; (c) name and address of Service Provider'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, Service Provider shall immediately notify City. Service Provider shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

14. CONFIDENTIALITY:

Service Provider understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Service Provider may have access to private or confidential information that may be owned

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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").

Service Provider 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 Service Provider written authorization to make any such disclosure, Service Provider shall do so only within the limits and to the extent of that authorization. Service Provider 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, Service Provider 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, Service Provider may disclose Confidential Information required to be disclosed under law, provided that, prior to disclosure, Service Provider 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.

15. EXCUSABLE DELAYS; NOTICE TO OTHER PARTY OF DELAY:

Service Provider 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 Service Provider. Force Majeure does not include: (a) Service Provider's financial inability to perform; (b) Service Provider's failure to obtain any necessary permits or licenses from other governmental agencies; or (c) Service Provider'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 Service Provider.

16. 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.

17. SUSPENSION OF SERVICES BY CITY:

City reserves the right to suspend Service Provider's Services under this Agreement when City determines that it is necessary to do so. When possible, City shall give Service Provider notice of such suspension and Service Provider 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 Service Provider, the Service Provider shall be compensated for Services performed prior to notice of such suspension. When the Project is resumed, the Service Provider's compensation shall be equitably adjusted by City to provide for expenses incurred by the interruption of the Services. In this regard, Service Provider 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 Service Provider during the period when Services were suspended.

If the Parties are unable to agree upon the amount of extra compensation which is due to Service Provider within thirty (30) days of Service Provider resuming Services, the amount of such additional compensation, if any, that is required to appropriately compensate the Service Provider for its expenses incurred by the interruption of Services may, upon the request of either Party, be determined by arbitration conducted in accordance with

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"Arbitration of Disputes" of this Agreement. Such arbitration shall be commenced by the Service Provider 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.

18. 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, Service Provider or technical information or data, photographs, notes, letters, emails or any original works of authorship created by Service Provider 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 Service Provider or its subcontractors, or subcontractors under this Agreement, are not works for hire under U.S. law, Service Provider hereby assigns all copyrights to such Products to City. With the prior written approval of City's point of contact for the Project, Service Provider 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 Service Provider agrees to deliver all such documents and information to City, without charge and in whatever form it exists, on the completion of the Service Provider's Services hereunder. Service Provider shall have no ownership interest in such Products.

All work product of Service Provider 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, Service Provider 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.

19. 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 Service Provider. In the event City shall give such notice of termination, Service Provider shall cease rendering Services upon receipt of said notice given as required in this Agreement. If City terminates this Agreement:

A. Service Provider 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 Service Provider or before Service Provider commences any Services hereunder, whichever last occurs, City shall not be obligated to make any payment to Service Provider. If City terminates this Agreement after City has issued the Notice to Proceed to Service Provider and after Service Provider has commenced performance under this Agreement, City shall pay Service Provider the reasonable value of the Services rendered by Service Provider pursuant to this Agreement prior to termination of this Agreement. City shall not in any manner be liable for Service Provider's actual or projected lost profits had Service Provider

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completed the Services. Service Provider 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 Service Provider prior to termination. In the event of a dispute as to the reasonable value of the Services rendered by Service Provider 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 "Arbitration of DIsputes" 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 Service Provider after the date of the notice of termination.

20. ASSURANCE OF PERFORMANCE:

If, at any time, City believes Service Provider 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 Service Provider for written assurances of performance and a plan to correct observed deficiencies in Service Provider's performance. Failure to provide written assurances subsequent to such written request, constitutes grounds to declare a breach under this Agreement.

21. 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 Service Provider 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 Service Provider'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 Service Provider.

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

22. NON-DISCRIMINATION:

In its performance of the Services, Service Provider shall adhere to City’s Equal Employment Opportunity Policy which states, “The City is committed to ensuring that all qualified individuals have a full and fair opportunity to compete in all phases 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, or, 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.

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23. ARBITRATION OF DISPUTES:

All claims, disputes, and other matters in question between City and Service Provider arising out of or relating to this Agreement or the breach thereof, including claims of Service Provider 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 Service Provider, 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 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 attorney's 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.

24. INSURANCE COVERAGE:

During the Term, the Service Provider, 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

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rating of no less than A-:VII and will provide City with written proof of said insurance. Service Provider shall maintain coverage as follows:

24.1. COMMERCIAL GENERAL LIABILITY:

Service Provider 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.

24.2. WORKERS' COMPENSATION INSURANCE AND EMPLOYER'S LIABILITY:

Service Provider shall maintain workers' compensation insurance as required by the State of California under the Labor Code. Service Provider shall also carry employer's liability insurance in the amount of One Million Dollars ($1,000,000.00) per accident, with a One Million Dollars ($1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollars ($1,000,000.00) limit for each employee's bodily injury by disease.

24.3. COMMERCIAL AUTOMOBILE LIABILITY:

Service Provider shall maintain commercial automobile liability insurance using ISO Business Auto Coverage form CA 00 01 (or equivalent) in the amount of no less than One Million Dollars ($1,000,000.00) or greater per accident for owned, leased, hired, and non-owned, borrowed automobiles.

24.4. CONTRACTOR'S POLLUTION INSURANCE:

Pollution Coverage shall be provided on a Contractors Pollution Liability form or other form acceptable to City providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than Two Million Dollars ($2,000,000.00) per claim. All activities contemplated in this Agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites. The policy shall provide and be endorsed to include the City, its officials, officers, agents, employees and volunteers as additional insureds.

24.5. UMBRELLA OR EXCESS POLICY:

Service Provider 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 Commercial General Liability and automobile Liability 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 Service Provider's primary and excess liability policies are exhausted.

24.6. WAIVER OF SUBROGATION:

With the exception of Service Provider liability, Service Provider hereby agrees to waive subrogation which any insurer of Service Provider may acquire from Service Provider by virtue of the payment of any loss. The commercial general liability policy, automobile liability policy, and workers' compensation policy shall be

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endorsed to contain a waiver of subrogation in favor of City for all work performed by Service Provider, its agents, employees, independent contractors and subcontractors. Service Provider shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Service Provider agrees to obtain any available endorsements that may be necessary to effectuate this waiver of subrogation.

25. ADDITIONAL INSURANCE REQUIREMENTS:

Within five (5) days of the Effective Date, Service Provider 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 Service Provider 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; (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 Service Provider and shall be endorsed to state such; (c) cover products and completed operations of Service Provider, premises owned, occupied, or used by the Service Provider, or automobiles owned, leased, or hired or borrowed by the Service Provider; contain no special limitations on the scope of protection afforded to City; (d) 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 Service Provider's insurance and shall not contribute to it; (e) contain standard separation of insured provisions; and (f) 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.

26. INDEMNIFICATIONS:

26.1. INDEMNIFICATION FOR PROFESSIONAL LIABILITY:

When the law establishes a professional standard of care for any portion of the Services provided under this Agreement, to the fullest extent permitted by law. Service Provider 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 Service Provider 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 Service Provider, or any direct or indirect subcontractor, employee, contractor, representative or agent of Service Provider, or anyone that Service Provider 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, or willful misconduct of City or City's Agents, but shall apply to all other Liabilities. With respect to third party claims against the Service Provider, the Service Provider waives any and all rights of any type of express or implied indemnity against City and City's Agents.

26.2. INDEMNIFICATION FOR OTHER THAN PROFESSIONAL LIABILITY:

Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest,

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defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider or by any individual or agency for which Service Provider is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Service Provider.

27. 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.

28. INDEPENDENT CONTRACTOR:

At all times during the Term, Service Provider shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Service Provider performs the Services required under this Agreement. Service Provider 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 Service Provider. City shall have the right to control Service Provider only insofar as the result of Service Provider's Services rendered pursuant to this Agreement; however, City shall not have the right to control the means by which Service Provider accomplishes Services rendered pursuant to this Agreement.

29. SERVICE PROVIDER NOT AGENT:

Except as City may specify in writing, Service Provider shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Service Provider shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

30. 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 Service Provider.

31. 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: Carlos Guerrero, Manager
156 S Broadway Suite 270
Turlock, California 95380

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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 Service Provider: **Golden Bell Products, Inc. a California corporation**
Attn: Michelle Webster-Holick, CEO
952 N Batavia Street
Orange, California 92867

32. CITY CONTRACT ADMINISTRATOR:

City's contract administrator and contact person for this Agreement is:

Nicole Mann, Staff Services Technician
156 S Broadway Suite 270
Turlock, California 95380
Telephone: 209-668-5590
E-mail: nmann@turlock.ca.us

33. INTERPRETATION:

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

34. USE OF CITY PROJECT NUMBER:

{Intentionally Omitted}

35. 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.

36. 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.

37. 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.

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38. 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.

39. 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.

40. GOVERNING LAW:

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

41. VENUE:

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

42. 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.

43. 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 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.

44. 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 Service Provider's charges to City under this Agreement.

45. 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,

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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.

46. 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.

47. MANDATORY AND PERMISSIVE:

“Shall” and “will” and “agrees” are mandatory. “May” and “can” are permissive.

48. 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.

49. HEADINGS:

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

50. ATTORNEY'S FEES AND COSTS:

If any action at law or in equity not resolved pursuant to "Arbitration of Disputes" 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.

51. 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.

52. TIME IS OF THE ESSENCE:

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

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

Golden Bell Products, Inc. a California coroporation

Signed by:
Michelle Webster-Holick
6EB1A4B1EC3743A...

SIGNATURE

Michelle Webster-Holick

FULL NAME

CEO

TITLE

8/12/2026

DATE SIGNED

City of Turlock, a California municipal corporation

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

APPROVED AS TO SUFFICIENCY:

SIGNATURE

Christopher Fisher

FULL NAME

Municipal Services Director

TITLE

DATE SIGNED

APPROVED AS TO FORM:

SIGNATURE

FULL NAME

TITLE

DATE SIGNED

ATTEST:

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SIGNATURE

FULL NAME

TITLE

DATE SIGNED

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Exhibits List

A - Insecta Scope Turlock

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Exhibit A

Insecta Scope Turlock

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GOLDEN BELL PRODUCTS, INC.

952 N Batavia Street, Orange, CA 92867 – Phone (714) 363-3985 / Fax (714) 997-4807
www.goldenbellproducts.com

Wednesday, August 12, 2026

City of Turlock
Nicole Mann
156 S. Broadway #270.
Turlock, CA 95380

Dear Nicole:

Golden Bell Products to provide all personnel, material and supplies required to coat sanitary sewer manholes with INSECTA, insecticidal latex coating for sewer roach control pesticide service.

SCOPE OF WORK

Golden Bell Products to perform the following items:

- Apply INSECTA, an approved product for sewer roach control application in sanitary manholes.
- Treat to depth of seven feet or less, with an approximate area of 100 square feet per manhole.
- Will prepare and treat according to manufacturer's specifications for preparation instructions.
- Apply coating based on the manufacturers recommended label rates, five (5) manholes per gallon, not to exceed three (3) pints per manhole.
- Remove existing sewer manhole covers, scrape clean the inside of the cover area, spray Insecta, reseat the cover and mark the reinstalled cover with a painted white mark extending from the manhole cover to the adjoining pavement, indicating that the cover has been reseated properly and firmly. Liability for damage caused by covers that have been reinstalled and marked is limited to 24 hours. Covers that are damaged or will not reseat properly will be immediately reported to the customer. Customer assumes all liability for damages caused by covers that fail to properly reseat.
- Mark each manhole cover with an identifying white mark after being treated.
- Provide proper supervision at the job site during all phases of work.
- Be responsible for coordinating the work to be done. Work will take place in accessible alleys, parking lots, and streets.
- Guarantee the application for eighteen (18) months from the date of treatment. If more than 50 living roaches are found in a manhole during the warranty period, the manhole must then be retreated by Golden Bell Products at no additional charge or obligation to Customer. Golden Bell Products will retreat any manhole which inspections with photographs report live roaches within sixty (60) calendar days after notification; providing more than 50 live roaches are found inside the manhole during two inspections occurring two days apart.*
- Will report number of manholes treated when submitting billing invoices. Golden Bell Products will indicate in writing on each paper quarter section map, the number of manholes treated, applicators name initials with the date of completion. This will serve as the record of application for the necessary Agencies and warranty information.
- Customer will supply paper quarter section maps indicating exact locations of manholes to be treated, street names and smart cover locations. Golden Bell Products will not be responsible for any damage to unidentified smart covers.

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- Customer will make accessible all designated manholes to be coated prior to crew's arrival. If not drive up accessible by service truck Golden Bell Products will notify Customer manhole cannot be treated.
- Customer will provide inspection and assistance where necessary.
- No more than 90 calendar days will elapse between date of notice to proceed and completion of the application. A reasonable time for potentially unfavorable weather will be mutually agreed upon by Customer and Golden Bell Products
- Requirements may be added or deleted from the above Scope of Work; however, these must be agreed upon by both parties prior to the commencement of work.
- The cost of additional permits and/or licenses, other than those already required by the state, required within city limits to perform work within that city will be assumed by the Customer.

Golden Bell Products will supply all appropriate insurance coverage required by the state licensing agencies to apply roach control product to sewer manholes; if any additional insurance is required and available at additional costs those costs will be assumed by the Customer.

Special Note: Some assistance with traffic control in heavily traveled areas may be required.

**NOTE: The Insecticidal-latex coating is not a repellent and therefore, will not repel roaches. They must rest on it to eliminate them! Insecta is not a spot treatment product: for warranty to be in effect and for the best results all manholes must be treated in the same area of the sewer system!*

Pricing per Manhole Application costs:

Pricing for less than 1000 manholes is $31.50 each.
Pricing for more than 1000 manholes is $30.00 each.

Pricing 1,666 manholes @ $30.00 each is $49,980.00.

(This is a service- no Tax)

** There is a **200** -manhole minimum for all jobs.*

This pesticide service pricing is good through August 25, 2027. Thank you for this opportunity. If you have any questions, please contact Michelle at 714/363-3985.

Sincerely,

MichelleJHolick
Michelle (Webster) Holick
CEO

City Council Staff Report

August 25, 2026

From:	Isaac Moreno, Finance Director
Prepared by:	Isaac Moreno, Finance Director
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Resolution: Authorizing the submittal of the application to the Department of Housing and Community Development (HCD) amending the 5-year plan for the Permanent Local Housing Allocation (PLHA) program for the 2020 allocation year and authorizing the City Manager or designee to execute all related and necessary documents.

2. NARRATIVE:

In 2017, the California Legislature enacted the Building Homes and Jobs Act (SB 2), establishing a $75 recording fee on certain real estate documents to create a permanent funding source for affordable housing. These funds are distributed through the Permanent Local Housing Allocation (PLHA) Program to support local housing-related activities that address housing needs and homelessness.

As a CDBG entitlement jurisdiction, the City of Turlock receives non-competitive PLHA funding. The City's total PLHA allocation for Fiscal Years 2019–2023 is $1,790,698.

On November 15, 2022, the City Council authorized the application for, acceptance, and appropriation of PLHA funds and approved the City's five-year PLHA Plan. On January 14, 2025, the City Council approved a plan amendment allocating funds to the following eligible activities:

- Activity 2: Development, acquisition, rehabilitation, and preservation of affordable housing, including rehabilitation of City-owned properties for transfer to nonprofit housing providers and sale to income-qualified first-time homebuyers.
- Activity 4: Program administration and activity delivery costs.
- Activity 7: Accessibility, health, and safety improvements for income-qualified owner-occupied homes.
- Activity 9: Homeownership assistance, including down payment assistance for first-time homebuyers.

The approved PLHA Plan identified the 2020 allocation year for Activity 9 as serving households earning up to 80% of Area Median Income (AMI). However, PLHA regulations allow assistance to households earning up to 120% of AMI. Staff recommends amending the PLHA Plan for the 2020 allocation year to increase the income eligibility for the First-Time Homebuyer Program from 80% AMI to 120% AMI, expanding homeownership opportunities and better meeting ths housing needs of the community.

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:

A. The City Council could choose not to submit the plan amendment for the 2020 allocation year. This alternative is not recommended as this is the only funding source currently available to Housing to go up to 120% AMI, which allows the Division to offer a broader service to the community.

6. ATTACHMENTS:
1. Draft Resolution
2. PLHA Plan Amendment for 2020 Year

RESOLUTION NO. 2026-

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

AUTHORIZING THE SUBMITTAL OF THE APPLICATION TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AMENDING THE 5-YEAR PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM FOR THE 2020 ALLOCATION YEAR AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED AND NECESSARY DOCUMENTS

WHEREAS, the State of California Department of Housing and Community Development ("Department") is authorized to provide up to $296 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)).; and

WHEREAS, the Department issued a Notice of Funding Availability ("NOFA") dated 10/15/2024 under the Permanent Local Housing Allocation (PLHA) Program; and

WHEREAS, the City of Turlock, is an eligible Local government who has applied for program funds to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation; and

WHEREAS, the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.

2. Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix C of the current NOFA $1,859,124 in accordance with all applicable rules and laws.

3. Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the

Applicant and the Department.

4. Pursuant to Section 302(c)(4) and 302 (c)(5) of the Guidelines, Applicant's PLHA Plan Amendment for the 2020-2023 Allocations is attached to this resolution, and Applicant hereby adopts this PLHA Plan Amendment and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.

5. Applicant certifies that it was delegated by City of Turlock to submit an application on its behalf and administer the PLHA grant award for the formula allocation of PLHA funds, pursuant to Guidelines Section 300(c) and 300(d), and the legally binding agreement between the recipient of the PLHA funds and the Applicant is submitted with the PLHA application.

6. Applicant certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.

7. Applicant certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.

8. Pursuant to Applicant's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.

9. Applicant certifies that, if funds are used for the acquisition, construction or rehabilitation of for-sale housing projects or units within for-sale housing projects, the grantee shall record a deed restriction against the property that will ensure compliance with one of the requirements stated in Guidelines Section 302(c)(6)(A), (B) and (C).

10. Applicant certifies that, if funds are used for the development of an Affordable Rental Housing Development, the Local government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project, and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with a Local government-approved underwriting of the Project for a term of at least 55 years.

11. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.

12. City Manager, is authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications

thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 25th day of August, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock

PLHA Formula - Amendment for years 2021, 2022, 2023					Rev. M.10/28/24
Eligible Applicant Type:	**Entitlement**				
Local Government Recipient of PLHA Formula Allocation:					
2020 PLHA Formula Allocation Amount:	**n/a**	2019 Allowable Local Admin (5%):	**n/a**	Admin requested?	**Yes**
2021 PLHA Formula Allocation Amount:	**n/a**	2020 Allowable Local Admin (5%):	**n/a**	Admin requested?	**No**
2022 PLHA Formula Allocation Amount:	**n/a**	2021 Allowable Local Admin (5%):	**n/a**	Admin requested?	**No**
2023 PLHA Formula Allocation Amount:	**n/a**	2022 Allowable Local Admin (5%):	**n/a**	Admin requested?	**No**

Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to a Local Housing Trust Fund or to another Local Government, the Applicant (for which information is required below) is the Local Housing Trust Fund or administering Local Government. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.

The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordable home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities. **Please note that 40% of each allocation you are requesting to amend with this application MUST be allocated to an activity that supports Homeownership in accordance with the NOFA. Ownership activities are 2,3,4,7,8,9 (activities 2,3,4, & 8 will only count as ownership if the funds will go towards ownership sub activities as opposed to rental housing sub activities including ADU's)**

If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the highest AMI level the Activity will serve (you can always go lower than what is listed but you may not serve higher than what is listed without completing a plan amendment in the future).

For each year (2021-2023), allocations must equal 100% annually including the allowable administrative costs of up to 5%.

§300 Eligible Applicants

§300(a) and **(b)** Eligible Applicants for the Entitlement and Non-Entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.

Applicant:	City of Turlock										
Address:	156 S Broadway Suite 140										
City:	Turlock	State:	CA	Zip:	95380	County:	Stanislaus				
Auth Rep Name:	John J. Murphy	Title:	City Manager	Auth Rep. Email:	JJMurphy@turlock.ca.us			Phone:	209-668-5540		
Address:	156 S Broadway Suite 230			City:	Turlock	State:	CA	Zip Code:	95380		
Contact Name:	Isaac Moreno	Title:	Finance Director	Contact Email:	lmoreno@turlock.ca.us			Contact Phone:	209-668-6071		
Address:	156 S Broadway Suite 110			City:	Turlock	State:	CA	Zip Code:	95380		

§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?	No
§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300(c) and (d)?	A sample agreement can be found by double clicking on the icon to the right — Document

File Name:	**Application and/or Adopting the PLHA Plan (2020-2023 Allocations) Reso**	Pursuant to section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for 2020-2023 allocations is attached to this resolution, and Applicant certifies compliance with all public notice, comment, and hearing requirements in accordance with the Guidelines.		Uploaded to HCD?	Yes
File Name:	**Gov TIN**	Provide a signed Gov't TIN Form		Uploaded to HCD?	Yes
File Name:	**Applicant Delegation Agreement**	Legally binding agreement between Delegating and Administering Local Governments (sample provided—just click on icon in row 19, column AH)		Uploaded to HCD?	N/A

§301 Eligible Activities

§301(a) Eligible activities are limited to the following:	**Select below:**
§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to Extremely low-,Very low-, Low-, or Moderate-income households, including necessary operating subsidies.	**No**
§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.	**Yes**
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.	**No**
§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.	**No**
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.	**No**
§301(a)(6) Assisting persons who are experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.	**No**
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.	**Yes**
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	**No**
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.	**Yes**

§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.	**No**

Certifications

On behalf of the entity identified below, I certify that: The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct and I possess the legal authority to submit this application on behalf of the entity identified in the signature block.

John J. Murphy, DPA, ICMA-CM	Ctiy Manager		
Authorized Representative Printed Name	Title	Signature	Date

End of Document

§302(c)(4) Plan

Rev. M.10/28/24

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

The City will use 40 percent of the allocation to provide down payment assistance to first time homebuyers for individuals up to 120 percent of AMI.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The City of Turlock will utilize PLHA funds to provide rehabilitation services to households with income levels at or below 60 percent of Area Median Income (AMI).

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The City's 2015-2023 Housing Element includes seven goals, each with specific policies and implementation actions. The City's plan provides direct actions to support the following goals set forth in the Housing Element:
GOAL HE-1) Housing Opportunities and Accessibility
Objective 1-1-Seek assistance under federal, state and other programs for eligible activities within the City that address housing needs.
GOAL HE-4) Preserve, rehabilitate and enhance existing housing and neighborhoods
Objective 4-3 - Preserve at-risk housing.

Activities Detail (Activities Detail (Must make a selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.

City will utilize PLHA funds to rehabilitate three (3) City-owned properties. These units will provide housing to individuals at 80% or below of the Area Median Income (AMI) for Stanislaus County

Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2020														
Type of Affordable Housing Activity	Development of Rental/Ownership Housing														
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	40%														
What Percentage of the Percentage Above Will be Used for Ownership Housing?	100%														
§302(c)(4)(E)(ii) Area Median Income Level Served	80%														TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2020, 2022, 2023 only	283														283
§302(c)(4)(E)(ii) Projected Number of Households Served	5														5
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity **(55 years required for rental housing projects)**	55														

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.

The City has successfully rehabilitated three (3) city-owned properties. Two (2) of the properties were sold to families at 80% of AMI and the third property was transferred to a nonprofit organization to provide affordable rental housing for 55 years.

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.

The City has successfully rehabilitated three (3) city-owned properties. Two (2) of the properties were sold to families at 80% of AMI and the third property was transferred to a nonprofit organization to provide affordable rental housing for 55 years.

Complete the table below for each proposed Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2020														
Type of Affordable Housing Activity	Accessibility modifications in Lower-income Owner-Occupied Housing														
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	15%														
What Percentage of the Percentage Above Will be Used for Ownership Housing?	100%														
§302(c)(4)(E)(ii) Area Median Income Level Served	80%														**TOTAL**
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2020, 2022, 2023 only	259														259
§302(c)(4)(E)(ii) Projected Number of Households Served	5														5
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	20														

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The City has began contacting home-owners on the rehabilitation list and schedule an appointment to walk property and qualify individuals to ensure they meet the maximum of 80 percent of AMI income level. Once the individual has been qualified and approved by the City Loan Committe for a forgivable loan and items needing rehabilitated are identified and documented as accessibility modification and/or health and safety concerns, we will proceed with the bid process to identify a contractor. This began in the spring of 2025. No projects have been completed as the City is pending approval from HCD of their rehabilitation policies and procedures.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.

The City has begun advertising and screening of potential first-time homebuyers of up to 120% of AMI to purchase homes utilizing the City's First-Time Homebuyer program policies and procedures. We anticipate funding 2 loans with the 2020 allocation by spring of 2027.

Complete the table below for each proposed Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2020														
Type of Homeowner Assistance	Homebuyer Assistance														

§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	40%														
What Percentage of the Percentage Above Will be Used for Ownership Housing?	100%														
§302(c)(4)(E)(ii) Area Median Income Level Served	120%														**TOTAL**
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2020, 2022, 2023 only	283														283
§302(c)(4)(E)(ii) Projected Number of Households Served	5														5
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	30														

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The City has a potential homebuyer who is over the 80% of AMI and is pending approval of the 120% of AMI to move forward with looking for a home. The City anticipates funding 2 loans by Spring of 2027.

File Name:	Plan Adoption Reso	*§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.*	Uploaded to HCD?	

Total Percentage of Funds Allocated Calculator (2020 - 2023)

2020 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2020	100%

2021 Allocation	
Admin	0%
Funds Allocated	0%
Total Percentage of Funds Allocated for 2021	0%

2022 Allocation	
Admin	0%
Funds Allocated	0%
Total Percentage of Funds Allocated for 2022	0%

2023 Allocation	
Admin	0%
Funds Allocated	0%
Total Percentage of Funds Allocated for 2023	0%

End of Document

City Council Staff Report

August 25, 2026

From:	Adrienne Werner, Development Services Director
Prepared by:	Katie Quintero, Planning Manager
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Resolution: In the matter of rescinding and replacing Resolution 2026-106 and adopting General Plan Amendment 2026-01 (2023-2031 Housing Element and Commercial-Residential Mixed-Use District)

Ordinance: In the matter of amending Title 9 (Zoning) of the Turlock Municipal Code adding Article 6 (Commercial-Residential Mixed-Use Zones) including Section 9-6-110 (Streamlined Ministerial Approval for Qualifying Housing Development Projects in Commercial-Residential Mixed-Use Zones), and amending Turlock Municipal Code 9-3-202 to implement the General Plan Housing Element

Ordinance: In the matter of amending the Zoning map of the City of Turlock, attached to Title 9 of the Turlock Municipal Code (Rezone 2026-01)

2. NARRATIVE:

The Public Review Draft 2023-31 General Plan Housing Element was released on September 20, 2024, and, following review by the Planning Commission and City Council, it was submitted to the California Department of Housing and Community Development (HCD) for a legally mandated review on January 31, 2025. Review by HCD follows a statutorily defined process that provides 90 days for HCD to complete their initial review and 60 days for each subsequent review. Following this process, the Draft Housing Element was revised and resubmitted to HCD three times between January 2025 and June 2026, addressing comments from HCD and incorporating revisions deemed necessary for compliance with State law. On July 3, 2026, HCD found that the Draft Housing Element as revised meets the statutory requirements and, if adopted, will substantially comply with State housing law.

This report provides an overview of the key components of the Draft Housing Element and the related General Plan and Zoning Amendments.

Inventory of Housing Sites

One of the principal components of the Housing Element is the inventory of sites available for housing. The sites are shown on Map 3-9 in the Draft Element and the full inventory detailing the size, applicable zoning parameters, and projected housing capacity of each site is included in Appendix A using the form required by HCD. The inventory and related capacity projections demonstrate that the City has zoned adequate land to accommodate its assessed share of the regional housing need for the planning period, which is a total of 5,802 housing units including 2,208 units on properties zoned to allow at least 20 units per acre, which is the density deemed affordable to lower income households by the State.

Under current zoning, the City can accommodate a total of 4,506 new homes, which

represents about 78 percent of Turlock's assessed share of the regional housing need for the period. This means there is a gap of 1,296 units, including 886 for lower income households and 557 for moderate income households. To bridge that gap, we had originally proposed a Workforce Housing Overlay that would apply to certain vacant and underutilized commercial parcels along four key corridors in the City: Golden State Boulevard, Geer Road, West Main Street and South Lander Avenue. The overlay was designed to give property owners the option to develop multifamily housing on their sites if they wish while allowing them to continue to operate or develop commercial uses consistent with existing zoning. Subsequently, however, in the case of New Commune DTLA LLC v. City of Redondo Beach Second District Court of Appeal held that overlay zones do not satisfy the requirements of State housing law when the base zoning still allows projects with zero housing. Therefore, in place of the Workforce Housing Overlay, the Draft Housing Element proposes creation of a new Commercial-Residential Mixed Use (CRMU) base zoning district to bridge the gap and ensure the City's zoning map has adequate capacity to meet Turlock's assessed share of the regional housing need. The CRMU base zone allows property owners to continue to operate or develop commercial uses consistent with the base zoning in place today or to redevelop their sites with multifamily residential or mixed-use projects. As such, it does not impose any requirement on the property owner to develop housing; rather, it would expand options available to property owners and would tend to increase property values. The City's legal counsel and HCD have approved this approach.

The CRMU zone would apply along the same four commercial corridors, but to a smaller set of sites than identified in the September 2024 Draft Housing Element. This is because, in the course of their review, HCD requested additional analysis to further demonstrate the feasibility of non-vacant sites for redevelopment with housing during that planning period and that analysis resulted in several sites being removed from the inventory because there were not at least three strong indicators of redevelopment potential. The sites to be rezoned CRMU are shown on Map 3-4 in the Draft Housing Element. All property owners have received notification of the proposed zoning amendments.

With the proposed zoning amendments in place, the City will have capacity for 6,502 new homes over the planning period which is enough to meet the projected need for all income levels with a buffer of 12 percent. The buffer is required to ensure that there is sufficient capacity to meet RHNA obligations at all times during the planning period, in the event that some sites on the inventory actually develop at lower densities than envisioned. As a rule of thumb, communities typically plan for a buffer of 10 percent for their RHNA at all income levels.

Housing Action Plan
Another core component of the Housing Element is the Action Plan, which includes goals, policies and implementing programs intended to facilitate development of sites on the inventory and address local housing needs. The Action Plan is Chapter 4 of the Housing Element. It is organized around six goals that closely mirror the goals of the existing Element.

They focus on:

- Goal 1: Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents

- Goal 2: Remove or Reduce Constraints to Housing Production
- Goal 3: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods
- Goal 4: Take Action to Prevent Homelessness and Address the Needs of Unhoused People
- Goal 5: Affirmatively Further Fair Access to Housing for All in Turlock
- Goal 6: Monitor the Effectiveness of Housing Programs

Together with the inventory, the details of programs in the Action Plan were a principal focus of HCD's review, in particular, programs that identify zoning and process amendments needed to ensure consistency with State law regarding special needs housing and affirmatively furthering fair access to housing for people of all ages, incomes, ethnic backgrounds, and abilities. The redlined version of the Housing Element included in the packet, shows new and revised programs included in response to HCD comments.

Additionally, one new program is proposed for addition to the Action Plan in response to public comments on the Revised Draft Housing Element published on the City's website in June 2026. Public comments on that draft expressed the view that General Plan policies 2.5-f and 3.1-g, regarding the approach to annexation of land outside the City limit are a constraint on housing development. These policies are part of a larger growth management strategy outlined in the General Plan, and they require the preparation of a master plan identifying future land use and infrastructure needs for any areas outside the City limits proposed for residential development prior to annexation into the City and which requires that 70 percent of one master plan area be completed (ie building permits issued) before development of the next master plan area proceeds.

Staff notes that since the General Plan was adopted in 2012, the build-out of the Northeast Turlock and East Tuolumne master plan areas have been completed or nearly finished, while the City has funded the construction of a sewer lift station to assist with infrastructure feasibility for the Morgan Ranch Master Plan area and is in discussions with developers about modifications to minimum lots sizes to facilitate development in Morgan Ranch. Staff also notes that General Plan policies 2.5-f and 3.1-g have pushed developers to think more creatively about the design of projects as opposed to building formulaic subdivisions on agricultural land outside the City limits. The Crowell Subdivision and Fifth Street development are examples of this type of infill project. Nevertheless, to address this comment and concerns raised by others since the adoption of the General Plan, Program 2-T is proposed, calling for the City to review the growth management strategy and policies 2.5-f and 3.1-g with the next update to the General Plan, anticipated to begin in 2027.

Background Analysis

The sites inventory and the programs in the Action Plan are underpinned by a series of technical reports included in Volume 2 of the Draft Housing Element. These include a housing needs assessment (Appendix B) that analyzes local housing needs based on Census data and other sources; a constraints analysis (Appendix C) that reviews existing governmental and non-governmental constraints to housing development; a fair housing assessment (Appendix D) that considers disproportionate conditions and needs of disadvantaged populations in Turlock; an evaluation of progress toward the goals and objectives of the Fifth Cycle Housing Element (Appendix E), and analysis in support of the feasibility of non-vacant sites included on the inventory (Appendix F).

In the course of their review, HCD requested extensive additional analysis of conditions and trends in Census tracts with higher concentrations of low-income residents (earning less than 80 percent of the countrywide area median income). In response, additional maps were prepared and analysis conducted to characterize conditions in these tracts and identify disparities in comparison to other tracts in the city. Based on the findings of this analysis, new and expanded programs addressing displacement risk, conversion of existing affordable housing to market rate, sidewalk repair and facility upgrades in disadvantaged Census tracts, and applications for grant funding for programs and projects in disadvantaged Census tracts were added. Edits and additions made in response to HCD comments are shown in track changes and highlights in the redlined version of the Housing Element.

Additionally, to demonstrate the viability of non-vacant sites on the inventory for development with housing during the planning period, detailed site-by-site analysis was added together with an assessment of proposed zoning parameters in relation to other comparable high-density sites and projects in Turlock and peer cities. Table F-3 summarizes the findings of this analysis and demonstrates that sites on the inventory identified to accommodate lower income RHNA show at least three indicators of redevelopment potential. Further, analysis of recent sales prices and rents in comparison to household income was added to support projections for moderate income housing.

General Plan Amendments

Certain General Plan Amendments are needed to ensure consistency between the General Plan and Zoning Code, as required under State law. Specifically, a new land use classification that corresponds to the proposed CRMU zone is proposed to be added into the General Plan. Accordingly, the text for a new Commercial-Residential Mixed Use land use classification is included in the packet materials, together with corresponding amendments to the General Plan Land Use Diagram and edits to Table 2-2 in the Land Use and Economic Development Element of the General Plan, which summarizes permitted residential density and non-residential development intensity. Adoption of these targeted General Plan amendments is recommended to ensure consistency between the General Plan and Zoning Code as the Housing Element and related zoning amendments are considered.

Planning Commission Meeting and Council First Reading.

The Planning Commission heard the Housing Element and the various associated amendments at their August 6, 2026, regular meeting. After hearing the staff report and public comment, the Planning Commission voted unanimously to recommend the City Council approve the proposed items. Then on August 11, 2026, the City Council considered and unanimously voted to adopt the General Plan Amendment 2026-01 (2023-2031 Housing Element and Commercial-Residential Mixed-Use District) and performed the first reading and introduction of the related Ordinance with Zoning Code amendments.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Adoption of the Housing Element and related General Plan and Zoning amendments is not anticipated to result in an immediate direct fiscal impact to the City. Implementation of individual programs identified in the Housing Element may require future staff resources, consultant services, capital expenditures, or other funding. Any expenditures requiring

additional appropriations or City Council authorization will be brought forward separately in accordance with the City's established budget and approval processes.

4. ENVIRONMENTAL DETERMINATION:

Find the project "Exempt" from the provisions of CEQA in accordance with Section 21080.085 of the Public Resources Code which establishes a statutory exemption from the California Environmental Quality Act ("CEQA") for rezoning undertaken to implement the schedule of actions in a housing element that has been "approved" by the California Department of Housing and Community Development (HCD).

5. ALTERNATIVES:

The City Council may choose not to adopt the Housing Element and related General Plan and Zoning amendments, or may direct staff to make additional revisions. However, substantive revisions may require additional review by the California Department of Housing and Community Development and could delay certification of the Housing Element and the City's compliance with applicable State housing law.

6. ATTACHMENTS:

1. Attachment 1 Redline Version of Housing Element
2. City Council Resolution 2026-106 (to be rescinded)
3. Exhibit A General Plan Amendment 2026-01 Resolution Adopting Housing Element and General Plan Amendments
4. Exhibit B Ordinance: Ordinance Amendment 2026-01 (Commercial Residential Mixed Use Ordinance and 9-3-202 Amendment
5. Exhibit C Ordinance: Rezone 2026-01 CRMU Rezones







City of Turlock

2023-31 Housing Element

REVISED DRAFT

August 6, 2026
Volume 1

City of Turlock

2023-31 Housing Element

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DYETT & BHATIA
Urban and Regional Planners

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1 Introduction

Purpose and Objectives

All California cities and counties are required to have a Housing Element included in their General Plan which establishes housing objectives, policies, and programs in response to community housing conditions and needs. This Housing Element has been prepared to respond to current and near-term future housing needs in the City of Turlock and provide a framework for the community's longer-term approach to addressing its housing needs.

The Housing Element contains goals, updated information, and strategic directions (policies and implementing actions) that the City is committed to undertaking. Housing affordability in Stanislaus County and in California is a critical issue. Over the past 30 years, housing costs have ballooned, driven by rising construction costs and land values, and homeownership in Turlock and throughout Stanislaus County has become a distant dream for many people. The typical home value in Turlock in January 2024 was more than $476,000, an increase of 100 percent over the past decade. The double-edged sword of steep home prices is apparent as subsequent generations are priced out of the local housing market. Similarly, high housing costs have become a significant obstacle to hiring teachers, first responders, and others essential to the community.

This Housing Element touches many aspects of community life. It builds upon the goals, policies, and implementing programs contained in the City's 2015-2023 Housing Element and other City policies and practices to address housing needs in the community. The overall focus of the Housing Element is to preserve and enhance community life, character, and serenity through the provision of adequate housing opportunities for people at all income levels, while being sensitive to the small-town character of Turlock that residents know and love.

The following are some of the specific purposes of the Housing Element update:

1. **Address Regional Housing Needs Allocation (RHNA).** Ensure capacity for the development of new housing to meet the RHNA of 5,802 housing units at all income levels for the 2023-2031 planning period.
2. **Provide a Variety of Housing Opportunities.** Provide a variety of housing opportunities proportionally by income to accommodate the needs of people who currently live, work, and go to school in Turlock, such as older adults, large families, students, teachers, and first responders.
3. **Provide Equal Housing Opportunities.** Provide for fair and equal housing opportunities for all persons, regardless of protected characteristics, including but not limited to, age, ancestry, sex, gender, gender expression, sexual orientation, religion, disability, family status, race, creed, color, or national origin.

4. **Address Affordable Housing Needs.** Continue existing and develop new programs and policies to meet the projected affordable housing need of extremely low, very low, low, and moderate-income households.
5. **Address the Housing Needs of Special Need Groups.** Continue existing and develop new programs and policies to meet the projected housing needs of persons living with disabilities, unhoused people, older adults, female-headed households, students, and other special needs households in the community.
6. **Remove Potential Constraints to Housing.** Evaluate potential constraints to housing development and encourage new housing in locations supported by existing or planned infrastructure, while maintaining existing neighborhood character. Develop programs to help remove or reduce barriers to the development of housing for all income levels.
7. **Maintain Existing Housing.** Maintain the existing housing stock to assure high quality maintenance, safety, and habitability of existing housing resources.
8. **Provide Adequate Housing Sites.** Identify appropriate housing sites within specified areas that have the potential to accommodate or are proximate to transportation, shopping and schools, and the accompanying zoning required to accommodate housing development.
9. **Promote Energy Efficiency.** Continue to promote energy efficiency in residential development to lower energy use through energy-efficient urban design and through better design and construction in individual projects.

Legal Requirements

State law requires each city, town, and county in California to adopt a General Plan containing at least seven elements, including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code sections 65580-65589. Although the Housing Element must follow State law, it is by its nature a local document. The focus of the Turlock Housing Element is on the needs and preferences of Turlock residents and workers as they relate to housing in the community. Within these parameters, the intent of the Element is also to comply with State law requirements.

Unlike the other mandatory General Plan elements, the Housing Element requires periodic updating and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development — HCD. According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives, and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate sites that will be zoned and available within the Housing Element planning period — between 2023 and 2031 — to meet the City's share of regional housing needs at all income levels.
- Be submitted to HCD to review and certify that the Housing Element complies with State law.

State law establishes detailed content requirements for Housing Elements and establishes a regional "fair share" approach to distributing housing needs throughout all communities in the Stanislaus Council of Governments (StanCOG) region. The law recognizes that for the private sector and non-profit housing sponsors to address housing needs and demand, local governments must adopt land use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Turlock's Housing Element was last updated in 2015 to plan for the years 2015-2023. This Housing Element update reflects the RHNA as determined by StanCOG for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city, town, and county plans for enough housing production to accommodate future growth. HCD assigns each region of the state an overall RHNA allocation. StanCOG distributes a "fair share" portion of that allocation to each local jurisdiction in Stanislaus County. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Turlock must identify sites sufficient to accommodate 5,802 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Turlock Regional Housing Needs Assessment, 2023-2031

Income Level	*AMI*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income	0-50%	1,305	22.5%
Low-Income	51-80%	903	15.6%
Moderate-Income	81-120%	1,096	18.9%
Above-Moderate-Income	>120%	2,498	43.0%
Total		**5,802**	**100.0%**

Source: HCD State Income Limits, 2024; City of Turlock, 2024; Dyett & Bhatia, 2024

HOUSING ELEMENT LAW: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the 2015-23 Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017), codified in Government Code section 65585, provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017), which amended Government Code sections 65400, 65583, and 65700 and Health and Safety Code section 50456, and AB 1397 (2017), which amended Government Code sections 65580, 65583, and 65583.2, require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.
- AB 686 (2018), which amended Government Code sections 65583 and 65583.2, requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.
- AB 215 (2021), which amended Government Code section 65585, extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.
- AB 1398 (2021), which amended Government Code sections 65583, 65583.2, and 65588, revises the consequences for local governments that do not meet the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.
- AB 1304 (2021), which amended Government Code sections 8899.50, 65583, and 65583.2, clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH) requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

Community Involvement

Community involvement is an integral component of the Housing Element process. The City of Turlock employed a range of public outreach and engagement strategies to solicit meaningful community input that has informed the Draft 2023-2031 Housing Element. These strategies included a citywide survey that garnered over 1,500 responses, pop-up outreach at popular locations around town, web and social media engagement, and public meetings before the Planning Commission and City Council, as well as ongoing

communication with the community online via social media and the project webpage. Details of outreach activities and community input are included in Appendix G. A summary of these engagement activities is described below, together with a summary of how feedback is reflected in the Housing Element:

- **Web and Social Media –** At the outset of the process, a webpage was created on the City's website to serve as a one-stop information portal for the Housing Element Update. The webpage provided contextual information on legal requirements and key concepts and housed draft documents for public review. Updated content was posted to the City website and on social media regularly to keep the community informed of progress.
- **Pop-Up Outreach** - Using a "go to them" strategy to raise awareness of the project and provide community members with additional in-person opportunities for input, City staff conducted pop-up events in 2023 at locations where community members gather, such as National Night Out event held at Columbia Park. Events were structured as "chalk board chats" that provided community members with opportunities to learn about the project and share quick feedback on what strategies the Draft Housing Element and Environmental Justice Element should prioritize.
- **Focus Group Discussions** - To gain insight into issues and opportunities related to housing production and supportive services, a series of focus group discussions was conducted with subject matter experts, including affordable housing developers, market rate developers, and architects with experience in Turlock and Stanislaus County; and service providers catering to the needs of older adults, low income residents, the homeless and other special needs groups. Input received informed development of programs in the Housing Action Plan.
- **Citywide Survey** – In order to gather community input to inform updates to the Housing Element, a survey was mailed to every household in Turlock. The survey was conducted February 1, 2024, to March 1, 2024, and provided residents with an opportunity to help identify and evaluate strategies for accommodating and encouraging new housing to serve local needs to help the City meet the legal requirements for the Housing Element. In total, more than 1,500 respondents participated in the survey. The results of the survey informed the selection of sites and key strategies for accommodating RHNA.
- **Public Review Period** - The Draft Housing Element has been released for a 30-day public review period starting in September 2024. Revisions made in response to comments from HCD were posted for public review in September 2025. Subsequent revisions were posted on the City's website and made available for public comment for a period of 7 days with each resubmittal to HCD.
- **Decision-Maker Meetings** – A series of study sessions before the Planning Commission and City Council was held as the components of the Housing Element were developed and refined, providing additional opportunities for public input and decision-maker review. A joint Planning Commission and City Council study session was held in June 2023 to provide an overview of the legal requirements for the Housing Element and solicit feedback on project priorities. The Planning Commission held a study session on the preliminary sites inventory and key strategies for the Housing Element in July 2024, and feedback was used to refine the sites analysis and specific strategies for accommodating RHNA and furthering fair housing in Turlock. Upon close of the 30-day public review period, the Draft Housing Element and public comments were presented to the Planning Commission and City Council. Adoption hearings before the Planning Commission and City Council are planned for summer 20265~~5~~.

Organization of the Housing Element

The Housing Element is a required component of the General Plan, published under separate cover. It is an eight-year plan that is updated more frequently than other General Plan elements to ensure its relevancy and accuracy. This Housing Element consists of the following major components organized as described below:

- **Chapter 1 - Introduction:** Provides an introduction to the purpose of the document and the legal requirements for a Housing Element, together with an overview of the community and the community involvement process.
- **Chapter 2 – Community Profile:** Documents population characteristics, housing characteristics, and current development trends in Turlock and to characterize local conditions, needs, and challenges.
- **Chapter 3 – Housing Resources:** Presents an overview of land suitable and available for construction of new housing to meet needs at all economic levels along with projections of their realistic capacity for housing on available sites during the planning period and an overview of administrative and financial resources to support housing planning and production.
- **Chapter 4 - Housing Action Plan:** Articulates housing goals, policies, and programs to address the City's identified housing needs, including those of special needs groups and the findings of an analysis of fair housing issues in the community.
- **Appendix A – Sites Inventory:** Presents a parcel-by-parcel inventory of sites identified to accommodate the City's RHNA together with other pertinent details in the electronic inventory form provided by the State for use in Housing Elements.
- **Appendix B – Housing Needs Assessment:** Presents a profile of the community, including demographic and economic characteristics, commute patterns, and environmental conditions in the city.
- **Appendix C – Constraints Analysis:** Includes an analysis of constraints to housing production and maintenance in Turlock. Constraints include market-based factors, regulatory and process constraints, and environmental considerations that may affect housing production.
- **Appendix D – Fair Housing Assessment:** A detailed analysis of fair housing conditions in Turlock, including an assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities based on available federal, State, and local data; an assessment of contributing factors; an identification of fair housing goals based on the analysis; and a series of actions to achieve the goals.
- **Appendix E – Fifth Cycle Accomplishments:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element as well as an assessment of which programs to carry forward, modify or discontinue based on an evaluation of past performance.
- **Appendix F – Additional Analysis and Information in Support of Housing Projections:** Includes additional details to demonstrate the viability of sites included on the inventory of housing sites and the projections for housing development during the 2023-31 period.
- **Appendix G – Outreach Materials:** Includes outreach materials, summaries, and a description of how community and stakeholder input has been reflected in the Housing Element.

General Plan Consistency

State law requires that the General Plan and all of its elements comprise an integrated, internally consistent, and compatible statement of policies. The City of Turlock General Plan was adopted in September 2012, and the Housing Element, published under separate cover, was certified and adopted in 2015. The Sixth Cycle Housing Element Update is consistent with the General Plan and will further several of its key objectives related to downtown development, housing affordability, and infill and transit-oriented development. Specifically, by promoting housing and mixed use development downtown, the Housing Element is consistent with General Plan Policy 2.4-a, which seeks to encourage development of downtown as a mixed-use, day and evening activity center with new residential development in and near downtown, and with Policy 2.4-g, which aims to facilitate and incentivize development of residential and mixed-use projects through the development review, permitting, and fee processing. The inclusion in the Housing Element of strategies to foster a range of housing types in Turlock neighborhoods is consistent with General Plan Policy 2.5-a, which seeks to increase the diversity in the citywide mix of housing types by encouraging development of housing at a broad range of densities and prices, including small-lot single-family, townhouses, apartments, and condominiums. By emphasizing infill development, the Housing Element is consistent with General Plan Policy 2.9-c, which seeks to relieve pressures to convert valuable agricultural lands to urban uses by encouraging infill development, and by focusing new higher density housing downtown and along corridors served by transit in Turlock, the Housing Element is consistent with General Plan policies 2.5-g and 2.5-h.

State law (Government Code 65302(h)(1) through (4)) requires that California cities and counties identify disadvantaged communities within territory covered by the general plan and adopt an Environmental Justice Element with goals and policies to reduce the unique or compounded health risks in disadvantaged communities, promote civic engagement in the public decision-making process, and prioritize improvements and programs that address the needs of disadvantaged communities. Accordingly, in parallel with the Sixth Cycle Housing Element Update, the City has initiated the creation of the Environmental Justice Element to ensure compliance with State law.

Residents of neighborhoods in the southwest of Turlock experience higher rates of poverty, housing cost burden and overcrowding. Residents of these areas also experience higher rates of asthma and cardiovascular disease than other areas of the city and are more exposed to traffic and diesel particulate matter from trucks. The rate of households without health insurance is slightly higher in these neighborhoods than in other parts of the city, and tree canopy coverage is lower. With the projected increase in average summertime temperatures and the number of extreme heat days in coming decades, air quality and related health conditions will likely be exacerbated. The Environmental Justice Element and programs in the Housing Action Plan address the specific issues at play in Turlock's DACs, ensuring consistency between these elements of the General Plan.

In 2022, the City participated in a comprehensive update of the 2017 Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan. As part of the process, the City of Turlock prepared and adopted a Local hazard Mitigation Plan (LHMP), which implements the Federal Emergency Management Agency's (FEMA) Mitigation Planning regulations (44 CFR 201), the federal Disaster Mitigation Act of 2000, and the Floodplain Management Plan requirements of FEMA's Community Rating System (CRS). The City is required to have a FEMA-approved hazard mitigation plan to be eligible for disaster recovery assistance and mitigation funding. The LHMP was found in compliance with the Disaster Management Act and approved by the California Office of Emergency Services (CAL-OES) and FEMA, and the Safety Element was amended to incorporate the LHMP by reference. The identification of sites to accommodate the City's

Sixth Cycle RHNA was made in consideration of natural and humanmade hazards in the community, ensuring consistency with the Safety Element.

Overall, this Sixth Cycle Housing Element builds upon the City's current, adopted General Plan and is consistent with its goals, policies, and implementation actions. Through implementation of programs in the Action Plan of this Housing Element, the City will continue to review the General Plan and Housing Element annually for internal consistency as amendments are proposed and adopted.

2 Community Profile

Turlock is a Stanislaus County community of about 71,000 residents with strong agricultural roots and relaxed rural feel. The city occupies 16.9 square miles of land within the California State Route 99 corridor, linking it to other Central Valley cities including Stockton and Sacramento to the north and Fresno and Bakersfield to the south. As the home of the California State University, Stanislaus, Turlock offers an opportunity to combine a quality learning environment with small-town feel. Cultural art experiences, sports activities, twenty-four parks, sixteen schools, a full range of medical facilities and the attractiveness of the nearby San Francisco Bay Area and the Sierra Nevada add to the pleasure of living in Turlock. This community profile documents population and housing characteristics, economic conditions, and current development trends to highlight community housing needs as well as issues and opportunities related to housing production. For a more detailed analysis of local housing needs, please see Appendix B: Housing Needs Assessment.

Location and Context

LOCATION AND ACCESS

The City of Turlock is located in southern Stanislaus County about 14 miles south of Modesto, 26 miles north of Merced, and 45 miles south of Stockton, as shown in Map 2-1. Covering an area of approximately 16.9 square miles, the City is an urbanized island, surrounded on three sides by prime agricultural lands in each direction. Highway access is provided by California State Route 99 (SR 99), a north-south highway that runs through the center of Turlock. Stanislaus Regional Transit Authority (StanRTA) provides connections from the Roger K. Fall Transit Center on North Golden State Boulevard to the surrounding cities, such as Keyes, Ceres, and Modesto. Amtrak operates the San Joaquin route from the Turlock-Denair station on North Santa Fe Avenue in Denair, providing multiple daily connections between San Francisco Bay Area and Bakersfield. Within the city, Turlock Transit is the primary bus agency serving residents and visitors of Turlock and provides seven different individual routes to navigate around Turlock, as shown in Map 2-2.

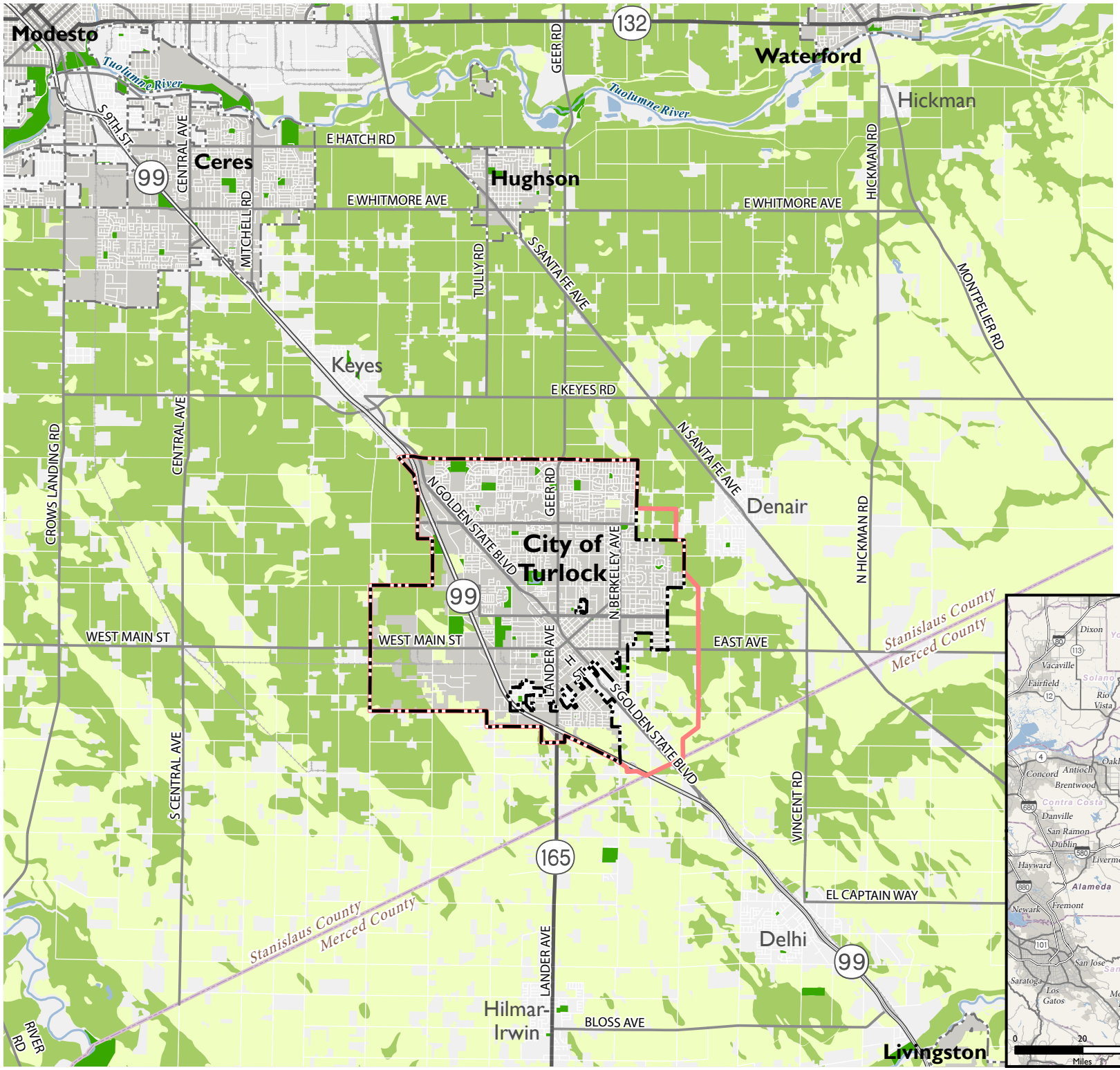
EXISTING LAND USE PATTERN AND USES

Turlock is the second most populous jurisdiction in Stanislaus County, behind Modesto. The city is mostly developed with single-family homes, multi-family apartments, school and educational facilities, industrial facilities, parks and open space, as well as agriculture uses. The single largest land use category in Turlock is public/semi-public at nearly 3,500 acres, which encompasses all publicly owned facilities and private facilities operated to serve the general public. Included in this category are public schools, hospitals, utilities, and cemetery. Single-family residential accounts for about 3,300 acres of land use in the City, while multi-family residential cover about 470 acres. Industrial uses occupy 1,100 acres, agriculture uses occupy 900 acres, commercial and mixed use occupy 670 acres, while parks and recreation occupy 230 acres. Respective percentages for each land use category are depicted in Chart 2-1 below.

Map 2-1

Housing Element

Regional and Local Context



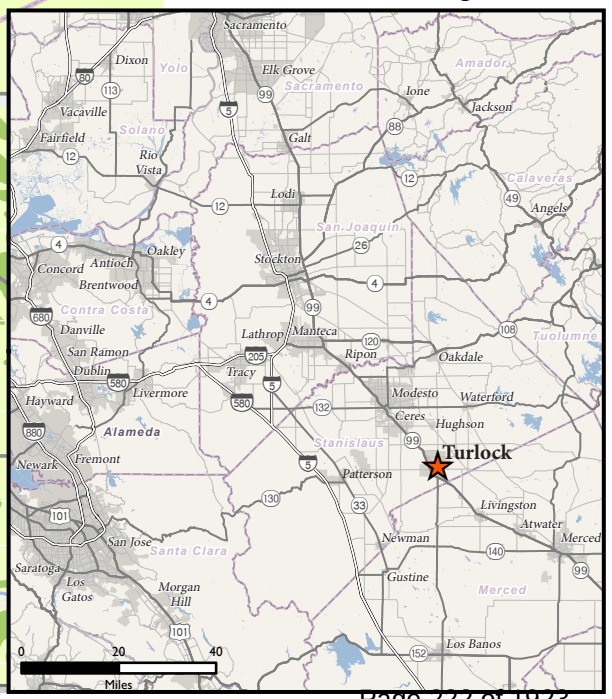
- Prime Farmland
- Other Farmland*
- Parks and Recreation

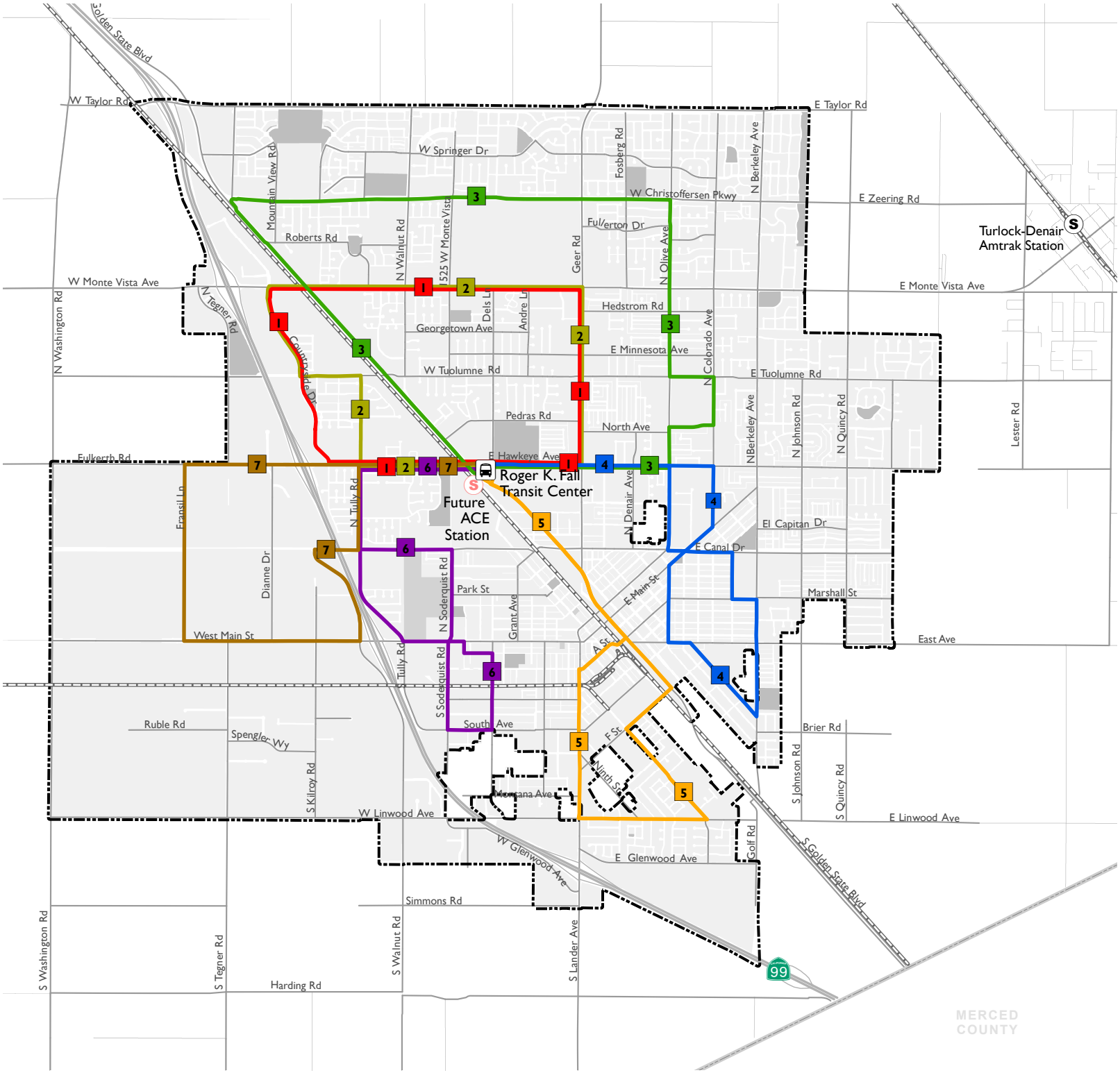
** Other Farmland include Farmland of Statewide Importance, Unique Farmland, and Grazing Land*

0 ½ 1 2 Miles

Source: Farmland Mapping and Monitoring Program, Department of Conservation, 2020; City of Turlock, 2021; Dyett & Bhatia, 2021

Regional Locator





Map 2-2

Housing Element

Transit Routes in Turlock

Route

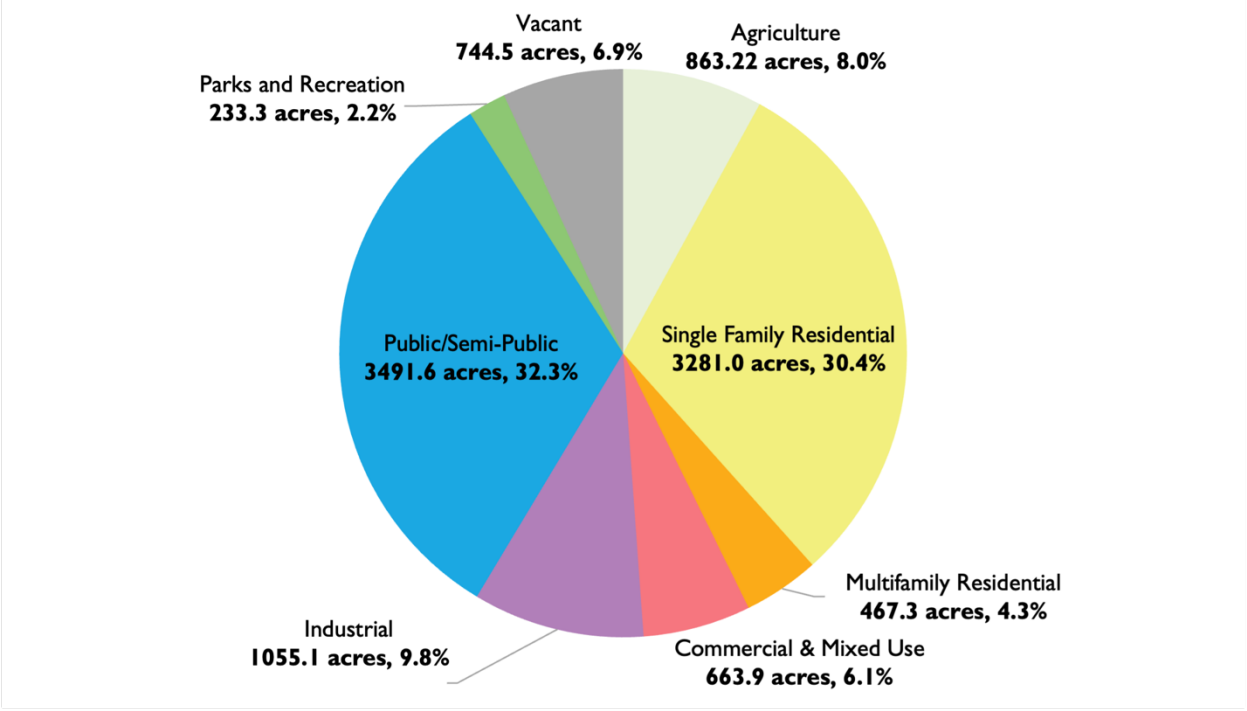
- Route 1: Countryside
- Route 2: Geer
- Route 3: Olive
- Route 4: Colorado
- Route 5: Lander
- Route 6: Soderquist
- Route 7: Fransil

- Parks
- Cemetery/Mortuary
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2022; Dyett & Bhatia, 2022

Chart 2-1: Existing Land Use



AGRICULTURAL RESOURCES AND ENVIRONMENTAL CONDITIONS

Turlock's natural setting and agricultural heritage are an important part of the city. Much of the land encircling the urbanized area of Turlock is categorized as Prime Farmland by the State of California, a designation that means the land has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and crops. Other Farmland that includes Farmland of Statewide Importance, Unique Farmland, and Grazing Land, as displayed on Map 2-1. While Turlock's economic base has expanded substantially beyond farming, the city remains a community physically and socially characterized by its agricultural past and current farming activity. Many of Turlock's major industries are food processors, thus directly tied to agriculture, further discussed below. The City has maintained policies that preserve the belt of agricultural land around the City limits, maintaining Turlock as a stand-alone community within an agricultural region. As such, careful consideration of farmland was vital in selecting and allocating adequate sites for all income categories in Turlock's inventory.

Population Characteristics

POPULATION TRENDS

According to the California Department of Finance (DOF), the total population of the City of Turlock in 2024 was 71,273, an increase of 4.0 percent since 2010 (68,549). As shown in Table 2-1, Stanislaus Council of Governments (StanCOG) projects that by 2040 the population of Turlock will increase approximately 30 percent from the 2010 reported Census population and the 2050 population is projected to increase by approximately 41 percent from the 2010 reported Census population.

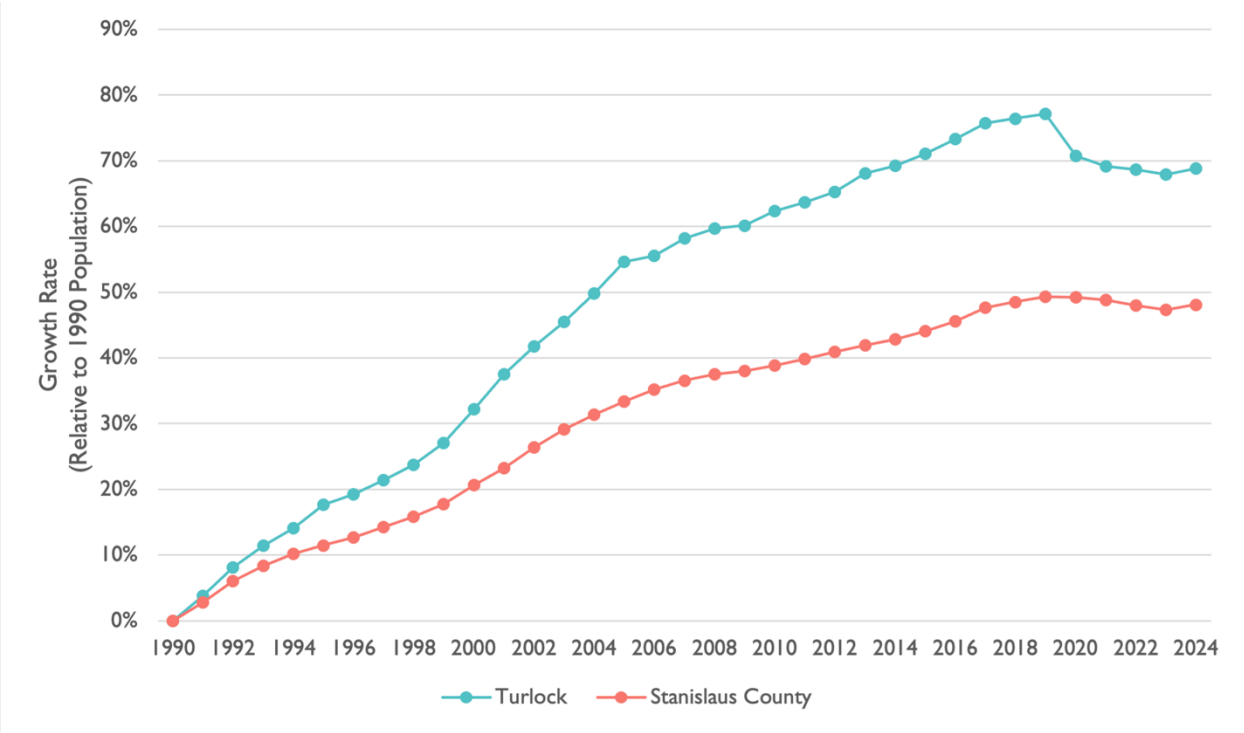
Table 2-1: City of Turlock Population Projections (2010-2050)

2010	*2015*	*2020*	*2025*	*2030*	*2035*	*2040*	*2045*	*2050*
68,549	72,247	75,030	80,342	83,293	85,935	89,159	92,803	96,641

Source: Stanislaus County Demographic & Employment Forecast 2021, California Department of Finance, E-5 series

The DOF has also provided population estimates for the years 1994 to 2024 in Turlock and Stanislaus County. Shown in Chart 2-2, these data points represent the population growth in each of the geographies relative to their populations in 1990. As evidenced in the plot, Turlock has seen a higher relative growth rate than Stanislaus County during the 1990 to 2020 period. However, since 2020 growth in Turlock has declined slightly more than growth in Stanislaus County. Between 2023 and 2024, there was a slight increase in population growth in both Turlock and the County.

Chart 2-2: Historic Population Growth Turlock and Surrounding Areas (1990-2024)

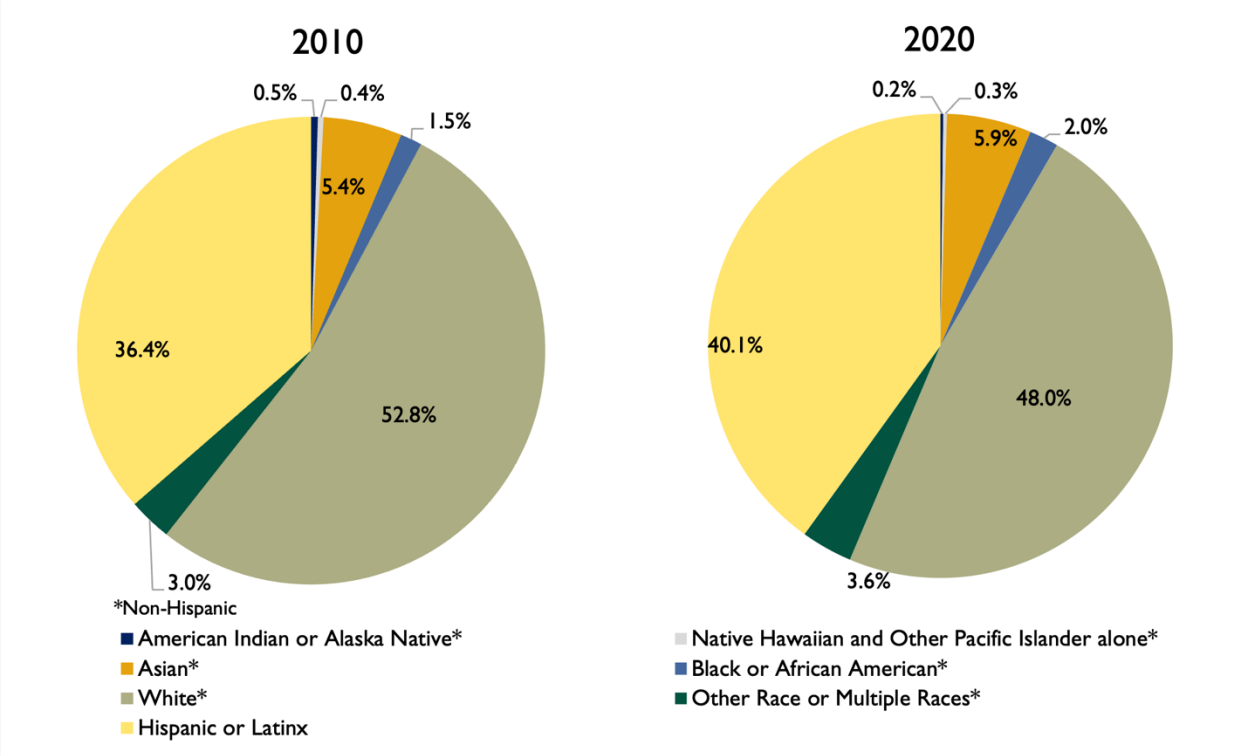


Source: California Department of Finance, E-5 Series

RACE AND ETHNICITY

Chart 2-3 presents the racial and ethnic composition of the City of Turlock's population in 2010 and 2020 as reported in the U.S. Census (for 2010) and in American Community Survey five-year data (for 2020). Since 2010, Turlock has seen an increase in its Hispanic population from 36.4 percent to 40.1 percent, which remains the city's second largest single racial or ethnic group, aside from non-Hispanic White. During the same period, the non-Hispanic White population has decreased both in total numbers and share of the city's overall population, while the non-Hispanic Asian and non-Hispanic Black or African American populations have increased slightly. Between 2020 and 2022, the trend continued and the non-Hispanic White population decreased to 41.2 percent of the population in 2022, while the Hispanic or Latinx population increased to 44.4 percent.

Chart 2-3: Population by Race in Turlock, 2010 and 2020

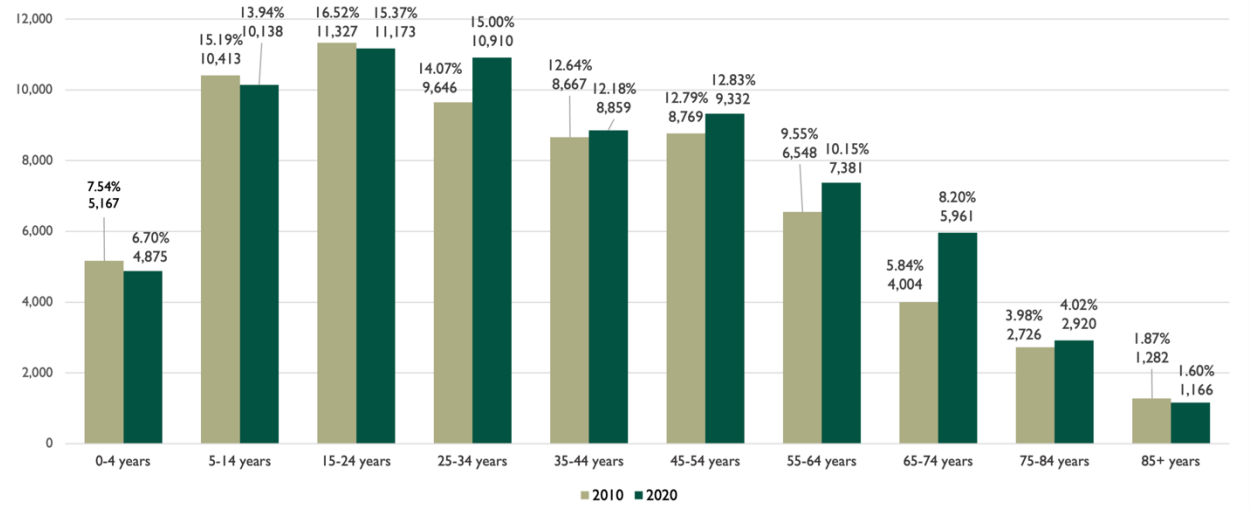


AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2020 ACS five-year estimates, the city's median age is 34.5, which is nearly equal to Stanislaus County's median age of 34.3. Chart 2-4 indicates that older adults in Turlock account for the fastest growing share of the overall population: 13.8 percent of the population was age 65 and over in 2020 compared to 11.8 percent in 2000, despite a small decrease in the population over 85. Notably, by the end of the 2023-2031 planning period, adults within Turlock's 55 to 64 cohort (10.15 percent of the 2020 population) will become seniors. In addition, the share of children, youth, and young adults (under 24) has decreased since 2010, from 41.2 percent of the population in 2000 to 36.0 percent of the population in 2020. Between 2020 and 2022, patterns remained relatively similar, with 13.3 percent of the population over 65, 11.2 percent of the population between 55 and 64 and 36.5 percent under 24. These trends suggest a need for greater attention to the diverse housing needs of older populations, including resources for aging in place or senior housing.

Chart 2-4: Age Distribution in Turlock, 2010 and 2020



Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B01001

GENDER

In 2022, there were 72,307 residents in Turlock; about 46.9 percent of residents were male, while 53.1 percent of residents were female. Female-headed families, including those with children, are identified as a special needs group in State law because they are more likely to be supporting a household with one income, increasing the probability the household is low-income and housing cost-burdened. In Turlock, there are 3,756 female-headed households (15.2 percent of total households) and 1,932 male-headed households (7.8 percent of total households). Female-headed households represented about 11.4 percent of owner-occupied households and 19.8 percent of renter-occupied households. Similarly, in Stanislaus County as a whole, female-headed households represented about 10 percent of owner-occupied households and 22.3 percent of renter-occupied households. Stanislaus County has a slightly higher percentage of renter-occupied female-headed households than Turlock.

INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Stanislaus County, the applicable Area Median Income (AMI) for a family of four in 2024 is $92,600. This is an increase of 33 percent from the 2014 median income of $62,000. The Unites States Department of Housing and Urban Development (HUD) has defined the following income categories for Stanislaus County, based on the median income for a household of four persons for 2024:

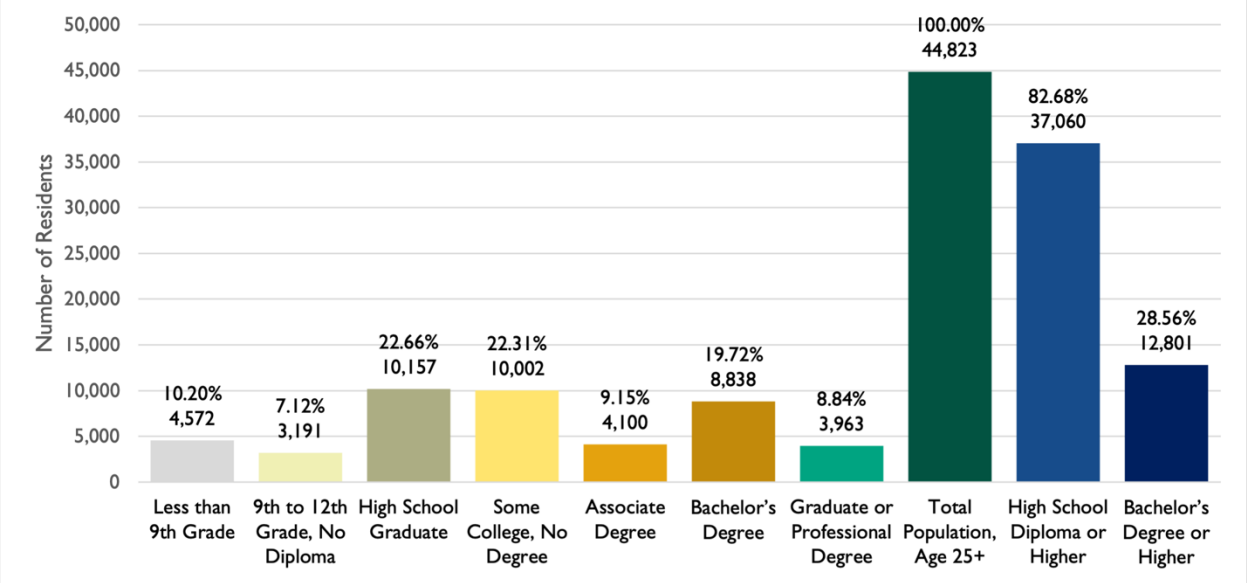
- Extremely low-income: 30 percent of AMI and below ($0 to $31,200)
- Very low-income: 31 to 50 percent of AMI ($31,200 to $45,500)
- Low-income: 51 to 80 percent of AMI ($45,500 to $72,900)
- Moderate-income: 81 to 120 percent of AMI ($72,900 to $92,600)
- Above moderate-income: 120 percent or more of AMI ($92,600 or more)

HUD data for the 2016-2020 period also includes income data. This income data is based on the ACS 2016-2020 estimates, and thus does not align exactly with categories assigned to the 2024 HUD established income levels. Stanislaus County and Turlock have relatively similar distributions of households at each income level. However, Turlock has a slightly greater number of households that made between zero and 30 percent of AMI (13.5 percent) compared to the county (11.1 percent).

EDUCATIONAL ATTAINMENT

As shown in Chart 2-5, the share of the population age 25 and over in Turlock who held a high school diploma or higher was 82.7 percent in 2022. About 28.6 percent of the population in Turlock holds a bachelor's degree or higher. The share of the population with a bachelor's degree or higher has grown steadily in Turlock, from 23.6 percent in 2012 to 28.6 percent in 2022.

Chart 2-5: Educational Attainment Among Those Age 25 Years and Over, 2020



Source: US Census Bureau American Community Survey, 2022, Table B15003; Dyett & Bhatia, 2024

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Turlock may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs that must be addressed by law in the Housing Element include:

- **Extremely-Low-Income Households.** While only representing 0.21 percent of the City's population, American Indian or Alaska Native non-Hispanic residents are most likely to fall below 30 percent AMI

and experienced the second highest rates of poverty. They are followed by Black or African American residents who experience the highest rates of poverty. Overall, Turlock has a lower poverty rate (13.1 percent) than the County (15.1 percent).

- **Older Adult Households.** Older adults are the fastest growing segment of the population in Turlock, and 10 percent of the population is aged between 55 and 64 years, which means a relatively large number of residents will become seniors during the 2023-31 planning period. Approximately one-third of older adults are renters and nearly 33 percent qualify as low income, while nearly 20 percent qualify as very low income. Overall, whether renter or owner, around 50 percent of older adult households in Turlock are considered cost burdened, meaning they spend 30 to 50 percent of their income on housing-related costs.
- **Persons with Disabilities.** In the city, there is almost equivalent proportion of persons with disabilities to the City and the County (12.3 percent and 12.7 percent). Over 90 percent of residents with a developmental disability lived at the home of a parent/family/guardian.
- **Female-headed Households.** Female-headed households make up about 15.2 percent of the total households in Turlock. These households are more likely to rent than to own. Nearly 30 percent of all female-headed households with children in Turlock live below the federal poverty level. The special needs of these households should be addressed in the Housing Element Update.
- **Large Households.** There is a smaller share of larger households (5 or more people) in Turlock at 12.6 percent compared to Stanislaus County at 17.8 percent. Turlock also holds a larger share of single-person households at 22 percent compared to 20.3 percent for the County. However, these households tend to be less cost burdened and are less likely to be extremely low-income.
- **Persons Experiencing Homelessness.** As a share of the total population of Stanislaus County, the number of people experiencing homelessness is not large (2,052 individuals). As of January 2024, the rate of homelessness in the county decreased since last year 2023, from 2,091 individuals to 2,052 individuals. The City of Modesto had the highest amount of individuals experiencing homelessness at 1,622, while Turlock was the second highest, by substantially less at 201 individuals.[1]
- **Farmworkers.** Overall, the farmworker population in Stanislaus County has decreased dramatically since 2000 as the mechanization of agriculture has proceeded and the need for seasonal farmworkers declines. However, the number of permanent farmworkers has increased by approximately 2 percent over the same period. Still, farmworkers represent about 4 percent of the total population in Turlock, and number of student migrant workers has decreased only slightly since 2016-2017. Given the seasonal nature of this work for at least a portion of this group, the special needs of this segment of the population is an important consideration.

Housing Market Characteristics

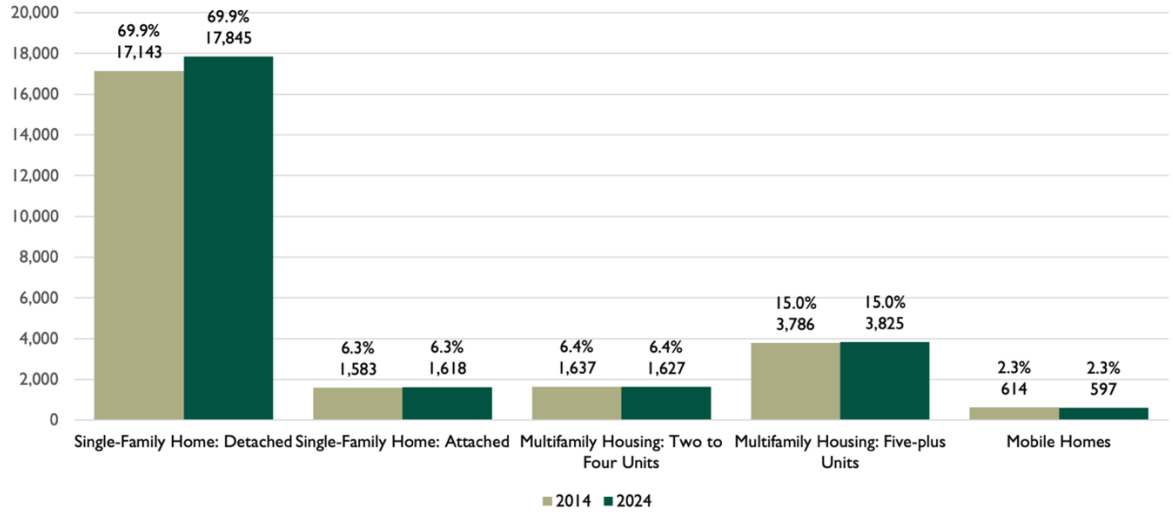
EXISTING TYPOLOGIES

Today, the existing housing stock in Turlock is predominantly comprised of detached single-family homes, as shown on Chart 2-6. There are a few multi-family complexes along key commercial corridors, including Geer Road, West Linwood Avenue, and Downtown. Some residential neighborhoods in Northwest Turlock, near CSU Stanislaus, have a mix of single-family attached homes, apartments, and condominiums. Between

[1] Stanislaus Community System of Care (CSOC), 2024. Stanislaus County Homeless Point-In-Time Count. ttps://csocstan.com/wp-content/uploads/2024/07/English-2024-Stanislaus-County-PIT-Homeless-Count-Executive-and-Data-Summary.pdf

2014 and 2024, there has been modest housing development in Turlock. The number of detached single-family homes has increased approximately 4 percent during this period. The number of total units has increased by 3 percent over this period driven mostly by the addition of detached single-family homes, which mirrors the housing growth in Stanislaus County as well (increase of 3.4 percent overall). There have been several residential projects in Turlock either approved or under review as of July 2024. These projects would add 847 multi-family units and 290 single-family residential units, as discussed further in Chapter 3: Housing Resources.

Chart 2-6: Housing Stock in Turlock, 2024



Source: California Department of Finance E-5 and E-8 Series City/County Population and Housing Estimates

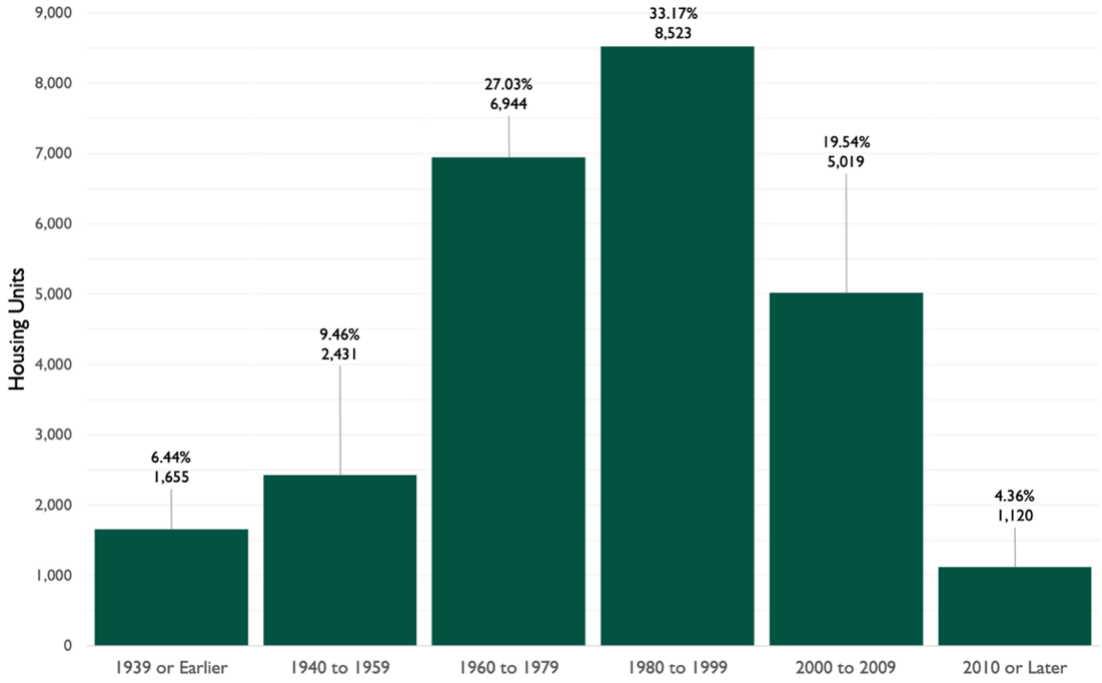
AGE OF HOUSING STOCK

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Turlock, just under 50 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 24 percent of the housing stock has been constructed since 2000, with only 4.4 percent constructed since 2010. See Chart 2-7 for the age of Turlock's housing stock as of 2022.

TENURE

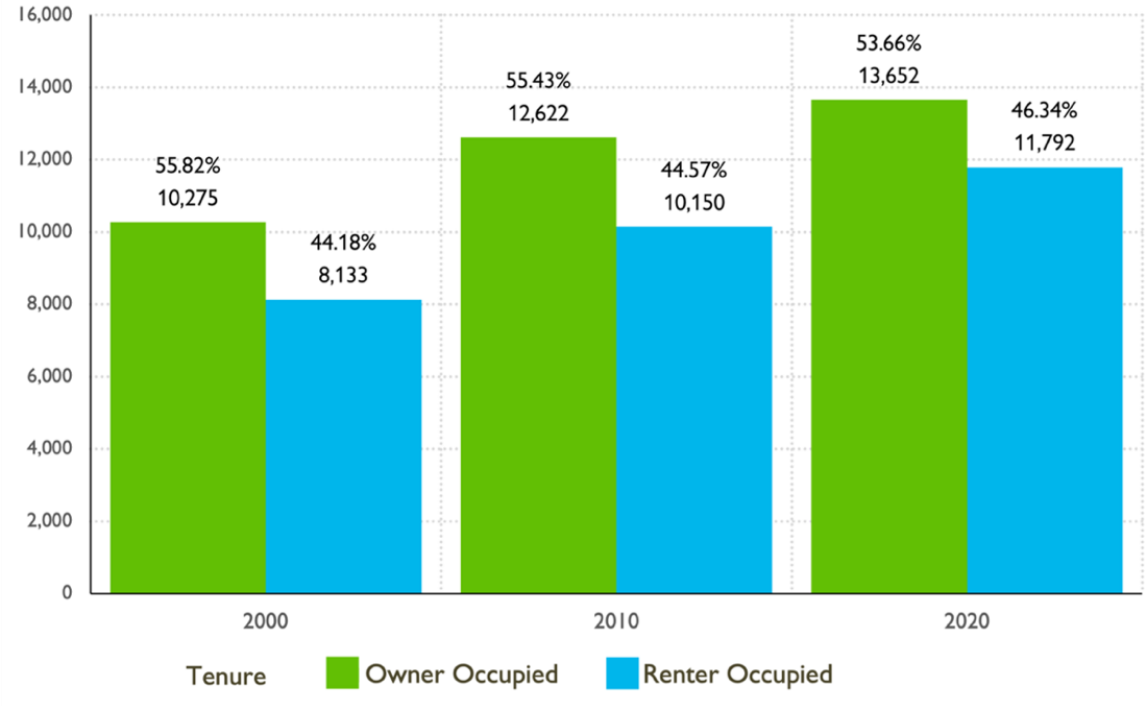
Since 2000, the percentage of renter-occupied households in Turlock has risen slightly. In 2000, the proportion of owners was 55.8 percent, and the proportion of renters was 44.2 percent. However, in 2020 approximately 46.3 percent of all households were occupied by renters, see Chart 2-8. In addition, households occupied by both renters and owners have increased in absolute numbers; while there were 8,133 renter-occupied households and 10,275 owner-occupied households in 2000, there were 11,792 renter-occupied households and 13,652 owner-occupied households in 2020.

Chart 2-7: Age of Turlock Housing Stock, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25034

Chart 2-8: Turlock Household Tenure, 2000 to 2020

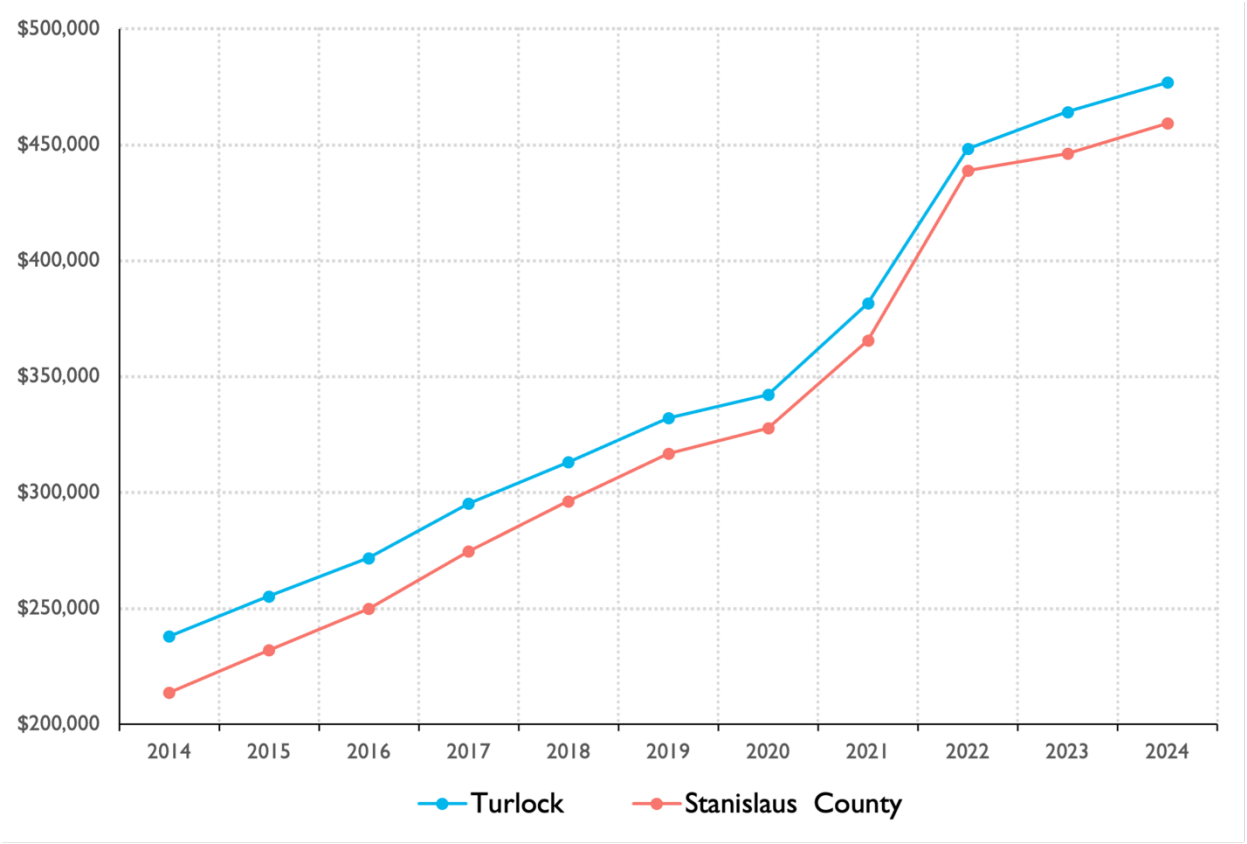


Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25003

AFFORDABILITY

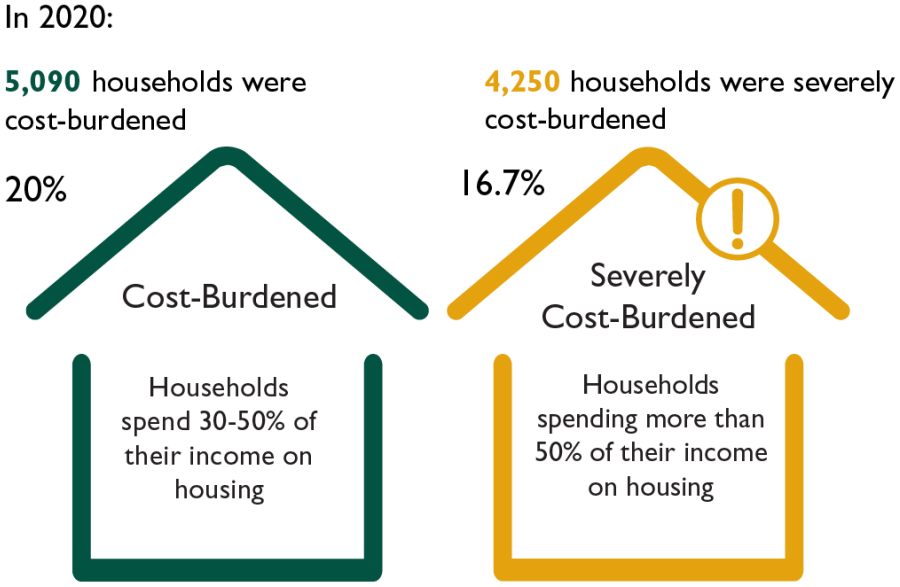
The most commonly used definition of affordable housing comes from HUD. According to HUD, the metric for housing affordability is whether the occupants are paying no more than 30 percent of their income for gross housing costs, including utilities. Turlock has seen a dramatic increase in housing costs in recent years. As shown in Chart 2-9, home values in the city increased by 100 percent between 2014 and 2024. Rents in Turlock and the county were generally stable between the 2012 and 2017 period, increasing by about 4 percent and 4.8 percent. However, between 2017 and 2022 rents spiked in Turlock—increasing by about 40.2 percent—while the county experienced a slightly lower rent increase at approximately 38 percent. This substantial rent increase over between 2017 and 2022 echoes cost of living increases that have occurred across California. In Turlock, 20 percent of households (5,090 households in total) are cost burdened (meaning they spend 30 to 50 percent of their income on housing-related costs), while 16.7 percent (4,250 households in total) are severely cost burdened (spend more than 50 percent of their income on housing) (Chart 2-10). Further, renters are particularly impacted by cost burden, as, unlike homeowners, they cannot build equity with their homes. Renters in Turlock tend to have higher rates of cost burden than owners – for instance, 48 percent of all renters experience some level of cost burden while only 27 percent of owners do.

Chart 2-9: Housing Affordability in Turlock



Source: Zillow, ZHVI January 2011 – January 2024

Chart 2-10 Cost Burden in Turlock



Renters are more likely to experience cost burden, with about 50% experiencing some level of cost burden versus approximately 30% for owners.

Economic Characteristics

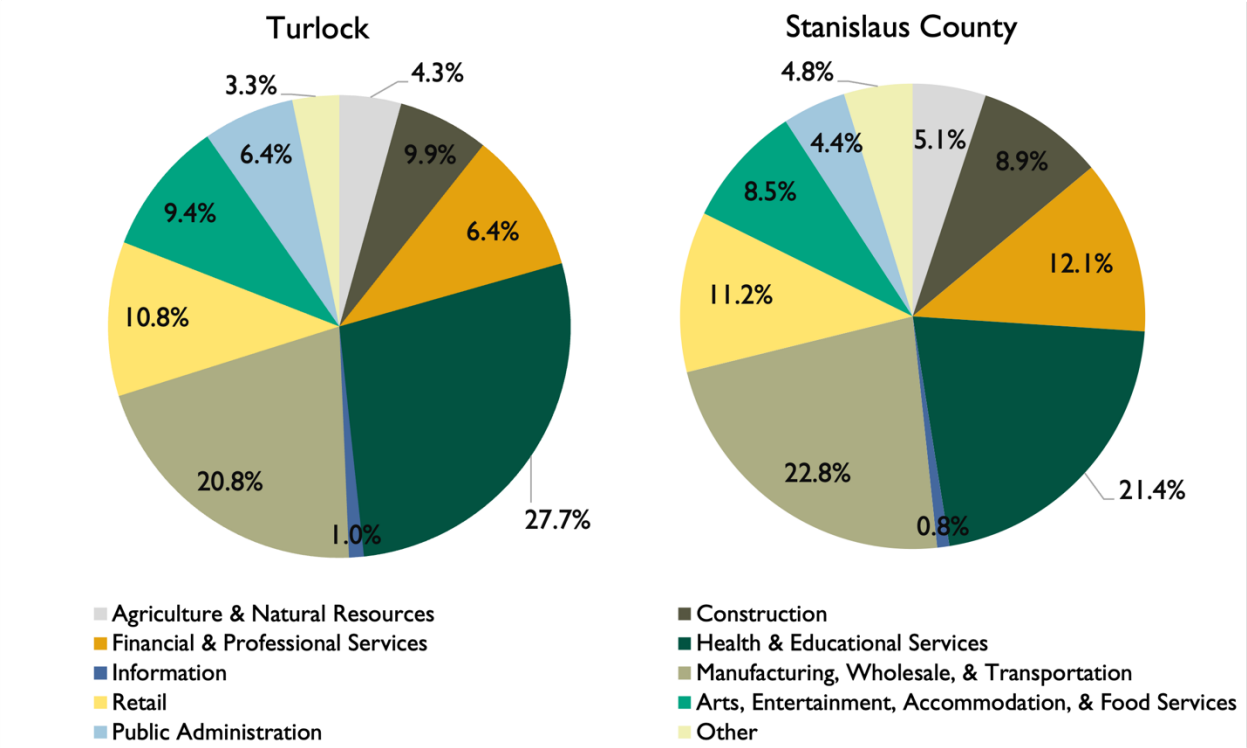
INDUSTRY SECTORS

According to ACS 2022 five-year estimates, there are 31,746 persons in the labor force in the City of Turlock. As seen in Chart 2-11, the largest industry represented among Turlock workers is Health and Educational Services (27.7 percent) which is a greater share of the workforce represented in the industry compared to the county (21.4 percent). Compared to Stanislaus County, employees in the Construction industry account for significantly less of Turlock's employment distribution (6.4 percent) than that of the county (8.9 percent).

MAJOR EMPLOYERS

Table 2-2 provides an overview of the major employers in Turlock. The following four major employers provide the largest employment base for residents and non-residents of the city: Foster Farms Poultry, Turlock Unified School District, Emanuel Medical Center, and California State University Stanislaus, aligning with the two largest industries presented in Chart 2-11 below: Health & Educational Services and Manufacturing, Wholesale and Transportation. All four major employers have an employment base of at least 1,000 people, according to the Stanislaus County Comprehensive Economic Development Strategy 2023-2028. Additionally, Turlock is well-known for its agricultural setting, which has historically provided a basis for the city's industry. Food processing is the primary industry, providing a large number of industrial and manufacturing jobs. Turlock also boasts an agri-business cluster, with several new emerging technical software and laboratories to bolster this cluster.

Chart 2-11: Turlock and Surrounding Areas Employment by Industry, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table S2405

Table 2-2 Major Employers in Turlock

Employer	*Employees*	*Description*
Manufacturing		
Foster Farms Poultry	2,000	Poultry Processor
Blue Diamond Growers	500	Nut Processor
Super Store Industries/Sunnyside Farms	340	Dairy and Juice Products
SupHerb Farms	209	Culinary Herbs and Blends
Associated Feed & Supply Co	191	Animal Feed Processor
Sensient Dehydrated Flavors	182	Food Processor
Non-Manufacturing		
Turlock Unified School District	2,000	School District
California State University Stanislaus	1,000	Public University
Emanuel Medical Center	1,100	Health Care
Amazon	981	Distribution Center
City of Turlock	650	City Government
TID	450	Water and Electric Utility
Home Depot	201	Retailer
Freshpoint	200	DistributionCenter
Crimetek Security	185	Investigation and Security

Costco	180	Retailer
Walmart	165	Retailer
Covenant Retirement and Care	165	Nursing and Residential Care
Target	150	Retailer
Save Mart Supermarkets	145	Retail Grocer
Raley's	134	Retail Grocer
Northern Refrigerated	100	Freight Trucking

Source: Stanislaus County Comprehensive Economic Development Strategy 2023-2028, Table 12

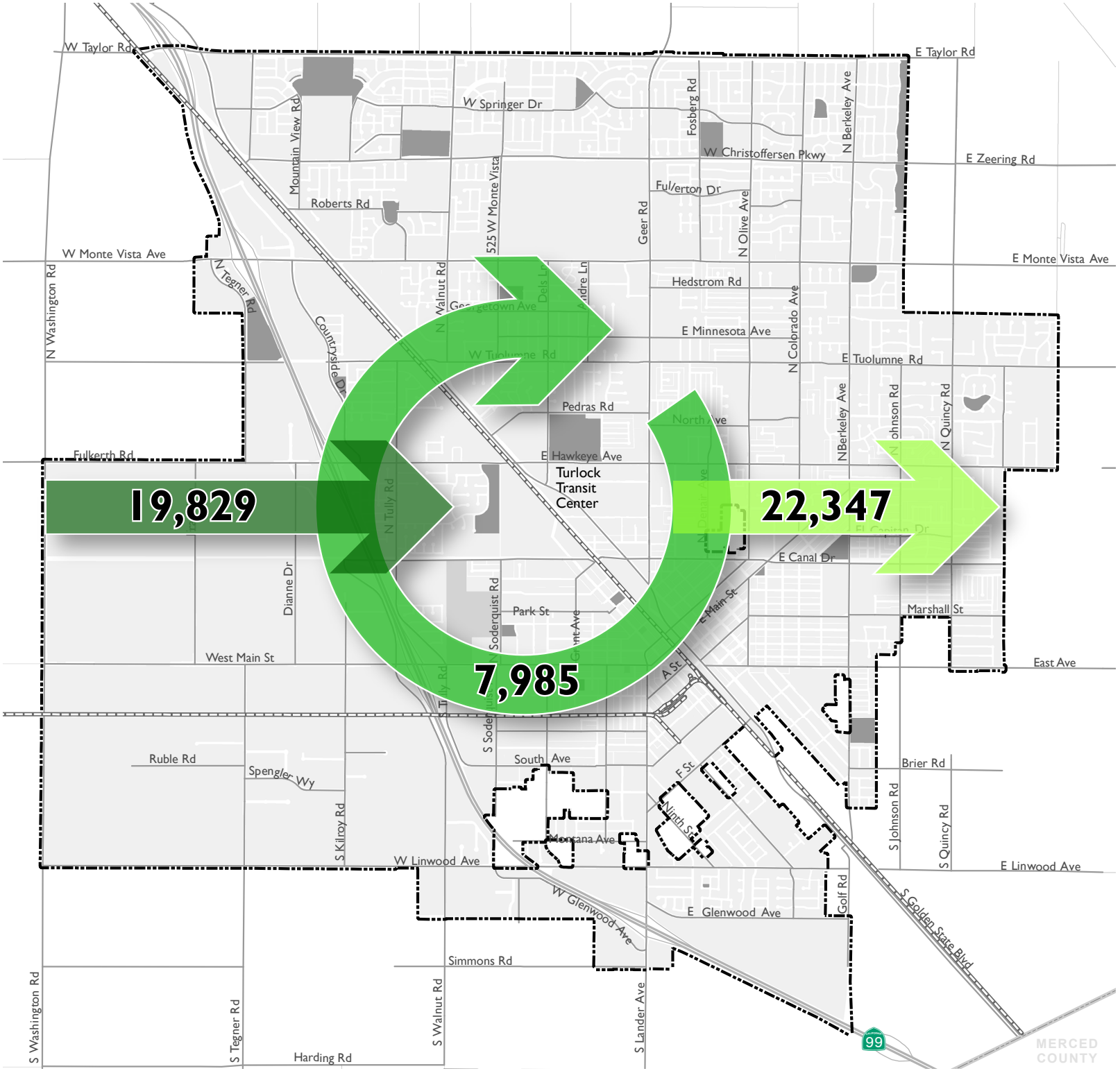
COMMUTING TRENDS

U.S. Census Bureau OnTheMap tool displays where workers are employed and where they live. As shown on Map 2-3, the U.S. Census identified 27,814 workers in the City of Turlock in 2021, of whom 19,829 commute from outside of the city, which represents 71.3 percent of the total worker population. Approximately 7,985 people both live and work in Turlock, which accounts for only 28.7 percent of total worker population. About 22,347 workers who live in Turlock commute outside of the city for work. This means almost three times the number of workers commute out of Turlock compared to those who live and work in the city. Additionally, there are less number of workers who commute into Turlock (19,829) as compared to those who live in Turlock and commute out of the city to work (22,347).

TRANSIT ROUTES

Turlock Transit operates seven different individual routes that serve the communities of Turlock and Denair, as shown in Map 2-2. Routes travel along main corridors in Turlock such as Golden State Boulevard, Hawkeye Avenue, Geer Road, and Lander Avenue, and provide connection to prominent locations in Turlock, including CSU Stanislaus, Emmanuel Medical Center, middle and high schools, and Downtown. HCD guidance and best practices for selecting sites to accommodate lower income RHNA include proximity to transit and access to amenities and jobs.

Additionally, there is planned expansion of regional rail service within San Joaquin Valley and Stanislaus County in the coming years. San Joaquin Regional Rail Commission (SJRCC) oversees the Valley Rail Program, a project that will expand and increase passenger rail in the Northern San Joaquin Valley to Sacramento and the Bay Area. SJRCC was awarded funding for the Altamont Corridor Express (ACE) Ceres-Merced Extension Project in 2023, which envisions extensions of the ACE southward to Merced and includes a station in Turlock. The proposed station would connect to the Turlock Transit Center by an elevated pedestrian bridge and would include over 200 parking spaces. Rail service is anticipated to begin in 2029. The ACE Ceres-Merced Extension would connect Turlock to the North Lathrop Station that provides regional connectivity to Sacramento and the Bay Area.



Map 2-3

Housing Element

Job Inflow and Outflow

- Employed in Selection Area, Live Outside
- Employed and Live in Selection Area
- Live in Selection Area, Employed Outside
- Parks
- Cemetery/Mortuary
- City Limit
- County

0 ¼ ½ 1 Miles

Source: OnTheMap, U.S. Census, [illegible]
Dyett & Bhatia, 2022

Recent Development Trends

During the 2014 to 2024 period, the City saw construction of 1,014 new homes, as shown on Table 2-3. The majority of new homes built were detached single-family houses, with 277 multifamily units constructed. A signature achievement for the City during the 2015-2023 period was the completion of the Avena Bella affordable housing community. Located on a 4.3-acre site in the southwestern part of the community, Avena Bella Phase 2 is a 61-unit affordable housing project consisting of garden-style two-, and three-bedroom apartments oriented around public and open space areas. The LEED Platinum certified project features a community center, pool and computer lab with after-school support for youth. Avena Bella was awarded esteemed Vanguard Award for New Construction from the National Affordable Housing Management Association.

Table 2-3: Units Constructed in Turlock, 2014-2024

Building Type	*2014*		*2024*		*Change*
	Number	*Percent*	*Number*	*Percent*	*(2014 – 2024)*
Single-Family Home: Detached	17,143	69.2%	17,845	69.2%	+702
Single-Family Home: Attached	1,583	6.4%	1,618	6.3%	+35
Multifamily Housing	6,037	24.4%	6,314	24.5%	+277
Total	**24,763**	**100%**	**25,777**	**100%**	**+1,014**

Source: California Department of Finance E-5 and E-8 Series City/County Population and Housing Estimates, City of Turlock, 2024

During the 2015-2023 Housing Element Cycle, the City of Turlock saw more housing approved or constructed than any other city in Stanislaus County except Modesto, as shown in Table 2-4. The City issued permits for 1,438 new homes during the prior cycle and met its RHNA obligations for the Moderate-income category. Continued buildout of the Northeast Turlock Master Plan, East Tuolumne Master Plan, and Northwest Triangle Specific Plan together with development of other vacant sites in the city saw permits issued for 486 new homes in the Above Moderate-income category. While the cost of infrastructure improvements in the Morgan Ranch Master Plan area has been a challenge to development, one property owner in the Master Plan area is preparing an application for a first phase of development in the area which will include apartments and town homes. The City of Turlock has also initiated design of the sewer lift station needed in the Master Plan area and will fund construction of the lift station with sewer impact fees to spur construction of necessary infrastructure for this area.

As in communities throughout California, the cost of construction and the availability of financing is a significant constraint on the development of housing for Low and Very Low-income households. Construction cost is affected by a variety of factors, including the national demand for materials and commodities, and the supply of local construction labor. The availability of financing is affected by factors that the local government cannot control, including interest rates, credit worthiness of borrowers, and the willingness of investors to supply capital for real estate. The principal mechanisms available to the City of Turlock to support the production of housing relate to zoning regulations, permitting and approval processes, and fees, which influence the time and cost required for development.

Table 2-4: StanCOG Jurisdictions 5th Cycle RHNA Performance

	5th Cycle RHNA Allocation					*Units Accommodated During 5th Cycle*					*Percent Accommodated During 5th Cycle*				
Jurisdiction	*VL*	*Low*	*Mod*	*Above Mod*	***Total***	*VL*	*Low*	*Mod*	*Above Mod*	***Total***	*VL*	*Low*	*Mod*	*Above Mod*	***Total***
Ceres	622	399	446	1,104	2,571	0	1	12	71	84	0.0%	0.3%	2.7%	6.4%	3.3%
Hughson	53	34	38	93	218	0	0	0	91	91	0.0%	0.0%	0.0%	97.8%	41.7%
Modesto	1,546	991	1,100	2,724	6,361	103	71	303	1,026	1,503	6.7%	7.2%	27.5%	37.7%	23.6%
Newman	186	119	136	337	778	0	1	3	48	52	0.0%	0.8%	2.2%	14.2%	6.7%
Oakdale	315	202	210	520	1,247	14	44	84	382	524	4.4%	21.8%	40.0%	73.5%	42.0%
Patterson	636	408	416	1031	2,491	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Riverbank	321	206	217	536	1280	33	38	0	148	219	10.3%	18.4%	0.0%	27.6%	17.1%
Unincorporated County	538	345	391	967	2241	0	29	44	556	629	0.0%	8.4%	11.3%	57.5%	28.1%
Turlock	**877**	**562**	**627**	**1552**	**3,618**	**18**	**279**	**655**	**486**	**1,438**	**2.1%**	**49.6%**	**104.5%**	**31.3%**	**39.7%**
Waterford	131	84	89	221	525	0	0	2	34	36	0.0%	0.0%	2.2%	15.4%	6.9%

Source: California Department of Housing and Community Development, 2024

3 Housing Resources

The Housing Element is a component of the General Plan which guides planning for housing to meet the current and projected needs of all households in the community. This chapter summarizes the various resources available for the preservation, improvement, and development of housing in Turlock. The analysis includes an evaluation of the availability of land resources available to accommodate the City's share of the region's future housing needs, as well as the administrative resources available to assist in implementing the City's housing programs and policies, and the financial resources available to support housing activities.

Land Resources

Government Code (GC) Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites with the potential for redevelopment. The inventory must identify specific parcels that are available for residential development and be accompanied by an analysis of public facilities and services capacity to serve the identified sites. Further, the inventory must have sufficient capacity to accommodate the jurisdiction's share of the regional housing need, as determined by the applicable council of governments, in this case Stanislaus Council of Governments (StanCOG).

This section presents the City's inventory, identifying sites available for residential development and their realistic capacity for housing. It identifies planned and recently approved residential projects in Turlock and it details the process for identifying suitable sites, the methodology for calculating capacity, and the availability of public facilities and services available to serve new housing.

LEGAL REQUIREMENTS FOR INVENTORY AND SITES

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's RHNA share. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Land considered suitable for residential development includes the following:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (non-vacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county

- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included in the Housing Element to rezone the site to permit residential use within three years of adoption.

Further, State law stipulates criteria for the adequacy of sites included on the inventory, including that they be zoned to accommodate housing, have appropriate development standards, and be served by public facilities as needed to facilitate the development of a variety of housing products suitable for all income levels. Vacant sites included on prior inventories in two or more consecutive planning periods and non-vacant sites included on the prior period inventory cannot be carried forward to the current planning period to satisfy the need for housing affordable to lower income households unless they are rezoned to allow residential use by right at the default density for the jurisdiction, which in Turlock's case is 20 dwelling units per acre.

Additional suitability criteria apply to sites identified to accommodate lower income RHNA, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities. The intent of these criteria is to help ensure that sites identified for lower income RHNA are viable candidates for housing and can be feasibly developed in the near term. In view of feasibility considerations, parcels that are less than 0.5 acres in size are generally not considered suitable for lower income housing development as smaller parcels may not allow development of a sufficient number of units for proposed affordable housing projects to compete effectively for limited funding resources. Parcels larger than 10 acres in size are also not considered suitable by HCD as development of very large projects may lead to an over concentration of affordable housing in one location or may render proposed affordable housing projects ineligible for funding.

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is the total number of new housing units that the City must plan to accommodate in the 2023-31 planning period. RHNA is split into four categories representing different levels of affordability, based on median income level in the county. RHNA is established through the following process: the California Department of Housing and Community Development (HCD) first determines the estimated need for new housing in each region of California for the planning period, based on population projections and other factors including rates of vacancy, overcrowding, and cost-burden. Each council of governments (COG) then allocates a target to each city or town within its jurisdiction, considering factors such as access to jobs, good schools, and healthy environmental conditions. For Stanislaus County, StanCOG developed and refined a methodology for 2023-31 RHNA allocations with input from local jurisdictions. The StanCOG's Policy Board adopted the 6th Cycle Final RHNA Allocation, Methodology, and Regional Housing Needs Determinations on June 16, 2022. Turlock's Regional Housing Needs Assessment (RHNA) allocation for the 2023-31 planning period has been determined by StanCOG to be 5,802 housing units, including 1,305 units for very low-income households, 903 units for low-income households, 1,096 units for moderate-income households, and 2,498 units for above moderate-income households (Table 3-1). AB 2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the Area Median Income or AMI).

Table 3-1: Regional Housing Needs Allocation (2023-2031)

Income Group	*% of County AMI Number of Units Allocated*	*Percent of Total Allocation*
Very Low	0-50%	1,305	22.5%
Low	>50-80%	903	15.6%
Moderate	>80-120%	1,096	18.9%
Above Moderate	120%+	2,498	43.0%
Total		**5,802**	**100.0%**

Source: Stanislaus Council of Governments, 2022

SITE IDENTIFICATION

To identify potential sites for new housing, a parcel-based analysis of properties within the City limit was conducted using County Assessor data. Vacant sites were identified, along with underutilized non-vacant sites with potential for redevelopment within the planning period. Two primary metrics were used to identify underutilized parcels: assessed value ratio (A/V) and low as-built floor area ratio (FAR). A/V ratio considers the relationship between the value of the land and the improvements constructed on it. Where the value of the land is worth substantially more than the value of the structures on it, there is an incentive for the owner to redevelop with new uses that command higher rents or sales prices. Similarly, a low FAR means that the square footage of buildings is small compared to the overall size of the site, indicating the potential for redevelopment with other uses. A commercially zoned property containing a low-slung shopping center with large areas of surface parking could be considered underutilized, particularly if vacancy rates are high. Areas where vacant and underutilized sites cluster are locations where change is most foreseeable over the planning period and are an important focus of planning activities. Based on this analysis, four "opportunity areas" where change is foreseeable over the planning period were identified: Downtown, North Golden State, Geer Road, and West Main.

Between February 1 and March 1, 2024, over 1,500 residents and property owners in Turlock participated in the Turlock Community Survey. Paper surveys were mailed to over 30,000 addresses listed in a Turlock mailing list, including property owners and renters with addresses in the City. The survey focused on four opportunity areas of Turlock with the greatest potential to accommodate new housing or other types of development in the coming years, and the questions were designed to gather feedback that will help plan where new housing, employment, and shopping should be located and how to achieve other community objectives like improving roadway infrastructure and revitalizing older commercial streets. A survey report was prepared to document community input collected and present key implications for the planning process, which can be found in Appendix G.

Drawing on the community input received, a sites inventory of sites available for housing and key strategies to facilitate housing development on the identified sites was prepared and reviewed with the Planning Commission at a public meeting on July 18, 2024. The inventory and strategies were refined based on feedback from the Planning Commission and included in this Draft Housing Element.

SITE SCREENING/ELIGIBILITY

The inventory for L/VL RHNA includes both vacant and non-vacant sites. All sites were screened for compliance with the site adequacy criteria stipulated in State law, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities as needed to facilitate the development of a variety of housing products suitable for all income levels. Vacant sites included on prior inventories in two or more

consecutive planning periods and non-vacant sites included on the prior period inventory cannot be carried forward to the current planning period to satisfy the City's Lower Income RHNA allocation unless they are rezoned to allow residential use by right at the default density for the jurisdiction. In view of feasibility considerations, parcels that are less than 0.5 acres in size are generally not considered suitable for lower income housing development as smaller parcels may not allow development of a sufficient number of units for proposed affordable housing projects to compete effectively for limited funding resources. Parcels larger than 10 acres in size are also not considered suitable by HCD as development of very large projects may lead to an over concentration of affordable housing in one location or may render proposed affordable housing projects ineligible for funding. Therefore, all sites attributed to L/VL RHNA on the inventory are between 0.5 and 10 acres in size.

Consistent with State law and guidance from HCD, L/VL RHNA sites included on the inventory that are not pipeline projects have been screened to ensure they are not located in FEMA-designated seismic, geologic, or flood hazard areas and that they do not require remediation of contaminated soil or water prior to development. Sites on the inventory identified as suitable for L/VL households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks, and daily services. As shown on Map 3-8, Citywide Sites Inventory, the lower income sites are located on Geer Road, North Golden State Boulevard, Lander Avenue, West Main Street, and throughout Downtown, which are all transit routes on Turlock Transit. The location along these corridors provides good access to schools, shops, and other services throughout Turlock, with regional transit connections available as well. Additionally, all sites are within a 10-minute walking radius of existing parks.

CAPACITY PROJECTIONS

Projections for the capacity of the sites identified to accommodate new housing were based on a review of recently approved and constructed housing in Turlock and surrounding communities. Sites with zoning that permits single-family residential development, including the Very Low Density, Low Density, and Medium Density designations, were assumed to develop with one unit per parcel, consistent with past performance in those districts. To develop realistic capacity projections for sites with zoning that permits multifamily housing, a survey of recently approved and constructed multifamily projects in Turlock and surrounding communities was conducted. The survey identified representative projects in Turlock, Modesto, Merced, Patterson, and Oakdale. Profiles of these projects, including location, applicable zoning, site characteristics, aerial photos, and site plans, are included in Appendix F.

The average as-built density of recent projects surveyed was 30.5 dwelling units per acre (du/ac), with a range from approximately 20 du/ac along commercial corridors to 47 du/ac in downtown settings. Current land use and zoning regulations in Turlock permit housing development at comparable densities in the Downtown Mixed Use and High Density Residential designations, where housing is permitted at up to 40 du/ac. These designations apply in the downtown area and along major arterial roadways, including Geer Road, Christoffersen Parkway, Monte Vista Avenue, and Fulkerth Road as well as in the Morgan Ranch Master Plan area. In these locations, residential development on available sites was assumed at 80 percent of the maximum permitted density, which is comparable to the average as built density of recent high density projects surveyed. For both vacant sites and non-vacant sites, the assumed density was applied to the gross site area; for example, a 1-acre ~~vacant~~ site with a maximum permitted density of 40 du/ac was assumed to have a realistic capacity for 32 new homes, reflective of the densities in other recently approved projects in Turlock and surrounding communities. ~~For non-vacant sites where mixed use development is permitted, the existing building square footage was subtracted from the total site area, and the realistic capacity was calculated on the remaining site area. This methodology assumes that with redevelopment of the site, the level of commercial development in the future will be equivalent to what exists today. This does not preclude sites from developing with 100 percent residential uses; it simply provides a conservative estimate of residential capacity.~~

AFFORDABILITY ASSUMPTIONS

State law allows jurisdictions to use higher density as a proxy for lower income affordability. Pursuant to Government Code section 65583.2(c)(3), a density of at least 20 du/ac is deemed affordable to lower income households in Turlock. Accordingly, sites that meet the suitability criteria described above and that permit density of 20 du/ac or more are counted toward lower income RHNA. Sites that are too small or otherwise do not meet the suitability criteria, but which have zoning that permits at least 20 du/ac are counted toward Moderate and Above Moderate income RHNA. Sites zoned for single-family residential development are counted toward Above Moderate income RHNA.

As described more fully in Appendix F, a study of what Moderate income households of various sizes in Turlock can afford to pay for housing in comparison to typical rents and sales prices in the area indicates that, on a per square foot basis, rental housing is within the maximum affordable monthly payment for households making between 80 and 120 percent of the countywide area median income. However, the typical home price of for sale product exceeds the maximum affordable to Moderate income households of all sizes. Additionally, a review of multifamily housing built in Turlock since 2010 indicates that the vast majority are rental apartments, and all multifamily housing built in the city during the 2015-2023 cycle was rental product. Therefore, for the purpose of realistic projections, this analysis assumes that on sites zoned for higher density housing that do not meet the lower income suitability criteria, 75~~0~~ percent of the units will be affordable to Moderate income households and 25~~30~~ percent will be affordable to Above Moderate income households.

CAPACITY UNDER CURRENT ZONING

This section introduces the capacity for new housing in Turlock under current zoning (without rezoning), accounting for State guidance for site suitability. Maps showing the sites where housing development is projected are within each opportunity area and citywide are also provided.

Pipeline Projects

According to HCD Guidance, projects that have been approved, permitted, or received a Certificate of Occupancy during the projection period (June 30, 2023 – December 15, 2031) can be counted toward the 2023-31 cycle RHNA. Table 3-2 details these pipeline projects and they are shown on Map 3-1. In total, there are 17~~4~~ projects that involve construction of 1,~~137~~ 282 units, including 6 very low- and low- income units, ~~361~~ 370 moderate-income units, and ~~770~~ 906 above moderate-income units. Assignments to income categories represent commitments from project proponents. Affordability determinations for pipeline projects shown in the Table 3-2 were made by looking at the sale price of each unit if the unit had been sold at the time the report was being prepared. If the unit had not been sold, then City staff asked the builder for the estimated listing price of the unit if it was to be a for sale unit. If the unit was to be a rental unit, then staff researched the rental rate for the specific unit, or if that information was not available, staff looked at comparable rents for other units of similar size within the same area. Staff then put the for sale or for rent rate into the affordability calculator provided by HCD to determine the appropriate income category against which the units should be counted. The rent or sales price affordable to Moderate income units varies from year to year, but for example, in 2021 a 4 bedroom home with a sale price of 325,000 would have been classified as Moderate income and a 4 bedroom home for rent at a rental price of $2000 would have been classified as moderate income based on the affordability calculator provided by HCD. Table F-9 in Appendix F provides the actual rent or sales prices of pipeline projects where available as compared to the maximum affordable household housing cost, based on State income limits for Stanislaus County. The actual rent and sales prices are not available for the majority of projects listed on Table 3-2 as they are not yet on the market; however, to the extent information on actual rents and sales prices is available it has been incorporated into Table F-9 in Appendix F. For the rental projects listed, the data shown in Table F-9

represents comparable rents from Zillow for projects in the same areas of the City, offering comparable amenities, and of as similar age as possible. The table demonstrates that actual rents and sales prices fall within the established income limits for the typical household expected to occupy the pipeline units.

Of the 17 pipeline projects, five have been entitled but have not yet pulled building permits or commenced construction. Development Services staff reports that the applicants for all five projects are currently working on financing. The remaining 12 projects are all either under construction or actively working on next phase development activities. All of the pipeline projects are anticipated to be completed within the planning period; however, as shown in Table 3-5, the inventory has sufficient buffer capacity to accommodate RHNA at all income levels even if none of the pipeline projects that have not yet started construction are completed. In addition to the 17 pipeline projects, there is one pending application for a 7-unit multifamily development at 151 Syracuse not included as a complete application has not yet been received.

Table 3-2: Pipeline Projects

Address	*APN(s)*	*Project Description*	*Project Status*	*Site Size (acres)*	*Income Category*			*Total Units*
					Very Low and Low	*Moderate*	*Above Moderate*	
4118 N Tegner Rd	087-026-001-000	Construct seven 3-story townhouse style buildings with a patio or balcony, garage or carport, rooftop terraces and parking spaces. Construct driveway entrances for the project.	Approved 5/3/22	1.74		31		**31**
4131 Geer Rd	071-066-067-000	Construct nine 3-story buildings with patio or balcony. Construct parking or carports, landscaping, clubhouse and pool, and 900 sq. ft. outdoor play area.	Approved 1/31/23	8.58		130	131	**261**
1150 Angelus St	050-005-059-000	Construct triplex apartment building; each unit with two bedrooms, one bathroom, kitchen, living room, and outdoor patio area. Paving, 5 parking spaces and landscaping included.	Project Completed 11/19/24~~Approved 6/15/22~~	0.84		3		**3**

Address	*APN(s)*	*Project Description*	*Project Status*	*Site Size (acres)*	*Income Category*			*Total Units*
					Very Low and Low	*Moderate*	*Above Moderate*	
1598 East Ave	043-027-034-000	Rezone property from Community Commercial to Low Density Residential to allow subdivision of parcel into 6 lots	Approved 2/27/24 ~~Under Review~~	0.91			6	**6**
521 W. Linwood Ave.	050-017-015	Demolition of two current buildings, building of two new buildings: 4-bedroom home for youth and combination learning center/outpatient behavioral health services	Approved Building Permit Issued 3/17/25~~Under Review~~	0.82	6			**6**
2630 Roberts Rd	087-027-001 through 087-027-016	Subdivide 2.7 acre parcel into 16 single family residential lots and divide two existing commercial lots into four lots and a remainder	Approved Grading permit issued 4/18/25~~Under Review~~	2.7			16	**16**
700, 710, & 720 S Soderquist Rd	050-005-064; 050-005-065; 050-005-067	Construction of a triplex on parcel #4, and duplexes on parcel #3 and #1	Approved Construction Complete ~~Under Review~~	0.62		7		**7**
3007 E Tuolumne Rd	073-013-004	3 year time extension	Approved 4/5/18 Under Construction	1.22			60	**60**
3200 Atherstone Rd	087-029-003	Increase number of units for condominium project from 140 to 175, 3 year time extension granted 6/7/18	Approved 1/17/2019	7.15			175	**175**

Address	APN(s)	Project Description	Project Status	Site Size (acres)	Income Category			Total Units
					Very Low and Low	Moderate	Above Moderate	
1137, 1201, & 1233 Fifth Street	043-059-001; 043-016-004; 043-016-006;	Subdivide three parcels into 178 single-family residential lots	Approved 5/11/2021 Under Construction	15.66			178	**178**
1525 W. Monte Vista	071-004-009	Construct a total of 12 three-story buildings	Approved 8/13/2021 Building Permits issued 8/29/25 Under construction	12		174	174	**348**
337 West Avenue South	050-003-042	Subdivide the approximately 2.67-acre parcel, into 30 single-family residential lots.	~~Under Review~~Approved 10/22/24	2.67			30	**30**
300 N. Soderquist Road	061-003-040	Construct a residential 5-plex multifamily dwelling	Approved 7/16/2024 Building Permit issued 8/22/25	0.46		5		**5**
905 Flower Street	061-004-006	Construct four additional two-story units and adding an additional bedroom to the six existing units on the .72-acre property	Approved 7/16/2024 In Building Plan review	0.72		11		**11**
985 Park Street	061-002-063	Construct a 1,140 square foot single-story duplex on a 0.88-acre lot.	Approved 11/4/2024	0.88		9		9
1601 W Monte Vista & 3201 Four Seasons	087-012-053; 087-008-085	Subdivide two parcels totaling 13.61 acres, into 114 single-family residential lots.	Approved 2/25/2025 Improvement Plans in review, working on final map	13.61			114	114

Address	APN(s)	Project Description	Project Status	Site Size (acres)	Income Category			Total Units
					Very Low and Low	Moderate	Above Moderate	
3130 E Tuolumne Rd	073-016-007	Subdivide one 11.42-acre parcel into 22 single family residential lots.	Approved 6/10/25 Improvement Plans in review working on final map	11.42			22	22
TOTAL					6	~~370361~~	~~906770~~	~~1,282+,137~~

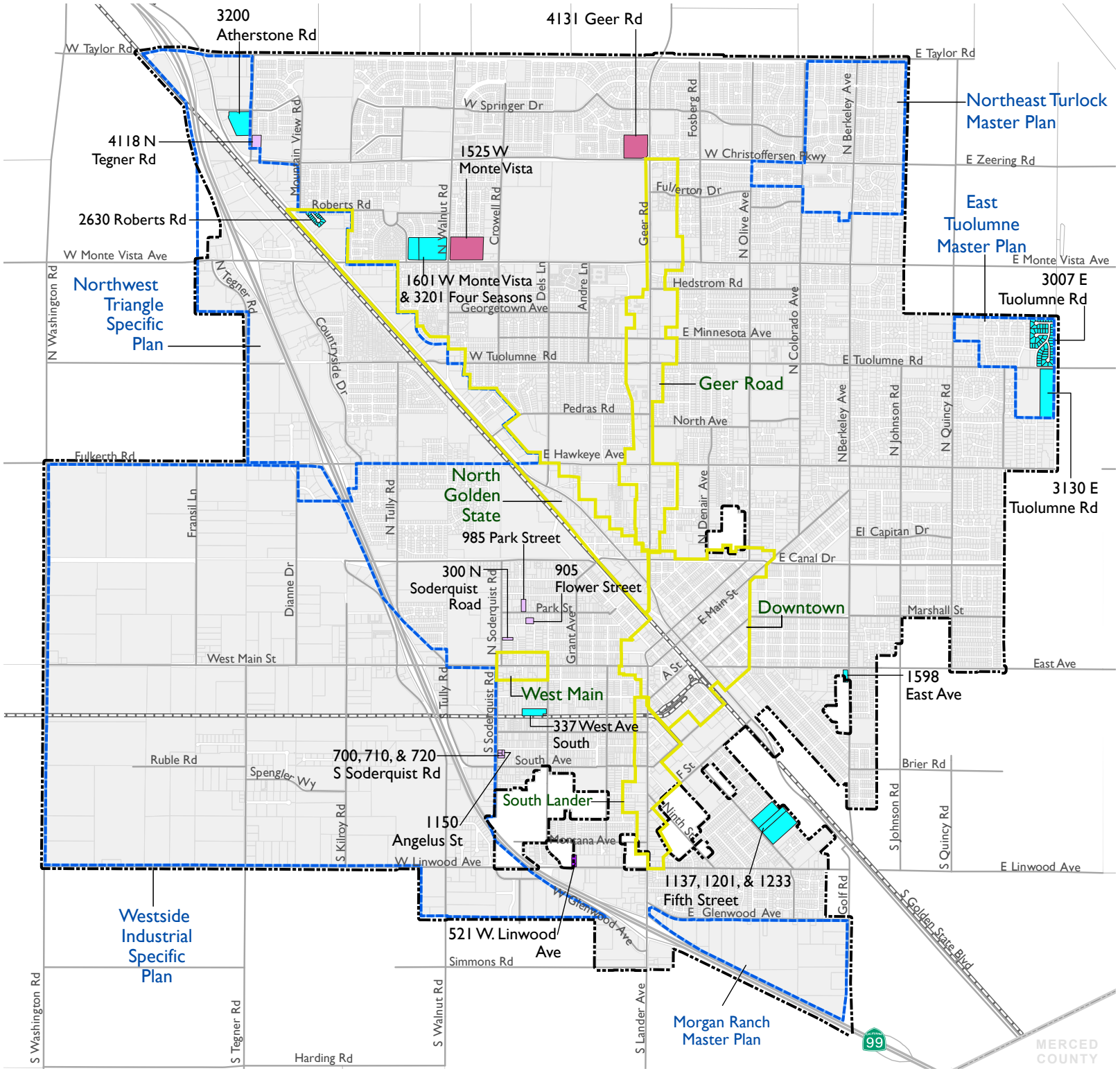
Source: City of Turlock, 20254; Dyett & Bhatia, 20254

Morgan Ranch Master Plan

Adopted in 2015, the Morgan Ranch Master Plan outlines land use and development standards for the 170.7-acre Plan Area, a roughly triangular area that is bounded by State Highway 99 to the south, Golf Road to the east, and Glenwood Avenue to the north. The Plan Area includes 120.2 acres of land classified for Medium Density Residential and 15 acres of land classified to High Density Residential. Located on both sides of the new Morgan Ranch arterial road, Medium Density Residential (7.5 to 9 du/ac) is the predominant land use classification within the Plan Area and is intended to provide entry-level housing opportunities of single-family homes and duplexes within easy walking and biking distance to neighborhood parks and the new elementary school. The sites inventory can accommodate 875 single-family homes in these areas, which would be market rate homes affordable to above moderate-income households. The Master plan also includes a High Density Residential (17 to 40 du/ac) land use classification intended to support compact development, provide housing choices to match changing demographics, and facilitate needed affordable housing with a variety of designs. The High Density Residential classification applies to four parcels within the Master Plan area: two parcels along Golf Road in the northeastern part of the Master Plan area, and two parcels in the northwestern part of the Master Plan area. Each of the four parcels meets the eligibility criteria established in State law for sites identified to accommodate lower income RHNA, including that they are between 0.5 and 10 acres in size, free from environmental constraints, zoned to accommodate housing, have appropriate development standards, and that capital improvements are planned to serve them. ~~Product types on the higher end of this range, such as apartment or condominiums are counted toward VL/L income RHNA, while townhomes are counted toward Moderate income RHNA.~~ As such, the sites inventory ~~can accommodate~~ assumes 450 VL/L units on these four parcels. Additional detail of site suitability and realistic capacity on these parcels is provided in Appendix F. ~~Product types on the higher end of this range, such as apartment or condominiums are counted toward VL/L income RHNA, while townhomes are counted toward Moderate income RHNA. As such, the sites inventory can accommodate 450 VL/L units.~~

Downtown

Downtown Turlock is the city's business and historic district, with shops, eateries, offices, and potential for redeveloping underutilized areas along East Olive Avenue, East Main Street, South Center, and North Thor. With its narrow streets, short blocks, and historic buildings, the Downtown area is a walkable environment with transit options. HCD best practices for selecting sites to accommodate lower income RHNA include proximity to transit and access to amenities and jobs. In the citywide survey of Turlock residents, respondents indicated the highest level of support for housing in a mixed-use format downtown, with residential uses located above shops (see Appendix G).



Map 3-1

Housing Element
Pipeline Projects

- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Mixed Income
- Opportunity Area
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

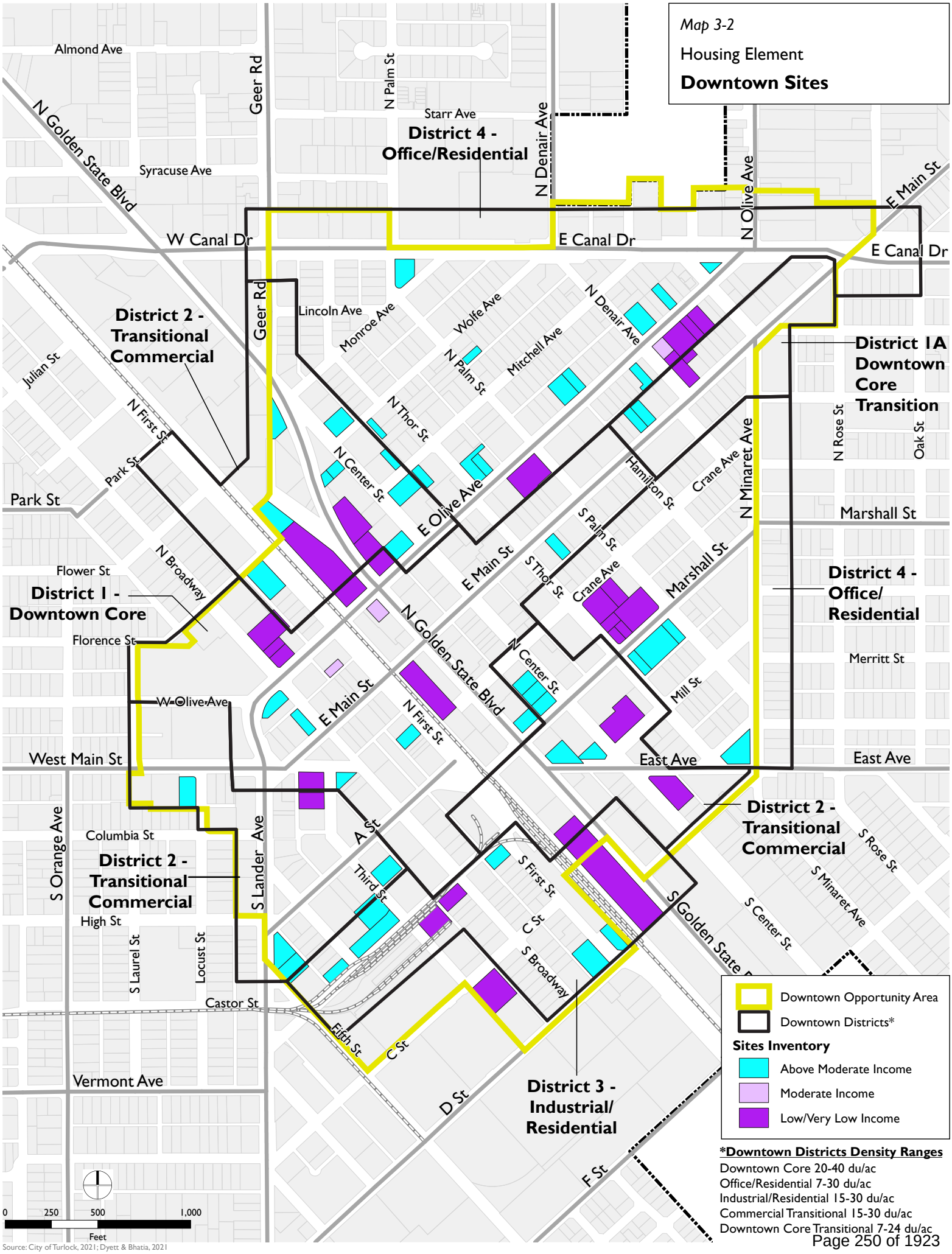
Source: City of Turlock, 2021; Dyett & Bhatia, 2021

As shown in Map 3-2, there are five Downtown Overlay Districts as defined in the Turlock Downtown Design Guidelines and Zoning Regulations document: Downtown Core (DC), Downtown Core Transition (DCT), Transitional Commercial (TC), Industrial Residential (IR), and Office Residential (OR). Residential development at up to 40 du/ac is permitted in the Downtown Core, up to 30 du/ac on properties in TC, IR, and OR overlay districts, and up to 24 du/ac in the DCT overlay district. Parcel size tends to be small; the majority of the sites are less than half an acre in size. There are few vacant parcels, but there is strong potential for redevelopment of older, underutilized commercial properties and some surface parking lots within the downtown area. Additionally, ownership patterns indicate opportunities for redevelopment, as there are 10 clusters of adjacent parcels under common ownership downtown. Adjacent parcels under common ownership can be developed together, and the resulting economies of scale help with the financial feasibility of redevelopment. Sites that meet the criteria established in State law for lower income RHNA sites were assigned to the Very Low and Low (VL/L) income category, while sites that did not meet the criteria were counted toward the Moderate and Above Moderate-income categories. As described above, for non-vacant sites outside the Downtown Core, the gross only the net site acreage exclusive of existing commercial square footage was considered in the capacity calculation, conservatively assuming that sites will develop in a residential mixed use format. On this basis, 329 425 VL/L income units, 12 Moderate income units, and 277 280 Above Moderate income units were assumed in the Downtown area, for a total of 606 717 housing units. Sites are shown on Map 3-2. Projections for the downtown area represent approximately 11 percent of the total capacity of the inventory and 17 percent of the total capacity for L/VL income units.

As documented in Appendix F, there has been little development downtown in recent years - whether residential or non-residential. Therefore, through Program 1-G in the Action Plan, the City will work with downtown property owners to understand barriers to redevelopment and identify regulatory, process, and other incentives to address them. Downtown zoning standards currently waive parking requirements in the DC zone and reduce parking requirements by 50 percent in all other downtown zones. Additionally, the downtown area is part of the pedestrian priority area in the Capital Facility Fee (CFF) Program so impact fees are lower in this area than in any other part of the city. Accordingly, outreach efforts will explore zoning amendments to further incentivize redevelopment, such as increased building height; reduced landscaping requirements in the IR and DCT zones; increased lot coverage in the DCT, TC, and OR zones; and/or a local density bonus program. Efforts will also focus on the 10 adjacent clusters under common ownership and seek to identify other incentives for coordinated redevelopment of small sites. Based on input from Downtown property owners, the City will implement zoning amendments and other related incentives to stimulate residential and mixed use development downtown during the planning period.

Accessory Dwelling Units

Accessory Dwelling Units can be built either as detached units on residential lots or incorporated into the primary structure. As such, there is potential for ADUs in established neighborhoods throughout Turlock. Since they are typically smaller than a single-family home, ADUs and Junior ADUs can be "affordable by design," meaning they cost less to build, buy, or rent. As such they can offer affordable opportunities for older adults living on fixed incomes, students, retail employees, and lower income households. Safe harbors in State Housing Element law allow for the use of local trends since 2018 to project the future rate of ADU production. On average, from 2018 to 20243, the City has issued construction permits for 41 ADUs each year (Table 3-3). By this measure, Turlock can project at least 78 ADUs per year throughout the planning period; however, as noted in HCD's Housing Element Site Inventory Guidebook, this methodology represents "a conservative option [that] only account[s] for the effect of the new laws without local promotional efforts or incentives." Since 20221, the annual production trend has increased steadily with more than three times the number of permits issued in



Source: City of Turlock, 2021; Dyett & Bhatia, 2021

2024 than in 2021, ~~notably~~ and based on a suite of programs to further incentivize and facilitate ADU production incorporated into the Draft Housing Element, the inventory assumes 10 ADU construction permits per year through 2031 for a total of 80 ADUs throughout the planning period.

Based on a statewide study of ADU affordability,[1] it is assumed that 60 percent of the ADUs/JADUS constructed in the City of Turlock over the planning period (48 units total) will be affordable to low and very low-income households, 30 percent of these units (24 units total) will be affordable to moderate-income households, and 10 percent (8 units total) will be affordable for above moderate-income households.

Table 3-3: Recent ADU Approvals

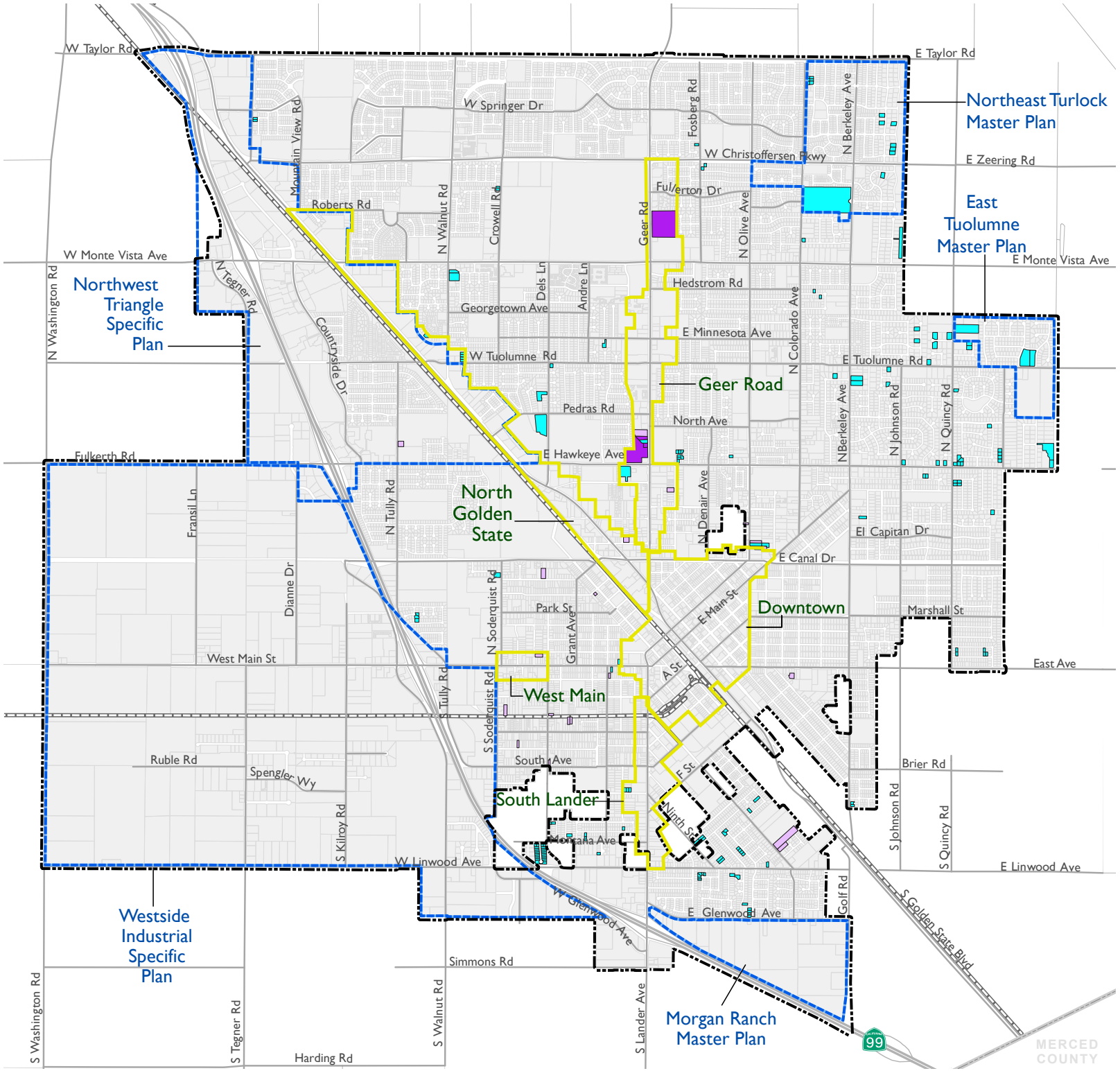
Year	ADU Building Permits Issued
2018	2~~4~~
2019	3~~4~~
2020	2
2021	5
2022	~~1~~25
2023	8
2024	16
Total	**~~47~~41**
Annual Average (2018-2024~~3~~)	**~~7.83~~5.85**

Source: City of Turlock, Annual Progress Reports, 2018-2024~~3~~

Vacant Residential Land

Outside of master plan and specific plan areas, there is a total of 189 vacant parcels designated for residential use. Of these parcels, 21 are designated as Very Low Density Residential, 134 are designated as Low Density Residential, 2 are designated Low-Medium Density Residential, 19 are designated as Medium Density Residential, and 13 are designated as High Density Residential. The Very Low, Low, and Low-Medium Density designations all permit single family housing. Vacant sites with these designations are projected to be developed with one unit each, counted toward Above Moderate RHNA. The High Density Residential designation permits housing at up to 40 du/ac, which is at a level deemed affordable to lower income households. Projected units on vacant High Density Residential sites that meet the criteria for lower income RHNA are counted toward VL/L RHNA. Sites that are too small or otherwise do not meet the criteria are counted toward Moderate and Above Moderate income RHNA using the assumptions described above. Overall, vacant residential land in Turlock can accommodate 393 very low- and low-income housing units, 133 moderate income units, and 576 above moderate-income units, for a total of 1,102 housing units. Map 3-3 shows the location of vacant residential parcels within the City limit.

[1] Association of Bay Area Governments, "Affordability of Accessory Dwelling Units: A report and recommendations for RHNA 6", September 8, 2021.



Map 3-3

Housing Element

Vacant Residential Sites

- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Opportunity Area
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Summary of Capacity Under Current Zoning

Based on strategies discussed above, under current zoning, there is capacity for ~~4,286~~4,506 new units which represents 7~~8~~3 percent of the City's RHNA allocation of 5,802 units (Table 3-4). However, additional capacity to accommodate ~~1,552~~1,296 units is needed, including ~~982~~ 886 units at densities above 20 du/ac which are deemed affordable to lower income households. To bridge this gap, rezoning will be needed.

Table 3-4: Units Accommodated Under Current Zoning

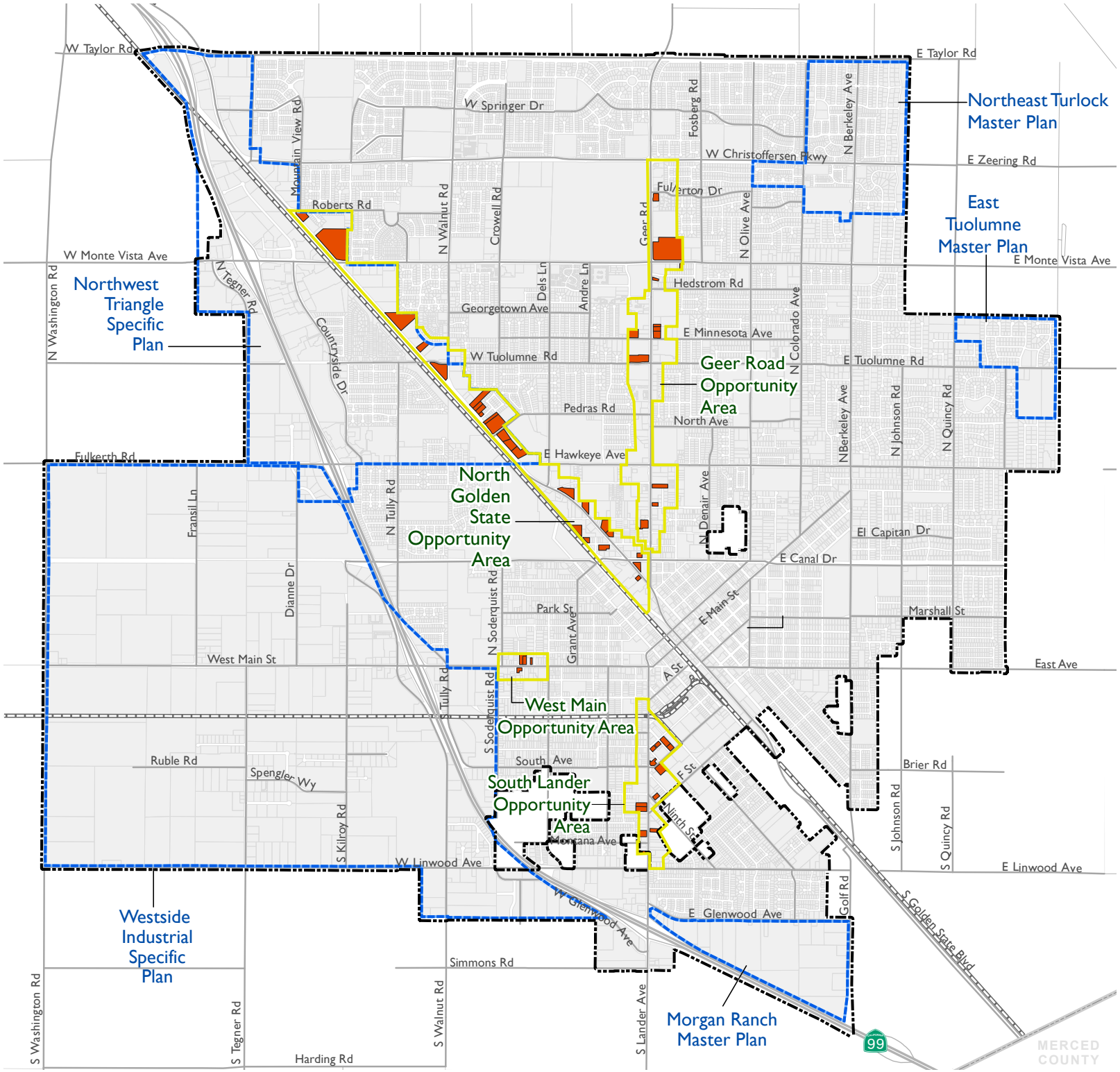
Location/Strategy	*Very Low and Low*	*Moderate*	*Above Moderate*	*Total*
Pipeline Projects	6	370~~361~~	906~~770~~	**1,282~~1,137~~**
Morgan Ranch Master Plan	450		875	**1,325**
Downtown	~~329~~425	12	~~277~~280	**~~606~~717**
ADUs	48	24	8	**80**
Vacant Residential Land	393	133	576	**1,102**
Subtotal (A)	**~~1,226~~1,322**	**~~539~~518**	**2,645~~2,506~~**	**4,506~~4,250~~**
RHNA	2,208	1,096~~1,096~~	2,498~~2,498~~	5,802~~5,802~~
% RHNA	~~56~~06%	~~49%~~47%	106%~~100%~~	78%~~73%~~

ADDITIONAL HOUSING POTENTIAL BY OPPORTUNITY AREA

Based on the community wide survey conducted in the spring of 2024, four areas were identified for potential rezoning to accommodate additional housing as needed to meet Turlock's RHNA obligations. The rezoning strategy would involve ~~creation of a workforce housing~~a new commercial-residential mixed use (C-RMU) base ~~zoning~~ zone ~~overlay~~ that would apply to underutilized commercial properties in these areas. The new C-RMU zoning ~~overlay~~ would permit ~~continue to allow property owners to develop their land consistent with the base zoning that currently applies, while also giving them the option to develop~~ multifamily housing suitable for teachers, restaurant and service workers, firefighters, police officers, and others employed in Turlock ~~if they choose~~in these areas in both 100 percent residential and mixed use formats. The ~~overlay~~ C-RMU zoning would allow housing "by right" subject to objective design standards at up to 35 dwelling units per acre and meet the requirements of~~.~~ Government Code Section 65583.2(h) ~~requires that~~ for sites rezoned to accommodate a shortfall of lower income RHNA ~~must meet the following requirements~~including:

- Permit multifamily development "by right," subject to objective standards;
- Permit at least 16 units per site at a density of at least 20 du/ac;
- Permit 100 percent residential developments; and
- If mixed use is permitted, require that at least 50 percent of the floor area in a mixed use development be for residential uses.

This section of the chapter introduces the areas where the ~~workforce housing overlay~~C-RMU zoning would apply and their capacity for housing with the new zoning ~~overlay~~, accounting for community input received and State guidance for site suitability. Map 3-4 shows the location of sites to be rezoned C-RMU. A description of development potential in each area and maps depicting sites in each area that can potentially accommodate new housing are included. All of the sites identified to accommodate a shortfall of lower income RHNA meet the requirements of Government Code Section 65583.2(h).



Map 3-4

Housing Element

Sites Rezoned to Accommodate RHNA Shortfall

- Commercial-Residential Mixed Use
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

North Golden State

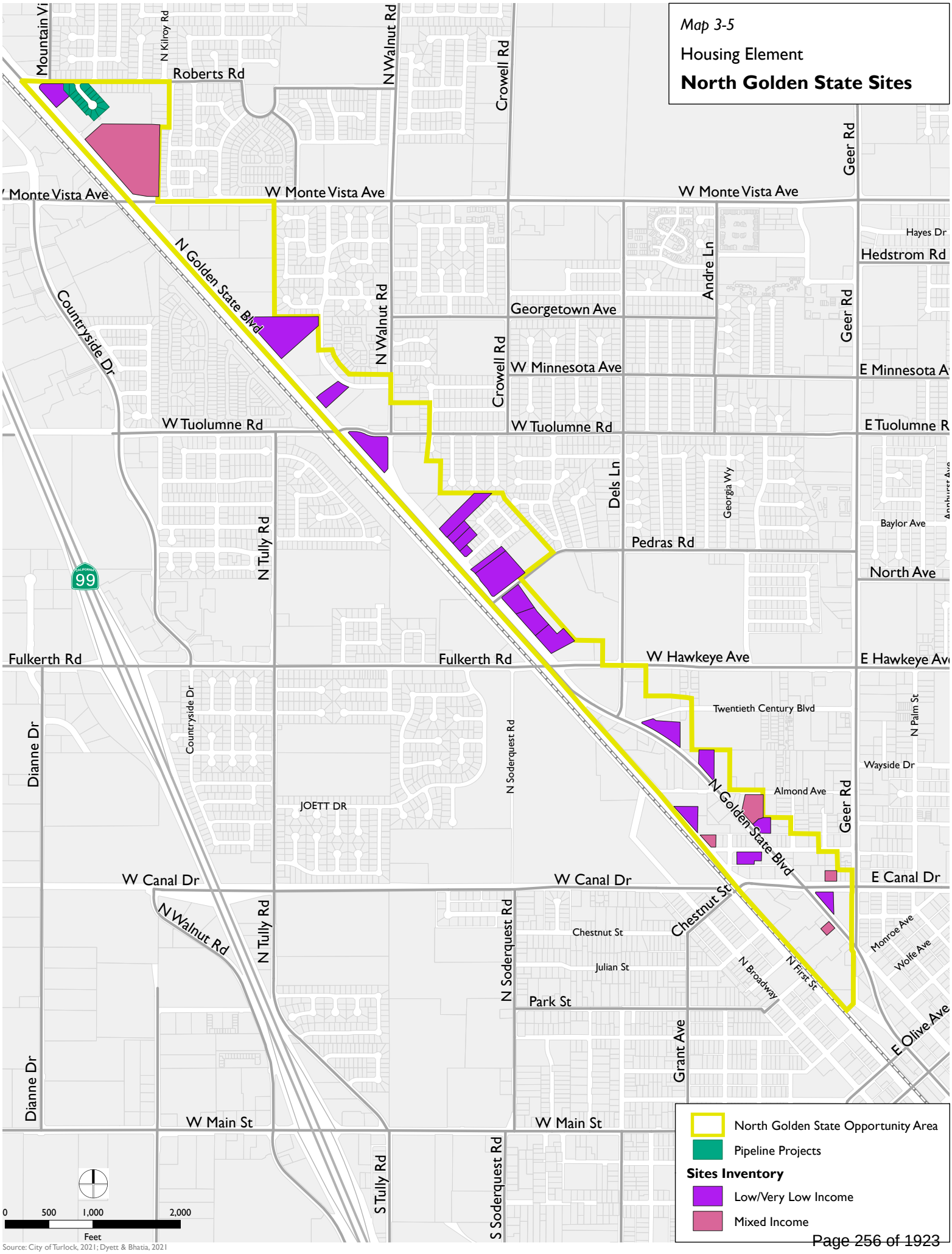
The North Golden State corridor extends along North Golden State Boulevard, from West Tuolumne Road down to Geer Road. Today, this segment of the corridor features a variety of service commercial uses, auto-oriented business, and retail shopping centers, some with large surface parking lots and undeveloped land that could present opportunities for redevelopment. Turlock Transit Routes 3 and 5 travel on North and South Golden State Roads and provide connection to John H. Pitman High School, CSU Stanislaus, Emmanuel Medical Center, Turlock Transit Center, and shopping and restaurants in Turlock Town Center. Parcel size varies from 0.3 acres to approximately 11 acres and is generally larger than sites in the Downtown and West Main opportunity areas. Larger sites offer more opportunity for housing units and a variety of housing types and income categories. Further, there are three clusters of adjacent sites under common ownership offering some of the best opportunities for redevelopment, averaging site size of 1.~~37~~ 74 acres. Adjacent sites under common ownership can be developed together, offering economies of scale and helping with the financial feasibility of redevelopment.

In the citywide survey, the North Golden State opportunity area received the highest level of support for high density housing, with respondents indicating preference for 4-5 story apartments (Appendix G). Survey responses also indicated support for mixed-use development along the corridor and highlighted the need for installation of pedestrian and bicycle infrastructure as development occurs. Current zoning applicable along the corridor (Community Commercial and Heavy Commercial) does not permit housing, so the ~~workforce housing overlay~~ C-RMU zone would be applied to vacant and underutilized sites in the area to facilitate the development of multifamily housing to help meet local need. ~~Overlay~~ C-RMU sites are projected to develop at 28 du/ac, which represents 80 percent of the maximum permitted capacity and is consistent with the densities seen in recently constructed and approved projects. As described above in the Affordability Assumptions section, ~~overlay~~ C-RMU sites that meet the criteria for lower income sites are counted toward L/VL RHNA, while sites that do not are counted toward Moderate and Above Moderate RHNA. On this basis, ~~850~~ 775 VL/L income units, ~~265~~ 291 Moderate, and 95~~111~~ Above Moderate income units were assumed in the ~~Downtown~~ North Golden State area, for a total of ~~1,226~~1,161 housing units. Sites are shown on Map 3-~~5~~4.

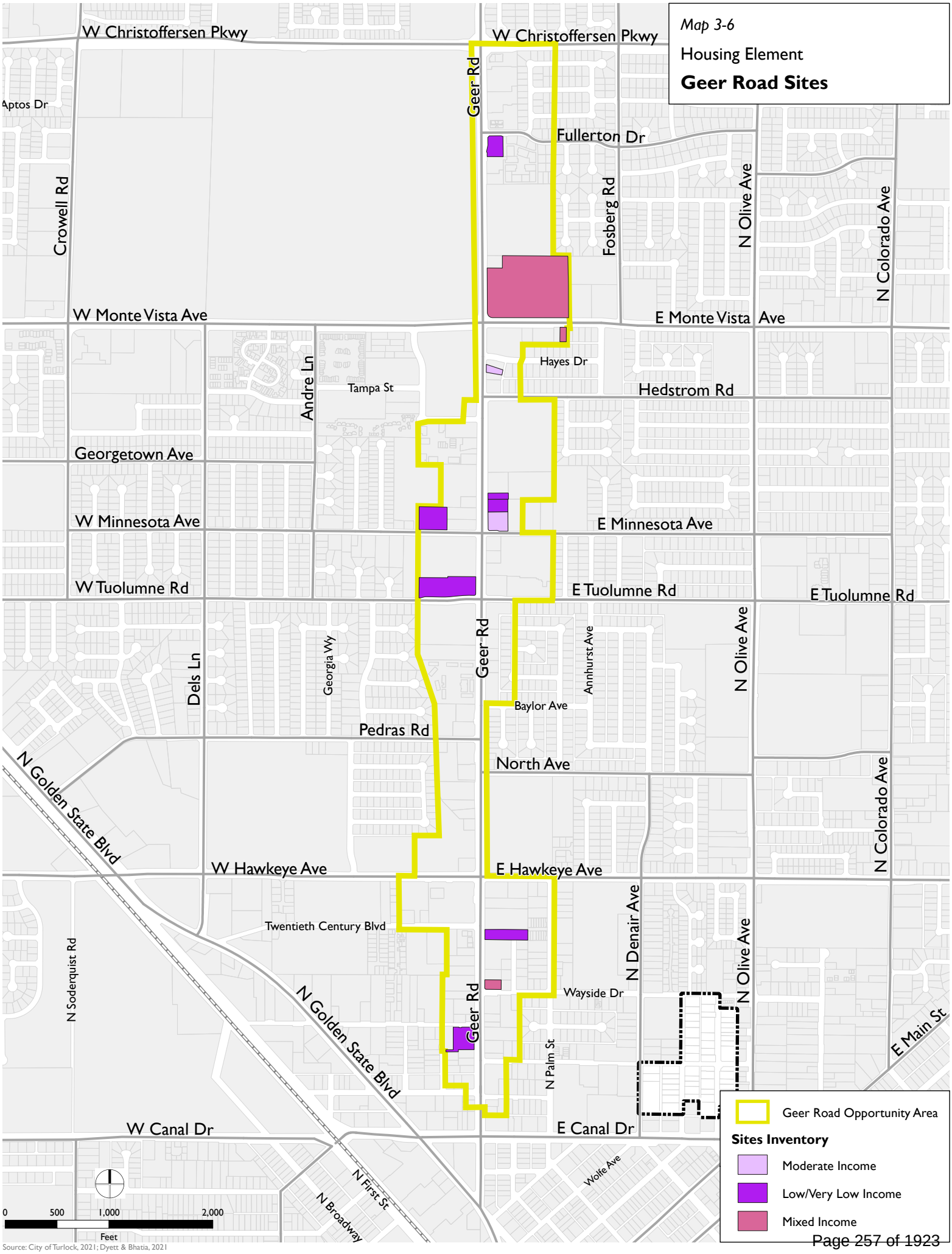
Geer Road

The Geer Road corridor extends along Geer Road, from Canal Drive up to Christoffersen Parkway. Existing development along the corridor consists of a mix of single-family and medium density residential, strip malls featuring fast-food restaurants and banks, and large vacant parcels. Current General Plan land use and zoning for the area permits High and Medium Density Residential along Geer Road and Fulkerth Road, as well as Community Commercial on Geer Road between Monte Vista Avenue and Tuolumne Road. Turlock Transit Routes 1 and 2 travel on Geer Road and provide connection to CSU Stanislaus, Turlock Transit Center, and shopping and restaurants on Countryside Drive. Existing buildings in the area are typically 1- and 2-stories in height with surface parking partially screened from view with trees and landscaping. Vacant land along the corridor with zoning that currently permits housing was accounted for above; however, there are also underutilized parcels with commercial zoning that does not currently permit housing. The size of these parcels is relatively small, ranging from 0.2 acres to approximately ~~5~~ 10 acres.

In the citywide survey, there was solid (although not unanimous) support for additional high-density housing along the corridor, including apartments, townhomes, and duplexes and triplexes (Appendix G: Community Survey Report). Accordingly, the ~~workforce housing overlay~~ C-RMU zone would be applied to underutilized commercial sites to help accommodate local need. ~~Overlay~~ C-RMU sites are



Source: City of Turlock, 2021; Dyett & Bhatia, 2021



Source: City of Turlock, 2021; Dyett & Bhatia, 2021

projected to develop at 28 du/ac, which represents 80 percent of the maximum permitted capacity and is consistent with the densities seen in recently constructed and approved projects. As described above in the Affordability Assumptions section, ~~overlay~~ C-RMU sites that meet the criteria for lower income sites are counted toward L/VL RHNA, while sites that do not are counted toward Moderate and Above Moderate RHNA. On this basis, 198~~475~~ VL/L income units, ~~243~~ 255 Moderate income units, and 74~~100~~ Above Moderate income units were assumed in the Geer Road area, for a total of 527~~818~~ housing units. Sites are shown on Map 3-~~65~~.

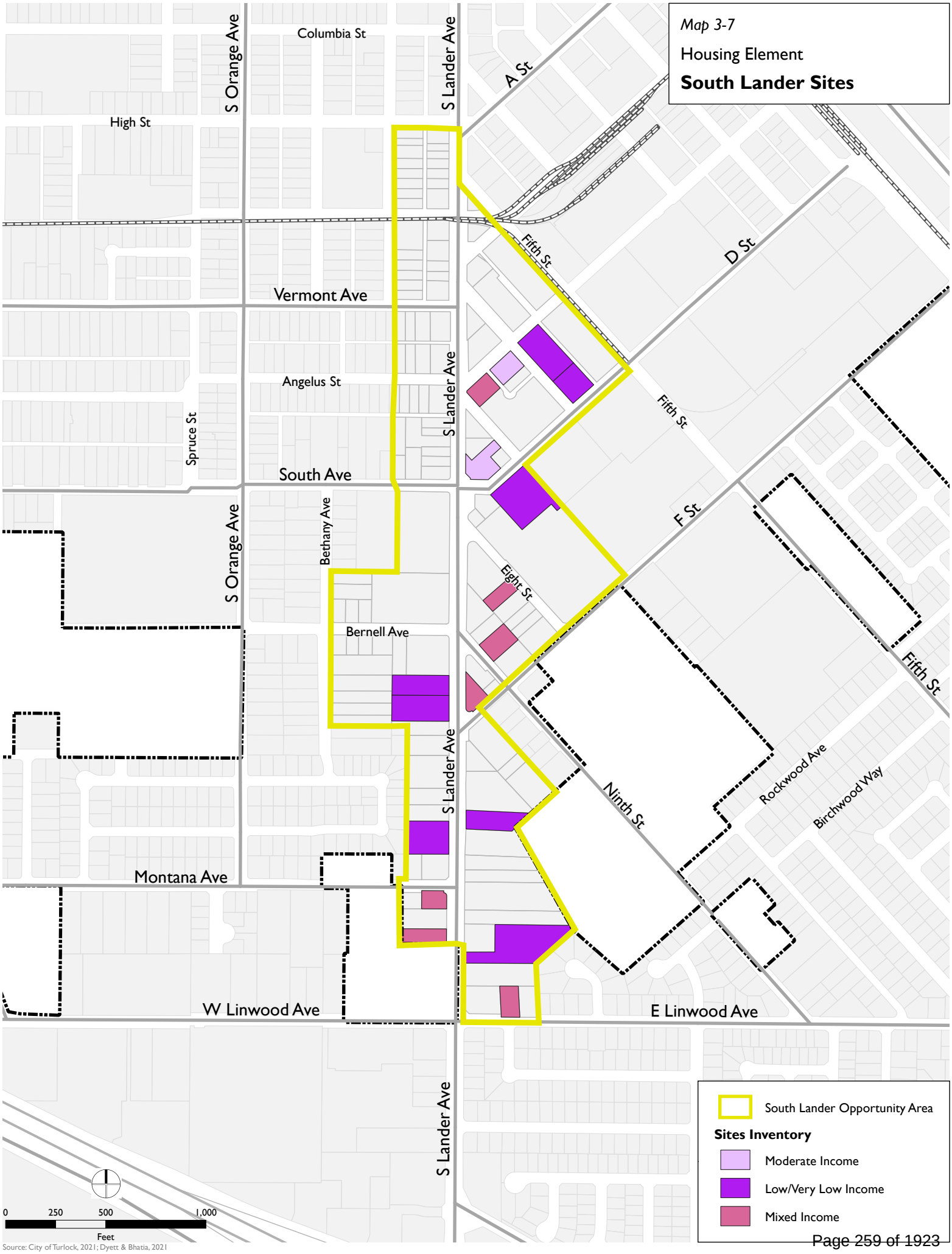
South Lander

The South Lander opportunity area is located south of downtown along Lander Avenue and features a range of auto-related and industrial businesses today, along with single-family housing amidst businesses. Turlock Transit Routes 5 travels on South Golden State Road and Lander Avenue, and provide connection to Downtown, Turlock Transit Center, and shopping and restaurants in Turlock Town Center. There are a number of underused properties, including some with parking lots, that offer redevelopment potential. The size of underutilized parcels varies from 0.20 to ~~1.55~~1.3 acres and is generally smaller than sites in other opportunity areas. Base zoning for these parcels is Community Commercial and Heavy Commercial, which does not permit housing.

In the Citywide survey, there was support for adding a mix of housing types, including apartments, townhomes, duplexes/triplexes, and garden apartments. Community comments indicated support for low-income housing in South Lander. Accordingly, the ~~workforce housing overlay~~ C-RMU zone would be applied to underutilized commercial sites to help accommodate local need. ~~Overlay~~ C-RMU sites are projected to develop at 28 du/ac, which represents 80 percent of the maximum permitted capacity and is consistent with the densities seen in recently constructed and approved projects. As described above in the Affordability Assumptions section, C-RMU~~overlay~~ sites that meet the criteria for lower income sites are counted toward L/VL RHNA, while sites that do not are counted toward Moderate and Above Moderate RHNA. On this basis, ~~196~~ 193 VL/L income units, 70~~86~~ Moderate income units, and ~~30~~ 14 Above Moderate income units were assumed in South Lander area, for a total of ~~312~~ 277 housing units. Sites are shown on Map 3-~~76~~.

West Main

The West Main opportunity area extends along West Main Street from North Soderquist Road to West Avenue. Today it is home to a mix of commercial, residential, and public uses including auto-related business, restaurants, neighborhood retail and services, and Osborn Elementary School. Turlock Transit Route 6 travels on West Main Street and provides connection to Osborn Elementary School, Turlock Memorial Park, and Turlock Transit Center. A number of commercial properties along this corridor have large areas of surface parking or older buildings that present opportunities for redevelopment with housing. The Community Commercial zoning district that applies to these sites does not currently permit housing. In the citywide survey, there was fair support for smaller-scale multifamily housing, such as duplexes/triplexes, garden apartments, townhomes, and 2-3 story apartments. Respondents supported development that reflects the existing character and style of the surrounding neighborhood, which includes lower building heights and tree-lined streets. Comments from survey respondents also highlighted some needs for this area, including the development of grocery stores and open space and parks. To facilitate the addition of housing in the area, the ~~workforce housing overlay~~C-RMU zone would be applied to underutilized commercial properties Sites are shown on Map 3-~~87~~. C-RMU ~~Overlay~~ sites are projected to develop at ~~28~~ 19 du/ac, which represents 80 percent of the maximum permitted capacity and is consistent with the densities seen in recently constructed and approved projects. As described above in the Affordability Assumptions


Map 3-7
Housing Element
South Lander Sites
Columbia St
S Orange Ave
S Lander Ave
A St
High St
Fifth St
D St
Vermont Ave
Angelus St
Spruce St
South Ave
F St
Bethany Ave
Eight St
Bernell Ave
Rockwood Ave
Birchwood Way
Ninth St
Montana Ave
W Linwood Ave
E Linwood Ave
South Lander Opportunity Area
Sites Inventory
Moderate Income
Low/Very Low Income
Mixed Income
0
250
500
1,000
Feet
Source: City of Turlock, 2021; Dyett & Bhatia, 2021



Source: City of Turlock, 2021; Dyett & Bhatia, 2021

section, C-RMU ~~overlay~~ sites that meet the criteria for lower income sites are counted toward L/VL RHNA, while sites that do not are counted toward Moderate and Above Moderate RHNA. On this basis, ~~23~~ VL/I ~~income units, 32~~ 25 Moderate income units~~,~~ and ~~10~~ 6 Above Moderate income units were assumed in the West Main area, for a total of ~~65~~ 31 housing units.

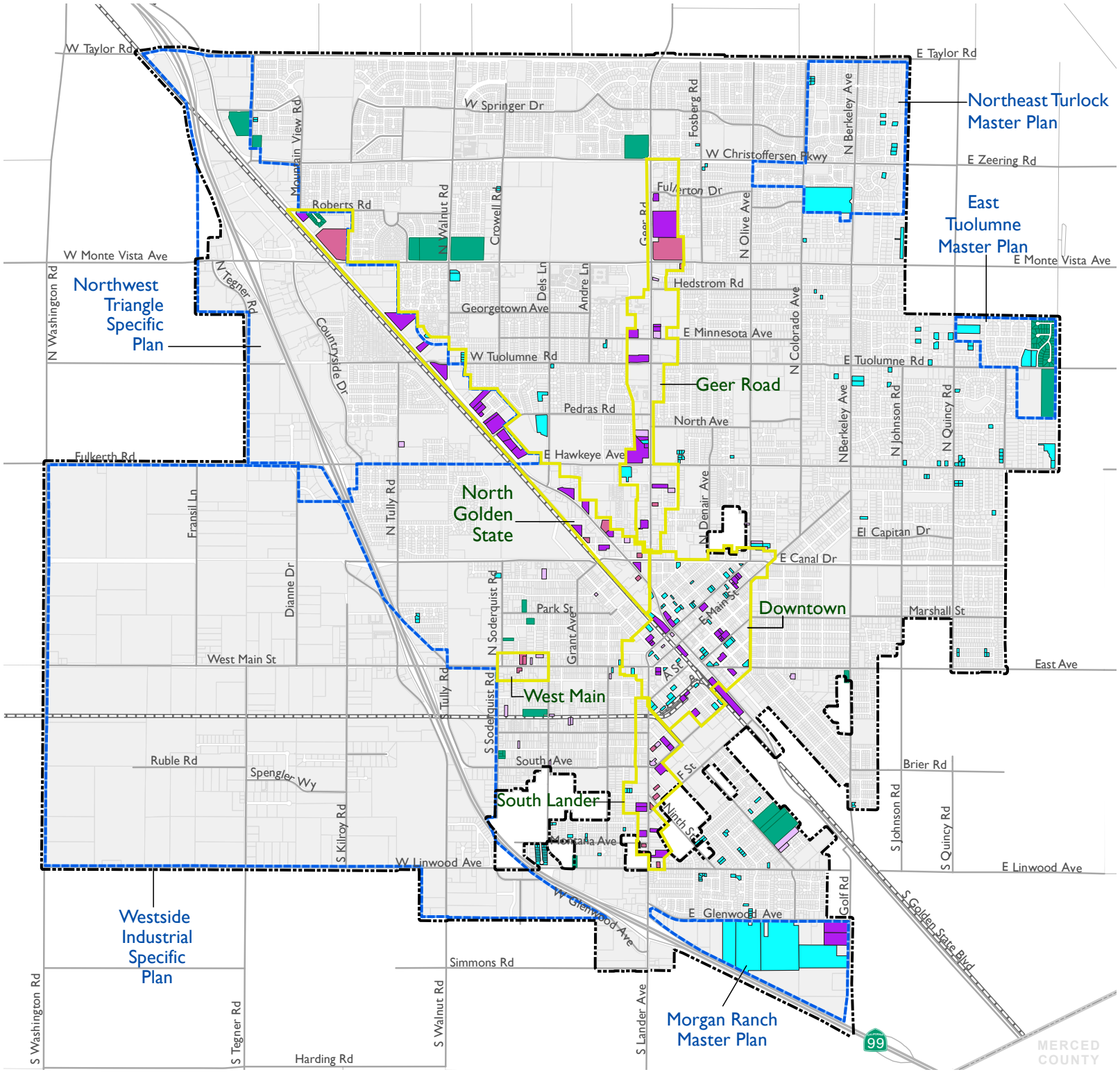
SUMMARY OF RHNA CAPACITY

Table 3-5, below, summarizes the realistic capacity projected for the inventory with the proposed ~~workforce housing overlay~~C-RMU zone. It accounts for development of vacant residential land, pipeline projects, ADU production, and development on underutilized commercial sites in opportunity areas where the ~~workforce housing overlay~~C-RMU zone would apply. Per State guidance, ADUs are not assigned to individual sites, but rather projected on a citywide basis. Map 3-~~9~~8 shows the inventory sites at a citywide scale.

Overall, the draft sites inventory demonstrates capacity meet RHNA obligations at all income levels with a buffer. The buffer is required to ensure that there is sufficient capacity to meet RHNA obligations at all times during the planning period, in the event that some sites on the inventory actually develop at lower densities than envisioned. HCD recommends that communities plan for a buffer of at least 10 percent for their RHNA at all income levels. Appendix A contains the full sites inventory in the format required under State law.

Table 3-5: Summary of RHNA Capacity

Location/Strategy	*Very Low and Low*	*Moderate*	*Above Moderate*	*Total*
Units Accommodated Under Current Zoning				
Pipeline Projects	6	370~~361~~	906~~770~~	**1,282~~1,137~~**
Morgan Ranch Master Plan	450		875	**1,325**
Downtown	~~329~~425	12	~~277~~280	**~~606~~717**
ADUs	48	24	8	**80**
Vacant Residential Land	393	133	576	**1,102**
Subtotal (A)	**~~1,226~~1,322**	**~~539~~518**	**2,645~~2,506~~**	**4,506~~4,250~~**
RHNA	2,208	1,096	2,498	5,802
% RHNA	~~56~~06%	49%~~47%~~	106%~~100%~~	78%~~73%~~
Rezoning				
North Golden State	775~~850~~	291~~265~~	95~~111~~	**1,161~~1,226~~**
Geer Road	198~~475~~	255~~243~~	74~~100~~	**~~527~~818**
South Lander	193~~196~~	70~~86~~	14~~30~~	**277~~312~~**
West Main	0~~23~~	25~~32~~	6~~10~~	**31~~65~~**
Subtotal (B)	**~~1,544~~1,166**	**~~626~~641**	**~~251~~189**	**~~2,421~~1,996**
GRAND TOTAL (A+B)	**~~2,770~~2,488**	**1,180~~1,144~~**	**2,834~~2,757~~**	**6,502~~6,671~~**
RHNA	2,208	1,096	2,498	5,802
% RHNA	113~~125~~%	108%~~104%~~	113%~~110%~~	112~~3~~%~~115%~~


W Taylor Rd
E Taylor Rd
W Springer Dr
Fosberg Rd
W Christoffersen Pkwy
N Berkeley Ave
E Zeering Rd
Northeast Turlock Master Plan
East Tuolumne Master Plan
E Monte Vista Ave
W Monte Vista Ave
Mountain View Rd
Roberts Rd
N Walnut Rd
Crowell Rd
Fullerton Dr
N Olive Ave
N Washington Rd
N Tegner Rd
Northwest Triangle Specific Plan
Countryside Dr
Dels Ln
Andre Ln
Georgetown Ave
Hedstrom Rd
E Minnesota Ave
N Colorado Ave
W Tuolumne Rd
E Tuolumne Rd
Geer Road
Pedras Rd
North Ave
N Berkeley Ave
N Johnson Rd
N Quincy Rd
Fulkerth Rd
E Hawkeye Ave
North Golden State
Fransil Ln
N Tully Rd
N Denair Ave
El Capitan Dr
E Canal Dr
Dianne Dr
N Soderquist Rd
Park St
Grant Ave
E Main St
Downtown
Marshall St
West Main St
East Ave
Tully Rd
A St
West Main
Ruble Rd
Spengler Wy
South Ave
F St
Brier Rd
S Johnson Rd
S Quincy Rd
South Lander
Ninth St
S Kilroy Rd
Montana Ave
W Linwood Ave
E Linwood Ave
Golf Rd
W Glenwood Ave
E Glenwood Ave
S Golden State Blvd
Westside Industrial Specific Plan
Simmons Rd
S Washington Rd
S Tegner Rd
S Walnut Rd
S Lander Ave
Morgan Ranch Master Plan
Harding Rd
99
MERCED COUNTY
Map 3-9
Housing Element
Citywide Sites Inventory
Sites Inventory
Above Moderate Income
Moderate Income
Low/Very Low Income
Mixed Income
Residential Pipeline Projects
Opportunity Area
Specific/Master Plan Area
City Limit
County
Freeway
Major Road
Road
Railroad
0
¼
½
1
Miles
Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Approximately 60 percent of Turlock's RHNA allocation is accommodated on vacant sites, while the remaining 40 percent is accommodated on sites that are non-vacant, meaning they contain buildings or other significant improvements that are permanent and add significantly to the value of the property. Per State law, if the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, analysis is required to demonstrate the viability of sites for redevelopment with housing during the planning period. This analysis is included in Appendix F.

ADDITIONAL LAND RESOURCES AVAILABLE FOR HOUSING

Other lands with capacity for housing in the City of Turlock include properties owned by religious institutions and residentially zoned land that meets the eligibility criteria for Senate Bill 9 (SB9). This land is not included on the inventory of available housing sites because, as described above, with the proposed ~~workforce housing overlay~~C-RMU zone, there is sufficient capacity to meet RHNA obligations at all levels. However, much of this land is located in the north and the east of Turlock in areas identified by the State as High or Highest Resource areas where the existing housing stock is predominantly low density single-family homes. By promoting a wider range of housing types affordable to different income demographics, the City can help affirmatively further fair housing, consistent with requirements in State law. Programs have been included in Chapter 4 Housing Action Plan to address this.

Places of Workshop and Housing

New State laws recognize religious institutions as important partners in affordable housing development and seek to provide incentives to facilitate construction by churches, synagogues, and mosques, such as through the reduced parking requirements available to religious facilities seeking to develop affordable housing on their properties by way of AB 1851. Examples of faith-based affordable housing projects include the Grove Church Tiny Homes Project in Riverside which was completed in 2018 and the Mulberry Village Tiny Homes project in Riverside completed in 2022.

There are at least 34 religiously owned properties in Turlock with vacant land and/or surface parking lots that could be developed with affordable housing, as shown on Map 3-10~~9~~. The City can conduct outreach to the local faith-based community to understand if there is interest in pursuing affordable housing projects on properties they own and gain an understanding of what the City could do to support housing development by faith-based property owners. On the basis of this outreach, a refined list of candidate properties will be developed together with specific actions the City could take to facilitate the development of affordable housing by interested faith-based institutions, which could include zoning amendments to permit residential development at densities of at least 20 du/ac, permit streamlining procedures, and technical assistance. Program 1-F in Chapter 4 Housing Action Plan envisions the creation of a Congregational Overlay and associated development standards, as well as implementation of a program of technical assistance and development support for interested faith-based institutional property owners, which may include the preparation of factsheets; introductions to qualified design professionals, construction contractors, property management firms, and affordable housing operators; consultations on navigating the development application process.

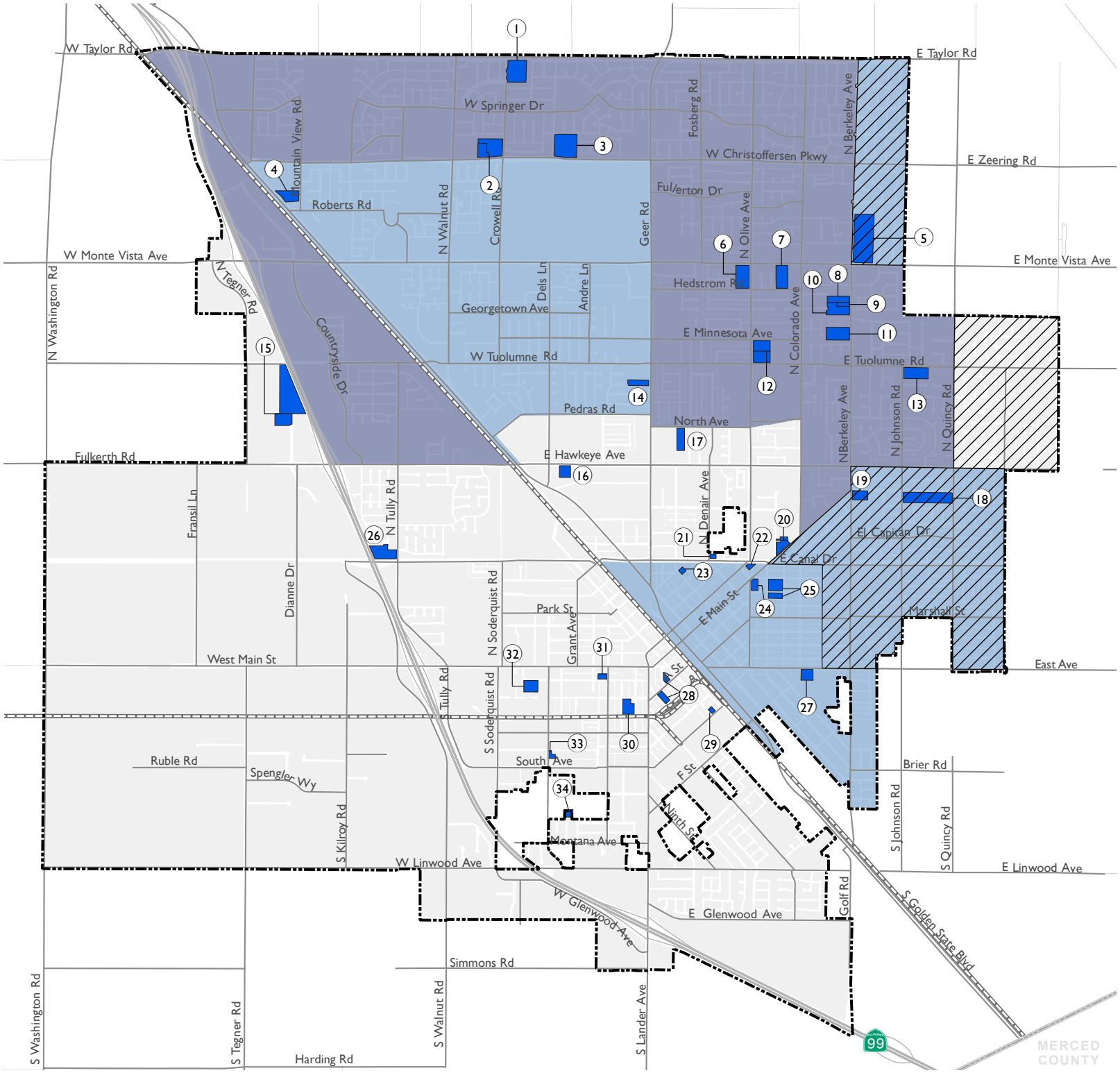
Senate Bill 9 Housing

Senate Bill 9 (SB9), also called the California Housing Opportunity and More Efficiency ("HOME") Act,

Map 3-10

Housing Element

Religious Properties with Potential for Housing



Religious Properties

Highest Resource Area

High Resource Area

Racially Concentrated Areas of Affluence (RCAA)

City Limit

County

Freeway

Major Road

Road

Railroad

SITE NUM	APN
1	071-002-012-000
2	071-001-014-000, 071-001-015-000
3	071-064-066-000
4	087-030-007-000
5	073-007-011-000
6	072-011-029-000
7	072-012-058-000
8	072-017-006-000
9	072-017-007-000
10	072-017-008-000
11	072-021-003-000,
12	072-024-016-000, 072-024-017-000, 072-024-018-000
13	073-015-049-000
14	071-013-016-000
15	088-010-023-000, 088-010-055-000
16	042-010-019-000
17	072-032-006-000
18	051-002-018-000
19	051-024-023-000
20	042-026-039-000, 042-026-035-000
21	042-024-007-000
22	061-031-012-000
23	061-029-001-000
24	061-032-061-000
25	061-033-002-000, 061-032-057-000
26	089-008-004-000
27	043-026-020-000
28	043-045-015-000, 043-048-047-000
29	043-049-030-000
30	050-024-027-000
31	050-020-041-000
32	050-003-048-000
33	050-030-001-000
34	050-011-042-000

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

is a California state law that enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property without the need for discretionary review or public hearing. The law gives qualifying property owners the right to a maximum total of four units across the two lots, whether as single-family dwellings, duplexes, and/or ADUs. In Turlock, there are over 190 single-family zoned properties that meet the eligibility criteria and that may be good candidates for SB9 housing development (based on A/V ratio) if the owners choose to pursue that option. Smaller scale housing on these properties, shown on Map 3-1~~0~~1, could provide Moderate income households with additional opportunities for homeownership and/or rental units affordable to Moderate and Lower income households. Through Program 1-C in the Action Plan, the City will enact regulations to facilitate SB9 housing for interested homeowners in Turlock, and to promote SB9 housing through community outreach activities, including providing informational handouts at the planning counter, posting information on the City website, raising awareness through email newsletters, and providing information at City events.

Financial Resources

As a small community, and especially since the loss of Redevelopment Agencies statewide, Turlock has limited availability of funds for affordable housing activities. The primary sources of funding and financing are federal and State programs, which the City's Housing Program Services Division leverages to provide local programs and services. Through these funding sources, the City creates and maintains affordable housing for lower and moderate income households.

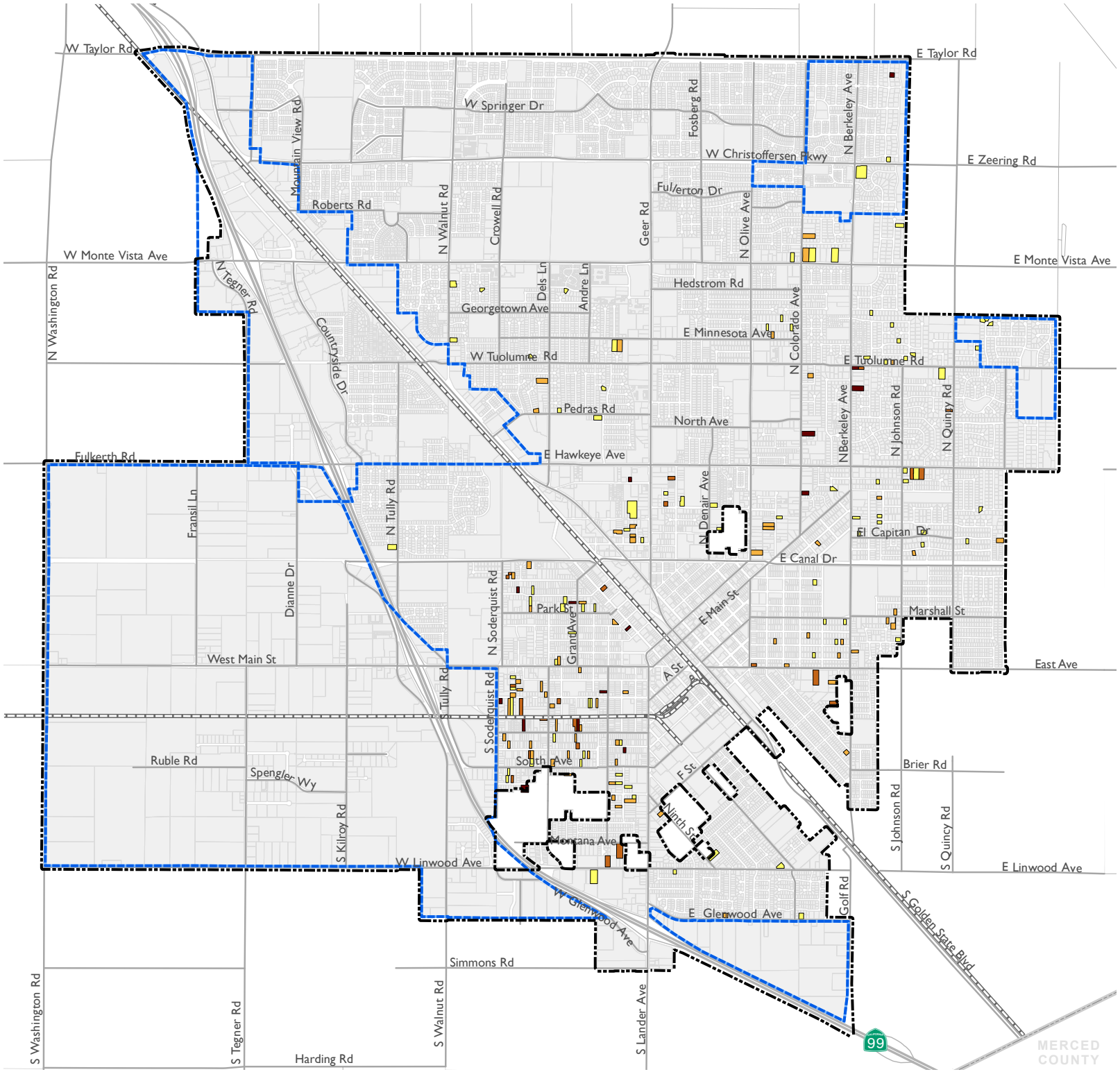
FEDERAL

Community Development Block Grant (CDBG) Funds

Through the CDBG program, United States Department of Housing and Urban Development (HUD) provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, home ownership assistance, and also clearance activities. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Turlock typically receives approximately $650,000 annually, for a five-year total of $3,250,000 from the U. S. Department of Housing and Urban Development (HUD).

HOME Investment Partnerships Program (HOME)

The HOME program provides Federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance. HOME funds are available to Turlock/Stanislaus County HOME Consortium, which includes Stanislaus Urban County and the City of Turlock. Since the 2023-2024 fiscal year, Stanislaus County leads the HOME Consortium, while the City of Turlock is a partner. The HOME Consortium has been awarded an additional estimated $1.2 million in annual HOME funds, for a five-year total of $6,000,000.



Map 3-11

Housing Element

SB9 Candidate Housing Sites

AV Ratio (Improvement/Land Value)

- Up to 0.25
- > 0.25 - 0.5
- > 0.5 - 0.75
- > 0.75 - 0.99

- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

STATE

Permanent Local Housing Allocation

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. The first year of SB 2 funds are available as planning grants to local jurisdictions. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes and will be distributed using the same formula used to allocate federal CDBG. This funding is known as the Permanent Local Housing Allocation (PLHA) and can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of RHNA
- A Housing Element certified by the State HCD is a prerequisite for receiving PLHA fund

Public Financing

The State Housing and Community Development Agency, and HUD, offer construction, rehabilitation, and permanent financing as low as three percent to qualified applicants such as housing authorities or private non-profit developers. These funds are competed for based on participation of other funding sources and local need.

No Place Like Home Program

The No Place Like Home program provides loans to eligible counties to acquire, design, construct, rehabilitate, and/or preserve permanent supportive housing for persons who are experiencing homelessness or chronic homelessness, or who are at risk of chronic homelessness, and who need mental health services. The No Place Like Home Program has the potential to aid affordable housing projects around the State and in Turlock, though a challenge includes how to finance projects.

LOCAL

First Time Home Buyers Program

The City's Turlock First Time Home Buyers (FTHB) Program helps eligible applicants purchase a home with down payment assistance of up to $50,000 or 40 percent (whichever is less) of the sales price of a home. These funds are made possible through federal and State programs.

Housing Rehabilitation Loan

The City of Turlock's Rehabilitation Loan Program helps homeowners and investors preserve and upgrade their homes with a low interest loan. The following areas can be repaired with loan funds: electrical,

plumbing, roofing, broken windows, foundation, pest control, interior/exterior paint, floor coverings, fencing, bathroom & kitchen remodel. City of Turlock staff can assist with application forms, on-site survey of property; determination of repairs needed, bids from qualified contractors, and overview of construction process. These funds are made possible through federal and State programs

Public Service Grants

The Housing Program Services Division provides annual funding to nonprofit organizations through a competitive application process, allocating federal funding available through the CDBG Program. Nonprofits apply for funding to assist individual proposed public service activities in Turlock. A variety of activities are assisted, including teen mother services, free food for the low income, cold weather shelter homeless services, gang prevention services at the local elementary schools and high school.

Administrative Resources

The City of Turlock's Housing Program Services Division creates, maintains and sustains affordable housing opportunities in the community, primarily for persons of low and moderate income, as well as other at risk or vulnerable populations such as the elderly, disabled and the homeless. The Division seeks out grants and other opportunities to develop, rehabilitate or provide loans for the production of low- and moderate-income housing in our community. Specifically, this production of affordable housing units is achieved by assisting families in rehabilitating their homes or rental units through low interest loans, providing down payment assistance to First Time Home Buyers as well as developing new housing units through community collaborations. Through the CDBG program, the Division also provides assistance for public improvements such as curbs, gutters and sidewalks in low-to-moderate income neighborhoods, public service programs for eligible non-profits and agencies, which provide services to individuals who are low-to-moderate income and fair housing services. The Housing Program Services Division administers the following programs locally:

Fair Housing

The Housing Program Services Division offers fair housing resources and contracts with nonprofit organizations to provide services to support fair housing in Turlock. The City of Turlock contracts with Project Sentinel, a fair housing agency which investigates housing discrimination complaints, helps people with disabilities overcome barriers to housing, and provides information and counseling on fair housing and landlord/tenant law. The Division also offers fair housing information from HUD as well.

Foreclosure Resources

The Housing Program Services Division details various resources and organizations that can aid residents about foreclosure. The City's website lists California Housing Finance Agency brochures and videos, ClearPoint Credit Counseling Solutions, a HUD-approved housing counseling agency that offers foreclosure prevention and intervention, as well as other resources that homeowners can call if they feel in danger of facing foreclosure.

Community Resources

The City of Turlock Housing Program Services Division has collected programs and services in the Community Resource Handbook, which includes organizations, websites, hotlines, and services supporting the community. The Community Resource Handbook outlines resources for children and youth services,

financial information and assistance, foreclosure information, home repair, senior services, shelter and homeless services, military and veterans resources, among others. The Community Resource Handbook is available on the City's website and at all City Departments at City Hall.

PUBLIC AGENCIES AND NONPROFIT ORGANIZATIONS

Additionally, a variety of public and non-profit agencies serve as resources in the implementation of housing activities in Turlock, as described below. These agencies play an important role in meeting the housing needs of the City. In particular, they are critical in the providing resources for various special needs groups in the community.

Center for Human Services

Center for Human Services is a nonprofit organization serving youth and families in Stanislaus County. CHS serves over 20,000 clients a year through programs in the areas of shelter, juvenile justice services, mental health counseling, school-based services, family resource centers, and substance abuse prevention and treatment. Specifically, CHS offers housing programs with longer-term support (up to two years) to help 18–24-year-olds develop independent living skills and work toward permanent housing.

Family Promise

Family Promise is a national nonprofit that mobilizes communities to help homeless and low-income families achieve lasting independence. Family Promise of Modesto focuses on three main areas of support, making an impact and difference on the homeless community, which include shelter, hospitality, and housing stability. Family Promise operates an Interfaith Hospitality Network, which gives opportunity for people from many faiths and backgrounds to provide shelter, meals and hope to local families in need. Additionally, all adults sheltering with Family Promise agree to participate in intensive case management services. This program helps parents connect to resources they need for education, childcare and job search. New Beginnings, the financial education program, teaches money management concepts and accountability.

Habitat for Humanity

Habitat for Humanity is a community service organization that renovates and builds homes with the goal of eliminating poverty and providing decent shelter for all. Through volunteer labor and tax-deductible donations of money and materials, Habitat for Humanity constructs or rehabilitates homes in partnership with the families that will become the owners of the properties. Rehabilitated or newly constructed homes are sold to the families for the cost of materials through a mortgage that does not include interest or profit. Habitat for Humanity Merced & Stanislaus Counties is actively working with jurisdictions to find and acquire appropriate properties for residential development and redevelopment.

HAVEN/Women's Center of Stanislaus

Healthy Alternatives to Violent Environments (HAVEN)/ Women's Center of Stanislaus is the only dedicated, comprehensive provider of supportive services and advocacy for survivors of domestic violence, sexual assault and human trafficking, regardless of age or gender, in Stanislaus County. The Women's Center provides comprehensive services, including an emergency shelter and serves 2,250 individuals annually. Services provided include support groups for domestic violence and sexual assault, case management services to explore resources available to improve safety, and confidential shelter services for women, men, and children. There is a Turlock office of HAVEN located at 301 Starr Avenue.

Legacy Health Endowment

Legacy Health Endowment (LHE) provides funding and technical support to create healthcare solutions and facilitate improved wellness within Stanislaus and Merced Counties. LHE's role is to assist public/private efforts to create solutions that prevent catastrophic healthcare consequences, as well as serve as a catalyst to improve access to and the quality of healthcare for those who are part of the greater LHE Community. LHE's mission is to improve the health and healthcare of all residents residing within Stanislaus and Merced Counties by increasing access to various healthcare services and educating people about healthy lifestyle decision.

Prodigal Sons and Daughters

Prodigal Sons and Daughters is a faith-based nonprofit organization that offers free services to those affected by addiction and those in the community in need. Services include one-on-one counseling that supports clients to change self-defeating behaviors/habits and management of emotions, grief and trauma support, community connections support for daily living, life skills courses, and learning groups of all topics. Prodigal Sons and Daughters is located in Turlock and available to all families in the Central Valley.

Project Sentinel and Stanislaus County Mediation Center

Project Sentinel is a government-supported fair housing agency dedicated to promoting and developing fairness and equality of opportunity for all people. The program covers Turlock, Modesto, and Stanislaus County residents. They can mediate Landlord/Tenant disputes with the owner or manger, inform the owner or manager of the law, refer you to a state or federal enforcement agency or to a fair housing attorney for legal assistance and are a HUD approved mortgage counseling agency. There is no charge for any of these services.

Stanislaus Community System of Care

The Stanislaus Community System of Care (CSoC) is the regional Continuum of Care (CoC). A CoC is an integrated system of care that guides and tracks homeless individuals and families through a comprehensive array of housing and services designed to prevent and end homelessness. The Stanislaus CSoC provides a variety of resources and support to persons experiencing homelessness and leads homelessness prevention efforts in Stanislaus County.

Stanislaus County Affordable Housing Corporation

Stanislaus County Affordable Housing Corp (STANCO) is a nonprofit organization that promotes the construction and development of affordable housing opportunities for the residents of Stanislaus County, California. STANCO originally organized for the purpose of acquiring land or existing housing and converting the use to affordable housing. Since 1991, STANCO has served Modesto and Stanislaus County by providing or managing over 200 affordable units of housing for families and shared individuals.

STANCO provides transitional and permanent supportive housing to persons with mental health disabilities, as well as owns and operates housing units at rents below market rates for persons who meet certain income eligibility as required by various governmental regulatory agreements. Recently, STANCO has contracted with governmental agencies and other nonprofits to provide property management services for shelter and affordable housing units for those entities.

Stanislaus County Department of Aging & Veterans Services

Stanislaus County Department of Aging and Veterans Services' mission it to help seniors and veterans obtain services and benefits they need to live secure, healthy, independent lives. Senior and Caregiver Programs provided by the department include In-Home Services, Senior Housing Assistance, Meals on Wheels, and Emergency Financial. The department offers a Senior Information Line where seniors may call for more details and assistance in finding housing. In addition, the Office of Veteran Services within the department can assist veterans with compensation for service-related disabilities, home loan benefits (application for certificate of eligibility and program information), and medical benefits.

Stanislaus Homeless Alliance

Stanislaus Homeless Alliance (SHA) is a collaborative entity formed to align homelessness services, planning, and funding among stakeholders in Stanislaus County. The Stanislaus Homeless Alliance consists of community leaders working to end homelessness. SHA promotes alignment and coordination of homeless services funding in Stanislaus County. SHA consists of one primary voting member and one alternate member from each of the following entities: Stanislaus County, City of Modesto, City of Turlock, City of Ceres, West County City, Focus on Prevention Stewardship Council, CSOC Leadership Council, and the Housing Authority of Stanislaus County. SHA brings stakeholders and residents together to identify needs, service gaps, and potential solutions and partnerships to address housing and homelessness needs within the region.

Stanislaus Regional Housing Authority

The Housing Choice Voucher program is a rental assistance program that helps very low-income families to live in market-rate housing units rather than public housing, and is administered by the Stanislaus Regional Housing Authority. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD. SRHA programs include the federal Housing Choice voucher program (formerly known as Section 8 rental assistance program), Conventional Low Rent program, Farm labor program, Migrant Farm labor program, and Conant Place Senior Community located in Modesto, available to seniors in Stanislaus County.

SRHA also administered the Emergency Rental Assistance Program (ERAP) in 2021, distributing emergency rental funds to support people experiencing financial distress as a result of the COVID-19 pandemic. During Direct Federal Allocation (Phase 1) of ERAP, Turlock received a total funding of $2,189,177, while during State Allocation (Phase 2) of ERAP, Turlock received a total funding of $2,610,895. Eligible households applied through Web Portal, where SRHA then assigned each household to a credit union. Credit unions worked with eligible households on the rental assistance applications. The SRHA then finalized eligibility and distributed funds to landlords and utility companies on behalf of households, as needed.[2]

Turlock Gospel Mission

Turlock Gospel Mission works to end homelessness through the restoration of relationships with God, family and the community. Turlock Gospel Mission offers three meals per day, Monday – Friday, emergency overnight shelter for women and their children, a Women's Restoration Program, and the

[2] Stanislaus Homeless Alliance, 2021. Available: https://csocstan.com/wp-content/uploads/2021/06/2021-03.10_FINAL_SHA_Presentation.pdf

region's only Day Shelter offering a multitude of services including case management, transportation, and shelter from inclement weather.

United Way of Stanislaus County

United Way is a non-profit organization that aims to help families achieve financial stability by providing support and resources for early care and education, affordable housing, and asset building. United Way also runs Stanislaus County's 2-1-1 program, a free service that connects callers and texters with information about critical health and human services available to them. 2-1-1 has a range of housing related referral services, including housing expense assistance, emergency housing and services for homeless individuals and families, affordable housing options, landlord/tenant assistance, and connection to housing stability services, such as legal services.

We Care Program

We Care Program (WCP)'s mission is to provide transitional and emergency shelter, day center resources, and in collaboration with other agencies, support services to assist homeless individuals in becoming self-sufficient. The WCP provides shelter services for 49 homeless men a night. These individuals fall at or below 80 percent of the area median income and are ineligible for assistance from any other social service agency. WCP also offers a permanent supportive housing program for individuals who are chronically homeless and offer case management and support to clients. WCP also offers a rapid re-housing program for homeless families or individuals to create a plan for long-term housing, offering help with security deposits, first month's rent and utility deposit to enable them to move into new housing.

In addition, WCP ~~partners with City of Turlock, with funding being provided through the City of Turlock's HOME Investment Partnership Program and CDBG Program. The Affordable Housing Program consists of~~ runs a four-unit apartment complex and two houses, all managed by Landlords Property Management, which are providing long term affordable housing options to families with low income who are in need in Turlock.

4 Housing Action Plan

The Housing Action Plan describes the specific goals, policies, and programs the City will undertake to achieve the long-term housing objectives set forth in the Turlock Housing Element. These goals, policies, and programs are intended to provide a framework for increasing the range of housing options in the community, removing barriers and constraints to housing construction, ensuring the continued maintenance of existing housing, and providing equal access to housing opportunities and services for all who live and work in Turlock.

The City's housing policies and implementing programs are organized around six key goals that correspond to community priorities. Quantified and qualitative objectives are described under each program. Geographic targeting and metrics for monitoring progress toward fair housing objectives are detailed in Appendix D, Table D-9. Assumptions are based on past program performance, development trends, land availability, realistic capacity, and future program funding. A timeline depicting the implementation timing and sequence of the programs is included at the end of this chapter.

Goal 1: Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents

Policy 1-1 Maintain sufficient land designated and appropriately zoned for housing to achieve a complementary mix of single-family and multi-family development to accommodate RHNA allocations at all levels throughout the planning period.

Policy 1-2 Promote development of a variety of housing types, sizes, and densities that meet community needs based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.

Policy 1-3 Continue to encourage the provision of a variety of housing choices and types in the community, including innovative forms of housing.

Policy 1-4 Continue to partner with and support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes. Participation of non-profit and for-profit developers in an advisory role when implementing housing programs is desirable to help understand the needs and opportunities in the community.

Policy 1-5 Provide technical assistance to developers, non-profit organizations, or qualified private sector interests in the application and development of affordable housing projects for federal and local financing.

Policy 1-6 Seek federal and state financial assistance to facilitate the provision of necessary public improvements, including, but not limited to water, sewer, storm drainage, and transportation infrastructure benefiting new residential development.

Policy 1-7 Continue to allow manufactured housing units in single-family detached areas to provide a mix of affordable and moderate-income homes.

Policy 1-8 Support California State University Stanislaus (CSUS) and/or private developers building rental housing for students, and support mixed use and multifamily projects close to the CSUS campus.

Programs

Program 1-A **Inventory of Available Sites.** Maintain and publish an inventory of properties available for residential development on the City's website, updating it at regular intervals.

Responsibility: Development Services Department

Timeframe: Publish inventory by January 2025; updates to be made quarterly throughout the planning period.

Objective: At least 5,802 new housing units, consistent with RHNA obligations

Funding: General Fund (staff time)

Program 1-B ~~**Workforce Housing Overlay**~~**Rezoning to Accommodate RHNA Shortfall**. ~~California Assembly Bill (AB 2011) of 2022 provides a streamlined ministerial approval pathway for multifamily projects on commercially zoned land that pay prevailing wages for construction work and meet specified affordable housing targets.~~ The City will adopt Zoning Code amendments in the form of a ~~Workforce Housing Overlay~~ new Commercial-Residential Mixed Use (C-RMU) District~~, to implement these provisions and provide an alternative to AB2011~~ as a means of promoting the construction of housing for teachers, nurses, firefighters, police officers, restaurant and services workers, and others employed in Turlock. The ~~overlay~~ C-RMU district will apply to vacant and underutilized parcels in the North Golden State, Geer Road, West Main, and South Lander Opportunity Areas shown on Map 3-8, providing property owners with the option to redevelop their land with housing or mixed use projects should they elect to do so. The C-RMU district ~~workforce housing overlay~~ will permit multifamily housing development at between 20 and 35 dwelling units per acre and will:

- Allow for mixed use development and 100 percent residential buildings on commercial properties within the overlay, with at least 50 percent of the floor area in a mixed use development required to be for residential uses;
- Permit multifamily housing ~~Establish an "by right"~~ at between 20 and 35 units per acre~~maximum base density of 20 dwelling units per acre~~;
- Provide a ministerial approval process for developments in which at least 20 percent of the units are affordable to lower income households during the planning period, consistent with Government Code 65583.2 (h) and (i); and
- Incorporate objective design and development standards that facilitate achieving the maximum permitted density~~to accommodate higher density development~~ and ensure appropriate buffering of adjacent residential land uses.

Responsibility: Development Services Department

Timeframe: Adopt amendments creating the ~~the Workforce Housing Overlay by January 31, 2025~~ C-RMU base zoning district concurrent with Housing Element adoption ~~by end of Q3 2026~~

Objective: 64~~126~~ moderate and 1,166~~544~~ lower income RHNA units by 2030

Funding: REAP grant

Program 1-C

SB 9 Housing Ordinance. SB 9 is a State law that allows division of lots in single-family residential districts to facilitate the development of smaller scale housing that may be more affordable in existing neighborhoods. The new requirements, which are codified in Government Code sections 65852.21.21 and 66411.7, require ministerial approval of a housing development with no more than two primary units in a single-family zone or subdivision of a parcel in a single-family zone into two parcels subject to compliance with objective development standards and requirements in the State law. This program commits the City to enacting regulations to comply with SB 9 and facilitating SB9 housing for interested homeowners in Turlock, and to promoting SB9 housing through community outreach activities, including providing informational handouts at the planning counter, posting information on the City website, raising awareness through email newsletters, and providing information at City events. Promotional activities will target homeowners in High and Highest Resource Areas (Map D-12) to diversify the range of housing types and affordability in these locations, and in areas of high segregation and poverty (Map D-8) to increase opportunities for homeownership in these locations.

Responsibility: Development Services Department

Timeframe: Adopt the SB 9 Ordinance by Q1 2028; conduct community outreach bi-annually following adoption of the ordinance, with annual progress reporting to HCD through APRs

Objective: Increase opportunities for homeownership, diversify the range of housing types in Turlock, and expand housing choices and affordability in single-family neighborhoods

Funding: General fund (staff time)

Program 1-D

Small Lot Subdivision Ordinance. A small lot subdivision is a project that constructs several free-standing single-family houses or duplexes on lots that are smaller than conventional single-family lots. Unlike apartments, which are rented, or condominiums, which come with costly condo board fees and assessments, the houses in a small lot subdivision are owned fee simple, meaning that each unit is owned individually. Common areas like driveways or open space are typically governed by a simple maintenance agreement rather than a costly and bureaucratic homeowners association. By reducing lot size (while still providing separation from neighboring homes) and by avoiding condo fees, small lot subdivisions make home ownership more affordable. Under current zoning in Turlock, minimum lot size ranges from 4,500 square feet in the R-L4.5 zone to 14,500 square feet in the R-E zone. Through this program, the City will identify appropriate locations for small lot subdivisions and adopt an ordinance to facilitate their development as part of a strategy to increase the supply of entry level homes and expand options for homeownership. The ordinance

should preclude small lot subdivisions if they do not result in an increase in housing supply relative to the number of existing units on the site in order to prevent the displacement of existing rental units.

Responsibility: Development Services Department

Timeframe: Adopt the ordinance by Q1 2027

Objective: Increase the supply of entry level homes and expand options for homeownership in Turlock, targeting 100 new homes for Moderate income households by 2031 with half in High and Highest Resource neighborhoods (see Table D-9, Appendix D)

Funding: General Fund

Program 1-E **ADU/JADU Awareness.** Since 2023, the City has made seven different fully engineered and pre-approved ADU plan sets developed by a local architectural firm available for interested homeowners to streamline and simplify process of building an ADU. As a next step, the City will initiate a program to raise awareness of options and benefits for homeowners, with the objective of promoting the development of ADUs and JADUs in Turlock. The program will include the following elements:

- Citywide email blasts and newsletter articles advertising incentives and resources available to interested homeowners;
- Preparation of an ADU/JADU application checklist and informational handouts on cost-saving building materials and construction techniques;
- Pop up presence at events around City to raise awareness and answer questions;
- Community seminars providing advice and information to interested homeowners.

Responsibility: Development Services Department

Timeframe: Prepare informational materials and launch program by end of Q1 2025 with updates via Annual Progress Report to HCD

Objectives: Outreach, including newsletters, pop ups, and seminars, will be conducted bi-annually following program inception with the aim of issuing 15 ADU/JADU construction permits annually over the planning period with a focus on High and Highest Resource neighborhoods (see Table D-9, Appendix D)

Funding: General Fund (staff time)

Program 1-F **Congregational Overlay.** The faith-based community can play an important role in providing affordable housing in Turlock. The City has identified 343 sites owned by religious institutions with potential for redevelopment over the planning period should the owners wish to pursue that option (see Map 3-912). Current zoning for most of the properties permits housing development; however, cost and familiarity with the development process can be barriers to development even where supportive zoning is already in place. Therefore, to facilitate production of affordable housing projects on properties owned by religious institutions, the City will:

- Adopt a congregational overlay and associated objective development standards that permits affordable housing ~~residential~~ development at up to 24 dwelling units per acre by-right (consistent with Government Code section 65583.2 (h) and (i)) on properties owned by religious institutions where affordable housing is proposed, with associated objective development standards that facilitate achieving the maximum permitted density;
- Provide a program of technical assistance and development support to faith-based organizations wishing to pursue affordable housing developments on their properties. This may include the preparation of factsheets; introductions to qualified design professionals, construction contractors, property management firms, and affordable housing operators; consultations on navigating the development application process;
- Proactively conduct outreach to faith-based organizations in Turlock to raise awareness of programs and incentives available to them for affordable housing development. This may include mailers, phone calls, meetings, and publication of information on the City's website.

Responsibility: Development Services Department

Timeframe: (a) Adopt the overlay by Q4 2028; (b) institute program of technical assistance/support in April of year following rezoning; (c) ongoing with regular reporting annually by April of each year thereafter via Annual Progress Report to HCD

Objective: Increase the supply of affordable housing in Turlock, with a focus on High and Highest Resource neighborhoods. Target construction of 50 units of lower income housing over the planning period in High and Highest Resource neighborhoods (see Table D-9, Appendix D)

Funding: General Fund

Program 1-G **Downtown Development Incentives.** Downtown Turlock is a walkable, mixed use district at the center of the community. While there are few vacant parcels, there is strong potential for redevelopment of older, underutilized commercial properties and some surface parking lots within the downtown area. Zoning regulations currently permit residential development and up to 40 du/ac in the Downtown Core district with waived or reduced parking requirements throughout the area; however, in recent years the area has seen little development activity. Parcel size tends to be small, but there are 10 clusters of adjacent parcels under common ownership which present opportunities for coordinated redevelopment. Through this program, the City will work with Downtown property owners to understand barriers to redevelopment and identify regulatory, process, and other incentives to address them. Incentives may include increased building height; reduced landscaping requirements in the IR and DCT zones; increased lot coverage in the DCT, TC, and OR zones; incentives for coordinated redevelopment of small lots; and/or a local density bonus program. Based on input from Downtown property owners, the City will implement zoning amendments and other related incentives to stimulate residential and mixed use development downtown.

Responsibility: Development Services Department

Timeframe: Meet with property owners and identify incentives by end of Q4 2026; adopt/implement incentives by end of Q2 2027

Objective: Target construction of 717 new housing units downtown, including 425 for lower income households by 2031

Funding: General fund (staff time)

Goal 2: Remove or Reduce Constraints to Housing Production

Policy 2-1 Periodically review and revise City development standards to facilitate quality housing that is affordable to all income demographics.

Policy 2-2 Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

Policy 2-3 Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.

~~**Policy 2-3**~~**Policy 2-4** Continue to implement a short-term fee deferral pro-gram for single family homes that allows for the deferral of fees until the close of escrow.

Programs

Program 2-A **Predevelopment Consultation.** Continue to offer regularly scheduled predevelopment meetings to developers with a proposed project where developers have an opportunity to meet with various City staff representing numerous City departments (i.e. planning, building, housing, economic development, engineering, fire, etc.) to discuss project design, City standards, necessary public improvements, and funding strategies. At the predevelopment meeting, educate applicants about the City's mechanisms for incorporating affordable units in new residential development projects, such as using density bonuses or including ADU/JADUs. Continue offering a "pre-development tip sheet" to project proponents.

Responsibility: Development Services Department

Timeframe: Beginning Q1 2024 and throughout the planning period

Objective: At least 5,802 new housing units by 2031

Funding: General Fund (staff time)

Program 2-B **Objective Standards for Multifamily and Mixed Use Development.** Turlock is one of 254 jurisdictions in California that has not made sufficient progress toward its Above Moderate and Lower Income RHNA. Accordingly, pursuant to SB423, the City must offer a Streamlined Ministerial Approval Process for housing developments that propose to make at least 10 percent of their units affordable to lower income households. Additionally, the City requires discretionary permits (Minor Discretionary Permits (MDP) or Conditional Use Permits (CUP)) for most multifamily, group homes, and group quarters, and findings the existing ordinance requires for action on both MDPs and CUPs are subjective and, therefore, inconsistent with the requirements of State law, which mandate objective standards for review of residential projects. Through this program, the City will adopt objective standards to meet the requirements of SB 35

and bring the ordinance into compliance with other provisions of the Housing Accountability Act. The City will also prepare application checklist forms that staff can use to quickly determine whether projects are eligible for expedited processing.

Responsibility: Development Services Department

Timeframe: Prepare objective standards by end of Q2 2026; adopt by end of Q3 2026

Objectives: Compliance with State law

Funding: REAP funds

Program 2-C **Design Review.** Design review of multifamily projects is conducted at the staff level in Turlock with reference to applicable master/specific plan standards and the City's design guidelines, which have not been codified. Through this program, the City will review the design guidelines, translate guidelines into objective standards, and adopt or incorporate into the zoning code. Additionally, as part of this program, the City will amend minor discretionary permit approval findings 2 and 4 to remove subjective findings and replace with objective standards that are based on measurable criteria and verifiable external benchmarks.

Responsibility: Development Services Department

Timeframe: Prepare objective standards by end of Q2 2026; adopt by end of Q3 2026

Objectives: Facilitate development of 2,208 multifamily units by 2031

Funding: General fund and grant funding

Program 2-D **Morgan Ranch Sewer Lift Station.** The Morgan Ranch Master Plan, adopted in 2015, envisions construction of 1,325 new homes in the southern part of Turlock, including 875 single-family homes and 450 multifamily homes. While the City has been in communication with interested developers in the years since adoption, no housing has yet been constructed. A key barrier to development has been the cost of sanitary sewer improvements needed to ensure adequate sanitary sewer facilities to serve future development in the Master Plan area, including a new lift station and new sewer mains. Development fees adopted with the master plan were intended to fund these improvements; however, to assist with the financial feasibility of master plan development, the City will construct a sewer lift station consisting of two pumps with capacity of 1.2 million gallons per day at the Golf Road / Glenwood Avenue intersection in the eastern part of the master plan area.

Responsibility: Public Works

Timeframe: Complete construction by end of Q4 2025

Objectives: Facilitate development of 1,325 new homes by 2031

Funding: CFF funds

Program 2-E **By Right Rezoning of Sites from Prior Inventories.** Several sites on the inventory were also included on prior Housing Element inventories (see Map 4-1). As these sites are also anticipated to accommodate lower income RHNA during the 2023-31 planning

period, the City will create a zoning provision to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households.

Responsibility: Development Services

Timeframe: ~~Complete rezoning by Q1 2025~~Upon adoption (rezoning to be adopted together with Housing Element)

Objective: 2,208 lower income RHNA units by 2031

Funding: REAP funds

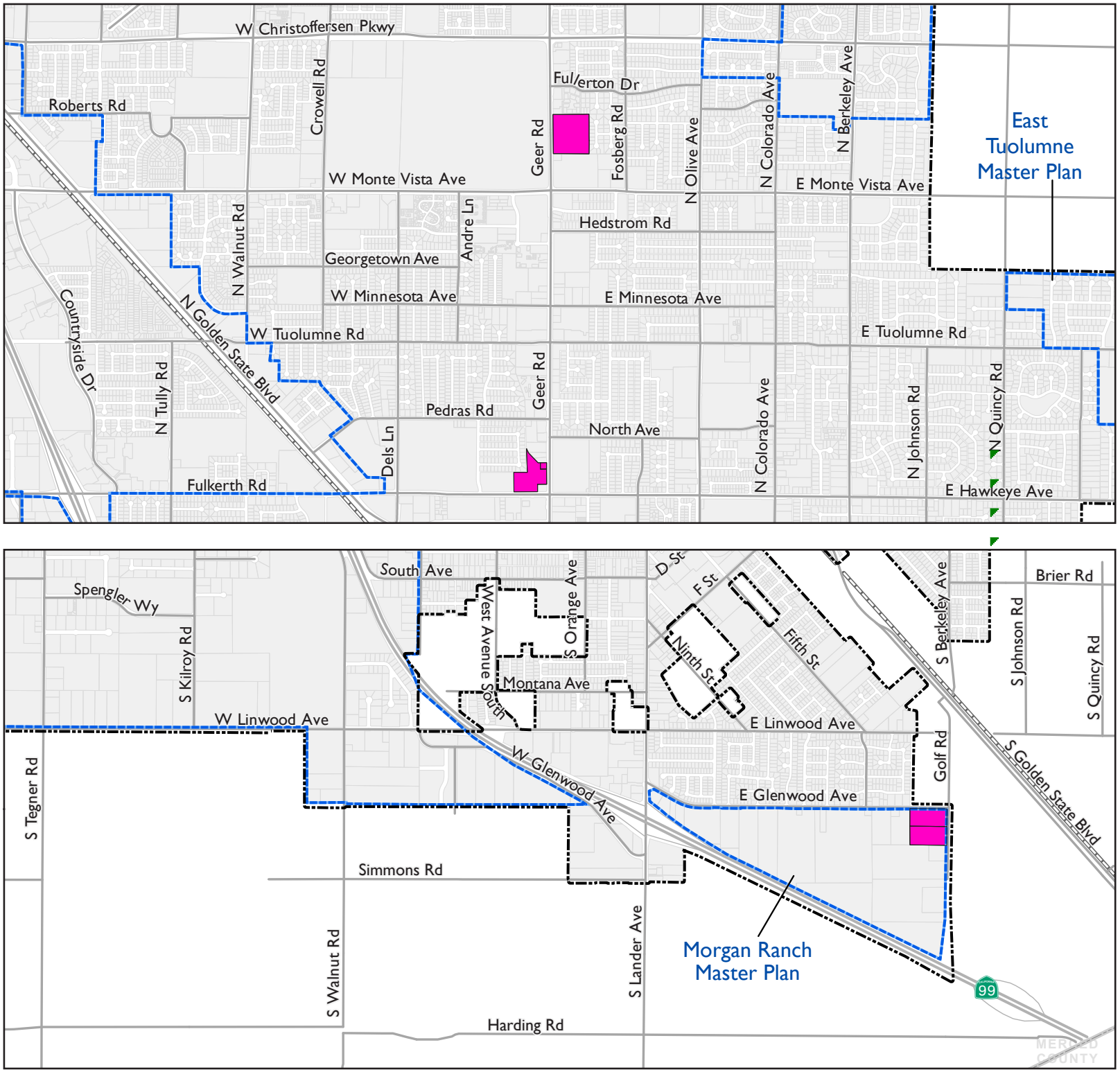
Program 2-F **Live-Work Units.** The Zoning Code includes provisions for home-based work in all residential units and for artist' studios in the downtown area that allow a place of residence for the artist as a secondary use subject to a Minor Discretionary Permit. The Code does not, however, provide for live-work units for workers other than artists. Through this program, the City will identify areas appropriate for live-work uses (such as along North Golden State, South Lander, and Geer in proximity to downtown) and revise the Zoning Code to establish provisions for live-work units other professions and vocations beyond artists who want to live and work in the same space. These provisions would treat live-work development as a commercial use with incidental residential subject to conditions intended to protect other uses both within and adjacent to the live-work unit.

Responsibility: Development Services Department

Timeframe: Complete rezoning by Q4 202~~5~~6 as part of an omnibus code cleanup

Objective: Facilitate permits for 110 live-work units by 2031

Funding: REAP funds



Map 4-1

Housing Element

Rezoning to Allow Developments by Right

- Vacant sites included in two or more prior inventories
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Railroad

Parcels

044-025-007-000
044-025-006-000
072-046-001-000
071-015-017-000
071-015-013-000

0 0.125 0.25 0.5 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Program 2-G **Manufactured Housing.** The Turlock Zoning Ordinance defines "manufactured housing" as single-family detached housing built to federal standards and allows such housing in all districts where residential uses are permitted, subject to a Minor Discretionary Permit in the R-M district and a CUP in the R-H district. Manufactured housing is also subject to architectural review. However, requiring a discretionary permit for a manufactured housing unit on a lot where stick-built units are permitted by right conflicts with State law. Further, Government Code Section 65852.3 limits architectural requirements imposed on a manufactured home structure to its roof overhang, roofing material, and siding material. Through this program, the City will revise the zoning ordinance to make manufactured housing subject to the same requirements applicable to stick-built units in the same district and amend the Code to allow small residential structures on a mobile base ("tiny homes") to be treated as a type of ADU.

Responsibility: Development Services Department

Timeframe: Complete rezoning by Q4 2026~~5~~ as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-H **Zoning for People with Disabilities.** Approximately 12 percent of the population in Turlock has a disability, which is comparable to the share of the population of Stanislaus County as a whole. Through this program, the City will amend the zoning ordinance to remove obstacles to providing housing for people with disabilities in Turlock. Amendments will include:

- Revising definitions to incorporate and define the term to refer to "household" and define the term as "one or more persons living together as a single housekeeping unit in a dwelling unit~~ who live together and share household activities and responsibilities and activities, which may include sharing expenses, chores, and eating meals together~~;"
- Including definitions or use classifications for residential care, supportive housing, and transitional housing that classify all accommodations for persons with disabilities as a residential use and cross-reference State law; and
- Establishing use regulations and development standards applicable to housing for persons with disabilities based on the development type.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026~~5~~ as part of an omnibus code cleanup

Objectives: Compliance with State requirements

Funding: REAP funds

Program 2-I **Low-Barrier Navigation Centers.** Government Code Section 65660 requires municipalities to allow a Low Barrier Navigation Center (LBNC) to be permitted by right in mixed-use districts and nonresidential zones that permit multifamily development. LBNC means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it must process them ministerially as required by State law. The City will amend the Zoning Ordinance to:

- Revise the Use Classification Descriptions to identify LBNCs as a type of emergency shelter and define them as "A housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.
- Allowing LBNCs as a by-right use in all zones where mixed-use development is permitted and in all nonresidential zones where multifamily uses are permitted.
- Establish standards applicable to LBNCs that incorporate best practices to entry

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026~~5~~ as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-J **Transitional ~~and Supportive~~ Housing.** Transitional housing acts as a bridge between a crisis shelter and permanent housing, providing temporary housing while residents develop more independent living skills and stability. Government Code 65583(c)(3) requires that transitional housing be treated as a residential use and be subject only to those restrictions that apply to other residential uses of the same development type in the same zone. While the Turlock Zoning Code permits transitional housing serving six (6) or fewer is permitted by-right in the R-M and R-H zones, the same limit in the number of residents is not imposed on other housing types in the R-M and R-H zones. Additionally, transitional housing is not clearly permitted by right in the DC, DCT, TC, IR, and OR zones, unlike other multifamily housing types. Therefore, the Zoning Code will be updated to remove the 6-person limit on transitional housing developments in the R-M and R-H zone and to permit transitional housing by right in the DC, DCT, TC, IR, and OR zones, subject to the same standards that apply to other residential uses of the same development type in the same zone. ~~Supportive housing offers permanent, stable living situations for those in need of a continuum of care plan, such as treatment for adult clients with serious mental illness and co-occurring disorders. The Zoning Ordinance will be revised to comply with State law regarding the treatment of transitional and supportive housing facilities. Changes will include:~~

- ~~Amending the zoning code to define single room occupancy (SRO) units as a residential use and establish appropriate standards;~~

- ~~Allowing SRO development in new and renovated mixed use buildings and in exclusively residential buildings in CL, CH, and CC zones;~~
- ~~Revising the zoning code to allow transitional and supportive housing serving seven or more persons subject to the same restrictions applicable to residential development of the same type in the same district and to distinguish transitional and supportive housing uses being established in an existing structure from a new development including these use types.~~

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026~~4~~5 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-K **Expand Online Transparency.** Government Code section 65940.1 requires cities and counties to provide transparency in publicizing land use controls and fees. The Planning Office website provides links to a variety of resources as well as links to downloadable versions of Land Use Plans, Regulations, and Studies. The City must also continue to ensure that the on-line version of the City Code is regularly updated and that revisions to review procedures are available on-line as well as in handouts at the Planning counter. This program commits the City to ensuring these requirements are met and to addressing the recently enacted regulations in Government Code section 65913.3 requiring cities to compile lists specifying information applicants m<u>u</u>~~o~~st provide to obtain post-entitlement phase permits.

Responsibility: Development Services Department

Timeframe: Complete rezoning by Q4 2026~~4~~5 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-L **Water and Sewer Priority.** State law requires that public agencies providing water or sewer services adopt written policies and procedures that grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households. While there is adequate water supply and sewer capacity to serve existing and projected development under the 2023-31 Housing Element and there has not historically been a need to ration or prioritize supply, to comply with State law the City will adopt a resolution including written procedures for compliance with Government Code Section 65589.7, ensuring that proposed developments that include units affordable to lower-income households are granted priority for water and sewer service allocations and hookups to the City's conveyance system.~~Consistent with AB 1087 (Government Code Section 65589.7), the City will provide a copy of the adopted Housing Element to water and sewer providers upon finalization of the document and will work with water and sewer providers to adopt written policies and procedures that grant priority for service allocations to proposed developments that include housing units affordable to lower income households.~~

Responsibility: Municipal Services~~Development Services Department~~

Timeframe: Adopt by end of 2025~~Complete rezoning by Q1 2025~~

Objective: Compliance with Government Code Section 65589.7~~State requirements~~

Funding: General Fund~~REAP funds~~

Program 2-M **Permit Processing Time Improvements.** Through this program, the City will identify and implement solutions to help reduce the time it takes developers to obtain building permits, including (a) engaging a consultant to audit City processes and documents to identify improvements the Development Services Department can make to help expedite the permit process; and (b) implementing new permitting software which will automate the plan review routing process and track status to help ensure efficient processing. The goal of these efforts is to help improve plan check turnaround times and will add transparency to the process.

Responsibility: Development Services Department

Timeframe: Complete audit by end of Q4 2025; implement software starting Q2 2026.

Objective: Improve plan check turnaround times and will add transparency to the process

Funding: General Fund and Records Management Fees (software purchase and staff time)

Program 2-N **Single-Room Occupancy Units.** A single room occupancy unit provides living and sleeping space for the exclusive use of the occupant but requires that the occupant share sanitary and/or food preparation facilities with others. This type of housing is an alternative housing that is affordable to extremely low-income households. Turlock's current regulations do not recognize Single-Room Occupancy (SRO) units as a type of housing. The Zoning Ordinance will be revised to comply with State law regarding the treatment of SRO units. Changes will include:

- Amending the zoning code to define single-room occupancy (SRO) units as a residential use and establish standards; and
- Allowing SRO-development in new and renovated mixed-use building and in exclusively residential buildings in CL, CH, and CC zones.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 20265 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-O **Reasonable Accommodation Ordinance.** To eliminate constraints on requests for reasonable accommodation, the City will adopt a reasonable accommodation that sets forth a clear, accessible process for individuals with disabilities—or developers of supportive housing—to request reasonable modifications or waivers of local land use, zoning, and building rules to ensure equal housing access. The ordinance will outline

application procedures, criteria for evaluation, timelines for decisions, and an appeals procedure, all to align local practices with federal and California fair housing mandates.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 20265 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: General Fund

Program 2-P ~~**Transitional and**~~ **Supportive Housing.** ~~Transitional housing acts as a bridge between a crisis shelter and permanent housing, providing temporary housing while residents develop more independent living skills and stability.~~ Supportive housing offers permanent, stable living situations for those in need of a continuum of care plan, such as treatment for adult clients with serious mental illness and co-occurring disorders. Government Code 65583(c)(3) requires that supportive housing be treated as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone and that it be permitted by right in all zones where multifamily and mixed uses are permitted. Further, State law establishes time limits for review of supportive housing project applications and prohibits cities from imposing parking requirements on supportive housing developments within a 1/2 mile of a public transit stop. While the Turlock Zoning Code permits supportive housing serving six (6) or fewer by-right in the R-M and R-H zones, the same limit in the number of residents is not imposed on other housing types the R-M and R-H zones. Additionally, supportive housing is not clearly permitted by right in the DC, DCT, TC, IR, and OR zones, unlike other multifamily housing types. Therefore, the Zoning Code will be updated to meet all requirements of Government Code section 65651 regarding by right permanent supportive housing, including by: ~~The Zoning Ordinance will be revised to comply with State law regarding the treatment of transitional and supportive housing facilities. Changes will include:~~

- Removinge the 6-person limit on supportive housing developments in the R-M and R-H zone;
- Permitting supportive housing by right in the DC, DCT, TC, IR, and OR zones, subject to the same standards that apply to other residential uses of the same development type in the same zone;
- Clarifying that the City will notify proponents of supportive housing developments regarding the completeness of an application within 30 days of receipt, and once the application has been deemed complete, that the City will complete review of the application within 60 days for projects of 50 units or less or within 120 days for projects of 50 units or more, consistent with State law;
- Revisinge the findings for granting a conditional use permit for unlicensed group homes for 7 or more residents in Turlock Municipal Code 9-5-604(c) so that they are limited to objective standards that do not constrain these residential uses. Specifically, finding a will be revised to remove the word "adequate," which is subjective, and instead state that the proposed use will meet the applicable objective standards established in the Code for size and shape; and finding c will be revised to state that the proposed use will not exceed applicable objective

standards for noise, odors, or other environmental considerations established in the Turlock Municipal Code to ensure land use compatibility; and

- Waivinge parking requirements for proposed supportive housing projects located within a 1/2 mile of a public transit stop. In areas where parking is not waived, amend standards to require that off-street pParking for group homes of 6 or fewer residents be consistent with requirements for single-family homes and off-street parking requirements for group homes of 7 or more residents be consistent with requirements for multifamily developments~~shall be provided based upon demonstrated need but more parking than required for other residential uses within the same zoning district shall not be required~~; and.
- Monitoring and tracking applications for Unlimited and Large Group Homes and at the midpoint in the planning cycle assess whether the CUP requirement or parking requirements have constrained the development of such uses. If either the CUP or parking requirements is found to be a constraint, amend the zoning code to address the constraint within 6 months of the assessment.
- ~~Amending the zoning code to define single room occupancy (SRO) units as a residential use and establish appropriate standards;~~
- ~~Allowing SRO development in new and renovated mixed use buildings and in exclusively residential buildings in CL, CH, and CC zones;~~
- ~~Revising the zoning code to allow transitional and supportive housing serving seven or more persons subject to the same restrictions applicable to residential development of the same type in the same district and to distinguish transitional and supportive housing uses being established in an existing structure from a new development including these use types.~~

Responsibility: Development Services

Timeframe: (a) Complete rezoning by end of Q4~~4~~ 2026~~5~~ as part of an omnibus code cleanup; (b) Assess whether the CUP requirement has constrained development of Unlimited and Group Homes by the end of Q2 2027 and if required to address a constraint, implement corrective action by the end of Q4 2027

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-Q **Treatment of Group Homes.** HCD guidance on group homes states that, regardless of the number of residents, group homes that do not provide licensable services should be permitted in all residential zones in the same manner and subject to the same provisions as other single-family and multi-family uses. However, group homes providing licensable services to more than six residents may be conditionally permitted or subject to other discretionary processes to the extent that such requirements and processes do not represent a discriminatory constraint. Per Section 9-3-202 of the Turlock Municipal Code, Unlimited Group Homes (13 or more residents) are not permitted in the R-E, R-L, or R-L4.5 zones and are permitted with a CUP in the R-M zone and with an MDP in the R-H zone. Large Group Homes (between 7 and 12 residents) are not permitted in the R-E zone but are permitted with a CUP in the R-L and R-L4.5 zones and with an MDP in the R-M and R-H zones. No distinction between facilities that offer licensable

services and those that do not is made. Therefore, to comply with State law the City will amend the zoning code to permit Unlimited and Large Group Homes that do not provide licensable services by right in the R-E, R-L, R-L4.5, R-M, and R-H zones subject to the same conditions and standards as apply to other permitted residential uses in the same zones.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026~~5~~ as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: General fund (staff time)

Program 2-R **Emergency Shelters.** Turlock has established an Emergency Shelter Zoning Overlay which applies in the downtown area and permits these facilities by right, subject to compliance with applicable objective standards. The total number of beds permitted in the overlay is capped at 200, based on usage statistics gathered at the time the Overlay was adopted. Exceptions to the cap are permitted by CUP. However, homeless Point-in-Time (PIT) count data indicates that homelessness has increased since that time and need has been in excess of the 200-bed cap since 2022. Therefore, to ensure that the cap does not preclude the provision of shelter beds needed to meet the need as calculated on the basis of the latest available annual PIT data, the City will increase the cap to 245 beds in Q2 2026 and annually each year thereafter will evaluate the need to raise the cap if needed to accommodate the need as calculated on the basis of the latest available annual PIT data. Linking the annual review to the latest available PIT count data will also ensure that the cap will not deter future emergency shelters that may be needed to accommodate unmet need.

Additionally, amendments to Government Code section 65583, subdivision (a)(4) enacted in 2023 pursuant to Assembly Bill 2339 expanded the definition of "emergency shelters" to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The definition of emergency shelter currently established in Turlock Municipal Code Section 9-1-202 is not consistent with these amendments. Accordingly, through this program the City will revise the definition of emergency shelter in Section 9-1-202 to include other interim interventions consistent with Government Code section 65583, subdivision (a)(4).

Responsibility: Development Services Department

Timeframe: Amend Turlock Municipal Code to increase Emergency Shelter Overlay cap to 245 beds and revise the definition of emergency shelters by Q2 2026

Annually in Q2 each year thereafter, evaluate the need to raise the cap if needed to accommodate the need as calculated on the basis of the latest available annual PIT data and take corrective action as warranted

Objective: Help provide for the needs of homeless individuals in Turlock based on the latest available PIT count; comply with State requirements

Funding: General Fund

Program 2-S **ADU Ordinance Review.** Section 9-2-119 of the Turlock Municipal Code established regulations for Accessory Dwelling Units (ADUs). The regulations were amended in May 2024 to comply with recent State requirements. Through this program, the City will submit ADU ordinance to HCD for review and, if necessary, amend the ordinance for compliance with State law based on findings from HCD within six months of receipt.

Responsibility: Development Services Department

Timeframe: Submit ADU ordinance for review in Q2 2026; amend ordinance for compliance with State law within six months of receipt of findings from HCD

Objective: Facilitate construction of 80 ADUs by 2031

Funding: General fund (staff time)

Program 2-T **Master Plan Phasing.** Responsible growth management is a long-standing focus of City policy, which dates back to the adoption of a Growth Management Program in the late 1980s. The General Plan incorporates a growth management strategy intended to provide for the orderly planning of expansion areas, ensure the adequacy of public facilities and infrastructure citywide, protect valuable agricultural land surrounding Turlock, and promote infill development within the City limit. As part of this strategy, General Plan policies 2.5-f and 3.1-g require that 70 percent of one master plan area be complete (ie building permits issued) before development of the next master plan area proceeds in the interest of providing for timely and efficient use of infrastructure and resources. Since 2012 when the General Plan was adopted, buildout of the Northeast Turlock and East Tuolumne Master Plans has been completed or largely completed and the City has seen development of small lot subdivisions on infill parcels; however, through this program the City will review the effectiveness of the General Plan growth management strategy (including policies 2.5-f and 3.1-g) with the next update to the General Plan, anticipated to begin in 2027.

Responsibility: Development Services Department

Timeframe: Complete with adoption of next General Plan Update, anticipated to begin in 2027

Objective: Address potential constraints to housing development

Funding: General fund (staff time)

Goal 3: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods

Policy 3-1 Work to preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Turlock.

Policy 3-2 Promote regular property maintenance, emphasizing the importance to long term housing quality.

Policy 3-3 Encourage compatible design of new residential units to help integrate new housing types into established neighborhoods.

Policy 3-4 Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the recycling of construction and demolition debris.

Policy 3-5 Continue working with Stanislaus County on developing and implementing a strategy to incorporate County islands and upgrade infrastructure. This will likely include a combination of directing shared property taxes towards constructing improvements, and drafting a minimal standards agreement for County upgrades.

Programs

Program 3-A **Home Rehabilitation Loan Program.** The City runs a Rehabilitation Loan Program that helps homeowners and investors preserve and upgrade their homes with a low interest loan. The program is open to homeowners in Turlock who earn less than 80 percent of the Stanislaus County median income, have good credit, and demonstrate the ability to repay the loan while maintaining affordable rent. No down payment is required for participation. The City will undertake the following efforts to increase participation, with specific targeting to residential neighborhoods in DACs:

- Translating the program handout into Spanish and posting on the City website;
- Actively promote participation with public awareness efforts, including mention in citywide email blasts/newsletters; bilingual (EN/ES) fliers in utility mailers; promoting participation and public contact events such as Neighborhood Night Out;
- Amend the program to allow loans to be made available to renter households, subject to financial eligibility and owner approval.

Responsibility: Housing Program Services

Timeframe: Beginning Q1 2024, with reporting via annual action plan

Objectives: Provide 10 loans annually throughout the planning period, targeting DACs west of the BNSF tracks (see Table D-9, Appendix G)

Funding: CDBG and HOME funds

Program 3-B **Acquisition and Rehabilitation of Property for Affordable Housing.** In collaboration with other HOME Consortium members, continue to acquire, rehabilitate, and sell or operate real property and covenants for affordable housing in Turlock. Prioritize housing for households whose incomes are 50 percent of AMI or below, with the remainder available to households making less than 120 percent AMI. Work through a master contractor to rehabilitate the homes to simplify the process, achieve economies

of scale, and enable the funding to cover more properties. Properties may be transferred to non-profit agencies to provide property management services.

Responsibility: Housing Program Services

Timeframe: Beginning Q1 2024, with reporting via annual action plan

Objectives: Provide 14 loans annually throughout the planning period, targeting DACs west of the BNSF tracks (see Table D-9, Appendix G)

Funding: CDBG and HOME funds

Program 3-C **Neighborhood Clean Up Programs.** Neighborhood beautification is a priority for Turlock and the City operates a number of community clean up programs to encourage residents to clean up their property and their community. A review of code enforcement actions since 2021 indicates that weed abatement, debris removal, and inoperative motor vehicle abatement are the most common issues. No clear pattern of geographic concentration is evident. In the 2023-31 planning period, the City will continue to operate the following programs promoting the availability with information on the City's website:

- Embrace Turlock's Beauty Day, offering free waste pick up and disposal to Turlock Utility customers citywide;
- Residential recycling, offering a blue cart for commingled (non-sorted) recyclables and a green cart for organic and garden material through a contract with Turlock Scavenger for the collection and disposal of solid waste;
- Leaf Pick Up Day, offering twice annual pick up of leaves and garden waste in all neighborhoods;
- Motor Vehicle Abatement, to keep the streets clear of abandoned motor vehicles by towing vehicles after adequate notice is given to the registered owner; and
- Stanislaus County Household Hazardous Waste Program, accepting household hazardous waste at the County facility at 1710 Morgan Road, Modesto.

Responsibility: Municipal Services Department

Timeframe: At least annually throughout the planning period

Objectives: Enhance neighborhood character and reduce code enforcement actions by at least 25 percent, targeting DACs west of the BNSF tracks (see Table D-9, Appendix G)

Funding: General Fund

Program 3-D **First Time Homebuyers Program Refinements.** Turlock's First Time Home Buyers Program (FTHB) helps eligible applicants purchase a home with down payment assistance of up to $50,000 or 40 percent (whichever is less) of the sales price of a home. The program is open to households making less than 80 percent of the Stanislaus County AMI who have completed First Time Home Buyer counseling course, have good credit, and qualify for a new current market rate first mortgage. The FTHB program has been in operation for 20 years and there are currently 100 active loans in the portfolio; however, participation rates have decreased in the last two years due to

market conditions and prevailing interest rates. To expand opportunities for homeownership in Turlock, the City will benchmark the FTHB program against programs offered by other cities with similar income-to-finance ratios and identify refinements, such as increasing the allowable debt-to-income ratio for applicants or adjusting the back end ratio, that could be made.

Responsibility: Housing Program Services

Timeframe: (a) complete benchmarking and identify recommended refinements by end of Q4 2025; (b) amend FTHB program to incorporate recommendations by end of Q2 2026

Objectives: ~~Increase participation in~~Assist 8 eligible households through the FTHB program over the planning period, targeting participation citywide and in C-RMU zone

Funding: General fund (staff time)

Program 3-E **Place-Based Community Improvement Efforts.** The City is dedicated to improving the quality of life in Turlock's DACs and low income neighborhoods through infrastructure investments and the provision of programs for residents, including:

- Construction of the Columbia Pool, support buildings, restrooms, and site improvements to serve neighborhoods in southwest Turlock (construction completed Q1 2026)~~(completion of construction by end of Q4 2025)~~;
- Accessibility upgrades to the Marty Yerby Recreational Facility including ADA-compliant restroom improvements and front entrance modifications, along with installation of new lighting, lighting controls, and exhaust fans (completion of construction by end of Q2 2026); This will allow this facility to be utilized again for various youth and afterschool programs and activities;
- Expansion of the Montana Park adding ADA-accessible play areas, sports courts, fitness amenities, picnic spaces, parking, and sustainable bioswale landscaping (completion of construction by end of Q4 2026);
- Repavement and rehabilitation of various street segments (Columbia, Lane, S. Beach, S. Laurel, Farr, Olive, Angelus, S. Orange, Bernell) in the southwest quadrant of Turlock and installation of ADA-compliant access ramps (completion of construction by end of Q4 2026);
- Re-surfacing and re-striping of the multi-purpose court at Columbia Park (completion of construction by end of Q4 2027);
- Establishing a program of incentives to encourage the construction of privately owned publicly-accessible open space and recreational facilities in centrally-located areas underserved by City park facilities. Incentives would be available to projects on and adjacent to sites rezoned to Commercial-Residential Mixed Use in census tracts without existing park facilities and may include bonus density, or waivers or reductions in City fees. Incentives would be identified in consultation with property owners and developers by the end of Q4 2026 and the program would be adopted by end of Q3 2027;
- Identifying strategies to increase access to healthy food for DAC residents in Turlock. Strategies may include partnering with schools and churches to create/expand edible garden programs; offering reduced property tax assessments for land dedicated to community gardens; adopting an urban agriculture incentive

zone to facilitate permitting approvals for community gardens; and publicizing calls for healthy food donations to local food banks in City communications. Specific City actions will be incorporated into the General Plan Environmental Justice Element and progress will be evaluated annually following adoption via annual General Plan progress reports to the Planning Commission and City Council. (adopt Environmental Justice Element by end of Q4 2026, with annual reporting through Housing Element APRs each year thereafter)

- Continuing to implement that Active Transportation Plan, which identifies a range of physical and programmatic improvements to strengthen safe routes to schools tailored to the specific needs of schools and planned proportionately throughout the city. Physical improvements include installation of new and widened sidewalks, bike lanes and boulevards, high-visibility crosswalks and markings, curb extensions and ramps, traffic calming features, improved signage and signals, roadway repairs, and safer school access configurations such as loading zones and drop-off areas. Programmatic efforts involve outreach and enforcement measures, including speed surveys, increased traffic enforcement, crossing guards, coordinated pick-up and drop-off management, operational adjustments (such as street sweeping or trash schedules), and partnerships to improve driver behavior and pedestrian safety around schools. (ongoing implementation with annual progress reporting through Housing Element APRs);
- Constructing roadway and utility infrastructure projects identified in the current CIP, which include 103 projects in DACs (complete construction of all projects by end of Q4 2029);
- Recreational programming, including fitness programs, family events, community traditions, arts, social and educational activities, and a wide range of enrichment classes with scholarships available for participation (annually throughout the planning period); and
- Healthy Alternatives to Violent Environments (HAVEN), a program that provides housing resources and services, financial literacy training, and safety planning to low- and moderate-income victims of domestic violence (annually throughout the planning period).

Responsibility: Municipal Services Department

Timeframe: Timing as noted above

Objectives: Improve quality of life in DACs and low income neighborhoods

Funding: A, Measure L, CDBG

Program 3-F **Home Energy and Water Conservation.** Continue to promote energy and water conservation in new and existing homes by:

- Supplying bilingual (EN/ES) energy conservation awareness brochures ("100 Ways to Go Green") in all public meeting places and online;
- Publicizing the availability of State and Turlock Irrigation District energy conservation and renewable energy programs for housing construction and rehabilitation by providing information on the City website and in City newsletters and mailers;
- Periodically updating the "pre-development tip sheet" with information on available energy and water conservation programs; and

- Including a discussion of available programs in predevelopment meetings

Responsibility: Municipal Services

Timeframe: (a) supply brochures and publicize available programs starting Q1 2025, (b) update tipsheet by end of Q2 2025

Objectives: Promote energy and water conservation targeting a 10 percent reduction in new development, citywide by 2031

Funding: General fund (staff time)

Program 3-G **Community Land Trust Collaboration.** A Community Land Trust (CLT) is a nonprofit organization made up of community residents and public representatives that purchases land to serve local community needs, such as by building and managing housing for low- and moderate-income households. Because they own the land, CLTs can provide a range of affordable homeownership opportunities and housing options for generations. The City will explore a collaboration or partnership with the San Joaquin Valley Community Ownership Project to facilitate the establishment of a CLT in Turlock. The San Joaquin Valley Community Ownership Project offers workshops, technical assistance, and networking services to support the establishment of CLTs community-owned agricultural initiatives. Through this collaboration, the City may contribute meeting space, property, funds, or technical expertise. In particular, efforts should focus on opportunities to acquire rehabilitated housing and land in the southwest of Turlock and in low and moderate income areas for a CLT.

Responsibility: Development Services Department

Timeframe: Target to offer one workshop by end of Q2 2026 and annually thereafter throughout the planning period

Objectives: Promote establishment of a CLT in an LMI neighborhood by 2031

Funding: General fund

Program 3-H **Anti-Displacement Strategy.** According to data from the Urban Displacement Project at the University of California, residents in three Census tracts in Turlock are at risk of displacement. These tracts, shown on Map D-2617, have a high concentration of low and moderate income households and one of them is also designated as an area of High Segregation and Poverty. Additionally, senior renters on fixed incomes and other low income households throughout Turlock are at risk of displacement if housing prices continue to rise. Through this program, the City will prepare an anti-displacement strategy with the following components to help prevent displacement of vulnerable residents:

- Preserve Subsidized Affordable Units: Create partnerships with the Stanislaus Regional Housing Authority to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff to provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multi-family units; and restrict conversion of existing units occupied by lower-income households to short term rentals.

- Preserve Naturally Occurring Affordable Housing: Continue to offer a $30,000 grant to income-eligible mobile homeowners for necessary repairs to their mobile homes. Utilizing CDBG funding, the City of Turlock runs a rehabilitation program for income-eligible homeowners designed to expand the supply of decent, safe, sanitary, and affordable housing; to correct health and safety hazards in deteriorating housing, extending the useful life of existing housing. As of 2025, eligibility has been expanded to include mobile homeowners.
- Protect Current Residents: Provide a link on the City's website to the Stanislaus Regional Housing Authority's list of Section 8 rental units; partner with Project Sentinel and nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights.
- Awareness and Marketing: In partnership with Project Sentinel, develop an engagement strategy to disseminate information on tenant rights and protections (e.g., source of income, and State rent stabilization and just cause eviction regulations).
- Implementation of Program 3-A Home Rehabilitation Loan Program, Program 5-B Mediation and Enforcement, and Program 5-F Workforce Development Initiatives in coordination with the Anti-Displacement Strategy will also help reduce the risk of displacement for at risk residents citywide and in these targeted areas

Responsibility: Housing Program Services

Timeframe: Prepare anti-displacement strategy by end of Q4 2026~~5~~, begin implementation in Q1 2027~~6~~

Objectives: Minimize or prevent displacement of at-risk residents citywide and with an emphasis on tracts with risk of displacement shown on Map D-26. ~~with a t~~Target ~~of~~ preservation of ~~ing~~ 194 assisted and naturally-occurring affordable housing units over the planning period (see also Table D-9, Appendix D)

Funding: CDBG and HOME funds

Program 3-I **Sidewalk Repair Assistance Program.** Based on an assessment by City staff, sidewalk conditions in Turlock are generally rated as good; however, some older areas of the city have sidewalk conditions rated Fair/Good or Poor/Fair. These areas tend to have higher concentrations of low and moderate income households and are classified as Disadvantaged Communities (DACs) by the State, pursuant to SB 535. Sidewalk conditions can directly affect mobility, safety, access to transit, and access to schools and services—especially for seniors, people with disabilities, children, and those in historically underserved areas where infrastructure has lagged. Therefore, to address disparities in sidewalk conditions, the City will implement Sidewalk Repair Assistance Program to help property owners repair damaged or unsafe sidewalks more affordably and efficiently, with the goal of improving neighborhood safety, accessibility, and walkability. The City will cover 55 percent of eligible sidewalk repair costs up to $1,250 for typical property owners. For income-qualified property owners, the City increases this to up to 85 percent of costs, capped at $2,500—directly benefiting low-income households. This tiered assistance reduces financial barriers for disadvantaged residents who may otherwise delay critical repairs due to cost. The program also

includes expanded support to simplify encroachment permitting and administrative steps, helping residents navigate the process more quickly and with fewer hurdles.

Responsibility: Municipal Services Department

Timeframe: Incremental implementation starting in 2026 with a goal of improving conditions to Good throughout the city by 2031

Objectives: Improve sidewalk conditions in census tracts 6099003700, 6099003802, 6099003803, 6099003904, and 6099003906 to Good

Funding: General Fund

Goal 4: Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs

Policy 4-1 Connect those most at risk of becoming unhoused to programs and services that will help prevent them from losing their homes.

Policy 4-2 Increase access to a continuum of housing, including emergency shelters, transitional housing, and supportive housing, to bridge the gap from homelessness to permanent housing by offering structure, supervision, support, and life skills training.

Policy 4-3 Continue to cooperate and coordinate with other jurisdictions and public service organizations to address the needs of the unhoused in the community.

Policy 4-4 Provide information to low-wage employers in Turlock about various City housing programs that may benefit their employees, including the Mobile Home Rental Assistance, Home Rehabilitation Loan, and First Time Homebuyers Programs, as well as other programs providing rental and mortgage assistance.

Policy 4-5 Maintain participation in the Housing Authority to qualify City residents for existing housing assistance and provide information on the availability of Housing Authority programs to qualified residents.

Programs

Program 4-A **Housing for ELI Households and Persons with Special Needs.** Recognizing that local funding capacity for affordable housing has been severely diminished by the dissolution of redevelopment agencies, the City will continue to facilitate production of affordable housing, including units targeted to extremely low income (ELI) households and persons with special needs (elderly, disabled/developmentally disabled, large households, female-headed households, the unhoused, and farmworkers), through the following efforts:

- Reaching out to developers and service providers annually to provide~~Providing~~ administrative assistance upon request to developers seeking available State and federal funding and/or tax credits for the construction of affordable and special needs housing;
- Using funds from the Housing Program to cover impact fee waivers or offset other project costs;

- Fast-tracking the permit process for developers who partner with non-profits to create affordable and special needs housing units;
- Expanding the existing fee deferral program for developers who commit to providing affordable and special needs housing;
- Granting modifications to development standards and/or providing financial incentives consistent with City regulations and State law to developers who commit to providing affordable and special needs housing.

For housing projects greater than 10 units in size with all units affordable to Low- Very Low- and Extremely Low-Income households, target 10 percent of the units as affordable to Extremely Low-Income households.

Responsibility: Housing Program Services

Timeframe: Beginning in Q1 2024

Objective: 130 units for ELI households and persons with special needs during the planning period

Funding: CDBG funds

Program 4-B **Support for Individuals with Disabilities.** Through this program, the City will partner with the Disability Resource Agency for Independence Living (DRAIL) to promote the availability of programs and services for individuals with disabilities in Turlock. An active member of the California Foundation on Independent Living Centers (CFILC) and the National Council on Independent Living (NCIL), DRAIL is a non-profit 501c3 with offices located in Modesto, Stockton and Sonora. DRAIL partners with individuals with disabilities, their families, and their support teams to increase their independence, advocate for their rights, and create fully inclusive communities. Services offered include advocacy and services for persons with disabilities, including housing referral and navigation; home modifications; and support for acquisition and use of assistive technologies. City actions may include providing information and links to DRAIL programs and services in citywide newsletters; and co-hosting informational events.

Responsibility: Development Services Department

Timeframe: Annually throughout the planning period starting Q1 2025

Objective: Increase in participation in DRAIL programs and services by Turlock residents (2023-31)

Funding: General Fund (staff time)

Program 4-C **Support for Senior Independent Living.** Older adults represent a growing share of the population in Turlock, rising from 11 percent in 2000 to nearly 14 percent in 2020. As they age, older adults may need home renovations or modifications that accommodate disabilities to ensure they can continue to live independently. Many seniors also live in fixed incomes, which makes them vulnerable to displacement with rapidly rising housing costs. The City will support senior Independent living by:

- Revising the zoning ordinance to specifically allow deviations from the setback and height requirements for the purpose of providing accommodation for disabled access to an existing structure upon approval of a Minor Administrative Approval;

- Continuing to offer low-income disabled persons and seniors financial assistance to improve accessibility and safety issues in their homes, including through Housing Rehabilitation Loans for projects that address ADA compliance;
- Using federal and State funds to provide new units of supportive housing for older adults and persons with disabilities and/or to renovate housing so that it is suitable for older adults and persons with disabilities;
- Revising the zoning ordinance to require that all housing development with 20 or more units incorporate features based on the HCD Model Universal Design Local Ordinance to increase housing options for older adults and persons with disabilities.

Responsibility: Development Services Department

Timeframe: Adopt code amendments by end of Q4 2027

Objective: Promote retrofit of existing housing throughout Turlock and development of new units

Funding: General Fund

Program 4-D **Rental and Mortgage Assistance.** Community Housing and Shelter Services (CHHS) provides rental assistance to low income families in Stanislaus County families who have received a 3-Day Notice to Pay Rent or Quit and need assistance in order to avoid eviction. CHHS also provides assistance to qualifying families who need assistance with mortgage payments. Through this program, the City will promote the availability of rental and mortgage assistance and connect residents in need with CHHS staff.

Responsibility: Housing Program Services

Timeframe: Beginning Q1 2025

Objective: Assist 10 household annually throughout the planning period

Funding: General Fund

Program 4-E **Homelessness and Related Services.** Like so many cities in California, Turlock is experiencing the challenges and impacts of homelessness. There are many factors driving homelessness, including mental health, substance abuse, lack of affordable housing, job insecurity, and medical emergencies. Cities are struggling from insufficient levels of funding, staffing, and other resources to address the complexities associated with our unhoused population. The City of Turlock views homelessness as one of the top priorities, and will continue to address homelessness by:

- Providing financial assistance at least annually as funding is available to non-profit groups providing shelter and/or services for homeless individuals, which may include public service grant funding, forgivable loans, or other forms of financial assistance~~including Turlock Gospel Mission, who operate an 80-bed shelter in Turlock, and We Care Program, a 49-bed shelter that serves chronically homeless men over the age of 18~~;
- Annually or as grant funding is available, applying for or assisting applications by nonprofit groups for funding related to providing shelter and services;

- Providing technical assistance to non-profit groups applying for and/or supporting grant applications
- Remaining an involved stakeholder in the Continuum of Care (CoC) and the newly formed Stanislaus Homeless Alliance (SHA), organizations that function to bring stakeholders and residents together to identify needs, service gaps, and potential solutions and partnerships to address housing and homelessness needs within the region; and
- Publishing a resource guide and a list of service providers in the Turlock area on the City website, including addresses, hours of operation and links to provider websites.

Responsibility: Housing Program Services

Timeframe: Beginning Q1 2025

Objective: To continue to address and find resolution for the unhoused over the planning period

Funding: CDBG funds

Program 4-F **Mobile Home Rent Subsidies.** Continue to administer the Mobile Home Rent Subsidy program, which provides assistance to eligible existing mobile homeowners who pay space rental amounts exceeding 30 percent of their income to mobile home park operators. Annual certifications are required to determine continuous eligibility. Rehabilitation grants or very low interest rate loans will be available to current residents to make minor repairs on their homes.

Responsibility: Housing Program Services

Timeframe: Annually throughout the planning period starting Q1 2025

Objective: Continue to administer the program for current mobile homeowner residents

Funding: CDBG and HOMERDA Successor Agency funds

Program 4-G **Publicize Availability of Public Service Grants and Related Services.** Using a portion of its annual CDBG allocation, the City provides public service grants to non-profit groups each year for services such as emergency shelters, meals on wheels, eye care for seniors and youth outreach in Turlock. To better promote the availability of these grants and increase the number and range of applicants, the City will publicize the availability of grants through actions such as:

- Publicizing grant availability on the City website and social media;
- Emailing a noticing of availability to non-profit organizations that the City has worked with in the past, based on a list updated annually;
- Contact developers/providers of permanent and migrant farmworker housing to ensure that these entities are also made aware of available funding; and

- Promoting the availability of funds at meetings of the Turlock Community Collaborative, a group of local nonprofit organizations, government agencies, businesses, and citizens.

Additionally, to promote the availability of services offered by the City, including those provided by public service grant recipients, the City will publicize the availability of services through actions such as:

- Promoting available services on the City website and social media;
- Distributing promotional fliers at public contact events; and
- Providing promotional fliers to Turlock non-profits to post on their bulletin boards.

Responsibility: Housing Program Services

Timeframe: Annually throughout the planning period starting Q1 2025

Objective: Promote the availability of funding for non-profit service providers in Turlock and increase the number and range of grant applications

Funding: CDBG

Program 4-H **Pursue State and Federal Funds in Support of Housing Development.** The City will continue to pursue available and appropriate State and federal funding sources to support efforts to: construct housing meeting the needs of extremely low-, very low-, low, and moderate-income households, people experiencing homelessness; and permanent and migrant farmworker housing~~,~~ to assist persons with rent payments required for existing housing units, to provide supportive services~~,~~ and to provide on- and off-site improvements and public facilities, in support of affordable housing projects. Specifically, the City will:

- Meet annually (and keep in contact with them throughout the year) with private nonprofit and for-profit affordable housing providers and public agencies interested in constructing affordable housing, and permanent and migrant farmworker housing ~~(and keep in contact with them throughout the year)~~, providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents, including people experiencing homelessness. The purpose of the meetings will be to provide support for funding applications, including technical assistance, for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. In setting up these annual meetings, the City will invite participation via direct notices sent to private and public entities that have provided housing or supportive services in Turlock or that expressed an interest in doing so in the past.
- Provide support on an ongoing basis to other entities (nonprofit organizations, for-profit affordable housing providers, and public agencies), as requested each year,, that apply directly for state or federal funds. Examples of support to be provided by the City include: (1) expedited processing of planning permits that are needed

before an applicant can submit a State or federal funding request or receive funds; (2) providing information to complete a funding request (such as demographic, housing, or economic statistics in support of an application), and ~~–~~3) providing letters of support for projects or programs that the City has approved (including preliminary or conceptual approval); and (4) identifying housing and service opportunities.

- Annually or as grant funding is available, a~~A~~pply directly for State and Federal funding under programs in which the City must be the applicant, with a goal of securing $1 million by 2028 and $2 million by 2031.

In pursuing State and federal funding, and working with other private and public entities to provide affordable housing and supportive services, the City seeks to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, such as very low-income seniors, persons with disabilities who cannot live independently, persons with developmental disabilities, people experiencing homelessness~~,~~ farmworkers and their families, low-income large families, and single-parent households.

Responsibility: Housing Program Services

Timeframe: Annual meetings from 2023-2031; depending on funding deadlines for specific state and federal programs, 2023-2031; semi-annual review and assessment of funding opportunities based on (1) funding availability, cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests

Objective: Support development of 1,305 very low income units over the planning period and provide for the needs of special needs populations

Funding: General Fund

Program 4-I **Density Bonus Application Procedures.** Section 9-2-103 the Turlock Zoning Ordinance references the provisions of State law related to density bonuses under California Government Code Section 65915. The ordinance is structured to always reference the most current codified requirements so that it remains current and there is no need for frequent amendments to track changes in State law. Density bonus applicants make use of the City's uniform development application form, which includes a section used for determining the applicable density bonus under State law. Application and submittal requirements, review parameters, approval authority and processing timelines are specified in Section 9-5 of the Zoning Ordinance. To ensure that clarity for applicants, the City will amend the text of Section 9-2-103 to clarify the form to be used and cross-reference Section 9-5 where the application procedures and timeframes are established.

Responsibility: Development Services Department

Timeframe: Complete rezoning by Q4 20265 as part of an omnibus code cleanup

Objective: Compliance with State law and clarity for density bonus applicants

Funding: General fund (staff time)

Program 4-J **Expiring Covenants**. If funding is available, or through interested certified Community Housing Development Organizations (CHDO) and/or non-profit organizations, pursue a program to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. In the event that efforts are not successful, the City will:

- Coordinate with qualified entities
- Ensure compliance with noticing the tenants
- Assist with funding or support funding applications
- Provide outreach education and support to tenants

Responsibility: Housing Programs Services

Timeframe: Complete rezoning by Q4 20265 as part of an omnibus code cleanup

Objective: Compliance with State law and clarity for density bonus applicants

Funding: General fund (staff time)

Goal 5: Affirmatively Further Fair Access to Housing for All in Turlock

Policy 5-1 Ensure that existing and proposed housing in Turlock is available to households regardless of ethnicity, race, family composition or source of income.

Policy 5-2 Enforce fair housing laws and address discrimination in the building, financing, selling, or renting of housing based on race, religion, family status, national origin, disability, or other protected class.

Policy 5-3 Work collaboratively with local non-profit, public, and private sector partners to raise awareness and achieve implementation of fair housing practices.

Policy 5-4 Expand the range of housing types in Turlock in order to better accommodate the varied housing needs of current and future residents.

~~**Policy 5-4**~~**Policy 5-5** Continue to provide funds when necessary to mitigate the unsettling impacts of temporary and permanent re-location during the construction or rehabilitation of any housing project that has received public funds. Qualified households can receive a grant in the amount based on HUD's requirements under the Uniform Relocation Act.

Programs

Program 5-A **Fair Housing Information.** To ensure that all households have equal opportunity to live in the City regardless of their ethnicity, race, household composition, or source of

income, the City will continue to inform property owners, staff members, current residents, and those seeking housing in Turlock regarding fair housing rights and responsibilities by:

- Making information available in English and Spanish on the City website and at the housing counter about fair housing requirements, fair housing programs, and agencies where cases of suspected discrimination can be reported.
- Requiring that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.
- Encouraging owners and real estate professionals to provide tenants with brochures on their rights and establish procedures for tenants to report discrimination.
- Making sure Housing Program Services staff are aware of fair housing requirements and resources in order to help them recognize and respond to possible instances of discrimination and report to the appropriate NGOs.

Responsibility: Housing Program Services

Timeframe: Prepare Spanish language materials by end of Q2 2025; refresh informational materials and post to City website by end of Q4 each year as appropriate; conduct annual staff information session in Q1 each year

Objective: Provide and regularly maintain information, targeting areas shown on Map D-26 and tracts with high concentrations of low and moderate income households in particular

Funding: General Fund and planning grants

Program 5-B **Mediation and Enforcement.** Disability was the primary basis for fair housing complaints in Turlock between 2014 and 2019, accounting for more than 70 percent of all complaints. Race and familial status each accounted for approximately 12 percent of complaints. In Turlock, linguistically isolated households where adults have difficulty speaking English tend also to be concentrated in areas with the highest rates of renters, rent burdened households, and low/moderate income residents who may be at greater risk of eviction or have greater need for landlord-tenant mediation services. Through this program, the City will contract with Project Sentinel for comprehensive, bilingual fair housing services of complaint investigation, community outreach and education, problem solving and dispute resolution. Services will be provided by trained counselors who advise callers of their rights and help the parties reach resolutions, civil rights protection, rescind evictions, refunded deposits, improved code compliance, privacy rights respected, and predatory lending practices averted. Efforts will focus on persons with disabilities, female headed households, and ethnic minorities and areas with higher concentrations of linguistically isolate households (see Map 4-2) in particular, informing the community and target populations about fair housing and the respective housing rights and responsibilities and offering complaint/problem resolutions through education, conciliation and enforcement referral.

Responsibility: Housing Program Services

Timeframe: Ongoing 2023-2031; provide complaint/problem resolution services for 30 households annually by the end of each year

Objective: To assist 30 households annually throughout the planning period, targeting areas shown on Map D-26 and tracts with high concentrations of low and moderate income households in particular

Funding: CDBG Funds

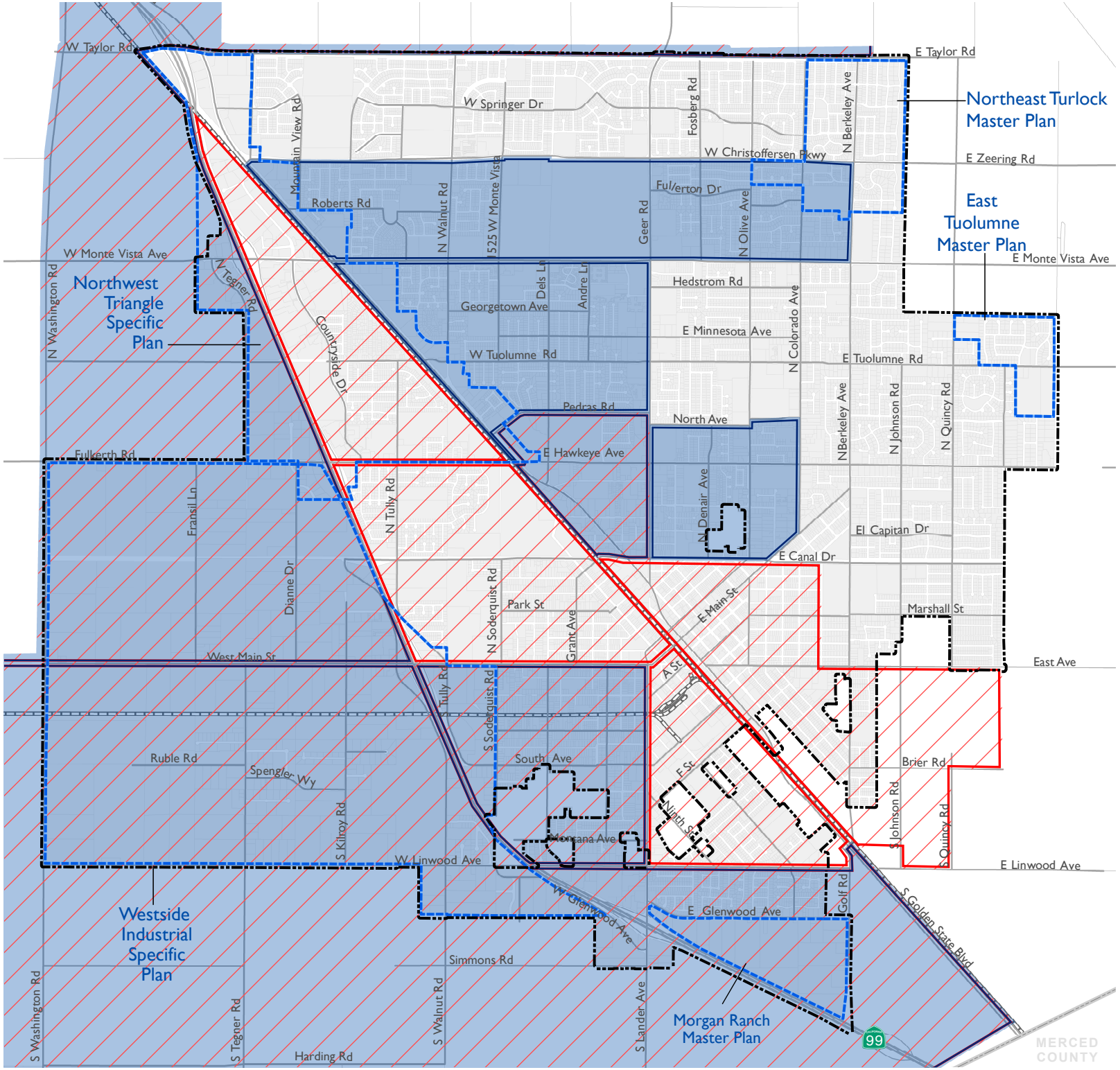
Program 5-C **Anti-Discrimination and Fair Housing Training.** In Stanislaus County, tenant complaints disproportionately involve small, independent landlords who may not be aware of fair housing law or their responsibilities. Through this program, the City will support Project Sentinel and the California Apartment Association (CAA) Central Valley branch in developing and conducting trainings on anti-discrimination and fair housing practices for small, independent realtors and property managers. City support may include participation in trainings or provision of meeting space.

Responsibility: Housing Program Services

Timeframe: Contact partners by Q1 2025; annual coordination on support activities throughout the planning period

Objective: Increase awareness of fair housing practices among small, independent real estate professionals and lenders

Funding: General Fund (staff time)



Map 4-2

Housing Element

Concentrations of Linguistically Isolated Households in Turlock

Statewide Ranking by Census Tract Linguistic Isolation Percentile

- Top 25%
- SB 535 Disadvantaged Community
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2021

Program 5-D **Disavowal of Racially Restrictive Covenants.** Stanislaus County has launched a program to let residents disavow racially restrictive covenants that might exist in the deeds of their homes. While the Supreme Court ruled such covenants were unenforceable in 1948, an unknown number of homes in the county still contain these restrictions, which effectively prevented Black, Chinese, Japanese and other racial or ethnic groups from owning or occupying homes in certain areas, effectively denying them the opportunity to accumulate generational wealth through homeownership. Although the recorded documents are never removed from the public records, modifications and amendments can be recorded to alert the public that the document is no longer valid. The City will promote participation of Turlock homeowners in this initiative at annually public contact events, in Citywide newsletters, and by posting information on the City website.

Responsibility:	Housing Program Services
Timeframe:	Post information to City website and send e-newsletter by end of Q3 2025; annually each year of the planning period thereafter
Objective	Participation of 100 homeowners in County program by 2031
Funding:	General Fund (staff time)

Program 5-E **Home Sharing and Tenant Matching.** Home-sharing and tenant matching programs pair existing homeowners with renters in need of space and may also offer supportive services such as background checks, applicant interviews/screening, and facilitation of living together agreements. These programs make efficient use of existing housing stock and provide affordable rental rates without the need for new construction. Home sharing can be a particularly effective tool to support independent living for seniors and disabled residents while also increasing local housing opportunities for students and lower income earners who work or attend school in Turlock. The Senior Advocacy Network, a non-profit located in Modesto, runs the HomeShare! program that matches Home Providers (people who have a room to rent) with Home Seekers (people who are looking for a room to rent) free of charge, based on shared interests, lifestyles and needs. The City will work with Senior Advocacy Network to expand the program to Turlock, promoting participation by local homeowners by providing information via the website, City newsletters, and public contact events, referring interested parties to HomeShare! program.

Responsibility:	Housing Program Services
Timeframe:	Beginning in Q3 2025, (a) publish information on City website and update annually as appropriate; (b) publicize the program in City newsletters annually; (c) conduct public outreach annually
Objective:	100 home sharing matches over the planning period, with geographic targeting to homeowners in High Resource neighborhoods
Funding:	General Fund and partnership with nonprofit

Program 5-F **Workforce Development Initiatives.** Data indicates that households with the highest rates of unemployment and the lowest rates of educational attainment are concentrated in areas north and west of downtown in Census tracts designated by the State as

Disadvantaged Communities (DACs). These areas also have the highest concentrations of female headed households, who are disproportionately low income in Turlock, where about 36 percent of households are headed by a single woman with children live below the poverty line. Through this program, the City will collaborate with Stanislaus County Workforce Development (SCWD) and non-profit groups such as America's Job Center of California (AJCC) and Central Valley Opportunity Center (CVOC) to connect Turlock residents with workforce development programs and services. Efforts should target areas with the highest rates of unemployment and the lowest rates of educational attainment in particular. City actions will include promoting the availability of the following programs and services with links posted to the City website and posters/fliers available at community centers in Turlock:

- Job training, career counseling, job search assistance, and skills development programs offered by SCWD, CVOC, and Goodwill Industries of San Joaquin Valley;
- CalWORKs (California Work Opportunity and Responsibility to Kids), which provides temporary financial assistance, job training, and employment services to eligible low-income families, including single mothers and female heads of household;
- Dislocated Worker Programs providing career coaching, skills assessments, vocational training, and connections to employers specifically for individuals who have lost jobs, including female heads of household;
- Family Self-Sufficiency (FSS) Program, which helps low-income families receiving housing assistance to increase their income and reduce dependence on government assistance through case management, employment counseling, financial planning, and goal-setting for economic independence; and
- Project YES (Youth Employment Services), which offers job readiness training, GED preparation, and paid internships for youth (including young mothers) looking to enter the workforce.

Responsibility: Housing Program Services

Timeframe: Post materials by end of Q3 2025, updating periodically throughout the planning period; coordinate annually with SCWD and non-profit partners to track participation rates, targeting a 15 percent increase in the annual number of program participants above the 2025 baseline rate over the planning period ~~a 10 percent decrease in unemployment compared to 2023 levels among~~ with a focus on low income single women citywide and in southwest Turlock ~~by 2031~~

Objective: Increase participation rate of eligible Turlock households and boost labor market participation rates in Turlock

Funding: General Fund

Goal 6: Monitor the Effectiveness of Housing Programs

Policy 6-1 Ensure that the City is meeting State requirements as well as the housing needs of current and future residents by developing and carrying out procedures for tracking progress toward achieving adopted housing goals and objectives.

Policy 6-2 The City will continue a regular monitoring and update process to assess housing needs and achievements and to provide a process for modifying policies, programs and resource allocations as needed in response to changing conditions.

Policy 6-3 Work with community groups, other jurisdictions and agencies, non-profit housing sponsors and the building and real estate industry when implementing Housing Element programs.

Policy 6-4 Provide outreach and information to the community on the availability of programs to address individual housing needs, and will actively involve the community through information, outreach, and review.

Programs

Program 6-A **Annual Review.** Assess Housing Element implementation and ensure that consistency with the General Plan is maintained through annual review by the Development Services Department and Planning Commission. Provide opportunities for public input and discussion, in conjunction with State requirements for a written review by April 1 of each year, as per Government Code Section 65400. Based on the review, establish annual work priorities for the Development Services Department and Planning Commission.

Responsibility: Housing Program Services

Timeframe: Annually by April 1 of each year

Objectives: Annual review of the Housing Element

Funding: General fund (staff time)

Program 6-B **Ensure Adequate Sites Available to Meet City's Share of RHNA.** To ensure adequate sites remain available for residential development to accommodate the City's Regional Housing Need Allocation (RHNA) for all income categories, the City shall annually review its Inventory of Available Sites to ensure the City can accommodate its share of the RHNA throughout the planning period. As development projects are considered, the City shall not take action to permit fewer units on a site than projected on the Inventory of Available Sites unless: 1) the reduction is consistent with the general plan and housing element; and 2) the remaining sites identified in the Inventory of Available Sites are adequate to accommodate the City's share of the RHNA. If the remaining sites are not adequate to accommodate the City's share of the RHNA, the City will identify (and rezone, if necessary) sufficient additional sites to meet the City's share of the RHNA. Further, the City will monitor the progress of entitled and pipeline projects listed in Table 3-2 including the rent and sales prices of completed projects, undertaking a formal evaluation of status by the end of Q1 2027. If the evaluation determines that sufficient progress toward completion of these projects has not been made and the capacity of the inventory is not sufficient to meet the City's RHNA obligations for all

income categories at that time, the City will identify and implement corrective actions by the end of Q4 2027. These actions may include identifying regulatory or process incentives to assist with development feasibility; rezoning; or further process streamlining.

Responsibility: Development Services Department, Planning Commission

Timeframe: (a) Complete review and submit report by April 1 of every year; (b) undertake formal evaluation of entitled and pipeline projects by end of Q1 2027; (c) if needed, undertake corrective action to ensure no net loss by end of Q4 2027~~Ongoing as development projects are considered~~

Objective: Adequate Sites Available for City Share of RHNA

Funding: General fund (staff time)

Program 6-C **ADU and JADU Trends.** The City will monitor ADU and JADU permitting/construction trends and affordability in Turlock, reporting performance in its Housing Element Annual Progress Reports. If actual performance is not in line with projections in December 2027, the City will review and take action as needed to ensure compliance with "no-net loss" provisions of State law. As appropriate, corrective actions will include:

- Identifying additional regulatory, process, or financial incentives, based on property owner feedback and updating the municipal code to implement them; or
- If actual production and affordability of ADUs is far from anticipated trends, amending the housing element, identifying additional sites as needed to accommodate RHNA, rezoning within 1 year of the corrective action evaluation.

Responsibility: Development Services Department

Timeframe: (a) reporting with annual report to HCD in April 2024; annually by April of each year thereafter (b) December 2027 for corrective action evaluation (if needed) (c) end of December 2028

Objectives: Track progress toward Sixth Cycle RHNA production goals ensure compliance with State law

Funding: General Fund

Program 6-D **Development and Replacement Unit Requirements.** The City will require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements apply to sites identified in the inventory that currently have residential uses, or within the past five years (based on the date the application for development was submitted) have had residential uses that have been vacated or demolished, and were:

- Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households.

Responsibility: Development Services Department

Timeframe: Beginning in Q4 2024

Objective: Protection of existing housing

Funding: General fund (staff time)

Quantified Objectives

California Government Code Section 65583[b] requires that housing elements contain quantified objectives for the maintenance, preservation, and construction of housing. The quantified objectives shown in Table 4-1 set a target goal for Turlock to strive for, based on needs, available resources, and constraints.

Table 4-1: 2023-2031 City of Turlock Quantified Objectivities

Income Category	*New Construction*[1]	*Rehabilitation*[2]	*Conservation/Preservation*[3]
Extremely Low[4]	130	11~~--~~	15~~--~~
Very-Low	1,75	27~~--~~	37~~--~~
Low	903	42~~80~~	128~~60~~112
Moderate	1,096	--	--
Above Moderate	2,498	--	~~--~~14
TOTALS	**5,802**	**80**	**~~112~~194**

1. The total new construction objective is equal to Turlock's RHNA allocation.
2. Assumes assistance to 10 households annually throughout the planning period through the City's Home Rehabilitation Loan Program (Program 3-A). During the 2015-23 cycle, the City facilitated rehabilitation of 15 affordable units for lower income households, two of which were for households earning less than 30 percent AMI and five of which were for households earning between 30 and 50 percent AMI. Accordingly, the quantified objectives for rehabilitation reflect the same distribution between income categories for the Sixth Cycle. Home rehabilitation loans from the City and the County are means tested programs typically only available to lower income households. Similarly, income eligibility limits for PG&E weatherization grants typically mean that these funds are only available to lower income households.
3. Assumes preservation of 14~~12~~ existing low income homes in Turlock annually throughout the planning period with the use of HOME and CDBG funds for acquisition and rehabilitation of substandard housing (Program 3-B). The quantified objectives for preservation reflect the same distribution between income categories as assumed for rehabilitation, based on the Fifth Cycle funding record. Assumes an additional 67 low income households receive mediation services that prevent displacement through Program 5-B Mediation and Enforcement over the planning period, based on an annual rate of 13 individuals assisted over the 8-year period and a success rate of 65 percent. Assumes that 1 low income household will continue receiving mobile home rent subsidies through Program 4-F throughout the planning period. Assumes that 14 percent of the 100 matches targeted through Program 5-E Home Sharing help senior households age in place, consistent with share of Turlock population aged 65 plus.
4. Stanislaus Council of Governments (StanCOG) RHNA methodology did not assign extremely low income units to jurisdictions. Based on past trends, the City targets 130 extremely low income units over the planning period, which represents 10 percent of the Very Low RHNA allocation.

Housing Action Plan Programs	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2	2026 Q3	2026 Q4	2027 Q1	2027 Q2	2027 Q3	2027 Q4
Rezoning to Accommodate RHNA																
1-B Rezoning to Accommodate RHNA Shortfall			■	■	■	■	■	■	■	■	■					
2-E By Right Rezoning of Sites from Prior Inventories											■					
Omnibus Code Clean Up Items																
2-F Live-Work Units											■	■				
2-G Manufactured Housing											■	■				
2-H Zoning for People with Disabilities											■	■				
2-I Low-Barrier Navigation Centers											■	■				
2-J Transitional Housing											■	■				
2-K Expand Online Transparency											■	■				
2-N Single-Room Occupancy Units											■	■				
2-O Reasonable Accomodation Ordinance											■	■				
2-P Supportive Housing														■	■	■
2-S ADU Ordinance Review										■						
2-Q Treatment of Group Homes											■	■				
4-I Density Bonus Application Procedures											■	■				
4-J Expiring Covenants											■	■				
Goal 1: Increasing Housing Supply																
1-A Inventory of Available Sites				■												
1-C SB 9 Housing Ordinance													■	■	■	■
1-D Small Lot Subdivision Ordinance													■			
1-E ADU/JADU Awareness				■	■				■				■			
1-F Congregational Overlay																■
1-G Downtown Development Incentives												■	■	■		
Goal 2: Removing Barriers to Housing																
2-A Predevelopment Consultation	■			■				■				■				■
2-B Objective Standards for Multifamily and Mixed Use Development								■	■	■	■					
2-C Design Review								■	■	■	■					
2-D Morgan Ranch Sewer Lift Station	■	■	■	■	■	■	■	■								
2-L Water and Sewer Priority								■								
2-M Permit Processing Time Improvements								■	■	■						
2-R Emergency Shelters											■	■				

	2028				2029				2030				2031			
Housing Action Plan Programs	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Rezoning to Accommodate RHNA																
1-B Rezoning to Accommodate RHNA Shortfall																
2-E By Right Rezoning of Sites from Prior Inventories																
Omnibus Code Clean Up Items																
2-F Live-Work Units																
2-G Manufactured Housing																
2-H Zoning for People with Disabilities																
2-I Low-Barrier Navigation Centers																
2-J Transitional Housing																
2-K Expand Online Transparency																
2-N Single-Room Occupancy Units																
2-O Reasonable Accomodation Ordinance																
2-P Supportive Housing																
2-S ADU Ordinance Review																
2-Q Treatment of Group Homes																
4-I Density Bonus Application Procedures																
4-J Expiring Covenants																
Goal 1: Increasing Housing Supply																
1-A Inventory of Available Sites																
1-C SB 9 Housing Ordinance																
1-D Small Lot Subdivision Ordinance																
1-E ADU/JADU Awareness																
1-F Congregational Overlay																
1-G Downtown Development Incentives																
Goal 2: Removing Barriers to Housing																
2-A Predevelopment Consultation																
2-B Objective Standards for Multifamily and Mixed Use Development																
2-C Design Review																
2-D Morgan Ranch Sewer Lift Station																
2-L Water and Sewer Priority																
2-M Permit Processing Time Improvements																
2-R Emergency Shelters																

Housing Action Plan Programs	2024				2025				2026				2027			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Goal 3: Preserve and Enhance Existing Housing																
3-A Home Rehabilitation Loan Program	■				■				■				■			
3-B Acquisition and Rehabilitation of Property for Affordable Housing	■				■				■				■			
3-C Neighborhood Clean Up Programs				■				■				■				■
3-D First Time Homebuyers Program Refinements	■	■	■	■	■	■	■	■	■	■						
3-E Place-Based Community Improvement Efforts	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
3-F Home Energy and Water Conservation	■	■	■	■	■	■										
3-G Community Land Trust Collaboration	■	■	■	■	■	■	■	■	■	■	■	■	■			
3-H Anti-Displacement Strategy	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
3-I Sidewalk Repair Assistance Program									■				■			
Goal 4: Special Needs Housing and Services																
4-A Housing for ELI Households and Persons with Special Needs	■				■				■				■			
4-B Support for Individuals with Disabilities					■				■				■			
4-C Support for Senior Independent Living					■	■	■	■	■	■	■	■	■	■	■	■
4-D Rental and Mortgage Assistance					■				■				■			
4-E Homelessness and Related Services					■				■				■			
4-F Mobile Home Rent Subsidies					■				■				■			
4-G Publicize Availability of Public Service Grants					■				■				■			
4-H Pursue State and Federal Funds in Support of Housing Development					■				■				■			
Goal 5: Fair Housing																
5-A Fair Housing Information	■	■	■	■	■	■		■	■			■	■			■
5-B Mediation and Enforcement				■				■				■				■
5-C Anti-Discrimination and Fair Housing Training	■	■	■	■	■			■				■				■
5-D Disavowal of Racially Restrictive Covenants	■	■	■	■	■	■	■	■				■				■
5-E Home Sharing and Tenant Matching							■	■				■				■
5-F Workforce Development Initiatives	■	■	■	■	■	■	■	■				■				■
Goal 6: Monitoring Progress																
6-A Annual Review		■				■				■				■		
6-B Ensure Adequate Sites Available to Meet City's Share of RHNA					■			■				■	■			■
6-C ADU and JADU Trends		■				■				■				■		■
6-D Development and Replacement Unit Requirements				■				■				■				■

Housing Action Plan Programs	2028				2029				2030				2031			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Goal 3: Preserve and Enhance Existing Housing																
3-A Home Rehabilitation Loan Program	■				■				■				■			■
3-B Acquisition and Rehabilitation of Property for Affordable Housing	■				■				■				■			■
3-C Neighborhood Clean Up Programs				■				■				■				■
3-D First Time Homebuyers Program Refinements																
3-E Place-Based Community Improvement Efforts				■				■				■				■
3-F Home Energy and Water Conservation																
3-G Community Land Trust Collaboration																
3-H Anti-Displacement Strategy																
3-I Sidewalk Repair Assistance Program	■				■				■				■			
Goal 4: Special Needs Housing and Services																
4-A Housing for ELI Households and Persons with Special Needs	■				■				■				■			
4-B Support for Individuals with Disabilities	■				■				■				■			
4-C Support for Senior Independent Living																
4-D Rental and Mortgage Assistance	■				■				■				■			
4-E Homelessness and Related Services	■				■				■				■			
4-F Mobile Home Rent Subsidies	■				■				■				■			
4-G Publicize Availability of Public Service Grants	■				■				■				■			
4-H Pursue State and Federal Funds in Support of Housing Development	■				■				■				■			
Goal 5: Fair Housing																
5-A Fair Housing Information	■			■	■			■	■			■	■			
5-B Mediation and Enforcement				■				■				■				■
5-C Anti-Discrimination and Fair Housing Training				■				■				■				■
5-D Disavowal of Racially Restrictive Covenants				■				■				■				■
5-E Home Sharing and Tenant Matching				■				■				■				■
5-F Workforce Development Initiatives				■				■				■				■
Goal 6: Monitoring Progress																
6-A Annual Review		■				■				■				■		
6-B Ensure Adequate Sites Available to Meet City's Share of RHNA				■				■				■				■
6-C ADU and JADU Trends		■		■		■				■				■		
6-D Development and Replacement Unit Requirements				■				■				■				■

Appendix A

Sites Inventory



Please Start Here, Instructions in Cell A2, Table in A3:B17	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables. Sites Inventory Form, Version 2.3, Updated April 5, 2023.	
General Information	
Jurisidiction Name	TURLOCK
Housing Element Cycle	6th
Contact Information	
First Name	Katie
Last Name	Quintero
Title	Planning Manager
Email	KQuintero@turlock.ca.us
Phone	2096685825
Mailing Address	
Street Address	156 S. Broadway, Ste. 120
City	Turlock
Zip Code	95380
Website	
https://www.cityofturlock.org/buildinginturlock/planninglandusepermitting/housingelementupdat	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
TURLOCK	123 W OLIVE AVE	95380	061-011-014-000	A	Downtown	OC Downtown Core	0	40	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Automotive car sales. 312 sqft single storey building on a 0.2 acre lot.		
TURLOCK	N BROADWAY	95380	061-011-015-000	A	Downtown	OC Downtown Core	0	40	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.32 acre surface parking lot of construction company. Consolidated site under common ownership with two other sites.		
TURLOCK	219 N BROADWAY	95380	061-011-016-000	A	Downtown	OC Downtown Core	0	40	0.56	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32	0	0	32	Construction company site.		
TURLOCK	107 3RD ST	95380	043-045-012-000	B	Downtown	OC Downtown Core	0	40	0.28	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Furniture store. Old structure; built in 1927		
TURLOCK	250 MARKET ST	95380	043-045-020-000	B	Downtown	OC Downtown Core	0	40	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	22	0	0	22	Furniture store. Old structure; built in 1927		
TURLOCK	3RD & MARKET ST	95380	043-045-019-000		Downtown	OC Downtown Core	0	40	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	201 WEST MAIN ST	95380	061-016-040-000		Downtown	OC Downtown Core	0	40	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Vacant		
TURLOCK	132 1ST ST	95380	061-016-030-000		Downtown	OC Downtown Core	0	40	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Commercial building, built in 1951.		
TURLOCK	237 S 99 HWY	95380	061-018-016-000		Downtown	OC Downtown Core	0	40	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Auto Sales shop (798 sq ft building, built in 1961) and a temporary shade structure. Low FAR of 0.09		
TURLOCK	203 GOLDEN STATE BLVD	95380	061-019-026-000		Downtown	OC Downtown Core	0	40	1.69	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	60	0	0	60	Welding building with large surface parking lot.		
TURLOCK	416 EAST MAIN AVE	95380	061-025-018-000		Downtown	OC Downtown Core	0	40	0.19	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Commercial building with thrift store, 760 sq ft building, built in 1947.		
TURLOCK	10 EAST MAIN ST	95380	061-018-045-000		Downtown	OC Downtown Core	0	40	0.80	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28	0	0	28	Commercial building with large surface parking. Built in 1921.		
TURLOCK	28 LANDER AVE	95380	061-016-012-000		Downtown	OC Downtown Core	0	40	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Commercial building (meal prep kitchen), close to Downtown, transit access. Low FAR of 0.19.		
TURLOCK	210 N GOLDEN STATE BLVD	95380	061-019-023-000		Downtown	OC Downtown Core	0	40	0.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20	0	0	20	Gas station with very low FAR of 0.08.		
TURLOCK	1ST ST	95380	061-016-002-000		Downtown	OC Downtown Core	0	40	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Surface parking lot.		
TURLOCK	141 N GOLDEN STATE BLVD	95380	061-018-025-000		Downtown	DC Downtown Core	0	40	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Surface parking lot.		
TURLOCK	609 EAST MAIN ST	95380	061-028-013-000	C	Downtown	DCT Downtown Core Transition	0	24	0.17	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Single storey structure with office use, built in 1909.		
TURLOCK	613 EAST MAIN ST	95380	061-028-012-000	C	Downtown	DCT Downtown Core Transition	0	24	0.19	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Non conforming Use, structure built in 1916.		
TURLOCK	531 E OLIVE AVE	95380	061-029-065-000	D	Downtown	OR Office Residential	0	30	0.32	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Chiropractor office with surface parking lot.		
TURLOCK	609 E OLIVE AVE	95380	061-029-064-000	D	Downtown	OR Office Residential	0	30	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	11	Office building with hair salon. Large surface parking lot		
TURLOCK	705 EAST MAIN ST	95380	061-031-029-000	E	Downtown	DCT Downtown Core Transition	0	24	0.26	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Commercial building, built in 1915.		
TURLOCK	161 N DENAIR AVE	95380	061-031-001-000	E	Downtown	OR Office Residential	0	30	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Surface parking lot for plant nursery.		
TURLOCK	742 E OLIVE AVE	95380	061-031-052-000	E	Downtown	OR Office Residential	0	30	0.52	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Plant Nursery. Built in 1970s		
TURLOCK	754 E OLIVE AVE	95380	061-031-005-000	E	Downtown	OR Office Residential	0	30	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Plant Nursery. Built in 1970s		
TURLOCK	764 E OLIVE AVE	95380	061-031-006-000	E	Downtown	OR Office Residential	0	30	0.26	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	0	0	31	Plant Nursery. Built in 1970s		
TURLOCK	409 E OLIVE AVE	95380	061-024-027-000	F	Downtown	OR Office Residential	0	30	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Single story run down structure used as a restaurant.		
TURLOCK	401 E OLIVE AVE	95380	061-024-028-000	F	Downtown	OR Office Residential	0	30	0.26	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Restaurant.		
TURLOCK	301 THIRD ST	95380	043-049-066-000	G	Downtown	IR Industrial Residential	0	30	0.44	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Old industrial shed building, built in 1964. Large surface parking lot.		
TURLOCK	200 B ST	95380	043-049-045-000	G	Downtown	IR Industrial Residential	0	30	0.25	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16	Warehouse building with office uses. Built in 1925. Low FAR of 0.17		
TURLOCK	400 MARSHALL ST	95380	061-026-003-000	H	Downtown	OR Office Residential	0	30	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	424 MARSHALL ST	95380	061-026-002-000	H	Downtown	OR Office Residential	0	30	0.65	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	432 MARSHALL ST	95380	061-026-001-000	H	Downtown	OR Office Residential	0	30	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	23	23	Vacant		
TURLOCK	401 MARSHALL ST	95380	061-025-038-000	I	Downtown	PD Planned Development	0	40	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	407 MARSHALL ST	95380	061-025-037-000	I	Downtown	PD Planned Development	0	40	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	219 S THOR ST	95380	061-025-039-000	I	Downtown	PD Planned Development	0	40	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	431 MARSHALL ST	95380	061-025-058-000	I	Downtown	PD Planned Development	0	40	0.69	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	CRANE AVE	95380	061-025-061-000	I	Downtown	PD Planned Development	0	40	0.46	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	CRANE AVE	95380	061-025-060-000	I	Downtown	PD Planned Development	0	40	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42	0	0	42	Vacant		
TURLOCK	326 S CENTER ST	95380	061-017-002-000	J	Downtown	TC Transitional Commercial	0	30	0.19	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Single-story structure used for auto sales business with surface parking lot.		
TURLOCK	311 S GOLDEN STATE BLVD	95380	061-017-003-000	J	Downtown	TC Transitional Commercial	0	30	0.33	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	Surface parking lot for auto sales business on adjacent lot.		
TURLOCK	0 3RD ST	95380	043-049-075-000		Downtown	IR Industrial Residential	0	30	0.73	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	0	0	17	Vacant		
TURLOCK	3RD ST	95380	043-048-040-000		Downtown	IR Industrial Residential	0	30	0.44	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	Vacant		
TURLOCK	B ST	95380	043-048-017-000		Downtown	IR Industrial Residential	0	30	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	B ST	95380	043-048-007-000		Downtown	IR Industrial Residential	0	30	0.50	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	12	12	Vacant		
TURLOCK	1ST & D ST	95380	043-049-002-000		Downtown	IR Industrial Residential	0	30	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	11	Vacant		
TURLOCK	326 WOLFE AVE	95380	061-024-050-000		Downtown	OR Office Residential	0	30	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	755 E OLIVE AVE	95380	061-030-016-000		Downtown	OR Office Residential	0	30	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	682 E OLIVE AVE	95380	061-028-070-000		Downtown	OR Office Residential	0	30	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	323 N PALM ST	95380	061-029-016-000		Downtown	OR Office Residential	0	30	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	314 MITCHELL AVE	95380	061-024-057-000		Downtown	OR Office Residential	0	30	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Vacant		
TURLOCK	EAST & MINARET AVE	95380	026-010-009-000		Downtown	OR Office Residential	0	30	0.41	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	9	9	Vacant		
TURLOCK	0 E OLIVE AVE	95380	061-030-028-000		Downtown	OR Office Residential	0	30	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	513 N PALM ST	95380	061-023-041-000		Downtown	OR Office Residential	0	30	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Vacant		
TURLOCK	378 N GOLDEN STATE BLVD	95380	061-019-014-000		Downtown	TC Transitional Commercial	0	30	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	324 N CENTER ST	95380	061-019-003-000		Downtown	TC Transitional Commercial	0	30	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	311 MITCHELL AVE	95380	061-024-064-000		Downtown	TC Transitional Commercial	0	30	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	475 S GOLDEN STATE BLVD	95380	043-050-004-000		Downtown	TC Transitional Commercial	0	30	0.66	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	0	0	15	Vacant		
TURLOCK	N 1ST ST	95380	061-011-007-000		Downtown	TC Transitional Commercial	0	30	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	11	Vacant		
TURLOCK	238 S CENTER ST	95380	061-018-014-000		Downtown	TC Transitional Commercial	0	30	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	214 S CENTER ST	95380	061-018-013-000		Downtown	TC Transitional Commercial	0	30	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	240 S CENTER ST	95380	061-018-015-000		Downtown	TC Transitional Commercial	0	30	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	223 5TH ST	95380	043-048-045-000		Downtown	TC Transitional Commercial	0	30	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Commercial building (264 sq ft building) with auto repair business and large surface parking lot.		
TURLOCK	301 N FRONT ST	95380	061-019-027-000		Downtown	TC Transitional Commercial	0	30	0.38	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Old Warehouse building with large surface parking lot. Low AV Ratio of 0.02.		
TURLOCK	216 N GOLDEN STATE BLVD	95380	061-019-012-000		Downtown	TC Transitional Commercial	0	30	0.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	0	0	13	Restaurant, built in 1986 and food truck on site. Low FAR of 0.05.		
TURLOCK	325 S CENTER ST	95380	061-026-034-000		Downtown	TC Transitional Commercial	0	30	0.68	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16	Car wash, built in 1964.		
TURLOCK	281 E OLIVE AVE	95380	061-019-009-000		Downtown	TC Transitional Commercial	0	30	0.30	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Auto repair shop, built in 1938. Large surface parking lot.		
TURLOCK	314 LANDER AVE	95380	043-048-043-000		Downtown	IR Industrial Residential	0	30	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Vehicle sales, 240 sq ft, build in 1990. Very low FAR of 0.02.		
TURLOCK	441 S CENTER ST	95380	043-050-013-000		Downtown	TC Transitional Commercial	0	30	0.53	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	0	0	12	Restaurant with food truck on site. Large surface parking lot. Very low FAR of 0.01 and low AV Ratio of 0.19		
TURLOCK	499 S GOLDEN STATE BLVD	95380	043-051-016-000		Industrial	Industrial	0	30	3.62	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	86	0	0	86	Industrial building, built in 1930. Low FAR of 0.36.		
TURLOCK	440 E OLIVE AVE	95380	061-025-006-000		Downtown	OR Office Residential	0	30	0.66	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	0	0	15	Bank with surface parking lot.Built in 1958		
TURLOCK	499 S 1ST ST	95380	043-049-058-000		Downtown	IR Industrial Residential	0	30	0.21	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Warehouse building, run down structure with large surface parking low. Low FAR of 0.21.		
TURLOCK	S 1ST ST	95380	043-049-011-000		Downtown	IR Industrial Residential	0	30	0.21	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Warehouse building. Low AV Ratio (0.56) and Low FAR (0.32)		
TURLOCK	700 E OLIVE AVE	95380	061-031-002-000		Downtown	OR Office Residential	0	30	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Insurance building with surface parking lot.		
TURLOCK	280 WEST MAIN ST	95380	050-020-013-000		Downtown	TC Transitional Commercial	0	30	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Insurance building with surface parking lot on 0.36ac lot.		
TURLOCK	401 N CENTER ST	95380	061-024-067-000		Downtown	TC Transitional Commercial	0	30	0.30	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Mixed-use building, built in 1952 with auto sales shop and offices.		
TURLOCK	310 MITCHELL AVE	95380	061-024-063-000		Downtown	TC Transitional Commercial	0	30	0.36	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Commercial property, built in 1928.		
TURLOCK	701 E OLIVE AVE	95380	061-030-013-000		Downtown	OR Office Residential	0	30	0.35	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Medical building with large surface parking lot.Low FAR of 0.17.		
TURLOCK	487 N GOLDEN STATE BLVD	95380	061-019-015-000		Downtown	TC Transitional Commercial	0	30	0.27	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Car wash with parking lot. Bus stops adjacent to site. Low FAR of 0.22		
TURLOCK	4211 COUNTRY WALK LN	95382	073-046-003-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	1851 MILESTONE WAY	95382	073-046-029-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	3960 BILTMORE DR	95382	073-048-046-000		Very Low Density Residential	PD Planned Development	0	3	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
TURLOCK	1850 GEMSTONE WAY	95380	073-040-044-000		Very Low Density Residential	R-E Residential Estate	0	3	1.57	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	4223 TAPESTRY WAY	95382	073-046-012-000		Very Low Density Residential	PD Planned Development	0	3	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4263 TAPESTRY WAY	95382	073-046-010-000		Very Low Density Residential	PD Planned Development	0	3	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4101 COUNTRY WALK LN	95382	073-046-031-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4061 COUNTRY WALK LN	95382	073-046-030-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	2293 E TUOLUMNE RD	95382	073-043-004-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	SWANPARK DR	95382	073-037-009-000		Very Low Density Residential	R-E Residential Estate	0	3	0.51	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	KENSINGTON CT	95382	073-034-017-000		Very Low Density Residential	PD Planned Development	0	3	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	SWANPARK DR	95382	073-037-005-000		Very Low Density Residential	R-E Residential Estate	0	3	0.65	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	SWANPARK DR	95382	073-037-002-000		Very Low Density Residential	R-E Residential Estate	0	3	0.51	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	KENSINGTON CT	95382	073-034-014-000		Very Low Density Residential	PD Planned Development	0	3	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	1851 WARING RD	95382	073-019-075-000		Very Low Density Residential	PD Planned Development	0	3	2.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	6	6	Vacant		
TURLOCK	1801 WARING RD	95382	073-019-077-000		Very Low Density Residential	PD Planned Development	0	3	0.49	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	N QUINCY RD	95382	073-013-009-000		Very Low Density Residential	R-E Residential Estate	0	3	3.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Vacant		
TURLOCK	2545 AUGUSTA PL	95382	073-044-022-000		Very Low Density Residential	PD Planned Development	0	3	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	2535 AUGUSTA PL	95382	073-044-021-000		Very Low Density Residential	PD Planned Development	0	3	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	2500 FAIRBANKS RANCH RD	95382	073-052-066-000		Very Low Density Residential	R-E Residential Estate	0	3	2.33	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	6	6	Vacant		
TURLOCK	2664 LEPIN LN	95380	073-053-061-000		Very Low Density Residential	PD Planned Development	0	3	1.30	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	3	3	Vacant		
TURLOCK	1309 5TH ST	95380	043-060-023-000		Medium Density Residential	R-M Medium Density Residential	0	15	2.87	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	34	0	34	Vacant		
TURLOCK	1325 5TH ST	95380	043-060-024-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	7	Vacant		
TURLOCK	1079 N OLIVE AVE	95380	042-021-040-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.16	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	Vacant		
TURLOCK	SOUTH & WEST COR OF AVE	95380	050-030-040-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	Vacant		
TURLOCK	1039 ANGELUS ST	95380	050-005-006-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	Vacant		
TURLOCK	CASTOR ST	95380	050-025-045-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	Vacant		
TURLOCK	CASTOR ST	95380	050-026-047-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	Vacant		
TURLOCK	350 S WEST AVE	95380	050-025-001-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	Vacant		
TURLOCK	337 S WEST AVE	95380	050-003-042-000		Medium Density Residential	R-M Medium Density Residential	0	15	2.64	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	31	0	31	Vacant		
TURLOCK	9 HIGH ST	95380	050-002-050-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.58	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Vacant		
TURLOCK	1376 EAST AVE	95380	043-026-005-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.41	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	Vacant		
TURLOCK	300 N SODERQUIST RD	95380	061-003-040-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.45	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5	Vacant		
TURLOCK	440 JULIAN ST	95380	061-010-033-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	Vacant		
TURLOCK	843 CHESTNUT ST	95380	051-005-012-000		Medium Density Residential	PD Planned Development	0	15	0.74	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	8	Vacant		
TURLOCK	323 COLUMBIA ST	95380	050-020-037-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	Vacant		
TURLOCK	GEER RD	95380	071-041-005-000		Medium Density Residential	R-M Medium Density Residential	0	15	1.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	0	16	Vacant		
TURLOCK	1345 N PALM ST	95380	042-013-011-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.49	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5	Vacant		
TURLOCK	151 W SYRACUSE AVE	95380	042-004-009-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.59	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	6	0	6	Vacant		
TURLOCK	120 CLIFFORD AVE	95380	061-004-028-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	Vacant		
TURLOCK	4045 MEDEIROS RD	95382	087-015-007-000		Low-Medium Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4055 MEDEIROS RD	95382	087-015-006-000		Low-Medium Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ZEERING RD	95382	072-050-002-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ZACH CT	95380	044-057-028-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	WEST AVE	95380	050-018-039-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	WAGNER DR	95380	044-057-020-000		Low Density Residential	R-L Low Density Residential	0	7	0.24	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	VOLK AVE	95380	050-018-016-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	TUOLUMNE RD	95382	073-014-036-000		Low Density Residential	R-L Low Density Residential	0	7	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	TEAKWOOD ST	95380	044-056-016-000		Low Density Residential	R-L Low Density Residential	0	7	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	QUINCY RD	95380	051-037-046-000		Low Density Residential	R-L Low Density Residential	0	7	0.18	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	QUINCY RD	95380	051-037-047-000		Low Density Residential	R-L Low Density Residential	0	7	0.19	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	QUINCY RD	95380	073-023-019-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	QUINCY RD	95380	073-032-014-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	PADDOCK LN	95207	073-025-005-000		Low Density Residential	R-L Low Density Residential	0	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	OPPELT WAY	95380	051-040-035-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	OPPELT WAY	95380	051-039-015-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	N WALNUT RD	95382	071-048-001-000		Low Density Residential	R-L Low Density Residential	0	7	1.26	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	Vacant		
TURLOCK	N WALNUT RD	95382	071-048-002-000		Low Density Residential	R-L Low Density Residential	0	7	0.41	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Vacant		
TURLOCK	N HIGHLANDS AVE	95380	072-051-012-000		Low Density Residential	R-L Low Density Residential	0	7	0.16	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	MYERS WAY	95380	051-040-040-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	MYERS WAY	95380	051-040-041-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	MYERS WAY	95380	051-039-019-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	MONTANA AVE	95380	050-032-053-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	LINWOOD AVE	95380	043-057-015-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	LAMBERT WAY	95380	061-040-011-000		Low Density Residential	PD Planned Development	0	7	0.48	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	LA SALLE DR	95382	072-035-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	HAWKEYE RD	95380	073-023-007-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAWKEYE RD	95380	073-023-008-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAWKEYE AVE	95380	073-020-041-000		Low Density Residential	R-L Low Density Residential	0	7	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	HAWKEYE AVE	95380	073-018-043-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	HAWKEYE AVE	95380	073-018-021-000		Low Density Residential	R-L Low Density Residential	0	7	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-005-000		Low Density Residential	PD Planned Development	0	7	0.10	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-004-000		Low Density Residential	PD Planned Development	0	7	0.09	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-005-000		Low Density Residential	PD Planned Development	0	7	0.13	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-007-000		Low Density Residential	PD Planned Development	0	7	0.08	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-006-000		Low Density Residential	PD Planned Development	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GLASGOW ST	95380	044-056-008-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	FOSBERG RD	95382	072-055-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	FOREST DR	95380	051-037-049-000		Low Density Residential	R-L Low Density Residential	0	7	0.19	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	FOREST DR	95380	051-037-048-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	PEARLENE AVE	95380	043-058-028-000		Low Density Residential	R-L Low Density Residential	0	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-057-004-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-057-003-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-057-002-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-057-001-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-058-027-000		Low Density Residential	R-L Low Density Residential	0	7	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	EMERALD WAY	95380	073-023-006-000		Low Density Residential	R-L Low Density Residential	0	7	0.25	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	DOO CT	95380	073-014-026-000		Low Density Residential	R-L Low Density Residential	0	7	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	DEL8 LN	95382	072-045-012-000		Low Density Residential	R-L Low Density Residential	0	7	0.97	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Vacant		
TURLOCK	DEL5 LN	95380	071-025-003-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	DAUBENBERGER RD	95380	073-025-048-000		Low Density Residential	R-L Low Density Residential	0	7	0.22	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	DAUBENBERGER RD	95380	073-025-049-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	DAUBENBERGER RD	95380	073-025-046-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	DAUBENBERGER RD	95380	073-025-047-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CROWELL RD	95380	071-063-001-000		Low Density Residential	PD Planned Development	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CROWELL RD	95380	071-063-002-000		Low Density Residential	PD Planned Development	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	COLORADO AVE	95382	072-050-018-000		Low Density Residential	R-L Low Density Residential	0	7	9.66	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	170	170	Vacant		
TURLOCK	CLARK ST	95380	050-032-052-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CLARK ST	95380	050-018-009-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CHRISTINE WAY	95380	051-036-067-000		Low Density Residential	R-L Low Density Residential	0	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CHRISTINE WAY	95380	051-036-066-000		Low Density Residential	R-L Low Density Residential	0	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	BUTTE WAY	95380	050-015-016-000		Low Density Residential	R-L Low Density Residential	0	7	0.26	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BOXWOOD WAY	95380	043-011-021-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BOXWOOD WAY	95380	043-011-022-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BOXWOOD WAY	95380	043-054-017-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BOXWOOD WAY	95380	043-054-018-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BLUEFIELD AVE	95380	072-050-035-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	BLOSSOM DR	95381	044-056-008-000		Low Density Residential	PD Planned Development	0	7	0.09	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	AKRON DR	95381	072-017-026-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	AKRON DR	95381	072-017-013-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	880 MONTANA AVE	95380	050-010-030-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	860 MONTANA AVE	95380	050-010-031-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	820 MONTANA AVE	95380	050-010-050-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	800 MONTANA AVE	95380	050-010-051-000		Low Density Residential	R-L Low Density Residential	0	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	485 VILLA WOODS DR	95380	043-059-023-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	468 SPARKLE CT	95380	089-016-076-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4627 CHERRY BLOSSOM LN	95382	072-002-084-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4620 COLORADO AVE	95382	072-002-083-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4617 CHERRY BLOSSOM LN	95382	072-002-086-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4610 COLORADO AVE	95382	072-002-085-000		Low Density Residential	R-L Low Density Residential	0	7	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4607 CHERRY BLOSSOM LN	95382	072-002-088-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4600 COLORADO AVE	95382	072-002-087-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	448 SPARKLE CT	95380	089-016-077-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	374 WEST MAIN ST	95380	050-030-008-000

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
TURLOCK	1470 ESPERANZA CT	95380	050-010-042-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1461 ESPERANZA CT	95380	050-010-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1460 ESPERANZA CT	95380	050-010-043-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1451 ESPERANZA CT	95380	050-010-037-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1450 ESPERANZA CT	95380	050-010-044-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1441 ESPERANZA CT	95380	050-010-036-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1440 ESPERANZA CT	95380	050-010-045-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1431 ESPERANZA CT	95380	050-010-035-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1430 ESPERANZA CT	95380	050-010-046-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1421 ESPERANZA CT	95380	050-010-034-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1420 ESPERANZA CT	95380	050-010-047-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1411 ESPERANZA CT	95380	050-010-033-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1410 ESPERANZA CT	95380	050-010-048-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1401 ESPERANZA CT	95380	050-010-032-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1400 ESPERANZA CT	95380	050-010-049-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1201 BURMAN DR	95382	072-009-033-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	1057 9TH ST	95380	043-054-025-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	1053 9TH ST	95380	043-054-024-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	1052 S BERKELEY AVE	95380	043-062-087-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	1042 S BERKELEY AVE	95380	043-062-086-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	0 ESPERANZA CT	95380	050-010-052-000		Low Density Residential	R-L Low Density Residential	0	7	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	2	2	Vacant		
TURLOCK	0 EDWARD DR	95380	051-024-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	0 AMBERWOOD LN	95380	044-060-089-000		Low Density Residential	R-L Low Density Residential	0	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAMPTON WAY	95382	071-026-003-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAMPTON WAY	95382	071-026-004-000		Low Density Residential	R-L Low Density Residential	0	7	0.16	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAMPTON WAY	95382	071-026-005-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAMPTON WAY	95382	071-026-006-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	0 PORSCHE STRASSE	95382	088-008-060-000		Low Density Residential	R-M Medium Density Residential	0	15	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	237 BERNELL AVE	95380	050-014-043-000		Low Density Residential	R-L Low Density Residential	0	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	285 BERNELL AVE	95380	050-014-045-000		Low Density Residential	R-L Low Density Residential	0	7	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	255 BERNELL AVE	95380	050-014-044-000		Low Density Residential	R-L Low Density Residential	0	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	890 N OLIVE AVE	95380	042-026-025-000		High Density Residential	R-H High Density Residential	0	30	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Vacant		
TURLOCK	888 N OLIVE AVE	95380	042-026-027-000		High Density Residential	R-H High Density Residential	0	30	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	11	11	Vacant		
TURLOCK	808 N OLIVE AVE	95380	042-026-023-000		High Density Residential	R-H High Density Residential	0	30	0.42	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	10	10	Vacant		
TURLOCK	006 N OLIVE AVE	95380	042-026-022-000		High Density Residential	R-H High Density Residential	0	30	0.58	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	13	13	Vacant		
TURLOCK	930 N OLIVE AVE	95380	042-026-002-000		High Density Residential	R-H High Density Residential	0	30	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	Vacant		
TURLOCK	TULLY RD	95380	088-010-036-000		High Density Residential	PD Planned Development	0	30	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	11	0	11	Vacant		
TURLOCK	940 PEDRAS RD	95382	071-014-008-000		High Density Residential	R-H High Density Residential	0	30	3.38	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	80	0	80	Vacant		
TURLOCK	0 20TH CENTURY BLVD	95380	042-011-049-000		High Density Residential	R-H High Density Residential	0	30	1.90	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	45	45	Vacant		
TURLOCK	1807 GEER RD	95382	071-015-011-000		High Density Residential/Office	R-H High Density Residential	0	30	0.59	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	0	0	14	Vacant		
TURLOCK	1733 GEER RD	95382	071-015-012-000		High Density Residential/Office	R-H High Density Residential	0	30	0.40	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	9	9	Vacant		
TURLOCK	GOLF RD	95380	044-025-010-000		Medium Density Residential	R-L-4.5 Low Density Residential	0	10	15.90	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	912 E GLENWOOD AVE	95380	044-065-005-000		Medium Density Residential, Public, Park	R-L Low Density Residential	0	9	28.60	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	1016 E GLENWOOD AVE	95380	044-065-002-000		Park	R-L Low Density Residential	0	9	1.02	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	800 E GLENWOOD AVE	95380	044-065-004-000		Medium Density Residential, Park	R-L Low Density Residential	0	9	19.75	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	Morgan Ranch Master Plan	95380	044-023-024-000		Medium Density Residential	R-L Low Density Residential	0	9	9.30	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	875	875	Vacant		
TURLOCK	2125 GOLF RD	95380	044-025-007-000		High Density Residential	R-H High Density Residential	0	30	4.91	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	142	0	0	142	Vacant		
TURLOCK	2001 GOLF RD	95380	044-025-006-000		High Density Residential	R-H High Density Residential	0	30	4.81	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	133	0	0	133	Vacant		
TURLOCK	500 E GLENWOOD AVE	95380	044-023-005-000		High Density Residential, Public	C-H Heavy Commercial/Light Industrial	0	30	5.30	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	123	0	0	123	Older owner-occupied single-family residence which will be vacated with sale of property as part of Morgan Ranch Master Plan implementation. Owner has deffered maintence in recent years in view of impending sale and demolition.		
TURLOCK	432 E GLENWOOD AVE	95380	044-023-031-000		Community Commercial, High Density Res	C-H Heavy Commercial/Light Industrial	0	30	7.98	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	55	0	0	55	Older owner-occupied single-family residence which will be vacated with sale of property as part of Morgan Ranch Master Plan implementation. Owner has deffered maintence in recent years in view of impending sale and demolition.		

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

For Stanislaus County jurisdictions, please format the APNs as follows: 999-999-999-999

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1
TURLOCK	1810 DIVANIAN DR	95380	071-014-013-000	0	0	0	0	Shortfall of Sites	1.74	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Vacant	Vacant	YES - Current	Consolidated Site: K
TURLOCK	1814 DIVANIAN DR	95382	071-014-012-000	0	0	0	0	Shortfall of Sites	1.35	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Vacant	Vacant	YES - Current	Consolidated Site: K
TURLOCK	1828 DIVANIAN DR	95382	071-014-011-000	64	64	0	0	Shortfall of Sites	1.49	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	128	Vacant	Vacant	YES - Current	Consolidated Site: K
TURLOCK	1199 PEDRAS RD	95382	071-011-038-000	0	0	0	0	Shortfall of Sites	3.43	Community Commercial	PD Planned Development	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Vacant	Vacant	YES - Current	Consolidated Site: L
TURLOCK	1189 PEDRAS RD	95382	071-011-045-000	57	58	0	0	Shortfall of Sites	0.69	Community Commercial	PD Planned Development	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	115	Vacant	Vacant	YES - Current	Consolidated Site: L
TURLOCK	2020 DIVANIAN DR	95382	071-072-048-000	0	0	0	0	Shortfall of Sites	0.24	Heavy Commercial	PD Planned Development	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Vacant	Vacant	YES - Current	Consolidated Site: M
TURLOCK	2032 DIVANIAN DR	95382	071-072-049-000	0	0	0	0	Shortfall of Sites	0.74	Heavy Commercial	PD Planned Development	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Non-Vacant	Industrial	YES - Current	Consolidated Site: M
TURLOCK	2040 DIVANIAN DR	95382	071-072-050-000	22	22	0	0	Shortfall of Sites	0.61	Heavy Commercial	PD Planned Development	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	44	Vacant	Vacant	YES - Current	Consolidated Site: M
TURLOCK	475 W SYRACUSE AVE	95380	042-006-003-000	0	0	2	8	Shortfall of Sites	0.37	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	10	Vacant	Vacant	YES - Current	
TURLOCK	2050 DIVANIAN DR	95382	071-011-016-000	28	28	0	0	Shortfall of Sites	2.03	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	56	Vacant	Vacant	YES - Current	
TURLOCK	3536 N GOLDEN STATE BLVD	95382	087-027-017-000	17	18	0	0	Shortfall of Sites	1.27	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	35	Vacant	Vacant	YES - Current	
TURLOCK	1000 N FRONT ST	95380	042-006-008-000	13	13	0	0	Shortfall of Sites	0.95	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	26	Non-Vacant	Industrial	YES - Current	
TURLOCK	338 W SYRACUSE AVE	95380	042-008-017-000	22	21	0	0	Shortfall of Sites	0.83	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	23	Non-Vacant	Industrial	YES - Current	
TURLOCK	1148 N GOLDEN STATE BLVD	95380	042-006-011-000	15	14	0	0	Shortfall of Sites	1.05	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	29	Non-Vacant	Commercial	YES - Current	
TURLOCK	2313 N WALNUT RD	95382	088-013-049-000	33	33	0	0	Shortfall of Sites	2.37	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	66	Non-Vacant	Commercial	YES - Current	
TURLOCK	2700 N GOLDEN STATE BLVD	95382	088-007-004-000	72	72	0	0	Shortfall of Sites	5.15	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	144	Non-Vacant	Commercial	YES - Current	
TURLOCK	61 W CANAL DR	95380	042-009-032-000	0	0	8	2	Shortfall of Sites	0.37	Office	C-O Commercial Office	Office	CR-MU Commercial Residential Mixed Use	0	35	10	Non-Vacant	Commercial	YES - Current	
TURLOCK	942 N GOLDEN STATE BLVD	95380	042-005-039-000	9	9	0	0	Shortfall of Sites	0.66	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	18	Non-Vacant	Commercial	YES - Current	
TURLOCK	2500 N GOLDEN STATE BLVD	95380	088-007-025-000	16	15	0	0	Shortfall of Sites	1.11	Community Commercial	C-H Heavy Commercial/Light Industrial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	31	Non-Vacant	Commercial	YES - Current	
TURLOCK	1000 N GOLDEN STATE BLVD	95380	042-005-038-000	0	0	31	10	Shortfall of Sites	1.49	Medium Density Residential	C-H Heavy Commercial/Light Industrial	Medium Density Residential	CR-MU Commercial Residential Mixed Use	0	35	41	Non-Vacant	Commercial	YES - Current	
TURLOCK	624 N GOLDEN STATE BLVD	95380	061-022-001-000	8	9	0	0	Shortfall of Sites	0.63	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	17	Non-Vacant	Commercial	YES - Current	
TURLOCK	1318 GOLDEN STATE BLVD	95380	042-010-013-000	21	22	0	0	Shortfall of Sites	1.56	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	43	Non-Vacant	Commercial	YES - Current	
TURLOCK	2413 W MONTE VISTA AVE	95380	087-004-051-000	0	0	238	79	Shortfall of Sites	11.35	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	317	Non-Vacant	Commercial	YES - Current	
TURLOCK	693 N GOLDEN STATE BLVD	95380	061-041-016-000	0	0	6	2	Shortfall of Sites	0.29	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	8	Non-Vacant	Commercial	YES - Current	
TURLOCK	2650 GEER RD	95382	072-018-001-000	0	0	0	0	Shortfall of Sites	0.53	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Non-Vacant	Commercial	YES - Current	Consolidated Site: O
TURLOCK	2650 GEER RD	95382	072-014-057-000	11	11	0	0	Shortfall of Sites	0.27	Community Commercial	PD Planned Development	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	22	Non-Vacant	Commercial	YES - Current	Consolidated Site: O
TURLOCK	1035 GEER RD	95380	042-004-048-000	14	15	0	0	Shortfall of Sites	1.05	Office	C-O Commercial Office	Office	CR-MU Commercial Residential Mixed Use	0	35	29	Vacant	Vacant	YES - Current	
TURLOCK	MINNESOTA RD	95380	071-009-034-000	18	19	0	0	Shortfall of Sites	1.35	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	37	Vacant	Vacant	YES - Current	
TURLOCK	E MONTE VISTA AVE	95382	072-010-005-000	0	0	4	1	Shortfall of Sites	0.19	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	5	Vacant	Vacant	YES - Current	
TURLOCK	1366 GEER RD	95380	042-012-004-000	13	13	0	0	Shortfall of Sites	0.95	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	26	Vacant	Vacant	YES - Current	
TURLOCK	101 E MONTE VISTA AVE	95380	072-007-013-000	0	0	216	71	Shortfall of Sites	10.25	Community Commercial/Office	C-C Community Commercial	Community Commercial/Office	CR-MU Commercial Residential Mixed Use	0	35	287	Vacant	Vacant	YES - Current	
TURLOCK	3700 GEER RD	95382	072-057-053-000	9	10	0	0	Shortfall of Sites	0.69	Medium Density Residential/O	PD Planned Development	Medium Density Residential/O	CR-MU Commercial Residential Mixed Use	0	35	19	Non-Vacant	Commercial	YES - Current	
TURLOCK	2405 GEER RD	95382	071-028-021-000	32	33	0	0	Shortfall of Sites	2.33	Community Commercial	PD Planned Development	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	65	Non-Vacant	Commercial	YES - Current	
TURLOCK	1202 GEER RD	95380	042-012-013-000	0	0	7	2	Shortfall of Sites	0.33	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	9	Non-Vacant	Commercial	YES - Current	
TURLOCK	3012 GEER RD	95382	072-010-055-000	0	0	6	0	Shortfall of Sites	0.23	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	6	Non-Vacant	Commercial	YES - Current	
TURLOCK	2600 GEER RD	95382	072-018-002-000	0	0	22	0	Shortfall of Sites	0.80	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	22	Non-Vacant	Commercial	YES - Current	
TURLOCK	6TH & D ST	95380	043-047-004-000	0	0	0	0	Shortfall of Sites	0.47	Industrial	I General Industrial	Industrial	CR-MU Commercial Residential Mixed Use	0	35	0	Non-Vacant	Industrial	YES - Current	Consolidated Site: R
TURLOCK	550 C ST	95380	043-047-005-000	18	18	0	0	Shortfall of Sites	0.83	Industrial	I General Industrial	Industrial	CR-MU Commercial Residential Mixed Use	0	35	36	Non-Vacant	Industrial	YES - Current	Consolidated Site: R
TURLOCK	D ST	95380	043-002-019-000	17	18	0	0	Shortfall of Sites	1.26	Industrial	I General Industrial	Industrial	CR-MU Commercial Residential Mixed Use	0	35	35	Non-Vacant	Industrial	YES - Current	
TURLOCK	1471 LANDER AVE	95380	050-019-010-000	0	0	9	2	Shortfall of Sites	0.42	Community Commercial	C-H Heavy Commercial/Light Industrial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	11	Non-Vacant	Mixed Use	YES - Current	
TURLOCK	645 9TH ST	95380	043-001-009-000	0	0	9	2	Shortfall of Sites	0.41	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	11	Non-Vacant	Commercial	YES - Current	
TURLOCK	1105 LANDER AVE	95380	050-015-038-000	11	12	0	0	Shortfall of Sites	0.85	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	23	Non-Vacant	Commercial	YES - Current	
TURLOCK	690 C ST	95380	043-046-011-000	0	0	7	2	Shortfall of Sites	0.33	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	9	Non-Vacant	Commercial	YES - Current	
TURLOCK	1083 LANDER AVE	95380	050-015-030-000	9	9	0	0	Shortfall of Sites	0.65	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	18	Non-Vacant	Commercial	YES - Current	
TURLOCK	1341 LANDER AVE	95380	050-018-039-000	11	11	0	0	Shortfall of Sites	0.80	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	22	Non-Vacant	Mixed Use	YES - Current	
TURLOCK	1302 LANDER AVE	95380	043-004-009-000	8	8	0	0	Shortfall of Sites	0.60	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	16	Non-Vacant	Industrial	YES - Current	
TURLOCK	716 LANDER AVE	95380	043-046-023-000	0	0	13	0	Shortfall of Sites	0.48	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	13	Non-Vacant	Industrial	YES - Current	
TURLOCK	680 C ST	95380	043-046-003-000	0	0	9	0	Shortfall of Sites	0.33	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	9	Non-Vacant	Mixed Use	YES - Current	
TURLOCK	973 WEST MAIN ST	95380	061-003-027-000	0	0	0	0	Shortfall of Sites	0.49	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	30	0	Non-Vacant	Commercial	YES - Current	Consolidated Site: P
TURLOCK	1009 WEST MAIN ST	95380	061-003-028-000	0	0	17	5	Shortfall of Sites	0.71	Medium Density Residential	C-C Community Commercial	Medium Density Residential	CR-MU Commercial Residential Mixed Use	0	30	22	Non-Vacant	Commercial	YES - Current	Consolidated Site: P
TURLOCK	1030 WEST MAIN ST	95380	050-002-060-000	0	0	5	1	Shortfall of Sites	0.34	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	30	6	Non-Vacant	Commercial	YES - Current	
TURLOCK	923 WEST MAIN ST	95380	061-004-049-000	0	0	3	0	Shortfall of Sites	0.20	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	30	3	Non-Vacant	Commercial	YES - Current	
TURLOCK	GEER RD	95380	072-046-001-000	120	120	0	0	Shortfall of Sites	9.99	High Density Residential	R-H High Density Residential	High Density Residential	R-H High Density Residential	0	30	240	Vacant	Vacant	YES - Current	
TURLOCK	GEER RD	95380	071-015-017-000	0	0	0	0	Shortfall of Sites	5.54	High Density Residential	R-H High Density Residential	High Density Residential	R-H High Density Residential	0	30	0	Vacant	Vacant	YES - Current	Consolidated Site: S
TURLOCK	GEER RD	95380	071-015-013-000	70	69	0	0	Shortfall of Sites	0.28	High Density Residential	R-H High Density Residential	High Density Residential	R-H High Density Residential	0	30	139	Vacant	Vacant	YES - Current	Consolidated Site: S

s

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R-E Residential Estate	Very low density concentrations of single-family dwellings, ranging from 0.2 du/ac to three du/ac.
R-L4.5 Low Density Residential	Single-family dwellings, ranging from less than three du/ac to seven du/ac.
R-M Medium Density Residential	Single-family and medium density multifamily dwelling units, ranging from seven du/ac to fifteen du/ac.
R-H High Density Residential	Multiple-family dwelling units, ranging from fifteen du/ac to thirty du/ac.
C-O Commercial Office	Commercial and residential uses with areas for business and professional office.
C-C Community Commercial	Wide range of retail stores, restaurants, hotels and motels, commercial recreation, personal services, business services and financial services and for limited office and residential uses.
C-H Heavy Commercial/Light Industrial	Range of retail, wholesale and service businesses not generally suitable in other commercial districts because they attract heavy automobile and truck traffic or have certain adverse impacts.
CR-MU Commercial Residential Mixed Use	Permits housing development by right at up to a maximum density of 35 du/ac on urban infill sites within North Golden State, Geer Road, and South Lander, and a maximum density of 30 du/ac within West Main opportunity area.
I General Industrial	Full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for location in Turlock.
PD Planned Development	Use of special design criteria for maximum utility of the site and maximum design flexibility within density limitations. The purpose of PD is encourage variety and avoid monotony in developments through the use of alternative development standards.
DC Downtown Core	Shopping, dining, and entertainment are encouraged in an area where buildings shall be high density. Buildings shall range from two (2) to four (4) stories in height in order to encourage a mix of commercial, office, and residential uses. Housing is permitted at a maximum density of 40 du/ac.
DCT Downtown Core Transition	Single and multi-family residential, business and professional offices, medical and dental offices and clinics, restaurants, residences, photography studios, artists studios, art galleries, public uses, government offices, day care centers, personal services, private schools, dance schools, and financial institution. Housing is permitted at a maximum density of 24 du/ac.
TC Transitional Commercial	Office and commercial buildings that cater to the auto-oriented consumer, residential (single and multi-family) uses are permitted. Housing is permitted at a maximum density of 30 du/ac.
IR Industrial Residential	Agricultural/industrial buildings, residential (single and multi-family) uses. Housing is permitted at a maximum density of 30 du/ac.
OR Office Residential	Business and professional offices, cultural institutions, day care centers, medical and dental clinics, personal services, residential (single and multi-family) and other similar uses. Housing is permitted at a maximum density of 30 du/ac.

Appendix B

Housing Needs Assessment



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B Turlock Housing Needs Assessment

This section outlines the characteristics of Turlock and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the city. Both local and regional changes since the previous Housing Element are assessed to provide the full scope of housing needs. Analysis in each of the sections below will inform the housing programs and policies.

Local housing needs data for Turlock and Stanislaus County largely rely on 2016-2020 five-year American Community Survey (ACS) and 2015-2019 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates, among other sources.

B.1 Population Characteristics

According to the California Department of Finance (DOF), the total population of the City of Turlock in 2024 was 71,273, an increase of 4.0 percent since 2010 (68,549). As shown in Table B-1, Stanislaus Council of Governments (StanCOG) projects that by 2040 the population of Turlock will increase approximately 30 percent from the 2010 reported Census population and the 2050 population is projected to increase by approximately 41 percent from the 2010 reported Census population.

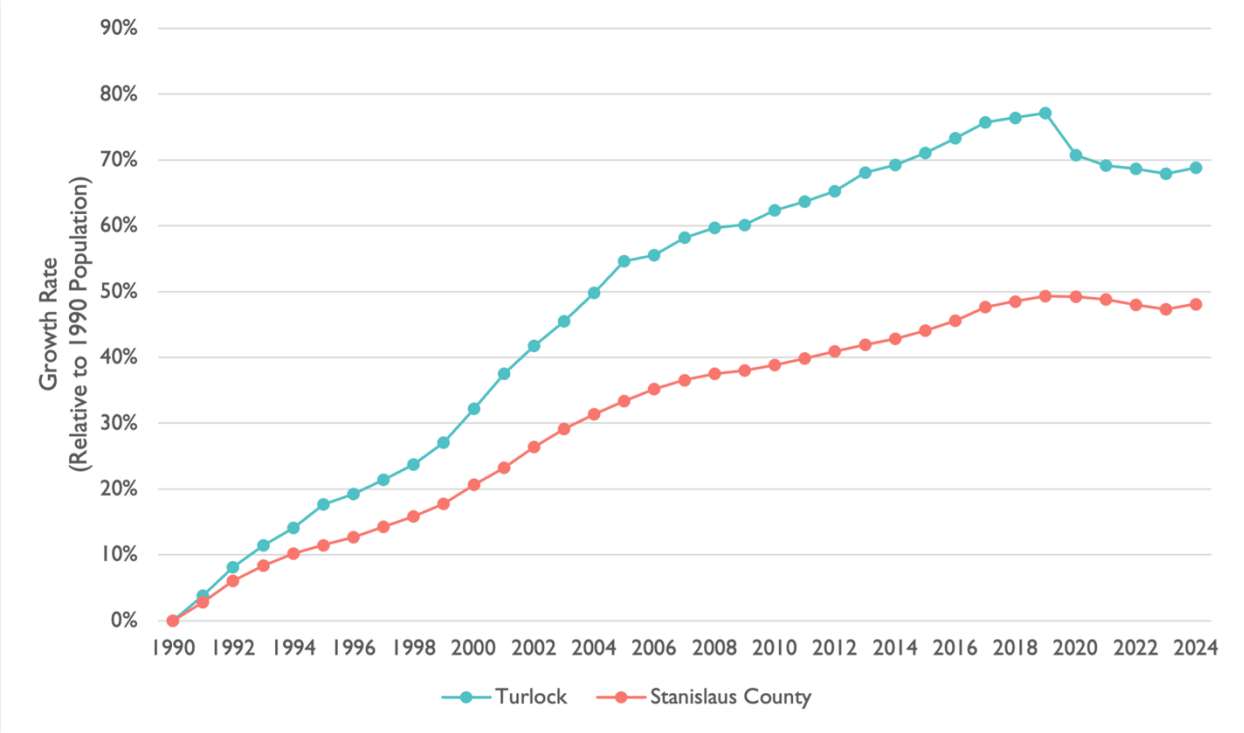
Table B-1: Turlock Projected Population (2010-2050)

2010	*2015*	*2020*	*2025*	*2030*	*2035*	*2040*	*2045*	*2050*
68,549	72,247	75,030	80,342	83,293	85,935	89,159	92,803	96,641

Source: Stanislaus County Demographic & Employment Forecast 2021, California Department of Finance, E-5 series

The DOF has also provided population estimates for the years 1994 to 2024 in Turlock and Stanislaus County. Shown in Chart B-1, these data points represent the population growth in each of the geographies relative to their populations in 1990. As evidenced in the plot, Turlock has seen a higher relative growth rate than Stanislaus County during the 1990 to 2020 period. However, since 2020 growth in Turlock has staggered slightly more than growth in Stanislaus County. Between 2023 and 2024, there was a slight increase in population growth in both Turlock and the County.

Chart B-1: Historic Population Growth Turlock And Surrounding Areas (1990-2024)



Source: California Department of Finance, E-5 Series

POPULATION BY AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2020 ACS five-year estimates, the city's median age is 34.5, which is nearly equal to Stanislaus County's median age of 34.3. The data in Table B-2 indicates that older adults in Turlock are growing to hold a slightly larger share of the overall population; 13.8 percent of the population was age 65 and over in 2020 compared to 11.8 percent in 2000, despite a small decrease in the population over 85. Notably, by the end of the 2023-2031 planning period, adults within Turlock's 55 to 64 cohort (10.15% of the 2020 population) will become seniors. In addition, the share of children, youth, and young adults (under 24) has decreased, representing 41.2 percent of the population in 2000 and 36.0 percent of the population in 2020. Between 2020 and 2022, patterns remained relatively similar, with 13.3 percent of the population over 65, 11.2 percent of the population between 55 and 64 and 36.5 percent under 24. These trends may suggest greater attention to the diverse housing needs of older populations, including resources for aging in place or senior housing.

Table B-2: Population by Age, City of Turlock (2000-2020)

Age Group	*2000*		*2010*		*2020*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0-4 years	4,505	8.07%	4,875	4,875	4,875	6.70%
5-14 years	9,493	17.01%	10,138	10,138	10,138	13.94%
15-24 years	8,993	16.11%	11,173	11,173	11,173	15.37%
25-34 years	8,063	14.45%	10,910	10,910	10,910	15.00%
35-44 years	8,040	14.41%	8,859	8,859	8,859	12.18%
45-54 years	6,352	11.38%	9,332	9,332	9,332	12.83%
55-64 years	3,759	6.74%	7,381	7,381	7,381	10.15%
65-74 years	3,121	5.59%	5,961	5,961	5,961	8.20%
75-84 years	2,411	4.32%	2,920	2,920	2,920	4.02%
85+ years	1,073	1.92%	1,166	1,166	1,166	1.60%
Total	**55,810**	**100%**	**72,715**	**72,715**	**72,715**	**100%**

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B01001

RACE AND ETHNICITY

Table B-3 presents the racial and ethnic composition of the City of Turlock's population in 2000, 2010, and 2020 as reported in the U.S. Census (for 2000 and 2010) and in American Community Survey five-year data (for 2020). Since 2000, Turlock has seen a large increase in its Hispanic or Latinx population from 29.4 percent to 40.1 percent, which remains the city's second largest single racial or ethnic group, aside from non-Hispanic White. The non-Hispanic White population has decreased both in their total numbers and in their share of the city's overall population, while the non-Hispanic Asian and non-Hispanic Black or African American populations have increased slightly. Between 2020 and 2022, the non-Hispanic White population has continued to decrease, constituting 41.2 percent of the population in 2022, and the Hispanic or Latinx population increased to 44.4 percent.

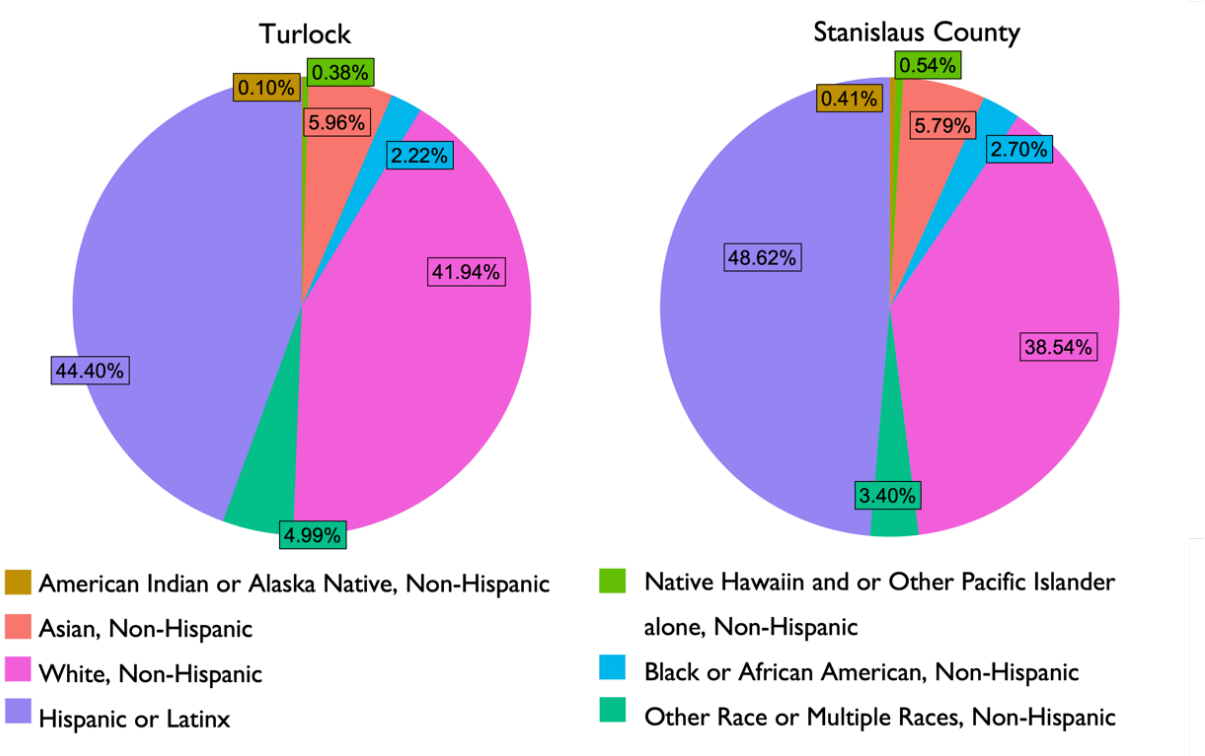
Table B-3: Population by Race, City of Turlock (2010-2020)

Racial/Ethnic Group	*2000*		*2010*		*2020*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native, Non-Hispanic	523	0.94%	316	0.46%	150	0.21%
Native Hawaiian and Other Pacific Islander alone, Non-Hispanic	153	0.27%	271	0.40%	182	0.25%
Asian, Non-Hispanic	2,518	4.51%	3,728	5.44%	4,280	5.89%
Black or African American, Non-Hispanic	798	1.43%	1,018	1.49%	1,476	2.03%
White, Non-Hispanic	33,717	60.41%	36,220	52.84%	34,900	48.00%
Other Race or Multiple Races, Non-Hispanic	1,679	3.01%	2,039	2.97%	2,595	3.57%
Hispanic or Latinx	16,422	29.42%	24,957	36.41%	29,132	40.06%
Total	**55,810**	**100%**	**68,549**	**100%**	**72,715**	**100%**

Source: U.S. Census 2000; U.S. Census 2010; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B03002

Furthermore, as seen in Chart B-2, demonstrating data from 2022, Turlock's non-Hispanic White population holds a larger share of the population compared to its surrounding areas. Despite the shrinking of Turlock's non-Hispanic White population and growth of the Hispanic or Latinx population since 2000, the non-Hispanic White population has a smaller margin of difference between the Hispanic or Latinx population compared to Stanislaus County. Overall, Turlock has a slightly larger non-Hispanic White population than when compared to its surrounding areas.

Chart B-2: Turlock and Surrounding Area Population by Race/Ethnicity, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B03002

B.2 Household Characteristics

HOUSEHOLD SIZE

According to ACS five-year estimates data, the average household size in Turlock in 2022 was around 2.90, which is exactly the same as the city's household size in 2012. Turlock's average is lower than the average for Stanislaus County as a whole (3.1). As seen in Table B-4, the share of Turlock's population in 2022 living in a one-person household (22.0 percent) was larger than that of Stanislaus County (20.3 percent). Similarly, two-person households account for 32.2 percent of the households in Turlock compared to Stanislaus County (29.2 percent). Instead, Stanislaus County has a much larger share of households of five or more persons (17.8 percent) than Turlock (12.6 percent).

HOUSEHOLD CHARACTERISTICS

A summary of household characteristics in the City of Turlock and Stanislaus County is provided in Table B-5. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-person

household) or where the householder shares the home exclusively with people to whom they are not related. According to the ACS data (2018-2022), the greatest share (47.3 percent) of households in Turlock are married-couple family households. Overall, family households account for 70.3 percent of households in Turlock, which is slightly less than Stanislaus County (74 percent). However, Turlock has a greater share of single-person households (22.0 percent) than Stanislaus County (20.3 percent).

Table B-4: Turlock and Surrounding Areas Household Size, 2022

Household Size	*Turlock*		*Stanislaus County*	
	Number	*Percent*	*Number*	*Percent*
1-Person Household	5,438	21.99%	35,730	20.33%
2-Person Household	7,971	32.23%	51,262	29.17%
3-4-Person Household	8,197	33.14%	57,504	32.72%
5-Person or More Household	3,127	12.64%	31,251	17.78%
Total	24,733	**100%**	175,747	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B11016

Table B-5: Turlock and Surrounding Areas Household Types, 2022

Household Types	*Turlock*		*Stanislaus County*	
	Number	*Percent*	*Number*	*Percent*
Female-Headed Family Households	3,756	15.19%	26,179	14.90%
Male-headed Family Households	1,932	7.81%	14,105	8.03%
Married-couple Family Households	11,689	47.26%	89,808	51.10%
Other Non-Family Households	1,918	7.75%	9,925	5.65%
Single-person Households	5,438	21.99%	35,730	20.33%
Total	**24,733**	**100%**	**175,747**	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B11001

HOUSEHOLD INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Stanislaus County, the applicable Area Median Income (AMI) for a family of four in 2024 is $92,600. This is an increase of 33 percent from the 2014 median income of $62,000. HUD has defined the following income categories for Stanislaus County, based on the median income for a household of four persons for 2024:

- Extremely low-income: 30 percent of AMI and below ($0 to $31,200)
- Very low-income: 31 to 50 percent of AMI ($31,200 to $45,500)

- Low-income: 51 to 80 percent of AMI ($45,500 to $72,900)
- Moderate-income: 81 to 120 percent of AMI ($72,900 to $92,600)
- Above moderate-income: 120 percent or more of AMI ($92,600 or more)

Table B-6 shows the HUD definitions for Stanislaus County's maximum annual income level for each income group, adjusted by household size. This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.

Table B-6: HUD Income Levels by Household Size (Stanislaus County, 2024)

	Maximum Income Level				
Household Size	*Extremely Low*	*Very Low*	*Low*	***Median***	*Moderate*
1 Person	$19,150	$31,900	$51,050	$64,800	$77,750
2 Persons	$21,900	$36,450	$58,350	$74,100	$88,900
3 Persons	$25,820	$41,000	$65,650	$83,350	$100,000
4 Persons	$31,200	$45,500	$72,900	**$92,600**	$111,100
5 Persons	$36,580	$49,200	$78,750	$100,000	$120,000
6 Persons	$41,960	$52,850	$84,600	$107,400	$128,900
7 Persons	$47,340	$56,500	$90,400	$114,800	$137,750
8 Persons	$52,570	$60,150	$96,250	$122,250	$146,650

Source: HUD Income Limits 2023

The HUD Comprehensive Housing Affordability Strategy 2016-2020 release also provides income data. This income data is based on the ACS 2016-2020 estimates, and thus does not align exactly with categories assigned to the 2024 HUD established income levels. Table B-7 provides this data. Stanislaus County and Turlock have relatively similar distributions of households at each income level. However, Turlock has a slightly greater number of households that made between zero and 30 percent of AMI (13.5 percent) compared to the county (11.1 percent).

Table B-7: Turlock and Surrounding Areas Households by Household Income Level

	Turlock		*Stanislaus County*	
	Number	*Percent*	*Number*	*Percent*
0%-30% of AMI	3,430	13.48%	19,440	11.12%
31%-50% of AMI	3,265	12.83%	21,580	12.34%
51-80% of AMI	4,040	15.88%	31,225	17.86%
81%-100% of AMI	2,680	10.53%	17,855	10.21%
>100% of AMI	12,030	47.28%	84,725	48.46%
Total	**25,445**	**100%**	**174,825**	**100%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

B.3 Employment

OCCUPATION AND LABOR FORCE

According to ACS 2022 five-year estimates, there are 31,746 persons in the labor force in the City of Turlock. As seen in Table B-8, the largest industry represented among Turlock workers is Health and Educational Services (27.7 percent) which is a greater share of the workforce represented in the industry compared to the county (21.4 percent). Compared to Stanislaus County, employees in the Construction industry account for significantly less of Turlock's employment distribution (6.4 percent) than that of the county (8.9 percent).

Table B-8: Turlock and Surrounding Areas Employment by Industry, 2022

	Turlock		*Stanislaus County*	
	Number	*Percent*	*Number*	*Percent*
Agriculture & Natural Resources	1,371	4.32%	12,069	5.09%
Construction	2,019	6.36%	21,016	8.86%
Financial & Professional Services	3,147	9.91%	28,648	12.08%
Health & Educational Services	8,796	27.71%	50,815	21.43%
Information	328	1.03%	2,014	0.85%
Manufacturing, Wholesale, & Transportation	6,604	20.80%	54,115	22.82%
Retail	3,426	10.79%	26,462	11.16%
Arts, Entertainment, Accommodation, & Food Services	2,983	9.40%	20,190	8.52%
Public Administration	2,033	6.40%	10,470	4.42%
Other	1,039	3.27%	11,311	4.77%
Total	**31,746**	**100%**	**237,110**	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table S2405

EMPLOYMENT GROWTH TRENDS

According to California Employment Development Department Local Area Unemployment Statistics (LAUS), Turlock experienced an unemployment rate of 5.6 percent in 2024. While this rate is a 52.5 percent decrease from unemployment rates in 2011, it is a 16.7 percent increase from the 2020 unemployment rate (4.8 percent). However, this is still relatively lower than the 7.7 percent unemployment rate for Stanislaus County in 2024.

Table B-9: Turlock Unemployment Rate (2011-2024)

2011	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*
11.8%	10.0%	7.2%	6.7%	5.5%	5.5%	4.8%	8.1%	5.1%	4.8%	5.6%

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas annual updates, 2010-2024..

B.4 Special Needs Groups

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Turlock may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely low-income households
- Older adult households
- Persons with disabilities, including developmental disabilities
- Large households
- Female-headed households
- Persons experiencing homelessness
- Farmworkers

EXTREMELY LOW-INCOME RESIDENTS

California State Housing Law requires local governments to address the needs of "Extremely Low-Income" populations, which refers to households with incomes below 30 percent of the Area Median Income (AMI) for the community. In addition to those families making less than 30 percent of AMI, the Federal Poverty Level (FPL) is a threshold established by the federal government that remains constant throughout the country (and thus does not correspond to AMI). Federal statistics can also help the City quantify the extent of the extremely low-income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. For 2022, the FPL for a family of four is $27,750, which is less than Stanislaus County's threshold for 30 percent of AMI in 2023. This means that households that qualify as extremely low-income in Turlock are also considered as living below the FPL.

As seen in Table B-10 and detailed further in Table B-33, about 3,425 households (13.4 percent) ~~of~~ in Turlock ~~residents~~ fall below 30 percent of AMI. The Stanislaus Council of Governments (StanCOG) RHNA methodology did not assign extremely low-income units to jurisdictions; however, HCD's Building Blocks website states that "local agencies may calculate the projected housing need for ELI households by ... [p]resum[ing] that 50 percent of very low-income households qualify as ELI households." On this basis, the projected future need for ELI households is 652 units. Table B-10 details household income distribution by race in Turlock, which notes a~~A~~t 66.7 percent, American Indian or Alaska Native (non-Hispanic) households in Turlock area most likely to fall below 30 percent of AMI. Households that identify as Black or African American (non-Hispanic) and White (non-Hispanic) have a prevalence of 29.6 percent and 13.3 percent, respectively, of those who are below 30 percent of AMI. White (non-Hispanic) and Asian (non-Hispanic) households have the lowest prevalence of extremely low-income households at 13.1 percent and 8.4 percent, respectively.

According to ACS 2022 five-year estimates, Turlock has a poverty rate of 13.1 percent. This is lower than the poverty rate of 15.1 percent in Stanislaus County overall. Poverty rates have dropped in Turlock and Stanislaus County overall since 2015, from 17.5 percent and 20.3 percent, respectively. Table B-11 displays the poverty status by race among Turlock residents.

Table B-10: Household Income Distribution by Race (City of Turlock)

Racial/Ethnic Group	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*	*Total*
American Indian or Alaska Native (Non-Hispanic)	66.67%	16.67%	0.00%	0.00%	16.67%	100.00%
Asian / API (Non-Hispanic)	8.43%	10.26%	18.70%	9.16%	53.45%	100.00%
Black or African American (Non-Hispanic)	29.57%	14.34%	6.27%	5.20%	44.62%	100.00%
White (Non-Hispanic)	13.25%	11.09%	13.52%	11.90%	50.24%	100.00%
Hispanic or Latinx	13.07%	16.16%	21.21%	9.15%	40.40%	100.00%
All Households	**13.42%**	**12.76%**	**16.07%**	**10.69%**	**47.06%**	**100.00%**

Notes

1. The CHAS 2015-2019 dataset does not include the "Other (including multiple races, non-Hispanic)" race/ethnicity category

U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Poverty is highest among those who identify as Black or African American (23.1. percent) and lowest among those who identify as Asian or Asian Pacific Islander (9.2 percent).

Table B-11: Poverty Status by Race (City of Turlock, 2022)

Racial/Ethnic Group	*Percent Below Federal Poverty Line*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	14.1%
Native Hawaiian and Other Pacific Islander (Hispanic and non-Hispanic)	11.2%
Asian (Hispanic and Non-Hispanic)	9.2%
Black or African American (Hispanic and Non-Hispanic)	23.1%
White (Hispanic and Non-Hispanic)	13.2%
White (Non-Hispanic)	12.2%
Other Race (Hispanic and Non-Hispanic)	14.1%
Multiple Races (Hispanic and Non-Hispanic)	10.9%
Hispanic or Latinx	14.1%

Notes

1. Data for all groups, except White, are not available by Hispanic origin for this metric

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table S1701

While rates of poverty and residents below 30 percent AMI are lower in Turlock than the county as a whole, 76.6 percent (2,625 households) of ELI households in Turlock experience some level of cost burden or overpayment (Table B-33). As further detailed in Table B-28, disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. Majority of ELI households (75.36 percent) are renters, while 24.64 percent are owners. Lower-income households in Turlock (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-32, among ELI households, 3.9 percent are considered overcrowded while 0.73 percent are severely overcrowded. According to the gross rental estimates (i.e., including utilities and other costs) from Table B-40 and monthly affordable payments presented

in Table B-37, extremely-low-income households in Turlock would not be able to afford to rent an appropriately sized unit. However, larger extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a two-bedroom unit. All other income levels, including very low, low and moderate households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income household, which may require subsidies to ensure housing affordability.

The City's Consolidated Annual Performance and Evaluation Report (CAPER) for 2023-2024 identifies that 76 percent of households (882 households) who received support through the Community Development Block Grant (CDBG) funds were extremely low income households.[1] In the past, the City has allocated CDBG public service funds to community organizations that have provided direct services to extremely-low income households and the homeless, such as emergency shelter, transitional, permanent supportive, and rapid re-housing services. The Turlock HOME Consortium, and Stanislaus Urban County work to reduce poverty and number of ELI households 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.[2] The City of Turlock is particularly focused on ensuring quality housing options to ELI 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.

While the share of extremely low-income households in Turlock is lower than in the county as a whole, their needs are acute. Therefore, programs have been added to the action plan to address the needs of extremely low income households by facilitating the construction of affordable and supporting housing for extremely-low income households. Program 4-A, Housing for ELI Households and Persons with Special Needs, provide administrative assistance to developers seeking funding or tax credits, as well as facilitate projects for extremely low-income households by granting modification to development standards and expedition of review process. Program 4-D Rental and Mortgage Assistance would involve providing rental assistance to extremely low, very low, and low income families in Stanislaus County families who have received a 3-Day Notice to Pay Rent or Quit and need assistance in order to avoid eviction. Through this program, the City will promote the availability of rental and mortgage assistance and connect residents in need with Community Housing and Shelter Services (CHHS) staff.

OLDER ADULTS

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. Table B-12 shows the distribution of Turlock residents aged 65 and over by racial group compared to the population of other age groups. The majority of those aged 65 and over in Turlock identify as White (73.4 percent), followed by Other Race (12.4 percent), and Asian (6.6 percent). In Turlock, the proportion of those 65 and older who are either White or Asian is greater than it is among younger age groups. In contrast, the proportion of younger residents who identify as Other Race, Multiple Races, or Black or African American is greater. In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity.

[1] City of Turlock and Turlock/Stanislaus County HOME Consortium, 2024. Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Year 2023-2024. Available: https://www.cityofturlock.org/_pdf/hppr.asp?id=46

[2] City of Turlock, 2024. City of Turlock Annual Action Plan For CDBG funds & Turlock/Stanislaus Urban County HOME Consortium funds. Available: /https://cityofturlock.org/_pdf/hppr.asp?id=48

Table B-12: Senior and Youth Population by Race (City of Turlock, 2022)

	Age 0-17		*Age 18-64*		*Age 65+*	
Race	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	67	0.35%	238	0.55%	23	0.23%
Native Hawaiian and Other Pacific Islander (Hispanic and Non-Hispanic)	71	0.37%	190	0.44%	63	0.62%
Asian (Hispanic and Non-Hispanic)	931	4.90%	2,731	6.31%	675	6.61%
Black or African American (Hispanic and Non-Hispanic)	622	3.28%	954	2.20%	61	0.60%
Multiple Races (Hispanic and Non-Hispanic)	3,503	18.44%	5,307	12.26%	626	6.13%
Other Race (Hispanic and Non-Hispanic)	3,982	20.97%	9,090	21.00%	1,266	12.39%
White (Hispanic and Non-Hispanic)	9,816	51.68%	24,784	57.25%	7,504	73.44%
Total	18,992	**100%**	43,294	**100%**	10,218	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B01001(A-G)

Low incomes among older adults may require a specific governmental response. As seen in Table B-12, according to the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 20.1 percent of households with at least one older adult aged 62 and over in Turlock have an income below 30 percent of AMI, which is higher than the rate of 13.5 percent found among the overall population in Turlock. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all. As seen in Table B-13, senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes. Among renters with at least one older adult aged 62 and over in the household, 38.6 percent are considered extremely low-income.

Table B-13: Senior Households[1] by Income and Tenure (City of Turlock)

	Owner Occupied		*Renter Occupied*		*All Senior Households*	
Income Group	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	690	12.09%	960	38.55%	1650	20.13%
31%-50% of AMI	715	12.53%	600	24.10%	1315	16.05%
51%-80% of AMI	1,045	18.32%	390	15.66%	1435	17.51%
81%-100% of AMI	535	9.38%	250	10.04%	785	9.58%
>100% of AMI	2,720	47.68%	290	11.65%	3010	36.73%
Total	5,705	100%	2,490	100%	8,195	100%

Notes:

1. HUD considers senior households to be those with a householder who is aged 62 or older.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Table B-14 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on housing costs, and

more than 50 percent of their income on housing costs. As shown in the table, senior households considered extremely low-income (making less than 30 percent of AMI) are most likely to be spending more than 50 percent of their overall household income on housing costs at 43.9 percent. However, senior households who are considered very low-income (making between 31 and 50 percent AMI) are more likely to spend over 30% of income on housing costs at 88.9 percent compared to 71.9 very low-income senior households. This indicates that both very low-income and extremely low-income senior households may require housing support.

Table B-14: Cost-Burdened Senior Households[1] by Income Level (City of Turlock)

% of Income Used for Housing Costs	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*
<30% of Income	28.15%	11.11%	61.86%	72.56%	93.47%
30%-50% of Income	24.93%	73.91%	20.93%	19.56%	4.93%
>50% of Income	46.92%	14.98%	17.21%	7.89%	1.60%
Total	100.00%	100.00%	100.00%	100.00%	100.00%

Notes:

1. For the purposes of this table, HUD considers senior households to be those with a householder who is aged 62 or older.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Other potential elderly housing needs that may require a specific governmental response include:

- **Assisted living facilities**. Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.
- **Relocation assistance**. Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.
- **Mobility impairment**. Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services. Table B-15 shows the prevalence of different types of disabilities among seniors over age 65 in Turlock. The most prevalent type of disability is ambulatory difficulty, experienced by 24.4 percent of Turlock seniors. An ambulatory difficulty refers to a mobility impairment that causes significant difficulty walking or climbing stairs.

Senior Housing

Currently, Turlock has 1,252 units across 12 properties specifically reserved for senior housing as shown on Table B-16. None of the developments is affordable only, but eight of the 12 developments accept Section 8 vouchers, which means that up to 1,003 units are potentially available to older adults meeting the income requirements for affordable housing. Senior housing may be most attractive to the oldest cohort (85 years and older), as younger seniors often prefer to continue living independently. The City supports the construction of senior housing, particularly near services such as shopping, medical care, and recreation, to prepare for the aging population.

Table B-15: Seniors (Age 65 and Over) by Type of Disability (City of Turlock, 2022)

Disability	*Percentage of Seniors*
With an ambulatory difficulty[1]	24.41%
With an independent living difficulty[2]	20.65%
With a hearing difficulty[3]	12.44%
With a self-care difficulty[4]	12.92%
With a cognitive difficulty[5]	16.46%
With a vision difficulty[6]	8.78%

Notes:

1. Ambulatory difficulty refers to having serious difficulty walking or climbing stairs.
2. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.
3. Hearing difficulty refers to those who are deaf or have serious difficulty hearing.
4. Self-care difficulty refers to having difficulty bathing or dressing.
5. Cognitive difficulty refers to having difficulty remembering, concentrating or making decisions due to a physical, mental, or emotional problem.
6. Vision difficulty refers to those who are blind or have serious difficulty seeing.

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2018-2022, Table S1810

Table B-16: Senior Housing

Facility Name	*Address*	*Units*	*Affordable*	*Project Type*
Alpha Bothum Manor	223 Bothum Road	82	-	Seniors only – Section 8 accepted
Arbor Manor Senior Apartments	140 W. Minnesota Avenue	49	-	Seniors only – No Section 8
Cherry Tree Village Apartments	139 W. Minnesota Avenue	104	-	Families & Seniors – Section 8 accepted
Covenant Village of Turlock	2125 North Olive	50	-	Seniors 62 and older, private pay
Crane Terrace Senior Apartments	1318 East Canal Drive	44	-	Seniors 62 and older – Section 8 accepted
Denair Manor Apartments	550 Wayside Drive	70	-	Seniors 62 and older
East Avenue Manor	1500 East Avenue	89	-	Seniors only – Section 8 accepted
Villas Parkside Apartments	381 W. Hawkeye Avenue, M-3	104	-	Families & Seniors – Section 8 accepted
Northview Apartments	1749 North Olive Avenue	50	-	Families & Seniors – Section 8 accepted
Park Knoll Apartments	1100 Pedras Road	350	-	Families & Seniors – Section 8 accepted
Parkwood Apartments	3800 Crowell Road	180	-	Families & Seniors – Section 8 accepted
The Silvercrest Apartments	865 Lander Avenue	80	-	Seniors 62 and older
Total		**1,252**		

Source: City of Turlock, 2024

PERSONS WITH DISABILITIES

Persons with disabilities have physical or mental impairments that require special housing designed for self-sufficiency. According to 2022 American Community Survey estimates, 8,851 persons (12.3 percent of the non-institutionalized population) in Turlock had a disability. This proportion is close in value to Stanislaus County (12.7 percent).

Disability can further be broken down into six categories. The Census Bureau provides the following definitions for these disability types:

- Hearing difficulty: deaf or has serious difficulty hearing.
- Vision difficulty: blind or has serious difficulty seeing even with glasses.
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions.
- Ambulatory difficulty: has serious difficulty walking or climbing stairs.
- Self-care difficulty: has difficulty dressing or bathing.
- Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

These disability types are counted separately and are not mutually exclusive, as an individual may report more than one disability; thus, these counts should not be summed. Table B-17 provides a breakdown of Turlock's population by disability type. The most prevalent disability was ambulatory difficulty at 7.7 percent.

Table B-17: Turlock Disability by Type, 2022

Disability	*Percentage of the Civilian Non-Institutionalized Population*
With an ambulatory difficulty	7.65%
With a cognitive difficulty	5.95%
With an independent living difficulty	4.90%
With a self-care difficulty	3.52%
With a hearing difficulty	3.34%
With a vision difficulty	2.06%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022)

Further, residents with disabilities may have more difficulty in finding employment. In Turlock, according to 2022 ACS estimates, approximately 0.4 percent of the civilian noninstitutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while 7.6 percent of those with no disability were unemployed. The census considers individuals to not be in the labor force if they are not employed and are either not available to take a job or are not looking for one. This category typically includes discouraged workers, students, retired workers, stay-at-home parents, and seasonal workers in an off season who are not looking for work.

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special

cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals.

Developmental Disabilities

Since January 2011, per SB 812 as codified in Section 65583, housing elements are required to address the housing needs of individuals with a developmental disability within the community. The analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues—or can be expected to continue—indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability but shall not include other disabling conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities. DDS consumer data provides an estimate of the number of Turlock residents with a developmental disability. Table B-18 shows that the vast majority of residents with a developmental disability (92.5 percent) live in the home of a parent/family/guardian. Further, approximately 62 percent (475 persons) of the population that has a developmental disability is under the age of 18, while the remaining 43 percent (331 persons) is over 18 years old.

Table B-18: Turlock Population with Developmental Disabilities by Residence[1], 2022

Residence Type	*Number*	*Approximate Percent*
Home of Parent/Family/Guardian	<705	92.52%
Community Care Facility	28	3.67%
Independent/Supported Living	40	5.25%
Intermediate Care Facility	<11	1.44%
Foster/Family Home	<22	2.89%
Other	<22	2.89%
Total	**>762**	

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2022

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important consideration, as many large families especially in California do not have sufficient income to afford larger homes or apartments. As shown in Table B-19, the 2022 American Community Survey reported 3,283 large households with five or more members, including 1,524 owner-occupied households and 1,759 renter-occupied households. About 11.68 percent of owner-occupied households and ~~13.4~~15.31 percent of renter-occupied households were considered large households.

Table B-19: Turlock Household Size by Tenure, 2022

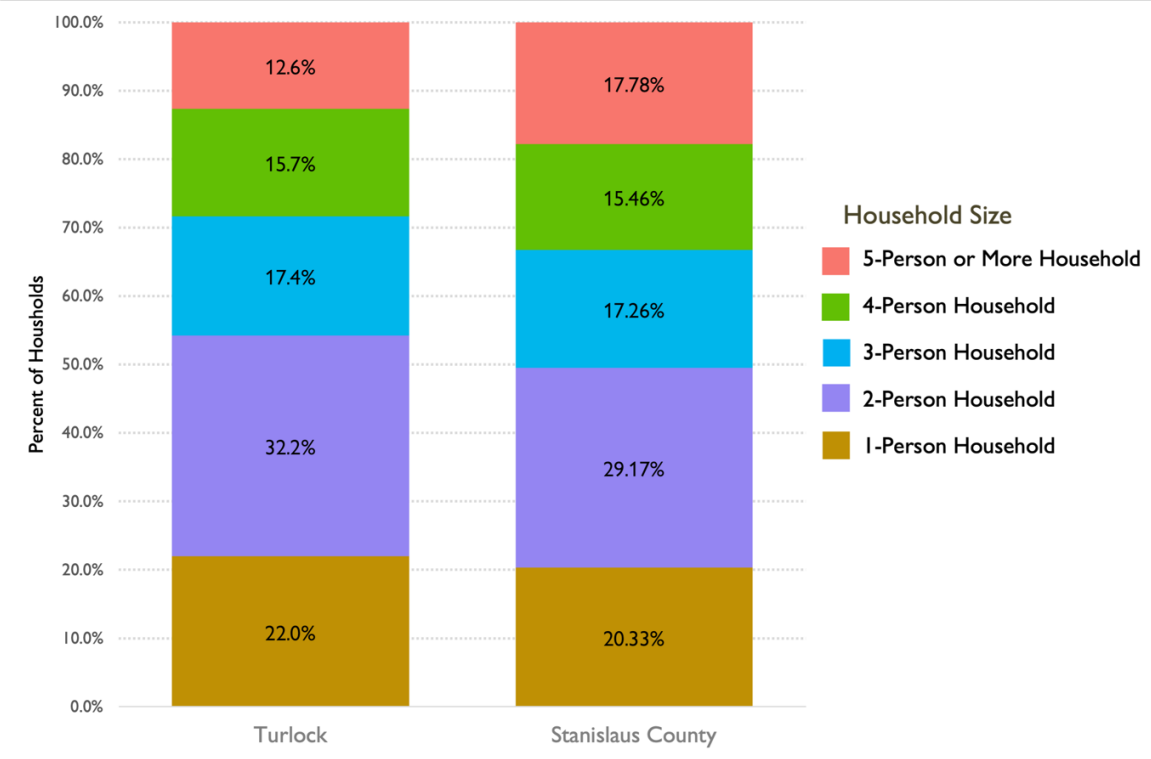
	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
1 Person Household	2,516	19.28%	3,197	27.83%
2 Person Household	4,834	37.05%	3,295	28.68%
3 Person Household	1,903	14.58%	1,513	13.17%
4 Person Household	2,271	17.40%	1,725	15.01%
5 Or More Person Household	1,524	11.68%	1,759	15.31%
Total	13,048	100%-	11,489	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25009

In comparison to surrounding jurisdictions, Turlock has a lower proportion of large family households. Chart B-3 shows that about 12.6 percent of households in Turlock are considered large households while 17.8 percent in Stanislaus County are.

In addition to household income, cost burden can be used to determine the extent of housing needs for large family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Table B-20, about 30.9 percent of large families experience some level of cost burden (either regular or severe), while 37.5 percent of all other household types experience cost burden. Large families are more likely to experience cost burden but less likely to experience severe cost burden compared to all other household types in Turlock.

Chart B-3: Turlock and Surrounding Area Household Size, 2022



Source: SJV Data Workbook, Turlock; U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25009

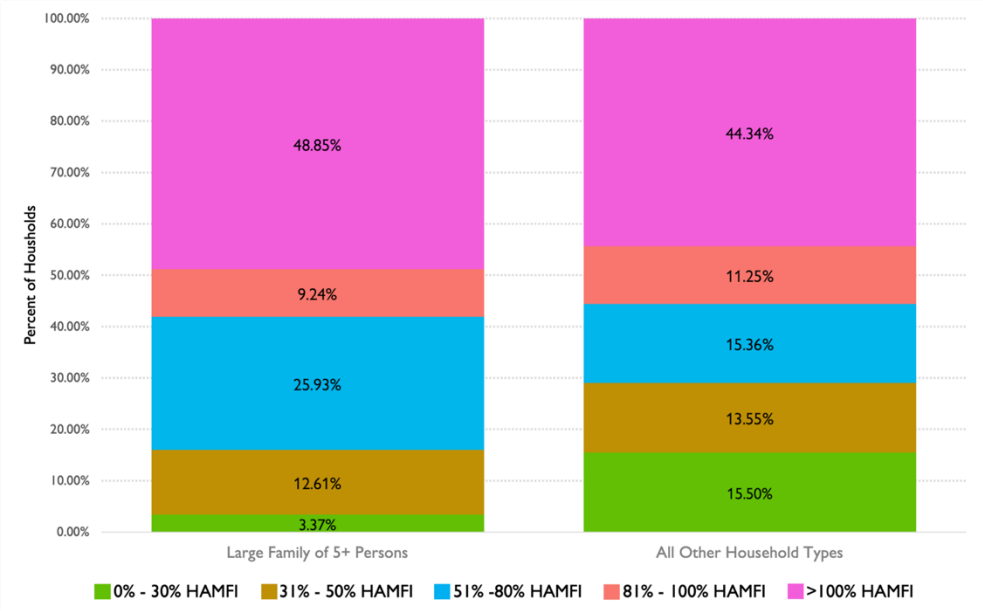
Table B-20: Turlock Cost Burden by Household Size

	Large Family (5+ Persons)		*All Other Household Types*	
Income Category	*Number*	*Percent*	*Number*	*Percent*
No Cost Burden	1,935	69.11%	13,928	62.54%
Cost Burden	740	26.43%	4,344	19.51%
Severe Cost Burden	125	4.46%	3,999	17.96%
Total	2,800	100.00%	22,271	100.00%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Of the large families within Turlock, approximately 16 percent are considered extremely low- or very low-income households (i.e., households below 50 percent AMI). This is lower than the proportion for all other household types at 29.1 percent (see Chart B-4). Turlock also has a greater share of low-income households of larger families at 25.9 percent relative to all other household types at 15.4 percent.

Chart B-4: Turlock Household Size by Household Income Level



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. As shown in Table B-21 there are 3,756 female-headed households and 1,932 male-headed households in Turlock. These groups constitute 15.2 percent and 7.8 percent, respectively, of Turlock's total number of households. Female-headed households represented about 11.4 percent of owner-occupied households and 19.8 percent of renter-occupied households.

Table B-21: Turlock Household Type by Tenure, 2022

	Owner-Occupied		*Renter-Occupied*	
Household Type[1]	*Number*	*Percent*	*Number*	*Percent*
Married-Couple Family Households	8,240	60.57%	3,449	30.99%
Householders Living Alone	2,567	18.87%	2,871	25.80%
Female-Headed Family Households	1,554	11.42%	2,202	19.78%
Male-Headed Family Households	627	4.61%	1,305	11.73%
Other Non-Family Households	615	4.52%	1,303	11.71%
Total	13,603	100%	11,130	100%

Notes

1. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25011

Table B-22 below shows the number of female-headed households that were below the poverty line. About 30 percent of female-headed households with children were under the poverty line, while only 9.8 percent of households without children were. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing.

Table B-22: Turlock Female-Headed Households by Poverty Status[1], 2022

	Households With Children		*Households Without Children*	
Poverty Level	*Number*	*Percent*	*Number*	*Percent*
Above Poverty Level	1,648	70.04%	1,266	90.24%
Below Poverty Level	705	29.96%	137	9.76%

Notes

1. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B17012

PERSONS EXPERIENCING HOMELESSNESS

Individuals and families who are homeless have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of housing that serves homeless clients. Homelessness is a countywide issue that demands a strategic, regional approach that pools resources and services. A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last ten days of January. The unsheltered PIT Count is conducted annually in Stanislaus County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community.

According to HUD, a CoC is a "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." In Stanislaus County, Stanislaus Community System of Care oversees the CoC Program. Table B-23 provides an estimate of the homeless population by household type and shelter status in Stanislaus County. According to the 2025~~3~~ PIT Count, there were 1,136~~42~~ sheltered homeless persons and 950~~49~~ unsheltered persons in Stanislaus County. These values have increased since 2013, in which there were 556 sheltered homeless persons and 645 unsheltered persons.

Table B-23: Homelessness by Household Type and Shelter Status in Stanislaus County, 2025

	Families	*Adult Only*	*Child Only*	*Unaccompanied Youth*	*Parenting Youth*	*Veteran*
Shelter Status						
Sheltered	119	749	0	48	18	25
Unsheltered	2	912	1	2	0	34

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2025

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

The racial/ethnic breakdown of Stanislaus County's homeless population is shown in Table B-24. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 12.5 percent of the unhoused population in the county, but only ~~0.36~~three percent of the overall population. Additionally, those who identify as White (Hispanic ~~or Latinx~~and Non-Hispanic), ~~and American Indian or Alaska Native (Hispanic and non-Hispanic)~~ are also represented disproportionately among the unhoused population, as they make up 50 percent of homeless Stanislaus residents but only ~~0.02 percent and 0.0140~~.8 percent of its overall population respectively.

Per HCD's requirements, jurisdictions also need to supplement county-level data with local estimates of people experiencing homelessness. The 2025 PIT Count identified 241 persons experiencing homelessness in the City of Turlock. This is an increase of 121 people (99.1 percent) from the 121 unhoused individuals who were counted in the 2018 count.

There are currently two homeless or transitional shelters in Turlock that include the Turlock Gospel Mission Shelter and We Care Turlock. The City maintains a web page called Homelessness in Turlock that includes a resource guide and a list of service providers in the Turlock area including addresses, hours of operation and links to provider websites.[3] The City updates this guide every six months.

In July 2021, the City of Turlock declared an unsheltered homeless crisis focused on reducing health and safety dangers associated with encampments. During this period, efforts to connect people with shelter and services were intensified and continue which includes City staff connecting people experiencing homelessness with Stanislaus County CARE TEAM Program. The CARE Team Program focuses on helping to restore the individuals in the community causing the most significant distress in the community and for themselves. Discussions with City housing staff noted that due to the City's state-of-emergency, homelessness encampments have dwindled in recent years; however, some encampments remain within California Department of Transportation (Caltrans) right-of-way and near Downtown.

Table B-24: Racial/Ethnic Group Share of General and Homeless Population in Stanislaus County

Racial/Ethnic Group	*Share of Homeless Population*	*Share of Overall Population*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	4.0%~~5.31%~~	1.3%~~0.02%~~
Native Hawaiian or Other Pacific Islander (Hispanic and Non-Hispanic)	<1.0%~~2.30%~~	0.9%~~0.01%~~
Asian (Hispanic and Non-Hispanic)	2.0%~~2.15%~~	6.3%~~0.01%~~
Black or African American (Hispanic and Non-Hispanic)	10.0%~~12.53%~~	3.0%~~0.05%~~
White (Hispanic and Non-Hispanic)	50.0%~~71.16%~~	40.8%~~0.27%~~
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7.0%~~6.55%~~	28.6%~~0.02%~~
Hispanic/Latinx	26.0%~~35.58%~~	50.9%~~0.13%~~
Non-Hispanic/Latinx	67.0%~~62.98%~~	49.1%~~0.24%~~

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2023

[3] City of Turlock, 2025. Homelessness in Turlock. Available: https://www.turlock.ca.us/government/homelessnessinturlock/

Several programs serving people experiencing homelessness have been supported in recent years through the City's Public Services grants utilizing Community Development Block Grant (CDBG) funding, including:

- The United Samaritans Foundation's Emergency Food Box assisted 331 low-to moderate-income individuals and homeless families by providing monthly food support, and its Senior Congregate Lunch Program served 33 elderly residents with nutritious meals and social engagement opportunities.
- Healthy Alternatives to Violent Environment (HAVEN) aided 11 domestic violence survivors with housing-related support.
- Project Sentinel provided housing counseling and tenant-landlord dispute resolution services to 13 low-income individuals.

United Samaritans Foundation is located on 220 South Broadway, about 0.2 miles away from the Turlock Hospel Misson Shelter and 0.1 miles away from We Care Turlock. People residing in either of the homeless or transitional shelters in Turlock would be able to access the emergency food box and monthly food support via walk if necessary. HAVEN Turlock Office is located slightly north of Downtown Turlock, where people experiencing homeless may access via walk or transit, while Project Sentinel is located in Modesto, accessible via transit from Downtown.

Turlock Gospel Mission Shelter and We Care Turlock are within Downtown Turlock that has access to other amenities and services that serve people experiencing homelessness, such as health care, transportation, retail, employment, and social services that people experiencing homeless can walk to from the shelters. Downtown Turlock has proximity to local transit lines, including Turlock Transit and Stanislaus Regional Transit Authority bus service. This area sits just south of the Turlock Town Center shopping center, which is home to grocery stores, pharmacies, banks, and medical offices, and is served by local bus routes, including service to Emanuel Medical Center, a full-service hospital in the city.

Additionally, the City of Turlock actively participates in regional initiatives to address homelessness through partnerships with the Stanislaus Community System of Care (CSOC) and the Stanislaus Homeless Alliance (SHA). The City of Turlock Care Team collaborates with the Stanislaus County Care Team to offer resources to individuals experiencing homelessness in our community.

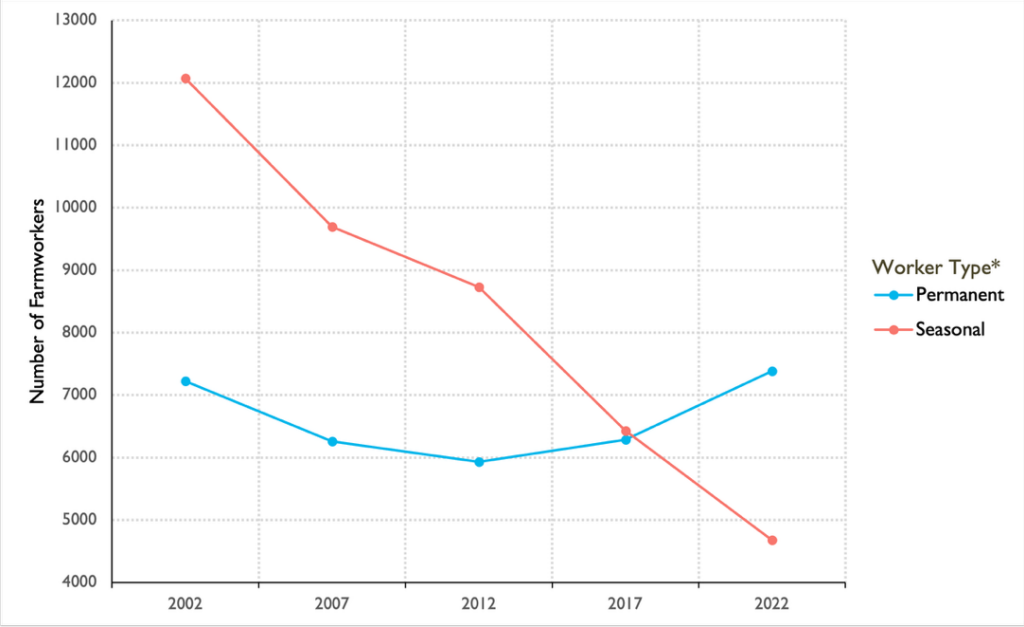
Furthermore, the City is actively looking for opportunities to create new transitional and permanent supportive housing. In the Housing Action Plan, Programs 2-J ,–Transitional Housing and 2-P Supportive Housing, plans to facilitate production of affordable housing by amending the zoning code to comply with State law regarding the treatment of transitional and supportive housing facilities. Further, Program 4-H, Pursue State and Federal Funds in Support of Housing Development, aims to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, including people experiencing homelessness, by pursuing available State and federal funding sources to support efforts to construct housing.

FARMWORKERS

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often-unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates. ~~Given the high rate of urbanization in Turlock, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require.~~

Given the high rate of urbanization in Turlock, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require. Although farmworkers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farmworkers and the proportion of migrant farmworkers. In Stanislaus County, there has been a continual decrease in the number of seasonal farmworkers, and an overall slight increase in the number of permanent farmworkers since 2002. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, between 2002 and 2022 Stanislaus County experienced a 61.2 percent decrease in the number of seasonal farmworkers (i.e., those that have worked on a farm 150 days or less) and a 2.3 percent increase in the number of permanent farmworkers. In 2022, there were 12,064 farmworkers in total in Stanislaus County. See Chart B-5 for detailed trends.

Chart B-5: Farm Labor in Stanislaus County (2002-2022)



*Farmworkers are considered permanent if they work over 150 days a year; seasonal if they work under 150 days a year
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

In the local setting, estimating the size of the agricultural labor force can be especially problematic due to undercounts and inconsistent definitions across government agencies. According to the Census ACS five-year estimates, there were 1,371 Turlock residents employed in the "agriculture, forestry, fishing and hunting" industry in 2020 – about 4.4 percent of the labor force. This is slightly less than Stanislaus County (5.0 percent). Determining the breakdown by seasonal and permanent workers can be even more difficult. Data from the California Department of Education provides one local estimate by also tracking the student population of migrant workers at any grade level, available in Table B-25. In Stanislaus County, there were 3,849 reported student migrant workers in the 2016-2017 school year. Stanislaus County saw an increase of 635 migrant workers in the 2017-18 academic year, totaling 4,484 migrant student workers. This population decreased slightly between 2018 and 2020, with a slight bump in 2020-2021 and 2021-2022, totaling 4,332 then 4,364 for these respective school years. The 2022-2023 school year saw a decrease in the student population of migrant workers to 3,827 students.

Table B-25: Migrant Worker Student Population[1], (2016-2023)

Academic Year	*Stanislaus County*

2016-2017	3,849
2017-2018	4,484
2018-2019	4,294
2019-2020	4,224
2020-2021	4,332
2021-2022	4,364
2022-2023	3,827

1. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020; 2021-2022; 2022-2023

Another potential indicator of the size of the farmworker population in Turlock can be found in data on programs and services delivered to special needs populations. City of Turlock Housing Program Services Division staff, who administer programs that serve special needs groups in the community indicate that demand from farmworkers is minimal. While the City does not track inquiries from this group specifically, staff indicate that anecdotally there have been no inquiries from farmworkers in the last year. Demand for services and programs is highest among female headed households and seniors in Turlock.

Farmworkers are usually unable to compete for housing as they tend to be low-income. Housing types appropriate to accommodate the housing needs of seasonal and permanent farmworkers range from single-family, multi-family, manufactured housing, mobile homes, single room occupancy, and second units (ADUs). A Farmworker Health Study conducted by University of California, Merced Community and Labor Center stated about 92 percent of farmworkers in California were likely to be renters and many were subject to substandard housing conditions, such as overcrowding and poor ventilation.[4] The results suggest that farmworkers may experience negative health outcomes as a result of both the demanding nature of the job itself and their housing situation and conditions, which can further contribute to deteriorated health. The findings of this study have been validated by organizations such as California Rural Legal Assistance Foundation that provide service to farmworker populations and their families.[5]

Regionally, a variety programs and services are available to farmworkers and their families. The Stanislaus Regional Housing Authority operates seasonal migrant housing centers under the California Department of Housing and Community Development's Office of Migrant Services. These centers provide affordable, temporary housing for eligible farmworker families during peak harvest seasons. The Housing Authority of the County of Stanislaus also maintains farm labor and migrant housing units throughout the agricultural areas of the county that offer a decent living environment for farmworkers, including 92 migrant housing units in Empire, 40 units in Patterson, and 84 units in Westley. Additionally, the Central Valley Opportunity Center (CVOC) offers several programs to assist farmworkers and their families, such as vocational training, ESL classes, and General Education Development (GED) instruction. CVOC operates a Farmworker Resource Center in Modesto and Patterson that provide emergency services, such as rental assistance, food distribution, temporary shelter, and utility support.[6]

Given that farmworkers in Turlock make up a small percentage of the population and tend to be permanent residents, their needs are similar to those of other lower-income residents. As such, housing programs in the

[4] University of California Merced (UC Merced) Community and Labor Center, 2022. Farmworker Health in California. Available: https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf

[5] California Rural Legal Assistance Foundation, 2024. CRLAF Celebrates the Release of Statewide Farmworker Health Study. Available: https://www.crlaf.org/single-post/crlaf-celebrates-the-release-of-statewide-farmworker-health-study

[6] Central Valley Opportunity Center, 2025. Stanislaus FRC Services. Available: https://www.cvoc.org/services-4?utm_

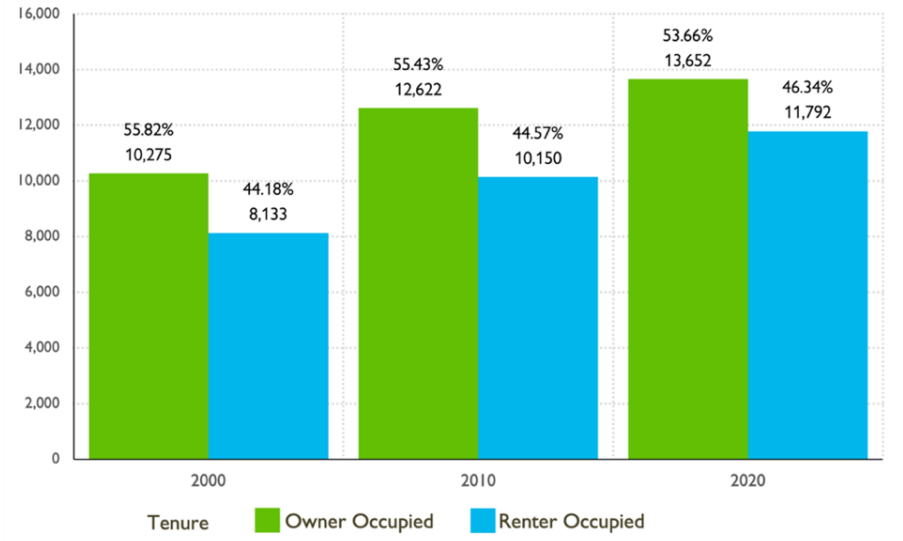
Housing Action Plan intended to increase the availability of affordable housing for lower income households would also benefit farmworkers. Program 1-B, Workforce Housing Overlay, envisions Zoning Code amendments in form of a Workforce Housing Overlay to promote the construction for teachers, nurses, firefighters, police officers, restaurant and services workers, and others like farmworkers in opportunity areas. This program would allow for establish a by right density of 20 du/ac and provide a ministerial approval process for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. Further, adoption of the Housing Element, specifically Program 4-A, Housing for ELI Households and Persons with Special Needs, would facilitate production of affordable housing, including units targeted to extremely low income and persons with special needs (farmworkers) by providing administrative assistance developers. Program 4-G would ensure the City publicize the availability of grants and contact developers/providers of permanent and migrant farmworker housing (such as Housing Authority of the County of Stanislaus) to ensure that these entities are also made aware of available funding. Further, Program 4-H, Pursue State and Federal Funds in Support of Housing Development, would ensure the City continue to pursue available and appropriate State and Federal funding sources to support efforts to construct housing meeting the needs of extremely low-, low-, and moderate-income households, and permanent and migrant farmworker housing.

B.5 Housing Stock Characteristics

HOUSING TENURE

Since 2000, the percentage of renter-occupied households in Turlock has risen slightly. In 2000, the proportion of owners was 55.8 percent and the proportion of renters was 44.2 percent. However, in 2020 approximately 46.3 percent of all households were occupied by renters, see Chart B-6. In addition, households occupied by both renters and owners have increased in absolute numbers; while there were 8,133 renter-occupied households and 10,275 owner-occupied households in 2000, there were 11,792 renter-occupied households and 13,652 owner-occupied households in 2020.

Chart B-6: Turlock Household Tenure (2000 – 2020)



Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25003

Turlock's household tenure differs from patterns seen in the county, see Table B-26. Stanislaus County has higher rates of owner-occupied housing (60.5 percent) than does Turlock (55 percent).

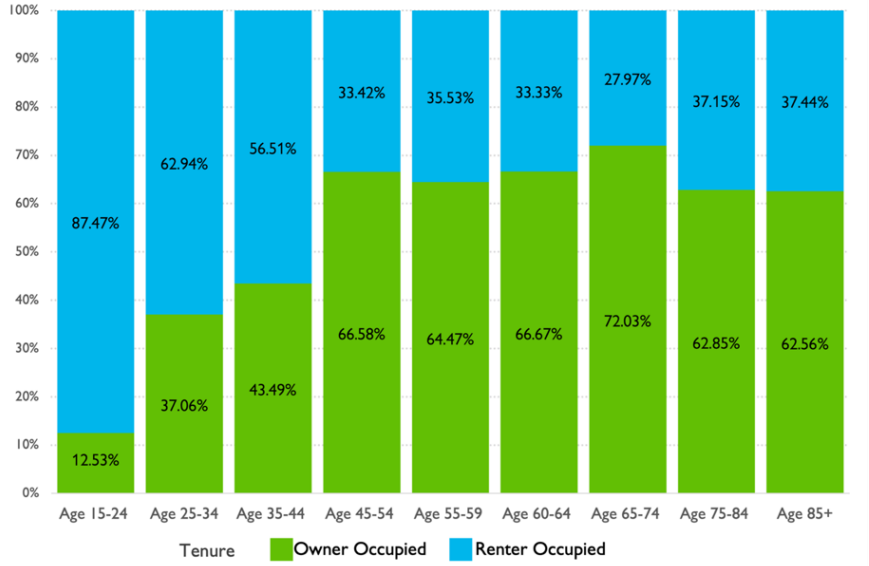
Table B-26: Turlock and Surrounding Areas Household Tenure, 2022

	Owner-Occupied		*Renter-Occupied*	
Region	*Number*	*Percent*	*Number*	*Percent*
Turlock	13,603	55.00%	11,130	45.00%
Stanislaus County	106,359	60.52%	69,388	39.48%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25003

The age of a resident—as well as the year the resident moved to the unit, race/ethnicity, household income, and housing type—can influence household tenure rates in a jurisdiction. Shown in Chart B-7, the majority of younger residents (34 years and below) are renters in Turlock. This trend also extends to residents aged 35-44 where 56.5 percent are renters in Turlock. While a greater proportion of residents above 45 years and above are owners, it should be noted that about 37 percent of those aged 75 years and over are renters. This reflects a need for a variety of housing types for residents of all ages – including group homes and affordable rental as well as ownership units.

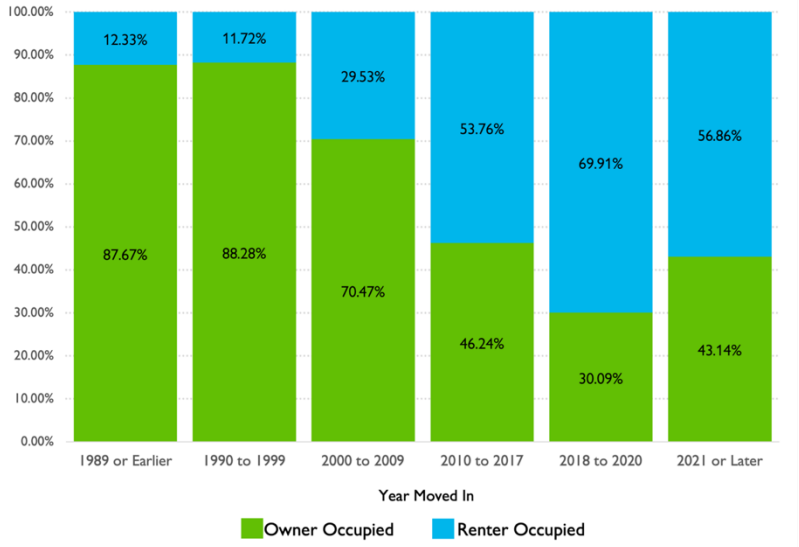
Chart B-7: Turlock Housing Tenure by Age, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25007

Ownership rates also change depending on the year the resident has moved into their current residence. Shown in Chart B-8, most residents who have moved to their current residence since 2010 are renters, which shows a mostly increasing share over time. Residents who have lived in their housing units for a longer period (i.e., since before 2010) are overwhelming owners. While the trend towards increasing shares of renters started in 2010, it likely that the 2008 financial crisis exacerbated the trend, with a leap from 20.5 percent renters among those who moved in between 2000 to 2009 to 53.8 percent renters among those who moved in between 2010 to 2017. An increase in the share of renters continued for those who moved between 2018 and 2020, reaching 69.9 percent renters, with a slight decrease for those who moved between 2021 or later to 56.9 percent. Combined with Chart B-7, this data emphasizes that the majority of younger residents and those in other age groups who are moving are more likely to rent than to own.

Chart B-8: Turlock Housing Tenure by Year Moved to Current Residence, 2022



Source: Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25038

Racial and ethnic disparities in tenure exist in Turlock, shown in Table B-27. Households considered to be Native Hawaiian and Other Pacific Islander, Multiple Races, American Indian or Alaska Native, and White of any ethnicity tend to be owner-occupied, while households considered to be Asian, Black or African American, Hispanic of Latinx, or other race of any ethnicity are largely renter-occupied. Asian households of any ethnicity have the highest renter-occupied rates at 67.6 percent as of 2020.

Table B-27: Turlock Housing Tenure by Race/Ethnicity, 2022

	Owner-Occupied		*Renter-Occupied*	
Racial/Ethnic Group[1]	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native*	53	58.24%	38	41.76%
Native Hawaiian and Other Pacific Islander*	44	88.00%	6	12.00%
Asian*	321	32.36%	671	67.64%
Black or African American*	221	39.18%	343	60.82%
Hispanic or Latinx	4,304	49.08%	4,466	50.92%
Other Race*	2,092	48.20%	2,248	51.80%
Multiple Races*	1,318	58.42%	938	41.58%
White*	9,174	56.61%	7,031	43.39%
White, Non-Hispanic	7,775	59.44%	5,305	40.56%

Notes
*Hispanic and Non-Hispanic

1. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.
2. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25003(A-I)

Disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. In Turlock, the majority of lower-income households—those making less than 80 percent of AMI—are renters, while the majority of households making above 80 percent of AMI are owners. See Table B-28 for the complete breakdown by income group. This indicates that homeownership is likely out of reach for many lower-income households. Considering the disproportionate racial/ethnic share of renters in Turlock, especially among Black or African American and Hispanic or Latinx households, this highlights a need to target both economic as well as racial/ethnic disparities to affirmatively further fair housing, analyzed in detail in the Fair Housing Appendix.

Table B-28: Turlock Housing Tenure by Income Level

	Owner-Occupied		*Renter-Occupied*	
Income Group[1]	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	845	24.64%	2,585	75.36%
31%-50% of AMI	1,175	35.99%	2,090	64.01%
51%-80% of AMI	1,915	47.40%	2,125	52.60%
81%-100% of AMI	1,505	56.16%	1,175	43.84%
Greater than 100% of AMI	8,210	68.25%	3,820	31.75%

Notes

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas. The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Rates of homeownership also typically depend on the type of housing available. Most detached single-family homes are owner-occupied, see Table B-29. However, a significant share of these units—slightly over one-fourth—are renter-occupied. Further, about 53.7 percent of attached single-family homes are occupied by renters. Nearly all of Turlock's multifamily housing stock is ~~renter~~owner-occupied. Meeting affordability needs, especially for renters, must consider the type of housing available to residents.

Table B-29: Turlock Housing Tenure by Housing Type, 2022

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Detached Single-Family Homes	12,578	74.69%	4,262	25.31%
Attached Single-Family Homes	297	46.26%	345	53.74%
Multi-Family Housing	130	2.01%	6,349	97.99%
Mobile Homes	575	77.49%	167	22.51%
Boat, RV, Van, or Other	23	76.67%	7	23.33%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2022), Table B25032

HOUSING TYPE

During the 2014 to 2024 period, the City saw construction of 1,014 new homes, as shown on Table B-30. The majority of new homes built were detached single-family houses, with 277 multifamily units constructed. A signature achievement for the City during the 2015-2023 period was the completion of the Avena Bella affordable housing community. Located on a 4.3-acre site in the southwestern part of the community, Avena Bella Phase 2 is a 61-unit affordable housing project consisting of garden-style two-, and three-bedroom apartments oriented around public and open space areas. The LEED Platinum certified project features a community center, pool and computer lab with after-school support for youth. Avena Bella was awarded esteemed Vanguard Award for New Construction from the National Affordable Housing Management Association.

Table B-30: Turlock Housing Type Trends, 2014 – 2024

	2014		*2024*		*Change*
Building Type	*Number*	*Percent*	*Number*	*Percent*	*(2014 – 2024)*
Single-Family Home: Detached	17,143	69.2%	17,845	69.2%	+702
Single-Family Home: Attached	1,583	6.4%	1,618	6.3%	+35
Multifamily Housing	6,037	24.4%	6,314	24.5%	+277
Total	**24,763**	**100%**	**25,777**	**100%**	**+1,014**

Source: California Department of Finance E-5 and E-8 Series City/County Population and Housing Estimates, City of Turlock, 2024

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there is more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there is more than 1.5 persons per room. Overcrowding typically occurs when there is an inadequate supply of affordable housing. As shown in Table B-31, 1,886 out of 24,733 occupied housing units in Turlock were either overcrowded or severely overcrowded (7.6 percent). This is equal to the rate in Stanislaus County (7.6 percent).

Table B-31: Overcrowding[1] Severity by Region

	Not Overcrowded		*Overcrowded*		*Severely Overcrowded*	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Turlock	22,847	92.37%	1,245	5.03%	641	2.59%
Stanislaus County	162,433	92.42%	9,802	5.58%	3,512	2.00%

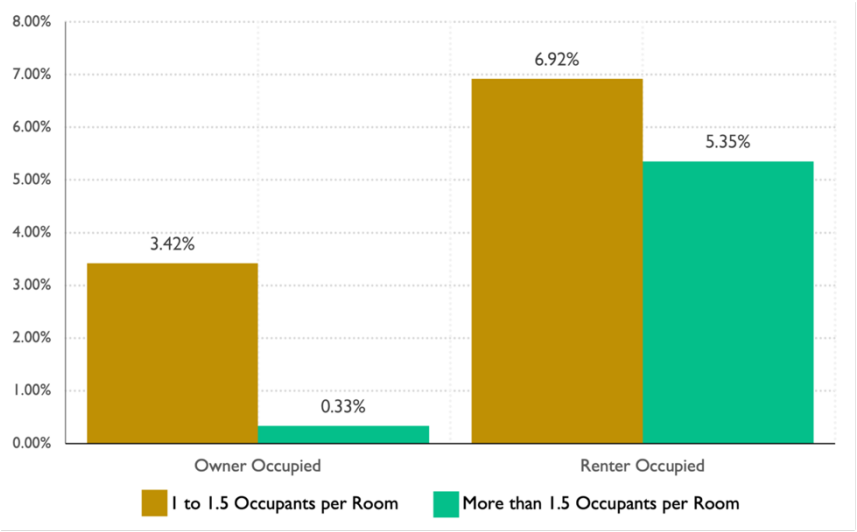
Notes

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25014

Renters tend to experience overcrowding more often than owners. As shown in Chart B-9, about 12.3 percent of renter-occupied households experience some level of overcrowding while only 3.7 percent of owner-occupied households do. Rates of severe overcrowding are more than ten times as high among renters than they are among owners.

Chart B-9: Overcrowding by Tenure and Severity in Turlock, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25014

Renters may experience higher rates of overcrowding because they are more likely to be lower income than are homeowners. Lower-income households in Turlock (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-32, among extremely-low-income households (i.e., those making less than 30 percent of AMI) 3.9 percent are considered overcrowded while 0.73 percent are severely overcrowded. Among households making between 31 to 50 percent of AMI and 51 to 80 percent of AMI, 8.1 percent and 10.5 percent are considered overcrowded. This may reflect a lack of both affordable housing and housing to meet the needs of all income levels. Notably, even households making over 100 percent of AMI have a slightly higher rate of severe overcrowding compared to those making less than 30 percent of AMI.

Table B-32: Overcrowding[1] by Income Level and Severity in Turlock

Income Group[2]	*Overcrowded*	*Severely Overcrowded*
0%-30% of AMI	3.94%	0.73%
31%-50% of AMI	8.12%	0.00%
51%-80% of AMI	5.08%	5.45%
81%-100% of AMI	1.27%	0.15%
Greater than 100% of AMI	2.39%	1.17%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

2. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas. The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

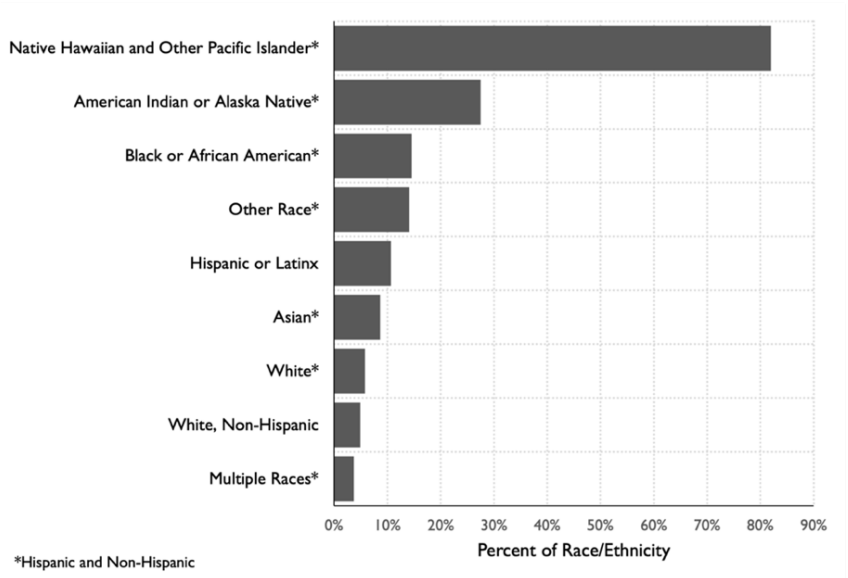
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Like tenure, rates of overcrowding are unevenly distributed by race/ethnicity. Chart B-10 below demonstrates the breakdown of overcrowding within various racial/ethnic groups in Turlock. The According to the Census Bureau, it "does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported

here." In addition, "[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled 'Hispanic and Non-Hispanic' are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units."

Overall, overcrowding is more prevalent among people of color in Turlock, as shown in Chart B-10. Notably; however, with a rate of 82 percent, Native Hawaiians and Other Pacific Islanders are nearly three times more likely to experience overcrowding than any other group. Native Hawaiians and Other Pacific Islanders account for only 0.25 percent of the population, which represents a disparate outcome for this group. There is a similar disproportionate impact for American Indian or Alaska Native and Black or African American groups, who experience 27.5 percent and 14.5 percent of overcrowding in their households respectively.

Chart B-10: Overcrowding by Race/Ethnicity in Turlock, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25014(A-I)

COST BURDEN

Cost burden, or overpayment, is defined as monthly shelter costs in excess of 30 percent of household income. Severe cost burden is defined as paying over 50 percent of household income for shelter costs. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of cost burden by tenure and income category. Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

According to 2016-2020 CHAS estimates, a total of 5,090 households in Turlock experienced cost burden (20 percent) while an additional 4,250 households experienced severe cost burden (16.7 percent). The means that just over a third of all Turlock households experience some level of cost burden. Of the 9,340 households experiencing some level of cost burden, 1,705of them are considered moderate- or above-moderate-income and 7,635 are considered lower-income. This indicates that housing affordability is a particularly pressing issue for lower-income households in Turlock. Further, renters are particularly impacted by cost burden since

renters are limited to the rental market while owners can build equity with their homes. Renters in Turlock tend to have higher rates of cost burden than owners – for instance, 48.1 percent of all renters experience some level of cost burden while only 26.9 percent of owners do. Rates are further unevenly distributed between renters and owners by income level, as demonstrated in Table B-33 below.

Table B-33: Cost-Burdened Households in Turlock by Income and Tenure[1]

	Renters		***Owners***		***Total Households[2]***	
Income Category	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Extremely-Low-Income (Under 30% HAMFI[3])						
No Cost Burden/Not Computed	625	5.30%	175	1.28%	800	3.14%
Cost Burden	265	2.25%	265	1.94%	530	2.08%
Severe Cost Burden	1,695	14.36%	400	2.93%	2,095	8.23%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	255	2.16%	390	2.86%	645	2.53%
Cost Burden	820	6.95%	345	2.53%	1,165	4.58%
Severe Cost Burden	1,020	8.64%	440	3.22%	1,460	5.74%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	780	6.61%	875	6.41%	1,655	6.50%
Cost Burden	1,060	8.98%	805	5.90%	1,865	7.33%
Severe Cost Burden	285	2.42%	235	1.72%	520	2.04%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	1,660	14.07%	1,440	10.55%	3,100	12.18%
Cost Burden	2,145	18.18%	1,415	10.37%	3,560	13.99%
Severe Cost Burden	3,000	25.42%	1,075	7.88%	4,075	16.01%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	4,465	37.84%	8,540	62.59%	13,005	51.11%
Cost Burden	465	3.94%	1,065	7.81%	1,530	6.01%
Severe Cost Burden	65	0.55%	110	0.81%	175	0.69%
All Income Groups						
No Cost Burden/Not Computed	6,125	51.91%	9,980	73.14%	16,105	63.29%
Cost Burden	2,610	22.12%	2,480	18.18%	5,090	20.00%
Severe Cost Burden	3,065	25.97%	1,185	8.68%	4,250	16.70%

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.
2. Discrepancies in sums are due to rounding errors.
3. HUD Area Median Family Income (HAMFI).

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

HOUSING VACANCY

Housing vacancy rates provide one metric to assess the balance between the supply and demand of housing in a region. Low vacancy rates occur when demand outpaces the supply of housing, while high vacancy rates indicate an oversupply of housing. Housing costs also tend to be higher with low vacancy rates. Estimates from the 2018-2022 ACS indicate that 959 (3.7 percent) out of the 25,692 housing units in the City were vacant, which is slightly lower than in the county (4.1 percent), as shown in Table B-34.

Table B-34: Turlock Vacant Units by Type, 2022

	Turlock		*Stanislaus County*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
For Rent	418	1.63%	1,919	1.05%
For Sale	122	0.47%	1,011	0.55%
For Seasonal, Recreational, Or Occasional Use	7	0.03%	376	0.21%
Other Vacant	299	1.16%	2,218	1.21%
Rented, Not Occupied	66	0.26%	353	0.19%
For migrant workers	0	0.00%	0	0.00%
Sold, Not Occupied	47	0.18%	1,693	0.92%
Total Vacant Housing Units	959	3.73%	7,570	4.13%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25032

PERMITTED HOUSING

As discussed previously, there was only modest housing development in Turlock during the previous housing element cycle. Using data provided in the California Department of Housing and Community Development (HCD) 5th Cycle Annual Progress Report Permit Summary, the number of building permits issued from 2015 to 2023 is available by income group. In total, 1,177 permits were issued during this period, or about 32.5 percent of the 5th cycle RHNA. Most of this development occurred at the low to moderate income ranges, with 247 units permitted for low-income households and 641 units permitted for moderate-income households. 18 very-low-income units were permitted, and 271 above moderate-income units were permitted. See Table B-35 for the proportion of the RHNA met by income level during this period.

Table B-35: Housing Permitting in Turlock (2015 – 2023)

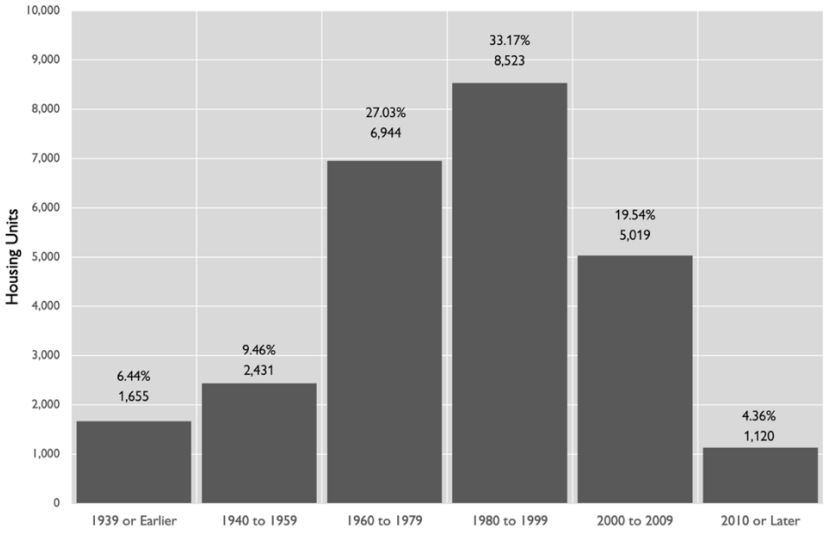
Income Group	*Number of Permits*	*Percent of 5th Cycle RHNA*
Very Low Income	18	0.50%
Low Income	247	6.83%
Moderate Income	641	17.72%
Above Moderate Income	271	7.49%
Total	1,177	32.53%

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2023)

HOUSING CONDITIONS

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Turlock, about 16 percent of the housing stock was constructed prior to 1960 and is over 65 years old. Jjust under 50 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 24 percent of the housing stock has been constructed since 2000, with only 4.4 percent constructed since 2010. See Chart B-11 for the age of Turlock's housing stock as of 2022.

Chart B-11: Age of Turlock Housing Stock, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25034

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substantial housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions is considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According

to 2022 ACS, as shown in Table B-36, about 0.42 percent of owners lack complete kitchen facilities while approximately 2 percent of renters do. Further, approximately 0.66 percent of owners lack complete plumbing facilities while 0.40 percent of renters do. In total, there are 134 occupied housing units with incomplete plumbing facilities and 283 units with incomplete kitchen facilities. These percentages are comparable to the City of Modesto, where 0.1 percent of owners lack plumbing facilities, while 0.4 percent of renters do, as well as Stanislaus County, where 0.38 percent of units lack complete plumbing facilities and 0.31 percent lack complete kitchen facilities.

Table B-36 Substandard Housing Issues, 2022

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Incomplete Kitchen Facilities	57	0.42%	226	2.03%
Incomplete Plumbing Facilities	90	0.66%	44	0.40%
No telephone service available	69	0.51%	89	0.80%

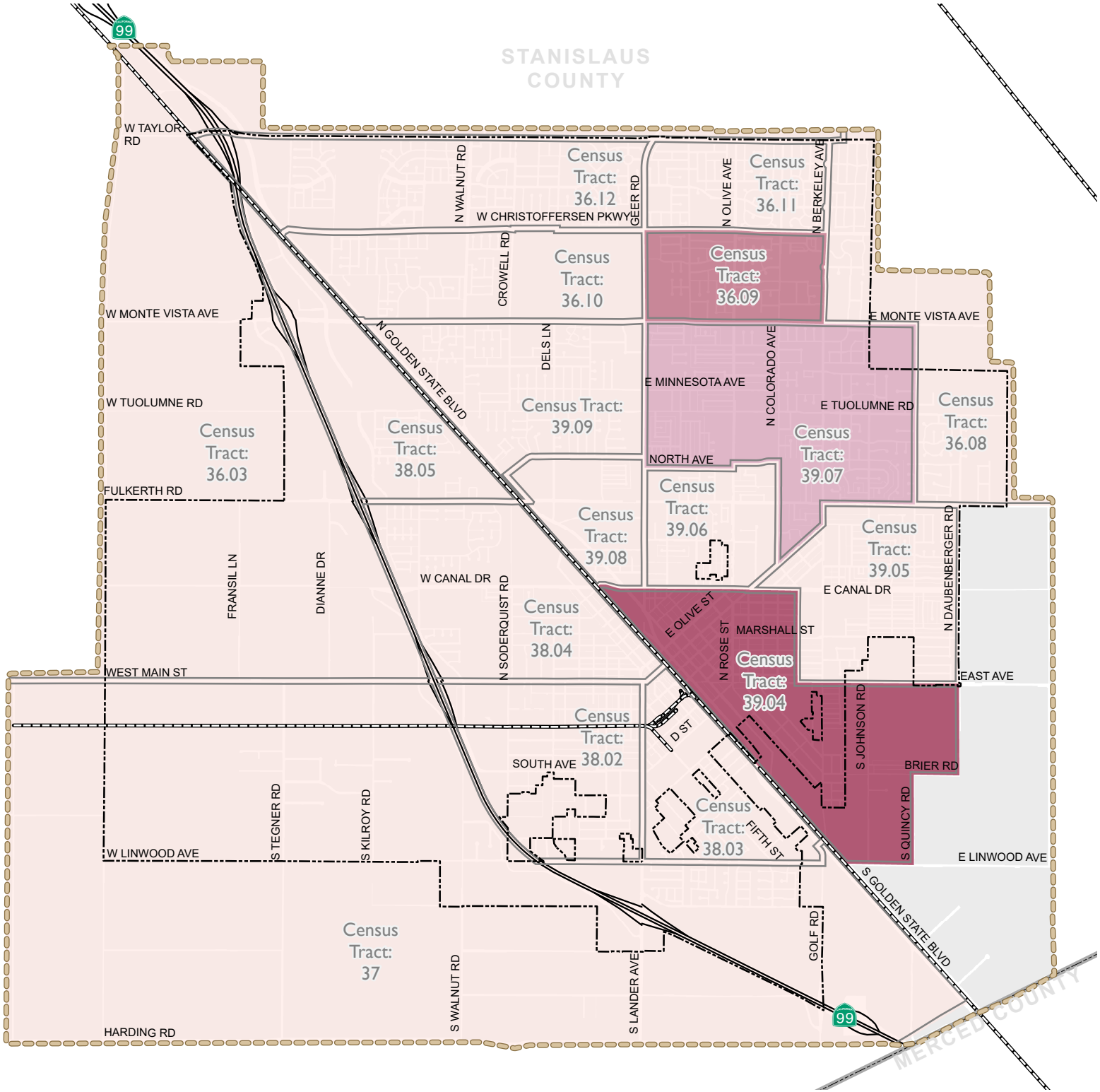
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25053, Table B25043, Table B25049

Maps B-1 and B-2 display substandard housing conditions for owner and renter occupied households by tract. Owner-occupied households with most substandard housing issues are concentrated in Tract 39.04, which encompasses Downtown, historically the oldest neighborhood in Turlock, and some parts of Stanislaus County. Tracts in northeast Turlock, Tract 36.09 and 39.07, have a higher concentration of households experiencing substandard conditions compared to the rest of Turlock. When looking at Map B-2, renter-occupied households with highest percent of substandard housing conditions are located in northern Turlock in Tract 36.10 west of Geer Road and south of Downtown east of -Golden State Boulevard, and within the area home to California State University, Stanislaus. Renter occupied households that also face higher percentages of substandard housing include Tract 39.06 and Tract 38.03, which feature County islands, areas of unincorporated county land that are surrounded by incorporated Turlock on all sites. Overall, substandard conditions in Turlock are not overly concentrated in any single area or particularly high as a percentage of existing housing even in the tracts with the highest share. Further, some of the tracts with the highest share of substandard housing are High and Highest Resource neighborhoods, such as Tract 36.10.

While the City does not have data on units in need of repair and rehabilitation, information from the City's Housing Rehabilitation Loan Program applications provides a sense of the spatial pattern of housing conditions in the city. The City of Turlock offers this program to allow homeowners and income-qualified rental property owners the opportunity to repair or upgrade their homes through low-interest loans. The program is funded by HUD through Community Development Block Grant (CDBG) and HOME sources. Eligible projects include health-and-safety improvements like electrical fixes, plumbing, roofing, heating and cooling systems, window replacements, accessibility modifications (e.g., wheelchair ramps, grab bars, roll-in showers), pest control, fencing, and interior/exterior renovations.[7] Map B-3 displays the rehabilitation grant applications received from 2014 to 2023, where the red triangle denotes where application were funded and the orange triangle denotes where there was interest and an application was submitted. In total, there were 15 applications funded, and 52 applications submitted. It is important to note many times applications were not funded due to incomplete applications, applicants not qualifying for the income standards, or timeliness of applications. There is a cluster of interest in the center of Turlock, just south of the Golden State Boulevard in Tract 38.04. Most rehabilitation applications were funded in Tract 39.09 and Tract 38.03; however, there is no clear spatial pattern of interest or funded applications in Turlock as program interest is spread throughout the

[7] City of Turlock, 2025. Housing Rehabilitation Loan. Available: https://www.cityofturlock.org/housingprograms/housingrehabilitationloan/

city. Overall, based on Census data and a review of rehabilitation loan grant data, substandard housing conditions in Turlock are not overly concentrated in any single area or particularly high as a percentage of existing housing even in the tracts with the highest share. However, Code Enforcement staff estimates that as much as 10 percent of the total existing housing stock (approximately 2,500 units citywide) may be in need of rehabilitation, based on inspections undertaken in the course of code enforcement activities and their working knowledge of conditions in Turlock. Staff further estimates that rehabilitation needs are highest in older, more centrally located neighborhoods and lower in more recently constructed subdivisions in the north and east of the city. The City will implement Program 3-A and continue to promote the Housing Rehabilitation Loan Program to improve substandard housing conditions in Turlock.



Map B-1

Substandard Housing Conditions – Owner-Occupied Households

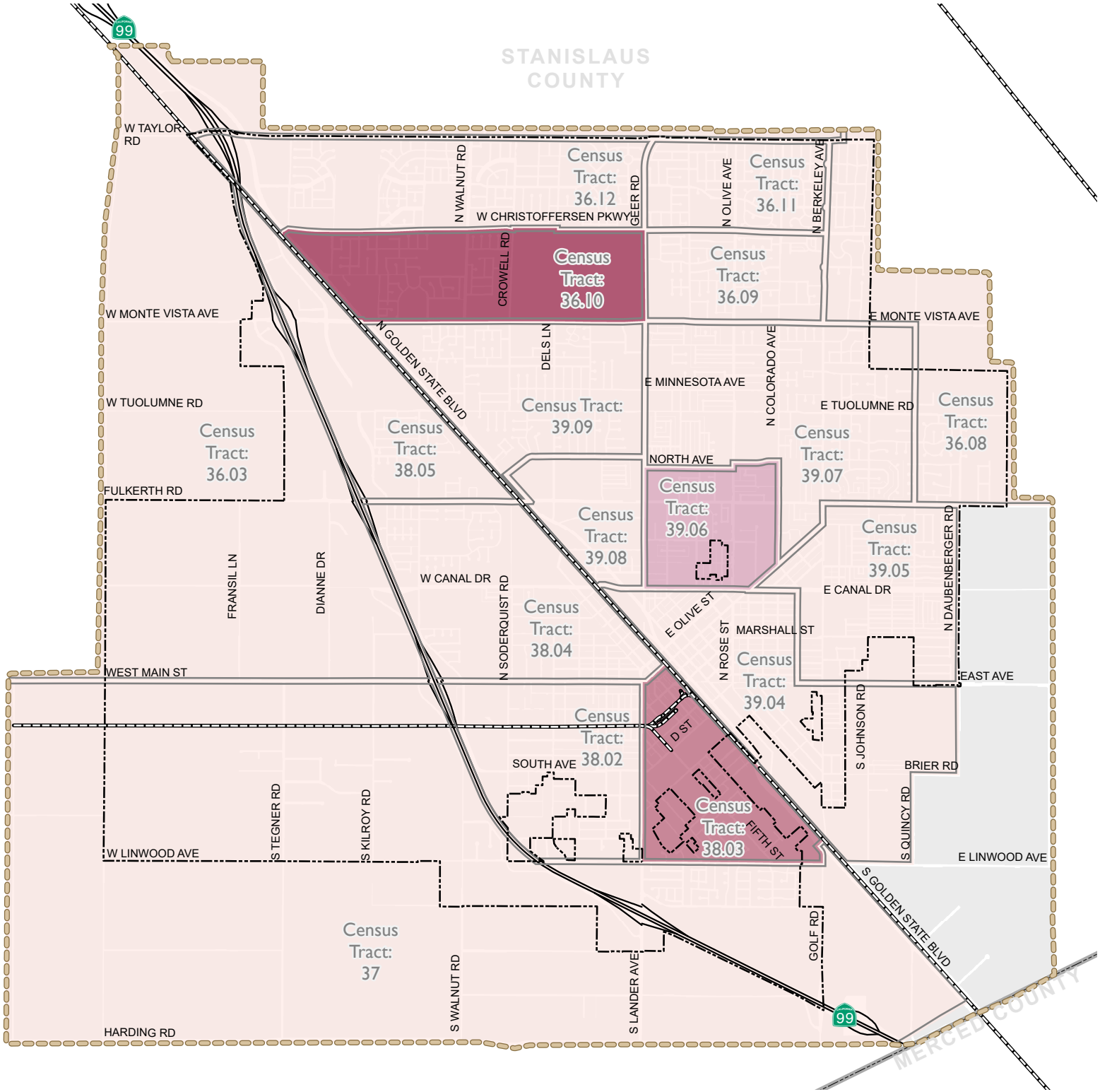
Percent of Owner Occupied Households with Two or More Issues

- 0.0%
- 0.1% - 0.8%
- 0.9% - 1.8%
- 1.9% - 2.3%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

0 ¼ ½ 1 Miles

Source: American Community Survey (ACS), 2023; City of Turlock, 2023; Dyett & Bhatia, 2024



Map B-2

Substandard Housing Conditions – Renter-Occupied Households

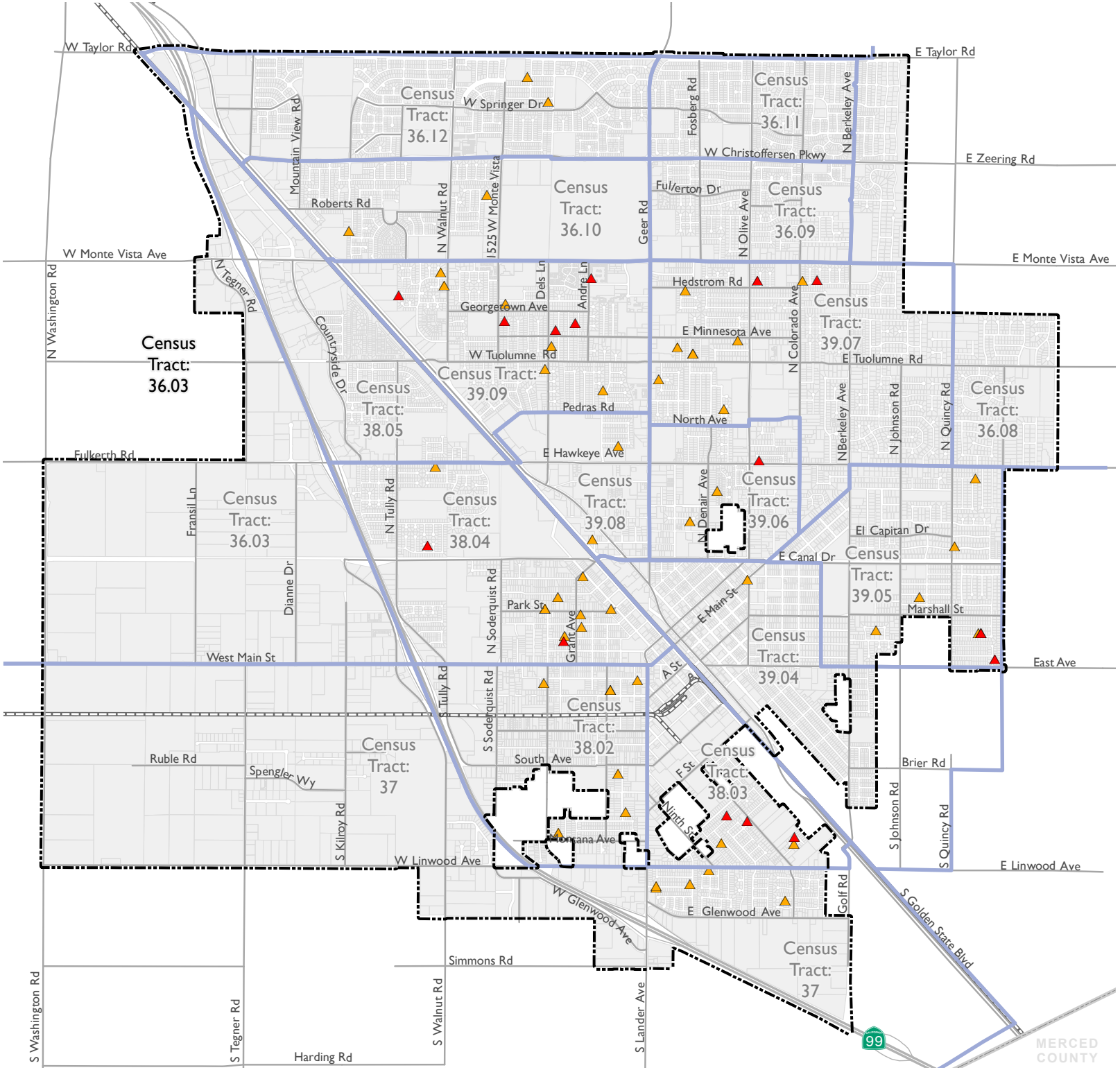
Percent of Renter Occupied Households with Two or More Issues

- 0.0%
- 0.1% - 1.0%
- 1.1% - 2.3%
- 2.4% - 4.6%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

0 ¼ ½ 1 Miles

Source: American Community Survey (ACS), 2023; City of Turlock, 2023; Dyett & Bhatia, 2024



Map B-3

Rehabilitation Grant Applications (2014-2023)

- Rehabilitation Grant Applications - Funded
- Rehabilitation Grant Applications - Interested/Applied
- Census Tracts
- City Limit
- County
- Freeway
- Major Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2024; Dyett & Bhatia, 2024

B.6 Housing Costs and Affordability

Several housing market characteristics, like high levels of cost burden or overcrowding, may indicate high housing costs and a lack of affordability within a community. This section summarizes housing costs in Turlock and assesses the extent to which housing is affordable for residents of the city.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability can be estimated by comparing the cost of renting or owning a home in Turlock with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Turlock are shown in Table B-37. This table shows what type of household can afford what size and type of housing. The affordability of the city's housing stock by tenure and income group is discussed below. HCD has estimated the 2023 Stanislaus County AMI to be $92,600, which is an increase of 45.35 percent from the 2014 median income of $62,000.

Table B-37: City of Turlock Housing Affordability by Income Group

		Affordable Monthly Payment[2]		*Housing Costs*			*Maximum Affordable Price*	
				Utilities		*Taxes &*		
Household Size	*AMI Limits[1]*	*Renter*	*Owner*	*Renter[3]*	*Owner*	*Insurance[4]*	*Renter*	*Owner[5]*
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$17,750	$444	$444	$240	$240	$155	$204	$8,992
2 Person (1 Bedroom)	$20,250	$506	$506	$254	$254	$177	$252	$13,880
3 Person (2 Bedroom)	$24,860	$622	$622	$293	$293	$218	$329	$20,381
4 Person (3 Bedroom)	$30,000	$750	$750	$332	$332	$263	$418	$28,589
5 Person (4 Bedroom)	$35,140	$879	$879	$373	$373	$307	$506	$36,613
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$29,550	$739	$739	$240	$240	$259	$499	$44,221
2 Person (1 Bedroom)	$33,800	$845	$845	$254	$254	$296	$591	$54,412
3 Person (2 Bedroom)	$38,000	$950	$950	$293	$293	$333	$657	$59,761
4 Person (3 Bedroom)	$42,200	$1,055	$1,055	$332	$332	$369	$723	$65,295
5 Person (4 Bedroom)	$45,600	$1,140	$1,140	$373	$373	$399	$767	$67,877
Low-Income (51%-80% AMI)								
1 Person (Studio)	$47,250	$1,181	$1,181	$240	$240	$413	$941	$97,435
2 Person (1 Bedroom)	$54,000	$1,350	$1,350	$254	$254	$473	$1,096	$114,911
3 Person (2 Bedroom)	$60,750	$1,519	$1,519	$293	$293	$532	$1,226	$127,961
4 Person (3 Bedroom)	$67,500	$1,688	$1,688	$332	$332	$591	$1,356	$141,010
5 Person (4 Bedroom)	$72,900	$1,823	$1,823	$373	$373	$638	$1,450	$149,679
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$77,750	$1,944	$2,268	$240	$240	$794	$1,704	$227,555
2 Person (1 Bedroom)	$88,900	$2,223	$2,593	$254	$254	$908	$1,969	$263,930
3 Person (2 Bedroom)	$100,000	$2,500	$2,917	$293	$293	$1,021	$2,207	$295,608
4 Person (3 Bedroom)	$111,100	$2,778	$3,240	$332	$332	$1,134	$2,446	$327,287
5 Person (4 Bedroom)	$120,000	$3,000	$3,500	$373	$373	$1,225	$2,627	$350,820

1. AMI limits based on 2023 HCD State Income Limits for Stanislaus County, other assumptions are derived from Zillow estimates (as of January 2022) and the National Association of Realtors. The 2023 Stanislaus County AMI is $92,600.

2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).

3 Utilities are estimated according to the 2021 Stanislaus County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration, and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.

4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.

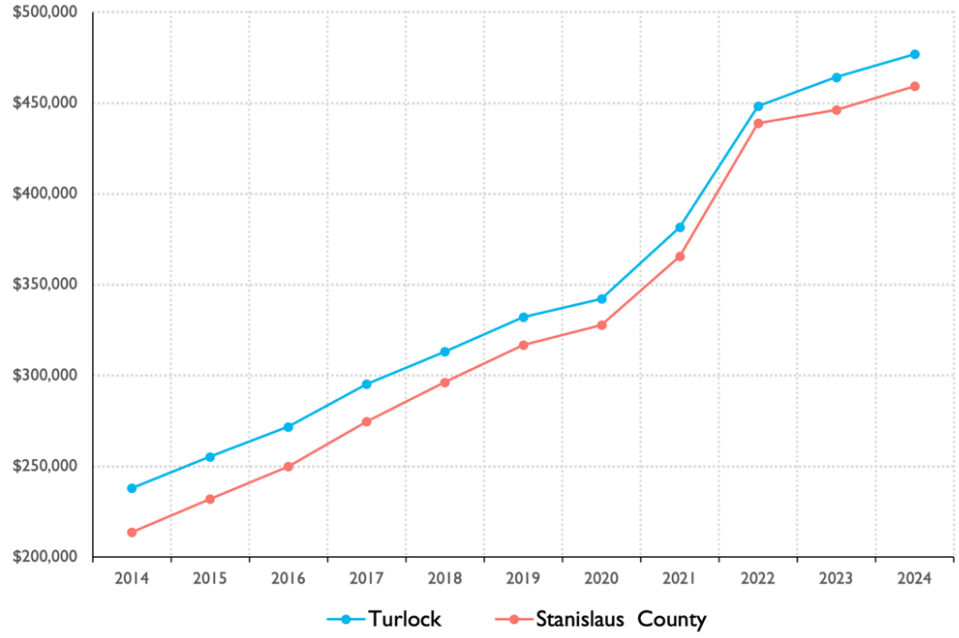
5. Assumed 30-year amortization, 5.84% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2023; Stanislaus Housing Authority Utility Allowance Schedule, 2022; Zillow Mortgage Rates, January 2022; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2022

OWNERSHIP COSTS

Like many cities in the California, housing costs in Turlock have continued to rise over the last two decades. Home values are tracked using the Zillow Home Value Index (ZHVI), which is a smoothed, seasonally adjusted measure of the typical value for homes in the 35th to 65th percentile range. The regional ZHVI estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. As demonstrated in Chart B-12, home values in Turlock closely follow the trends in Stanislaus County. Average home values have continuously risen in Turlock since 2014 from $237,915, reaching nearly $476,933 by January 2024.

Chart B-12: Turlock and Regional Area Zillow Home Value Index (ZHVI), 2014-2024

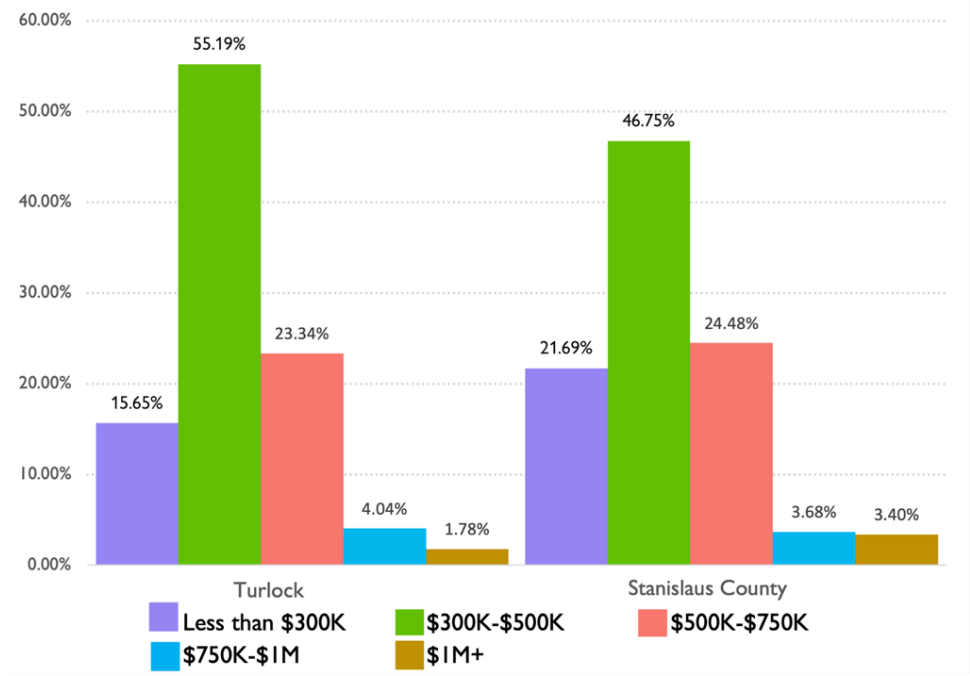


Source: Zillow, ZHVI January 2011 – January 2024-

In addition to the ZHVI, ACS provides estimates of home values for owner-occupied units. Shown in Chart B-13, this data confirms the similarity in home value across the region as indicated by the ZHVI. The ZHVI estimates the typical Turlock household is valued over $300,000, and the ACS similarly indicates that most units (about 55.2 percent) are valued between $300,000 and $500,000. It is important to note that around 15.7 percent of units are valued under $300,000 in Turlock.

The ZHVI tracks a variety of types of owner-occupied housing units, including both single-family homes and condominiums. Table B-38 provides a breakdown of the ZHVI by housing type and size between 2014 and 2024. In total, housing value has increased by about 100 percent between 2014 and 2024. One-bedroom units in particular have seen a significant increase in value by about 215.8 percent during the period. As of 2024, the highest value housing type in Turlock is a four-bedroom housing unit at $556,911.

Chart B-13: Turlock and Regional Area Owner-Occupied Unit Values, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table S2506 and S2507

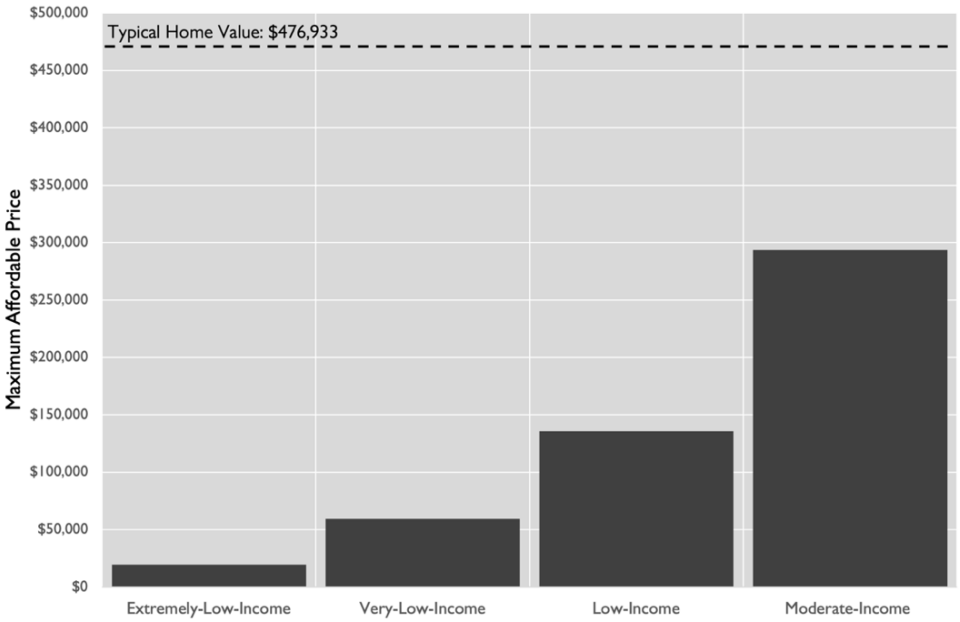
Table B-38: Turlock Zillow Home Value Index (ZHVI, 2014 – 2024)

Housing Type	*January 2014 ZHVI*	*January 2024 ZHVI*	*Percent Change (2011 – 2022)*
Total	$237,915	$476,933	100.46%
Single-Family	$226,855	$479,856	111.53%
Condo	$148,115	$309,217	108.77%
1 Bedroom	$89,689	$283,246	215.81%
2 Bedrooms	$137,119	$355,830	159.51%
3 Bedrooms	$207,646	$456,355	119.78%
4 Bedrooms	$285,128	$556,911	95.32%

Source: Zillow Home Value Index, January 2011 and January 2022

Given the ZHVI estimates provided in Table B-38 and housing affordability levels from Table B-37 it is apparent that homeownership is typically out of reach for lower-income households of all sizes. While some larger households may be able to afford units that have fewer bedrooms, this would lead to overcrowding. For instance, a four-person low-income household would be able to afford a $135,601 unit, which would not even be sufficient to purchase a one-bedroom unit per the ZHVI. Moderate-income households of any size, on the other hand, would also be unable to afford to purchase a home at the appropriate size. This demonstrates an affordability gap for all households in the city, as such households generally would not be able to afford to buy a home without significant subsidy. Increased housing production for a range of housing types would also help to increase affordability, but this analysis shows that housing prices have increased substantially. Chart B-14 visualizes the affordability gap for the typical household, which is defined as a four-person household living in a three-bedroom housing unit.

Chart B-14: Ownership Affordability Gap for the Typical Household



Note: The typical household is a four-person, three-bedroom housing unit

Source: Zillow Home Value Index, January, 2024; Dyett & Bhatia, 2024

RENTER COSTS

In 2022, according to ACS estimates, the median contract rent in Turlock was $1,206. According to the Census, contract rent is the monthly rent agreed upon regardless of any furnishings, utilities or services that may be included. Data regarding contract rent excludes units for which no cash rent is paid. Table B-39 illustrates that rent in Turlock is nearly equal to the county during the same year. Rents in Turlock and the county were generally stable between the 2012 and 2017 period, increasing by about 4 percent and 4.8 percent. However, between 2017 and 2022 rents spiked in Turlock—increasing by about 40.2 percent—while the county experienced a slightly lower rent increase at approximately 38 percent. This substantial rent increase over between 2017 and 2022 echoes cost of living increases that have occurred across California.

Table B-39: Turlock and Regional Area Rents[1] (2012 – 2022)

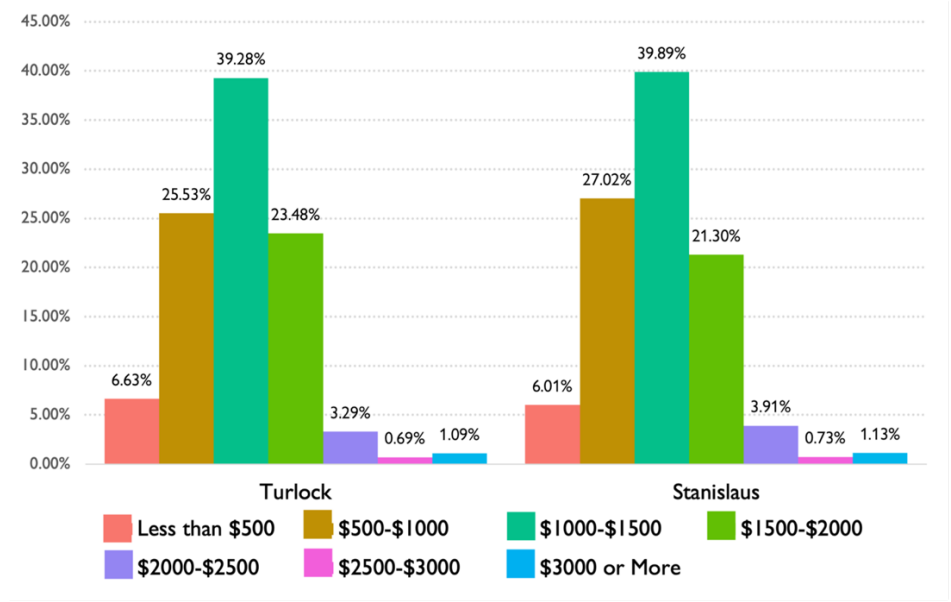
Jurisdiction	*2012 Median Contract Rent*	*2017 Median Contract Rent*	*2022 Median Contract Rent*
Turlock	$827	$860	$1,206
Stanislaus County	$824	$864	$1,192

1. County and regional counts are weighted averages of jurisdiction median using rental unit counts from the relevant year.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, from 2008–2012; 2012-2017; 2018-2022, B25058

The distribution of contract rent by region is also provided by the ACS for 2022. As demonstrated in Chart B-15, most (71.4 percent) renter-occupied units in Turlock have contract rents below $1,500. This is similar to the county, where about 73 percent of units have contract rents below $1,500. Further, just under 2 percent of the Turlock and county rental stock have contract rents above $2,500. While rents have risen at a fast pace between 2017 and 2022, both the City and the County still remain a slightly more affordable option for renters compared to the state median contract rent in 2020 at $1,699.

Chart B-15: Contract Rents for Renter-Occupied Units, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25056

Moderate Income households are those making between 81 and 120 percent of the local area median income. Specifically, for Stanislaus County, a 2-person (1 bedroom) household in Turlock ranges from $54,000 to $88,900 annually. Based on HCD income limits and affordable housing cost estimates shown on Table B-37, the affordable monthly rent for a 2-person (1 bedroom) household in this income category ranges from $1,350 to $2,223 per month and the affordable house price is up to $263,930. For a 3-person household (2 bedroom) in Turlock, moderate income households range $60,750 to $100,000 annually. The affordable monthly rent for a 3-person (2 bedroom) household in this income category ranges from $1,519 to $2,500 per month and the affordable house price is up to $295,608. For a 4-person (3 bedroom) household in Turlock, moderate income households ranges from $67,500 to $111,100 annually. The affordable monthly rent for a 4-person (3 bedroom) household in this income category ranges from $1,688 to $2,778 per month and the affordable house price is up to $327,287. When comparing the affordable monthly rent of Table B-37 to the average asking rent prices in Turlock of Table B-40, the results indicate that rental units of appropriate size, up to 3-bedrooms, would be available in a range affordable to 2- to 4-person households in the Moderate income category.

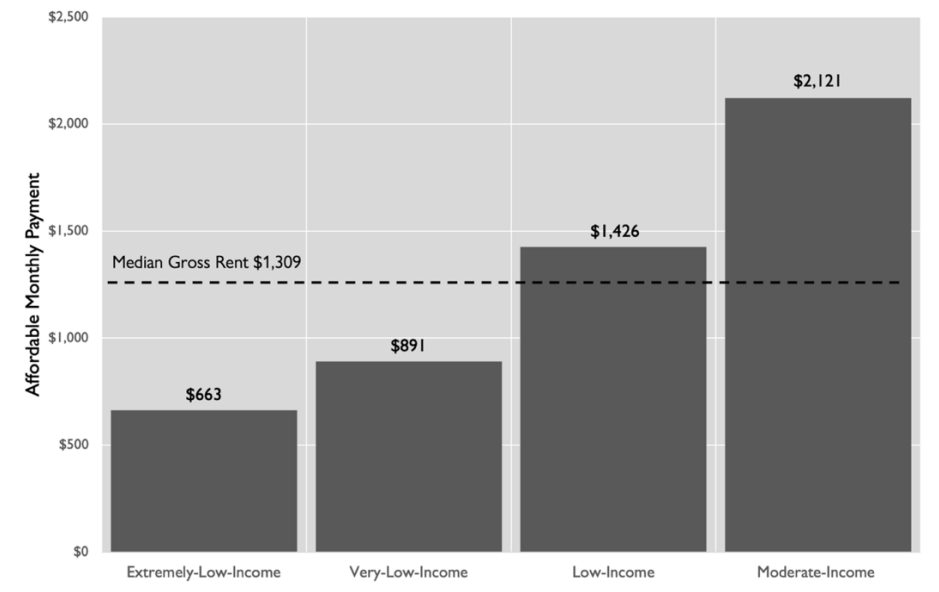
Table B-40: Average Asking Rents in Turlock, 2024

	Average Size (sf)	*Average Rent ($/mo)*	*Average Rent ($/sf/mo)*
Studio	429	$1,096	$2.55
1-Bedroom (2 Person)	635	$1,346	$2.11
2-Bedroom (3 Person)	895	$1,441	$1.61
3-Bedroom (4 Person)	1,072	$1,813	$1.69

Source: Rental Market Trends in Turlock, CA, Apartments.com, 2024

According to the gross rental estimates (i.e., including utilities and other costs) from Table B-40 above and monthly affordable payments presented in Table B-37, extremely-low-income households in Turlock would not be able to afford to rent an appropriately sized unit. However, larger extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a two-bedroom unit. All other income levels, including very low, low and moderate households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income household, which may require subsidies to ensure housing affordability.

Chart B-16: Rental Affordability Gap for the Typical Household



Note: The typical household is a four-person, three-bedroom housing unit.
Source: IPUMS USA, 2015-2019 ACS; Dyett & Bhatia, 2021

B.7 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of assisted low-income rental units that are "at risk" of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031). The California Housing Partnership (CHP) estimates that there are 4,254 low-income rental units in Stanislaus County. Table B-41 shows that while most units in the county are at low risk of conversion, there are 87 units (2.0 percent) at moderate risk and 179 units (4.0 percent) at high risk. In addition, Stanislaus County has experienced the loss of 170 affordable units (3.8 percent) between 1999 and 2023. There are currently ~~no~~ 104 units at risk of conversion by 2031 in the City of Turlock. As such, Program 4-J, Expiring Covenants, would pursue a program to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. More information is available in Chapter 4: Housing Action Plan. While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table B-41: Assisted Units at Risk of Conversion

	Turlock		*Stanislaus County*	
Risk Level[1]	*Number*	*Percent*	*Number*	*Percent*
Moderate	0	0.00%	87	2.00%
High	0	0.00%	179	4.04%
Very High	0	0.00%	0	0.00%
Lost Affordable Homes	0	0.00%	170	3.84%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:
   - Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
   - Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Source: California Housing Partnership, Preservation Database, 2024

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at risk of converting to market rate uses to supplement the aggregate numbers provided in Table B-41. The assisted housing inventory is available in Table B-42 below.

Table B-42: Turlock Assisted Housing Inventory

Project Name	*Project Address*	*Project Type*	*Total Units*	*Affordable Units*	*Date Constructed*	*Affordability End Date*
Avena Bella	500 W Linwood Ave	Family	80	79	2013	2067
Avena Bella, Phase 2	500 W Linwood Ave	Family	61	60		1/21/2077
Denair Manor	550 Wayside Dr	Seniors 62+	70	70	1979	2074
Crane Terrace Apartments	1318 E Canal Drive	Seniors 62+	44	44	2006	2060
Cherry Tree Village	139 W Minnesota Ave	Family & Seniors	194	104	2003	2056
Turlock Silvercrest	895 Lander Ave	Seniors 62+	80	80	2002	11/30/2041
Parkwood Apartments	3800 Crowell Road	Family	180	180	1978	2053
Villas Parkside Apartments	381 W Hawkeye Ave	Family & Seniors	104	104	1973	20292~~053~~
Total			**813**	**721**		

Source: California Housing Partnership, 2024

COST ANALYSIS

State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments." The typical development cost of affordable housing projects in Turlock is about $393,799 per unit. Estimates are derived from the average projected development costs per unit provided in recent California Tax Credit Allocation Committee (TCAC) project tax credit applications, see Table B-43. If the 141 units identified by the CHP as facing some level of risk converted to market rate housing during the 10-year period, the total replacement cost would be about $55,525,612.

Table B-43: Typical Development Costs of Affordable Housing

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Church Lane	2017	$418,536
Montevista Senior Apartments	2018	$292,056
Hilltop Commons	2020	$470,804
Average		**$393,799**

1. Derived from stated "true cash per unit cost" or "effective per unit costs", where applicable, in TCAC project applications.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020

The cost of preservation for the typical affordable housing project can be estimated by finding the difference between fair market rent and affordable rent. As shown in Table B-36 the affordable monthly rental payment for a very-low-income, four-person household in Turlock is $1,713. In fiscal year 2021 the HUD Fair Market Rent (FMR), or gross rent estimate, in the Oakland-Fremont, CA HUD Metro FMR area for a three-bedroom unit was $3,196. The difference between these two prices is the "affordability gap," which is about $1,483 in Turlock. Given this affordability gap, the total cost of preserving all 141 at-risk units would be approximately $209,103 per month or $2,509,236 per year. This translates to a cost of $25,092,360 over the 10-year period, or $177,960 per unit. This is likely an overestimation of cost, since the FMR area that Turlock is part of includes Bay Area jurisdictions with much higher rental costs. Even so, preservation costs are lower than replacement costs.

RESOURCES FOR PRESERVATION

There are two primary resources available for preserving at-risk units – public agencies, nonprofit housing corporations, and tenant groups; and public financing or subsidy programs. HCD maintains a current list of all "qualified entities" across the state, which are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of affordable housing developments. Table B-44 provides the list of all qualified entities for Stanislaus County. The City would work with these organizations to preserve the housing units in danger of conversion. Additional housing resources, including funding sources, that the City utilizes are discussed further in Chapter 3.

Table B-44: Qualified Entities in Stanislaus County

Qualified Entity	*City*	*Contact*
ACLC, Inc	Stockton	(209) 466-6811
Self-Help Enterprises	Visalia	(559) 802-1620
Modesto Redevelopment Agency	Modesto	(209) 577-5247
Housing Authority of the County of Stanislaus	Modesto	(209) 523-0705
ROEM Development Corporation	Santa Clara	(408) 984-5600 Ext 17
Volunteers of America National Services	Sacramento	(916) 917-6848

Source: HCD, May 2021

B.8 Energy Conservation

Conservation of energy is an important issue in housing development today not only due to the cost of energy, which can be a substantial portion of monthly housing costs for both owners and renters, but also due to an emerging interest in sustainable development, energy independence, and reduction of greenhouse gas emissions in line with new legislation such as the Global Warming Solutions Act of 2006 (AB 32).

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses, and by designing buildings to be more energy efficient. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

While construction of energy efficient buildings does not lower the purchase price of housing, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation that incorporates energy conservation considerations. Rebate programs run by the local and State utilities are described below.

The City of Turlock has updated its General Plan. In order to comply with AB 32 and SB 375, the City has incorporated numerous policies and programs into the updated General Plan, aimed at reducing energy consumption and greenhouse gas emissions in buildings and through sustainable land use and transportation planning. New residential development that takes place in Turlock will have to comply with these new policies as well.

INTEGRATING LAND USE AND TRANSPORTATION PLANNING

The City of Turlock seeks to minimize energy consumption through integrating land use and transportation planning in its General Plan policies. Infill development, mixed uses, and higher density development enable residents to access goods and services without a car, or in shorter and fewer car trips; dense, pedestrian-oriented areas encourage walking and cycling. High density residential projects also use less energy per unit for heating and cooling than single family homes. Policies in the Land Use, Transportation, and City Design Elements of the current General Plan encourage development that, by nature of its design, reduces energy consumption.

By virtue of its location, compact development pattern, and by the presence of several large local employers, residents of Turlock tend to work locally as compared with many other Central Valley cities. Approximately 45 percent of the city's employed residents work in Turlock, and over 80 percent work in Stanislaus County. Additionally, approximately 75 percent of residents commute less than 30 minutes to work.

BUILDING DESIGN AND CONSTRUCTION

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest of days of collective settlement. These methods can be categorized in three ways:

First: building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:

- Locating windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
- Use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
- "Burying" part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
- Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
- Locating openings and using ventilating devices to take advantage of natural air flow; and
- Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.

Second: building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:

- North-south orientation of the long axis of a dwelling;
- Minimizing the southern and western exposure of exterior surfaces in hot climates; and
- Location of dwellings to take advantage of natural air circulation and evening breezes.

Third: Use of landscaping features to moderate interior temperatures. Such techniques include:

- Use of deciduous shade trees and other plants to protect the home;
- Use of natural or artificial flowing water; and
- Use of trees and hedges as windbreaks.

In addition to natural techniques that have been used for millennia, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- Use of solar energy to heat water;
- Window glazing to repel summer heat and trap winter warmth;
- Weather-stripping and other insulation to reduce heat gain and loss; and
- Use of energy-efficient home appliances.

Turlock's abundant sunshine provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months, as well. Natural space heating can be substantially increased through the proper location of windows and thermal mass.

City Policies

Within the Open Space and Conservation Element of the City of Turlock's current General Plan, the City outlines several goals and policies pertaining to Energy Conservation. As part of the residential design review process, all developments must be evaluated against the Energy Conservation Guidelines. These guidelines include that all residential developments should be oriented to be within 22.5 degrees of the east-west axis to maximize south-wall and minimize west-wall exposure, roof overhangs, wood trellises and other sunshade devices should be provided to shape the east and west building surfaces and windows, deciduous tree cover should be provided to shade streets and parking areas and to reduce summer heat radiation, use of solar collectors of water, space and swimming pool heating should be encouraged, and construction material conservation is to be encouraged.

REBATE PROGRAMS

The City also has a policy to support Turlock Irrigation District (TID) and Pacific Gas and Electric (PG&E) programs to encourage retrofit measures such as weather-stripping and insulation. PG&E provides gas, and TID provides electric service to Turlock residents. These companies offer company a variety of energy conservation programs and information services that are available to residents.

PG&E Rebates

Home Appliance Rebate Program. PG&E offers rebates on the purchase of Smart Thermostats, electric heat pump storage water heater, backup power generator, and portable batteries. Customers of PG&E are eligible for rebates on thermostats of $50-$120, depending on the needed appliance, electric heat pump storage water heater rebates of $300, backup power generator rebates of $300-$500, and portable battery rebates of $300-$500.

Turlock Irrigation District Rebates

Turlock receives its electricity supply from TID. TID has developed numerous energy efficiency and demand reduction programs for its customers, both residential and commercial. The residential customer programs are as follows:

- LED Lights Rebate for replacing incandescent bulbs
- Residential Rebate Programs: Rebates for purchasing and installing energy-efficient appliances including Energy Star refrigerators, Energy Star clothes washers, Energy Star room air conditioner or mini split A/C, induction stove tops, heat pump or electric water heater, Energy Star windows and sun screens.
- Shade Tree Rebate: Rebates for the purchase of up to three trees plants for shade purposes

ALTERNATIVE ENERGY DEVELOPMENT

Solar energy is a viable alternate energy source for the City of Turlock. There are two basic types of solar systems: active and passive.

Active Solar Systems

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays to generate electricity and can substantially reduce electric bills. Technological improvements have made the cells increasingly efficient and reduced their cost.

Passive Solar Systems

In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool. Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house and to provide it with hot water and electricity. This may mean lower energy costs for Turlock residents.

SUMMARY OF KEY FINDINGS

Findings Regarding Statutorily Defined Special Needs Groups.

- **Extremely-Low Income Residents:** American Indian or Alaska Native non-Hispanic residents are most likely to fall below 30 percent AMI and experienced the second highest rates of poverty, while only representing 0.21 percent of the City's population. They are followed by Black or African American residents who experience the highest rates of poverty. Overall, Turlock has a slightly lower poverty rate (13.1 percent) than the County (15.1 percent)

- **Older Adult Residents:** Approximately one-third of older adults are renters and nearly 33 percent qualify as low income, while nearly 20 percent qualify as very low income. Overall, around 50 percent of older adult households in Turlock are considered cost burdened, whether renter or owner. Notably, 10 percent of the population is aged between 55 and 64 years, which means a relatively large number of residents will become seniors during the 2023-31 planning period.

- **Persons with Disabilities:** In the city, there is almost equivalent proportion of persons with disabilities to the City and the County (12.3 percent and 12.7 percent). Over 90 percent of residents with a developmental disability lived at the home of a parent/family/guardian.

- **Large Families:** There is a smaller share of larger households (5 or more people) in Turlock at 12.6% compared to Stanislaus County at 17.8%. Turlock also holds a larger share of single-person households at 22% compared to 20.3% for the County. However, these households tends to be less cost burdened and are less likely to be extremely low-income.

- **Female-Headed Households:** Female-headed households make up about 15.2 percent of the total households in Turlock. These households are more likely to rent than to own. Nearly 30 percent

of all female-headed households with children in Turlock live below the federal poverty level. The special needs of these households should be addressed in the Housing Element Update.

- **Persons Experiencing Homelessness:** As a share of the total population of Stanislaus County, the number of people experiencing homelessness is not large; however, the rate of homelessness in the county has nearly doubled since 2018. Additionally, more than 40 percent of people experiencing homelessness in Stanislaus County are unsheltered, which represents an urgent need that should be addressed through a coordinated effort with the County and other Stanislaus jurisdictions. Further, people of color are disproportionately represented among those experiencing homelessness: Hispanic, African American, and American Indian or Alaska Native homeless persons make up 35.6 percent, 12.5 percent, and 5.3 percent of homeless Stanislaus residents respectively, but account for only 0.13 percent, 0.05 percent, and 0.01 percent of the overall population.

- **Farmworkers:** Overall, the farmworker population in Stanislaus County has decreased dramatically since 2000 among seasonal farmworkers as the mechanization of agriculture has proceeded. However, the number of permanent farmworkers has increased approximately 2 percent. Still, farmworkers represent about 4 percent of the total population in Turlock, and number of student migrant workers has decreased only slightly since 2016-2017. Given the seasonal nature of this work for at least a portion of this group, the special. needs of this segment of the population should be considered in the Housing Element Update.

- **Demographics:** Turlock is a fast-growing community. The city has grown at a much faster rate than Stanislaus County since 2000 and is projected to add another 20,000 residents by 2050, which represents a nearly 29 percent increase over the period. Since 2000, the population has aged slightly. The share of residents aged over 65 has grown by 2 percent while share of residents aged less than 24 has decreased by 5.2 percent. Ethnically, the older adult population in Turlock is overwhelmingly White. However, Turlock is becoming more diverse. Since 2000, the share of residents who identify as Hispanic has increased dramatically from 29.42 percent to 40.06 percent, while the share who identify as White has decreased from 60.41 percent to 48 percent. Other races make up a relatively small and stable share of the population.

- **Income.** Household income levels are generally on par with the county; however, over 42 percent of households in Turlock make less than 80 percent of the area median income, meaning a very large share qualifies as lower income by HUD standards. Notably, people of color are disproportionately lower income in Turlock. Strikingly, more than 23 percent of African American residents and nearly 14 percent of Native Americans live below the federal poverty level. These two groups in particular have special needs that should be considered in the Housing Element Update.

- **Cost Burden:** A substantial portion of the local population in Turlock experiences housing cost burden: 20 percent of households devote more than 30 percent of their income to housing costs while nearly 17 percent devote more than 50 percent. Almost half of all renters in Turlock experience cost burden. This indicates a strong need for rental assistance and stabilization programs to help keep people in their homes proactively and prevent homelessness.

- **Overcrowding:** Overall, the rate of overcrowding is equivalent in Turlock (7.6 percent) and Stanislaus County (7.6 percent). However, although they represent a relatively small share of the

total population, Native Hawaiians and Other Pacific Islanders are three times more likely to experience overcrowding than other races and ethnicities.

- **Housing Quality:** In Turlock, just under 50 percent of the housing stock was constructed prior to 1980, making it more than 40 years old. As such, programs to assist with maintenance and repair should be a focus in the Housing Action Plan. However, the percentage of households living in substandard conditions in Turlock is very low, indicating that, overall, housing is generally in good condition. A review of code enforcement actions in Turlock in recent years indicates that vehicle and weed abatement are the primary issues addressed and that there is no clear pattern of housing related code violations in any one neighborhood.

- **Housing Tenure:** Renters represent a robust share of the total number of households in Turlock at 45 percent. This is a slight increase over 2000, but still a sizable share of the overall population in comparison to other communities. As such, an emphasis on rental assistance, rent stabilization, and homeownership assistance may be warranted in the Action Plan of the Housing Element Update. Renters tend to be people who have arrived in the community more recently than homeowners and they are more likely to be African American, Hispanic, or Native American.

- **Vacancy:** Vacancy rates in the community are very low for both rental (1.63 percent) and for sale units (0.47 percent).

- **Production and Need at Various Income Levels.** Housing production has not kept pace with population growth: the total number of housing units in the community increased by only 2.78 percent between 2000 and 2020, even as population increased by approximately 35 percent. Correspondingly, home values in Turlock have more than doubled since 2012. The local housing stock in Turlock is predominantly composed of single-family homes (approximately 70 percent). About 25 percent of homes are multifamily units and these are almost exclusively rental units (98.0 percent). Mobile homes account for 2.2 percent of the total housing stock, primarily concentrated in 2 mobile home parks located in east central Turlock. Approximately 0 assisted units are at risk of conversion in Turlock compared to 170 units in the County.

- **Housing Affordability:** Home values in Turlock have doubled since 2014, with the value of smaller units (1 and 2-bedrooms) seeing the steepest increases. This indicates a mismatch of supply and demand. The Housing Action Plan should include strategies to promote and incentivize the production of smaller units to meet this demand. At $476,933 in 2024, however, the average home value in Turlock was well beyond reach for Moderate- and lower-income households. Contract rents (exclusive of utilities) in Turlock increased by nearly 5 percent between 2012 and 2017 and by about 40 percent between 2017 and 2022. While substantial, this rate of increase is markedly lower than that seen on the ownership market and overall rental housing is relatively more affordable.

- **Energy Conservation.** While energy conservation remains an important goal for the City, affordability of various upgrades may be out of reach for a larger proportion of citizens, as many energy efficiency related rebates have expired since 2015. Notably, TID's solar rebates program has come to an end.

Appendix C

Constraints Analysis



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C Housing Constraints Analysis

State law requires housing elements to identify and evaluate potential and actual governmental and non-governmental constraints that affect a jurisdiction's ability to maintain and improve existing housing and develop housing to meet its housing needs. Governmental constraints can include land use regulations, fees and exactions, and processing and permitting times, among others. Non-governmental constraints can be infrastructural, environmental, or market based. This Chapter evaluates these constraints to help identify any approaches Turlock could use to reduce or overcome them and improve its ability to meet its housing needs.

C.1 Governmental Constraints

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can also affect all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

LAND USE AND DEVELOPMENT REGULATIONS

Turlock regulates the type, location, density, and scale of residential development through the General Plan, Zoning Ordinance, Subdivision Ordinance, Specific Plans, and a variety of building and site development standards, all of which must be consistent with the General Plan. These requirements are intended to protect the health, safety, and general welfare of the community but such regulations, associated procedures and processing fees can also reduce the City's ability to meet its housing objectives by decreasing the feasibility and increasing the cost of developing housing. This part of the Housing Element discusses existing governmental constraints as well as policies and programs Turlock could enact to overcome obstacles and promote needed housing development.

GENERAL PLAN

The Turlock General Plan, which the City Council adopted in September 2012, is the primary land use control document. The Plan's elements and policies reflect eight themes intended to realize an overarching vision for Turlock to "grow sensibly and compacting, maintaining its small-town feel, while enhancing quality of life, meeting housing needs, and providing high quality jobs and recreation opportunities for its diverse population." Six of the themes are particularly relevant to this analysis:

- Establish limits to urban growth that will maintain Turlock as a freestanding city surrounded by productive agricultural land.
- Maintain an economically and socially diverse population by promoting a greater variety of housing types citywide and a localized mix of housing types in some areas.
- Attract new businesses to Turlock to create well-paying jobs and maintain a good jobs/housing balance.
- Implement sustainable development and green building principles in municipal projects and new private development projects and foster development that encourages alternatives to auto use, especially for non-commute trips.
- Revitalize and enhance older areas of Turlock. Create an economic and social balance among different city sectors. Enhance the County islands within the City limits, and annex them into the City if feasible.
- Manage growth using the Master Planning process to implement General Plan policies and enhance Turlock's quality of life.[1]

Consistent with State law requires, General Plan establishes the location and amount of land that will be allocated to residential development and specifies the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

The current General Plan Land Use Element defines four land use classifications that are exclusively residential (Very Low Density, Low Density, Medium Density, and High Density Residential), as well as a Downtown Mixed-Use classification that allows freestanding residential and residential mixed-use projects. The General Plan also identifies several areas where residential and non-residential uses may be combined. These designations allow properties to be developed at the highest density or FAR allowed by each classification and are mapped as Medium Density Residential/Office, High Density Residential/Office, and Community Commercial/High Density Residential. The residential classifications allow densities ranging from 0.2 units per acre to 30 units per acre, exclusive of second units and density bonuses for affordable housing. As discussed in Chapter 4, there are currently adequate sites for new housing in each of the land use categories. Therefore, the residential land use regulations in the General Plan are not to be viewed as a constraint. As the General Plan undergoes its comprehensive update, this range of permissible densities is expected to be maintained or increased; policies that would allow for a greater variety of residential development types are also under consideration.

SPECIFIC PLANS AND MASTER PLANS

Turlock has adopted several Specific Plans and Master Plans to guide growth in specified areas in accord with the City's Residential Annexation Policy. The Policy was adopted in 1998 to implement its 1992 General Plan. The Annexation Policy (City Council Resolution No. 98-036) was intended to focus annexations and growth to one quadrant of the city at a time to allow timely and efficient construction of infrastructure. The Specific and Master Plans implement General Plan policies based on analysis of land use, circulation, public facilities, infrastructure, and financing issues affecting their development potential, often prior to annexation by the City. Master Plan areas primarily unincorporated land within planning area. These include (SE 2 and 3) primarily north of East Linwood, SE1 designated Medium Density

[1] Turlock General Plan, Adopted September 2012, pp. 1-2 to 1-4.

Residential between Highway 99 and low-density residential neighborhood to north, and Montana West from 99 to Sander Avenue.

Table C-1: General Plan Land Use Classifications and Residential Density

Designation	*Classification*	*Maximum/Minimum Density*
VLDR	Very Low Density Residential	0.2 – 3.0
LDR	Low Density Residential	3.0 – 7.0
LDR-MDR	Low and Medium Density Residential	5.0 – 10.0
MDR	Medium Density Residential	7.0 – 15.0
HDR	High Density Residential	15.0 – 40.0
DT	Downtown Mixed Use	7.0 – 40.0
O	Office	NA
CC	Community Commercial	NA
HC	Heavy Commercial	NA
HWC	Highway Commercial	NA
RC	Regional Commercial	NA
I	Industrial	NA
BP	Business Park	NA
PUB	Public/Semi-Public	NA
P	Park	NA
UR	Reserve	NA

Northwest Triangle Specific Plan (1995, amended 2004)

New residential development was proposed to occur first in Turlock's northwest quadrant and the Northwest Triangle Specific Plan was adopted in 1995 to allow development in that area. The Northwest Triangle Specific Plan (NWTSP) covers an area of approximately 800 acres in the triangle created by Golden State Boulevard to the east, Highway 99 to the west, and Fulkerth Road to the south. Its four goals are to implement the General Plan; allow development to proceed without unnecessary delay (by facilitating the approval of subsequent development projects consistent with the Specific Plan policies); provide for efficient extension of services; and establish funding mechanisms for the improvements.

Much of the NWTSP area has been built out. Low density residential and community commercial development dominates the southern part of the plan area. Highway-oriented commercial uses occupy the northern part of the plan area along Monte Vista Avenue. Some agricultural land remains in the southwest area, along West Tuolumne Road. The Pedretti Park community ball fields are also in the plan area. Additionally, there are several other parcels adjacent to the plan area that were not included in the plan or annexed that could be included in the Specific Plan area, but this would require an update to the Specific Plan and associated environmental documentation.

North Turlock Master Plan (2001)

The North Turlock Master Plan (NTMP), completed in 2001, guided development in the Northwest quadrant of the City. The NTMP plan area is just east of the NWTSP, bounded by Tegner Road to the west, Christofferson Parkway to the south, Crowell Road to the east, and Taylor Road and the Turlock Irrigation District Lateral 3 to the north. The plan area encompasses approximately 370 acres. At the time of the plan's creation, the land under study was not yet annexed to the city.

The primary objective of the NTMP was to incorporate "smart growth" planning and design principles into the development of cohesive neighborhoods. The plan established a wide range of land uses, including low, medium, and high density residential, commercial, office, schools, and park sites. Furthermore, the residential, school, and open space areas were to be linked by a network of pedestrian and bike trails. As built, the neighborhoods in the NTMP include other "neo-traditional" design elements such as narrower streets, a diversity of housing types, homes oriented towards the street, and several streets with wide landscaped medians. The NTMP plan area also includes Turlock's second high school, John H. Pitman (the first high school to be built in Turlock since 1904), and the new Regional Sports Complex.

Northeast Turlock Master Plan (2004)

The Northeast Turlock Master Plan (NETMP), focused on an area at the northeast corner of the City. Covering approximately 255 acres, the plan area is bounded on the north by Taylor Road and the Turlock Irrigation District Lateral 3; on the east by the rear parcel lines of the lots that front the east side of Berkeley Avenue; on the south by the midpoint between Christofferson Parkway and Monte Vista Avenue; and on the west by Colorado Avenue, with a rectangular "finger" that stretches along Christoffersen Parkway to Olive Avenue. At the time of the plan's creation, the subject area was not yet annexed to the city.

The NETMP pursued the goal of expanding carefully guided primarily residential development to the northeastern edge of Turlock and integrating it into the rest of the city. At the same time, the NETMP endeavored to create a well-defined "edge," maintaining a clear separation between Turlock and the neighboring community of Denair. Nearly all the land in the plan area prior to development was productive agriculture, but the area was designated for growth in the 1992 General Plan. As built, the NETMP area consists primarily of low-density residential development, transitioning into very low-density residential development toward the plan area's eastern edge. A greenbelt buffer, creating a transition zone from urban to rural uses between Turlock and Denair, includes detention areas and a community trail.

East Tuolumne Master Plan (2005)

The East Tuolumne Master Plan (ETMP) was adopted in 2005. The plan area covers approximately 100 acres along East Tuolumne Road between North Quincy and North Waring Roads. The purpose of the ETMP is like the Northeast Turlock Master Plan—to create a smooth transition from urban to rural land uses along the City's eastern border, while creating a distinct boundary between Turlock and Denair. The plan calls for the development of very low density (generally less than three dwelling units per acre) single family homes, with some open space and trails. However, since the plan's adoption, the market conditions in Turlock have not supported developing the land in this manner. The planning area remains largely agricultural with a few existing estate homes.

COUNTY ISLAND STRATEGY

The Turlock Planning Area includes several "County Islands," areas of unincorporated county land that are surrounded by incorporated Turlock on all sides. The islands are a result of piecemeal annexation over the years and property owners' interests and preferences. Generally, the county islands are not served by City infrastructure or services; some have no curb and gutter improvements, and their roads are not maintained to City standards. Similarly, Stanislaus County is technically responsible for their public safety services.

Annexing the county islands and bringing their public infrastructure up to City standards would help ameliorate public health and safety concerns in these areas several of which include older residential development. However, willingness on the part of landowners and Stanislaus County is necessary for incorporation, as is funding for infrastructure upgrades. Turlock is in the process of negotiating a cost-sharing strategy with the County that would split the cost burden between the two jurisdictions. For the largest of the islands (the "Montana-West" area), incorporation would likely take place through a master planning process like that for other unincorporated areas outlined later in this chapter. The Montana-West

master plan area is not subject to the phasing policy that restricts when master plan development may proceed and could proceed at any time.

While a formal master planning process may not take place for incorporation of the smaller county islands, property owners seeking annexation must still demonstrate that they have a plan to finance the needed improvements to bring their properties up to City infrastructure standards. At the time that annexation is being considered, the City and property owners may also reexamine the General Plan land uses designated on the properties and determine whether higher density/intensity uses are warranted or desirable, especially if increasing the intensity of development would improve the financial feasibility of incorporation. Turlock has initiated the annexation of the 16-acre Kenwood-Starr unincorporated "island", which Staff anticipates will be completed within the eight-year planning period. This area includes 52 residential parcels developed with older single-family homes, many of which are not well-maintained. Stanislaus County has already begun upgrading the infrastructure in the area including storm drain facilities, water lines, sanitary sewer facilities, sidewalks, and streetlights. Much of the estimated $5,270,000 cost of the improvements is being funded by the American Rescue Plan Act of 2021 (ARPA).[2]

GROWTH MANAGEMENT PROGRAM

Following the City's rapid growth in the 1980s, the City of Turlock implemented several strategies for controlling the type, pace, and location of urban development. A growth management program was adopted in the early 1990s, which was later replaced in 1998 with a Residential Annexation Policy that focuses annexations and growth to one quadrant of the city at a time. Residential development in the northwest and northeast quadrants has proceeded since the 1990s via several Master and Specific Plan processes. This is in accordance with policies put in place in the current General Plan (adopted in 1993 and updated in 2002), which require that unincorporated areas for new development be pre-zoned prior to city annexation, that adequacy of public facilities be established, and that new development be contiguous to existing development. The current General Plan continues the policies(2.5-f and 3.1-g) requiring that 70 percent of one master plan area be complete (ie building permits issued) before development of the next master plan area proceeds, which allows for timely and efficient use of infrastructure and resources.

Some commenters on the Draft Housing Element have expressed the view that these policies, which have been in place since the General Plan was adopted in 2012, represent a constraint on housing development. Staff notes that at the time the General Plan was adopted there were three existing master plan areas that were less than 70 percent complete: Northeast Turlock (approximately 50 percent complete in 2012), East Tuolumne (0 percent complete in 2012), and Morgan Ranch (0 percent complete in 2012). In the intervening years, development has proceeded in the master plan areas, and the Northeast Turlock Master Plan is now 100 percent complete, while the East Tuolumne Master Plan is nearing completion (building permits have not yet been issued for a small area of approximately 20 lots). Additionally, as noted in the Draft Housing Element, the City has funded the construction of a sewer lift station to assist with infrastructure feasibility for the Morgan Ranch Master Plan area and is in discussions with developers about modifications to minimum lots sizes to facilitate redevelopment in Morgan Ranch. Further, staff notes that, anecdotally, there is evidence that the master plan requirements have supported infill growth within the City limit, pushing developers to think more creatively about the design of projects as opposed to building formulaic subdivisions on agricultural land outside the City limit. As examples, staff points to two projects constructed or proposed by Florsheim Homes. With the Crowell Subdivision/Atrium project, Florsheim purchased underutilized land from a church within the City limit and developed it with single-family housing and Florsheim is currently pursuing a small lot subdivision on three adjacent parcels on Fifth Street.

2 Stanislaus County, Board Action Summary, September 20, 2022. https://www.stancounty.com/bos/agenda/2022/20220920/DIS01.pdf

Overall, the City does not have a limit on the number of building permits that can be issued each year. Research informing the General Plan update shows that ample vacant land exists for residential development within the City's study area boundary to accommodate projected future population and employment growth over the next 20 years (see details in Chapter 4, and Appendix D: Growth Capacity Analysis of Planning Area Boundary). Therefore, growth controls do not pose constraints on housing development in Turlock. Additionally, the City has adhered to the provisions of AB 2292, which prevent the downzoning of a residential property without the concomitant up-zoning of a comparable property. The City has not engaged in any systematic down-zoning of residential property, and keeps a record of all rezones, including some that were approved prior to the legislation. Down-zoning has not been permitted without documentation that the loss of dwelling units can be recaptured elsewhere in the city. Updates on the City's "no net loss" efforts are reported in the Housing Element Annual Reports. Nevertheless, a new program has been added to the Action Plan in Chapter 4 calling for the City to review the growth management strategy and policies 2.5-f and 3.1-g with the next update to the General Plan, anticipated to begin in 2027.

ZONING CODE

The Turlock Zoning Ordinance (Turlock Municipal Code, Title 9) establishes five residential districts and allow residential uses in most other districts subject to specific requirements. Tables C-2 and C-3 list the housing types the Turlock Zoning Code allows in each district where residential uses are permitted with the required entitlement. Table C-6 summarizes the density, size, and parking requirements of the residential zoning districts.

Table C-2: Permitted Housing Types by Residential Zoning District

	Zoning District				
Use Type	*R-E*	*R-L*	*R-4.5*	*R-M*	*R-H*
Single Family	P	P	P	P	P
Second Dwellings[1]	P	P	P	P	P
Housing[2]	P[1]	P[1]	P[1]	P[1]	P[1]
Multi-Family	X	X	X	MDP	MDP
Condominiums	PD	PD	PD	PD	PD
Group Homes					
13 or more	X	X	X	CUP	MDP
7 to 12	X	CUP	CUP	MDP	MDP
6 or fewer	P	P	P	P	P
Group Quarters					
13 or more	X	X	X	CUP	CUP
7 to 12	X	CUP	CUP	MDP	MDP
6 or fewer	P	P	P	P	P
Emergency Shelters	X	CUP	CUP	CUP	CUP
Manufactured Housing[3]	P	P	P	MDP	CUP
Mobile Home Park[4]	X	CUP	CUP	CUP	CUP

Table C-2: Permitted Housing Types by Residential Zoning District

	Zoning District				
Use Type	*R-E*	*R-L*	*R-4.5*	*R-M*	*R-H*
Supportive and Transitional Housing[1]	P[1]	P[1]	P[1]	P[1]	P[1]

Notes:

P Permitted

X Not Permitted

PD Planned Development

CUP Conditional Use Permit

MDP Minor Discretionary Permit

MAA Minor Administrative Approval

1. Subject to TMC 9-2-119.
2. Employee, supportive and transitional housing serving 6 or fewer permitted as single-family unit, projects serving 7 or more subject to restrictions applicable to residential development of same type in same zone.
3. Subject to architectural review to ensure compatibility with adjacent residential buildings in terms of scale, height, and exterior design and treatment as provided in the design guidelines, including but not limited to roof pitch and style, window and door detailing, exterior materials, textures, colors, and finishes.
4. Subject to requirements for TMC 9-2-111, Mobile home development

Table C-3: Permitted Housing Types by Non-Residential Zoning District

Use Type	Zoning District									
	A	*C-O*	*C-C*	*C-H*	*C-T*	*DC*	*DCT*	*TC*	*IR*	*OR*
Single-Family	P	X	X	X	X	P	P	P	P	P
Employee Housing[1]	P	P	--	--	--	--	--	--	--	--
Caretaker Unit[2]	X	X	X	CUP	X	X	X	X	--	--
Second Dwellings	P	--	--	--	X	--	--	X	--	--
Multi-Family	X	X	X	X	X	P	P	X	P	P
Group Homes[3]										
13 or more	X	MDP	X	X	X	X	X	CUP	CUP	CUP
7 to 12	P	MDP	X	X	X	MAA	MAA	MDP	CUP	MDP
6 or less	P	P	X	X	P					
Artists' studio w. residential[4]	X	MDP	P	P	MDP	MDP	P	MDP	--	--
Group Quarters										
13 or more	X	MDP	X	X	X	X	X	CUP	CUP	CUP
7 to 12	MDP	MDP	MDP	MDP	X	MAA	MAA	MDP	CUP	MDP
6 or fewer	P	P	P	P	P	P	P	P	P	P
Emergency Shelters[5]	X	CUP	CUP	CUP	X	X	X	CUP	CUP	CUP

Table C-3: Permitted Housing Types by Non-Residential Zoning District

Use Type	*Zoning District*									
	A	*C-O*	*C-C*	*C-H*	*C-T*	*DC*	*DCT*	*TC*	*IR*	*OR*
Manufactured Housing	MAA[2]	--	--	--	--	P[2]	P[2]	P[2]	P[2]	P[2]
Mobile Home Parks	X	X	X	X	X	X	X	X	X	X

Notes:

P Permitted

X Not Permitted

PD Planned Development

CUP Conditional Use Permit

MDP Minor Discretionary Permit

MAA Minor Administrative Approval

1. Any employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural use and subject to the same permitting requirements.
2. Subject to architectural review to ensure compatibility with adjacent residential buildings in terms of scale, height, and exterior design and treatment as provided in the design guidelines, including but not limited to roof pitch and style, window and door detailing, exterior materials, textures, colors, and finishes.
3. Subject to requirements of Article 2, Emergency Shelters, if site is in emergency shelter overlay district.
4. Artists' studios in the downtown area may also be a place of residence for the artist as a secondary use. Artists' studios must be compatible with adjacent uses and shall not be a nuisance regarding noise and dust.
5. Subject to requirements of Article 2, Emergency Shelter Regulations when located in Emergency Shelter Overlay District.

The Zoning Code includes provisions for home-based work in all residential units and for artist' studios in the downtown area that allow a place of residence for the artist as a secondary use subject to a Minor Discretionary Permit. The Code does not, however, provide for work-live units for workers other than artists. The Zoning Code should be revised to establish provisions for work-live units as an alternative approach to accommodating those engaged in other professions and vocations who want to live and work in the same space. These provisions would treat work-live development as a commercial use with incidental residential subject to conditions intended to protect other uses both within and adjacent to the work-live occupancy. Many cities have found work-live development as a good way to provide affordable housing and workspaces while reducing the pollutants generated by commuting. Work-live occupancies can also help to generate support for retail commercial and service uses in the areas where they locate.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements for site coverage, parking, and open space can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market. Building a higher number of smaller units can reduce costs and provide additional housing opportunities for smaller households but does not necessarily accommodate the needs of larger families. Larger units can be made available to families, but because of their size and lower density, the cost of these units is higher.

LANDSCAPING

Landscaping is required for all zoning districts. Residential districts require 30 percent of the site to be landscaped. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the city by providing relief from developed and paved areas. It also improves water quality by filtering surface water runoff. All landscaping is installed by the developer and must be approved prior to occupancy of any building. Additionally, subdivisions must, to the extent possible, promote energy conservation through passive/natural heating and cooling. Landscaping that provides shade helps achieve that design consideration.

Table C-4: Development Standards for Residential Zones

Zoning District	*Bldg Height (ft.)*	*Yard Setback (ft.)*			*Minimum Lot Area (sq. ft.)*	*Lot Area/ Dwelling Unit (sq.ft.),or max density*[1]	*Open Space*
		Front	*Side*	*Rear*			
Residential Estate (RE)	35	30	10	20	14,500	14,500	NA
Low Density Residential (RL)	35	15	5	10	5,000	5,000	NA
Low Density Residential 4.5 (RL 4.5)	35	15	0-10	10	4,500	4,500	900 sf
Medium Density Residential (RM)	35	20	10-20	10/ story	6,000	NA	500 sf
High Density Residential (RH)	40	20	10-20	10/ story	7,500	NA	500 sf

Source: City of Turlock Zoning Ordinance https://www.codepublishing.com/CA/Turlock/#!/Turlock09/Turlock093.html#9-3-203

Table C-5: Development Standards for Residential Uses in Mixed-Use and Overlay Zones

Zoning District	*Bldg Height (ft.)*	*Yard Setback (ft.)*			*Maximum coverage*	*Typical FAR*	*Landscaping*
		Front	*Side*	*Rear*			
Downtown Core (DC)	60	0[1]	0	0	NA	3.0 for mixed use 1.0 for retail commercial	None
Downtown Core Transitional (DCT)	45	10	5	10	60%	1.0	15% of lot area [3]
Transitional Commercial (TC)	45	10	5	10	45%	1.5	10% of lot area[3]
Industrial/ Residential (IR)	35	15	5	10	NA	10 du/ac	25% of lot area
Office/Residential (OR)	35	15	5	10	NA	10 du/ac	10% of lot area

Parking

Turlock requires two off-street parking spaces per unit for single-family units in low density residential districts and up to 1.5 spaces per unit in medium- and high-density residential districts. Residential development in the Downtown Core and transition areas is facilitated by reduced parking requirements. In the DC zone, no off-street parking provision is required; in the DCT zone, parking requirements are half of what the base residential zones require.

Table C-6: Off-Street Parking Requirements for Residential Units

Use Type	*Required Spaces per Unit*	*Additional Regulations*
Single-Family	2.0	
Multi-Family	1.5 plus 1 guest space per 4 units	No parking required in Downtown Core (DC); 50% of parking required per Chapter 9-2 for uses located in in Downtown Core Transition (DCT)
Second Dwelling Unit	1.0	May be tandem
Group Home[1]	1.0 per 400 sq. ft. of gross floor area	No parking required in Downtown Core (DC); 50% of parking required per Chapter 9-2 for uses located in in Downtown Core Transition (DCT)
Emergency Shelter	1.0 per employee by shift plus 1.0 for every 10 beds	
Mobile Home Parks	Same as required for district in which park is located.	

Notes:

1. Includes community care facilities, residential care facilities for the elderly, intermediate care facilities, nursing homes, assisted living facilities, alcohol and drug recovery, and other similar facilities that provide twenty-four (24) hour nonmedical services, supervision.
2. 1.0 space per unit designed for people with disabilities.

AB 2097 (Friedman), signed into September 2022, prohibits cities from imposing minimum parking requirements on residential, commercial, or other development if the project is within one-half mile of a major transit stop unless it makes certain findings supported by evidence in the record. Major transit stops, as defined by Public Resources Code Section 21064.3, means an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a service interval of 15 minutes or less during the morning and evening peak periods. There are no transit facilities in Turlock which meet this definition.

Height and Bulk Restrictions

Turlock allows building heights up to 35 feet (usually three stories) in all residential districts. As shown in Table C-7, Turlock has established more liberal standards for building height, coverage, and bulk in the overlay districts to encourage infill development while maintaining the traditional character of the areas where these regulations apply.

Table C-7: Height and Bulk Restrictions for Residential Units in Downtown Overlay Districts

Zoning District	*Height (ft.)*	*Lot Coverage (%)*	*Floor Area Ratio (FAR)*
Downtown Core (DC)	60	100	3.0
Downtown Core Transition (DCT)	45	60	1.0
Transitional Commercial (TC)	45	45	1.5
Industrial Residential (IR)	50	100	1.5
Office Residential (OR)	40	60	0.8

ZONING FOR VARIETY OF HOUSING TYPES

Multi-Family Housing

The current Zoning Ordinance allows multi-family development in the Medium Density Residential (RM) and High Density Residential (RH) districts and in five Downtown Overlay Districts. In the residential districts multi-family projects require approval of a Minor Discretionary Permit and are also subject to Design Review; in the Downtown Overlay Districts multi-family development that complies with the applicable standards of the district where it is located is permitted by right. (See Tables 5.1-2-B and -C)

During the 2014 to 2024 planning period, the City saw construction of 1,014 new homes; the majority of new homes built were detached single-family houses, with 277 multifamily units constructed. Even though most of Turlock's housing is in single-family detached units, the proportion of multi-family units has increased more rapidly comprising 27 percent in 2021 compared with 32 percent statewide and 14 percent in the Modesto SMSA.

Accessory Dwelling Units (ADUs)

From the end of 2018 to the end of 2024, Turlock processed 27 applications for accessory dwelling units (ADUs); 11 projects were completed including four garage conversions and four new detached units. The project costs ranged from $2,000 to $200,000 with a median value of $27,500. During 2023, the city issued permits for 8 ADUs and 5 projects were completed while in 2024 16 ADUs were permitted.[3]

The City Council adopted revisions to Section 9-2-119 Second Units of the Zoning Ordinance in May 2024 to comply with the most current State requirements. The Action Plan includes Program 1-E for updating the handout summarizing the ADU requirements and the discussion of "second dwelling" units on the City website. Program 1-G commits the City to submitting the ADU regulations to HCD for review to ensure compliance with recent State law.

Turlock received funding under the SB-2 program to pay for preparation of seven fully engineered plan sets that will be made available to the public at no charge. The plans, which are being prepared by an architectural firm working for Stanislaus County, Turlock, and the other cities in the County, will provide three options for ADUs smaller than 750 square feet, three larger ADUs, and a seventh option that consists of an ADU built above a garage.

[3] City of Turlock, Annual Progress Report, 2023 and 2024.

Affordable Housing Density Bonus

Section 9-2-103 of the Zoning Ordinance includes a short summary of the purpose and requirements for affordable housing density bonuses with a cross-reference to the requirements codified in California Government Code Section 65915. The ordinance is structured to always reference the most current codified requirements so that it remains current and there is no need for frequent amendments to track changes in State law. Density bonus applicants make use of the City's uniform development application form, which includes a section used for determining the applicable density bonus under State law. Application and submittal requirements, review parameters, approval authority and processing timelines are specified in Section 9-5 of the Zoning Ordinance. Turlock has not established any additional bonuses or incentives for affordable housing or childcare facilities. During the eight-year period from December 31, 2015, to December 31, 2023, Turlock did not receive any applications for housing projects eligible for a density bonus under Government Code Section 65915.

Employee Housing

The State Employee Housing Act (Health and Safety Code Section 17000 *et seq*.) and associated regulations govern the requirements for construction, maintenance, use, and occupancy of privately-operated housing for five or more employees including living quarters provided in connection with any work, whether rent is involved or not, and housing in rural areas provided for agricultural workers. State law generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. This provision applies not only to farmworkers but also to non-agricultural household employees, including those working for religious, educational, and other establishments.

Employee housing is defined pursuant to Section 17008 of the California Health and Safety Code and includes farm worker housing. In non-agricultural residential zones, accommodations for six or fewer employees are deemed a single-family structure pursuant to Section 17021.5 of the California Health and Safety Code. It is important to note the City of Turlock does not contain any land within city limits zoned for agriculture. Chapter 9-3, Article 1, of the Municipal Code outlines regulations to preserve and protect agricultural land from urban development if land were zoned for agriculture in the future. Further, within Chapter 9-1, Definitions, the Turlock zoning code specifies that employee housing "shall be as defined in Section 17008 of the California Health and Safety Code and shall include farm worker housing. In nonagricultural residential zones, accommodations for six (6) or fewer employees shall be deemed a single-family structure pursuant to Section 17021.5 of the California Health and Safety Code. In agricultural zones, accommodations of no more than thirty-six (36) beds in a group quarter or twelve (12) units or spaces designed for use by a single family or households shall be deemed a permitted agricultural land use pursuant to Section 17021.6 of the California Health and Safety Code." Further, in Chapter 9-3, Base District Regulations, both Agricultural and Residential use classifications specify that "Employee, supportive, and transitional housing serving six (6) or fewer people is permitted by right. Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.", and the Agricultural use classifications specify that "Any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural use and subject to the same permitting requirements." The Turlock zoning code is in compliance with the Employee Housing Act and no amendment is needed. Additionally, Turlock's zoning and permitting processes comply with Health & Safety Code Section 17021.8 by providing a streamlined, ministerial approval process for eligible agricultural employee housing developments, and do not subject such developments to a conditional use permit, design review, or other discretionary approvals. The City will continue to monitor its zoning ordinance to ensure compliance. ~~There are no agricultural zones within the City of Turlock.~~

The most recent US Census Bureau American Community Survey (ACS) five-year estimates reported that there were 1,405 Turlock residents employed in the "agriculture, forestry, fishing and hunting" industry in 2020 representing about 4.5 percent of the labor force. This is slightly below Stanislaus County (5.2 percent) but considerably higher than the 2.1 percent of jobs in this category statewide. Although agriculture remains important to Turlock's economy and the economy of Stanislaus Count, jobs in this sector are not limited to workers involved in agricultural production and include a variety of titles such as engineers, technicians, heavy machine operators, and managerial positions with Foster Farms, California Dairies, and other larger agricultural processing companies based in Turlock as well as a wide variety of smaller crop farmers, orchard growers, egg producers, honey farms, wineries, and agricultural support companies with fewer than five employees.

Determining the breakdown by seasonal and permanent workers can be even more difficult. Based on the California Department of Education tracking of the student population of migrant workers, there were 3,849 reported student migrant workers in Stanislaus County in the 2016-2017 school year and 4,335 in 2020-2021, the most recent reported school year. According to County data, less than half of the 12,713 agricultural workers reported in 2020 worked 150 or more days a year. These temporary workers are probably have a greater need for affordable housing than workers with permanent positions.

The City of Turlock doesn't qualify for U.S. Department of Agriculture funding for agricultural worker housing because its population exceeds 50,000. Instead, the City works with Stanislaus County, agricultural stakeholders, and developers/builders of farmworker housing in Stanislaus County and greater Turlock to identify available and suitable sites for farmworker housing. Turlock also uses the State density bonus provisions under Government Code Section 65915 to approve additional density and grant incentives and concessions for qualifying farmworker housing projects.

Because of the small size of Turlock's farm worker population, the housing needs of this group are addressed through its standard affordable housing strategies. There is no housing designated for farm workers in Turlock, but both seasonal and permanent farm worker housing can be found in the nearby unincorporated communities of Westley and Empire and in other communities in Stanislaus County.

Mobile Homes and Manufactured Housing

State law requires that mobile homes (or manufactured homes) on permanent foundations be permitted by right in residential zones, subject to the same development standards and processes as single-family homes but does not require municipalities to permit mobile home parks.

The Turlock Zoning Ordinance defines "manufactured housing" as single-family detached housing built to the National Manufactured Housing Construction and Safety Standards Act of 1974 including structures known as manufactured homes, which do not have a permanent hitch for relocation. (Section 9-1-202 Definitions). Section 9-3-202, Use Classifications, allows manufactured housing in all districts where residential uses are permitted but requires a Minor Discretionary Permit in the R-M district and a CUP in the R-H district where single-family dwellings are permitted by right. Manufactured housing is also subject to architectural review "to ensure compatibility with adjacent residential buildings in terms of scale, height, and exterior design and treatment as provided in the design guidelines, including but not limited to roof pitch and style, window and door detailing, exterior materials, textures, colors, and finishes."

Requiring a CUP or other discretionary review to allow installation of a manufactured housing unit on a lot where stick-built units are permitted by right conflicts with State law. Government Code Section 65852.3 also states that architectural requirements imposed on a manufactured home structure shall be limited to its roof overhang, roofing material, and siding material. The cost and time required to obtain a CUP or other discretionary approval including design approval is a constraint to using manufactured housing.

Moreover, this requirement also conflicts with Section 9-5-1002 Applicability of the Zoning Ordinance, which states that design guidelines are advisory for permitted uses.

Section 9-2-111 Mobile Home Development of the Zoning Ordinance allows mobile home parks on any site at least an acre in size where residential use is permitted subject to approval of a conditional use permit. Parks must meet all standards applicable to other development in the zoning district but allows modification to allow for the "unique site design requirements" of this use.

The Action Plan proposes to revise the zoning ordinance to make manufactured housing subject to the same requirements applicable to stick-built units in the same district. The Plan also proposes to amend the Code and other regulations to allow small residential structures on a mobile base ("tiny homes") to be treated as a type of ADU.

Single Room Occupancy (SRO)

Single-room occupancy (SRO) units are small, one-room units occupied by a single individual or couple that may have either shared or private bathroom and kitchen facilities. This type of housing is an alternative housing that is affordable to extremely-low-income households. The Fairfax Zoning Code does not define or establish any requirements specific to SRO housing although, as mentioned above, other chapters of the Municipal Code recognize these establishments as a type of multi-unit rental housing. As such, SRO housing would be allowed in the CL (Limited Commercial), CH (Highway Commercial), and CC (Central Commercial) zones subject to approval of a use permit. In the CH and CC zones, residential uses are only allowed above the ground floor.

Because of the potential SROs offer as an accommodation for very low-income individuals or couples, this Housing Action Plan includes a program to amend the Zoning Code to include a definition and standards for developing SRO housing, especially to meet the Town's need to accommodate homeless and very low-income persons and households.

C.2 Housing For Persons with Special Needs

PERSONS WITH DISABILITIES

The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act all require municipalities to enact regulations allowing modifications to development regulations to ensure that people with disabilities have equal access to housing. Many cities have met these mandates by adopting specific regulations allowing eligible applicants to request a modification or exception to any provision in the zoning or subdivision laws that create an obstacle to providing such access. These federal and State statutes and the State housing element requirements also require municipalities to analyze and remove constraints to providing housing for persons with disabilities. These requirements limit the extent to which agencies can regulate housing to accommodate persons with disabilities including residential care facilities, housing for recovering alcoholics and drug users, sober living homes, and supportive and transitional housing.

The 2016 Housing Element included a program to revise its ordinances to meet the requirement for reasonable accommodation. In response, the City amended the Turlock Municipal Code to add the following language before each Municipal Code Section under property development regulations for each zoning district, which includes Article 2 Residential Districts (R-E, R-L, R-L4.5, R-M, R-H):

"The following schedule prescribes the development regulations for each residential district. Deviations from the setback and height requirements for the purpose of providing

accommodation for disabled access to an existing structure may be permitted upon approval of a minor administrative approval pursuant to Article 3 of Chapter 9-5 TMC."

Minor administrative approvals are those which are routine in nature and do not require a public hearing. The purpose of minor administrative approvals is to provide speedy approval over the counter or within a time period of approximately five (5) to ten (10) working days, depending on the complexity of the specific proposal. The City of Turlock has approved requests for deviations from development standards for reasonable accommodations through building permits when the improvements require a building permit. Exceeding the allowable hardscaped area of a front yard is one example of a development standard that was allowed to be deviated from to accommodate an accessible ramp in the front yard of a home. There have been no requests for reasonable accommodation have been denied in Turlock.

FEMALE-HEADED HOUSEHOLDS

More than a quarter (27.9 percent) of Turlock households are headed by women without a spouse or partner. This proportion is slightly higher than the percentage of female-headed households countywide and statewide (25.3 and 26.2 percent respectively). Although single women comprise close to half of all female-headed households, 24.1 percent include children under 18, which is slightly higher than the County as a whole (23.0 percent) and significantly higher than Statewide (17.9 percent). More importantly, 27.8 percent of all households headed by women have incomes below the poverty line.[5] There are no special constraints that regulations pose to female-headed households but problems that lower-income households in general are exacerbated by the lower wages women earn and the availability of affordable childcare. Elderly women living alone have higher rates of poverty and even though some may be in owner-occupied housing, their lower incomes make it particularly difficult to maintain their homes.

TRANSITIONAL AND SUPPORTIVE HOUSING

Supportive Housing

Supportive housing is generally defined as permanent, affordable housing with on-site or off-site services that help residents who fall within the "target population" under state law improve their health status, and maximize their ability to live and, when possible, work in the community. Services may include case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. Supportive housing is further defined as "housing with no limit on length of stay and that is occupied by a target population as defined in the Government Code and subdivision (d) of Section 53260 of the California Health and Safety Code, that provides, directly or indirectly, a significant level of on-site or off-site services to help residents retain housing, improve their health status, and maximize their ability to live and, when possible, work in the residents' community. (California Health and Safety Code Section 50675.14 (b))

"Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional

[5] U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Transitional housing units are "residential units operated under program requirements that call for (1) the termination of any assistance to an existing program recipient and (2) the subsequent recirculation of the assisted residential unit to another eligible program recipient at some predetermined future point in time, which point in time shall be no less than six months into the future." "Transitional housing" (California Health and Safety Code Section 50675.2 (h)) means buildings configured as rental housing but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Regulations Regarding Transitional and Supportive Housing

State law requires that transitional and supportive housing be treated as a residential use and be subject only to those restrictions that apply to other residential uses of the same development type in the same zone. This housing can take several forms, including group housing or multi-family units, and typically includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

The State has enacted additional requirements that jurisdictions must address in their regulation of supportive housing. These include:

- Allowing supportive housing as a use by-right in all zones where multi-family and mixed-uses are permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria in State law;
- Approval of an application for supportive housing that meets these criteria within specified periods; and,
- Eliminating parking requirements for supportive housing located within ½ mile of public transit.

SB 2, which amended the State housing law effective January 1, 2008, clarified that transitional and supportive housing types must be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Turlock Zoning Ordinance defines Group homes as any licensed or unlicensed "congregate housing arrangement for a group of unrelated individuals that share a condition, characteristic, or status not typical of the general population. This classification includes community care facilities, residential care facilities for the elderly, intermediate care facilities, nursing homes, assisted living facilities, alcohol and drug recovery, and other similar facilities that provide twenty-four (24) hour nonmedical services, supervision, or assistance for sustaining the activities of daily living, treatment, or for the protection of the individual. "(Section 9-1-202 Definitions)

~~The Turlock zoning ordinance permits transitional and supportive housing serving six or fewer people "by right" in any district where single family development is permitted. The ordinance divides Group homes serving more than six persons into two types, Unlimited and Large, which are subject to more stringent restrictions than apply to other residential dwellings of the same type in the same zone requiring a CUP or Minor Discretionary Permit in some residential and Downtown Overlay districts where conventional multi-family projects only require an MDP or are permitted by right. The Action Plan proposes to revise the zoning ordinance to make transitional and supportive housing subject to the same requirements applicable to multi-family projects in the same district. The revised provisions will distinguish transitional and supportive housing uses being established in an existing structure from a new development including these use types.~~

As noted in Table C-2, in Turlock, multifamily dwelling units are permitted by Minor Discretionary Permit in R-M and R-H zones. Multifamily dwelling units are also permitted by-right in all Downtown overlay

districts, which include DC, DCT, TC, IR, and OR zones. Mixed-use development is permitted by-right in the DC zone, and conditionally permitted in DCT, IR, OR zones within Downtown.

Currently, transitional housing serving six (6) or fewer is permitted by-right in the R-M and R-H zones without any discretionary action. It is not clear whether transitional housing is permitted by-right or conditionally permitted in the Downtown overlay districts. To comply with State law, the Zoning Ordinance needs to be revised to remove the limits on number of people in transitional housing and permit transitional housing by right in the DC, DCT, TC, IR, and OR zones.

Similarly, while the Turlock Zoning Code permits supportive housing serving six (6) or fewer by-right in the R-M and R-H zones, the same limit in the number of residents is not imposed on other housing types in the R-M and R-H zones, and supportive housing is not clearly permitted by right in the DC, DCT, TC, IR, and OR zones, unlike other multifamily housing types. Additionally, the Code does not clearly establish timeframes for approval of applications as specified in State law or provide exemptions from parking requirements for proposed supportive housing projects located within one 1/2 mile of transit.

Accordingly, Programs 2-J and 2-P have been added to the Housing Action Plan to bring the Zoning Ordinance into fully compliance with applicable State law.

Residential Care Facilities

Since the passage of SB 520 in 2001, cities and counties have been required to permit supportive multifamily or single-family housing for the disabled in any residential zone that permits non-designated single or multifamily housing. In December 2022, HCD published a technical advisory on group homes which provides guidance for local jurisdictions in identifying and removing constraints on and discrimination against group homes. The technical advisory notes that "although the Group Home [Technical Advisory] focuses on group homes operating as single-family residences, the same principles apply to those operating, for example, as multifamily residences in multifamily zones." Specifically, HCD guidance on the treatment of group homes in local zoning states that:

> *Group homes that operate as single-family residences and that do not provide licensable services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences. This is true even if these homes have more than six residents. Because these homes are not providing licensable services, they should be treated the same as other residences.*
>
> *Group homes that operate as single-family residences and that provide licensable services to six or fewer residents should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences. This complies with, among other things, the Health and Safety Code protections for these smaller, licensed group homes.*
>
> *Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes. Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures. In addition, any substantive requirements for these group homes must still comply with the local government's obligations to remove constraints on housing for persons with disabilities, affirmatively support it, and prevent discrimination against it.*

The Turlock Municipal Code permits group homes with six or fewer persons in any residential zone, as well as the agricultural and commercial office districts, without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. The development of group homes is therefore a market issue, not a regulatory issue. As of August 2024, Turlock had seven adult residential facilities with an approved capacity of 36 persons and 13 residential facilities for seniors with a capacity of 527 persons. Two adult residential facilities with a capacity for 10 persons and five senior residential facilities approved to accommodate 278 persons closed between 2014 and 2021. According to data from the State Department of Social Services Licensing Division, it appears that some of the closed facilities reopened under different management. [6]

As noted above, HCD guidance states that, regardless of the number of residents, group homes that do not provide licensable services should be permitted in all residential zones in the same manner and subject to the same provisions as other single-family and multi-family uses. However, group homes providing licensable services to more than six residents may be conditionally permitted or subject to other discretionary processes to the extent that such requirements and processes do not represent a discriminatory constraint. Per Section 9-3-202 of the Turlock Municipal Code, Unlimited Group Homes (13 or more residents) are not permitted in the R-E, R-L, or R-L4.5 zones and are permitted with a CUP in the R-M zone and with an MDP in the R-H zone. Large Group Homes (between 7 and 12 residents) are not permitted in the R-E zone but are permitted with a CUP in the R-L and R-L4.5 zones, and with an MDP in the R-M and R-H zones. No distinction between facilities that offer licensable services and those that do not is made. Therefore, to comply with State law, Program 2-P has been added to the Action Plan, pursuant to which the City will amend the zoning code to permit Unlimited and Large Group Homes that do not provide licensable services by right in the R-E, R-L, R-L4.5, R-M, and R-H zones subject to the same conditions and standards as apply to other permitted residential uses in the same zones, including parking standards. The Turlock Municipal Code requires one parking space per 400 square feet of gross floor area in group homes. While, this requirement is waived in the Downtown Core (DC) zone and reduced by 50 percent in the Downtown Core Transition (DCT) zone, in other zones it could result more required spaces for group homes than for other residential uses in the same zone. Additionally, AB 2162 (Government Code 65654) prohibits a local jurisdiction from establishing minimum parking requirements for supportive housing located within a half mile of a public transit stop.

There are no regulations relating to the siting of special needs housing in relationship to distance or location to one another. There are no special conditions for group homes that also provide services, such as counseling, if there will be six persons or fewer in residence, or if the larger facility is in a commercial zone or civic center. Unlimited and Large Group Homes providing licensable services to more than six residents would continue to require a CUP or MDP in zones where they are permitted. Similar facilities providing licensable services in Turlock, such as convalescent hospitals and day care centers, are subject to similar requirements. As such, these requirements do not represent a discriminatory constraint. Additionally, project proponents proposing group homes that provide licensable services to more than six disabled residents would be able to request exceptions to permitting processes through the City's reasonable accommodation procedures instead of conditional use procedures, consistent with federal and State law.

Turlock Municipal Code 9-5-604 establishes the following findings that must be made for granting of any CUP. There are no special requirements for group homes:

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

[6] California Department of Social Services https://www.ccld.dss.ca.gov/carefacilitysearch/FacList?facType=740&facility=&Street=&city=Turlock&zip=&county=&facnum=

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.

Findings (b) and (d) include objective standards based on measurable requirements that can be externally verified. Findings (a) and (c), however, rely on interpretation or judgment by public officials, rather than uniformly verifiable, quantifiable criteria. Therefore, to ensure that conditional use permits for unlicensed facilities of 7 or more residents are issued on the basis of objective standards and that the required findings so that they are limited to objective standards that do not constrain these residential uses. Specifically, through Program 2-P in the Action Plan, finding (a) will be revised to remove the word "adequate," which is subjective, and instead state that the proposed use will meet the applicable objective standards established in the Code for size and shape; finding (c) will be revised to state only that the proposed use will not exceed applicable objective standards for noise, odors, or other environmental considerations established in the Turlock Municipal Code to ensure land use compatibility.

INDIVIDUALS EXPERIENCING HOMELESSNESS

The 2025 homeless Point-In-Time (PIT) count tallied 2,086 persons countywide as displayed in Table C-8a, including 241 in Turlock and 1,603 in Modesto.[7] The number of people experiencing homelessness in Turlock has increased slightly from 9.8 percent in 2024 to 11.55 percent in 2025; however, the share of people experiencing homelessness in Turlock has stayed relatively the same the past four years, though overall Stanislaus County PIT Count has increased. The Turlock homeless PIT count in 2025 tallied 241 individuals (11.55 percent), which was almost the same as the share counted in 203 (233 individuals, 11.14 percent) and 2022 (211 individuals, 11.36 percent).[8]

Table C-8a Stanislaus County Point-in-Time (PIT) Count (2022-2025)

Year	*2022*		*2023*		*2024*		*2025*	
	Count	*Percent*	*Count*	*Percent*	*Count*	*Percent*	*Count*	*Percent*
Turlock	**211**	**11.36%**	**233**	**11.14%**	**201**	**9.80%**	**241**	**11.55%**
Stanislaus County	1,857	100.00%	2,091	100.00%	2,052	100.00%	2,086	100.00%

Source: Stanislaus County Community Services Agency Homeless Management Information System (HMIS) Team

Interim housing, which includes (but is not limited to) short term emergency shelters, women's shelters and other emergency shelters, transitional shelters, and halfway houses, is currently permitted in all residential zones with a CUP but not by right. State law (SB 2 (Cedillo)) requires all jurisdictions to have at least one zone (where residential uses are allowed) in which at least one year-round emergency shelter is permitted by right. In order to address State law requirements, the City has adopted an Emergency Shelter

[7] Executive Summary, 2025 Stanislaus County Homeless Point-in-Time Count, /https://csocstan.com/wp-content/uploads/2025/06/2025-Final-PIT-Report-English-.pdf

[8] Executive Summary, 2023 Stanislaus County Homeless Point-in-Time Count, https://www.stancounty.com/newsfeed/pdf/executive-summary-english.pdf

Zoning Overlay in 2011 in Chapter 9-4 which applies in the downtown area and permits the development of such facilities without discretionary review subject to compliance with applicable objective standards.

The overlay, shown in Map C-1, applies to about 14.93 acres of Downtown and includes sites with base zoning of Heavy Commercial (CH), Community Commercial (CC), Industrial (I), Industrial Residential (IR), or Transitional Commercial (TC) zoning districts, all of which permit residential uses. The updated zoning establishes objective development and management standards as allowed by the State. These standards include:

- A maximum number of beds depending on the zone;
- A district-wide cap on the number of beds, to be reviewed annually by the Turlock City Council at a formal public meeting;
- Outdoor screening requirements if in proximity to residential zones;
- Lighting requirements for outdoor areas;
- Off-street parking at a rate of one space per employee by shift plus one place for every 10 beds; however, parking available on street along the street frontage of the property on which the shelter is located may also be counted toward satisfying the off-street parking requirement.;
- Security plan and personnel requirements;
- No outdoor activity between 10pm and 8am; and
- Requirements for keeping pets on site.

In 2011, the Turlock City Council established a cap of 200 beds within the Emergency Shelter Overlay and referencing that cap, the Turlock Municipal Code Section 9-4-205 establishes a limit on the number of beds in any single shelter broken down as follows within downtown zoning districts:

- Forty (40) beds in the community commercial (C-C) and downtown transitional commercial (TC) districts;
- Seventy-five (75) beds in the heavy commercial (C-H) zoning district; and
- One hundred (100) beds in the industrial (I) and downtown industrial residential (IR) zoning districts.

The cap and the related objective standards for non-discretionary permit approval were originally established based on shelter bed occupancy trends and input from homeless service providers. Specifically, the cap was developed based on a study of the usage statistics gathered during the operation of the Turlock cold-weather shelter from 2004 to 2008 and by reviewing the demand for homeless shelter provided by nonprofit organizations at the time that the ordinance was developed. The current ordinance allows for exceptions to the cap by CUP. Per Section 9-4-203, the cap is reviewed annually by the Turlock City Council at a formal public hearing. There have not been applications for shelters that would result in approaching or exceeding the cap ~~has not been exceeded~~ in any year since it was enacted; however, as shown on Table C-8a, PIT data shows the number of homeless individuals has generally increased year-on-year since 2022 and the need has consistently exceeded 200 beds. Therefore, to ensure that the cap does not preclude the provision of shelter beds needed to meet the need as calculated on the basis of the latest available annual PIT data, through Program 2-R the City will increase the cap to 245 beds in Q2 2026 and annually each year thereafter will evaluate the need to raise the cap if needed to accommodate the need as calculated on the basis of the latest available annual PIT data. Further, as discussed in greater detail below, the projected need for shelter beds based on the most recent PIT count data can easily be accommodated on vacant sites within the emergency shelter overlay. The provision for an annual review of the cap in the Municipal Code and

Program 2-R will allow for considerations of increased need for shelter beds on an ongoing basis throughout the Sixth Cycle and beyond. Linking the annual review to the latest available PIT count data will also ensure that the cap will not deter future emergency shelters that may be needed to accommodate unmet need. As such the cap does not represent a constraint on emergency shelters. The other approval standards established in the Code are all objective and consistent with the provisions for emergency shelter standards established in Gov Code 65583.(a)(4)(B). The standards have been used in the approval of facilities within the overlay, including existing facilities, since adoption in 2008 and do not represent a constraint on the establishment of shelters in Turlock.

Recent amendments to the requirements in Government Code Section 65583(a)(4) require local governments with zoning that only allows shelters by-right on sites zoned for nonresidential uses to demonstrate these sites are located near amenities and services that serve people experiencing homelessness, such as health care, transportation, retail, employment, and social services, or that the local government provides free transportation to these services or offers them on site. Downtown Turlock meets the requirements of Government Code Section 65583(a)(4) due to its proximity to local transit lines, including Turlock Transit and Stanislaus Regional Transit Authority bus service. In Turlock, emergency shelters are permitted in Downtown within the IR Industrial Residential and TC Transitional Commercial districts. This location features easy access to amenities, jobs, retail, and healthcare. This area sits just south of the Turlock Town Center shopping center, which is home to grocery stores, pharmacies, banks, and medical offices, and is served by local bus routes, including service to Emanuel Medical Center, a full-service hospital in the city.

As noted above, the 2025 Point-in-Time Count found 241 persons experiencing homelessness in the City of Turlock. At about 200 square feet per bed per State requirements,[9] approximately 48,200 square feet of building area would be required to accommodate this need. There are currently two shelters run by non-profit groups in Turlock that provide shelter for homeless individuals, including Turlock Gospel Mission, who operate an 80-bed shelter and WeCare Program, who operate a 49-bed shelter that serves chronically homeless men over age of 18. Together these facilities offer a total of 129 beds. As such, this leaves a gap of 112 beds or 22,400 square feet of building area (at the 200 square feet per bed standard) to accommodate the unmet need of unsheltered people in Turlock. Accounting for the 129 existing beds within the emergency shelter overlay, the additional 112 beds would be accommodated by increasing the area-wide 200-bed cap as proposed through Program 2-R.

The sites inventory identifies 10 vacant sites within the Emergency Shelter Overlay with a total site area of 650,280 square feet, as shown in Table C-8b. The vacant parcels range in size from 0.15 acres (6,447 square feet) to 1.87 acres (81,388 square feet) and have an average size of 0.65 acres (28,249 square feet). As shown on Map C-1, the vacant parcels are all regularly shaped and dimensions or access to the street network would not present a challenge for development. One of the parcels (APN 043-049-002-000) is currently owned by Turlock Gospel Mission, an organization that currently operates an emergency shelter elsewhere in Turlock. As discussed in greater detail in Section C.6 of this Constraints Analysis, there are no environmental constraints that would preclude or complicate development of these vacant sites. Specifically, these vacant sites are not located within a FEMA-delineated flood hazard area or within areas of geological or seismic hazards identified by the U.S. Geological Survey. Further, there are no humanmade hazards that would preclude development: no known cases of unremediated hazardous materials; no Williamson Act contracts; no airport and use regulations that would constrain development. Assuming the emergency shelters are single-story shelters, building area would be about 85 percent of the site area to account for circulation. As such, there is about 552,738 square feet of building area within the inventory to

[9] California Government Code Section 65583 (I)

accommodate the unsheltered need. This square footage is well in excess of the 22,400 square feet of building area required to accommodate the 2025 Point-in-Time Count unmet need of 112 beds.

In addition to other revisions necessary to bring the Zoning Code into compliance with State law through Program 2-R, the City will amend the code to revise the definition of emergency shelter in Section 9-1-202 to expand the definition of "emergency shelters" to include other interim interventions consistent with Government Code section 65583, subdivision (a)(4), and through Program 2-I to include provisions applicable to Low Barrier Navigation Centers (LBNC), a type of emergency shelter. LBCNs focus on helping homeless individuals and families to more quickly obtain permanent housing. Government Code Section 65583.2 (i) stipulates that LBNCs shall be permitted by right in any mixed-use or non-residential district where multi-family housing is permitted subject to certain conditions. The Action Plan also commits the city to pursuing financial assistance and partnering with nonprofit agencies in support of housing development. Program 4-H, Pursue State and Federal Funds in Support of Housing Development, aims to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, including people experiencing homelessness, by pursuing available State and federal funding sources to support efforts to construct housing. Furthermore, Program 2-J, Transitional Housing, and Program 2-P, Supportive Housing, plans to facilitate production of affordable housing by amending the zoning code to comply with State law regarding the treatment of transitional and supportive housing facilities, respectively. The City maintains a web page called Homelessness in Turlock that includes a resource guide and a list of service providers in the Turlock area including addresses, hours of operation and links to provider websites. See Appendix B, Housing Needs Assessment, of this Housing Element for more information about homelessness in Turlock and available resources.

Table C-8b Parcel Characteristics of Vacant Sites in the Emergency Shelter Overlay

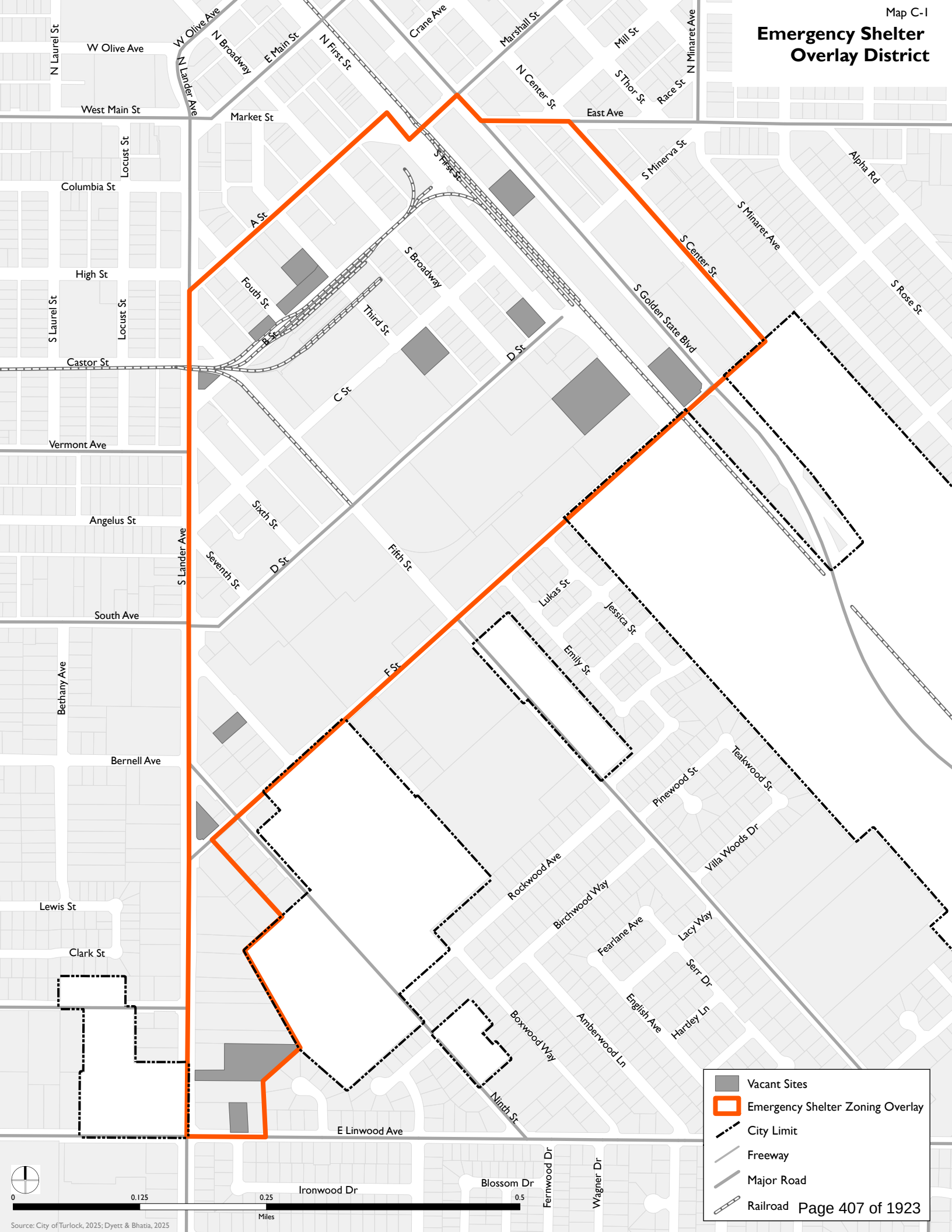
APN	*Address*	*Owner*	*Existing Use*	*Current Zoning*	*Acres*	*Square Feet*
043-007-006-000	129 E LINWOOD AVE	RAJPUT KIRTI ET AL	Vacant	C-H	0.33	14,386
043-006-008-000	1500 LANDER AVE	IMTIAZ IQRA	Vacant	C-H	1.55	67,555
043-003-002-000	1082 LANDER AVE	RJ COMPANY LLC	Vacant	C-H	0.29	12,796
043-001-002-000	614 8TH ST	PADILLA MIGUEL	Vacant	C-H	0.28	12,335
043-047-010-000	LANDER AVE	FOSTER POULTRY FARMS	Vacant	C-C	0.15	6,447
043-036-017-000	S 1ST ST	TURLOCK UNIFIED SCHOOL DISTRICT	Vacant	I	1.87	81,388
043-051-015-000	650 S 99 HWY	YOKOI YAE	Vacant	I	0.96	41,899
043-048-017-000	B ST	SJCA 3 LLC	Vacant	IR	0.19	8,439
043-048-007-000	B ST	SJCA 3 LLC	Vacant	IR	0.50	21,988
043-048-040-000	3RD ST	HARVEST CHURCH OF TURLOCK INC	Vacant	IR	0.44	19,012
043-050-004-000	475 S GOLDEN STATE BLVD	GUARANTY HOLDINGS OF CALIFORNIA INC	Vacant	TC	0.66	28,846
043-049-002-000	1ST & D ST	TURLOCK GOSPEL MISSION	Vacant	IR	0.47	20,475

043-049-075-000	0 3RD ST	HACKLER RENTALS LLC	Vacant	IR	0.73	31,670
				Average	**0.65**	**28,249**

Source: City of Turlock, 2021; Dyett & Bhatia, 2025

Map C-1

Emergency Shelter Overlay District



Source: City of Turlock, 2025; Dyett & Bhatia, 2025

C.3 Development Review Process, Fees, and Exactions

The cost associated with developing residential units is related to the fees or other exactions required of developers but also the length of time needed to conduct project review and issue land use entitlements. Lengthy review periods increase financial and carrying costs and fees and exactions add to expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents, and can, therefore, affect affordability. In addition to charging applicants for the cost of reviewing their applications, Turlock has established a system of impact fees to pay for constructing the public facilities needed to support new development including water and sewer transportation and treatment, storm drainage, streetlights, traffic signals, parks and other capital facility development costs. The City has also enacted fees to pay for the cost of developing master plans.

The time allowed for project review and approval is consistent with that provided by State law. Depending on the conformity of a project application with the General Plan and the Zoning Ordinance, and magnitude and complexity of a development proposal, the time required to process a project varies greatly from one project to another. Factors which can affect the length of development review on a proposed project include a rezoning or General Plan amendment requirement, public meetings required for Planning Commission or City Council review, or a required Negative Declaration or Environmental Impact Report (EIR). Table C-9 identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete every step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances). A residential project on an appropriately zoned parcel would only require a Minor Discretionary Permit (staff-level review) and Design Review.

A single-family subdivision that is consistent with the zoning of the parcel is processed as a Vesting Tentative Subdivision Map or Tentative Subdivision Map depending upon how the applicant chooses to submit the map. The Subdivision Map is taken to the Planning Commission for review for one public hearing. A map that is exempt from CEQA is taken to Planning Commission within 60-70 days from receiving a complete application. A map that requires a Negative Declaration or Mitigated Negative Declaration is taken to Planning Commission within 90-100 days of receiving a completed application. Turlock Municipal Code 11-5-303 contains the findings for review of the tentative map. These findings are the same findings in Section 66474 of the Subdivision Map Act. A single-family home being built on an existing lot which is not being subdivided and is consistent with zoning is only subject to a building permit, no land use entitlements or discretionary actions are required.

Property owners within a 500' radius of the project are mailed public notices, and a public notice sign is required to be installed on the project site. At the beginning of the year a Planning Commission submittal calendar is published by the Planning Department so applicants know based upon their submittal date, the date of the Planning Commission meeting their item will be heard. This creates certainty for applicants on land use entitlement processing times.

For multifamily development that is consistent with zoning a Minor Discretionary Permit (MDP) is required. This is a staff level approval and is issued within 8 to 10 weeks for project Exempt from CEQA and within 10 to 12 weeks for projects which require a Negative Declaration or Mitigated Negative Declaration. The findings for Minor Discretionary Permits are in Section 9-5-312 of the Turlock Municipal Code and are as follows:

> **9-5-312 Minor discretionary permit: Approval: Findings: Conditions.**

(a) The Development Services Director or his/her designee may approve, conditionally approve, or disapprove an application for a minor discretionary permit. In approving a minor discretionary permit application, the Development Services Director or his/her designee shall find that the following are fulfilled or shall impose reasonable conditions to ensure that they are fulfilled:

(1) The proposal is consistent with the Turlock General Plan, the zoning ordinance and all other adopted plans for the site;

(2) The proposal is in harmony with the existing or proposed development in the general area or neighborhood and will be compatible with adjacent structures and uses, including those on adjoining properties;

(3) The proposal is consistent with the development plan, terms, conditions, and/or intent of any planned development or conditional use permit currently in effect on the property;

(4) Any structural elements contained within the proposal are of high quality design consistent with the intent of the City Design Element of the Turlock General Plan and the exterior design, appearance, materials, and colors will not cause the nature of the neighborhood to materially depreciate;

(5) The proposal will not otherwise constitute a nuisance or be detrimental to the public safety, health, and welfare of the neighborhood and community.

(b) An approved or conditionally approved minor discretionary permit shall become effective on the date that it is acted upon by the City.

Adjacent property owners are mailed a public notice, and the project is routed to all interested agencies for review and comment. No public hearing is conducted, MDPs are issued at staff level unless appealed to Planning Commission. Turlock staff say that the City's typical processing procedures and time frames do not pose undue constraints to the ability of project applicants to develop multi-family and lower-income housing projects. However, minor discretionary permit approval findings 2 and 4 require personal or subjective judgment and as such do not represent objective standards as required under State housing law. Therefore, as part of Program 2-C in the Action Plan, the City will amend minor discretionary permit approval findings 2 and 4 to remove subjective findings and replace with objective standards that are based on measurable criteria and verifiable external benchmarks. Specifically, the revised findings should reference applicable objective standards related to exterior design, appearance, materials, and colors in the Zoning Ordinance.

Turlock received various housing applications in recent years, ranging from single-family, multifamily, and ADUs. Specifically for multifamily, an application for Tegner Townhomes, a 31-unit multifamily residential project, was received in February 2022 and approved in May 2022. The project required approval of a Minor Discretionary Permit and a design review. The project was categorically exempt from provisions of CEQA under Section 15332 In-Fill Development Projects. Another application for a 261-unit multifamily residential project at 4121 Geer Road was received in April 2022 and approved in January 2023. The project also required approval of a Minor Discretionary Permit and design review. The project was approved with an initial study and negative declaration. Lastly, an application for a 348-unit family residential project at 1525 W. Monte Vista Avenue was received in May 2021 and approved in August 2021. Similar to other multifamily applications, this project required approval of a Minor Discretionary Permit and a design review. The project was approved with an initial study and negative declaration.

Use Permits

The Turlock Zoning Ordinance establishes several different types of approval for projects subject to discretionary review--Minor Discretionary Permits (MDP) are reviewed and may be approved by the Development Services Director unless the applicant or other affected person requests a hearing or submits a statement opposing the project; Conditional Use Permits (CUP) require review and approval by the Planning Commission. The findings the existing ordinance requires for action on both MDPs and CUPs are subjective and, therefore, inconsistent with the requirements of State law, which mandate objective standards for review of residential projects.

Certain review and approval procedures may run concurrently, and the City encourages joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector. Processing timelines comply with the Permit Streamlining Act (Government Code Section 65920 *et seq.* and could not be made much shorter, if at all, without violating State laws, particularly as they relate to public noticing, compliance with the California Environmental Quality Act, etc. The City received a grant under the SB 2 program to prepare objective standards to meet the requirements of SB 35, which will also bring the ordinance into compliance with other provisions of the Housing Accountability Act.

The City also offers an optional Planned Development process that may be used by property owners and developers proposing residential projects that do not conform to the standards for established zoning districts. The procedures are established in Section 9-2-113 of the Turlock Municipal Code with the intent of encouraging variety in developments by allowing greater freedom and flexibility with the use of alternative development standards and providing a mechanism whereby the City may authorize desirable developments consistent with the Turlock General Plan. Deviations from setback requirements, minimum lot size and lot dimension requirements are an example of the types of standards an applicant may ask for through a Planned Development. Planned Developments require two public hearings. The Planned Development application is first heard by the Planning Commission and the Planning Commission makes a recommendation on the application to the City Council. The City Council hears the Planned Development request and if approved the item then goes back to the next Council meeting for a second reading and is enacted 30 days after the second reading. The PD Zone is applied to a property after approval to codify the standards established through the process. Planned Development is not a barrier to housing production in Turlock; rather it is a flexible tool that permits a wider variety of creative and innovative designs tailored to site-specific conditions.

Table C-9: Development Review and Approval Procedures – Turlock

Action/Request and Fee	*Processing Time**	*Fee*
Conditional Use Permit	8 to 12 weeks	Including Planning Commission hearing.
Minor		$4,338
Medium		$7,409
Major		$10,821
Minor Discretionary Permit	5 to 6 weeks	Staff Level Review
Minor		$2,879
Medium		$5,628
Major		$8,111
Design Review (no fee)	Concurrent with other permits	Staff Level Review
Environmental Impact Report	Per CEQA requirements	17 % of EIR consultant
Negative Declaration	Per CEQA requirements plus time for document preparation	$2,250 to $6,231 if additional studies are required
General Plan Amendment	4 to 6 months (applications processed once per quarter)	$13,836 including Planning Commision and City Council hearings
Rezone	4 to 6 months	Including City Council and Planning Commission hearings
Minor (< 5 acres)		$8,300
Major (> 5acres)		$9,468
Planned Development Application Review	4 to 6 months	
Minor (< 5 acres)		Minor $10,944
Major (> 5acres)		Major $14,356
Amendment		Minor Amend. $5,491 (Planning Commission)
		Major Amend. $7,198 (City Council)
Parcel Map	3 months	$2,198
		Extension $1,196
Tentative Subdivision Map	50 days	Including Planning Commission hearing.
0-10 acres		$ 7,283
11-20 acres		10,126
21-50 acres		12,970
> 50 acres		15,472
Variance	3 months	$3,104
Development Agreement		$15,125 plus fees for additional actions

Notes:

* From date application is deemed complete.

Source: City of Turlock Planning Fees, Eff. Janury 1, 2023; Application Instructions, p. 3

Design Review

Turlock requires design review for projects that are subject to a minor administrative permit, minor discretionary permit, conditional use permit or other discretionary approval (Turlock Zoning Ordinance, Section 9-5-1002) including multi-family rental units in the R-M and R-H districts and all condominium development. As noted above, the current ordinance also requires design review for manufactured units on lots where single-family homes are permitted by right, which appears to conflict with State law. The Ordinance states that design guidelines are advisory for permitted uses but doesn't explain how the City conducts this advisory review.

The citywide design guidelines are advisory for permitted uses and explicitly intended to provide examples of potential design solutions and help to explain the Zoning Ordinance's mandatory regulations (p. iv). [10] The Downtown Design Guidelines are more detailed but, like the citywide design guidelines, are out of date.[11] Both documents include a combination of prescriptive and advisory provisions that Turlock could use as a basis for developing objective standards that meet State requirements for review of residential development.

Pre-Application Review

When developers have a project proposal, Turlock invites them to a Predevelopment Meeting. These meetings, held each week free of charge, provide developers with an opportunity to meet with various City staff representing numerous City departments (e.g. planning, building, housing, redevelopment, engineering, fire, etc.) to strategize about project design, City standards, necessary public improvements, and funding opportunities (where appropriate).

Application Fees

A brief survey shows that the City of Turlock charges somewhat above-average planning application fees when compared to its neighboring jurisdictions. For example, Turlock requires a deposit of $8,275 for a General Plan amendment, while Modesto, Stanislaus County, Ceres, and Patterson fees are all less. In Turlock, the average cost for a 20-lot subdivision would be between $5,070 and $7,230, while in Patterson, Ceres, and Stanislaus County, the total cost is several thousand dollars less. However, Turlock's fees are designed to recover costs for all City departments, not just the Planning Division's costs of reviewing the application. Table 5.1-3 details the planning application fees of Turlock and its neighboring jurisdictions. Turlock has enough vacant residentially zoned land to accommodate its housing needs for Above Moderate Income housing, making it unlikely that a General Plan amendment or a zoning change would be necessary for new single-family housing development built in the city. Residential projects that meet all applicable development and design standards and in which 20 percent or more of the units are affordable to lower income households may be developed by right on properties included in in the Sites Inventory. Projects that are located on a site in any Downtown Overlay District are also permitted by right.

[10] City of Turlock Design Guidelines, Undated https://www.cityofturlock.org/_pdf/files/DesignGuidelines.pdf

[11] City of Turlock Downtown Design Guidelines & Zoning Districts, Adopted September 23, 2003 https://www.cityofturlock.org/_pdf/files/DowntownDesignGuidelines.pdf

Table C-10: Planning Application Fees – Turlock and Surrounding Jurisdictions

Jurisdiction	*Conditional Use Permit*	*Rezone*	*Tentative Subdivision Map*	*Variance*
Turlock	$4,338 to $10,821	$8,300 to $9,468	$7,823 to $15,472	$3,104
Modesto	$6,041 ($1,584 for SF dwelling)	$4,323	$6,195	$2,877 ($1,584 for SF dwelling)
Stanislaus County	$5,549 (non-agricultural zone)	$12,162	$8,954 + $30/lot	$4,913

Source: Turlock Planning Fees, eff. 1/1/23; Modesto Planning Division Fee Schedule, eff. 9/1/23; Stanislaus County Planning Services Fee Schedule, eff. 7/22/23

Impact Fees

Impact fees, land dedications, or improvements are required for most new residential development to ensure public parkland is sufficient to meet City standards and to provide other necessary infrastructure (streets, sewers, and storm drains) to support new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the extent and adequacy of existing improvements and nature of the project. A Capital Facility Development Fee to offset the cost of transportation, police, general government, and fire protection is assessed to each new housing unit constructed in the city. The amount of the fee is determined by the land use type and the quadrant in which the project is located. On average, the per-unit fee cost is $8,993 for low density residential and $6,472 for high density residential. This fee can be deferred for projects with affordable units if it can be clearly demonstrated that the fee (alone) will increase the cost of the housing so that it is no longer affordable to low-income households.

Table C-11 lists the development impact fees charged for a representative single-family unit (at 6 dwelling units per acre and with a unit size of 2,000 square feet) and multifamily unit (at 20 dwelling units per acre and with a unit size of 1,000 square feet). Due to some efficiencies associated with developing multifamily housing, the total fee amount for the multifamily unit is nearly $9,000 lower than the single-family unit ($21,812 versus $30,582).

Development impact fee schedules are updated quarterly to account for increases in construction costs. In 2015, Turlock established a fee deferral program for residential development similar to its existing program for commercial and industrial development. The program allows Development Impact Fees to be deferred until close of escrow. The City also participates in the Statewide Community Infrastructure Program (SCIP), which allows property owners to have selected fees for public capital improvements and development impact fees to be financed by the issuance of tax-exempt bonds by the California Statewide Communities Development Authority (CSCDA), a joint powers authority sponsored by the League of California Cities and the California State Association of Counties.

Table C-11: Development Impact Fees (Effective 1 January 2023)

Fee	*Single Family (assumes 6 du/ac and a 2,000 SF unit)*	*Multifamily (assumes 20 du/ac and a 1,000 SF unit)*	*When Due*
Water Grid	$2,457	$2,457	Building Permit
Water Frontage	$48	$48	Map Recording or Building Permit
Water Connection	$2,250	$2,250	Building Permit or Water Permit
Waste Water Plant Capacity	$3,719	$3,719	Building Permit
Sewer Frontage	$2023	$25	Building Permit or Sewer Permit
Sewer Connection	$1,800	$1,800	Sewer Permit
Sewer Trunk Capacity	$3032	$2399	Building Permit
Master Storm Development	$8642	$15,136	Final Map
Capital Facility Development[1]			Building Permit
SE Quadrant	*$8,638*	*$6,252*	Building Permit
SW Quadrant	*$9,394*	*$6,721*	Building Permit
NE Quadrant	*$8,966*	*$6,455*	Building Permit
NW Quadrant	*$9,590*	*$6,842*	Building Permit
Northwest Triangle SP Area	*$8,378*	*$6,091*	Building Permit
Average	$8,993	$6,472	Building Permit
School[2]	$9,120	$4,560	Building Permit
Building Permit Tax[3]	$125	$100	Building Permit
Park Improvement	$1,268	$1,268	Building Permit
Street Light Development			Building Permit
Total Fees per Unit[4]	**$30,582**	**$21,812**	

1. Community Facilities Development fee includes transportation, police, fire, and general government.
2. School fees based on Turlock Unified School District rate of $4.56 per square foot. Some land within Turlock city limits lies in the Denair Unified School District, where fees are $2.97 per square foot.
3. Covers water well, transportation, traffic signal, public safety, and park development. Fee is based on number of bedrooms; calculation assumes 3 bedrooms for single family and 2 bedrooms for multifamily.
4. Total includes the *average* Capital Facility Development fee.
5. Assumes 40 feet of frontage/unit ($11.67/foot on non-arterial for SF and 60 feet of frontage for MF on arterial ($23.33 /foot)

Source: City of Turlock Development Services, Development Impact Fees, Effective 1 July 2023 to 30 September 2023 https://www.cityofturlock.org/_pdf/devimpactfee.asp?id=64

Additionally, there are development impact fees associated with the Master and Specific Plan areas in which much new residential development occurs. These fees generally cover additional sewer, storm drainage, transportation, and water infrastructure above the standard development impact fees levied by the City, to reflect the cost of extending services to newly developed residential areas. In the past, these fees have ranged from $3,000 per unit for the Northwest Triangle Specific Plan Area to over $55,000 per unit in the East Tuolumne Master Plan Area. New development occurring on vacant parcels in these areas would be subject to these additional fees; however, the housing sites identified in this document for affordable housing are located outside of the existing Master and Specific Plan Areas in the northwest and northeast.

The Turlock Unified School District (TUSD) and the Denair Unified School District (DUSD) serve the City of Turlock. TUSD and DUSD have school impact fees on new development of $4.56 and $2.97 per square foot, respectively. These fees can add significantly to the cost of development, but they are consistent with the amount established by California Government Code Section 65995 et seq. Senior housing is exempt from school fees because it does not impact the demand for schools.

Fees as a Percentage of Development Costs

The following Table C-12 illustrates the total development costs for a typical single-family home in Turlock, taking the sample unit used in Table C-11 above as an example: a 2,000 square foot home built at a density of six units per acre. The analysis assumes the unit is part of a 50-lot subdivision in a master plan area with average impact fees. As the table shows, total fees make up approximately 11 percent of the total development cost for a typical single-family unit in Turlock.

Table C-12: Total Development Cost and Fee Percentage for One Typical Single-Family Home

Development Component	*Fee or Cost*	*Percent of Total Development Costs*
Construction[1]	$156,000	55.8%
Land[2]	$77,167	27.6%
Impact Fees[3]	$30,580	10.9%
Permitting Fees[4]	$277	0.1%
Subtotal: Fees	**$30,857**	**11.0%**
Other Soft Costs[5]	$15,600	5.6%
Total	***$279,624***	***100.0%***

1. Assumes construction costs of $78 per square foot.
2. Assumes average residential land price of $463,000 developed at six units per acre.
3. Assumes the average impact fee for a single family home.
4. Assumes fees for parcel map, subdivision map, and Minor Discretionary Permit for a 50-unit subdivision.
5. Assumes that other soft costs (besides fees), including architecture, administrative, etc. are approximately 10 percent of construction costs.

Source: Dyett & Bhatia

SB 35 Streamlining

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their RHNA, requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements. The City did not make sufficient progress toward its Above Moderate RHNA for the 5th cycle planning period (2015 – 2023) and is therefore subject to SB 35. The Action Plan proposes to amend the Zoning Code to establish regulations consistent with State law to review and make decisions on projects eligible for processing under SB 35 including applicable objective development standards. Associated programs include preparation of application forms that Staff can use to quickly determine whether projects are eligible for expedited processing. The City has not received any SB35 applications to date.

SB9 California Housing Opportunity and More Efficiency (HOME) Act

SB9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, requires cities to allow one additional residential unit onto parcels zoned for single-dwelling units. Turlock has not amended its regulations to permit duplexes in qualifying single family zoning districts or to allow subdivision of qualifying lots ministerially pursuant to SB9. The Action Plan includes a program to provide information to familiarize owners with the SB 9 program and revise the Zoning and Subdivision Ordinances to implement the State law.

Building Codes and Enforcement

Turlock has adopted the 1997 Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings and all the State's 2022 building and construction codes including Residential, Existing Buildings, Green Building, and the Fire Code.[12] The Uniform Code for the Abatement of Dangerous Buildings applies to all buildings, old or new. These building codes ensure structural integrity and facilitate the City's efforts to maintain a safe housing supply. The City has engaged two consulting firms, Bureau Veritas-North America Inc., and CSG Consultants~~Interwest Consulting Group~~, to provide plan review services. All applications for significant residential projects, including substantial improvements, are submitted electronically and the Building in Turlock website provides extensive information about the plan review process, submission requirements, predevelopment meetings and other procedural issues. The website also includes a fee estimating tool.[13] The City of Turlock has not adopted any local amendments to the building code that impact the cost or supply of housing, as noted by City planning staff. The City of Turlock Building Regulations can be found in Title 8 of the Turlock Municipal Code[14] and at Turlock City Hall.~~(See https://www.cityofturlock.org/buildinginturlock/developmentfeeestimate/)~~

Responsibility for code enforcement is shared between City departments. For cases involving illegal storage of property, parking violations, and weed abatement, the Code Enforcement Unit, a division within the Police Department, takes the lead. The Code Enforcement Unit is dedicated to improving the quality of life in the City of Turlock for its residents. The Unit accomplishes this through public education regarding and enforcement of local and State regulations. The Development Services Department is responsible for code enforcement on other matters. Planning Division staff takes the lead on complaints for issues such as fences constructed in the wrong location, structures constructed within the required setback areas, and unpermitted uses of structures. Building Division staff takes the lead on complaints regarding construction done without required permits.

The City of Turlock works with property owners to bring their properties into compliance by giving them time needed to make the required corrections. The goal of code enforcement is compliance and is not punitive. Turlock Municipal Code Title 2 establishes the Administrative Citation process that can be used for code enforcement cases. Property owners with limited incomes may be unable to afford the repairs required to meet code standards. To help address this, ~~Like most California municipalities,~~ Turlock~~'s~~ dedicates ~~procedures for enforcement are based on complaints due to the lack of funding for a more proactive approach to that concentrates code enforcement and funds for necessary repairs in target areas. Turlock has $900,000 in~~ Community Development Block (CDBG) funding ~~for FHY 2022-23~~ to provide loans and grants to rehabilitate single- and multi-family affordable housing. In FY-2022-23 the City

[12] Building in Turlock, Current Code and Design Criteria https://www.cityofturlock.org/buildinginturlock/buildingsafety/currentcodedesigncriteria.asp

[13] City of Turlock, 2025. Building in Turlock, Development Fee Estimate. Available: https://www.cityofturlock.org/buildinginturlock/developmentfeeestimate/

[14] City of Turlock, 2025. Turlock Municipal Code, Title 8 Building Regulations. Available: https://www.codepublishing.com/CA/Turlock/#!/Turlock08/Turlock081.html#8-1.

allocated $900,000 for this purpose. Additionally, the City provides ~~and~~ $5,000 for families who need to be temporarily relocated during construction, but these funds are only sufficient to pay for about 10 units.[15]

Length of Time Between Planning Approval and Permits

The time between planning application approval and building permit issuance is influenced by multiple factors, many of which are out of the city's control. These factors include the time it takes the design professionals to prepare the construction drawings for the buildings and the civil improvement plans for the site work, secure financing and select contractors. It is also common for applicants to get properties entitled for development and then market to see the property with the approved land use entitlement to prospective builders which can also add time between approval and permits as the property owners try to find and negotiate with prospective builders. It can sometimes also lead to amendments being needed to the original entitlements if the builder is interested in the project but wants to make significant enough changes from the previous approval which requires amendment.

Planning approvals are good for one year but if plans have been submitted to the Building or Engineering Division for building, grading or encroachment permits the land use entitlement remains in effect unless the Building or Engineering applications or permits expire. Applicants can also apply for time extensions for their Planning approvals if needed.

On average it takes 4 to 8 months from planning approval to building permit plan submittal and on average it takes 3 to 12 months from building permit plan submittal to building permit issuance. The time from building permit submittal to issuance is largely affected by the time it takes for the design professionals to make the necessary revisions to respond to plan check comments.

The City does allow for concurrent review of construction drawings with the land use entitlement processing. This is at the risk of the applicant as any changes required through the entitlement process would have to be updated in the construction drawings. The City is actively looking at ways to reduce the time it takes to obtain permits. The City has hired Rafetalis Group to evaluate the processes in the Development Services Division to make recommendations for improvements. As part of this process the consultant has interviewed staff, interviewed contractors, applicants and design professionals who have worked in Turlock as well as are in the process of reviewing all department processes and documents. The report generated from this review will help guide improvements the department can make to help expedite the permit process. The City is also in the process of purchasing new permitting software which will automate the plan review routing process and will track time spent in review while alerting staff to upcoming deadlines to ensure projects stay on track. The software is budgeted for in the FY2025-6 Annual Budget and a vendor has been selected. Once the software is in place, applicants will also be able to sign in and see in real time where their projects are in the review process. This will also help improve plan check turn around times and will add transparency to the process.

Requests to Develop at Densities Below Inventory Assumptions

State Housing Element law requires the non-governmental constraints analysis to evaluate developer requests to build at densities below that assumed in the Housing Element sites inventory. The projected densities used for the realistic capacity of sites on the inventory in Appendix A were developed based on a survey of recent residential development projects in Turlock and other peer jurisdictions. Several recent projects in the City of Turlock have been built at or above the densities assumed in the inventory. For example, 1525 West Monte Vista currently under construction in the R-H zone has an as built density of

[15] City of Turlock, Annual Action Plan for CDBG Funds & Turlock/Stanislaus Urban County HOME Consortium Funds, Fiscal Year 2022-2023

29 units per acre, whereas the inventory assumes that sites in the R-H zone will be constructed at 24 units per acre, representing 80 percent of the maximum permitted density of 30 units per acre. The Avena Bella project at 500 West Linwood has an as built density of 33 units per acre, which exceeds the assumption of 28 units per acre used for sites in the Workforce Housing Overlay.

Nevertheless, it is possible that projects may be permitted at densities that are within the permitted range established in the Turlock Zoning Code but that are lower than those assumed in the inventory. The inventory includes a buffer of 15 percent to help ensure the "no-net loss" provisions of State law will be observed if some sites do not develop at the densities projected. Additionally, through Program 6-B the City will annually monitor progress and ensure adequate capacity is available to meet RHNA obligations at all times or to take corrective action as needed.

ENVIRONMENTAL REVIEW

Environmental review, in compliance with State and federal requirements, runs concurrent with the land use entitlement process. The City of Turlock follows applicable requirements, and the process is detailed in the City of Turlock CEQA Implementation Procedures, which outline the steps described below and depicted in Figure C-1 CEQA Overview flowchart, excerpted from the CEQA Implementation Procedures document.

Preliminary Review

The first step in the CEQA process is a preliminary review by City Staff. During this review, all pre-application information or formal development applications submitted to the City are evaluated to determine if CEQA applies and if they can be classified as projects under CEQA. If a development proposal is deemed a project, it is subject to further environmental review unless it is found to be exempt from the requirements of CEQA. Determination as to whether a development application is a proposed activity that is subject to CEQA (§21080, §15060) is made on the basis of criteria established in State law which stipulate that a "project" is subject to CEQA if:

- The activity involves a discretionary approval by the City;
- The activity will result in a direct or reasonably foreseeable indirect physical change in the environment;
- The activity is a project as defined by CEQA (§15378);
- A project is an activity undertaken by the City, or is financed by the City in part or whole, or is a private activity requiring City approval and has the potential for resulting in a direct or indirect physical change in the environment.

If a development application is deemed not a project, then it is exempt from CEQA requirements. If a development proposal is deemed a project, it may require formal environmental review starting with an Initial Study), or it may be exempt from the requirements of CEQA.

Environmental Analysis

For projects that are not exempt, City Staff must perform an environmental analysis or Initial Study. The Initial Study aids City Staff in determining the environmental effects of the project and the corresponding course of action required under CEQA. Based upon the results of the Initial Study, City Staff makes a determination of the project's potential environmental impacts. Depending upon the significance of the project's environmental impacts, either a Negative Declaration or Mitigated Negative Declaration or an Environmental Impact Report (EIR) is prepared.

Public Disclosure

After deciding which environmental determination is required for the project, staff informs the applicant and the public of the environmental determination and prepares the appropriate documentation. City Staff normally prepares Negative Declarations and Mitigated Negative Declarations, while Environmental Impact Reports (EIRs) are typically prepared by an environmental consulting firm under contract with the City of Turlock.

Agency Approval and Notice of Determination

Once the environmental documents have been prepared and approved by the appropriate decision-making body, a Notice of Determination is filed within five working days of approval with the County Clerk. The County Clerk and/or the Office of Planning and Research are required to post this notice for a 30-day period. During that period, a writ of mandate may be filed challenging the adequacy of the environmental document and/or the procedures followed to adopt the environmental document. Filing of the Notice of Determination begins a 30-day statute of limitation period for court challenges based on the California Environmental Quality Act. If a NOD is not filed, then the statute of limitation period on court challenges is 180 days. During the 180-day period, the NOD may be filed at any time to establish a 30-day statute of limitation period from date of filing.

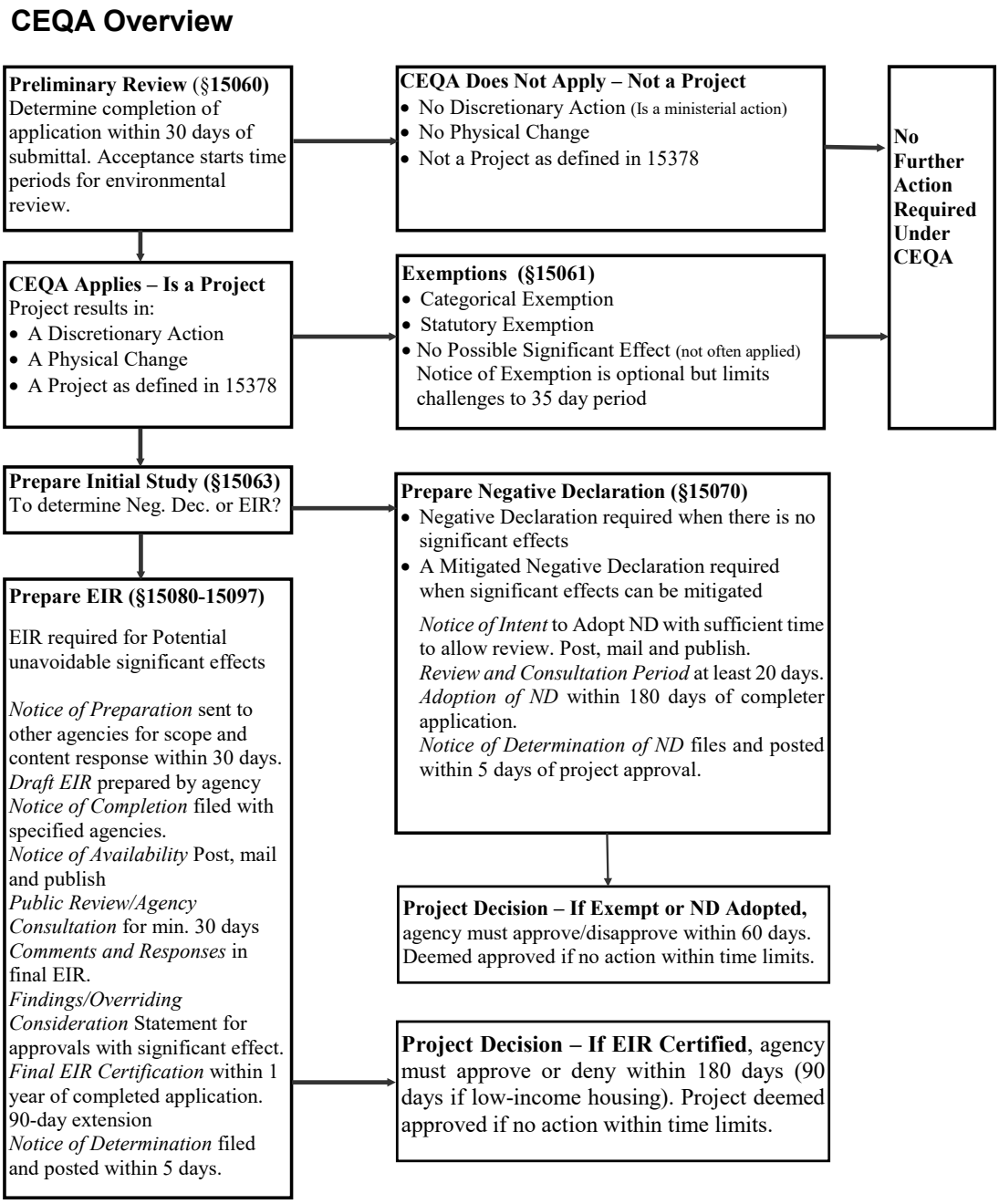
Pre-Application Discussion

Upon the request of a potential applicant, the City of Turlock CEQA Implementation Procedures require that staff provide consultation prior to the filing of an application. This gives the applicant an opportunity to discuss with staff the type of discretionary action, potential alternatives, mitigation measures, and any potential and significant effects on the environment of a given project. If the pre-application review is not requested, City staff should ideally determine whether CEQA applies prior to the filing of a project application so that the applicant can submit the Environmental Questionnaire with application submittal and save processing time. If City staff is unable to determine if CEQA applies prior to application submittal, then the determination must be made within 30 days of application submittal in conjunction of determining application completeness.

CEQA and Permit Streamlining Act Compliance

The City complies with the Permit Streamlining Act through the procedures established in the City of Turlock CEQA Implementation Procedures. Additionally, as noted above, the City is also in the process of purchasing new permitting software which will automate the plan review routing process and will track time spent in review while alerting staff to upcoming deadlines to ensure projects stay on track. Once in place, every permit (e.g., Architectural Review Permit, Use Permit, Environmental Permit) application received in the Development Services Department will be entered into the system and a due date of within 30-days will be set for the initial application review and any subsequent resubmittals. If a project is exempt from CEQA, the Notice of Exemption findings will be made through the permit approval letter. If an Initial Study or EIR is required, an Environmental Review application will be submitted by the applicant and the required CEQA timing requirements will be tracked through the system to further ensure the City complies with CEQA streamlining provisions.

Figure C-1 CEQA Overview Flowchart



C.4 Off-Site Improvements

Per Chapter 11-5 of the Turlock Municipal Code,[16] developers of residential subdivisions are required to provide each lot with connections to the City sanitary sewer system, the City domestic water supply, and gas, electric, telephone, and cable television services. Subdivisions must also be provided with storm drainage facilities, or pay a fee, in accordance with the City's adopted Storm Drain Master Plan. Subdivisions must also include sidewalks (in most cases, except where very low-density zoning permits their exclusion), paved streets, and street trees. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety, and general welfare of the public.

Chapter 7-2 of the Municipal Code addresses regulations related to off-street improvements[17]. Curbs, gutters, and sidewalks are the off-site improvements the City most frequently required for new residential development that are not on infill sites. Curbs, gutters, and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relatively safe traffic movement. Roadways are classified by the City according to traffic needs as follows:

- Arterial - Six lanes, 100 to 110 foot right-of-way, with left turn median
- Major Collector- Four lanes, 94 foot right-of-way, with two bicycle lanes
- Collector – Two lanes with 60-foot right-of-way
- Local - Two lanes with 50 to 54-foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project and participate in regional transportation system improvements through payment of the Capital Facility Development fee (see Table ~~5.1-4~~C-10 above).

Comparing to other Stanislaus County jurisdictions, the City of Turlock imposes standard on and off-site improvements. The City of Modesto requires a variety of improvements for new developments. Typical on- and off-site improvements for new development include improvements to the adjacent traffic signals and sidewalks and sanitary sewer and stormwater connections. Other off-site improvements include the installation of sewer, water, and storm drain lines. The installation of streetlights, street signage, fire hydrants, and street trees is also required for single-family subdivisions and certificate of occupancy for multifamily development. Neighboring City of Ceres also imposes on- and off-site improvement standards to support new residential development similar to the City of Modesto and Turlock, such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, utility easements, and landscaping. Lastly, the City of Riverbank requires land improvements, such as off-site improvements that include curbs, gutters, sidewalks of at least four feet in width, pavement, adequate drainage, and street lighting, that are comparable to other jurisdictions.

[16] City of Turlock, 2025. Chapter 11-5 Subdivision Maps. Available: https://www.codepublishing.com/CA/Turlock/#!/Turlock11/Turlock115.html%2311-5

[17] City of Turlock, 2025. Chapter 7-2 Street Improvements. Available: https://www.codepublishing.com/CA/Turlock/#!/Turlock07/Turlock072.html%237-2

The City of Turlock does not impose any additional or unusual constraints beyond the standard improvements comparable to surrounding jurisdictions. As residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of housing development and do not represent a constraint to development. According to City staff, on- and off-site improvements cost about 2.7 percent on average per unit, per subdivision, based on recent single family subdivisions developments.

Although requirements for on- and off-site improvements do add to the overall cost of development, they are necessary to ensure provision of vital infrastructure services to residents. Based on the recent pipeline projects submitted and entitled citywide for a range of housing types (Table 3-2 Pipeline Projects), the City's site improvement requirements do not create an undue constraint on development.

Transparency in Development Regulations

State Government Code Section 65940.1 requires cities and counties to provide transparency in publicizing land use controls and fees. Turlock provides links to a variety of resources on the planning and construction process from a web portal for the Planning, Building & Safety, and Engineering Departments called Building in Turlock.[18] Users can use this page to navigate to pages providing a wide variety of information about planning and building requirements, procedures, and fees along with contact information for each Division with a role in the development process. Division pages make it easy to estimate and pay for permit fees schedule meetings and inspections and download information sheets. There is also a link for providing customer feedback. The Planning & Land Use Permitting page provides links to the General Plan, Zoning Code, and other adopted plans and design guidelines as well as information, schedules, and submittal deadlines for the Planning and Building staff and links to websites for related Boards and Commissions.

In 2022, The Department of Housing and Urban Development (HUD) conducted remote monitoring of the Turlock's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) to ensure compliance with applicable federal requirements. HUD made six findings and one concern in addition to identifying several unresolved issues from previous audits in 2010, 2014, and 2019. Even though the HUD monitor reportedly indicated that the findings and concerns were "normal", some of them should be considered as obstacles that affect Turlock's ability to meet its housing needs.

See Table C-13 for a list of the recent findings and corrections. The HUD monitor also expressed concern that Turlock appeared to be overlooking a requirement that recipients of HUD funding must direct employment, training and contracting opportunities to low-income individuals and the businesses that employ these persons within their community. (The definition of "Finding" is a deficiency in a program performance based on a violation of statutory or regulatory requirement. A "Concern" is defined as a deficiency in program performance that is not based on a statutory or regulatory requirement but is brought to the grantee's attention.)[19]

[18] Building in Turlock https://www.turlock.ca.us/buildinginturlock/

[19] *Turlock Journal*, October 3, 2022 https://www.turlockjournal.com/news/government/housing-funding-audit-highlights-city-council-discord/

Table C-13: Findings and Corrective Actions, HUD

Finding	*Corrective Action*
The City of Turlock incorrectly classified a $1,000 grant to allow a homeowner to rent a portable storage unit to store their furniture and other personal items while their home was being rehabilitated.	Return the $1,000 and then reapply for the funds under the correct CDBG activity.
The City of Turlock lacks a current Residential Anti-displacement and Relocation Assistance Plan.	City of Turlock must update its current Displacement Plan to reflect new requirements and submit it to HUD.
There is an absence of dated signatures of all parties on the beneficiary written agreement for a Ceres First-Time Homebuyer project as well as Turlock's Avena Bella Phase II project.	Submit a revised HOME policies and procedures to include specific requirements that written agreements include dated signatures of all parties.
There is an absence of many federally required provisions in the City of Turlock's loan agreement with Avena Bella.	Submit an amended loan agreement to include the requirements.
The amount of HOME funds invested in the Avena Bella Phase II project was not at or below the applicable maximum per-unit subsidy limit. The limit was exceeded by $133,625.	City of Turlock must repay the $133,615 to the HOME Investment Trust Fund account.
The City of Turlock does not have comprehensive written policies and procedures as required under HOME regulation.	The City must submit a revised HOME policies and procedures to meet all requirements.

In March 2023, the City engaged CohnReznick LLP to conduct a review of Housing Department records regarding use of funds from the HUD CBG and HOME Investment Partnership Programs for the purchase, rehabilitation, and sale of real estate to support the City's Neighborhood Stabilization Program. The consultant's findings identified several issues similar to those identified in the August 2022 HUD Monitoring Report but focused on the Housing Rehabilitation Program. The CohnReznick report also attributed some of the problems to the fact that the City experienced a significant amount of turnover in recent year including a number of key positions in the Housing Department.[17] On July 31, 2024 the Department of Housing and Urban Development San Francisco Regional Office officially informed the City that sufficient information had been provided to close all of the prior findings. Additionally, from May 20th to May 24th, 2024, HUD conducted remote monitoring of the City's CDBG-CV program in order to assess the City's performance and compliance with applicable Federal program requirements. HUD's review of the City's program performance resulted in the identification of zero findings and zero concerns, as communicated in the FY2024 Monitoring Report.

C.5 Non-Governmental Constraints

Non-governmental constraints range from environmental factors such as flooding, wildfire, and seismic hazards to economic conditions including the cost and availability of financing, labor supply, the cost of materials and, more recently, supply chain problems. These conditions can hamper residential development and are, for the most part, beyond the ability of local government to control. Nevertheless, there are approaches cities might use to help offset the impacts of these constraints through their planning and regulation of land use and development.

In Turlock as throughout California, the major non-governmental constraints to residential development are the cost of land, construction costs, and the availability and cost of financing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The ability to address the underserved needs of the citizens of the City of Turlock is challenging, especially since so many of the impediments to providing services are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the variety of agencies providing services. Funding limitations exist at all levels. The private market influences the selling and rental prices of all types of housing, which includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

Current Housing Market

Like other communities in California's Central Valley and beyond, Turlock has experienced a decline in new housing production during the past decade. From 2000 to 2009, the housing stock increased by 4,962 units. Since then, construction rates have sharply declined with only 1,014 of Turlock's housing units added between 2014 and 2024, according to California Department of Finance and City of Turlock.[20] Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries but appear to be more dramatic in the homebuilding sector because of the susceptibility of the industry to changes in federal fiscal and monetary policies. There is little that cities can do to affect this major constraint.

Availability of Financing

One of the significant components to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980s saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around 10 percent. The decade of the 1990s has seen interest rates drop dramatically, fluctuating between six and eight percent. Through 2008, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. For the first time since the 1960s, some mortgage rates have fallen below six percent. Between 2004 and 2006, many Americans were able to utilize very low and adjustable interest rates to purchase homes otherwise out of their price range.

Through mid-2008, home mortgage financing was readily available to residents of Turlock and California at large. Now, with interest rates are currently in the range of six to almost eight percent, it can be significantly more difficult to obtain a home purchase loan. In response to the contribution of mortgage-backed securities to the current financial crisis, people with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates. Due to a decline in supply as well as the increased cost of new housing units, the median value of owner-occupied homes in Turlock increased by 12.1 percent between 2010 and 2020 to $329,900. This is a 65.4 percent increase above the median in 2000 but still only 38.7 percent of the median value of housing statewide. [21] During the same period, the proportion of owner-occupied housing in Turlock dropped from 55.8 to 53.7 percent, due not only to the cost of home-ownership but also to the creation of additional rental housing.[22] Since October 2020, mortgage rates have more than doubled — rising to 8.022 percent as of this

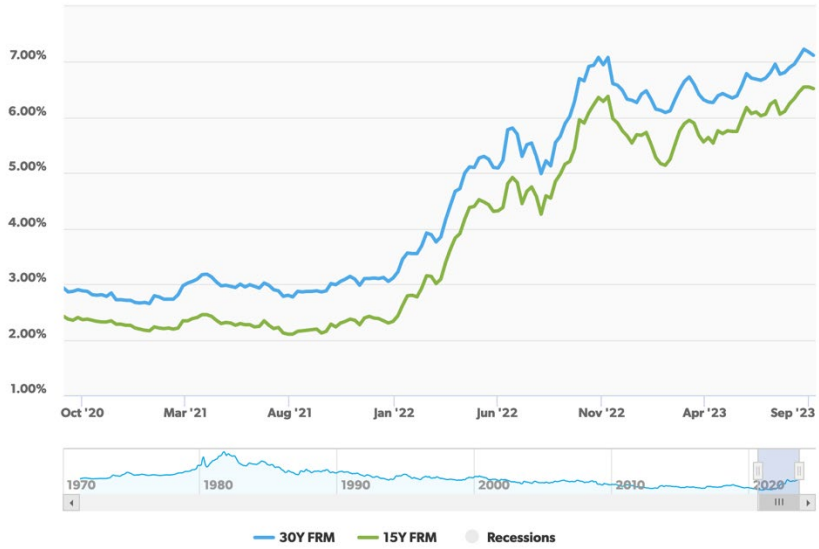
[20] City of Turlock Housing Element Update 2023-2031 Chapter 2: Community Profile.

[21] U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077

[22] U.S. Census Bureau, Census 1980(SF1), 1990(SF1), 2000(SF1); ACS 16-20 (5-year Estimates), Table B25042

writing, the highest they've been since 2000— in response to moves by the Federal Reserve to control inflation. In January 2022, a buyer would have paid around $2,100 a month in principal and interest for a $500,000 home loan. 12 months later, that same loan would cost about $2,900 a month.

Chart C-1: National Mortgage Rates



Source: Freddie Mac, Mortgage Rates https://www.freddiemac.com/pmms

Assuming a 10 percent down payment, and a 30-year fixed rate mortgage, the Principal-Interest-Taxes-Insurance (PITI) payment as of this writing would be $2,401.[23] This means a household would need an annual income of $96,040 to be able to afford to buy a home in Turlock in today's market, which is 58 percent more than the $60,700 median income of Turlock households according to the U.S. Census ACS estimates.[24] As Table C-14 shows, even if mortgage rates dropped to 5.0 percent, more than half of Turlock's households couldn't afford to buy a home in the city today.

Table C-14: Monthly Housing Cost and Income Required

Interest Rate	*Selling Price*	*Net Monthly Payment*[1]	*Income Required*[2]
5.0%	$329,900	$1,876	$75,040
6.0%	$329,900	$2,063	$82,520
7.0%	$329,900	$2,258	$90,320
8.0%	$329,900	$2,461	$98,440
9.0%	$329,900	$2,672	$106,880

1. Assumes a 10 percent down payment and Taxes and Insurance at $283 per month.
2. Assumes 30 percent of income towards net monthly payment.

First Time Homebuyers Program

The need to assist low-income entry-level homebuyers has always been an aspect of a comprehensive housing program, and the City of Turlock has established a First Time Homebuyers Program (FTHB) for this purpose. The FTHB program helps eligible applicants purchase a home with down payment assistance

[23] Bankrate Mortgage Calculator https://www.bankrate.com/mortgages/mortgage-calculator/

[24] U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

of up to $50,000 or 40percent (whichever is less) of the sales price of a home. Households must have incomes at or below 80 percent of the Stanislaus County AMI. For a typical four-person household this income limit is $67,500. Given the current economic conditions and the increasing difficulty of obtaining home purchase financing for lower income households, continuation of the FTHB program is a high priority for the City. The Housing Action Plan continues the program.

Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs in Stanislaus County vary depending upon the quality, size, and the materials being used. Construction costs for a two-story, stucco on wood frame single family unit range from $150 to $340 per square foot or $300,000 to $680,000 for a 2,000 square foot home. These "hard" construction costs do not include costs associated with permits and fees, land acquisition, site work and lot improvement, design, marketing, or administrative overhead ("soft" costs). Soft costs generally account for approximately 33 percent of overall construction costs.[25] A random sample of newly constructed homes available for sale in Turlock ranged from 1,718 to 2,344 square feet and had a median listing price of $579,995 and an average cost per square foot of $296. [26]

Residential construction costs have fluctuated over the last seven years in the northern San Joaquin Valley. While costs increase over the years to some extent, market factors dictate the extent to which prices change beyond inflation. From 2000 to 2004, construction costs increased annually at an average of less than three percent per year; from 2004 to 2005, costs increased 11 percent. Since 2005, the rate of cost increase has varied from three percent to seven percent as the housing market heated up. The current economic downturn has not spelled relief from cost increases, as from 2008 to 2009, construction costs are estimated to increase by over seven percent. Other regions of California have seen similar price jumps, so the current construction cost conditions are not unique to Turlock.[27]

Construction Financing

Like loans for home purchases, construction loans for new housing are also now increasingly difficult to obtain. In previous years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). Recently, due to market conditions and government regulations, banks have started to require larger investments by the builder. Complicated projects such as mixed-use developments are among the more difficult to finance. Nonprofit developers may also find it difficult to secure funding from the private sector. Limited construction financing is therefore also a likely contributor to the recent decline in new construction; while conditions may improve over the course of the planning period, it will remain a constraint in the short term.

Cost of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is therefore a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain city approvals for the largest number of lots possible on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (i.e., streets, water lines, etc.) over the maximum number of units.

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[25] RSMeans. "Square Foot Construction Costs, 30th ed." R. S. Means Company, Inc., 2008.

[26] Realtor.com https://www.realtor.com/realestateandhomes-search/Turlock_CA/type-single-family-home/shw-nc

[27] Ibid.

Land costs are often difficult to estimate, and there is no single publicly available database that records urban land prices. A study conducted by researchers from the Federal Housing Finance Agency (FHFA) has estimated the price of residential land based on appraisals of single-family parcels conducted between 2012 and 2019. No data are available for Turlock specifically but the median value for a quarter-acre single-family parcel in Stanislaus County was estimated at $77,500.[28] Recent sales information for the Turlock from Realtor.com show that the land costs for a large, relatively level site ranged from $63,710 to $90,000 per acre. On the other end, small infill sites were on the market for as much as 1.38 million per acre.[29]

As the availability of vacant residential land becomes scarcer over time, the cost of vacant land in Turlock will increase. As a rule, if the land cost component remains within 35 percent of development costs, then the availability of land should not pose a significant constraint on the development of housing for all income groups. A 1,500 square foot home with hard construction costs of $300 per square foot, plus an additional 33 percent for soft costs, would have total construction costs of $598,500. With residential land prices in Turlock of $63,710 to $90,000 per acre, and assuming that the home is built on property zoned for seven units per acre, the land cost for each home would be less than $13,000 and well within the percentage typically allowed for land costs indicating that land costs are within a reasonable range and should not pose a constraint.

C.6 Environmental Constraints

While many cities in California confront significant environmental constraints on housing development, Turlock is located such that many of the environmental hazards that other communities face are virtually nonexistent. The City is not near any active faults; its flat terrain precludes the danger of landslides; and its agricultural soils are not subject to shrink-swell or subsidence. The topography and nature of urban and agricultural development makes the risk of wildfires very low. There are no areas within the City limits located in floodplains (including special flood hazard areas delineated by the Federal Emergency Management Agency) and virtually no wetlands aside from those in existing parks or on farms or pastures outside the City limits. ~~There are no areas in floodplains and virtually no wetlands aside from those in existing parks or on farms or pastures outside the city limits.~~ While the flat terrain may occasionally lead to minor flooding on impervious areas during large storm events, this is not considered to be a constraint to housing development as City infrastructure can handle the stormwater runoff.

Further, Turlock and other communities in Stanislaus County do, however, face risks from incidents associated with the County's nine largest dams. Even though the probability of a major dam break is unlikely the effects of such a disaster would be catastrophic, which is why the County's Hazard Mitigation Plan identifies Dam Incidents as a Priority Hazard. The New Exchequer and Don Pedro Dams are of particular concern and are rated as Extremely High hazards by the California Department of Water Resources, Division of Safety of Dams.[30] A major breach in the Don Pedro Dam, an earthen embankment dam across the Tuolumne River, about 35 miles northeast of Turlock, would inundate the entire city; the New Exchequer Dam on the Merced River would primarily affect the southeastern part of the City.

[28] William Larson et al., Working Paper 19-01: The Price of Residential Land for Counties, ZIP codes, and Census Tracts in the United States, 1/2/2019, updated 11/9/2020. https://www.fhfa.gov/PolicyProgramsResearch/Research/Pages/wp1901.aspx

[29] Realtor.com https://www.realtor.com/realestateandhomes-search/Turlock_CA/type-land/nc-hide

[30] Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan: 2022-2027 Update, Annex H. City of Turlock, pp. 13-15.

The local hazards posing a more critical concern to Turlock and most of California's Great Valley are all related to climate change including extreme heat, drought, and severe weather effects such as high winds, tornadoes, and heavy rain. Extreme heat makes air conditioning essential, which contributes to the cost of housing. The frequency with which higher temperatures occur has had an impact on the provision of electricity and is likely to make auxiliary generators essential for housing in those areas, like the Valley, that are particularly prone to high temperatures.

Table C-15: Local Hazards Likely to Affect Housing

Hazard Type	*Geographic Extent*[1]	*Probability of Future Occurrence*[2]	*Magnitude/ Severity*[3]	*Overall Significance* [4]	*Priority Hazard*
Dam Incidents	Extensive	Unlikely	Catastrophic	High	Yes
Extreme Heat	Significant	Highly likely	Critical	High	Yes
Drought	Extensive	Likely	Critical	High	Yes
High Wind/Tornado	Extensive	Highly likely	Critical	High	No
Severe Weather: Hail, Heavy Rain, Thunderstorms, Lightning	Extensive	Highly likely	Critical	High	No
Dense Fog	Extensive	Likely	Critical	Medium	No
Earthquake	Extensive	Occasional	Critical	Medium	No
Flood	Limited	Likely	Negligible	Low	No
Wildfire	Limited	Occasional	Negligible	Low	No

Notes:

1. Limited: Less than 10% of planning area; Significant: 10-50% of planning area; Extensive: 50-100% of planning area
2. Highly Likely: Near 100% chance of occurrence in next year or happens every year.

Likely: Between 10 and 100% chance of occurrence in next year or has a recurrence interval of 10 years or less.

Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.

Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

3. Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths

Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability

Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability

Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid.

4. Low: minimal potential impact Medium: moderate potential impact High: widespread potential impact

Source: Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan: 2022-2027 Update, Annex H. City of Turlock, p. 10

Considering humanmade hazards in Turlock, there are none that would preclude development of housing. There are no sites that contain a Williamson Act land contracts or conservation easements that would deter housing development of the proposed RHNA units. The Housing Element sites inventory supports the first General Plan theme that set out to "establish limits to urban growth that will maintain Turlock a freestanding city surrounded by productive agricultural land." Sites on the inventory promote infill

development and mixed-use neighborhoods within City limits, and the Housing Element does not anticipate any conversion of prime agricultural land. Additionally, the closest airport to the City of Turlock is located approximately 8 miles east of the city. The airport is not only outside the incorporated City limits, but is also situated in the adjoining Merced County, meaning none of the housing sites in the inventory are located within the Airport Influence Area nor airport land use compatibility zones. As such, the airport compatibility does not serve as a constraint to housing development. Further, the physical development pattern of the city features uniform, rectangular lots organized around a grid network. As such, parcel shape and access do not represent significant development constraints in Turlock.

State law stipulates for the adequacy of sites identified for lower income RHNA on the housing sites inventory, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities. All sites were screened for consistency with these criteria. No lower income sites on the inventory are in areas of natural hazard risk; however, as shown on Table C-16, there are 15 sites that contain hazardous materials based on a search of State databases. All sites are closed leaking underground storage Tank (LUST) cleanup sites where hazardous conditions have been remediated and do not pose a risk to human safety As such, hazardous materials do not represent a development constraint for the implementation of the Housing Element inventory.

Table C-16 Hazardous Sites in 6th Cycle Housing Element

Site Address	Existing Land Use	Site Size (acres)	Opportunity Area	Capacity Projected (units)	Hazard Site Type	Site
237 S 99 HWY	Commercial	0.20	Downtown	6	Closed LUST Cleanup Site	TOWN SERVICE CASE / GOODRICH OIL CASE #1&2
325 S CENTER ST	Commercial	0.68	Downtown	13	Closed LUST Cleanup Site	Center Car Wash
214 S CENTER ST	Vacant	0.20	Downtown	4	Closed LUST Cleanup Site	FERNANDES SPEED SHOP
141 N GOLDEN STATE BLVD	Commercial	0.17	Downtown	6	Closed LUST Cleanup Site	CHEVRON # 90678
210 N GOLDEN STATE BLVD	Service Station	0.58	Downtown	19	Closed LUST Cleanup Site	ARCO #6161
216 N GOLDEN STATE BLVD	Commercial	0.58	Downtown	13	Closed LUST Cleanup Site	BEACON STATION CASE # 01/BEACON STATION #54 CASE # 02
997 N GOLDEN STATE BLVD	Industrial	0.85	North Golden State	17	Closed LUST Cleanup Site	KIRKES ELECTRIC INC
1000 N FRONT ST	Industrial	0.95	North Golden State	25	Closed LUST Cleanup Site	UNOCAL BULK PLANT NO. 0796 (FMR)
2032 DIVANIAN DR	Industrial	0.74	North Golden State	20	Closed LUST Cleanup Site	MILLER MANUFACTURING
2500 GEER RD	Commercial	0.39	Geer Road	9	Closed LUST Cleanup Site	SEVEN 11 # 16185
2590 GEER RD	Commercial	0.45	Geer Road	10	Closed LUST Cleanup Site	SHELL SERVICE STATION
2901 GEER RD	Service Station	0.40	Geer Road	10	Closed LUST Cleanup Site	CHEVRON # 91760
1202 GEER RD	Service Station	0.33	Geer Road	8	Closed LUST Cleanup Site	WAYSIDE EXXON
1398 GEER RD	Vacant	1.92	Geer Road	53	Closed LUST Cleanup Site	REFLECTIONS CAR WASH
1318 GOLDEN STATE BLVD	Commercial	1.56	North Golden State	41	Closed LUST Cleanup Site	MANUEL BOKIDES TEXACO

Source: Geotracker, State Water Resources Control Board (SWRCB), 2024 and Envirostor, Department of Toxic Substances Control (DTSC), 2024, Dyett and Bhatia, 2025

C.7 Infrastructure

The availability of infrastructure and services to meet new demands created by new residential development is another potential constraint to housing development.

WATER AND WASTEWATER

Water supply in Turlock originates from groundwater pumped from City-owned and operated wells from the underlying Turlock Groundwater Subbasin. City-owned wells extract groundwater and treat it as necessary to potable standards throughout the water service areas. To reliably meet future water demands, the City now receives wholesale surface water from Turlock Irrigation District (TID) supplied by the Stanislaus Regional Water Authority (SRWA) Regional Surface Water Supply Project (RSWSP). The City of Turlock and Ceres formed the SRWA as a Joint Powers Authority (JPA) in 2011 to provide a diversified and sustainable water supply portfolio for both Cities. As of 2023, both Cities relied solely on groundwater from the Turlock Subbasin, which had become less reliable due to both the decline in water quality and the increasing number of regulated contaminants. SRWA evaluated various water supply options and identified the Tuolumne River as a surface water supply that could be used in conjunction with the Cities' groundwater supplies to provide a long-term, reliable drinking water supply for both Cities. The City plans to continue using groundwater as a source of potable water supply in the future and plans to maintain and replace groundwater wells as needed to provide a minimum emergency supply capacity in the future.

According to the City's 2020 Urban Water Management Plan, the City has adequate projected supply to meet demand in normal, single dry year, and five-year drought scenarios between 2025 and 2045. Table C-16 displays the five consecutive dry years supply and demand comparison as noted in the Urban Water Management Plan. The City's drought risk was specifically assessed between 2021 and 2025, assuming that the next five years are dry years. In each case, water supplies comfortably exceed water demands. This remains true whether the drought occurs in 2021, 2045, or any year between. The Draft Housing Element would result in up to 6,671 units. Assuming an average flow or use of 47 gpd (gallons per year) for residential projects[31], buildout of the Housing Element inventory would generate an additional 2,809 AF of water by 2031, well within the existing capacity of the 3,650 AF as shown on Table C-16. Therefore, there will be sufficient water for the Draft Housing Element and accommodation of RHNA.

[31] California Water Efficiency Partnership, 2024. Indoor Residential Water Use Standard. Available: https://calwep.org/indoor-residential-water-use-standard/

Table C-17: Five Consecutive Dry Years Supply and Demand Comparison – (Potable DWR Table 7-4)

		2025	*2030*	*2035*	*2040*	*2045* (Opt)*
First year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650
Second year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650
Third year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650
Fourth year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650
Fifth year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650

* Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.

Notes: Volumes are in MG. In all year types, if potable demand cannot be met from Surface Water alone, it is assumed that groundwater will supply all remaining demand.

Wastewater service within the City of Turlock is provided by the City's Municipal Services Department, which oversees the treatment of domestic and industrial wastewater through its Water Quality Control Division. The City of Turlock owns, maintains, and operates its own sanitary sewer collection system and associated facilities, including 225 miles of gravity sewer pipelines, 24 lift stations, force mains, and the Turlock Regional Water Quality Control Facility (RWQCF). The Turlock RWQCF has a design capacity of 20 million gallons of wastewater per day (mgd). The facility currently treats an average flow of 8.5 mgd. All wastewater generated within the sewer service area is conveyed to the Turlock RWQCF, which provides tertiary treatment of wastewater from the City of Turlock, Ceres and the community service districts of Keyes and Denair. The facility employs advanced tertiary treatment methods, including coagulation/flocculation, filtration, and efficient disinfection techniques. In 2022, the City initiated a Chemical System Upgrades Project, replacing the existing chlorine gas disinfection system with a new sodium hypochlorite system, and upgrading coagulant and dichlorination systems. The City of Turlock 2013 Sewer System Master Plan outlines a Capital Improvement Plan for the pipeline system and improvements to the pump stations.

The Turlock General Plan and associated EIR identify adequate water and sewer conveyance infrastructure to serve a projected total of 37,120 homes, 31,920,900 square feet of employment uses, and 104,480 residents in 2030. With 25,777 existing homes in 2024 and an additional capacity for 6,816 new units through 2031 as identified in the sites inventory, the City's Sixth Cycle RHNA allocation falls well within General Plan growth projections. Development of the Housing Element sites inventory would take place primarily as

infill development in established areas of Turlock that are well-served by water, sewer, and electrical infrastructure. As such, adequate conveyance infrastructure exists to serve projected housing development in these areas. New development in these infill areas would be required to connect to existing water and sewer systems. A portion of the sites inventory (1,325 new homes) would be constructed in the Morgan Ranch Master Plan area, located in the southern part of Turlock. The sites inventory assumes full buildout of the master plan's residential development program by 2030. The Master Plan identifies water, sewer, and electrical infrastructure needed to support planned residential and non-residential development along with funding and financing mechanisms to facilitate its provision. Additionally, Program 2-D, Morgan Ranch Sewer Lift Station, commits the City to constructing a sewer lift station to assist with the financial feasibility of master plan development. The sewer lift station will consist of two pumps with capacity of 1.2 million gallons per day at the Gold Road/Glenwood Avenue intersection in the eastern part of the master plan area addressing the cost of sewer infrastructure that has been a key constraint on development. Therefore, planned infrastructure is adequate to serve projected residential development in the Morgan Ranch Master Plan Area.

Accordingly, existing and planned infrastructure identified in the Turlock General Plan and Morgan Ranch Master Plan is both accessible and available to serve buildout of the sites inventory, and there is sufficient total water and sewer capacity to accommodate the RHNA through 2031.

WATER AND SEWER FOR AFFORDABLE HOUSING

Government Code 65589.7 and SB 1087 that public agencies providing water or sewer services adopt written policies and procedures that grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households. As described above, there is adequate water supply and sewer capacity to serve existing and projected development under the 2023-31 Housing Element and there has not historically been a need to ration or prioritize supply. Nevertheless, to comply with Government Code Section 65589.7, Program 2-L has been added to the Housing Action Plan to ensure that proposed developments that include units affordable to lower-income households are granted priority for water and sewer service allocations and hookups to the City's conveyance system.

ENERGY CONSERVATION

Conservation of energy is an important issue in housing development today not only due to the cost of energy, which can be a substantial portion of monthly housing costs for both owners and renters, but also due to an emerging interest in sustainable development, energy independence, and reduction of greenhouse gas emissions in line with new legislation such as the Global Warming Solutions Act of 2006 (AB 32). Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses, and by designing buildings to be more energy efficient. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

While construction of energy efficient buildings does not lower the purchase price of housing, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water

and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation that incorporates energy conservation considerations.

Turlock Irrigation District (TID) offers numerous energy efficiency and demand reduction programs for its customers. TID operates a weatherization program available to all lower-income TID CARES customers who own or rent their homes, apartments, or mobile homes, and use electricity from TID. The program provides energy efficient measures such as electric water heater replacement, outlet and switch gaskets, wall air conditioner replacement, replacement of broken windows, refrigerator, microwave, swamp coolers and the installation of insulation, sunscreens, weatherstripping, and some repairs. TID also offers residential rebate programs, where customers can receive rebates for purchasing and installing energy-efficient appliances including Energy Star refrigerators, Energy Start clothes washers, Energy Star room air conditioner or mini split A/C, induction stove tops, heat pump or electric water heater, Energy star widows and sun screens.

Program 3-F, Home Energy and Water Conservation, ensures the City will continue to promote energy and water conservation in new and existing homes by publicizing the availability of State and Turlock Irrigation District energy conservation and renewable energy programs for housing construction and rehabilitation by providing information on the City website and in City newsletters and mailers; periodically updating the "pre-development tip sheet" with information on available energy and water conservation programs; and including a discussion of available programs in predevelopment meetings with developers of housing. This program, along with strategies and programs the City of Turlock is promoting and implementing as part of the Housing Element, will further local and statewide energy conservation goals.

Appendix D

Assessment of Fair Housing



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D Assessment of Fair Housing

California Government Code Section 65583 (c)(5) requires cities to affirmatively further fair housing opportunities and promote housing throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by state and federal fair housing ad planning law. AB 686 (2019) defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. Section 65583 (c)(10) (A) requires the Housing Element to include an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity,
- An analysis of available data and knowledge to identify integration and segregation patterns, disparities in access to opportunities, and disproportionate needs, and displacement,
- An assessment of contributing factors, including local and regional historical origins and current policies and practices,
- Identification of fair housing goals and actions, giving highest priority to factors that limit or deny fair housing choice or access to opportunity; and
- Strategies and actions to implement priorities and goals.

CITY OVERVIEW

Turlock is in the San Joaquin Valley, comprised of Stanislaus, Merced, and Fresno counties, and is part of the Central Valley Region encompassing 19 counties from Redding to Bakersfield. The Valley is predominantly rural with a few more densely populated urban centers including Turlock, Modesto to the northwest and Merced to the southeast of Turlock. Turlock is the second-largest city in Stanislaus County with an estimated population of 71,924 as of this writing compared with 217,484 for Modesto.[1] The population in both cities has declined since the 2020 Census, a reduction of 1.06 percent in Turlock and 0.54 percent in Modesto. The U.S. Department of Housing & Urban Development (HUD) requires a regional analysis as a part of assessing fair housing to help identify fair housing issues in a broader context, which allows jurisdictions to address regional issues with scale-appropriate solutions. To that end, this assessment contextualizes its analysis of Turlock with an analysis of the county and the broader Central Valley regions' fair housing patterns and trends when applicable.

[1] World Population Review https://worldpopulationreview.com/us-cities/turlock-ca-population

PUBLIC OUTREACH

This assessment considers feedback from the public received during the development of the Regional Analysis of Impediments to Fair Housing Choice, Fiscal Year 2020-2025, prepared by Stanislaus County for the Stanislaus Urban County and the Cities of Turlock and Modesto in conjunction with the preparation of their HUD-mandated Consolidated Plan. The outreach process in Turlock included a meeting with the Turlock Community Collaborative on February 18, 2020, and a public hearing before the Turlock City Council on May 12, 2020. The Community Collaborative is a group of local nonprofit organizations, government agencies, businesses, and cities founded in 2002 to provide information and support to nonprofit agencies working in the community. The Collaborative's members include several organizations active in fair housing issues such as California Rural Legal Assistance, Community Housing and Shelter Services, Housing and Economic Rights Advocates, Project Sentinel, and the Stanislaus County Mediation Center.[2]

As required by HUD, the Turlock/Stanislaus County HOME Consortium consulted with organizations that address fair housing, civil rights, and the needs of persons with disabilities during preparation of the 2023 HOME-ARP Allocation Plan including Project Sentinel, California Rural Legal Assistance, Community Housing and Shelter Services, The Consortium held two facilitated virtual consultation sessions in December 2022 including one that focused on fair housing with the Disability Resources Agency for Independent Living and the LGBTQ Collaborative. The Consortium also reached out to other stakeholders at a meeting held by the Stanislaus Community System of Care governance body in January 2023 and encouraged all consultation session participants to complete an on-line survey. Participants included a variety of organizations serving persons experiencing homelessness and at risk of homelessness, persons fleeing or attempting to flee violence, and other populations at risk if housing instability.[3]

DATA/RESOURCES CONSULTED

Many of the data sources used to prepare Turlock's housing needs assessment (Appendix B) also provided information to support this evaluation of fair housing in the city. Primary data sources include AFFH Mapping and Data Resources provided by the State Department of Housing and Community Development (HCD), the 2020 United States Census, the 2016-2020 American Community Survey, the Stanislaus Urban County and City of Turlock Consortium Consolidated Plan, Fiscal Year 2020-2025, and the following:

- Taking Stock: A Comprehensive Housing Report for the San Joaquin Valley in 2022, Regional Early Action Planning (REAP), Data Profile
- City of Turlock 2015-2023 Housing Element
- Stanislaus County Regional Analysis of Impediments to Fair Housing Choice (AI)
- California Tax Credit Allocation Committee TCAC/HCD Opportunity Area Maps
- Home Mortgage Disclosure Act Data, 2007-2017
- American Communities Project: Diversity and Disparities, Brown University[4]
- Urban Displacement Project, UC Berkeley[5]

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[2] Turlock Community Collaborative, 2023 Member Directory, 2023.

[3] Turlock/Stanislaus County HOME Consortium, HOME-ARP Allocation Plan, submitted to HUD March 2023.

[4] Brown University, American Communities Project, 2022. Available: https://www.brown.edu/academics/spatial-structures-in-social-sciences/diversity-and-disparities

[5] Chapple, K., & Thomas, T., and Zuk, M, 2021. Urban Displacement Project, Berkeley, CA: Urban Displacement Project.

D.1 Fair Housing Resources

Fair housing services are an essential component of proactive efforts to further fair housing. They help to ensure that a variety of housing options are accessible to State and federally protected groups, including those based on race, color, gender, religion, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or other arbitrary factors. Fair housing services also help Turlock residents understand and protect their right to access housing. In addition to the HUD Office of Fair Housing and Equal Opportunity, California Department of Fair Employment and Housing (DFEH), and the California Department of Consumer Affairs, local agencies and organizations providing services to Turlock residents and those seeking housing in the community include:

- Community Housing and Shelter Services (CHHS)
- City of Turlock Housing Services
- California Rural Legal Assistance
- Project Sentinel and Stanislaus County Mediation Center
- Families de la Raza Unida de Turlock
- Stanislaus County Bar Association Lawyers Referral Service
- Stanislaus County Regional Housing Authority
- Stanislaus County Family Justice Center

FAIR HOUSING SERVICES, ENFORCEMENT AND OUTREACH CAPACITY

Fair housing enforcement and outreach capacity refers to the ability of a city and the fair housing agencies and organizations serving the community to provide information about fair housing rights and responsibilities to community members including residents and housing providers. Outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The US Department of Housing and Urban Development (HUD) has several programs that fund State and local agencies to conduct fair housing services and activities, including the Fair Housing Assistance Program (FHAP) and the Fair Housing Initiatives Program (FHIP). These groups communicate with housing providers, conduct investigations, perform testing to help determine if someone has experienced discrimination, and provide information and assistance. The FHAP funds the California Department of Fair Employment and Housing (DFEH) to enforce Federal fair housing laws in California. The closest FHIP to Turlock is Project Sentinel, a non-governmental organization (NGO) based in Modesto that HUD funds to provide education, outreach, and enforcement. Housing discrimination complaints can be filed directly with HUD, with the State Department of Fair Employment and Housing, or with Fair Project Sentinel.

Housing discrimination complaints are one method to evaluate the extent of fair housing issues in a community. Turlock contracts with Project Sentinel to provide fair housing and tenant-landlord counseling services. Project Sentinel, a nonprofit organization offering a variety of fair housing resources and services in much of Northern California, is the primary organization providing individuals in Turlock and the rest of Stanislaus County with assistance for filing complaints about violations of fair housing law with state and national agencies. The organization also provides outreach and education to housing providers, property managers, and service providers, dispute resolution, and housing counseling. Resources are offered in English, Spanish, Vietnamese, and Chinese. Project Sentinel has an office in Modesto where Turlock

residents can obtain assistance with housing problems such as discrimination, mortgage foreclosure and delinquency, rental issues including repairs, deposits, privacy, dispute resolution, home buyer education, post purchase education and reverse mortgages. The city also provides information about Project Sentinel's programs on a page at the Housing Programs website (https://www.cityofturlock.org/housingprograms/fairhousing/) with downloadable copies of some informational materials including materials produced by HUD and State agencies.

Annually, Project Sentinel processes over 10,000 initial contacts; handles over 400 housing discrimination complaints and over 1,700 landlord tenant and community dispute cases; counsels over 750 homeowners; and provides monthly workshops on housing topics to its service area. During Fiscal Year 2019-2020, Project Sentinel received 545 calls for fair housing information within the Stanislaus Urban County area resulting in a total of 12 fair housing cases and 32 tenant/landlord cases handled by the agency.

Additionally, California Rural Legal Assistance (CRLA) has 17 offices statewide including headquarters in Modesto. CRLA operates a state-wide Fair Housing and Foreclosure Prevention Program under guidance of HUD that assists victims of housing discrimination. They focus on the needs of farmworker communities, those living in unincorporated areas, and other underserved areas of California that have been subject to segregation and historic patterns of discriminatory housing and lending practices.

Turlock collaborates with the Stanislaus County, the city of Modesto, and the Stanislaus Regional Housing Authority that receive entitlement funding from HUD. One of the requirements for maintaining eligibility for federally funded programs such as the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant programs, and other state and local programs is to "actively further fair housing choice" through:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI),
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records

The 2024-2025 Annual Action Plan the City of Turlock submitted to HUD as the application for funding from the CDBG program and HOME Consortium funds, commits Turlock to funding organizations, including We Care Program, United Samaritans, Center for Human Services, Healthy Alternatives to Violent Environments (HAVEN) to provide supportive services to homeless and low-income populations, specifically to assist in fair housing education and counseling on housing discrimination.[6] For the 2024-2025 financial year, the City of Turlock committed to providing fair housing support services for 30 households with CDBG funds.

Fair housing complaints are not the only indication of fair housing conditions, but data from Stanislaus Regional Housing Authority, along with records published by the State Department of Fair Employment and Housing (DFEH), provide a basis for viewing Turlock in a broader context. The 2020-2025 Analysis of Impediments (AI) reports that between 2014 and 2019 complaints regarding housing in Turlock included 30 related to disability, five complaints related to race, and five related to familial status with fewer than five complaints filed in cases related to national origin, gender/sex, arbitrary reasons, and age. Relative to Stanislaus County, Modesto had a significant number of complaints (165) compared to other jurisdictions in the County. This may be because Project Sentinel has a physical office in Modesto but could also be due

[6] City of Turlock Annual Action Plan For CDBG funds & Turlock/Stanislaus Urban County HOME Consortium funds Fiscal Year 2024-2025. Available: https://www.cityofturlock.org/_pdf/hppr.asp?id=45

to the amount of outreach or advertising to the public in Modesto, partnerships with other organizations, or the number of fair housing violations occurring. The larger number may therefore reflect successful community outreach as opposed to a greater prevalence of housing discrimination.

The 2020 AI reported that as of 2016, though many people who speak a language other than English at home are bilingual, there are also residents who report speaking English "less than very well" in all parts of the County. More than 20 percent of residents in Waterford, Newman, Ceres, and the Unincorporated County report speaking English less than "very well". While Spanish is the predominant language of these residents, Turlock also has at least five percent of residents who speak another language and speak English less than "very well". Linguistically isolated households are located in areas of Turlock west of SR99, southwest of downtown, both west and south of CSU Stanislaus. Communication regarding fair housing issues and solutions to closing any findings should consider there might be language barrier.

FAIR HOUSING COMPLIANCE

California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2) FEHA Regulations (California Code of Regulations (CCR), title 2, sections 12005-12271) Government Code section 65008 covers actions a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.

HCD guidance on Affirmatively Furthering Fair Housing requires an analysis of compliance with existing fair housing laws and regulations. Examples of State fair housing laws include the California Fair Employment and Housing Act ("FEHA," Gov. Code, Section 12900 – 12996) and FEHA Regulations (CCR, Section 12005 – 12271). Government Code section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.

HCD guidance on Affirmatively Furthering Fair Housing requires an analysis of compliance with existing fair housing laws and regulations. Examples of State fair housing laws include:

- **California Fair Employment and Housing Act (FEHA)** (Part 2.8 (commencing with section 12900) of Division 3 of Title 2)
- **California Government Code section 8899.50**, which requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.
- **Government Code section 11135 et seq.**, which requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of one's membership or perceived membership in a protected class.
- **Density Bonus Law (Gov. Code, Section 65915.)**
- **Housing Accountability Act (Gov. Code, Section 65589.5.)**
- **No-Net-Loss Law (Gov. Code, Section 65863)**
- **Least Cost Zoning Law (Gov. Code, Section 65913.1)**
- **Excessive subdivision standards (Gov. Code, Section 65913.2.)**

- **Limits on growth controls (Gov. Code, Section 65302.8.)**
- **Housing Element Law (Gov. Code, Section 65583, esp. subds. (c)(5), (c)(10).)**

The City of Turlock complies with State fair housing laws, including but not limited to California Fair Employment and Housing Act (FEHA); FEHA Regulations; and Government Code sections 65008, 8899.50, and 11135 et seq. As a recipient of CDBG and HOME funds, the City is required to maintain Affirmatively Furthering Fair Housing (AFFH) certification and to demonstrate compliance through its Consolidated Plan and Annual Action Plans, which are submitted to HUD for approval prior to receipt of the CDBG and HOME funds. To the extent that funds are federal or State funds are directed to Turlock in the future, compliance will be demonstrated and maintained through that mechanism. From May 20th to May 24th, 2024, HUD conducted remote monitoring of the City's CDBG-CV program in order to assess the City's performance and compliance with applicable Federal program requirements. HUD's review of the City's program performance resulted in the identification of zero findings and zero concerns, as communicated in the FY2024 Monitoring Report. Additionally, the Federal Fiscal Year 2024 Turlock monitoring review provided an opportunity to address open findings from previous HUD monitoring reviews. The city provided its most recent responses to HUD open findings from prior years. All findings are now closed, and no further response is needed.

The City of Turlock complies with State Density Bonus Law (Gov. Code, Section 65915.), the Housing Accountability Act (Gov. Code, Section 65589.5.), and the No-Net-Loss Law (Gov. Code, Section 65863). Section 9-2-103 of the Turlock Zoning Ordinance includes a short summary of the purpose and requirements for affordable housing density bonuses with a cross-reference to the most current State requirements in California Government Code Section 65915. Turlock has not established any additional bonuses or incentives for affordable housing or childcare facilities, nor has the City enacted any local ordinances, such as rent control or rent freezes, inclusionary regulations, or eviction protection ordinances. Turlock has not denied any affordable housing project in its jurisdiction, and through this Housing Element, commits to implementing a plan to ensure adequate sites to accommodate its RHNA obligations during the planning period, and to comply with other legal requirements. In preparing this Housing Element, Turlock has reviewed its Zoning Code to identify regulations that create potential constraints to housing development some of which also interfere with efforts to further fair housing. The Action Plan in Chapter 4 of this Housing Element includes programs intended to reduce constraints to residential development that will also help Turlock further fair housing.

The City of Turlock received the Notice of Violation letter from the California Department of Housing and Community Development (HCD), dated June 19, 2025, regarding non-compliance with homelessness provisions and other housing element requirements. The City provided a response on July 2, 2025 clarifying the context for a recent City Council decision regarding support for County PLHA funding of an existing emergency shelter in Downtown Turlock and enumerating various efforts the City is undertaking to address homelessness citywide. The response letter also reiterated the City's commitment to achieving a compliant and certified Housing Element and provided a detailed schedule for achieving that objective.

The Notice of Violation cited a decision by the Turlock City Council on April 22, 2025 regarding support of an application for Stanislaus County Permanent Local Housing Allocation Program (PLHA) funding by We Care, a non-profit group that operates an emergency shelter for homeless men in Turlock. The Notice of Funding Availability (NOFA) issued by Stanislaus County required a letter of support and certified City Council resolution, which the City was prepared to provide in exchange for a commitment from We Care to help mitigate the health and safety impacts from its shelter operations in the surrounding downtown business area. In February 2025, the City suggested either 10 hours of additional street clean up or opening We Care restrooms during daytime hours after clients had to leave the shelter as potential mitigation. At a

City Council meeting on April 8, 2025 when the letter of support and certified resolution were to be considered, the We Care Program Coordinator informed the City Council that she did not have the authority to agree to any mitigation efforts, and accordingly consideration of the item was continued until the next Council meeting to give the Program Coordinator the opportunity to talk with the We Care board. Initially, in advance of the April 22 City Council meeting, the We Care Program Coordinator had indicated that shelter restrooms would be made available during the day; however, 5 minutes prior to the scheduled start of the meeting the We Care Program Coordinator informed the City Manager that the restrooms would not be available during the day. As a result, the City Council declined to provide the letter of support and resolution, as there was no partnership commitment by We Care. Subsequently, on April 25, 2025 the We Care Program Coordinator contacted the City Manager to commit to providing daytime bathrooms and the Mayor and City Clerk put a call for a special meeting on Monday May 5 to reconsider the We Care PLHA funding item; however, a quorum could not be convened. Consequently, the application deadline passed and the PLHA funds reverted to the County. As of November 2025, the County has not issued a new NOFA. Nevertheless, the We Care shelter continues to operate in Downtown Turlock. The facility closed temporarily during the summer as it does annually and reopened again in August 2025. Additionally, the Turlock Gospel Mission homeless shelter, which accepts men, women, and families, has operated continually in Turlock throughout 2025.

Although We Care's County PLHA application was not approved for this recent round of funding, the City of Turlock continues to take actions to prevent homelessness and provide for the needs of people experiencing homelessness in Turlock through various means:

- In October 2024, the City transferred a fourplex to We Care with a forgivable loan covering the acquisition costs. This project has housed 11 low-income tenants and provides We Care with approximately $4,000 in monthly rental income. Turlock has previously transferred another fourplex and a duplex to We Care with forgivable loans, which not only house low-income households but also provide the organization with monthly rental income that can be used to support We Care's shelter operations.
- Four units, comprising two single-family dwellings and one duplex, are being transferred to the United Samaritans Foundation (USF) with a forgivable loan to cover acquisition costs. These properties have created affordable housing for 14 individuals, helping prevent homelessness. USF will receive an approximate monthly rental amount of $4,000 from these properties, which can be used to support other programs administered by USF for the special needs population.
- The City of Turlock has three other residential properties in the rehabilitation process. Two of these are proposed for transfer to non-profit agencies through a Request for Proposals (RFP) process, with forgivable loans. This will increase the supply of affordable housing while also providing capacity-building opportunities for non-profits that serve special needs populations.

Last fiscal year, several programs serving the homeless were also supported through the City's Public Services grants utilizing Community Development Block Grant (CDBG) funding, including:

- The United Samaritans Foundation's Emergency Food Box assisted 331 low-to moderate-income individuals and homeless families by providing monthly food support, and its Senior Congregate Lunch Program served 33 elderly residents with nutritious meals and social engagement opportunities.
- We Care's Emergency Shelter provided overnight accommodations to 28 homeless men.
- The Center for Human Services reached two homeless or unsheltered youth with street outreach and case management.
- Healthy Alternatives to Violent Environment (HAVEN) aided 11 domestic violence survivors with housing-related support.

- Project Sentinel provided housing counseling and tenant-landlord dispute resolution services to 13 low-income individuals.

For the 2025-2026 fiscal year, the City of Turlock has allocated CDBG public service grant funding for several community support programs, including:

- The United Samaritans Foundation's Emergency Food Box Program is expected to serve approximately 300 homeless individuals and families.
- The Center for Human Services plans to support 20 homeless and unsheltered youth, ages 13-24, in the Turlock area.
- HAVEN expects to assist 50 individuals with essential housing-related services, focusing on low to moderate-income residents who are victims of domestic violence.
- Project Sentinel estimates it will serve 30 individuals by providing comprehensive counseling, education, information, and referrals related to housing discrimination, tenant-landlord disputes, and home foreclosure.

Additionally, the City of Turlock actively participates in regional initiatives to address homelessness through partnerships with the Stanislaus Community System of Care (CSOC) and the Stanislaus Homeless Alliance (SHA). The City of Turlock Care Team collaborates with the Stanislaus County Care Team to offer resources to individuals experiencing homelessness in our community.

Building on this commitment to preventing homelessness and providing for the needs of people experiencing homelessness in Turlock, the City is working to complete the statutorily required analysis related to special needs populations and incorporate programs to address identified needs, including for people experiencing homelessness, into the Housing Element as needed to substantially comply with State Housing Element Law.

On September 5, 2025, a Turlock property owner informed the City that he has filed a housing discrimination complaint against the City with the Civil Rights Department. While the City has had no communications from the Civil Rights Department or any other agency regarding this complaint, the property owner informed City staff that a representative would be contacting him on December 16, 2025 to conduct a telephone intake interview. The property owner's complaint stems from City enforcement actions regarding a large shade structure erected in the backyard of 1842 Moonbeam Way without a building permit and within the setbacks. Based on complaints from neighbors, the City informed the property owner of 1842 Moonbeam Way of code violations and outlined three options available to bring the structure into compliance. City staff has met with the property owner on multiple occasions to outline the options available to him, but the property owner has not elected to pursue any of the remedies available to him. The code enforcement actions taken by the City in relation to this matter do not relate to nor have they prevented the permitting or construction of any housing units.

The City is not aware of any other any findings, lawsuits, consent decrees, judgments, and any other legal matters regarding fair housing.

LENDING PRACTICES

Discrimination in lending practices can be a major contributor to fair housing issues in a community because it limits the ability of individuals to live in a location of their choosing. The Home Mortgage Disclosure Act (HMDA) requires financial institutions, including banks, savings associations, credit unions, and other lenders, to annually disclose mortgage data to the public. HMDA financial data by itself

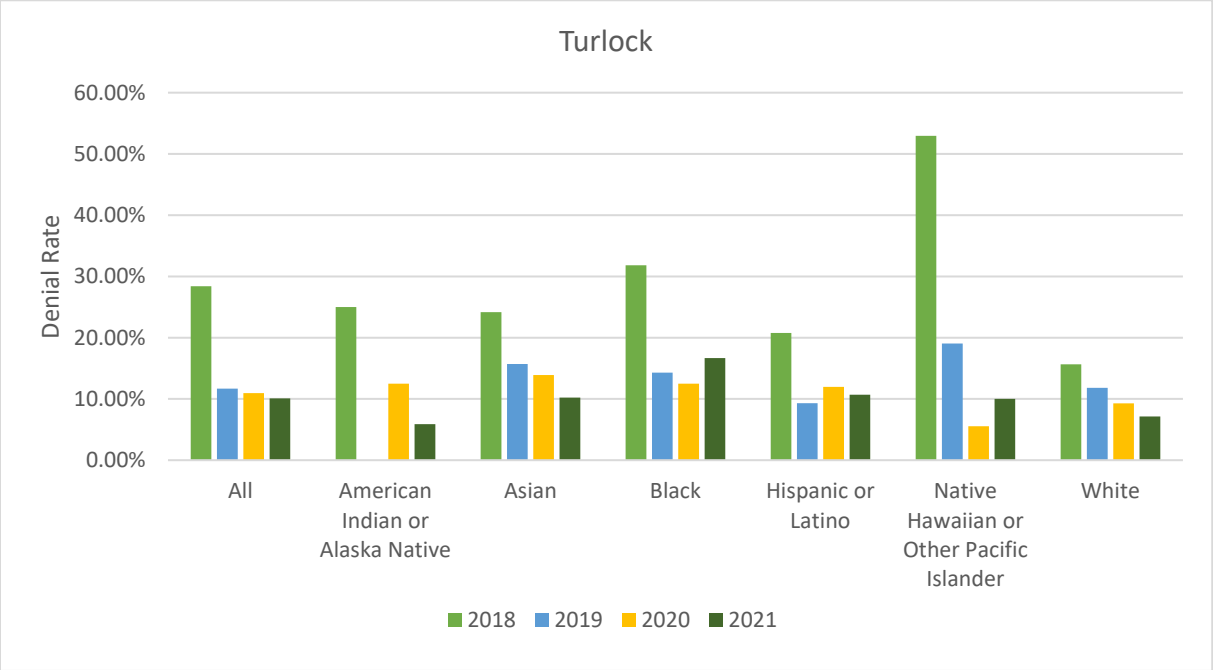
is insufficient to conclusively identify instances of discrimination in lending but analysis of HMDA data is useful for exploring discrepancies in lending outcomes and identifying areas of concern.

Based on 2018 HMDA data, the 2020-2025 Regional AI for Stanislaus Urban County and the Cities of Turlock and Modesto found that out of 16,00 loans originated in Stanislaus County, 2,327 loans (14.5 percent) originated in Turlock. In 2018, Turlock experienced the highest approval rate in Stanislaus County at 59.5 percent which is higher than the national approval rate of 53.4 percent. Countywide in 2018, White applicants were approved for loans at a rate of 63.8 percent, compared with Hispanic applicants at a rate of 59.7 percent, Black applicants at a rate of 57.1 percent, and Asian applicants at a rate of 55.4 percent. In Turlock in 2018, White applicants were approved for loans at a rate of 65.5 percent, Asian applicants at a rate of 59.5 percent, Hispanic applicants at a rate of 58.7 percent, and Black applicants at a rate of 55.0 percent. Compared to the County, White and Asian applicants were approved at a higher rate in Turlock, while Black and Hispanic applicants were approved at a lower rate. The data does not indicate the grounds for the denial, and it cannot be proven on the basis of this data that the denials were not justified on the basis of standard financial criteria; however, the trend suggests both a potential for bias within the financial system and a need for financial literacy training among non-Whites to help those groups better understand how to improve their credit scores.

Charts D-1 and D-2 provide an overview of lending patterns in Turlock when compared to the county and over time. Chart D-1 confirms the findings of the 2020-2025 AI showing that potentially discriminatory lending patterns have continued at the county level up until the year 2021. Turlock has similarly seen uneven lending patterns, and as of 2021 (the most recent year that data is available) Black applicants had the highest loan denial rates, followed by Hispanic or Latino applicants. Further, since 2018, White applicants in Turlock have consistently experienced lower than average loan denial rates. The wider variation in loan denial rates for American Indian or Alaska Native and Native Hawaiian or Other Pacific Islander applicants is due to the low number of applicants during the period who identified as such. Chart D-3 and Chart D-4 show that in 2021, the City had higher loan approval rates for both home improvement and home purchase loans than the Stanislaus County.

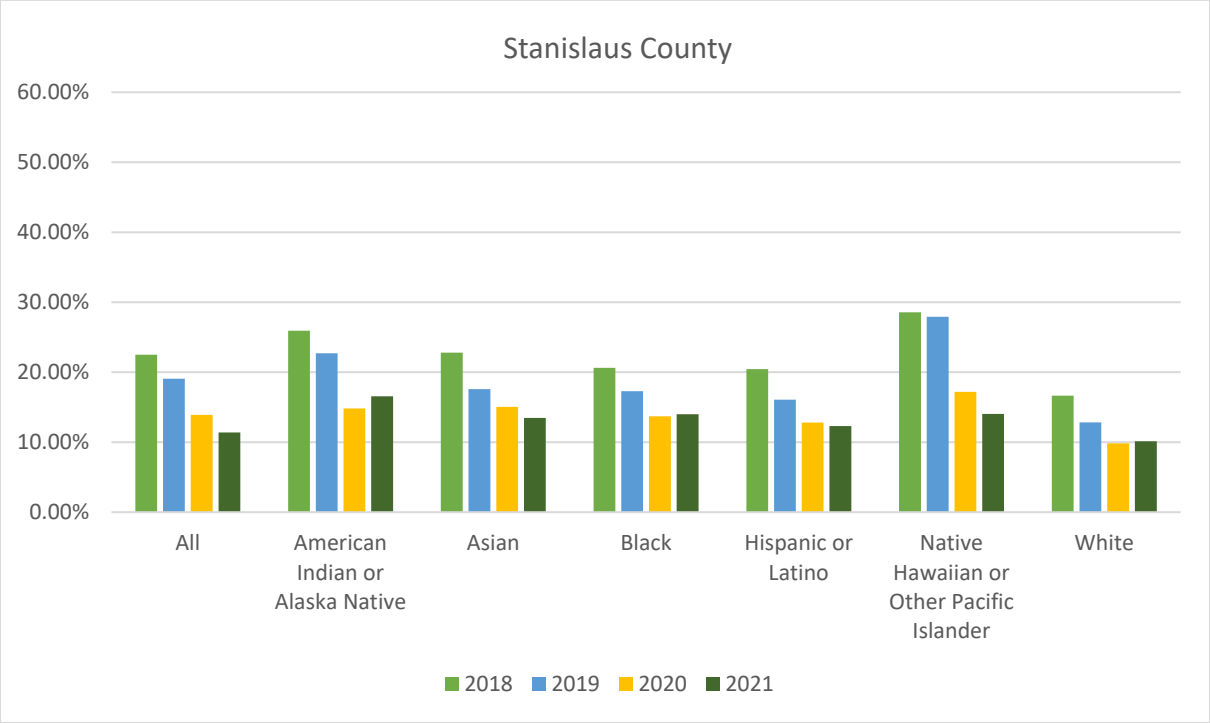
Based on the identified disparities of lending patterns for residents of color and a history of discriminatory lending practices, the 2020-2025 AI recommended further fair lending investigations/testing into the disparities identified through the HMDA data analysis. More generally, it recommended that jurisdictions like Turlock may prefer lending institutions with a Community Reinvestment Act (CRA) rating of "Outstanding" and may exclude those with a rating of "Needs to Improve" or "Substantial Noncompliance" according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC). The AI also recommended Turlock and other jurisdictions to strengthen partnerships with lenders to discuss lenders' community reinvestment goals, including home mortgages, home improvement loans, and community development investments to be made in low- and moderate-income neighborhoods in the Stanislaus Urban County and in the City of Turlock.

Chart D-1: HMDA Loan Denial Rates by Race/Ethnicity, Turlock



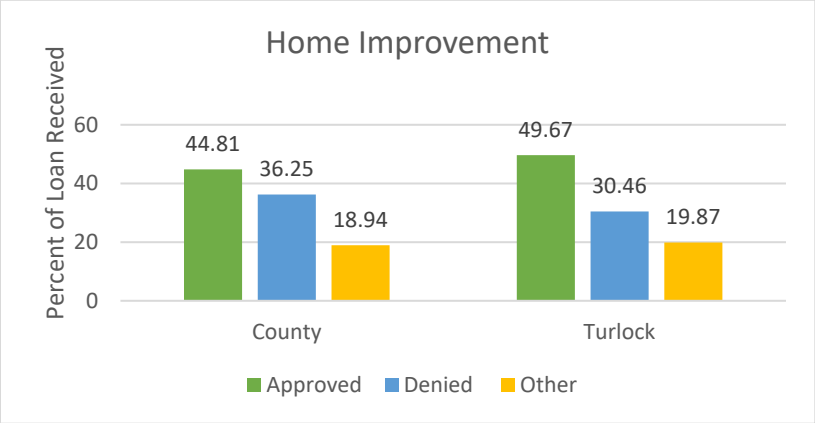
Source: Home Mortgage Disclosure Act Data, 2018-2021

Chart D-2: HMDA Loan Denial Rates by Race/Ethnicity, Stanislaus County



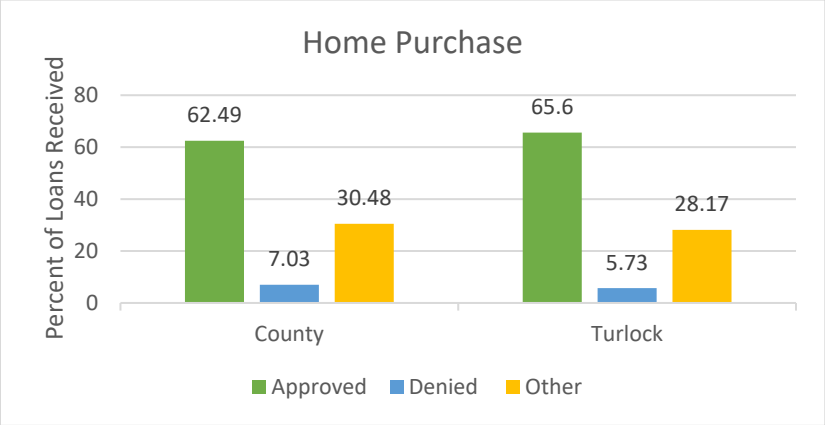
Source: Home Mortgage Disclosure Act Data, 2018-2021

Chart D-3: HMDA Home Improvement Loan Applications, 2021



Source: Home Mortgage Disclosure Act Data, 2021

Chart D-4: HMDA Home Purchase Loan Applications, 2021



Source: Home Mortgage Disclosure Act Data, 2021

BROKERAGE SERVICES

Real estate brokers or salespersons whose business is in Turlock may belong to one of several associations but most likely the Central Valley Association of Realtors (CVAR). Like all associations, CVAR has a Multiple Listing Service (MLS)—Paragon MLS—and is part of the NORCAL MLS Alliance, an MLS data integration project across the seven leading MLSs in Northern California. CCAR is bound by the Code of Ethics and Standards of Practice of the National Association of Realtors (NAR), which explicitly states in Article 10 that members shall not discriminate against any person based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. In addition to adopting the ethics standards set by the NAR, the state branch promotes its own diversity and inclusion programs, such as the Latino Initiative Voices in Action program, which provide educational materials for members on homeownership opportunities and fraud prevention.

PROPERTY MANAGEMENT

Project Sentinel identified the largest rental companies in Stanislaus County as Liberty Property Management, Cornerstone Property Management, Matel Realtors, Marshall Perty, GreenGate Property Management, and Stanislaus Property Management. Half of these companies belong to California Apartment Association (CAA), the country's largest trade association for rental property owners and managers. However, there are a substantial number of owners who rent out units without going through a

property management company, generally referred to as "mom and pop" landlords, or small, independent landlords. CAA reports that the majority of these small, independent landlords are not CAA members due to the time and cost to join, even though the actual benefits of joining may outweigh the costs when they run into issues. CAA also finds that most landlords who call the helpline are these small, independent owners. CAA encourages them to attend training and to utilize services as members.

CAA supports the spirit and intent of all local, State, and Federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. When signing up to become a member of the California Apartment Association, new members agree to abide by the following provisions of their Code of Ethics and Code of Equal Housing Opportunity. The Code of Equal Housing Opportunity reads as follows:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis;
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our resident's tenancy;
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

CAA provides members with tenant screening services, application forms, and other types of landlord tenant forms, which if used by CAA members provide legal procedures for processing rental applications and resolving tenant issues. Further, should landlords stay within these guidelines, they will likely avoid committing housing violations. CAA offers a landlord helpline where landlords can call and speak to an attorney about their responsibilities. Lastly, all members receive a fair housing flyer to post on-site at their properties which states that it is illegal to discriminate based on the protected classes. When CAA receives complaints about potential fair housing violations, the association provides tenants with information on their rights and then refers them to the California Department of Fair Employment and Housing to file a claim. The Executive Director of CAA's Central Valley branch stated that her experience has been that most tenant complaints are about non-CAA members. The director said that these non-CAA members are independent landlords with little training and are unaware of the laws. For this reason, CAA makes additional efforts to reach these smaller operations throughout outreach events and the landlord helpline. Considering there is a large proportion of property owners who are not CAA members, Turlock and other Stanislaus County jurisdictions that contract with Project Sentinel can collaborate on outreach, education, and training to small, independent landlords about fair housing topics and regulations. Respondents to a Housing Element survey conducted by Stanislaus County identified landlord-tenant counseling and education/information on tenant rights as the two services needed most in their communities.[7]

Although recent declines in the population of Turlock and other Stanislaus County communities may relieve the shortage of affordable housing in the short-term, Stanislaus County and its communities are projected to grow over the next 40 years, which means that the shortage of affordable housing can be expected to continue. Landlords have little incentive to rent units to applicants with vouchers, disabilities,

[7] Stanislaus County Draft 2023-2031 Housing Element, 2023. Available: https://www.stancounty.com/planning/pl/pdf/draft-2023-2031-housing-element.pdf

households with children, or other protected groups when they can find tenants able to afford to market rents. Programs that prioritize housing development for persons with disabilities, families with children, and those most at risk of homelessness, may be particularly effective.

D.2 Segregation and Integration

Patterns of segregation within a community can be a result of public or private actions, whether intentional or unintentional, that affect where different racial and ethnic groups and individuals in other protected classes live. Racial and ethnic characteristics are probably the most common and well-known basis for housing discrimination, but segregation may also be based on disability, familial status, and the level and source of household income. This section explores patterns and trends of segregation based on race and ethnicity, disability, familial status, and income level in the City of Turlock and the surrounding region. These groups are not mutually exclusive, and there may be considerable overlap across each protected class. Historically throughout the U.S., including in California and Stanislaus County, restrictive and exclusionary zoning practices have contributed to racial and economic segregation.

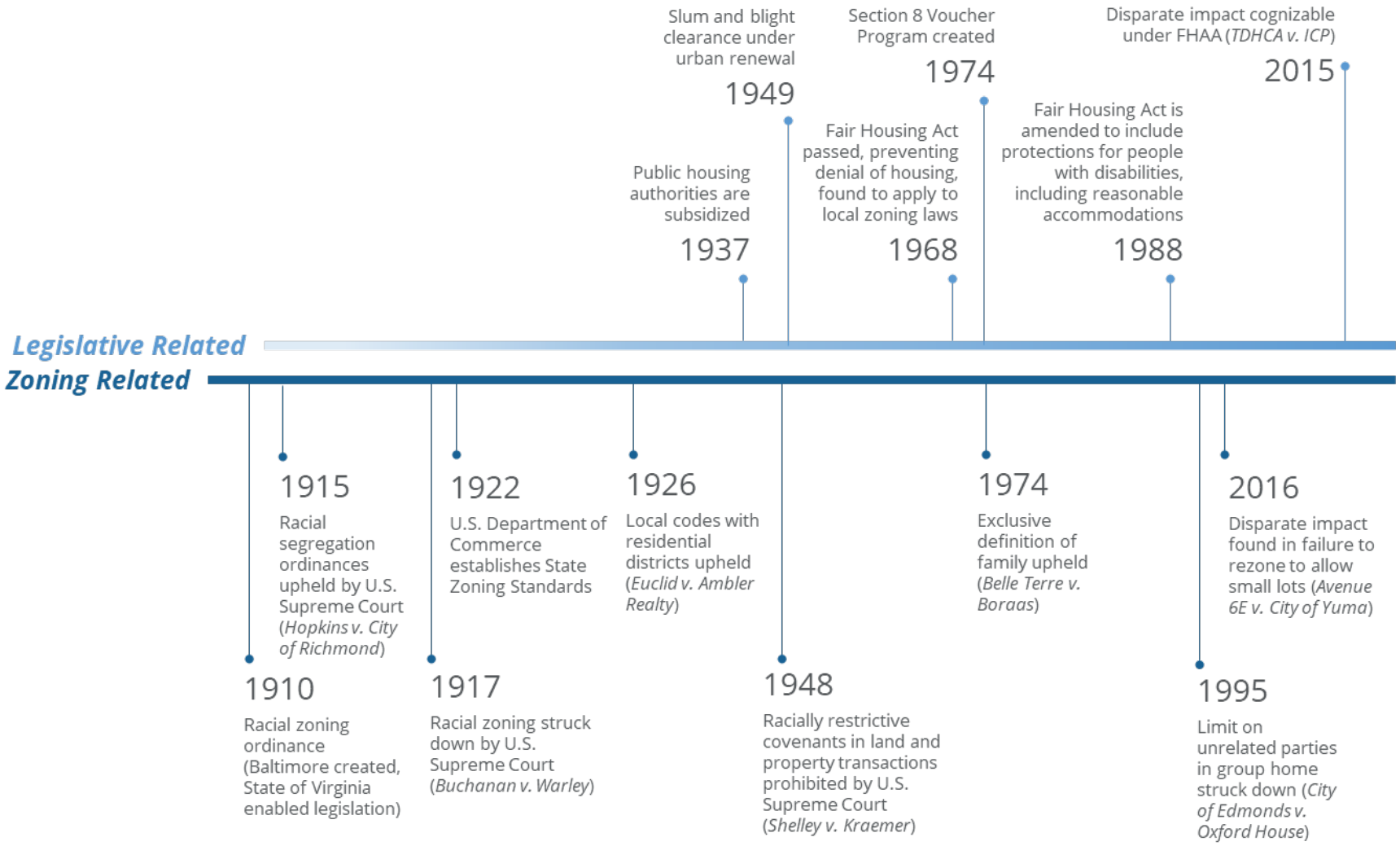
After the Civil War, John W. Mitchell, a wealthy land speculator, bought 100,000 acres where Turlock is now located, that were used for large herds of cattle and sheep as well as growing wheat. By the early part of the 20th century, Turlock had become the heart of a major agricultural area, which stands true today. Japanese immigrants from rural farming and fishing areas arrived in California to fill a labor shortage created by the 1882 Chinese Exclusion Act, which prohibited Chinese immigration to the U.S. California lawmakers soon passed racist ordinances targeting *issei* (first-generation) farmers: the California Alien Land Law of 1913 barred Asian immigrants from owning agricultural land or signing leases longer than three years. Newly arrived Japanese had few employment opportunities, but they were able to find jobs as agricultural workers. See Chart D-5 for a more detailed timeline of segregation's history in relation to fair housing practices.

Due to resentment toward Chinese and Japanese immigrants, especially from jobless White residents, many of whom had moved to California from the Dust Bowl, a series of severe dust storms swept across the mid-west states of Oklahoma, Arkansas, Kansas, and Texas during the 1930s, growers began recruiting Blacks from the south. Blacks continued to move to the area after Japanese residents were moved into internment camps. Turlock was the site of one of several temporary detention camps established during the first phase of the mass incarceration of 97,785 Californians of Japanese ancestry during World War II. The so-called Turlock Assembly Center was located at the Stanislaus County Fairgrounds from April 30 to Aug. 12, 1942.[8] At the height of its population, 3,692 people lived in barracks constructed on the fairgrounds.[9] The Stanislaus County Fairgrounds is now located in central Turlock, in Tract 38.04 where it and surrounding tracts are deemed racially integrated, as shown on Map D-1. Due to a boom in population attributed to the expansion of State Route 99 in the 1970s, Turlock grew west to meet the freeway's north-south path. This area is also where most of the city's low-medium segregation tracts are located, as well as the City's only High Segregation and Poverty tract (see discussion in Section D.3 and Map D-1 below).

[8] California Historical Landmarks in Stanislaus County, Temporary Detention Camps for Japanese Americans – Turlock Assembly Center. Available: https://noehill.com/stanislaus/cal0934.asp

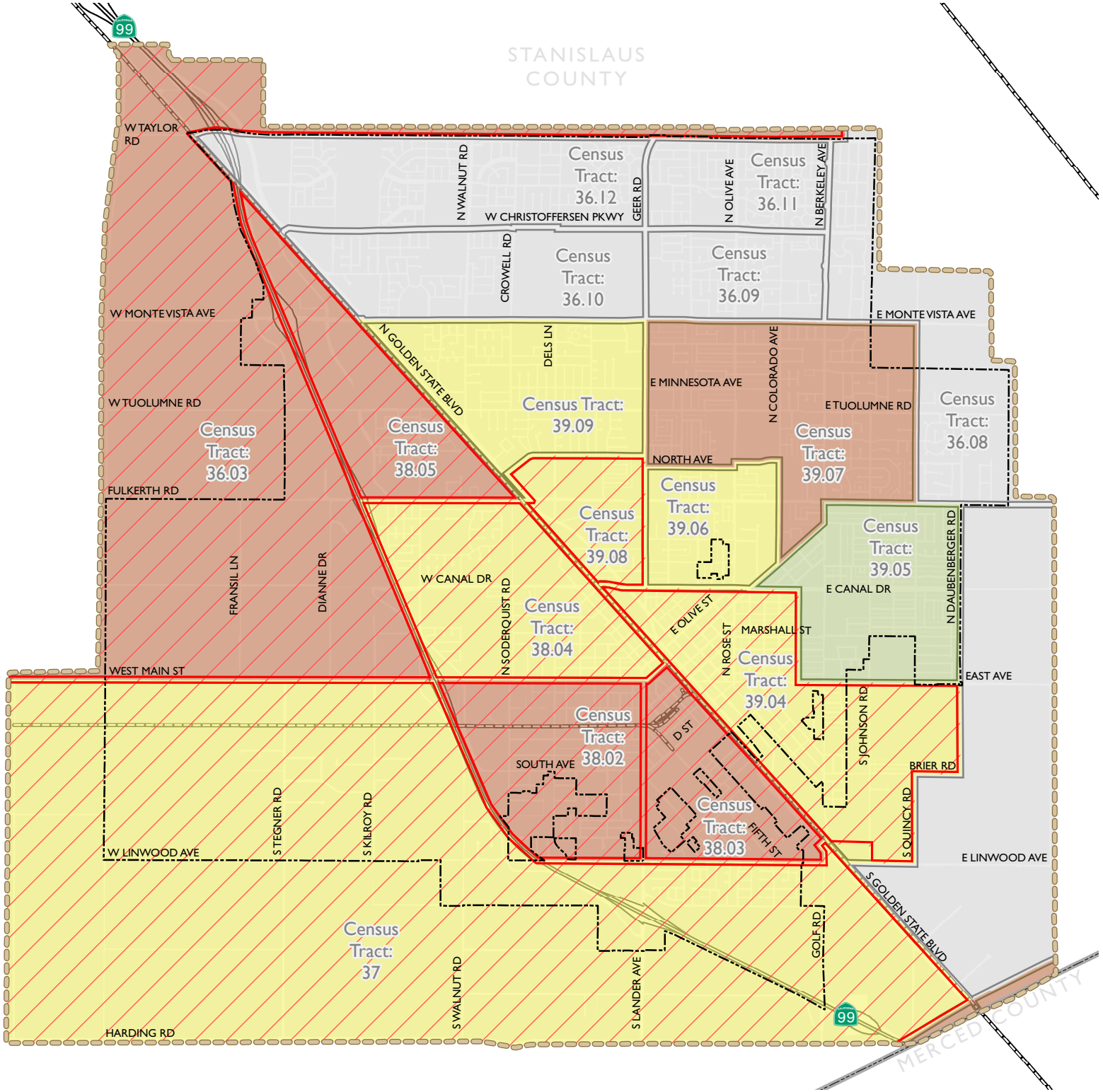
[9] Turlock Journal, 2009. Turlock Japanese American assembly center to be memorialized. Available: https://www.turlockjournal.com/news/local/turlock-japanese-american-assembly-center-to-be-memorialized/

Chart D-5: Timeline of Segregation Policies in the United States



Map D-1

Turlock Neighborhood Segregation



SB 535 Disadvantaged Community
Racially Integrated
Low-Medium Segregation
High White Segregation
No Data Applicable to 2021 Census Tract Boundary

Study Area Boundary
City Limit & County Island
County
Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: CalEPA, 2022; HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

During World War II, many Black and White agricultural workers moved to California's urban areas to fill jobs in the defense industry and other employment sectors. Additionally in this same timeframe the federal government initiated the Bracero program to attract workers from Mexico to help address a shortage of farmworkers. After the program ended in 1964, Mexican farmworkers continued to come to the Central Valley for agricultural work. Non-Hispanic Whites remain the largest racial group in Turlock and Stanislaus County, but Hispanics are now the second largest ethnic group comprising about 48 percent of the countywide population.

In addition to these ethnic groups, the southern part of Turlock has been known historically as "Little Urmia" because of the immigration of Assyrians in the early 20th century. Early Assyrian settlers began to arrive in the United States during the last part of the 19th century and came mainly from northwestern Iran (Urmia region) as early as 1910 but the migration increased due to the genocide committed against them before, during and after World War I by the Turks, Kurds, and Moslem Persians. By 1915, when the total population of Turlock was about 1,500, there were ten Assyrian families living in Turlock. By 1921, the Assyrian community had grown to become known as "little Urmia." According to the 2020 US Census, 5.8 percent of Turlock residents reported that they had Assyrian ancestry, most located in southern Turlock in racially integrated Tract 37.

Historic segregation patterns in Turlock may be a factor that continues to affect the disparate characteristics of neighborhoods. Map D-1 shows neighborhood segregation in Turlock. The most racially integrated areas of Turlock today include Tract 38.04, where former internment camps were located, and Tract 37, where Assyrian settlers immigrated and settled. By contrast, Tract 39.05 in Turlock is classified as high White segregation, which can be traced back to the early immigration of White residents in central, east Turlock. Turlock has one census tract that meets the criteria for designation as High Segregation and Poverty tract, Tract 38.02. As discussed in Section D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence, the population of this tract is predominantly Hispanic and has seen a decrease in non-Hispanic White residents that reflects Turlock's overall demographic changes.

Additionally, the most racially integrated areas of Turlock today are Census tracts designated by the State as Disadvantaged Communities (DACs), or low-income areas disproportionately affected by environmental pollution and other hazards that can lead to negative health effects. According to City Housing Division staff, these areas are more integrated compared to other areas in Turlock due to the affordability, age of housing units, and mix of uses. As buildings age and initial construction costs are paid off, they may become less desirable due to wear and tear, which can contribute to lower prices, allowing all races opportunity to access housing. Additionally, City staff noted homeowners in these integrated areas may rent out their housing units or rooms at a lower price than market-rate, thus making housing more affordable in these areas compared to others. Lastly, integrated areas in Turlock are composed of a mix of residential, industrial, and commercial uses, making these areas less desirable than single-family neighborhood, thus allowing them to be more affordable for all races.

Racially/Ethnically Concentrated Areas of Affluence (RCAAs) census tracts are located along the very eastern edge of the city (Tract 39.05), while one RCAA is located outside the city to the east (Tract 36.08). The RCAA tract in Turlock is 71.6 percent White (Hispanic or Latino) and has 79.6 percent of units occupied by owners, and 98.2 percent of homes are single family dwellings (the highest percent in all Turlock tracts). Further detail about these RCAA is included in Section D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence.

CHANGE IN PATTERNS OVER TIME

Turlock's racial and ethnic patterns of segregation need to be understood in the context of changing regional and local demographics. As shown in Table D-1, the population of Turlock increased by 2.7 percent between 2010 and 2020. Non-Hispanic White residents are still the largest population but have decreased by 12.8 percent and is only slightly larger than the Hispanic or Latino residents of any race, which grew by 15.4 percent between 2010 and 2020. The City's non-Hispanic or Latino Asian and non-Hispanic or Latino Black populations each increased by around a third. The non-Hispanic or Latino Other Race or Multiple Races population had the largest increase, increasing by two-thirds. The non-Hispanic or Latino American Indian/Alaska Native and non-Hispanic or Latino Native Hawaiian/Pacific Islander populations changed marginally, increasing by 0.25 percent and decreasing by 2.1 percent, respectively. These patterns directionally resemble the County's diversity, which saw increases in non-Hispanic or Latino Black, non-Hispanic or Latino Asian, and non-Hispanic or Latino Other Race or Multiple Races populations and Hispanic or Latino populations; a decrease in non-Hispanic or Latino White population; and marginal changes in non-Hispanic or Latino American Indian/Alaska Native and non-Hispanic or Latino Native Hawaiian/Pacific Islander populations.[10] However, the City saw greater change in magnitude among each racial and ethnic group. This growth in the Hispanic, non-Hispanic or Latino Black, and non-Hispanic or Latino Other Race or Multiple Races population could be reflecting the trend in the movement of Black and Latino households from the Bay Area to San Joaquin and Stanislaus Counties in search of more affordable housing.[11]

Despite the diversity of the County, the population is unevenly distributed geographically by race/ethnicity. In Turlock, Salida, and Modesto, between 36 to 49 percent of the population is non-Hispanic White. The three CCDs with the highest concentrations of non-Hispanic White people are Hughson, Oakdale, and Waterford, which are adjacent to each other in the eastern end of the county. Westport, Newman, and Patterson, adjacent to one another in the western part of the county, have the lowest non-Hispanic White population percentages, and are adjacent to each other on the western side of the county.

In the Turlock (including Ceres), Salida, and Modesto CCDs, in the center of the county, the White population ranges from 36.60 percent to 48.90 in the Turlock subdivision. In 2020, Stanislaus County had the highest percent of non-Hispanic White residents among the eight counties in the greater San Joaquin Valley region and Merced County, just south of Stanislaus County, had the lowest percent among the eight counties in the greater San Joaquin Valley region.

The State approved legislation in 2021 that requires counties to establish a program to redact racial covenants that barred Black, Chinese, Japanese and other racial or ethnic groups from owning or occupying homes in certain areas of the county. Although such restrictions have been illegal and unenforceable for more than half a century, they remain in many property documents as a review of covenants in Modesto showed. Government Code Section 12956.2 requires counties to identify and redact such covenants that remain in records. Stanislaus County is hiring a vendor to meet this requirement, but has published a form

[10] California Department of Finance, Table P-2D, County Population by Total Hispanic and Non-Hispanic Race (2010-2060). https://dof.ca.gov/forecasting/demographics/projections/

[11] Terner Center for Housing Innovation. 2018. "Disparity in Departure: Who Leaves the Bay Area and Where Do They Go?" https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Disparity_in_Departure.pdf

that allows property owners and other parties to undertake the process for individual properties in the meantime.[12, 13]

Table D-1 displays the population dynamics within census tracts by race and ethnicity between 2010 and 2020. Change in non-Hispanic or Latino American Indian/Alaska Native populations and non-Hispanic or Latino Native Hawaiian/Pacific Islander populations within census tracts did not have a predominant trend and are quite mixed. Non-Hispanic or Latino Asian populations increased within all but two tracts, with the highest increase (252.6 percent) in Tract 39.08, a Low Resource area by California Tax Credit Allocation Committee (TCAC) measures. Non-Hispanic or Latino Black populations increased within all but two tracts, with a larger decline in Tract 39.05, a tract considered to be High Resource and a Racially Concentrated Area of Affluence. The largest increase of Non-Hispanic or Latino Black residents within tracts were Tracts 36.03 and 38.03, both Moderate Resource areas designated as Disadvantaged Communities. Non-Hispanic or Latino Other Race or Multiple Races increased within every tract. The largest increases (between 134.4 and 137.2 percent) were in Tracts 39.04 and 39.05, both of which are High Resource. By contrast, Non-Hispanic or Latino White populations consistently decreased within each tract between 6.3 and 19.4 percent, with the exception of Tract 38.05, which saw no change. The Hispanic or Latino population of any race increased within all tracts between 2010 and 2020, except for Tract 36.08 and a small decrease in Tract 38.02. All tracts in Turlock saw population increases except for Tract 36.08 at a 19.3 percent decrease and Tract 38.02's small decrease of 2.3 percent. Information on TCAC resource areas is explained further in Section D.4 Disparities in Access to Opportunity.

[12] The Modesto Bee, 2023. "Stanislaus County to search for records revealing white-only neighborhoods and racism." Available: https://www.modbee.com/news/local/article273097685.html

[13] Stanislaus County, 2022. "Stanislaus County Clerk-Recorder's Office Restrictive Covenant Modification Program Implementation Plan". Available: https://www.stancounty.com/clerkrecorder/pdf/restrictive-modification-program.pdf

Table D-1: Population Change by Race/Ethnicity within Turlock Census Tracts, 2010-2020

	American Indian/Alaska Native (NH)			*Asian (NH)*			*Black (NH)*			*Native Hawaiian/Pacific Islander (NH)*			*Other Race, Multiple Races (NH)*			*White (NH)*			*Hispanic or Latino (any race)*			***Total***		
Tract	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change
36.03	13	13	0.0%	30	21	-30%	4	9	125.0%	1	3	200.0%	70	135	92.9%	2,188	2,050	-6.3%	1,646	1,781	8.2%	3,952	4,012	**1.5%**
36.04 in 2010, 36.08 in 2020)	48	27	-43.8%	234	328	40.2%	31	34	9.7%	6	7	16.7%	181	353	95.0%	5,274	3,883	-26.4%	2,318	1,898	-18.1%	8,092	6,530	**-19.3%**
36.09 (Part of 2010 Tract 36.05)	34	13		647	372		158	50		46	15		327	199		4,744	2,026		2,051	1,018		8,007	3,693	
36.10 (Part of 2010 Tract 36.05. See 36.09 for 2010 data)	-	29	23.5%	-	442	25.8%	-	106	-1.3%	-	21	-21.7%	-	206	23.9%	-	2,219	-10.5%	-	1,803	37.5%	-	4,826	**6.4%**
36.11 (Part of 2010 Tract 36.06)	41	16		1,262	636		183	76		41	11		376	193		6,019	2,140		2,916	1,100		10,838	4,172	
36.12 (Part of 2010 Tract 36.06. See 36.11 for 2010 data)	-	20	-12.2%	-	1,131	40.0%	-	171	35.0%	-	27	-7.3%	-	419	62.8%	-	3,347	-8.8%	-	2,188	12.8%	-	7,303	**5.9%**
37	33	35	6.1%	242	253	4.5%	37	64	73.0%	24	39	62.5%	119	138	16.0%	1,862	1,664	-10.6%	2,476	2,803	13.2%	4,796	4,996	**4.2%**
38.02	30	33	10.0%	96	158	64.6%	66	97	47.0%	8	6	-25.0%	79	127	60.8%	1,223	1,069	-12.6%	4,358	4,234	-2.8%	5,860	5,724	**-2.3%**
38.03	7	6	-14.3%	243	197	-18.9%	22	50	127.3%	21	10	-52.4%	58	69	19.0%	723	630	-12.9%	1,930	2,083	7.9%	3,004	3,045	**1.4%**
38.04	50	54	8.0%	215	210	-0.02%	85	114	34.1%	27	22	-18.5%	147	205	39.5%	2,577	2,076	-19.4%	3,349	4,145	23.8%	6,450	6,826	**5.8%**
38.05	14	10	-28.6%	218	441	102.3%	31	51	64.5%	19	20	5.3%	85	164	92.9%	1,194	1,194	0.0%	1,106	1,207	9.1%	2,667	3,087	**15.7%**
39.04	19	13	-31.6%	55	124	125.4%	44	61	38.6%	20	22	10.0%	94	223	137.2%	2,384	2,099	-12.0%	1,758	2,190	24.6%	4,374	4,732	**8.2%**
39.05	18	22	22.2%	53	60	13.2%	24	13	-45.8%	4	6	50.0%	93	218	134.4%	3,065	2,688	-12.3%	614	933	52.0%	3,871	3,940	**17.8%**
39.06	28	34	21.4%	124	251	102.4%	162	197	17.8%	28	15	-46.4%	151	249	64.9%	2,339	1,895	-19.0%	2,048	2,488	21.5%	4,880	5,129	**5.1%**
39.07	21	34	61.9%	251	307	22.3%	91	122	34.1%	15	7	-53.3%	224	362	61.6%	5,658	4,999	-11.6%	1,200	1,735	44.6%	7,460	7,566	**1.4%**
39.08	7	10	42.9%	57	201	252.6%	39	80	105.1%	3	14	366.7%	95	145	52.6%	1,133	955	-15.7%	892	1,044	17.0%	2,226	2,449	**10.0%**
39.09	34	29	-14.7%	164	269	64.0%	88	125	42.0%	27	39	44.4%	223	370	65.9%	3,573	3,414	-9.0%	1,691	2,379	40.7%	5,980	6,625	**10.8%**
Total	397	398	**0.25%**	3,891	5,401	**38.8%**	1,065	1,420	**33.3%**	290	284	**-2.1%**	2,322	3,775	**62.6%**	43,956	38,348	**-12.8%**	30,353	35,029	**15.4%**	82,457	84,655	**2.7%**

I. NH refers to non-Hispanic or Latino.

II. Percent change for tracts with boundary changes was calculated by combining the 2020 values of the singular 2010 tract, subtracting the combined values from the 2010 value, and dividing by the 2010 value.

Source: U.S. Census Bureau Decennial Census, Table P-9 Hispanic or Latino, and not Hispanic or Latino by Race (2010-2020)

PERSONS WITH DISABILITIES

Persons with disabilities may face discriminatory housing practices based on their disability, including the lack of accessible dwellings and refusal by housing providers to offer reasonable accommodations. Data shows that from a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. A disabled person with a mobility limitation requires housing that is physically accessible.

During the last planning period, the City of Turlock approved two requests for deviations from development standards for reasonable accommodations through building permits when the improvements require a building permit. Exceeding the allowable hardscaped area of a front yard is one example of a development standard that was allowed to be deviated from to accommodate an accessible ramp in the front yard of a home. No requests for reasonable accommodation have been denied in Turlock during the last planning period.

Housing staff at the City details Turlock city staff provides resources such as brochures and web materials to those in need. City staff also makes an effort to go to older adults and people with disabilities who cannot come to City Hall for information. City staff also mentioned Legacy Health Endowment, a nonprofit foundation serving in Stanislaus and Merced Counties, that is dedicated to improving residents' health by funding and supporting healthcare services and wellness education.[14] It makes its resources directly available to the community through patient-centered programs, such as affordable generic medicine via its $2 Medication Program, nursing scholarships, mental health initiatives, and online grant applications and resources. Staff noted that Legacy Health Endowment are actively involved within the Turlock community and have found older adults and people with disabilities greatly benefit from their services.

According to 2021 ACS five-year estimates, 7,576 persons (10.5 percent of the non-institutionalized population) in Turlock had a disability. This proportion is slightly lower than Stanislaus County (12.2 percent) and Modesto (13.7 percent). The most common disabilities in the city are ambulatory (28.0 percent of people with disabilities), independent living difficulty (21.6 percent) and hearing difficulty (12.4 percent). As shown in Map D-2, the northern and eastern portions of the city fewer than ten percent of the population has disabilities while in the rest of Turlock, at least 10 to 20 percent of residents are disabled. There is one Turlock census tract, Tract 39.08 in the center of Turlock, in which persons with disabilities exceed 20 percent of the total tract's population, which is the threshold HCD typically uses as an indicator of overconcentration. Further, group homes and licensed adult residential care facilities are located throughout the city, with concentrations in the northern and southern portions of Turlock as shown in Map D-3. There are 17 licensed residential care facilities within Turlock: two adult day programs and 15 adult residential facilities. There is a cluster of facilities in southern Turlock comprised of four separate structures operating as the Paulson Community for developmentally disabled ambulatory adults, intentionally designed to create a welcoming, neighborhood–like atmosphere. Other residential care facilities are found in central Turlock near the Emanuel Medical Center. People with disabilities have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. People with disabilities may need assistance with personal and financial affairs, networks

[14] Legacy Health Endowment, 2025. About LHE. Available: https://legacyhealthendowment.org/about-lhe/

of care to provide services and daily assistance, and, possibly, architectural services to design features to allow those with disabilities to live independently. During the consultation process conducted as part of the HOME-ARP Allocation Plan, the Turlock/Stanislaus HOME Consortium in 2022, service providers reported that individual with disabilities may find affordable housing in smaller cities or rural areas, but these areas are frequently not accessible for a person's disability (e.g., wheelchair inaccessible) or are far from needed medical care, healthy food, or transportation.[15]

FAMILIAL STATUS

Familial status, and particularly discrimination against families with children, may be another basis for discriminatory housing practices. Such discrimination can limit the choices of where families can live and lead to geographic concentrations within a community. Statistically, female-headed households with children are more likely to be targets of discrimination than other families with households because of their lower income or source of income. Within Turlock, as indicated in Table D-2, most children under 18 years live in married-couple households. About 23 percent of children live in female-headed households with no spouse present compared with 10 percent of children live in male householder, no spouse present households. Female-headed households represented about 10.3 percent of owner-occupied households and 19.3 percent of renter-occupied households. Female-headed households are as common in Turlock as they are in Stanislaus County, as the County has 22 percent female-headed households and 68 percent married-couple households. For female-headed households in Turlock, City staff shared they typically have two to three children and are a predominant group seeking housing assistance, though specific age demographics weren't collected. In Modesto, the other urban center in the County, households with children under 18 are 24.9 percent female-headed households and 65.4 percent married-couple households.

Housing Division staff directs female-headed households to resources from a couple of local organizations such as Healthy Alternatives to Violent Environments (HAVEN), United Samaritans, local churches, and school districts. HAVEN has a collaborative relationship with the City of Turlock to secure office space to bring services closer to home for residents living in the southern portion of Stanislaus County.[16] HAVEN offers supportive services for survivors of domestic violence, sexual assault, and human trafficking. HAVEN provides an emergency shelter for survivors and children, with food, clothing, and a place to sleep, as well as case management/crisis intervention services, and support groups. United Samaritans Foundation offers emergency food boxes and mobile lunch programs for those in need. Turlock Gospel Mission Day Center offers clothing and hygiene supplies, while the Turlock Unified School District operates a Family Resource Center (FRC) where families can receive resources, programs, and services based on the needs and interests of our diverse families. Support at the FRC is specialized to support foster youth, students experiencing homelessness, and refugees/newcomers. City staff is versed in resources available in Turlock and can point special needs groups to a direction that suits their needs.

Table D-2: Children Under 18 Years in Turlock Households, 2022

Household type	*Number*	*Percent*
Married couple	12,588	66%
Male Householder, No Spouse Present	1,920	10%
Female Householder, No Spouse Present	4,353	23%

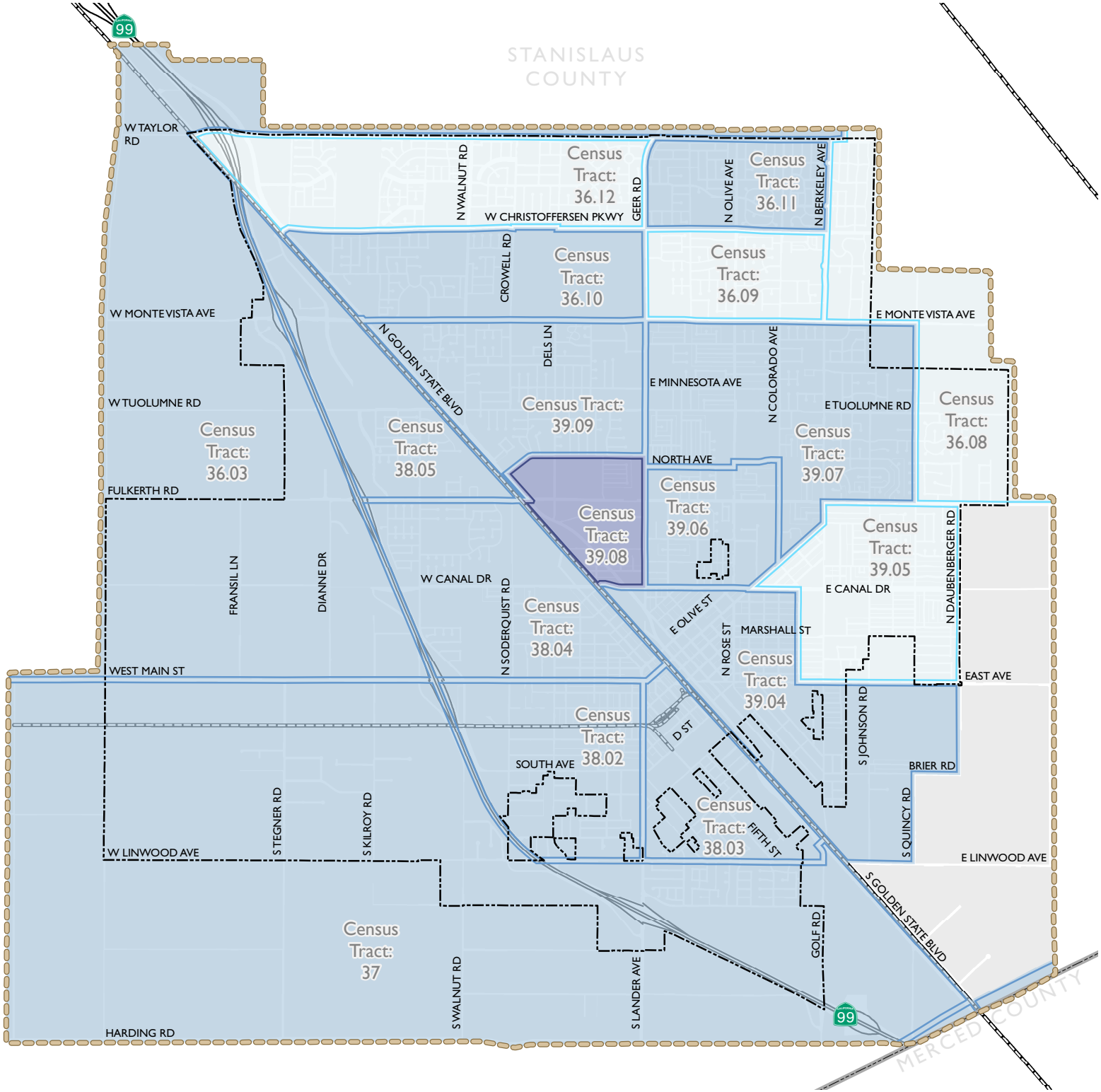
[15] Turlock/Stanislaus County HOME Consortium, pp. 9-10.
[16] HAVEN, 2025. Turlock Office. Available: https://www.havenstan.org/turlock-office

Total	18,978	100.0%

Source: U.S. Census Bureau, 2022 ACS Five-Year Estimates (Table S0901)

Map D-2

Persons with Disabilities



Percent of Population with a Disability (ACS, 2017-2021) - Tract

- < 10%
- 10% - 20%
- 20% - 30%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

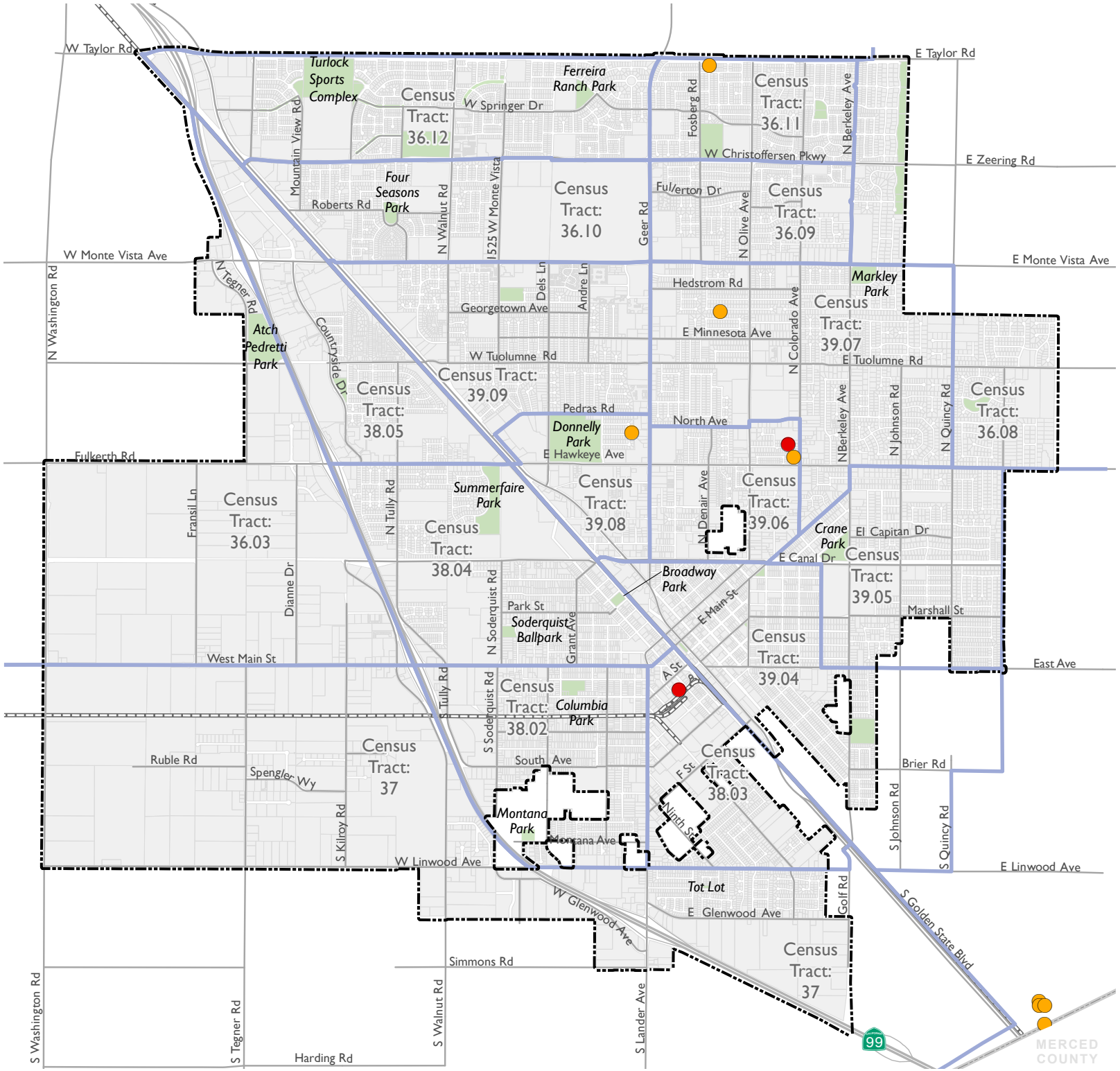
Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; American Community Survey (ACS) (2017-2021); City of Turlock, 2021; Dyett & Bhatia, 2024

Map D-3

Residential Care Facilities in Turlock



- Adult Day Program
- Adult Residential
- Census Tracts
- City Limit
- County
- Freeway
- Major Road
- Railroad

0 ¼ ½ 1 Miles

Source: California Department of Social Services, 2025; City of Turlock, 2024; Dyett & Bhatia, 2024

Map D-4 and Map D-5 show the percentage of children in each census tract that live in different types of family households and indicate there are some patterns of geographic concentration in Turlock based on familial status. For instance, Map D-4 shows a lower comparative share of children living in female-headed households outside of the city's center and a higher concentration of female-headed households living in census tracts north and west of downtown (where more than 20 percent of households are female-households). Map D-5 shows a higher concentration of married-couple households having children in the northeast portions of Turlock, in Tracts 36.11, 36.09, and 36.08, while, married-couples with less percent of children and located in southern Turlock around tract 38.02. Higher concentrations of female-headed households living north and west of downtown is likely linked to housing affordability and proximity to resources, according to Housing Division staff. In tracts more removed from the center of the city, particularly those in east Turlock, 80 to 100 percent of households are married-couple households while 20 percent or less of households are female-headed. Childcare facilities are located throughout the city and are not drawn to a specific locational direction in Turlock as shown on Map D-6. However, there is a concentration of child care centers and day care centers in census tract 39.04, which is within close proximity to tract 39.06 that has the highest percentage of female-headed households. In Turlock, about 35.7 percent of female-headed households with children were under the poverty line, while only 13.1 percent of households without children were. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing due to their financial vulnerability. Affordable housing is not evenly distributed throughout Turlock and female-headed households are concentrated in lower resource areas. Greater access to affordable housing in areas outside the center of the city would aid in the integration of female-headed households. Outside of Turlock and Modesto, female-headed households are better integrated, but they are also less common, indicating that this may be a greater issue in the County's urban centers.

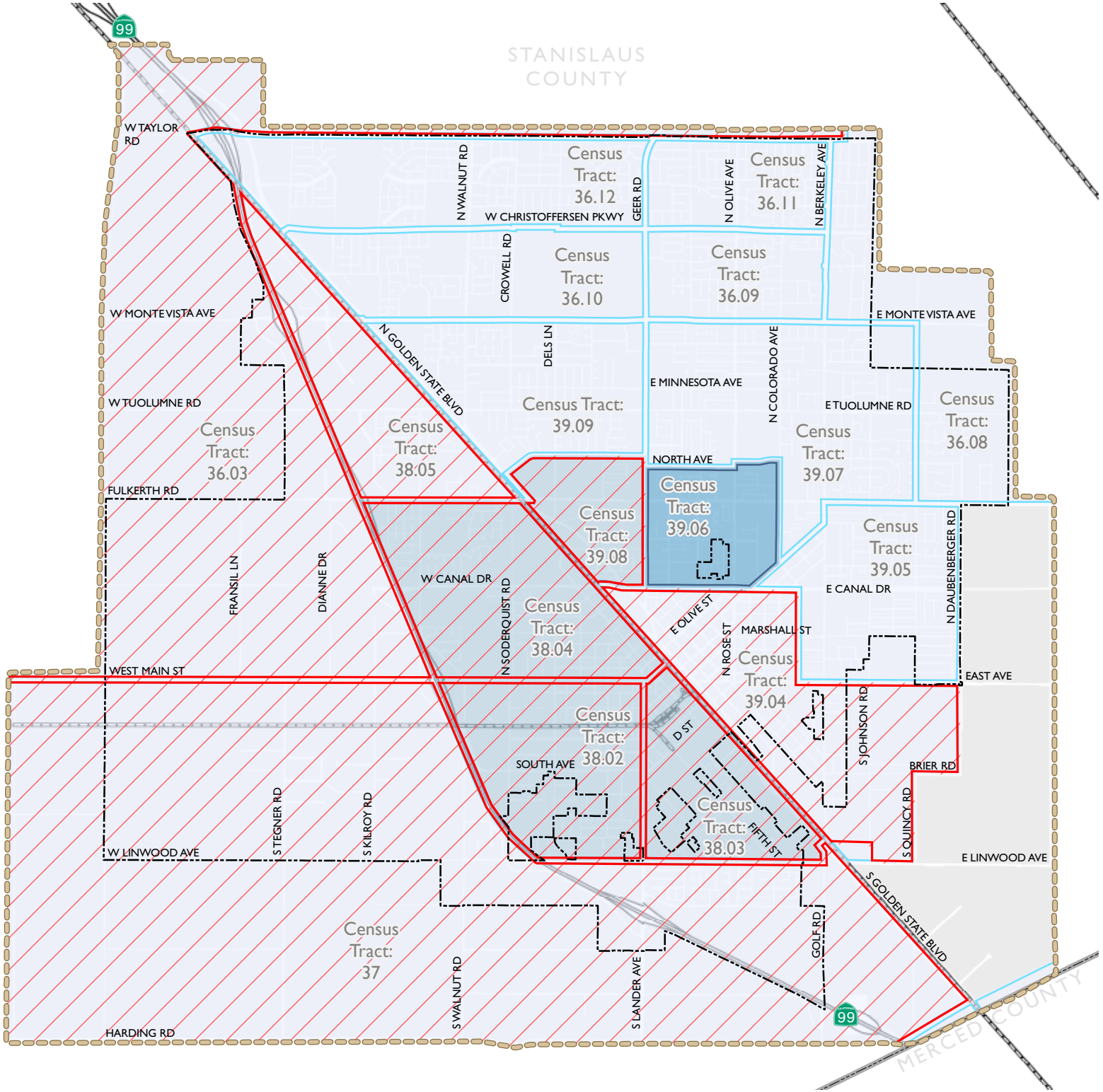
INCOME LEVEL

Geographic concentration by income, including concentration of poverty, is another type of segregation that may exist within a jurisdiction. The concentration of low- or moderate-income (LMI) individuals provides one method to gauge the extent of such segregation. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI – based on the HUD income definition of up to 80 percent area median income (AMI). Map D-7 provides the distribution of LMI block groups across Turlock; the central area of the City along South Golden State Boulevard, south of Fulkerth Road, and north of West Linwood Avenue is an LMI area, as well as the southeastern portions of the City, extending to the City limits and Merced County boundary. Higher concentrations of LMI households are located near central areas of Turlock due to older, more affordable housing located near services and transit in these areas, according to City staff.

Poverty rates and the concentration of poverty over time can provide an insight into the economic wellbeing of households and individuals in the region and in Turlock. As of 2020, both Turlock (15 percent) and Stanislaus County (13.5 percent) had a higher overall rate of poverty than the State (12.6 percent). Further, as shown on Table D-3, no race or ethnicity is significantly impacted more than another, as all races/ethnicities hover around 11 to 15 percent poverty rate. Overall, the rate of poverty for most ethnic groups is lower in Turlock than the County, though Hispanic/Latino and Two or More Races experience slightly higher rates of poverty. As shown in Map D-8, areas with higher percentage of poverty are located in central Turlock and west of Golden State Road, with one census Tract 39.08 exceeding 30 percent of population below poverty line. In 2020, between renter-occupied units and owner-occupied units, 19.6 percent of people below the poverty line owned where they lived, while 80.4 percent of people below the poverty line rented. Knowing which groups locally and regionally face the greatest economic challenges can inform targeted programs for financial literacy training and other fair housing programs.

Map D-4

Percent of Children in Female Headed Households



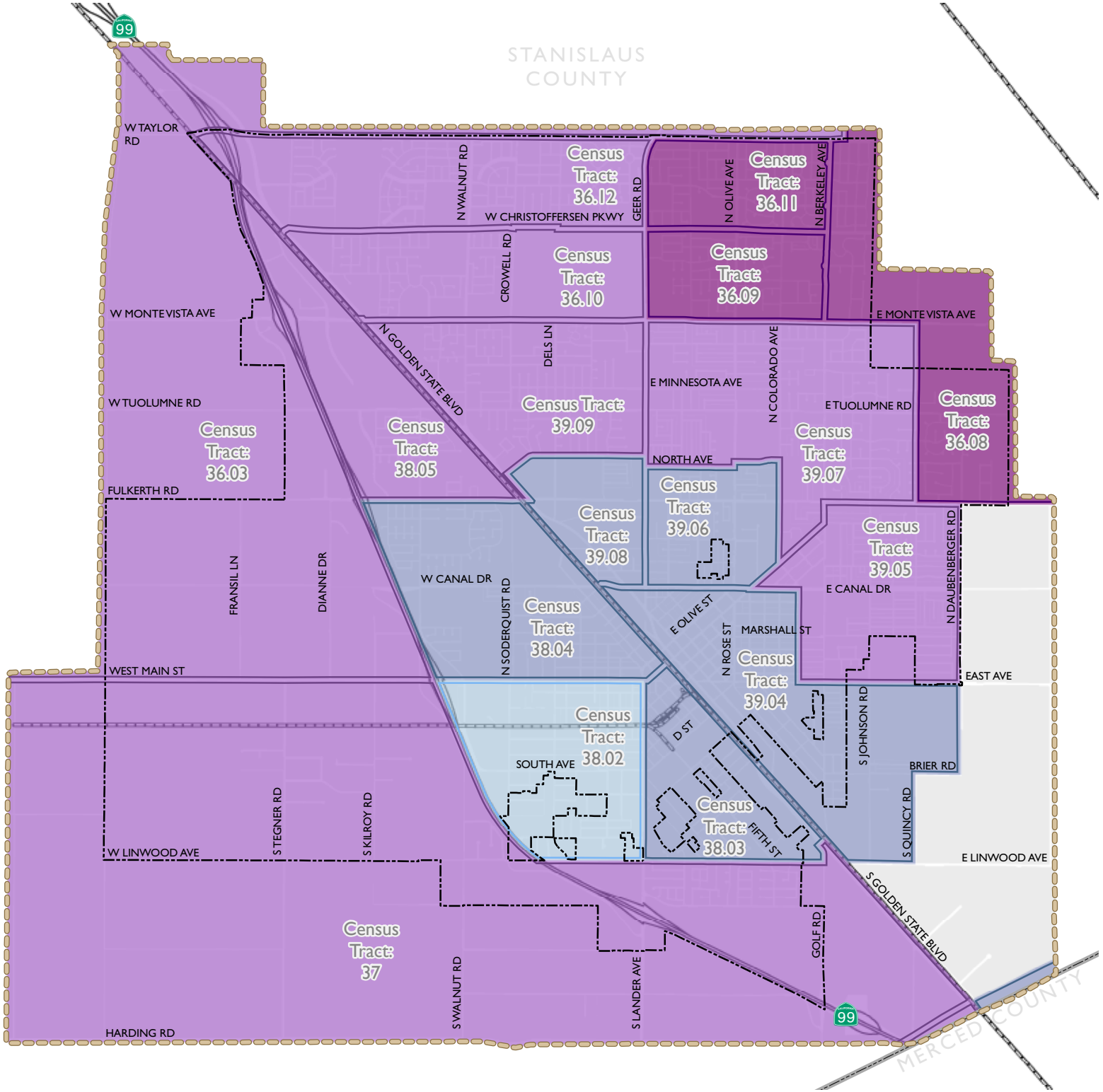
- SB 535 Disadvantaged Community
- Less than 20%
- 20% - 40%
- 40% - 60%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: CalEPA, 2022; HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-5

Percent of Children in Married-Couple Households

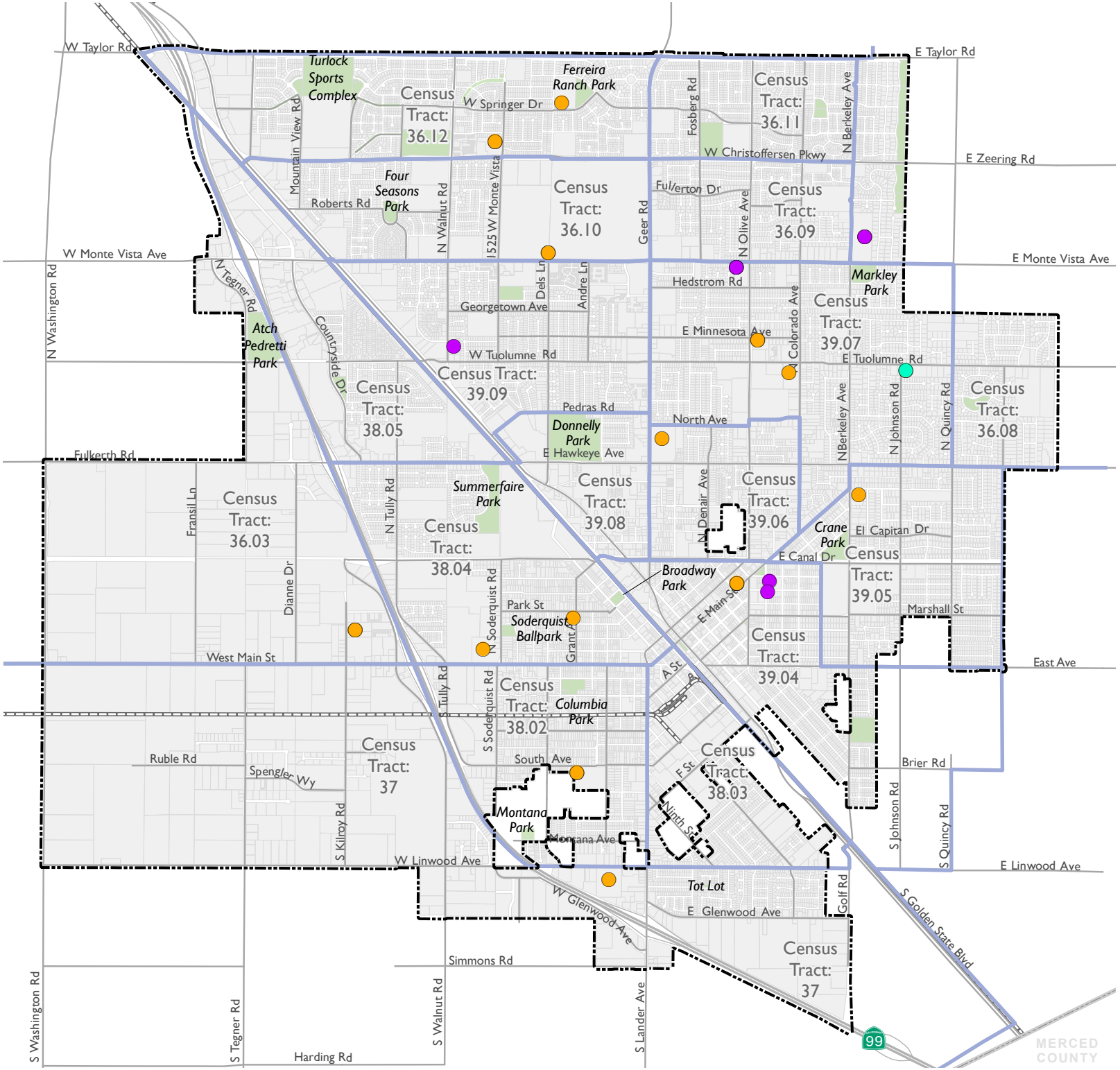
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-6

Childcare Facilities in Turlock

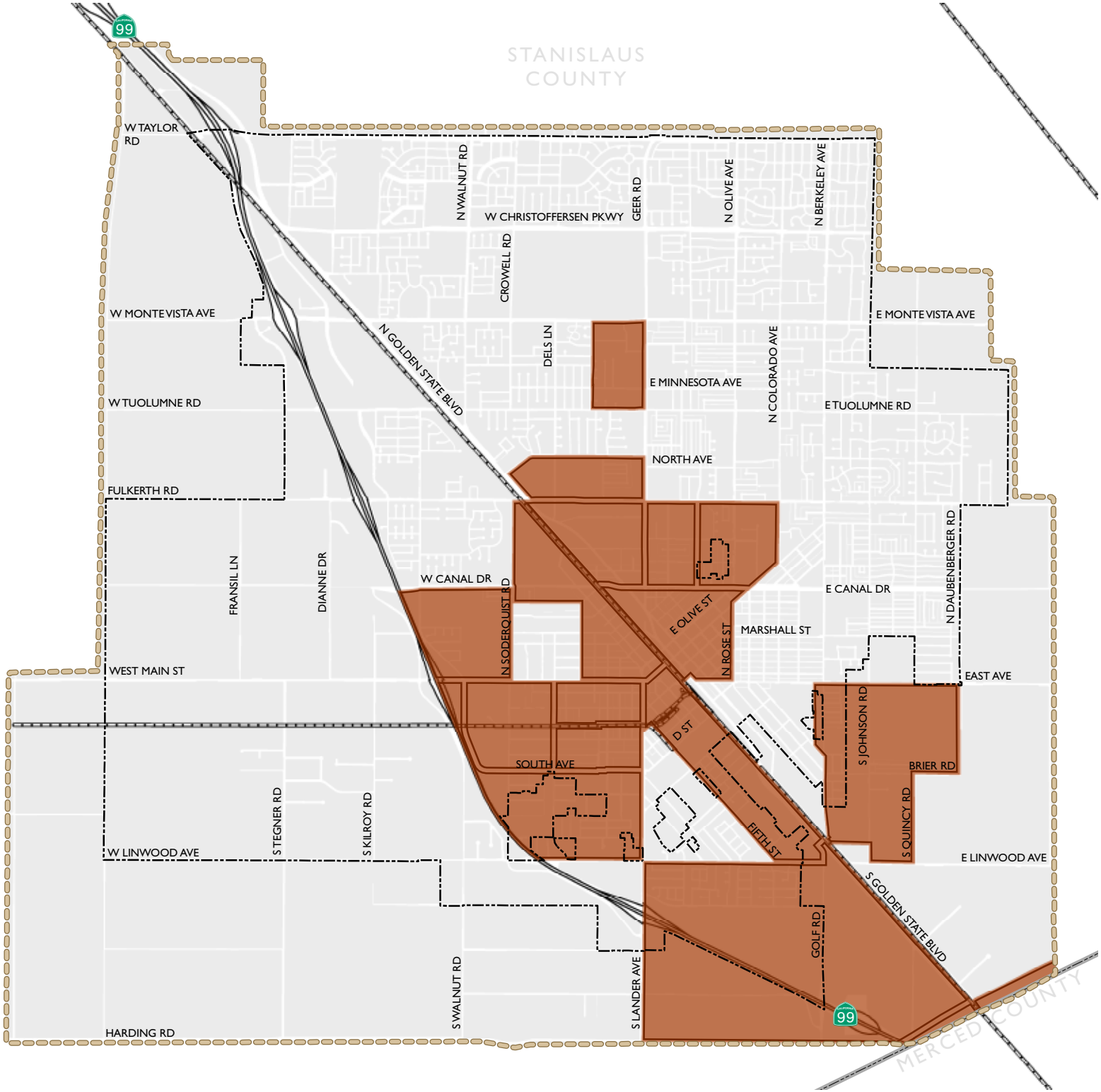
- Day Care Center
- Infant Center
- Single Licensed Child Care Center
- Census Tracts
- City Limit
- County
- Freeway
- Major Road
- Railroad

0 ¼ ½ 1 Miles

Source: California Department of Social Services, 2025; City of Turlock, 2024; Dyett & Bhatia, 2024

Map D-7

Low- to Moderate-Income Population, Block Group



Low to Moderate Income Population (HUD)

Block Groups with 51% or greater Low to Moderate Income Population

Study Area Boundary

City Limit & County Island

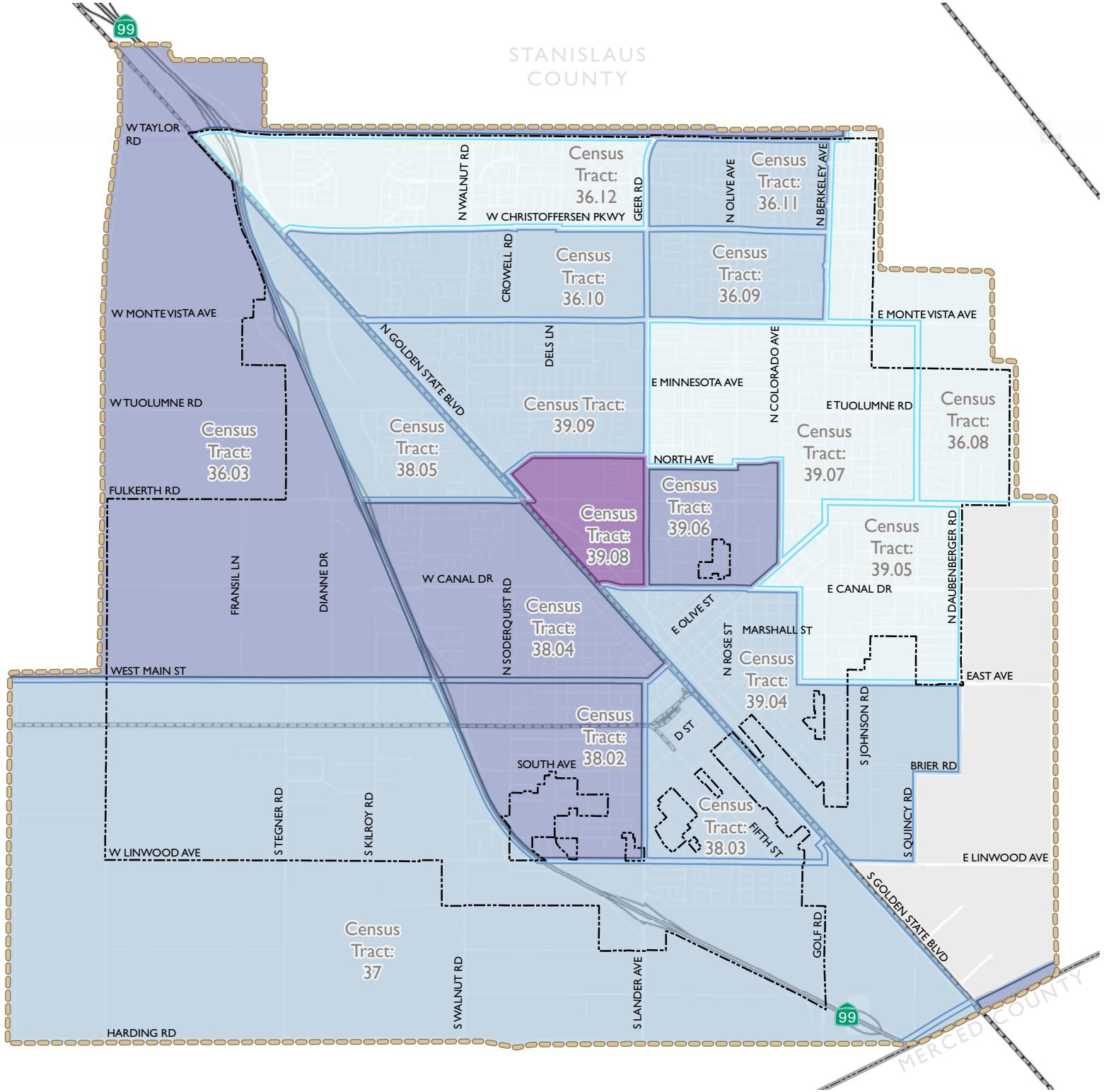
County

Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HUD, 2020; City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-8

Poverty Status (2019)

Percent of Population whose income in the past 12 months is below poverty level (2017-2021)

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: American Community Survey (ACS) (2017-2021); City of Turlock, 2021; Dyett & Bhatia, 2024

Table D-3: Poverty Status in the Past 12 Months by Race/Ethnicity, 2020

Race/Ethnicity	*Turlock*	*County*	*State*
White alone, not Hispanic or Latino	11.3%	11.2%	8.8%
Black alone	15.5%	19.3%	19.6%
American Indian and Alaska Native alone	13.9%	17.2%	18.4%
Asian alone	14.6%	17.5%	10.0%
Native Hawaiian and Other Pacific Islander alone	8.4%	12.1%	12.2%
Some other race alone	12.8%	12.8%	17.3%
Two or more races	13.8%	11.6%	11.7%
Hispanic or Latino origin (of any race)	15.3%	11.6%	16.2%

Source: U.S. Census Bureau, 2020 ACS 5-year estimates subject table (S1701)

Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. In Turlock, most lower-income households (those making less than 80 percent of AMI) are renters, while the majority of households making above 80 percent of AMI are homeowners. Multi-family residential is heavily concentrated in tracts along North and South Golden State Boulevard, while tracts located in the northeast portion of the City are majority single-family homes. Considering the disproportionate racial/ethnic share of renters in Turlock (see Table B-27 in the Appendix B: Housing Needs Assessment) and that majority of the people below the poverty line are renters, neighborhood stabilization and homeownership strategies are pivotal in alleviating these patterns to further fair housing within Turlock. Further, expanding the areas where multifamily residential is permitted can also alleviate the concentration of poverty and low-income areas in Turlock.

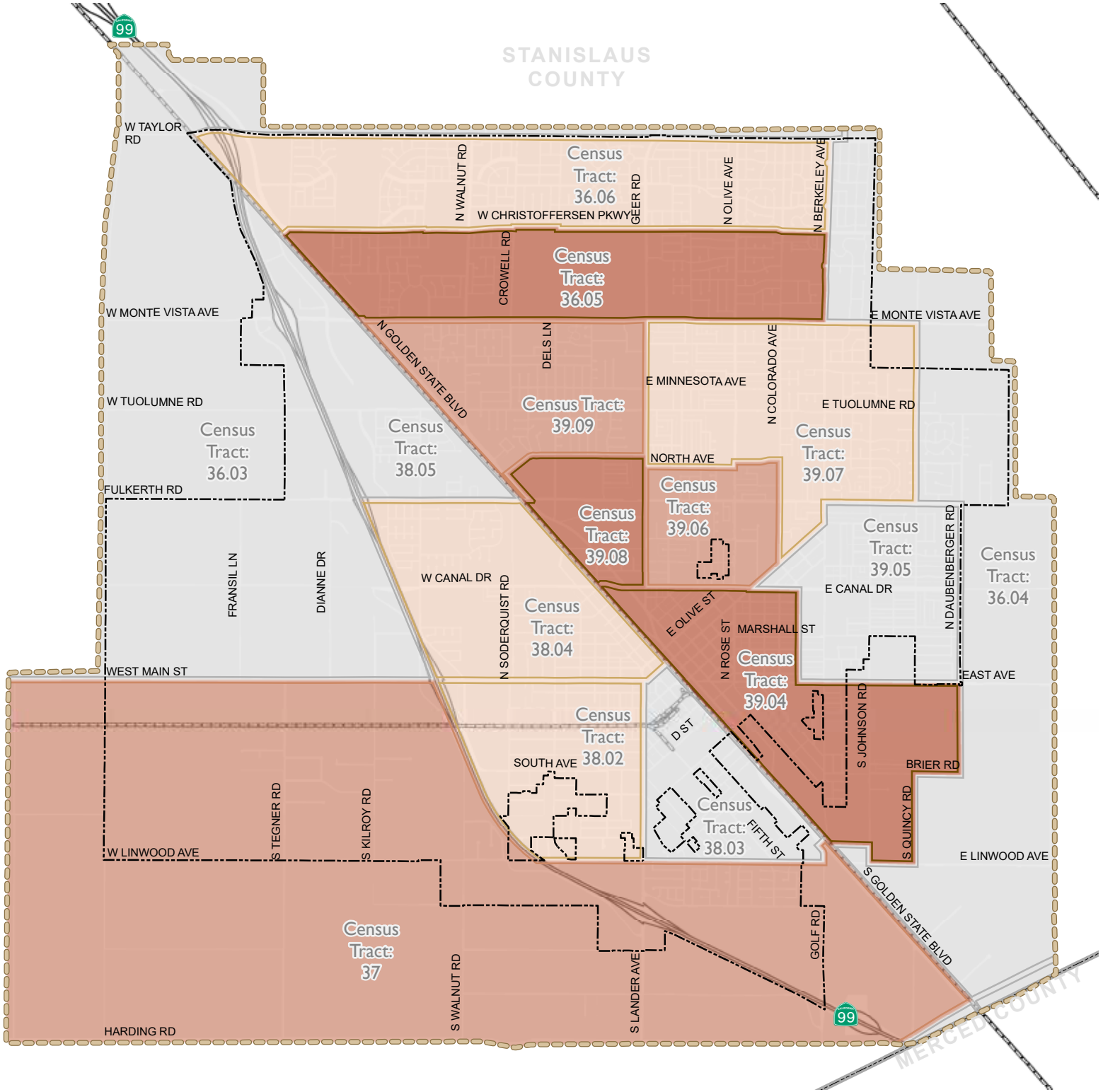
HOUSING CHOICE VOUCHERS

Housing Choice Vouchers (HCVs) allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned housing, where the choice of housing is put in the hands of the individual family. In Turlock, as seen in Map D-9, there is a concentration of Housing Choice Vouchers relative to low to moderate income population along South Golden State Road in Downtown and Geer Road. In total, there are three tracts in Turlock where 15 to 30 percent of renter occupied units use the HCVs; two of the tracts (39.08 and 39.04) overlap with block groups with 51 percent or greater of the population with low to moderate incomes, but otherwise there is little overlap between the location of HCVs and areas with lower incomes. City staff noted Stanislaus Regional Housing Authority issues over 3,000 vouchers, with rent limits based on HUD's Benefit Payment Standards. Recipients choose units based on family size, affordability, and proximity to services. City staff noted affordability was the primary concern for voucher recipients when selecting housing, rather than proximity to work. The tracts with over 15 percent of renter occupied housing units using HCVs are largely in areas determined by the Tax Credit Allocation Committee (TCAC) as Moderate Resource and High Resource; one tract, Tract 39.08, is located near Downtown within close proximity to shops, services, transit, and jobs. In Stanislaus County, Modesto is the other city with concentrations of HCV users, particularly in southwest and north Modesto. During the consultation process the Turlock/Stanislaus HOME Consortium conducted in 2022, service providers reported that potential renters find the application process daunting. Moreover, because of the shortage of affordable rental housing in Turlock and the County as a whole, landlords are able to discriminate based on voucher usage, along with other factors including protected class status.[17]

[17] Turlock/Stanislaus County HOME Consortium, pp. 9-10.

Map D-9

Housing Choice Vouchers



HCV Public Percent

- 0.0%
- 0.1% - 5%
- 5% - 15%
- 15% - 30%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

Subsidized and Income Restricted Housing

There are technically two housing authorities in Stanislaus County; the Stanislaus Regional Housing Authority (SHRA) administers the programs of Riverbank Housing Authority. The Stanislaus Regional Housing Authority (SRHA,) a nonprofit, public corporation, is committed to addressing the unmet housing needs of residents and communities in the county. The Authority is governed by a citizen's commission appointed by the County Board of Supervisors. In addition to the HUD subsidized units, Low-Income Housing Tax Credits (LIHTC), general funds, and state housing funds are also used to develop affordable units; however, Stanislaus County's recent housing production using LIHTC, is low compared to the rest of the state.

Together, SHRA and Riverbank Housing Authority provide access to 6,335 subsidized housing units that include 736 public housing units, 1,060 project-based Section 8 units, and 4,460 housing choice vouchers (as of when the Stanislaus County 2020-2025 AI was published). Since 2008, HUD has recognized SHRA as "high performing" because it scores a cumulative 90 out of 100 points for a variety of inspection points (physical condition, financial condition, and management). A challenge many housing authorities face, SHRA has long waiting lists for its units with a waiting time of ten years for public housing and only occasional openings for housing choice voucher applications.

Between 2016-2018, only 55 low-income housing units were created in the County compared to 18,803 in the rest of the State. Modesto's HUD-funded affordable housing stock comprised more than 70 percent of the affordable housing in the County. As of 2018, 4.6 percent of Turlock's housing stock qualified as affordable units (1,202 units or 19.1 percent of all affordable units in the County).[18] As of 2018, Stanislaus County had 6,302 affordable units (3.5 percent of housing stock). In summary, Turlock and Modesto are where subsidized housing is concentrated within the County, with an even greater concentration existing within Modesto.

There are subsidized housing options located throughout Turlock that are income restricted and accept HCVs:

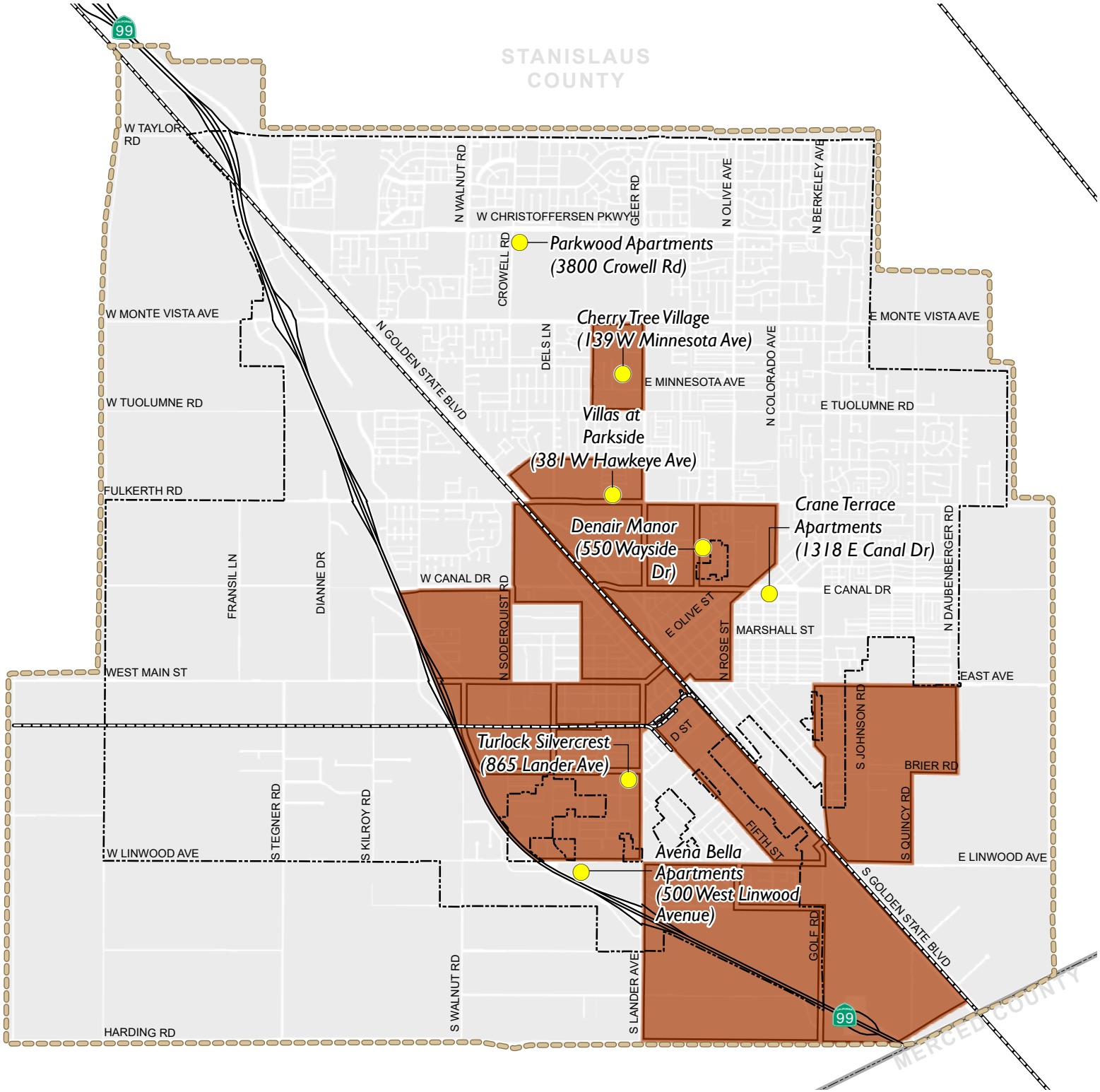
- **Avena Bella Apartments.** Avena Bella Phase 1 introduced 28 income restricted units, while Phase 2 provides 61 income restricted units. Avena Bella is located on the southern edge of Turlock.
- **Cherry Tree Village.** Cherry Tree Village is an income restricted apartment complex with 104 units, located in the northern part of Turlock.
- **Crane Terrace Apartments.** Crane Terrace is a senior restricted complex with 44 income restricted units, located in the western part of Turlock.
- **Denair Manor.** Denair Manor is a senior restricted complex with income restrictions located in central Turlock.
- **Parkwood Apartments.** Parkwood has 178 income restricted units and is located the northern part of Turlock.

[18] 2018 HUD Picture of Subsidized Housing data; DP04, Selected Housing Characteristics, ACS 5-year estimates (2013- 2017)

- **Turlock Silvercrest.** Silvercrest is a senior restricted complex with 78 income restricted units, located in the southern part of Turlock.
- ~~**Lake Park Apartments/**~~**Villas ats Parkside.** Lake Park has 103 income restricted units in central Turlock.

Map D-10 shows the subsidized housing options located throughout Turlock that are income restricted and accept HCVs. Most are located in central Turlock such as Villa at Parkside, Denair Manor, Crane Terrace Apartments and Silvercrest Residence, with close proximity to Downtown and access to transit. The southern most subsidized housing option is Avena Bella Apartments, located on the southern edge of Turlock adjacent to Highway 99. Notably, there are no subsidized housing options in northeastern Turlock, where the census tracts are High and Highest Resource.

Buildout of the inventory would increase the share of LMI households in Highest and High Resource tracts in Turlock and decrease that share of LMI households in Moderate Resource tracts, thereby improving the overall balance of income segments in different areas throughout the residential part of the city. Further, the development of ADUs/JADUs and affordable housing on properties owned by religious institutions through the congregational overlay (Program 1-F) would create additional housing opportunities for LMI households in High and Highest Resource areas beyond as further discussed and shown in Table D-8. These strategies would further contribute to a better balance of housing types within the community, would increase affordable housing and access to opportunity for lower and moderate income households in High and Highest Resource tracts in Turlock.



Map D-10

Location of Publicly Subsidized Housing in Turlock

Subsidized Housing Developments

Low to Moderate Income Population (HUD)

Block Groups with 51% or greater Low to Moderate Income Population

Study Area Boundary

City Limit & County Island

County

Railroad

Source: HUD, 2020; City of Turlock, 2021; Dyett & Bhatia, 2024

D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence

HUD defines racially or ethnically concentrated areas of poverty (R/ECAPs) as census tracts where 50 percent or more of the population is non-White and more than 40 percent of the households have incomes below the poverty line or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. There are five R/ECAPs in the central part of Stanislaus County, where Turlock, Modesto, and Ceres, the three most populous cities in the county are located. None of these R/ECAPS are in Turlock but one census tract (Tract 38.02) in Turlock does meet the Tax Credit Allocation Committee/HCD criteria as a High Segregation and Poverty (HSP) tract (Map D-11). The California Tax Credit Allocation Committee and HCD (TCAC/HCD) established a Fair Housing Task Force that created an alternate set of criteria that it considered more appropriate for evaluating access to opportunity than the HUD R/ECAP criteria. Because using absolute thresholds could result in comparisons among very different areas of the state (e.g. rural farming communities and dense, urbanized neighborhoods in coastal cities), the TCAC/HCD approach scores census tracts relative to other tracts in the same region. The methodology filters areas meeting standards for both racial segregation (overrepresentation of people of color relative to the entire county) and poverty (30 percent of the population living below the poverty line) and rates them according to scores based on nine economic, educational and environmental indicators. The higher composite scores mean more access to resources that offer residents a better chance at economic advancement, positive educational outcomes, and better physical and mental health. [19]

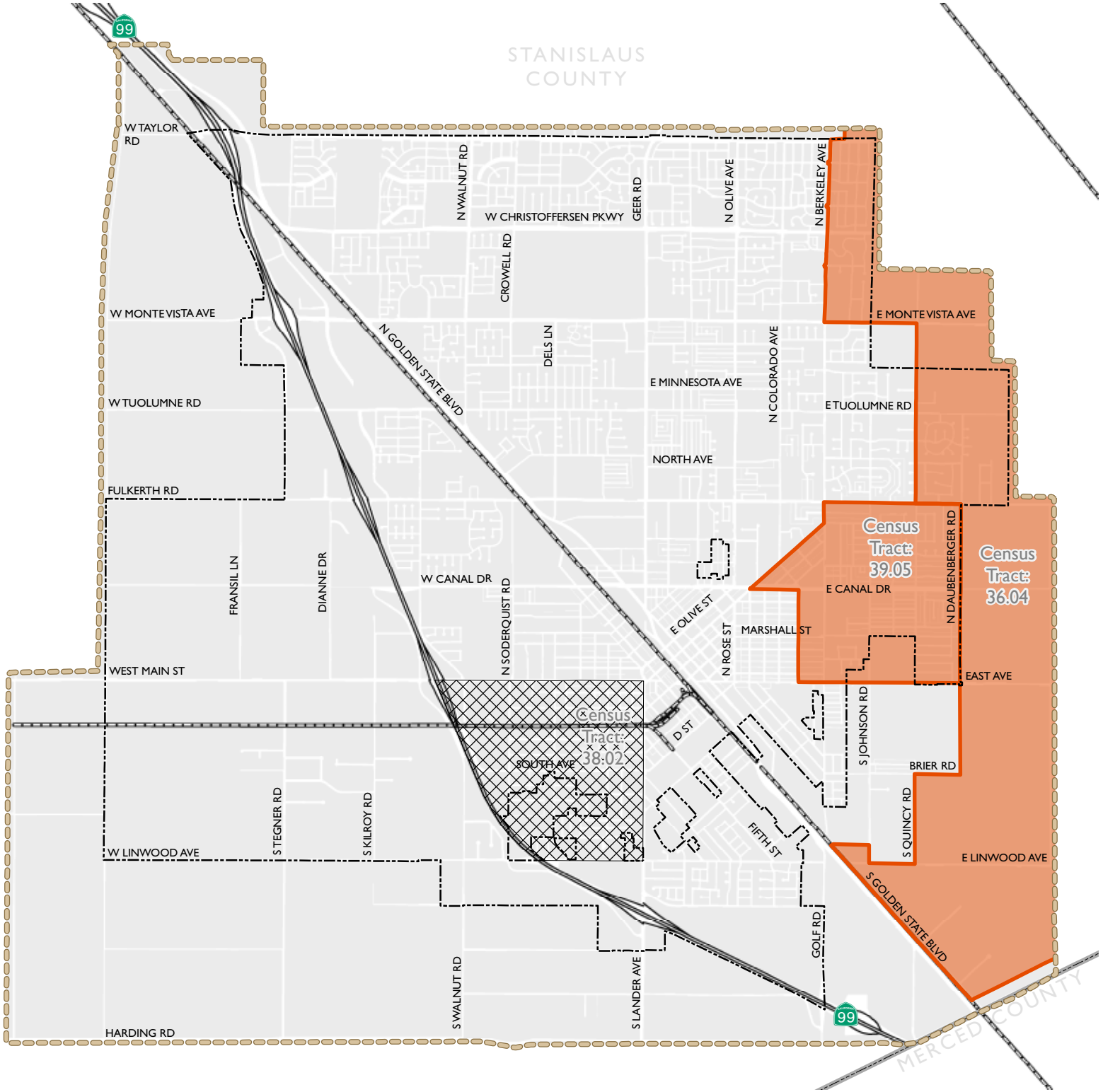
As discussed above, Turlock has only one census tract that meets the criteria for designation as High Segregation and Poverty compared with four in Modesto and one in Ceres. In Turlock, Tract 38.02 - the High Segregation and Poverty tract is bordered on the west by SR-99, intersected by the railroad, and includes three unincorporated county islands. The population of this tract is predominantly Hispanic (73.9 percent according to the 2020 decennial Census). Since 1990, Tract 38.02 has seen an increase in Hispanic or Latino residents and a decrease in non-Hispanic White residents that reflects Turlock's overall demographic changes.

From 2010 to 2020, the percentage of households living below the poverty line increased more in Tract 38.02 than it did citywide (1.8 in the HSP tract compared 0.5 citywide). As of 2020, the average income in the HSP census tract was $41,580 while in Turlock as a whole it was $78,930, almost 90 percent higher.

[19] Office of The State Treasurer (STO), California Fair Housing Task Force, 2020. Methodology for the 2020 TCAC/HCD Opportunity Map. Available: https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf

Map D-11

Segregation and Income, R/ECAP and RCAA Locations



Source: HCD, 2021 & 2023; City of Turlock, 2021; Dyett & Bhatia, 2024

Residents of Tract 38.02 are more likely to be renters than elsewhere in Turlock. Although the proportion of renter-occupied housing in Turlock only increased by 2.1 percent between 2000 and 2010, the percentage of renter occupied housing in the Tract 38.02 increased 12.9 percent, with 70.2 percent of residents in renter occupied housing in 2020.

Tract 38.02 is designated as Disadvantaged Community (DAC) under SB535, indicating it has a high share of lower income residents disproportionately impacted by pollution and adverse health outcomes. Calenviroscreen data, developed by the State to help characterize conditions in DACS throughout California, indicates that Tract 38.02 ranks in the 95th percentile for pollution exposure and the 94th percentile for rate of poverty statewide. Given its proximity to SR-99, exposure to fine particulate matter (92nd percentile) and diesel particulate matter (0th percentile) in the tract also ranks among the highest in California, although it should be noted that there are a total of 8 DACs in Turlock and Tract 38.02 is not substantially more impacted by pollution than other DACs, nor is the rate of poverty more acute. Existing land use in Tract 38.02 is predominantly residential, with a mix of single-family and multifamily homes in both the incorporated and unincorporated parts of the tract. Other notable land uses include Wakefield Elementary School, Montana Park, three churches and various heavy commercial/industrial uses adjacent to the freeway in the western part of the tract. Current zoning generally matches existing land use, with areas in the northern incorporated park of the tract zoned for High Density Residential uses and areas in the southern incorporated park of the tract zoned for Low Density Residential uses, with areas adjacent to the freeway zoned Industrial. Census data does not indicate a preponderance of substandard housing in the area, although the City received several applications for rehabilitation grants from property owners between 2014 and 2023, suggesting there is some need for rehabilitation of homes in the area. Program 3-E in the Action Plan identifies a series of projects to improve infrastructure, amenities and quality of life in Turlock's disadvantaged communities, including Tract 38.02. These projects include construction of the Columbia Pool, support buildings and restrooms, to serve neighborhoods in southwest Turlock, and re-pavement and rehabilitation of various street segments and installation of ADA-compliant ramps and resurfacing and re-striping of the multi-purpose court at Columbia Park.

Tract 38.02 and other centrally located tracts typically contain older housing stock that was constructed prior to the 1980s. Unlike Turlock's newer subdivisions, these areas do not have assessment districts that providing funding for roadway construction and maintenance. Therefore, to improve roadway conditions in older residential neighborhoods without assessment districts Turlock and Stanislaus voters have passed two ballot measures that provide ongoing sources of funding for improvements. With the approval of Measure A, a three-quarter cent transactions and use (sales) tax, the Turlock City Council has committed 55 percent of this new revenue to its Roads Program. For the last two fiscal years, the City has allocated $36.2 million to its Roads Program from Measure A dollars alone. With the additional assistance of a $29.5 million-dollar bond issuance and the County Measure L program, within fiscal year 2024-2025 the City has budgeted $48.4 million in expenditures for the Roads Program with 89 percent going toward construction. The City's financial forecast for the Roads Program projects this trend of allocation of resources to continue for the next three to five fiscal years.

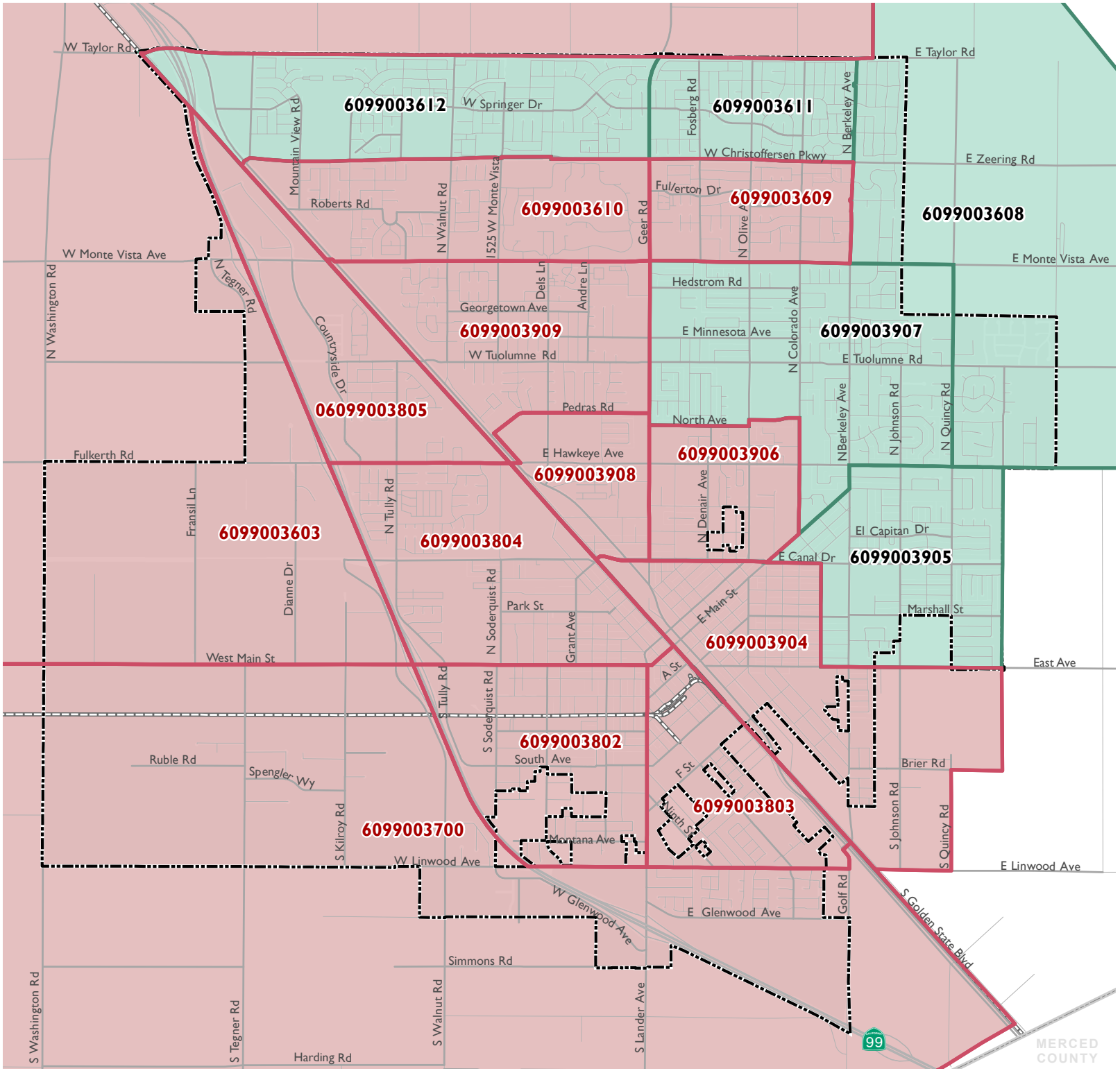
This area is mostly zoned as high density residential within City limits, with some low-density residential housing located sparingly throughout the county island. Within the county island, low density residential development is the predominant land use, with a significant number of vacant and or underutilized parcels. In this area, the development of the Workforce Hosing Overlay would allow housing development at up to 35 du/ac on major corridors like Lander Avenue. Turlock planned for the development and financing of this area by relying on the subdivision process and creating the Montana-West Master Plan Area.

As noted above, Tract 38.02 contains three unincorporated county islands. Stanislaus County is working to address infrastructure needs within unincorporated developed neighborhoods of the County, including

County Islands in the Turlock sphere of influence. In recent years the County has tried to guide infrastructure improvements and support the annexation of unincorporated pocket areas to surrounding cities. This includes prioritizing residential neighborhoods with public health and safety needs with installation of sewer mainlines, and potable water systems. In May 2021, the Board of Supervisors approved its priorities for use of $107 million in American Rescue Plan Act of 2021 (ARPA) funding allocated to Stanislaus County. To date of the $107 million, $55.8 million has been assigned to Community Infrastructure – Urban Pockets/County Communities. ARPA funds provide a unique opportunity for Stanislaus County to make substantial progress strategically on the infrastructure needs in its urban pockets and County communities. Additionally, separate from the Housing Element process, the City of Turlock has applied for REAP funding to prepare a master plan for the future annexation of seven unincorporated County islands and associated public infrastructure improvements, including the three islands within Tract 38.02. The master plan will identify infrastructure funding and financing strategies.

While there are no census tracts in Turlock that meet the criteria established by the federal HUD, 12 of 17 tracts in Turlock have been classified as DACs under Senate Bill (SB) 535, one of which also meets the TCAC/HCD criteria for areas of High Segregation and Poverty (HSP). To characterize fair housing conditions in Turlock, DAC tracts were compared non-DAC tracts on the basis of a range of quality of life indicators, including the quality and condition of parks and sidewalks; safe routes to school programs; active transportation improvements; community amenities; and healthy food sales points. Indicators include both quantitative and qualitative factors based on assessments by City staff. The results are summarized in Table D-3b and the location of DAC Census tracts is shown on Map D-11b.

Overall, Turlock provides 2.4 acres of parks per 1,000 residents. The ratio in DACs is slightly lower at 2.2 acres per thousand residents and slightly higher than the citywide average in non-DAC tracts, at 2.4 acres per thousand residents. However, DAC residents tend to have better access to parks than non-DAC residents. A higher share of homes in DACs are within a 10-minute walk of a park than in non-DAC tracts, and DAC tracts 6099003802 (the HSP tract) and 6099003904 have the highest share of land within a 10-minute walk of a park in the city, at 30 percent and 50 percent respectively. By contrast only 24.6 acres of the 2,917 acres in non-DAC tracts is within a 10-minute walk of a park. Park amenities provided in DAC and non-DAC tracts are comparable, and the City has programmed upgrades to Columbia Park facilities and construction of the Columbia Pool, support buildings and restrooms - located in 6099003802 (the HSP tract) - into the CIP. The City has also recently



Map D-11b

Housing Element
Census Tracts

- Advantaged Census Tracts
- Disadvantaged Census Tracts
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: AFFH 2.0, 2021; SB 535, 2022; ACS 5 Year Estimate 2018-2022; City of Turlock, 2021; Dyett & Bhatia, 2021

Map Date: 12/4/2025

Table D-3b Neighborhood Indicators

Quantitative Data							Qualitative Data				
Census Tracts	*Population (2023)*	*Park Acres/Resident (acre/1000 resident)*	*Area within a 10-minute walk of a community center (acres)*	*Healthy food sales points (number)*	*Childcare facilities (number)*	*Average Percent LMI*	*Park Amenities*	*Park Conditions*	*Sidewalk Conditions*	*Safe Routes to Schools projects (physical and/or programmatic)*	*Capital Improvement Projects*
6099003603	4,045	4.8	0.0	1.0	1.0	0.0%	**Atch Pedretti Park** Baseball field Concession stand Covered area Picnic area Playground Softball fields Volleyball courts		**Physical Conditions: Good.** Combination of properties zoned commercial or industrial. Properties are located within 2 specific plans. The Westside Industrial Specific Plan (WISP) adopted in 2006 and the Northwest Triangle Specific Plan (NWTSP) adopted in 1995. The developed commercial areas, located mostly in the north part of the census tract and within the NWTSP, have sidewalks that	**Roselawn High** - N/A, not included in report	There are seven planned and upcoming capital projects.

							are in good condition most having been constructed within the last 20-years and located in the regional shopping area of Monte Vista Crossing. Some commercial areas within the WISP have been developed for quite some time with sidewalks in good condition. The General Plan, Specific Plans, and Turlock Municipal Code require new development to install frontage improvements that include sidewalks.		
6099003609	3,177	0.0	0.0	0.0	0.0	66.6%	**Physical Conditions: Good.** Located in the northeast quadrant of the city with a combination of residential and	N/A	There is one upcoming capital project.

									commercial zoning and properties. The area is mostly built out but does have a large undeveloped commercial property. Residential development has occurred over the last 30 years with commercial development, along Geer Road, having occurred in the last 20 years. Installation of frontage improvements including sidewalks occurred upon development of the parcels. Future development of development properties in the area will be required to install frontage improvements including sidewalks.		
6099003610	5,366	0.8	0.0	0.0	1.0	49.5%	**Four Seasons Park** Barbeques	**Physical Conditions: Good.** Located	**Turlock Junior** *Physical:* Installing bike lanes and an	There is one upcoming

Covered area Open space Picnic areas Playground Walking paths	in the northwest quadrant of the city with a combination of residential and commercial zoning and properties. The area is mostly built out. Commercial and residential projects have been entitled for the respective undeveloped properties in the census tract. Existing residential development began in the late 1990s with commercial and residential projects entitled within the last 12 months. Sidewalk improvements are a requirement for the development of the vacant properties. Future development of undeveloped properties will require frontage improvements	all-weather paved path, a mid-block crossing point, and widening or buffering the bike lane. Increasing the number of speed limit signs and active speed feedback signage. *Programmatic:* Speed survey and increase enforcement and education.	capital project.

6099003700	4,933	0.1	0.0	1.0	1.0	54.6%	**Tot Lot** Basketball court Playground Open space	including sidewalks. **Physical Conditions: Fair/Good.** Located in the southwest quadrant of the city and within the Westside Industrial Specific Plan (WISP) with a combination of commercial and industrial zoning and properties. A large portion of the southern portion of the census tract is located out of the City limits and within Stanislaus County jurisdiction. The WISP was adopted in 2006. Industrial development has continued for the last 40+ years. Some development occurred prior to the property annexing in to the City. Recent development has included sidewalk	**Cunningham Elementary** *Physical:* Widening walkways, installing ADA ramps, sidewalk improvements, road and broken signal repair. Providing bike lanes, warning signage, and optimizing signals.	There are 31 planned and upcoming capital projects.

6099003802	4,929	1.5	148.3	5.0	1.0	62.1%	**Columbia Park** Barbeques Basketball court Covered area Horseshoes Open space Picnic areas Playgrounds Pool Restrooms Soccer goals Splash park Tennis court Walking paths **Montana Park (First phase completed)** Open space Walking paths	improvements or installation. Future development of undeveloped properties will require frontage improvements including sidewalks. **Physical Conditions: Poor/Fair**. Located in the southwest quadrant of the city with a mix of residential, commercial and light industrial zoning and properties. A portion of the properties in the census tract are located in a county island and are within Stanislaus County jurisdiction. Funding from REAP 2.0 will prepare a master plan for the county islands that will identify infrastructure needs. Some development	**Wakefield Elementary** *Physical:* Formalizing a loading zone, installing a speed sign and pavement markings. Complete streets design with high visibility markings. Road repair. *Programmatic:* Outreach about the loading zone, education, and right on red restriction during school hours.	There are 14 planned and upcoming capital projects.

							occurred prior to the property annexing in to the City. Recent development has included sidewalk improvements or installation. Recent residential development has installed sidewalks in areas the previously had none. Beginning in 2023 the Roads Program has identified and repaired several roads within the census tract. Future development of properties will require frontage improvements including sidewalks.		
6099003803	3,414	0.0	17.0	1.0	0.0	0.0%	**Physical Conditions: Poor/Fair.** Located in the southeast quadrant of the city with a mix of residential, commercial and light industrial	N/A	There are 14 planned and upcoming capital projects.

zoning and properties. A portion of the properties in the census tract are located in a county island and are within Stanislaus County jurisdiction. Funding from REAP 2.0 will prepare a master plan for the county islands that will identify infrastructure needs. The developed industrially zoned properties have no sidewalks or sidewalks in poor condition with little opportunity to install new sidewalks. Residential development in the census tract began in the mid/late 1980s and continues with a residential subdivision currently in construction. The Roads Program has identified several

								roads within the census tract for repair. Future development of properties will require frontage improvements including sidewalks.		
6099003804	6,618	3.2	169.9	2.0	2.0	65.0%	**Broadway Park** Barbeques Basketball court Covered area Picnic areas Playground Restrooms Splash park Walking paths **Soderquist Ballpark** Baseball field Concession stand Open space **Summerfaire Park** Barbeques Basketball court Covered areas Open space Picnic areas Playground Walking paths	**Physical Conditions: Good.** Located in the northwest quadrant of the city with a combination of residential, commercial , and public/semi-public zoning and properties. The area is mostly built out with a few undeveloped commercial properties. Approximately 80 acres in the census tract are the Turlock Cemetery & Memorial Park and 11 acres owned by Turlock School District (Osborn Elementary School). Main	**Osborn Two-Way Immersion Academy** *Physical:* Widening sidewalk, installing bike lanes and bike lane stripe, and curb realignment. *Programmatic:* Increasing education and enforcement.	There are 11 planned and upcoming capital projects.

									Street improvements were completed within the last 10 years including sidewalk repair. Future development of undeveloped properties will require frontage improvements including sidewalks.		
6099003805	3,190	0.9	0.0	2.0	0.0	0.0	**Swanson Centennial Park** Barbeques Covered areas Dog park Open space Picnic areas Playground Walking paths	**Physical Conditions: Good.** Located in the northwest quadrant of the city with a combination of residential, commercial zoning and properties. The residential areas are built out; however several commercial properties are undeveloped Located within the NWTSP and the City's regional commercial center, development in	N/A	There are two planned and upcoming capital projects.

									the area began in the early 2000's. Sidewalks were installed with residential and commercial projects as they developed The most recent residential subdivision was completed in 2016. The remaining undeveloped commercial properties are zoned for commercial use and would be infill projects requiring the installation and/or repair of sidewalks. Future development of undeveloped properties will require frontage improvements including sidewalks.
6099003904	4,518	2.5	225.1	2.0	2.0	55.0%	**Central Park** Benches Monument **Denair Park** Open space	**Physical Conditions: Fair/Good.** Located in the northeast	There are 10 planned and upcoming

							Picnic area Playground Walking paths **GAR Park** Monument Picnic areas **Quaile Rand Norton Park** Barbeques Dog park Open space Playground Picnic areas Restrooms	quadrant of the city the census tract is developed with single-family and some multifamily development. This is the older part of town and residential projects would be infill in nature. Future development of undeveloped properties will require frontage improvements including sidewalks.	capital projects.
6099003906	5,321	0.0	41.6	3.0	1.0	68.3%		**Physical Conditions: Fair/Good.** Located in the northeast quadrant of the city the census tract has a mix of single-family and multifamily development. Approximately 25 parcels in this census tract are located within a County Island and under	**Dutcher Middle** *Physical:* Installing sidewalk, bike lane symbols and signage, green lanes for visibility, refreshing markings, buffered bike lane, and widening an existing bike lane. Filling in sidewalk gaps and providing a paved path. *Programmatic:* Education about drop-off loop,	There is no planned and upcoming capital projects.

								Stanislaus County jurisdiction for development. The county island is part of the master plan project funded under REAP 2.0 that will look at the infrastructure in the county island for future annexation and development. Future development of undeveloped properties will require frontage improvements including sidewalks.	rescheduling street sweeping, speed enforcement, and designated route for cycling and walk access. **Crowell Elementary** *Physical:* Installing signage, curb extensions and ramps, high visibility crosswalks, and a pedestrian beacon; moving and raising crosswalks, and staff parking lot adjustments. *Programmatic:* Coordinating with nearby church for parents to use as drop-off and pick-up parking, increase education about crosswalks, increasing enforcement.	
6099003908	3,041	12.3	0.0	0.0	0.0	72.3%	**Donnelly Park** Barbeques Basketball court Covered areas Lake	**Physical Conditions: Good.** Located in the northwest quadrant of the city the census tract is	N/A	There are five planned and upcoming capital projects.

							Open space Picnic areas Playground Restrooms Skate park	developed with residential and commercial zoning and properties. Residential development is a mix of single-family and multifamily. Any future residential development would be infill in nature. Future development of undeveloped properties will require frontage improvements including sidewalks.	
6099003909	5,913	0.8	0.0	3.0	1.0	38.6%	**Rotary International Park** Barbeques Basketball court Covered areas Open space Picnic areas Playground Walking paths	**Physical Conditions: Good.** Located in the northwest quadrant of the city the census tract is developed with residential and commercial zoning and properties. Residential development is a mix of single-family and	**Brown Elementary** *Physical:* Repairing and installing sidewalk, refreshing markings, and trimming trees. *Programmatic:* Increase education to drivers, provide a student valet program, assist students crossing bus loop, enforcement	There are five planned and upcoming capital projects.

								multifamily. There are few vacant residential properties in the census tract. Any residential project would be infill in nature and require the installation and/or repair of sidewalks. .	action, adding a crossing guard, rescheduling trash pick-up times.	
Disadvantaged Average	**54,465**	**2.2**	**50.2**	**1.7**	**0.8**	**44.3%**	N/A	N/A		N/A
6099003608	6,300	0.6	0.0	0.0	1.0	0.0%	**Bristol Park** Basketball court Open space Playground Walking paths	**Physical Conditions:** The properties located in this census tract are not located within the City limits and are under the jurisdiction of Stanislaus County. Any development in this area would be referred to the City for comment.	N/A	There is no planned and upcoming capital projects.
6099003611	4,510	3.4	0.0	0.0	0.0	0.0%	**Christofferson Park/Basin** Barbeques Covered area Open space	**Physical Conditions: Good**. Located in the northeast	**Earl Elementary** *Physical:* Installing drainage to prevent pooling, a roundabout or	There is one planned and upcoming

							Picnic areas Playground Walking paths **Dale Pinkney Park** Covered area Picnic area Playground Open space Walking paths	quadrant of the City the properties are zoned residential and developed with single-family homes. Approximately 13 acres are owned by Turlock Joint Union School District and 14 acres by the City of Turlock and developed with Denis Earl Elementary School and a city park. Development of residential properties began in the 1990s and includes properties in the Northeast Turlock Masterplan adopted in 2004. The census tract is built out.	traffic circle for intersection control, a natural desire path, and bike lanes. Adding green color at conflict/merge points, removing free right turns, buffering bike lanes, and creating a wider bike lane.	capital projects.
6099003612	7,987	7.5	0.0	0.0	2.0	0.0%	**BMX Bike Park/Walnut Basin** BMX bike park Open space Soccer fields **Brad Bates Park** Basketball court Open space	**Physical Conditions: Good**. Located in the northwest quadrant of the City the properties are	**Medeiros Elementary** *Physical:* Adding a bike lane stripe, crosswalks, and a midblock crosswalk.	There are five planned and upcoming capital projects.

							Picnic areas Playground Walking paths **Curt Andre Park** Barbeques Covered area Open space Picnic areas Playground Volleyball courts Walking paths **Ferreia Ranch Park** Barbeques Basketball court Covered areas Open space Picnic areas Playground Walking paths **Regional Sports Complex** Ampitheater Baseball field Playground Picnic area Restrooms Soccer fields Softball fields **Traditions Park** Open space	zoned residential and developed with single-family homes. Pitman High School and Turlock Regional Park encompass approximately 70 acres respectively. Development of residential properties began in the 1990s and includes properties located in the Turlock Masterplan adopted in 2001. The census tract is built out.	*Programmatic:* Providing a crossing guard. **Pitman High** - N/A, not included in the report **Walnut Elementary Education Center** *Physical:* Increasing storage in the turn lane, adding a red curb and bike lanes, removing right turns, and decreasing pedestrian crossing distance. *Programmatic:* Providing a crossing guard.	
6099003905	4,422	1.8	24.6	1.0	1.0	0.0%	**Crane Park** Basketball court Barbeques Horseshoes Open space Playground Picnic areas Restrooms Tennis courts Walking paths	**Physical Conditions: Good**. Located in the northeast quadrant of the City the properties are zoned residential and developed with single-family homes. While there are some vacant properties they are infill in	**Julien Elementary** *Physical:* Installing a speed sign, high-visibility sidewalk, and bike boulevard. Formalizing an official pick-up drop-off area, trimming shrubs, repaving the street, and sidewalk widening.	There are four planned and upcoming capital projects.

								nature and not suitable or zoned for large residential projects. Any development of vacant properties would require the installation of sidewalks.	*Programmatic*: Increasing enforcement and providing a crossing guard. **Turlock High** - N/A	
6099003907	7,438	0.9	0.0	4.0	4.0	0.0%	**Markley Park** Basketball court Barbeques Covered area Open space Playground Picnic areas	**Physical Conditions: Good**. Located in the northeast quadrant of the City the properties are zoned residential and developed with single-family homes. Newly constructed subdivisions, Fairbanks Ranch and Les Chateaux are complete or near completion. While there are some vacant residential properties they are infill in nature and would require installation of	N/A	There are two planned and upcoming capital projects.

								sidewalks upon development.		
Advantaged Average	**30,657**	**2.8**	**4.9**	**1.0**	**1.6**	**0.0%**	N/A	N/A	N/A	N/A
City of Turlock Average	85,122	2.4	36.9	1.5	1.1	31.3%	N/A	N/A	N/A	N/A

constructed Montana Park in this tract, and is actively pursuing funding to expand amenities. Based on an assessment Public Works staff, conditions are good in all facilities throughout the city and there are no significant disparities between DACs and non-DAC tracts.

Nevertheless, there are three tracts in the city that do not contain a park facility; all are DACs. Tract 6099003803 is located in an industrial area with some active agricultural uses and associated low density housing. The entirety of the area is within the West Side Industrial Specific Plan Area, where employment uses are envisioned over the long term. Tracts 6099003609 and 6099003906 are centrally located within Turlock, adjacent to the major commercial corridors of North Golden State Boulevard and Geer Road. Commercial properties along both corridors are within opportunity aeras, where new housing is envisioned over the planning period with rezoning to Commercial-Residential Mixed Use. There is little vacant land within these tracts for new parks; however, there may be opportunities to integrate privately owned publicly accessible open space and recreational facilities as underutilized commercial sites are redeveloped. Accordingly, through Program 3-E in the Action Plan, the City will identify a program of potential incentives to encourage the development of privately owned publicly accessible open space and recreational facilities in centrally-located areas underserved by City park facilities.

Most DACs in Turlock are centrally-located within the city in densely developed areas along major commercial thoroughfares. Accordingly, proximity to grocery stores and other healthy food retail sales points is typically better in DACs than in non-DAC tracts. In fact, tract 6099003802 (the HSP tract) has five healthy food retailers, the highest number in the city. On average, DACs have 1.7 supermarkets and corner stores selling fresh meat and produce, whereas the more suburban non-DAC tracts have only 1 health food retailer per tract on average and most non-DAC tracts have none. Access to healthy foods is not merely a question of proximity though; affordability is also a factor. Pursuant to SB 1383, the City has adopted requirements (Turlock Municipal Code 6-3-125) for commercial edible food generators to arrange to have the maximum amount of their edible food, that would otherwise be disposed, be recovered for human consumption, which will help address food insecurity and expand access to healthy food for low income residents. Additionally, through Program 3-E the City will identify strategies to increase access to healthy food for DAC residents in Turlock and incorporate them into the Environmental Justice Element of the General Plan, anticipated for completion in 2026.

Based on an assessment by Public Works staff, sidewalk conditions throughout the city are generally good. In general, non-DAC tracts are contain relatively newer developed subdivisions and accordingly, conditions in those areas are better than in older parts of town where DACs are located. There are three DAC tracts where conditions are rated as fair/good (including tract 6099003802, the HSP tract) and two DAC tracts where conditions are rated poor/fair. The City has received REAP 2.0 funding to support development of a Master Plan that will identify zoning and infrastructure improvements in several of the DACs with less than Good sidewalk conditions, and the City's Roads Program has identified several roads within these census tracts for repair. Additionally, in December 2025, the City Council approved a new Sidewalk Repair Assistance Program to help property owners repair damaged or unsafe sidewalks more affordably and efficiently, with the goal of improving neighborhood safety, accessibility, and walkability.

Sidewalk conditions can directly affect mobility, safety, access to transit, and access to schools and services—especially for seniors, people with disabilities, children, and those in historically underserved areas where infrastructure has lagged. The City will cover 55 percent of eligible sidewalk repair costs up to $1,250 for typical property owners. For income-qualified property owners, the City increases this to up to 85 percent of costs, capped at $2,500—directly benefiting low-income households. This tiered assistance reduces financial barriers for disadvantaged residents who may otherwise delay critical repairs due to cost. The program also includes expanded support to simplify encroachment permitting and administrative steps, helping residents navigate the process more quickly and with fewer hurdles. Through Program 3-I in the

Action Plan, the City will implement the Sidewalk Repair Assistance Program to improve infrastructure in underserved areas, reduce financial barriers for low-income households, and promote equitable access to opportunity.

The City has adopted and is implementing an Active Transportation Plan, which identifies a range of physical and programmatic improvements to strengthen safe routes to schools throughout Turlock. As detailed in Table D-3b, physical improvements include installation of new and widened sidewalks, bike lanes and boulevards, high-visibility crosswalks and markings, curb extensions and ramps, traffic calming features, improved signage and signals, roadway repairs, and safer school access configurations such as loading zones and drop-off areas. Programmatic efforts involve outreach and enforcement measures, including speed surveys, increased traffic enforcement, crossing guards, coordinated pick-up and drop-off management, operational adjustments (such as street sweeping or trash schedules), and partnerships to improve driver behavior and pedestrian safety around schools. Proposed improvements are tailored to the specific needs of schools and planned proportionately throughout the city.

Public works staff also identified the number of ongoing and planned capital improvement projects throughout the city by census tract, as summarized in Table D-3b. These include roadway and utility infrastructure projects in the current CIP. There are a total of 115 CIP projects, the vast majority of which (103) are located in DACs, including 11 in tract 6099003802 (the HSP tract). The need is generally greater in DACs than non-DAC tracts given the relative age of existing infrastructure. CIP projects are planned proportionately throughout the city based on need.

Overall, the analysis indicates that there are disparities between DACs and non-DACs in terms of park acreage, park conditions, and sidewalk conditions. Programs 3-E and 3-I have been added to the Action Plan to help address these disparities. Additionally, Program 3-E includes measures to help lower income residents access affordable healthy foods.

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE

HCD provides a standard definition for Racially/Ethnically Concentrated Areas of Affluence (RCAAs) as a "census tract where 1) 80 percent or more of the population is White, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016)."[20] The Stanislaus Council of Governments and some other Councils of Governments (COGs) use a more flexible definition, which is an area where the percentage of non-Hispanic White residents is more than 1.25 times the average in the COG region and the median income is at least 1.5 times higher than the COG AMI.

Map D-11 shows the locations of RCAAs under this definition; within Turlock, two RCAAs are located along the very eastern edge of the city and one RCAA located outside the city to the east. The RCAA tract in Turlock is 71.6 percent White (Hispanic or Latino), has a median income of $92,500, has 79.6 percent of units occupied by owners, and 98.2 percent of homes are single family dwellings (the highest percent in all Turlock tracts). To the east of Turlock, in the unincorporated community of Denair, the population is 64.6 percent White (Hispanic or Latino and non-Hispanic or Latino), with a median income of $93,060, has 100 percent of units occupied by owners, and 94.1 percent of homes are single family dwellings. Also within the

[20] Office of The State Treasurer (STO), California Fair Housing Task Force, 2020. Methodology for the 2020 TCAC/HCD Opportunity Map. Available: https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf

region, are several census tracts identified as RCAAs surrounding the city of Oakdale, northeast of Turlock, which is in the Modesto MSA.

The existing concentrations of poverty and affluence may have been created and sustained by zoning practices in Turlock. Table D-4 shows the percentage of multi-family housing in the HSP tract opposed to the highest resource tracts (Map D-12). Compared with Turlock's overall percentage of structures with single units and the percentage within the census tract identified as High Segregation and Poverty, the highest and higher resource tracts have a greater percentage of single unit structures than multi-unit structures. Notably, only 3.3 percent of structures within the RCAA tract have two or more units while the percentage of structures in all of Turlock, while structures with two or more units is at 26.5 percent. By contrast, it is noteworthy that while the proportion of renter-occupied housing in Turlock increased by only 2.1 percent between 2000 and 2010, the percentage of renter occupied housing in the HSP census tract increased 12.9 percent, with 70.2 percent of the HSP residents in renter occupied housing in 2020. Proposed revisions to zoning regulations including the development of Congregational Overlay and incentives for deed restricting accessory dwelling units (ADUs) that increase opportunities for developing multi-unit and more affordable housing in the higher resource areas in the northern part of the city could lead to a more even distribution of population by income level.

Table D-4: Units In Structures by TCAC and Census Tract, 2020

TCAC Designation	*Tract*	*1 Unit*	*Percentage of 1 Unit*	*2+ Units*	*Percentage of 2+ Units*
Highest Resource	36.05	4,716	80.9%	1,115	19.1%
Highest Resource	39.09	2,003	80.1%	499	19.9%
Higher Resource	36.06	3,192	84.7%	575	15.3%
Higher Resource (RCAA)	39.05	1,513	96.7%	52	3.3%
Higher Resource	39.07	2,375	82.4%	509	17.6%
High Segregation & Poverty (R/ECAP)	38.02	1,316	75.2%	433	24.8%
City of Turlock	**All**	**18,664**	**73.5%**	**6,724**	**26.5%**

Source: U.S. Census Bureau, Census 2020 ACS Five-Year Estimates (Table A10032)

D.4 Disparities in Access to Opportunity

The CTAC-HCD Task Force Opportunity Maps identify the census tracts with the highest and lowest resources within each region of California, which can be used to analyze disparities in access to opportunities in three categories (domains)--economic, environmental, and education. The maps use specific indicators in each domain to determine a score for each census tract. The highest resource tracts are the top 20 percent of census tracts with the highest index scores relative to the region and high resource tracts are the next 20 percent. The remaining tracts are then evenly divided into the low resource and moderate resource categories. Opportunity maps for each of three domains show how census tracts within each city, county, or region compare with one another. Table D-5 lists the indicators the State used to create the composite scores for each domain, which are further aggregated to create a composite index that determines each tract's resource level.

A neighborhood's score for each economic and educational indicator is determined by whether it falls above or below the median (50th percentile) tract or block group value within the city. Each indicator that falls above the median adds one point to the final score. Additional information about each of the nine indicators and their data sources is provided in the California Fair Housing Task Force, Methodology for Opportunity and High-Poverty & Segregated Area Mapping Tools, January 2024. The Methodology also provides the rationale for and research underlying each of the indicators used to create the composite scores.

Table D-5: Opportunity Indicators and Measures for HCD/TCAC Opportunity Maps

Indicators	*Measure*
Economic	
Above 200 % Poverty	Percent of population above 200 % of Federal poverty line
Adult Education	Percent of adults with bachelor's degree or above
Employment	Percent of adults aged 20-64 employed in the civilian labor force or in armed forces
Median Home Value	Value of owner-occupied units
Environmental Burden	CalEnviroScreen 4.0 site-based pollution indicators
Education	
Math Proficiency	Percent of 4th graders who meet or exceed math proficiency standards
Reading Proficiency	Percent of 4th graders who meet or exceed literacy standards
High School Graduation Rates	Percent of high school cohort that graduated on time
Student Poverty Rate	Percent of students not receiving free or reduced-price lunch

Source: California Fair Housing Task Force, Methodology for Opportunity and High-Poverty & Segregated Area Mapping Tools, January 2024

REGIONAL CONTEXT

HUD has developed a mapping tool that cities can use to identify disparities in access to opportunity within a region. The tool uses census data to generate indicators for scoring census tracts. The higher the index score, the better an area's access to opportunity. The following indicators are scored on a scale from zero to 100.

- Low Poverty — A measure of the degree of poverty in a neighborhood, at the Census tract level.
- School Proficiency — School-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high- and low-performing elementary schools.
- Labor Market — Measure the relative intensity of labor market engagement and human capital in a neighborhood based on employment levels, labor force participation, and education attainment.
- Low Transportation Cost — Estimates of transportation costs for a three-person, single-parent family with income at 50 percent of the median income for renters for the region.
- Transit — Estimates of transportation trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region.
- Jobs Proximity — Quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region or other statistical area. Larger employment centers, like Turlock and Modesto in Stanislaus County, are more heavily weighted.
- Environmental Health — Summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index, the lower the exposure to toxins.

The Stanislaus County Fiscal Year 2020-2025 Regional Analysis of Impediments to Fair Housing Choice (AI) explores the distribution of five of these types of opportunity: transportation, education, employment, access to low poverty neighborhoods, and access to environmentally healthy neighborhoods.

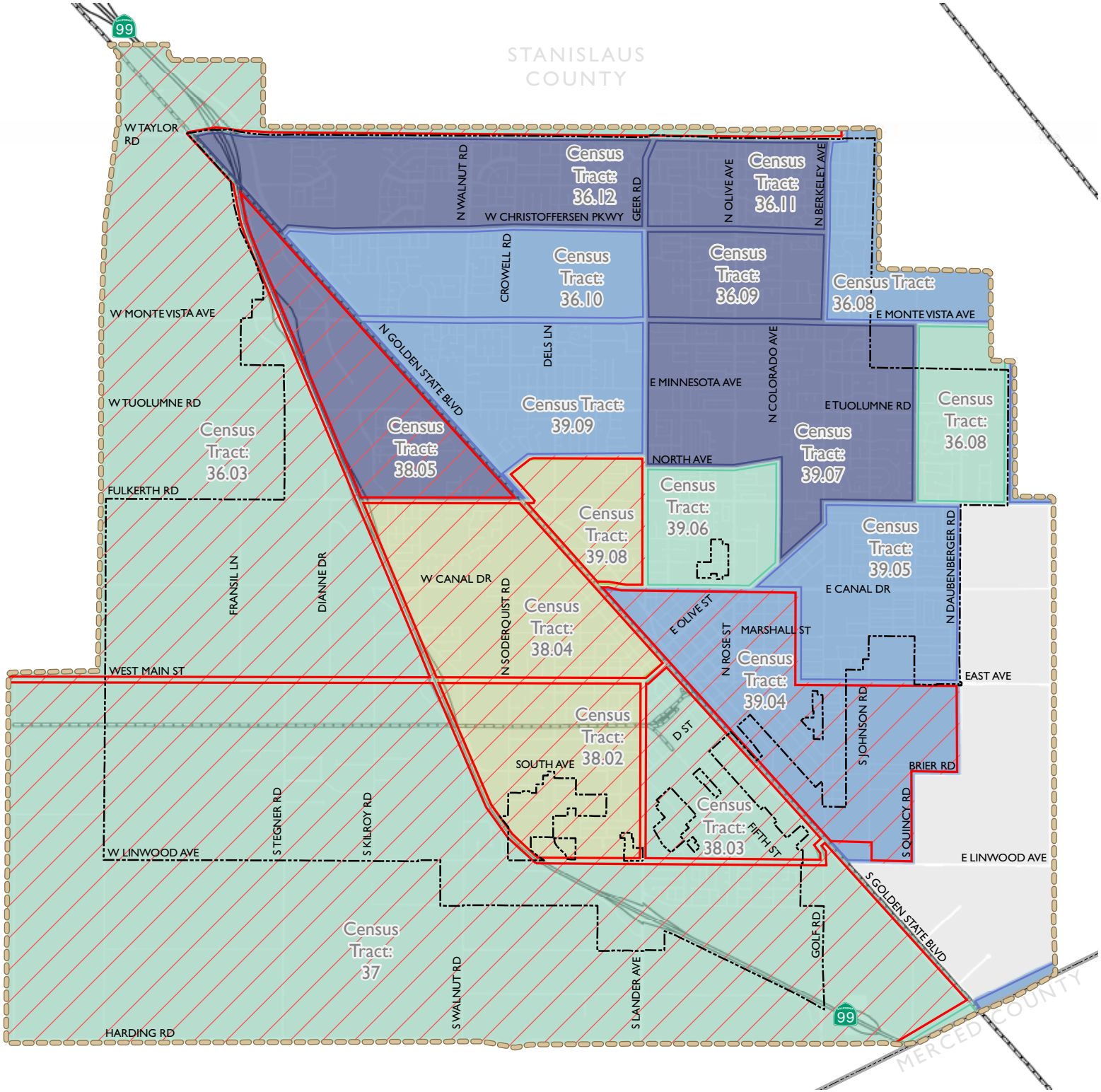
Chart D-6 and Chart D-7 below shows index scores based on the July 2020 HUD data release. In the Stanislaus County region and in Turlock, access to opportunity is generally highest for non-Hispanic Asian and Pacific Islander residents. Residents who identify as Hispanic or non-Hispanic Native American, on the other hand, have the lowest access to opportunity while non-Hispanic White as well as non-Hispanic Black people live in a wider variety of neighborhoods. The major exception to this is the relatively high labor market index scores of non-Hispanic Black, Hispanic, and non-Hispanic Asian and Pacific Islander residents in Turlock outside the Modesto region. Similar patterns are evident for the total population and those that live below the poverty line, as shown in Chart D-7.

CONTEXT

According to the TCAC Opportunity Areas composite score as shown on Map D-12, there is high variation in resource categories in the City of Turlock, as areas identified as Highest, High, Moderate and Low Resource are located throughout Turlock. The Highest Resource areas in the city are in the northern part of the city, generally north of West Christoffersen Parkway and east of Geer Road, while Moderate Resource tracts are west of SR-99 and in the east, and the Low Resource areas in the center of Turlock east of SR-99, as well as southeast by the Merced County boundary. Modesto, the largest city in the region, has a similar distribution of opportunity areas, though includes more tracts that meet the definition of High Poverty and Segregated, while smaller cities including Patterson and Riverbank are more homogeneous with a more limited range of classifications, usually Low and Moderate Resource, among their census tracts.

Map D-12

TCAC Opportunity Areas, Composite Score



- SB 535 Disadvantaged Community
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: CalEPA, 2022; HCD, 2024; City of Turlock, 2021; Dyett & Bhatia, 2024

Economic Indicators

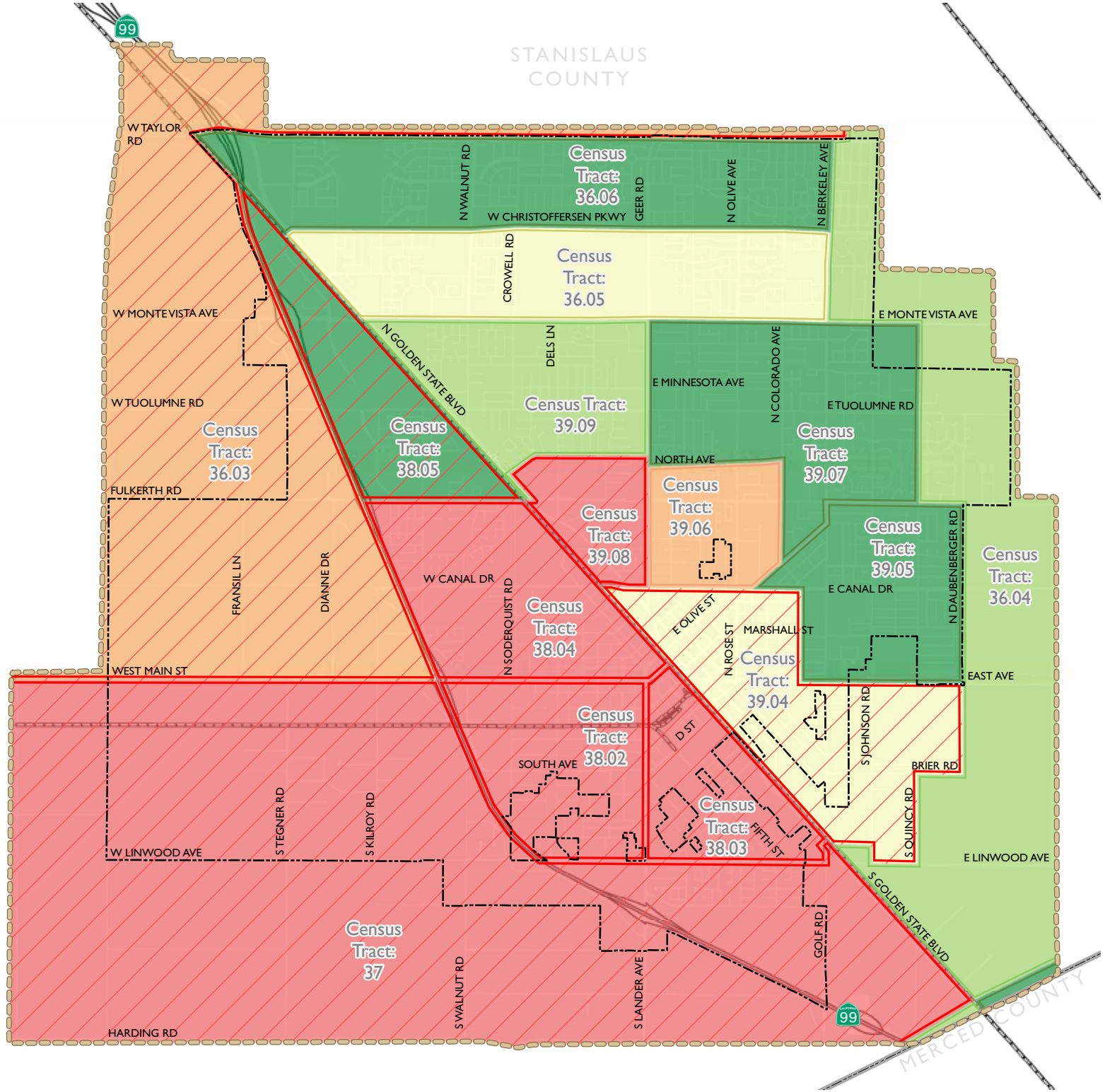
The Task Force methodology uses four indicators to measure economic opportunity: poverty, adult education rate, employment rate, and the median home value of owner-occupied units. Four tracts with less positive economic outcome are adjacent to one another and mostly located west of Golden State Boulevard, along with Tract 39.08 on Geer Road and North Golden State Boulevard (see Map D-13). Overall, Turlock has slightly more tracts classified under less positive economic outcomes than those tracts classified as more positive economic outcomes. Tracts with more positive economic outcomes, scoring greater than 0.8, align with Highest and High Resource areas in the east and north of Turlock.

Touched upon in Chapter 2 of the Draft Housing Element in more depth, there are 31,746 persons in the labor force in the City of Turlock. The largest industry represented among Turlock workers is Health and Educational Services (27.7 percent) which is a greater share of the workforce represented in the industry compared to the county (21.4 percent). Compared to Stanislaus County, employees in the Construction industry account for significantly less of Turlock's employment distribution (6.4 percent) than that of the county (8.9 percent). Further, the following four major employers provide the largest employment base for residents: Foster Farms Poultry, Turlock Unified School District, Emanuel Medical Center, and California State University Stanislaus, aligning with the two largest industries: Health & Educational Services and Manufacturing, Wholesale and Transportation. All four major employers have an employment base of at least 1,000 people, according to the Stanislaus County Comprehensive Economic Development Strategy 2023-2028. Additionally, Turlock is well-known for its agricultural setting, which has historically provided a basis for the city's industry. Food processing is the primary industry, providing a large number of industrial and manufacturing jobs. Turlock also boasts an agri-business cluster, with several new emerging technical software and laboratories to bolster this cluster.

According to California Employment Development Department Local Area Unemployment Statistics (LAUS), Turlock experienced an unemployment rate of 5.6 percent in 2024. While this rate is a 52.5 percent decrease from unemployment rates in 2011, it is a 16.7 percent increase from the 2020 unemployment rate (4.8 percent). However, this is still relatively lower than the 7.7 percent unemployment rate for Stanislaus County in 2024. The tract-level share of employed adults has been shown to be highly correlated with rates of upward economic mobility for low-income children. Adult unemployment is commonly considered to be an indicator of neighborhood disadvantage that affects not just the individuals who do not have jobs, but members of the entire community. Turlock's non-White Hispanic and Latino identifying residents have the lowest Labor Market Index scores followed by non-Hispanic Native Americans, then non-Hispanic Black residents. This pattern extends to Stanislaus County, although the Labor Market Index scores are overall lower in the County than in Turlock (see Chart D-7). In terms of unemployment, Countywide, 70.7 percent of unemployed residents identify as White, with 53.7 percent of them identifying as Hispanic or Latino and 46.3 percent as non-Hispanic or Latino, which is proportional to the county's demographics. In Turlock, 47.2 percent of the White non-Hispanic or Latino population is unemployed, which is comparable to Turlock as 48 percent of the population is White non-Hispanic.

Map D-13

TCAC Opportunity Areas, Economic Score



- SB 535 Disadvantaged Community
- < 0.2 (Less Positive Economic Outcomes)
- > 0.2 – 0.4
- > 0.4 – 0.6
- > 0.6 – 0.8
- > 0.8 (More Positive Economic Outcomes)

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

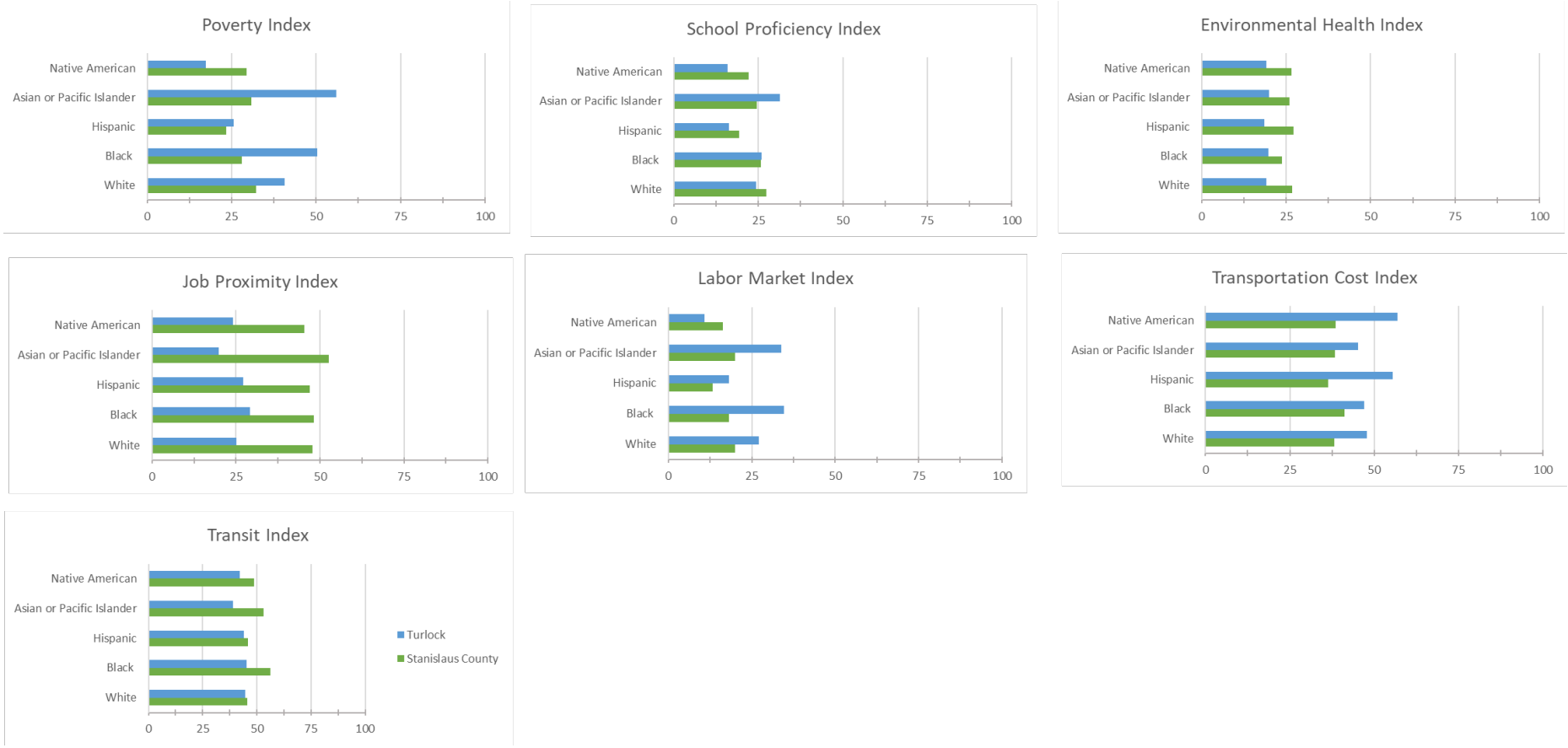
Source: CalEPA, 2022; HCD, 2023; City of Turlock, 2021; Dyett & Bhatia, 2024

Chart D-6: Opportunity Indices, Population Living Above the Poverty Level



Source: HUD, AFFHT0006 Table 12, July 2020

Chart D-7: Opportunity Indices, Population Living Below the Poverty Level



Source: HUD, AFFHT0006 Table 12, July 2020

The Jobs Proximity Index, which measures the physical distance between place of residence and jobs, is similar among all the census tracts in Turlock. However, the data does show differences among race and ethnicities within each tract. Non-White Hispanic residents have the highest Jobs Proximity Index score followed by non-Hispanic Native American and -Hispanic Black residents, who comprise a significant proportion of the city's non-White workers. This means they live close to where they work relative to the White population, as shown in Chart D-7. Turlock is 17 square miles, making access to work in various parts of it or other job centers such as Modesto possible by car. Commute patterns discussed in Chapter 2, Community Profile noted that 71.3 percent of workers in Turlock commute from outside the city, while 7,985 residents live and work in Turlock. Turlock residents can travel throughout Turlock with seven transit routes, where each route connects to the Turlock Transit Center, so residents can also reach Modesto, Ceres, and Keyes by a regional bus route that runs throughout the day.

One of the most pressing issues affecting the world today is the digital divide, a term referring to the gap between those who have access to the internet and related technology and those who do not. The gap impacts individual economic opportunities and outcomes and is most likely to affect lower-income households, people with disabilities, and woman. Map D-14 shows distribution of households with no computer or internet subscription in Turlock. Census tracts with the highest percentage of households with lack of internet access are found in south Turlock (census tract 38.02 and 38.03), as well as central Turlock (39.06). Tract 38.02 is the only tract in Turlock designated as a High Segregation and Poverty tract, while tract 39.06 has the highest concentration of female-headed households.The City is currently in the process of updating the most current economic development strategic plan and is expected to be completed in Fall 2025. The current plan provides detailed updates of demographic, retail and industrial market data to provide a firmer foundation for City economic development efforts going forward. The updated plan will expand on this data and develop a new strategy to update the City's economic development program.

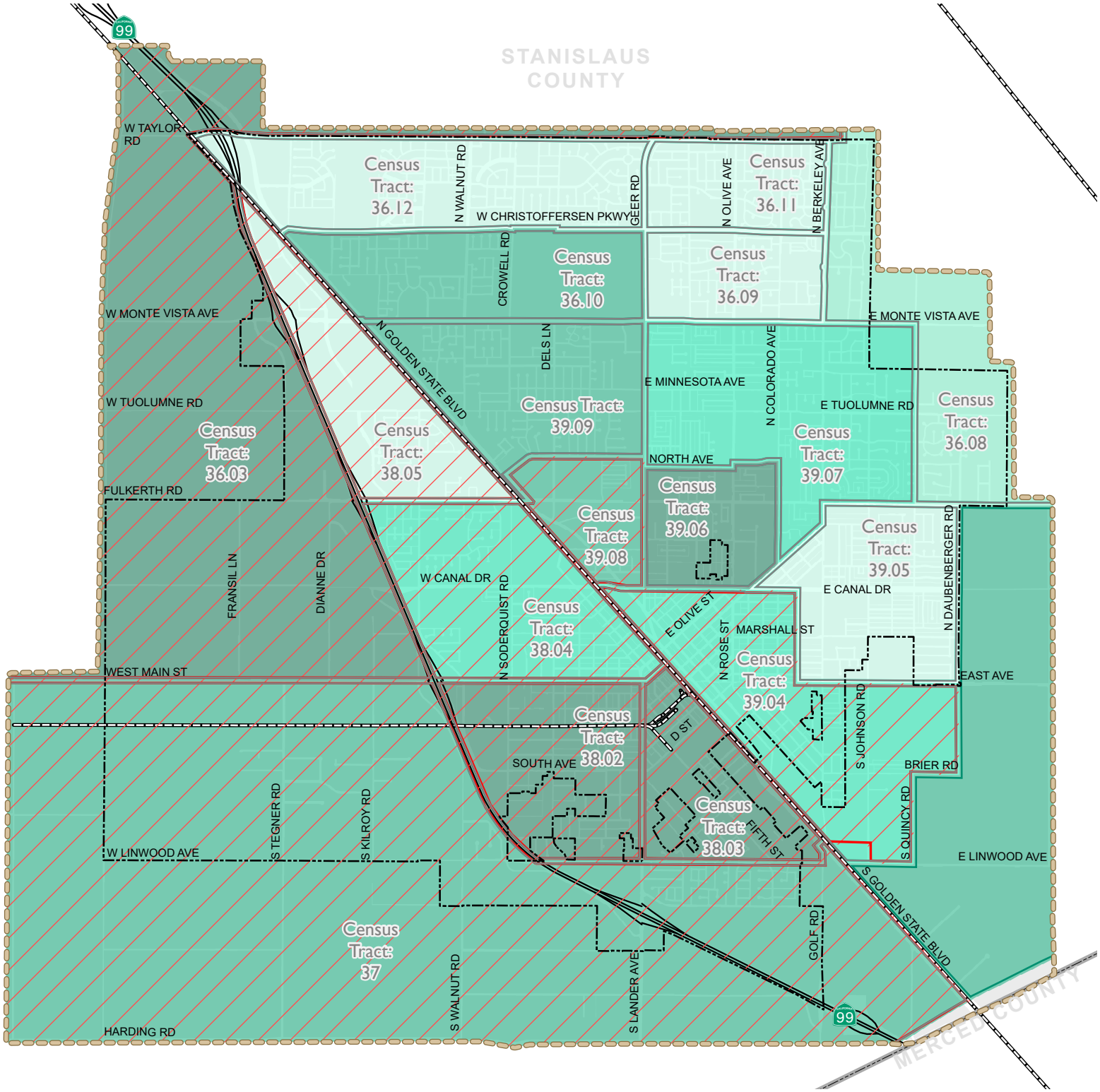
In addition to the City's efforts, there are significant, multi-year economic development programs and initiatives in Stanislaus County that are designed to influence the jobs landscape in the next ten years. The Stanislaus 2030 Investment Blueprint is a comprehensive, collaborative strategy among business, government, and civic stakeholders with the goal of creating more quality jobs and improving financial well-being. Its strategies include talent development, entrepreneurship and small business dynamism, and removal of non-skill barriers to jobs and training. Catering to the food and agricultural sectors of Stanislaus County and Turlock specifically, under Stanislaus 2030, the BioEconomy, Agriculture, & Manufacturing (BEAM Circular) is a key traded-sector initiative focused on the circular bioeconomy within food and agricultural systems. This initiative has received significant funding and is expected to create a large number of quality jobs in bioindustrial manufacturing and related fields.

There are several organizations working to improve access to economic opportunity in Turlock and the greater Modesto region. Opportunity Stanislaus assists communities with their workforce readiness process, introducing people to financial incentives and financing programs, and by helping them locate appropriate sites and buildings to meet their needs. The organization's vision is to attract jobs that give more buying power to the workforce. Turlock works in collaboration with the Valley Sierra Small Business Development Center (SBDC), an arm of the Central California Small Business Development Center, whose mission is to help businesses start, grow, and succeed in the Modesto region. SBDC offers workshops, trainings, and classes for businesses, entrepreneurs, and individuals. It also acts as a resource center for new businesses with owners located in Stanislaus County and Tuolumne County, providing ongoing support to existing businesses. SBDC does not offer grants or loans itself but works closely with financial partners who offer a variety of loan programs, as well as other regional and community funding sources. In addition to support for small businesses, SBDC also provides workforce development services.

All together, these resources offer a variety of ways to access economic opportunity in Turlock likely influenced by variation among the area's industries and workforce skills and experience. The tracts with lower economic opportunity are the tracts concentrated where there are also concentrations of female-headed households, people falling under the poverty line, and multi-family housing. These tracts are likely where low wage workers can afford to live. Access to jobs for groups facing socioeconomic challenges is high as indicated by the Jobs Proximity Index score, likely due to proximity to industries with need for low-wage workers. The Labor Market Index score is higher in Turlock than the County, influenced by Turlock being considered one of the County's two urban centers with job centers and a university. Additionally, economic opportunity is supported by the presence of organizations discussed above working to improve workforce readiness and attract business development throughout the County.

Map D-14

Lack of Internet Access in Turlock



SB 535 Disadvantaged Community

Households with No Computer or Internet Subscription

- 21% - 25%
- 16% - 20%
- 11% - 15%
- 6% - 10%
- 2% - 5%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

0 ¼ ½ 1 Miles

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates; City of Turlock, 2021; Dyett & Bhatia, 2023

Educational Indicators

There are 25 school districts in Stanislaus County, two of which serve Turlock: the Turlock Unified School District (TUSD) or Chatom Union School District (CUSD). Most of Turlock is in the Turlock Unified School District (TUSD). TUSD provides public elementary, middle, high school, in addition to an adult school and a charter school. TUSD elementary school facilities includes Brown Elementary School, Crowell Elementary School, Cunningham Elementary School, Earl Elementary School, Julien Elementary School, Medeiros Elementary School, Osborn Two-Way Immersion Academy, Wakefield Elementary School, and Walnut Elementary Education Center. TUSD middle school facilities include Dutcher Middle School and Turlock Junior High School, while TUSD high school facilities include Pitman High School, Turlock High School, and Roselawn High School. In terms of geographic availability, schools are spread throughout the city. However, there are more TUSD facilities in central Turlock, near Downtown, due to the school district main office and E Cademy Charter At Crane School being located there. CUSD has three facilities, two of which, Crowell Elementary and Crowell pre-school on Clayton Road in the unincorporated area, serve the western parts of tracts 37.00 and 38.02 between West Main Street and Harding Road. Crowell also serves the more sparsely populated unincorporated area to the west. About 85 percent of the Crowell students are economically disadvantaged, meaning their families are below the poverty line, and 76 percent are minority. Crowell's math and reading scores compare poorly with the Turlock Unified School District (15 percent in math and 28 percent in reading compared with 31 and 40 percent in the TUSD).

TUSD assigns students to schools based on their geographic attendance zones, known as "home residence" schools. If families would like to attend a different school within the district, they must submit an intra-district transfer (referred to as a "school of choice" application). However, selection is not guaranteed, as approval is required before enrollment at a non-home school. There are about seven private schools in Turlock. For new master planned area, like the Morgan Ranch Master Plan Area, a new elementary school will be developed and operated by the Turlock Unified School District, as stated in the Morgan Ranch Master Plan. Elementary school design guidelines state the school will be located central to the Morgan Ranch community and to the existing neighborhoods to the north.

Table D-6 summarizes test score results from the 2021-2022 Smarter Balanced assessments of math and English Language Arts (ELA), which forms part of the State's California Assessment of Student Performance and Progress (CAASPP). The proportion of students who meet or exceed standards in ELA or math in Turlock is higher than in Stanislaus County, but lower than in the State. When comparing test results between the two high schools in Turlock, Turlock High School had 23.4 percent of its students meet or exceed the standard for overall achievement and John H. Pitman High had 29.9 percent of its students meet or exceed the standard for overall achievement. Turlock High School serves the south and southeastern part of Turlock while John H. Pitman High School serves the more western and northern part of the city.

Table D-6: CAASP Scores

District/Region	*Percent Met or Exceeded Standard*	
	English Language Arts	*Mathematics*
State of California	47.1%	33.4%
Stanislaus County	37.7%	23.1%
Turlock Unified	40.4%	25.3%

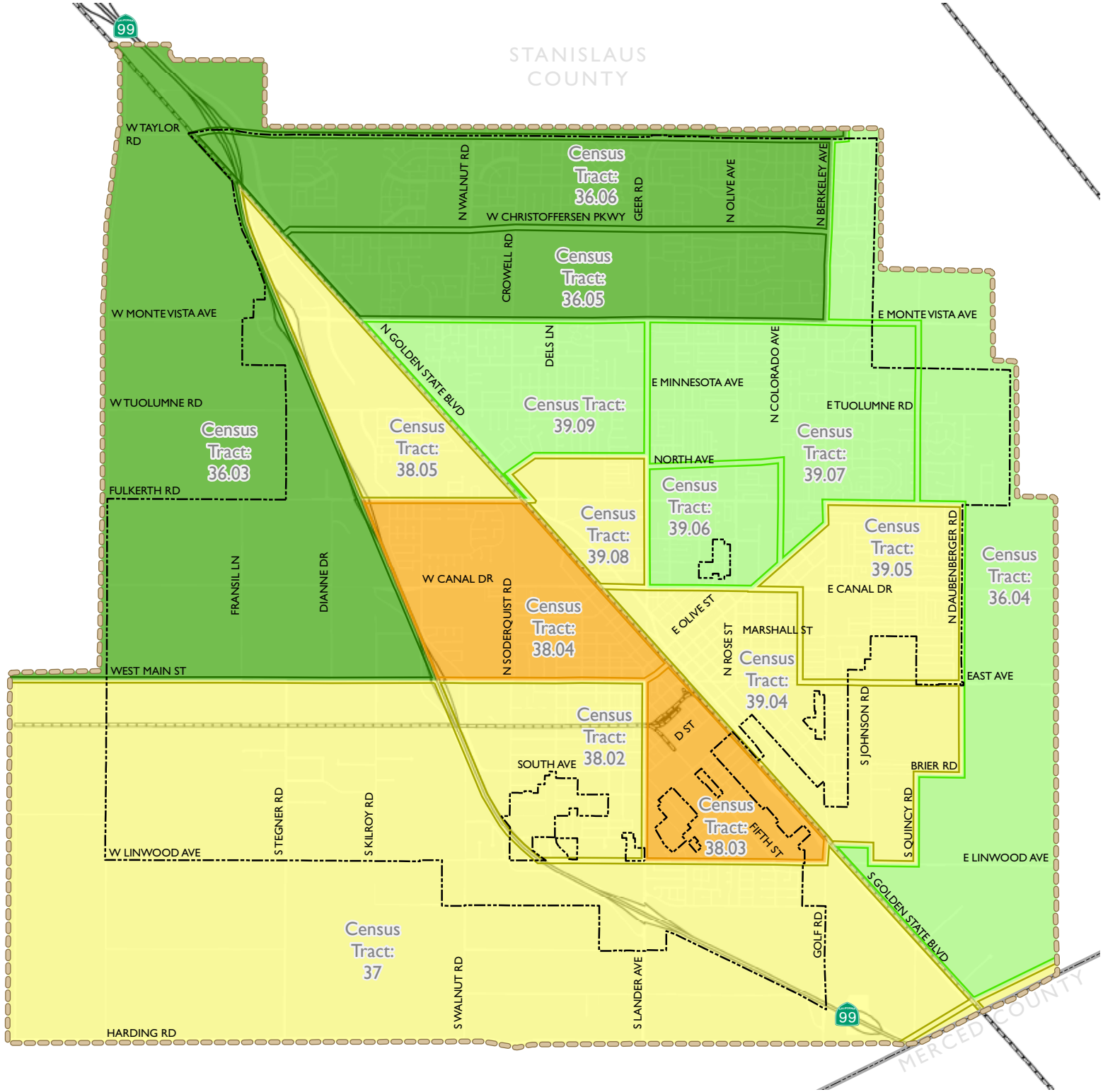
Source: California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2021-2022

Students of color in Turlock received lower test scores in both math and English than non-Hispanic White students. While non-Hispanic White students received scores (53.0 percent in English and 38.0 percent in math) that are greater than the State and County averages (see Table D-6), students of color received higher scores than the County averages but lower than the State (43.9 percent in English and 30.1 percent in math). In terms of the County, students of color are doing better in Turlock but there is still an educational gap within the city between White and non-White students. Notably, Black (29.7 percent in English and 13.3 percent in math) and Hispanic (32.6 percent in English and 17.2 percent in math) students received the lowest scores while other races/ethnicities scored closer to the average in the city. Barriers to educational opportunity for students of color might relate to housing choice because census tracts with lower educational opportunity scores also have higher shares of the Hispanic and Black populations of the city. Other barriers that are probably contributing to the gap include language, economic factors, and the lack of educational resources between White students and students of color in Turlock.

As Turlock experiences lower levels of educational opportunity compared to the State, both TUSD and CUSD are proactively taking steps to improve scholastic performance for local students and expand on campus support services through a variety of specialized efforts. CUSD provides instructional support programs that include homework support and academic intervention including math and reading and after-school childcare program that provides supervision, homework support, and recreational activities. Further, TUSD operates a Family Resource Center that provides resources, programs, and services to diverse Turlock families, that include school readiness programs for students in need, parent workshops, food distribution drives, and mobile health clinics. Although there are some areas in the City with lower educational opportunity scores, overall Turlock scores higher than the County and its students of color fare better than students on average in the County. Programs provided by CUSD and TUSD can continue to improve the educational opportunity of students in Turlock. Huntington Learning Center of Turlock is an education partner with local schools in Turlock and neighboring communities, located in Downtown Turlock. From individualized to high-dosage tutoring, certified teachers provide support to educators and school districts to help accelerate learning for students through Huntington's accredited programs and data-driven approach to learning. Valley First Tutoring also offers tutoring services in Turlock that could help improve educational outcomes, located along North Golden State Boulevard.

The TCAC Opportunity Areas education score, which quantifies access to educational opportunity, is provided in Map D-15. Eight of Turlock's fifteen tracts, including the area served by the Chatom District, have the second lowest range of education scores, four have outcomes ranging from .50 to .75, and three fall into the "more positive education outcome" category with outcomes above .75. The two most northern census tracts with the best education outcome scores are in the area served by Pitman High School, while none of the tracts with the best education outcome scores are in Turlock High School's boundary. Although there may be a slight difference in the two school boundaries' outcomes, the High Segregation and Poverty tract (tract 38.02) and the Racially Ethnically Area of Affluence tract (tract 39.05) are both located in the lower-performing Turlock High School boundary. Although there are some areas in the city with lower educational opportunity scores, overall Turlock scores higher than the County and its students of color fare better than students on average in the County.

In terms of upper education and vocational opportunities, TUSD also operates the Turlock Adult School that offers a Career Technical Education (CTE) program. The CTE program integrates core academic knowledge with technical and occupational knowledge in order to provide students a pathway to careers and/or post-secondary education in Turlock. Courses include: Associate Child Development Certification, Basic Auto Repair, Certified Nursing Assistant, Code Academy, Digital Skills Boot Camp, Forklift Safety Certification, Microsoft Office Specialist, Professional Truck Driving, QuickBooks Essentials, and Welding, Combination.



Map D-15

TCAC Opportunity Areas, Education Score

- < .25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > .75 (More Positive Education Outcomes)

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2023; City of Turlock, 2021; Dyett & Bhatia, 2024

Environmental Indicators

The environmental opportunity score in the TCAC Opportunity Map is based on CalEnviroScreen 4.0 pollution indicators and values, as shown on Map D-16. CalEnviroScreen is a mapping tool that helps to identify communities disproportionately burdened by multiple pollution sources and with population characteristics making them more sensitive to pollution. The tool uses data of four major types of indicators: exposure (e.g., air quality, lead risk, etc.), environmental effects (e.g., hazardous waste facilities, solid waste sites, etc.), socioeconomic factors (e.g., poverty, unemployment, etc.), and sensitive populations (health conditions that are sensitive to pollution, such as asthma and cardiovascular disease). This data is combined into a single score for each census tract and compared to all other tracts in the state through ranking, with a high-ranked score indicating high pollution burden and high levels of population characteristics that can increase people's sensitivity to pollution's effects. The tracts in the highest 25% of scores are then designated as "disadvantaged communities" (DACs). This designation is part of complying with SB 535 (De Leon, 2012), which requires funds from the State's Cap and Trade Program to be used for programs to reduce emissions of greenhouse gases, with a portion of the funds to projects that provide a benefit to disadvantaged communities (DACs) as identified by the California Environmental Protection Agency (CalEPA). Assembly Bill 1550 (Gomez, Chapter 369, Statutes of 2016) established the currently applicable minimum funding levels:

- At least 25 percent of funds must be allocated toward DACs,
- At least 5 percent must be allocated toward projects within low-income communities or benefiting low-income households, and
- At least 5 percent must be allocated toward projects within and benefiting low-income communities, or low-income households, that are outside of a CalEPA-defined DAC but within ½ mile of a disadvantaged community.[21]

In Turlock, these DACs are in the southwestern part of the City, including Downtown and tracts south and west of Golden State Boulevard (Turlock's DACs are Tracts 36.03, 37, 38.02, 38.03, 38.04, 38.05, 39.04, 39.08, and can be seen in Map D-1). The area's proximity to industrial land uses and SR-99 freeway, the volume of truck traffic on local roads serving auto-service businesses, the presence of hazardous materials facilities and solid waste sites, and drinking water quality contribute to the tracts' high scores. Leaking underground storage tanks can threaten groundwater quality, and Map D-17 shows that Turlock has a high concentration of these sites Downtown and south of Golden State Boulevard.[22] The risk of childhood lead exposure from older homes with lead-based paint follows the same spatial pattern, concentrated in Downtown and south of Golden Gate Boulevard. Map D-18 shows that hazardous waste generators and facilities are more dispersed throughout the city, with the eastern part of the city as an exception. As detailed in Table C-16 in the Constraints Analysis, many hazardous sites within Sixth Cycle Housing Element Opportunity Areas are concentrated along Geer Road, a north-south arterial in the middle of the City, Golden State Boulevard, and Downtown, where these roads intersect. Solid waste sites and facilities, by contrast, are concentrated in the southwestern corner of the City in Tracts 38.02 and 37 (Map D-19). Turlock has historically relied on

[21] CalEPA, California Climate Investments to Benefit Disadvantaged Communities https://calepa.ca.gov/envjustice/ghginvest/ and https://experience.arcgis.com/experience/1c21c53da8de48f1b946f3402fbae55c/page/SB-535-Disadvantaged-Communities/

[22] Office of Environmental Health Hazard Assessment, Groundwater Threats. https://oehha.ca.gov/calenviroscreen/indicator/groundwater-threats

groundwater from the Turlock Groundwater Subbasin.[23] In 2023, it began introducing surface water purchased from the Stanislaus Regional Water Authority and obtained from the Tuolumne River through a Surface Water Integration Project to provide a more resilient water supply. Arsenic and 1,2,3-trichloropropane exceeded the maximum contaminant level (MCL), the highest level of contaminant allowed in drinking water, in Turlock's water supply in 2024.[24] When these compounds are consumed in high concentrations, there is an increased risk of cancer. Nitrate levels also approached the MCL, which can pose health risks to infants and pregnant individuals. The City's Municipal Services Department is closely monitoring contaminant levels. Being surrounded by farmland, agricultural pesticide exposure is high throughout the city, with the highest scores at the perimeter and in Downtown – Tracts 39.06 and 39.08 in the center of the city have no agricultural pesticide data available. Exposure to particulate matter (PM) is also present throughout the city, with high scores for PM 2.5 exposure in all tracts except Tracts 36.03 and 36.04, and high diesel PM exposure in tracts bordering the freeway (Tracts 38.02, 38.04, and 38.05).

Environmental opportunity considers pollution in an environment, but also amenities in an environment, such as tree canopy coverage and access to parks, community facilities, healthy foods. Tree canopy coverage throughout Turlock is lower than the State average, with slightly higher tree canopy coverage just east of Downtown.[25] Parks are present throughout the city, but there is a lower concentration in Downtown and none in the southwestern corner of the city. Relatively large parks are concentrated in the northern section of Turlock. Residential areas in the southern corners and center of the City are not within 10-minute walking access to a park (see Map D-21). Map D-21 also shows cultural and recreational facilities, community centers, and public libraries, which are concentrated on both sides of Golden State Boulevard near Downtown. Data on access to healthy food retailers has limitations, as it requires a threshold of employees or sales to be classified as healthy and may undercount places such as meat and fish markets, ethnic food markets, and other places that could sell healthy foods.[26] According to the Modified Retail Food Index, access to healthy food retailers is higher than the state average in Tracts 38.03, 38.04, 36.07, and 39.05, and below the state average in Tract 38.02, and no healthy retailer data in all other tracts.[27] The Turlock Farmers' Market is in Tract 39.04.

The U.S. Department of Housing and Urban Development (HUD)'s Environmental Health Index metric summarizes potential exposure to harmful toxins at a neighborhood level. In contrast with CalEnviroScreen's scoring value pattern, the higher the index, the lower the exposure to toxins. For the population above the poverty level in the City, all races and ethnicities scored between 19 and 20 for the Environmental Health Index (see Chart D-6). Asian or Pacific Islander residents scored the highest (20.9) and Hispanic residents the lowest, although not by much (19.4). Among those under the poverty level, a similar trend was inferred, Asian or Pacific Islander residents scoring the highest (19.8) and Hispanic residents the lowest with a similarly slim delta (18.5). The City's population both above and below the

[23] City of Turlock. Surface Water Integration Project. https://ci.turlock.ca.us/srwa/

[24] City of Turlock. July 1, 2025. 2024 Water Quality Report. https://www.cityofturlock.org/_pdf/files/CCR_2024.pdf

[25] Public Health Institute. California Healthy Places Index 3.0. https://map.healthyplacesindex.org/?redirect=false

[26] California Department of Public Health. Healthy Communities Data and Indicators Project – Retail Food Environment. https://www.cdph.ca.gov/Programs/OHE/CDPH%20Document%20Library/HCI/Food%20Security%20and%20Nutrition/HCI_%20ModifiedFoodRetailEnvironment_Narrative_2022_2023-11-08.pdf

[27] California Department of Public Health. Modified Retail Food Environment Index 2022. https://www.arcgis.com/apps/dashboards/ed14abbe27e54abcae74577799b06fc7

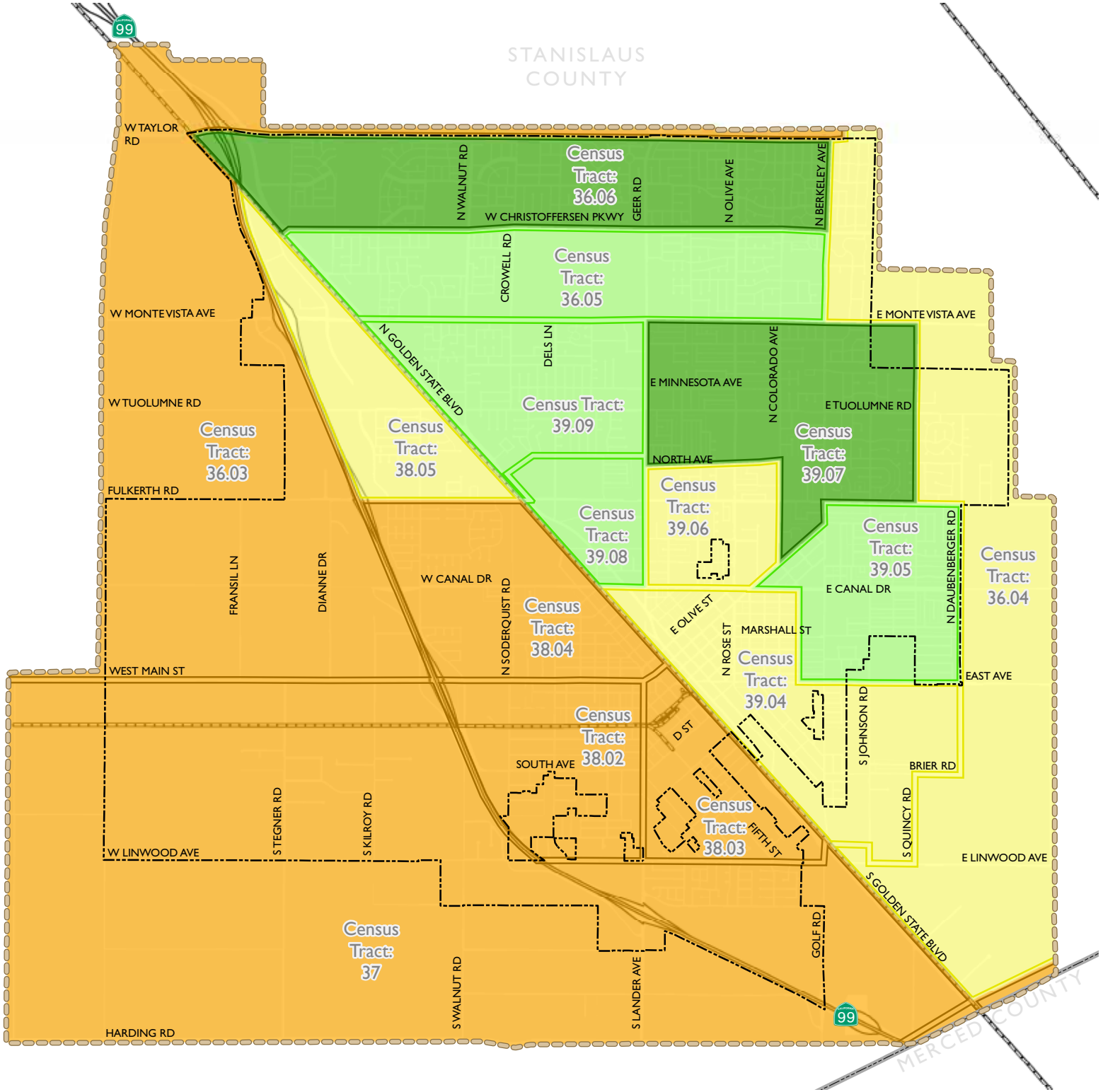
poverty line scored lower than the County, indicating the City has a higher exposure to toxins than the County average.

This spatial pattern of environmental pollutant burden and lack of environmental amenities correlates with the areas of lowest resources and one area of highest segregation and poverty within Turlock. Map D-# visualizes access to environmental opportunity in Turlock based on the TCAC indicators from CalEnviroScreen 4.0. Using TCAC indicators, all Turlock census tracts west of Golden State Boulevard are ranked as having the least positive outcomes. Tracts 36.03, 37.00, 38.02, 38.03. and 38.04 have the lowest potential for positive outcomes (less than 25 percent) and 38.05, which is closer to the more affluent areas in the northern part of the city, scores slightly higher (25 to 50 percent). Tracts with the more positive environmental outcomes are located in north and east Turlock, Tracts 36.06 and 39.07, which also align with Highest Resource areas and High White Segregation areas. The City's Pipeline Projects (see Table 3-2 in Chapter 3) are in Tracts 36.04, 36.05, 36.06, 38.02, 38.03, 38.04, and 39.04, which are predominantly in tracts scoring the lowest and higher potential for positive outcomes. Nearly all of the Pipeline Projects are for Moderate or Above Moderate Income units (370 and 906, respectively, out of 1,282 total units) and are located across all Resource levels and all levels of positive environmental outcomes. Tract 38.02, the only High Segregation and Poverty Tract in Turlock, is in the 98th overall percentile for pollution burdens and vulnerabilities relative to the rest of the State. As DACs exist within Turlock, the City of Turlock is required by SB 1000 to adopt an environmental justice element. By developing an environmental justice element, the City can decrease pollution exposure, increase community assets and improve overall health by addressing unique or compounded health risks in disadvantaged communities.[28] A draft of the environmental justice element will be available in Spring of 2026. The City is already implementing and planning place-based community improvements to improve the quality of life in DACs and low-income neighborhoods – see Program 3-E in Chapter 4, Housing Action Plan. The City should investigate the potential for funding projects that could benefit lower-income residents in Tract 38.02 and other DACs.

[28] Office of Land Use and Climate Innovation. June 2020. General Plan Guidelines. Ch. 4.8: Environmental Justice Element. thttps://lci.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf

Map D-16

TCAC Opportunity Areas, Environmental Score



< .25
(Less Positive Environmental Outcomes)
.25 - .50
.50 - .75
.75 - 1
(More Positive Environmental Outcomes)

Study Area Boundary
City Limit & County Island
County
Railroad

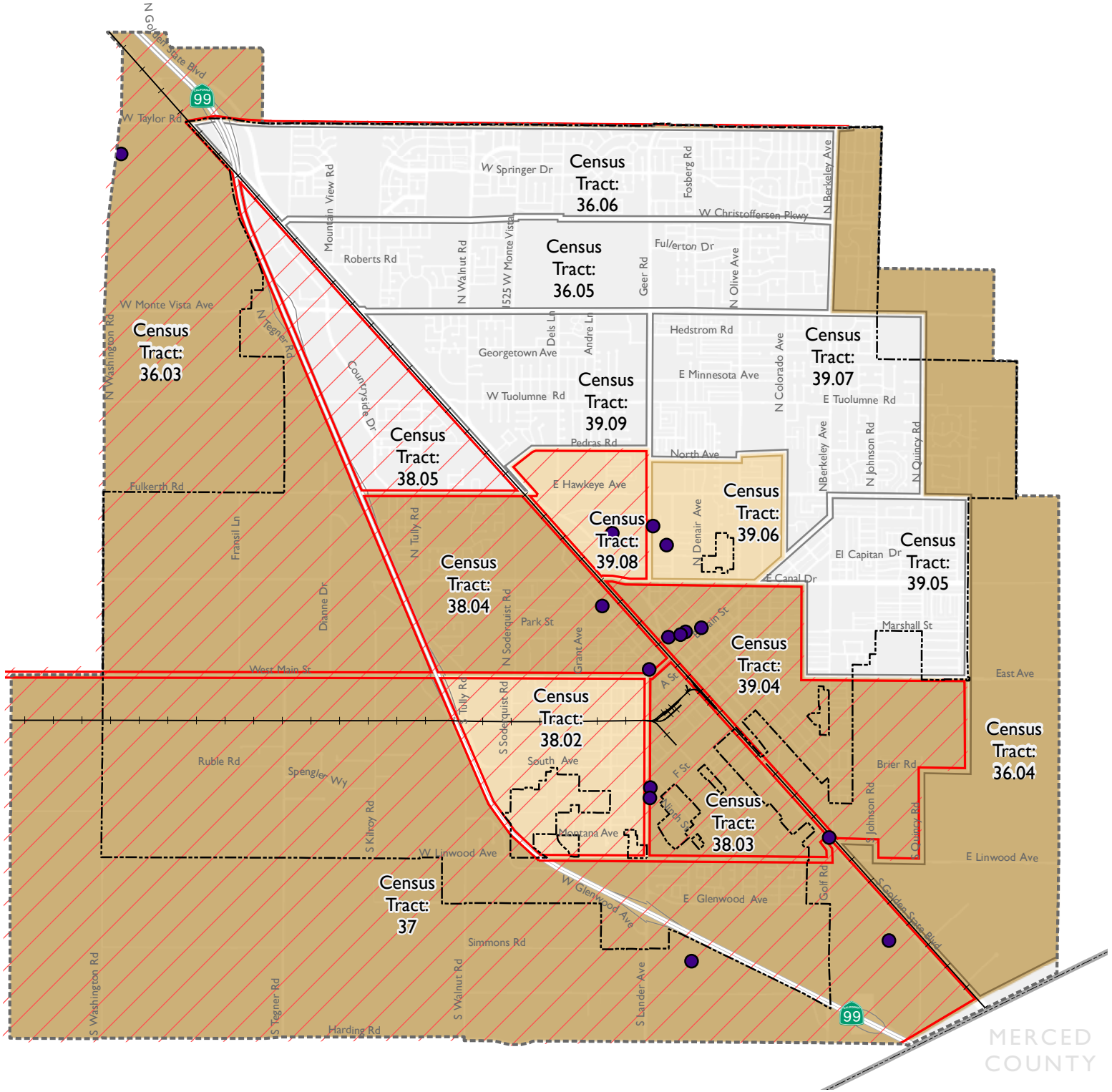
Map Date:
9/20/2024

0 ¼ ½ 1
Miles

Source: HCD, 2023; City of Turlock, 2021; Dyett & Bhatia, 2024

Map D-17

Threat of Groundwater Contamination



SB 535 Disadvantaged Community

Statewide Ranking by Census Tract

Groundwater Threat Percentile

- Top 25%
- 50% - 75%
- Groundwater Threats Sites
- City Limit
- Study Area
- County Limit
- Freeway
- Railroad

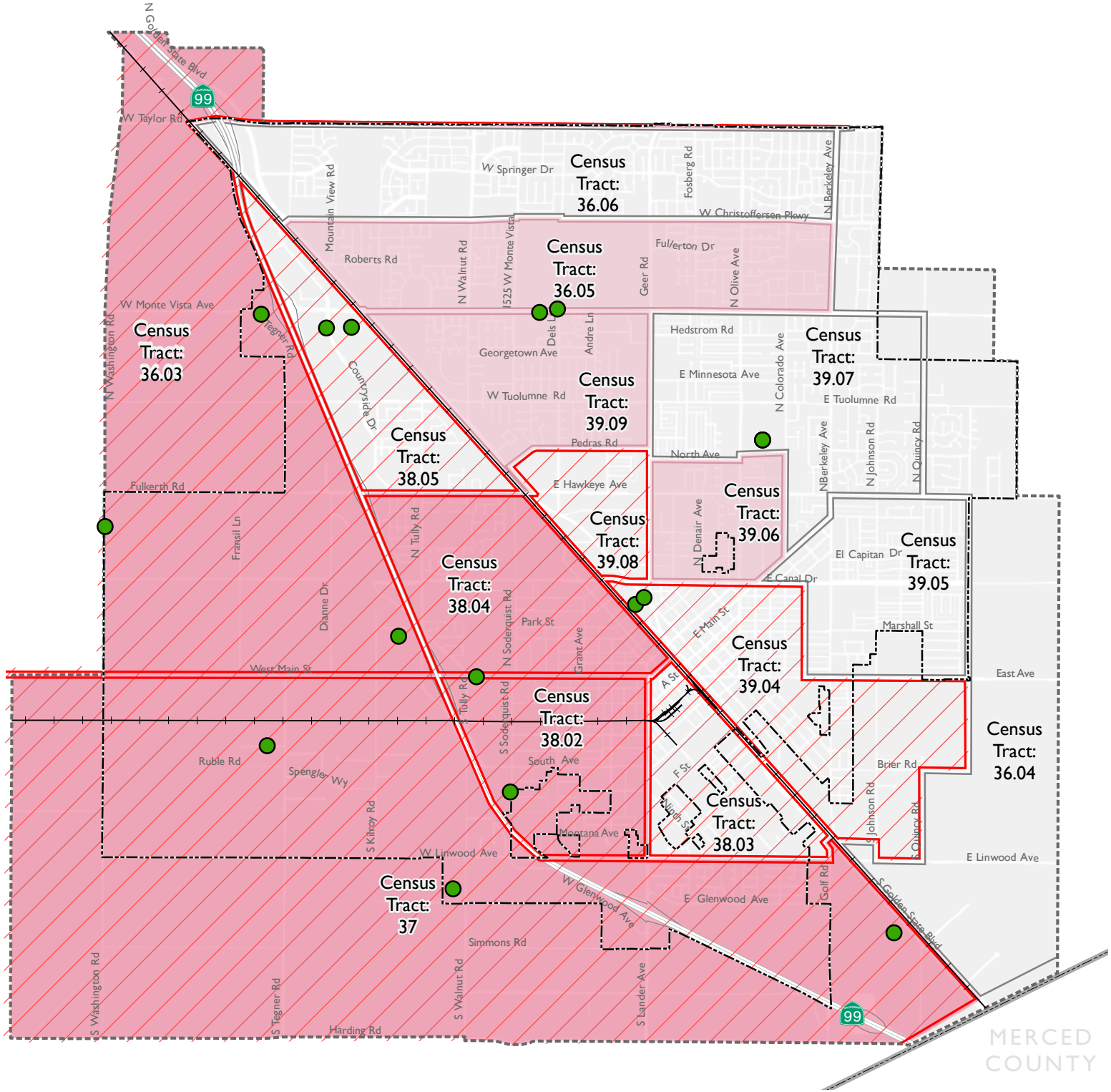
Note: This map shows data from CalEnviroScreen, which uses 2010 Census Tract geographies; boundaries/labels shown may not align with other maps that use more recent geographies.

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2023

Map D-18

Concentration of Hazardous Waste Facilities



SB 535 Disadvantaged Community

Statewide Ranking by Census Tract

Hazardous Waste Percentile

- Top 25%
- 50% - 75%
- Hazardous Waste Generator
- City Limit
- Study Area
- County Limit
- Freeway
- Railroad

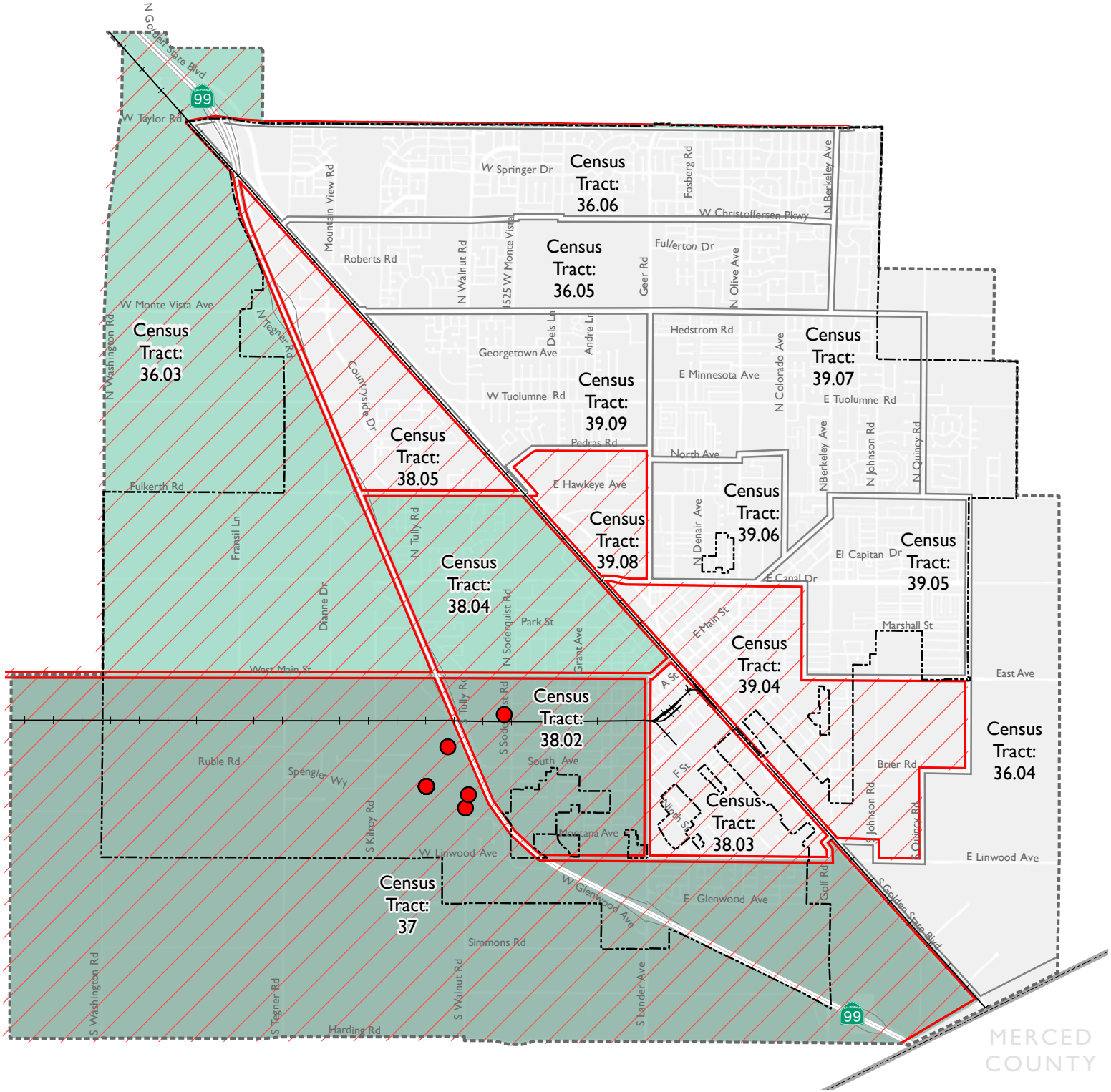
Note:This map shows data from CalEnviroScreen, which uses 2010 Census Tract geographies; boundaries/labels shown may not align with other maps that use more recent geographies.

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2023

Map D-19

Concentration of Solid Waste Facilities



SB 535 Disadvantaged Community

Statewide Ranking by Census Tract

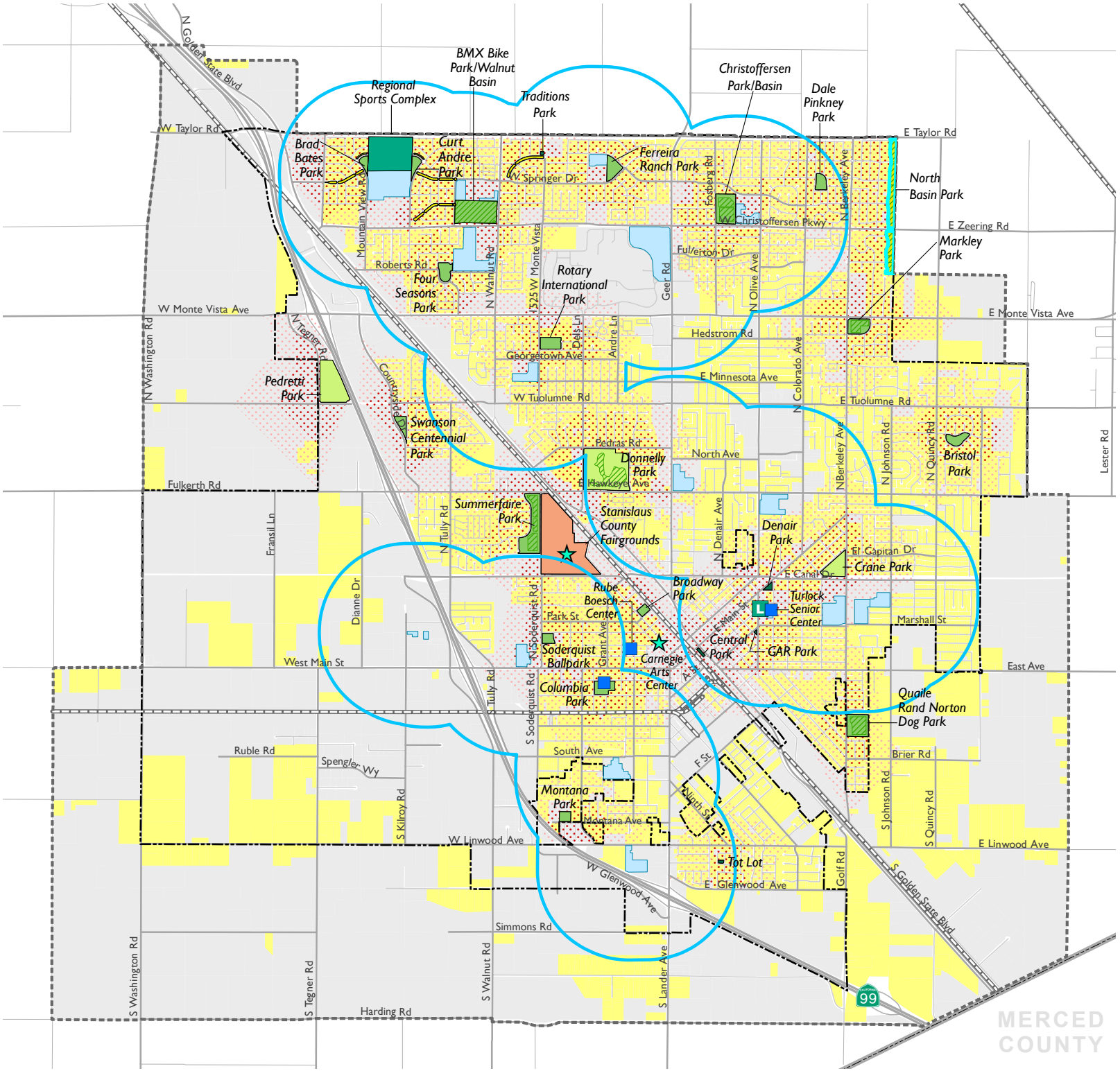
Solid Waste Percentile

- Top 25%
- 50% - 75%
- Solid Waste Site
- City Limit
- Study Area
- County Limit
- Freeway
- Railroad

Note: This map shows data from CalEnviroScreen, which uses 2010 Census Tract geographies; boundaries/labels shown may not align with other maps that use more recent geographies.

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2023



Map D-20

Existing and Proposed Parks, Trails and Community Facilities

Existing Recreational Facilities

- Cultural/Recreational Facilities
- Community Centers
- Public Library

Existing Parks

- Pocket Park
- Neighborhood Park
- Community Park
- Linear Park
- Sports Complex
- Stanislaus County Fairgrounds
- Neighborhood School Park
- Existing Detention Basin

- 5 minute Walking Access to a Park
- 10 minute Walking Access to a Park
- Half Mile Service Radius for School Parks
- Existing Residential Land Uses

- City Limit
- Study Area
- County

- Freeway
- Major Road
- Road
- Railroad

Source: City of Turlock, 2021; Dyett & Bhatia, 2023

Transportation

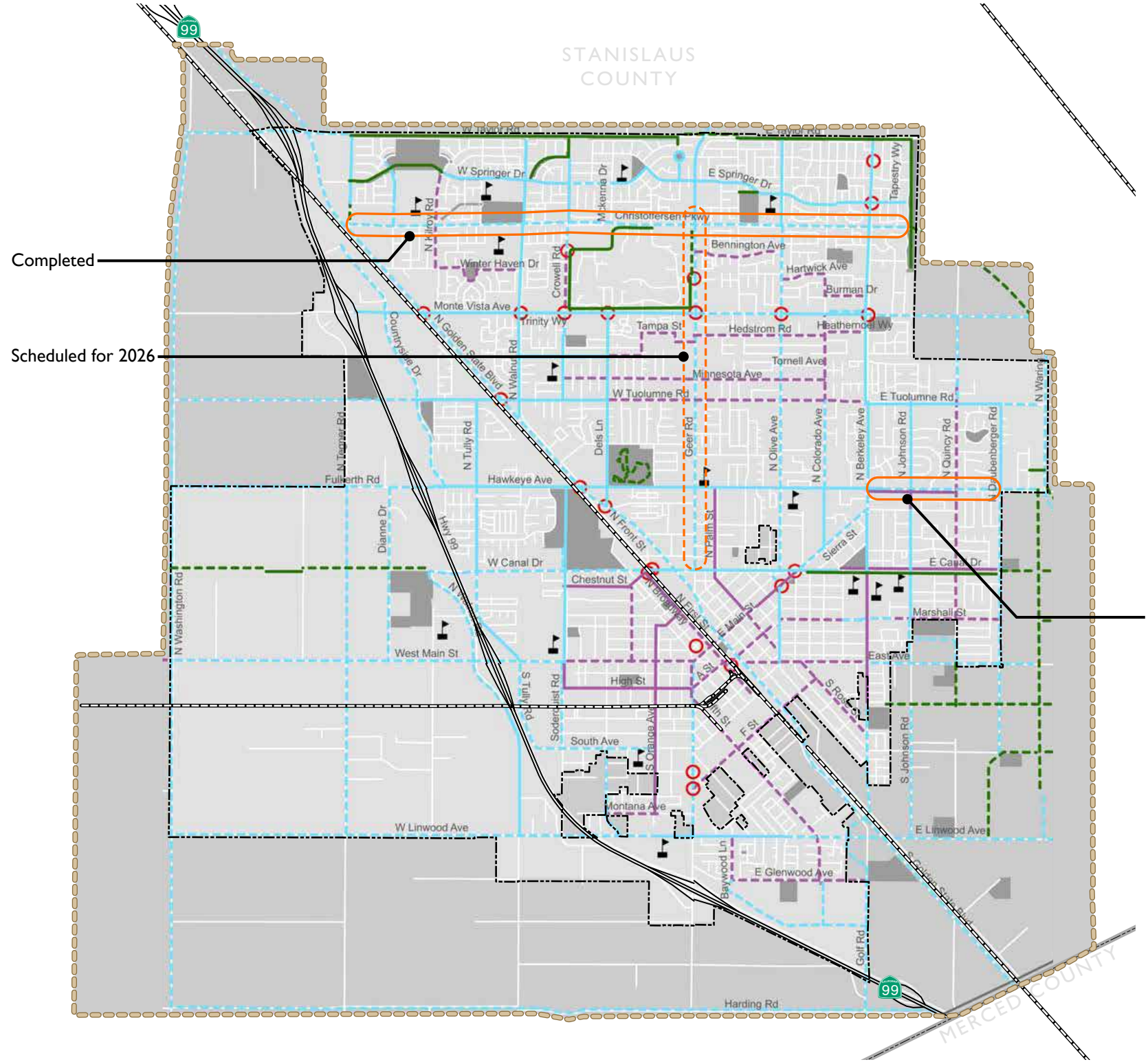
Turlock is the northern terminus of Route 165 that connects the City to State Route 152 and Interstate 5 to the south. Travelling by bicycle and foot can be easy due to flat topography but the heat during the summer can limit this mode. In Stanislaus County, many people drive rather than use public transportation, but there are many alternative options available to those who chose not to drive or are not able to drive, such as seniors or those with mobility disabilities throughout the County. Existing bus systems include the Stanislaus Regional Transit Authority, branded as the S, formed in 2021 from the merger of the Modesto Area Express (MAX) and Stanislaus Regional Transit (StanRT) systems serves the County with 27 bus routes travelling throughout it; the Ceres Area Transit (CAT) which serves Ceres and its surrounding unincorporated area; and Turlock Transit which provides transit serve with seven routes within the community. Services include fixed route and dial-a-ride paratransit service to eligible individuals in Turlock. The program offers rides within a specified zone for those 65 years of age and over, Medicare card holders, elementary school students, and ADA paratransit eligible people.

Turlock is connected to StanRT through fixed-route bus service, most prominently Route 15, which links Turlock to Modesto via Keyes and Ceres, providing access to the broader countywide network. Within Turlock, Turlock Transit operates local fixed routes that serve neighborhoods, shopping areas, and CSU Stanislaus, with transfer points at the Turlock Transit Center. From there, riders can connect to StanRTA regional routes, as well as services from Merced's The Bus and other intercity providers, creating links throughout Stanislaus and neighboring counties. Other modes of public transit available to Turlock residents include regional rail service with connections to other public transit. Amtrak's San Joaquins regional line serves Turlock and Denair with six daily trains between Bakersfield to the south and Oakland and Sacramento to the north. The Turlock-Denair station is located on North Santa Fe Avenue close to the northeast corner of the city. The Altamont Commuter Express (ACE) currently provides service to Stanislaus County between Stockton and San Jose with stops in several Bay Area employment centers. At present, ACE doesn't provide direct service to Turlock but a new station on Golden State Boulevard has been funded by the State and is expected to open by 2029.[30] The project is being funded with a $40 million grant that ACE Other services include Modesto Area Express (MAX), StaRT Commuter, and California Vanpool Authority (CalVans) all operate programs connecting Stanislaus County residents to transit but do not currently serve Turlock directly.

Turlock has taken proactive steps to improve access to walking and biking through its Active Transportation Plan, developed in partnership with StanCOG to enhance safety, boost non-motorized mobility, and support public health and equity. Local advocacy, including CSU Stanislaus students, helped secure over one million in federal Active Transportation Program grant funding for infrastructure improvements such as bike lanes, sidewalks, and crosswalk enhancements near schools and along key corridors. Community input, including from CSU Stanislaus students and local residents, was central to shaping these projects to make walking and biking safer and more accessible across the city. Transportation options, particularly those offered by Turlock Transit, are accessible and located throughout the city, as there are seven routes that traverse the city. Residents that live west of N Berkeley Avenue are limited in route options as the routes mostly are within the city center and south of Turlock. For the existing and proposed bicycle network improvements from the Active Transportation Plan, projects have been located

[30] *Turlock Journal*, December 7, 2021 https://www.turlockjournal.com/news/government/ace-train-could-be-running-turlock-2025/; *Railway Track and Structures* (RT&S), December 29, 2023 https://www.rtands.com/passenger/stanislaus-county-receives-13-million-for-ace-expansion/

evenly throughout residential areas of the city, as shown on Map D-21. DACs are generally well served, although new infrastructure is also planned. The greatest lack of bicycle infrastructure is actually in RCAAs in the eastern portion of the city. Completed segments include Geer Road where multi-family development is projected to accommodate lower income RHNA, as well as Christoffersen Parkway, which provides access from Downtown to CSU Stanislaus.



Map D-21

Existing and Proposed Bicycle Network from Turlock's Active Transportation Plan

- Class I Shared-use Path (exisitng)
- Class I Shared-use Path (proposed)
- Class II Bike Lane (exisitng)
- Class II Bike Lane (proposed)
- Class III Bike Route (exisitng)
- Class III Bike Route (proposed)
- Parks
- Schools
- Intersection Improvements
- Study Area Boundary
- City Limit & County
- County
- Railroad

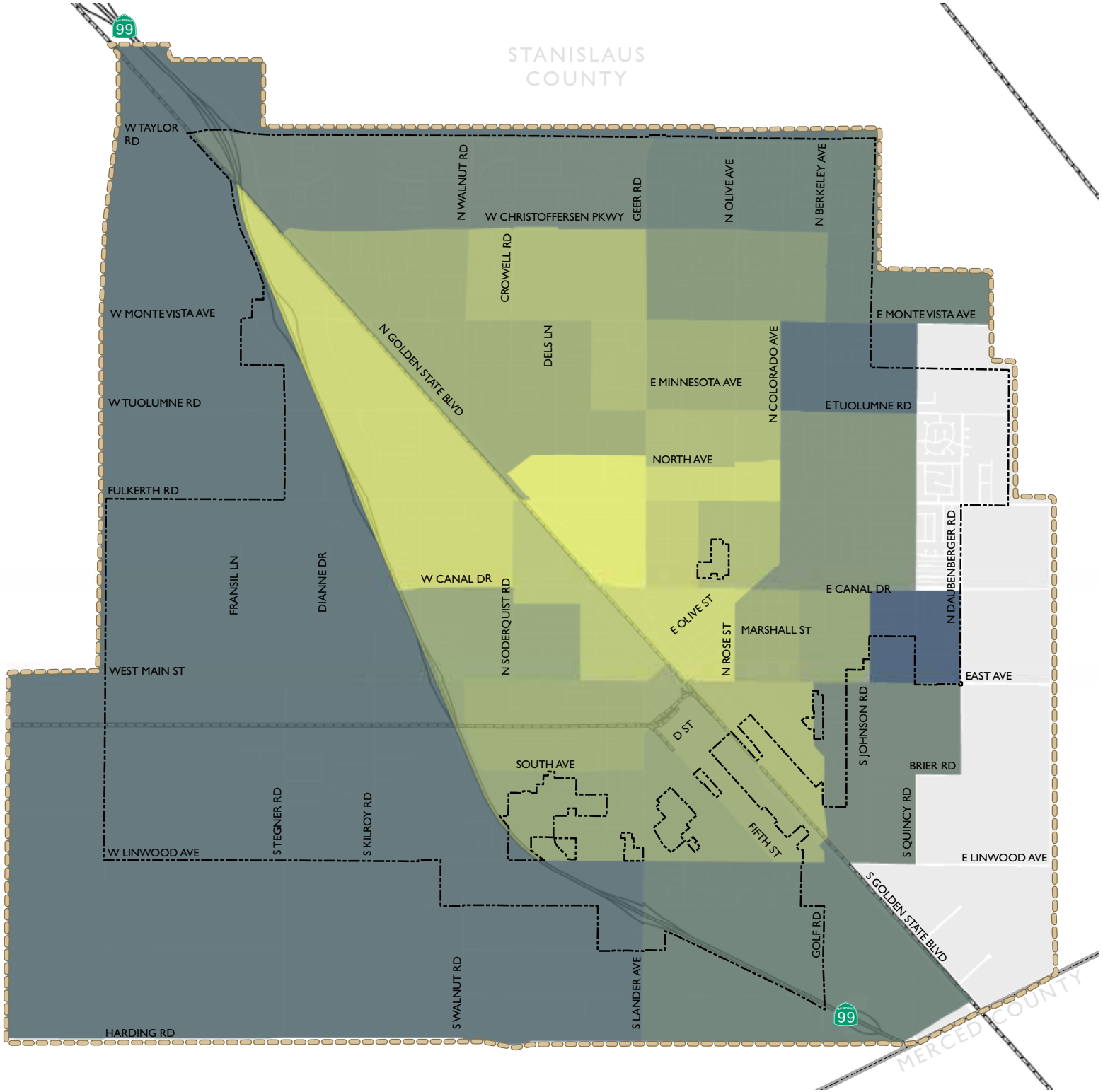
0 ¼ ½ 1 Miles

Source: City of Turlock Active Transportation Plan, 2015. Figure 6-3: Long Term Bicycle Network Vision; Dyett & Bhatia, 2025

In the area south of South Golden State Boulevard, particularly near Golf Road, Paulson Road, and South First Street, the county is actively investing in improvements. This includes adding new traffic signals, upgrading intersections with widened lanes, and installing medians to improve safety and traffic flow. The transit hub project at Del's Lane and Golden State Boulevard also includes a traffic signal, lighting, and a bike rack, reflecting efforts to better support pedestrians, cyclists, and transit riders. Closer to Colombia Park, much of the southern part of Turlock generally has had older pavement. Projects like the Golden State Boulevard rehabilitation (Main Street to 20th Century Boulevard) have been completed, including new sidewalks, curbs, gutters, and striping, so conditions are improving across that corridor. On the other hand, north of West Christoffersen Parkway, particularly around the CSU Stanislaus area, has benefitted from proactive enhancements. The city's Active Transportation Plan calls for buffered bike lanes along Christoffersen Parkway, green pavement at key intersections, and better connectivity toward Tegner Road to facilitate safe cycling.

HUD's Location Affordability Index uses data from the American Community Survey to evaluate transportation cost relative to housing costs. Index values range from zero to 100 and are reported by race. In the County, the low transportation cost index is higher across all races/ethnicities in Turlock than in the County for those below and above poverty. This indicates transit allows low-income single parent households to afford transportation. Transit index scores across all races/ethnicities were higher in the County than Turlock likely because across the County (and heavily influenced by Modesto), there are more people with lower incomes taking transit than in Turlock. Overall, transit is affordable and used by people who need it in Turlock.

Another tool for comparing transit access is the Center for Neighborhood Technology's Housing and Transportation Affordability Index, which provides a basis for measuring housing affordability by factoring in the cost of transportation. Turlock, Modesto, and Stanislaus County all rank about the same with housing accounting for 29 percent of expenses in both Turlock and the County and 28 percent in Modesto. Turlock and Stanislaus County score 4.3 for Job Access compared with 5.2 for Modesto, as shown on Map D-22. Within the city of Turlock, areas with the highest combined cost of housing and transportation are located farthest from the center of the city suggesting that neighborhoods closer to the Downtown are more location efficient and affordable. Most of the tracts between West Christoffersen Parkway and Linwood Avenue and east of Highway 99, including the CSUS campus and the five census tracts where 20 to 40 percent of the population live below the poverty line (displayed on Map D-8 above) and have combined costs that comprise less than 50 percent of household expenses.



Map D-22

Turlock Transit Performance Score

Overall transit score that looks at connectivity, access to jobs,

- < 1
- 1 - 2
- 2 - 4
- 4 - 5
- 5 - 6
- 6 - 7
- 7 - 9
- 9
- No

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/13/2024

0 ¼ ½ 1 Miles

Source: Center for Neighborhood Technology, 2023
City of Turlock, 2021; Dyett & Bhatia, 2024

D.5 Disproportionate Housing Needs & Displacement Risk

Disproportionate housing need refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. This analysis evaluates disproportionate housing need in Turlock by assessing cost burden, overcrowding, and displacement risk within Turlock and compared to Stanislaus County and the Modesto region when applicable.

COST BURDEN

Cost burden, or overpayment, is defined as monthly shelter costs exceeding 30 percent of household income. Severe cost burden is defined as paying over 50 percent of household income for shelter costs. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). The Stanislaus Urban County & City of Turlock Consortium Consolidated Plan (FY 2020-2025) provides the most recent estimates of cost burden by tenure and income category. [31] Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

The Consolidated Plan uses data from the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), which estimates that 5,295 households in Turlock (21.0 percent) were cost burdened and an additional 4,465 households experienced severe cost burden (17.7 percent). This means that just under half of all Turlock households experience some level of cost burden. Of the 9,760 households experiencing some level of cost burden, 1,800 of them are considered moderate- or above-moderate-income and 7,960 are considered lower-income. Even though some higher-income households may be classified as "cost burdened," it is clear that housing affordability is particularly pressing for lower-income households in Turlock. CHAS data from 2019 indicated that among severely cost-burdened households, the three most common household types in Turlock were small family (two- to four- person households) elderly non-family (unrelated individuals over the age of 62) , and other (could include unrelated individuals living together, or people living alone, who are under the age of 62). According to the Turlock/Stanislaus HOME-ARP Allocation plan, housing costs have been increasing for years, but recent events, including the COVID-19 pandemic and the end of the eviction moratorium, have exacerbated housing cost burden and housing instability for many lower-income households in Turlock.[32]

Available data show that cost burden for renters and owners in Turlock is more evenly distributed by race and ethnicity than by location. (See Maps D-23 and D-24 and Charts D-8 and D-9) Not surprisingly, there is a relatively high correlation between cost burden and income. Renters in Turlock are more likely to be

[31] Stanislaus Urban County & City of Turlock Consolidated Plan Fiscal Year 2020-2025 https://www.stancounty.com/planning/cdbg/documents/consolidated/2020-2025-consolidated-plan-final.pdf

[32] Turlock/Stanislaus County HOME Consortium, 2023. HOME-ARP Allocation Plan. Available: ttps://ci.turlock.ca.us/_pdf/hppr.asp?id=36

cost burdened than owners--50.3 percent of all renters experience some level of cost burden while only 28.8 percent of owners do, due to the sharp increases in rent the past couple of years. Elsewhere in the County, the AFFH data viewer shows Modesto also has concentrations of cost burdened renters and homeowners and more renters are cost burdened than homeowners throughout the County, and especially in Modesto. Notably between 60 and 80 percent of homeowners in the tract immediately west of Turlock are cost burdened.

White and Hispanic/Latino homeowners have similar rates of cost burden, Black homeowners have a higher level, and Asian households are less burdened. (The data for cost-burdened Asian Pacific Islander (API) households, who represent a very small percentage of the population, is statistically insignificant.) The census tract with the highest rate of burdened homeowners (Tract 38.02) is one of two tracts in Turlock where 30 to 40 percent of the population had reported incomes below the poverty line in 2019. Tract 38.02 is also the only one in Turlock that meets the threshold for High Segregation and Poverty and the highest level of overcrowding in the community. (See Maps D-11 and D-25)

Despite rising housing costs, much of Stanislaus County remains relatively affordable and may be less prone to the cost burden pressures faced in the Bay Area region. Although housing costs are low relative to the Bay Area, the region has still seen an increase in the cost of housing. Home values in Turlock have increased by 124 percent since 2011, with the value of smaller units (1 and 2-bedrooms) seeing the steepest increase. From 2014 to 2024, 1-bedroom homes increased in value by 215.8 percent during the period, from $89,689 to $283,246, while 2-bedroom homes increased in value by 159.51 percent during the period, from $137,119 to $355,830. This indicates a mismatch of supply and demand. At $428,929, the average home value in Turlock was well beyond reach for Moderate- and Lower-Income Households in 2021. Also, rents in Turlock and the county were generally stable between the 2012 and 2017 period, increasing by about 4 percent and 4.8 percent. However, between 2017 and 2022 rents spiked in Turlock—increasing by about 40.2 percent—while the county experienced a slightly lower rent increase at approximately 38 percent. This substantial rent increase over between 2017 and 2022 echoes cost of living increases that have occurred across California. While rents have risen in the past couple of years, rents have generally stayed the same throughout neighborhoods in Turlock.

In terms of foreclosures, City staff consulted a local broker to get a sense of pattern between neighborhoods. In the past 12 months, there were a total of 20 properties in Turlock that had a Notice of Default or Notice of Trustee Sale recorded, where 15 were in the zip code 95380 and 5 were in the zip code 95382. When calculating cases per acres, the 95380 zip code has about 0.22 case per 100 acres, while the 95382 zip code has 0.122 case per 100 acres.

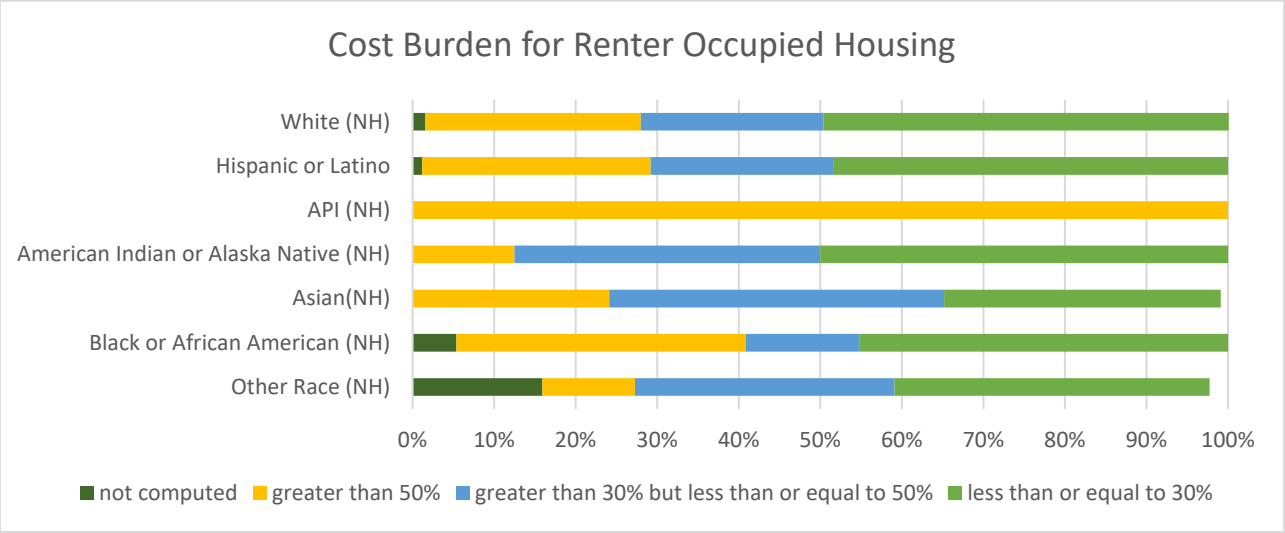
OVERCROWDING

The U.S. Census deems housing overcrowded when there are more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severely overcrowded when there are more than 1.5 persons per room. The Census reported that 1,317 out of 25,444 occupied housing units in Turlock were either overcrowded or severely overcrowded (5.2 percent), which is lower than the rate in Stanislaus County (7.1 percent) and slightly less than Modesto where 5.9 percent of all households were overcrowded.

In both Turlock and the County, renters are more likely to live in crowded housing. In Turlock, 0.6 percent of owners live in severely overcrowded housing and 2.7 percent of owners live in crowded housing, while 2.4 percent of renters live in severely crowded housing and 5.8 percent of renters live in overcrowded housing. In the County, 1.1 percent of owners live in severely overcrowded housing and 3.4 percent of owners live in overcrowded housing, while 2.3 percent of renters live in severely overcrowded housing and 7.9 percent of renters live in overcrowded housing.

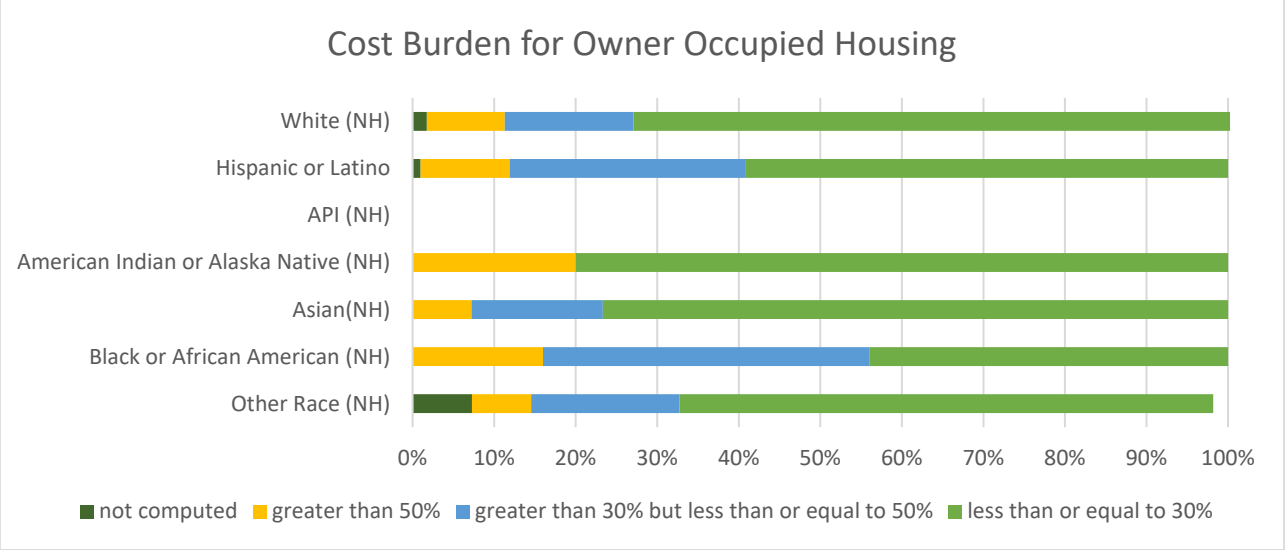
Overall, the rate of overcrowding in Turlock is lower than Stanislaus County and the state. In Turlock as shown in Map D-25, there is one tract that experiences higher rates of overcrowding, Tract 38.02, which coincides with the City's only High Segregation and Poverty tract, where 214 households or 10.4 percent of households are overcrowded. The rest of the city experiences less than 10 percent of overcrowding. Although they represent a very small share of the total population, Native Hawaiians and Other Pacific Islanders are nearly three times more likely to experience overcrowding than other races and ethnicities in Turlock. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force too many individuals or families to share housing. Overcrowding particularly affects lower-income households and can typically occur when there is an inadequate supply of affordable housing.

Chart D-8: Cost Burden for Renter Occupied Housing by Race/Ethnicity in Turlock



Source: HCD AFFH Data and Mapping Resources (2019 ACS 5-year estimates)

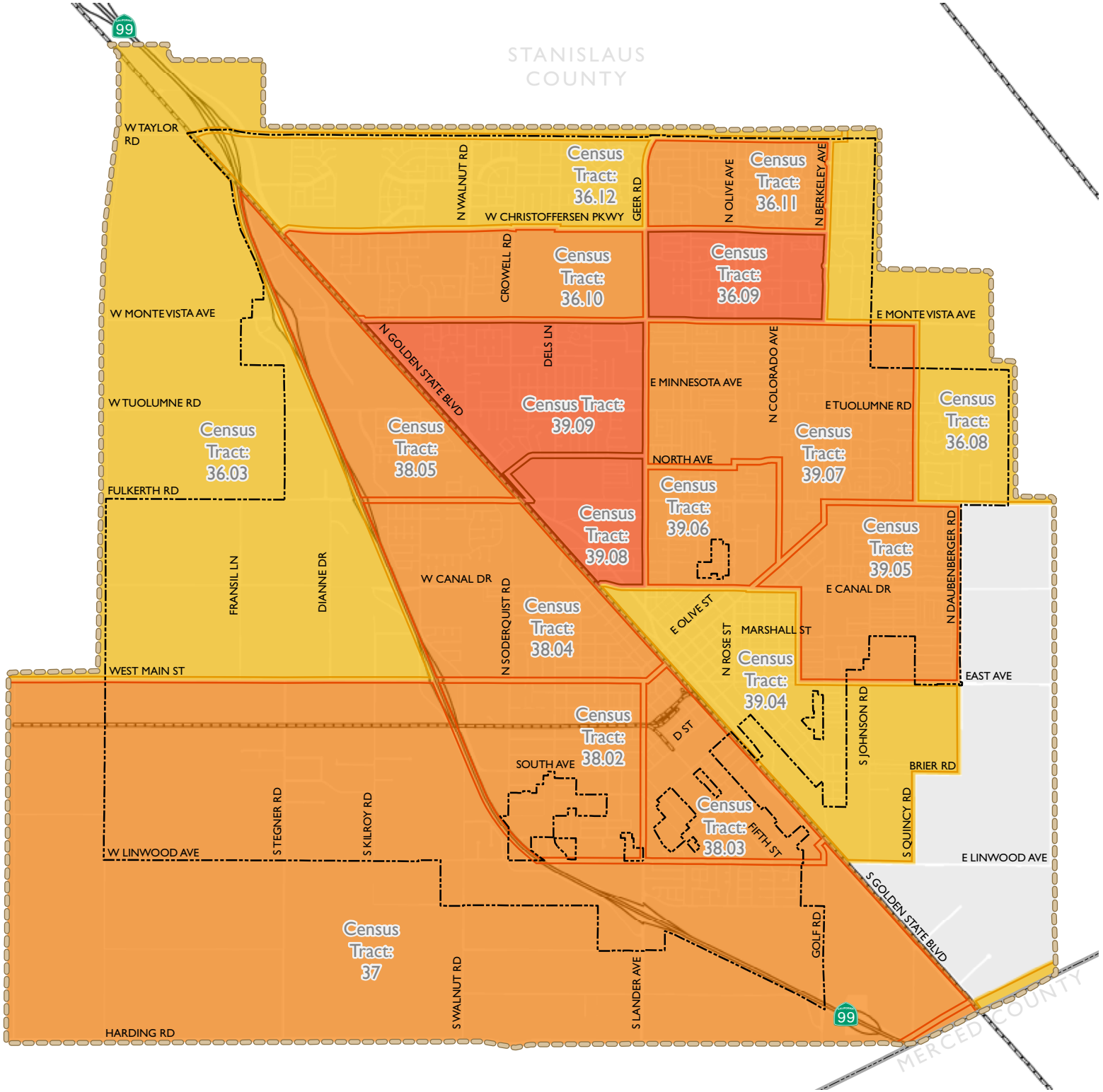
Chart D-9: Cost Burden for Owner Occupied Housing by Race/Ethnicity in Turlock



Source: HCD AFFH Data and Mapping Resources (2019 ACS 5-year estimates)

Map D-23

Renter Cost Burden (2019)



- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

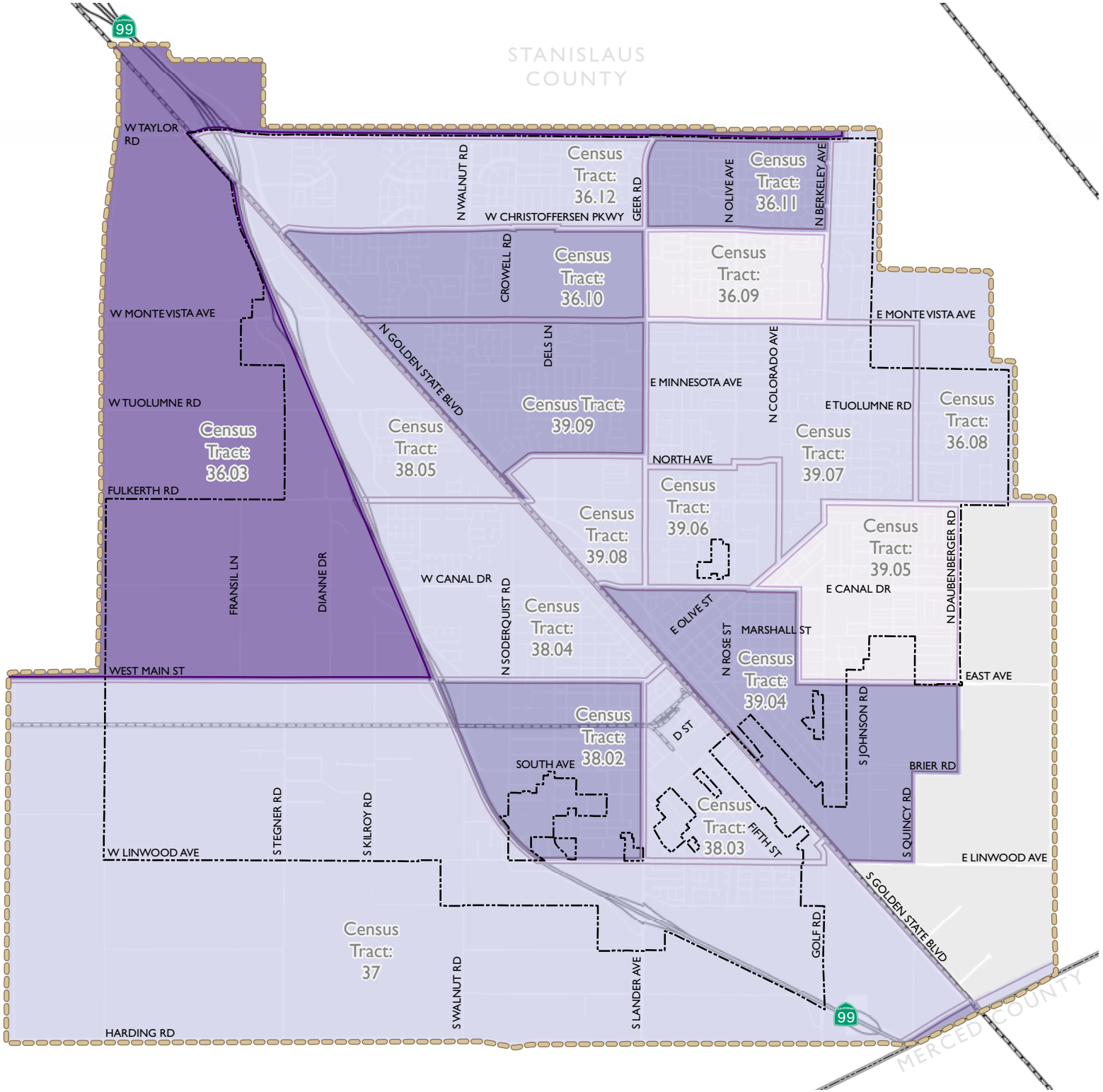
Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

Map D-24

Homeowner Cost Burden (2019)



- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

DISPLACEMENT RISK

Lower-income people of color displaced from other sectors of the Bay Area, like San Francisco and Oakland, are increasingly moving to the Central Valley. Despite rising housing costs, much of Stanislaus County remains relatively affordable and may be less prone to the displacement pressures faced in the Bay Area region. Although housing costs are low relative to the Bay Area, the region has still seen an increase in the cost of housing. Home values in Turlock have increased by 124 percent since 2011, with the value of smaller units (1 and 2-bedrooms) seeing the steepest increase. From 2014 to 2024, 1-bedroom homes increased in value by 215.8 percent during the period, from $89,689 to $283,246, while 2-bedroom homes increased in value by 159.51 percent during the period, from $137,119 to $355,830. This indicates a mismatch of supply and demand. At $428,929, the average home value in Turlock was well beyond reach for Moderate- and Lower-Income Households in 2021. As housing costs increase, this gap may expand and subject lower-income households to displacement pressures that have otherwise been absent or relatively low in the city. Communities of color may be particularly impacted by this dynamic because they are disproportionately low-income. Beyond the broader housing and economic factors in Turlock and the surrounding Stanislaus County like the housing affordability crisis, cost burden, and regional growth, there are no local events that have specifically led to displacement.

Further, the condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Turlock, about 16 percent of the housing stock was constructed prior to 1960 and is over 65 years old. Just under 50 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 24 percent of the housing stock has been constructed since 2000, with only 4.4 percent constructed since 2010. Also, Maps B-1 and B-2 in Appendix B: Housing Needs Assessment display substandard housing conditions for owner and renter occupied households by tract. Owner-occupied households with most substandard housing issues are concentrated in Tract 39.04, which encompasses Downtown, historically the oldest neighborhood in Turlock, and some parts of Stanislaus County, while renter-occupied households with highest percent of substandard housing conditions are located in northern Turlock in Tract 36.10 west of Geer Road and south of Downtown east of Golden State Boulevard, and within the area home to California State University, Stanislaus. Renter occupied households that also face higher percentages of substandard housing include Tract 39.06 and Tract 38.03, which feature County islands, areas of unincorporated county land that are surrounded by incorporated Turlock on all sites. Overall, substandard conditions in Turlock are not overly concentrated in any single area or particularly high as a percentage of existing housing even in the tracts with the highest share.

Displacement due to environmental hazards is virtually nonexistent in the City. As discussed in Appendix C's Constraints Analysis, the City is not located near active faults, and its flat terrain precludes the danger of landslides. Turlock's topography and nature of urban and agricultural development make wildfire risk low. Turlock Fire Department's Fire Prevention Bureau provides fire safety inspections, information on planned escape from a building, and safe barbecue practices but does not focus on wildfire.[33] Stanislaus County's Safety Element mentions defensible space in development standards, but information on defensible space inspections is lacking.[34] The Turlock Irrigation District does create Wildfire Mitigation Plans, but acknowledges that much of its service area is not a high fire threat area, and where it has

[33] Turlock Fire Department. https://www.cityofturlock.org/firedepartment/safetyfirepreparedness/

[34] Stanislaus County. 2016. Safety Element. https://www.stancounty.com/planning/pl/gp/current/gp-chapter5.pdf

previously activated fire response is outside of Turlock's Sphere of Influence (SOI).[35] Additionally, the SOI is not located in or near Federal Emergency Management Agency (FEMA) flood maps for 100- or 500-year floods.[36] However, localized flooding that spills over into curbs and sidewalks can occur during storms throughout the City due to the flat terrain and imperviousness in urban areas.[37] The storm drain system can handle flooding, but the City also provides sandbag pickup.[38,39] The Turlock Annex of the Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan highlights dam incidents as a priority hazard due to their catastrophic magnitude, although they are deemed unlikely.[40] More information on dam incidents and environmental hazards can be found in Appendix C.

The University of California Urban Displacement Project (UDP) has used housing and demographic data from the US Census and real estate market data from Zillow to classify census tracts according to "displacement" typologies. The California Estimated Displacement Model (EDR) identifies varying levels of displacement risk for low-income renter households in all census tracts in California. Displacement risk means that in 2019 a census tract had characteristics which, according to the model, are strongly correlated with more low-income renter population loss than gain. In other words, the model estimates that more low-income households left these neighborhoods than moved in. Because the model uses 2015-2019 data, the correlations between tract characteristics and low-income renter population loss are only based on this period. Tracts are assigned to one of the following categories:

- Low Data Quality: the tract has less than 500 total households or the census margins of error were greater than 15% of the estimate (shaded gray).
- Lower Displacement Risk: the model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- At Risk of Displacement: the model estimates there is potential displacement or risk of displacement of the given population in these tracts.
- Elevated Displacement: the model estimates there is a small amount of displacement (e.g., 10%) of the given population.
- High Displacement: the model estimates there is a relatively high amount of displacement (e.g., 20%) of the given population.
- Extreme Displacement: the model estimates there is an extreme level of displacement (e.g., greater than 20%) of the given population.

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[35] Turlock Irrigation District. 2023 Wildfire Mitigation Plan. https://www.tid.org/wp-content/uploads/2023/12/Turlock-Irrigation-District-2023-Wildfire-Mitigation-Plan.pdf

[36] California Department of Water Resources. Best Available Map. https://gis.bam.water.ca.gov/bam/

[37] Alyssa Aredas. January 5th, 2017. "Turlock braces for flooding as weekend storm approaches." *Turlock Journal.* https://www.turlockjournal.com/news/local/turlock-braces-for-flooding-as-weekend-storm-approaches/

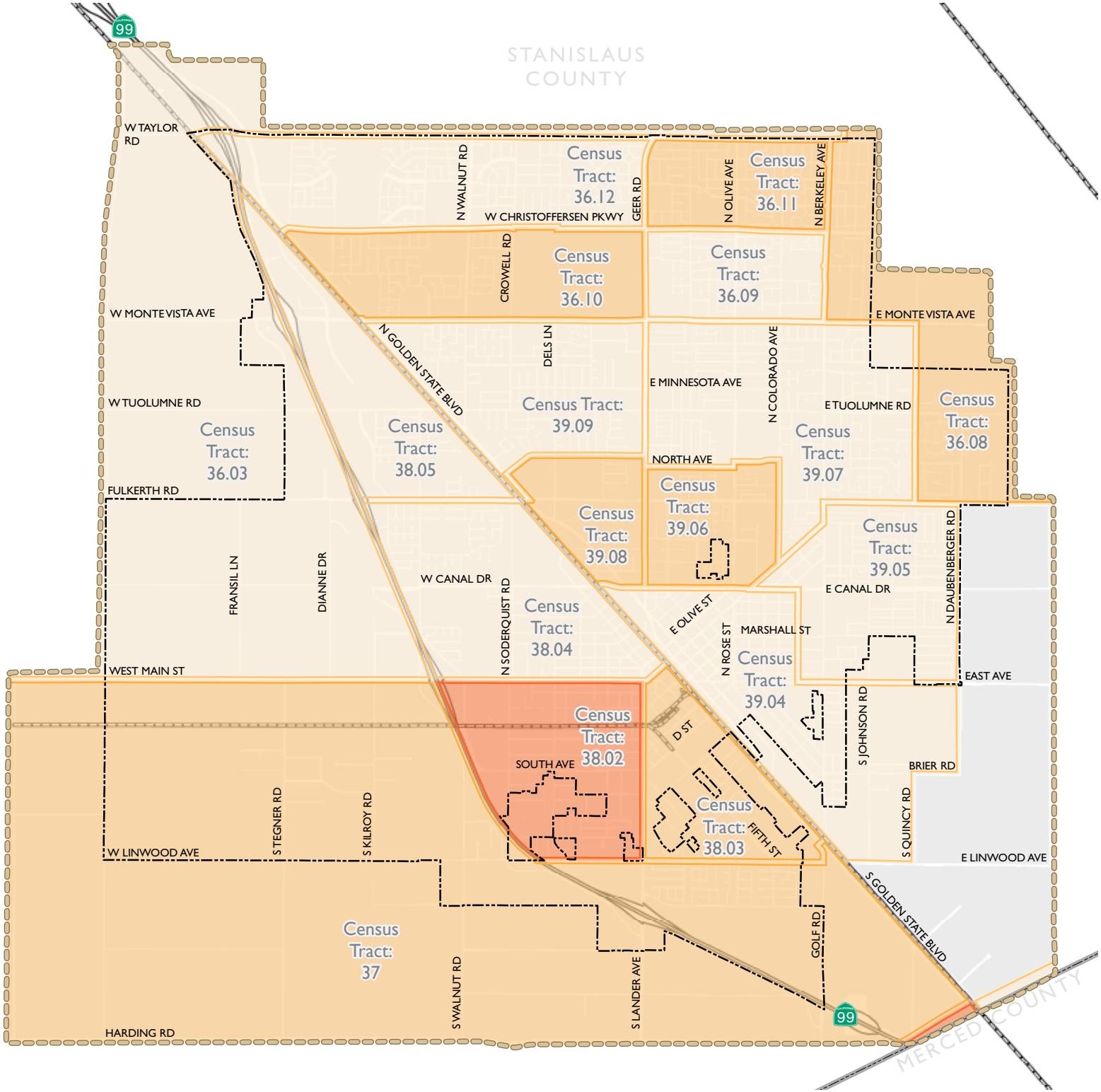
[38] City of Turlock. October 2013. Storm Water Master Plan. https://www.cityofturlock.org/_pdf/files/StormWater_MasterPlan.pdf

[39] City of Turlock. Flooding. https://www.cityofturlock.org/neighborhoodissues/waterissues/flooding.asp

[40] 2022-2027 Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan. Annex H: City of Turlock. https://oes.stancounty.gov/home/showpublisheddocument/262/638809159028500000

Map D-25

Overcrowded Households



Less than 5%
5% - 10%
10% - 15%

Study Area Boundary
City Limit & County Island
County
Railroad

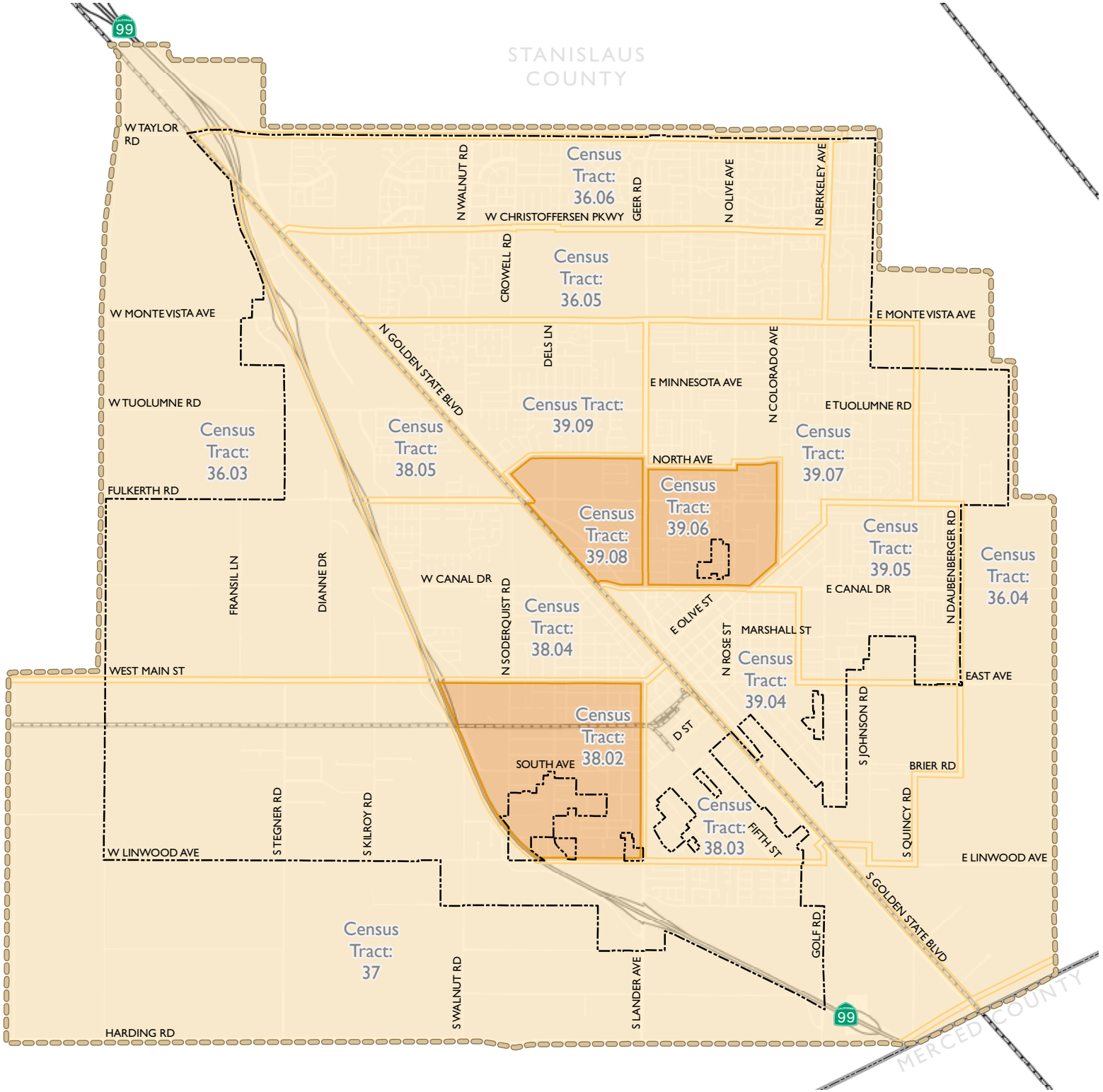
Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2020; City of Turlock, 2021; Dyett & Bhatia, 2024

Map D-26

Gentrification and Displacement Typologies



Lower Displacement Risk
At Risk of Displacement

Study Area Boundary
City Limit & County Island
County
Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: California Urban Displacement Project, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

Based on the data, all of Turlock is considered to have some potential for displacement but three tracts in the central part of the city (Tracts 38.02, 39.06, and 39.08 are classified as "at risk" for displacement. All three tracts were among the five that had the highest percentage of residents with income below the poverty line in Turlock. One tract, Tract 38.02, identified as at risk of displacement is also identified as High Segregation and Poverty, while another tract, Tract 39.06, was identified as most percentage of overcrowded households, and most low to moderate income population. A similar pattern emerged in Modesto where three tracts in the center and southern portion of Turlock were identified as "Probable Displacement" by UDP, 2022 (see Map D-26). Much of the protection for displacement in Turlock comes from state law. All multifamily units in Turlock are protected by the State's Tenant Protections Act of 2019 (AB 1482), which includes an annual rent cap and just-cause protections. The City does not have any additional local rent stabilization or just-cause eviction policies in place. Turlock has granted up to $1,000 to households impacted by temporary or permanent relocation from public funds, as noted in the City of Turlock Housing Element 2015-2023. Funding beyond $1,000 is disbursed as a low-interest loan. Specifically, this was applied to an instance when four families who were living in a four-plex on Lambert Way were affected by renovation work on the property. The amount of the grant is tied to the HUD requirements in the Uniform Relocation Act.

HOMELESSNESS

Preliminary numbers from the 2025 homeless count tallied 2,086 persons countywide including -241 in Turlock and 1,603 in Modesto.[41] The number of people experiencing homelessness in Turlock has increased slightly from 9.8 percent in 2024 to 11.55 percent in 2025; however, the share of people experiencing homelessness in Turlock has stayed relatively the same the past four years, though overall Stanislaus County PIT Count has increased. The Turlock homeless PIT count in 2025 tallied 241 individuals (11.55 percent), which was almost the same as the share counted in 203 (233 individuals, 11.14 percent).[42] It is important to note volunteers for PIT count were more engaged than other years, which may have led to higher counts.

The results from the counts have ranged from a low of 1,857 in 2022 to a high of 2,957. Even though there has been some success in providing housing, according to the Stanislaus Community System of Care, which conducts the annual counts, the variation could also be affected by factors such as the number of volunteers participating and how well the count is organized. It should also be noted that the count includes those staying in emergency shelters, government-paid motel rooms, and transitional housing as well as those sleeping in cars, recreational vehicles, and tent encampments but does not account for people who are temporarily staying with friends or family or who are paying for their own motel rooms.

People of color are disproportionately represented among those who were counted. In 2023, Black and American Indian or Alaska Native account for 10.8 percent and 6.1 percent of homeless Stanislaus residents respectively but represent only 2.7 and 4.0 percent of the overall population. Most of the homeless population in Turlock and in the Stanislaus County Planning Area continues to be comprised of White and Hispanic persons—71 percent White and 37 percent Hispanic in the county in 2023.

State law (SB 2 (Cedillo)) requires all jurisdictions to have at least one zone (where residential uses are allowed) in which at least one year-round emergency shelter is permitted by right. Zoning codes must also allow low-barrier navigation centers (LBNCs). To meet the requirements of this legislation, Chapter 4 Housing Action Plan includes programs that will bring the City into compliance with SB 2 by amending its

[41] Executive Summary, 2025 Stanislaus County Homeless Point-in-Time Count, /https://csocstan.com/wp-content/uploads/2025/06/2025-Final-PIT-Report-English-.pdf

[42] Executive Summary, 2023 Stanislaus County Homeless Point-in-Time Count, https://www.stancounty.com/newsfeed/pdf/executive-summary-english.pdf

zoning ordinance to allow LBNCs as a by-right use in all zones where mixed-use development is permitted and in all nonresidential zones where multifamily uses are permitted (Program 2-I). The Housing Action Plan will also amend the zoning ordinance to define single-room occupancy (SRO) units as a residential use and allow SRO development in new and renovated mixed-use buildings.

There are currently two homeless or transitional shelters in Turlock including Turlock Gospel Mission, who operate an 80-bed shelter in Turlock, and We Care Program, a 49-bed shelter that serves chronically homeless men over the age of 18. The City maintains a web page called Homelessness in Turlock that includes links to videos of meetings the City held to receive feedback on homelessness, a resource guide, and a list of service providers in the Turlock area including addresses, hours of operation and links to provider websites.[44]

Several programs serving people experiencing homelessness were supported in recent years through the City's Public Services grants utilizing Community Development Block Grant (CDBG) funding, including:

- The United Samaritans Foundation's Emergency Food Box assisted 331 low-to moderate-income individuals and homeless families by providing monthly food support, and its Senior Congregate Lunch Program served 33 elderly residents with nutritious meals and social engagement opportunities.
- Healthy Alternatives to Violent Environment (HAVEN) aided 11 domestic violence survivors with housing-related support.
- Project Sentinel provided housing counseling and tenant-landlord dispute resolution services to 13 low-income individuals.

United Samaritans Foundation is located on 220 South Broadway, about 0.2 miles away from the Turlock Hospel Misson Shelter and 0.1 miles away from We Care Turlock. People residing in either of the homeless or transitional shelters in Turlock would be able to access the emergency food box and monthly food support via walk if necessary. HAVEN Turlock Office is located slightly north of Downtown Turlock, where people experiencing homeless may access via walk or transit, while Project Sentinel is located in Modesto, accessible via transit from Downtown.

Turlock Gospel Mission Shelter and We Care Turlock are within Downtown Turlock that has access to other amenities and services that serve people experiencing homelessness, such as health care, transportation, retail, employment, and social services that people experiencing homeless can walk to from the shelters. Downtown Turlock has proximity to local transit lines, including Turlock Transit and Stanislaus Regional Transit Authority bus service. This area sits just south of the Turlock Town Center shopping center, which is home to grocery stores, pharmacies, banks, and medical offices, and is served by local bus routes, including service to Emanuel Medical Center, a full-service hospital in the city.

Additionally, the City of Turlock actively participates in regional initiatives to address homelessness through partnerships with the Stanislaus Community System of Care (CSOC) and the Stanislaus Homeless Alliance (SHA). The City of Turlock Care Team collaborates with the Stanislaus County Care Team to offer resources to individuals experiencing homelessness in our community.

Furthermore, the City is actively looking for opportunities to create new transitional and permanent supportive housing. In the Housing Action Plan, Program 2-J, Transitional Housing, and 2-P, Supportive Housing, plan to facilitate production of affordable housing by amending the zoning code to comply with State law regarding the treatment of transitional and supportive housing facilities. Further, Program 4-H,

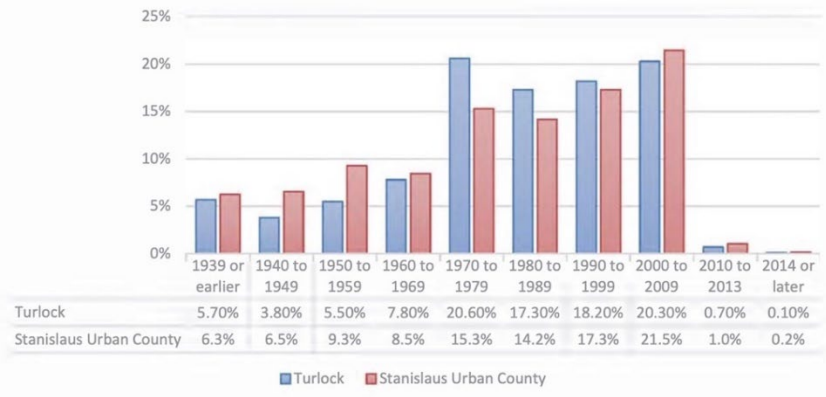
[44] City of Turlock, 2025. Homelessness in Turlock. Available: https://www.turlock.ca.us/government/homelessnessinturlock/

Pursue State and Federal Funds in Support of Housing Development, aims to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, including people experiencing homelessness, by pursuing available State and federal funding sources to support efforts to construct housing. See Appendix B, Housing Needs Assessment, and Appendix C, Constraints Analysis, of this Housing Element for more information about homelessness in Turlock and available resources.

HOUSING CONDITIONS

The U.S. Census does not include specific data on substandard housing, but it does provide information about housing problems that are generally used to indicate that a unit is substandard. In addition to structural deficiencies and standards, which are not enumerated, units lacking complete kitchen or plumbing facilities are considered substandard. These conditions are most often found in older housing and the age of a housing unit is often an indicative of housing conditions. About 43 percent of the housing stock in Turlock was built before 1980 compared with 46 percent of the housing units in the Stanislaus Planning and 57.6 percent of the units in Modesto, as shown on Chart D-10.

Chart D-10: Year Structure Built-Turlock and Stanislaus Urban County



Source: 2012-2016 ACS

Housing is subject to deterioration over time and is typically more apparent in lower-income areas where owners may not have the resources needed to keep up with on-going maintenance or to afford rehabilitation. Other problems associated with older housing include problems associated with materials such as lead paint, asbestos, and some varnishes now known to be hazardous to health. Children under the age of six are at the highest risk for physical and mental damage caused by lead paint. Lead-based paint may be present in any housing unit built prior to 1978, when the federal government banned its use in housing. Any household living in substandard conditions is considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions.

According to 2022 ACS, as shown in Table D-7, about 0.42 percent of owners lack complete kitchen facilities while approximately 2 percent of renters do. Further, approximately 0.66 percent of owners lack complete plumbing facilities while 0.40 percent of renters do. In total, there are 134 occupied housing units with incomplete plumbing facilities and 283 units with incomplete kitchen facilities. Map D-27 displays where owner-occupied units experience substandard housing, while Map D-28 shows where renter-occupied housing units experience substandard housing. Owner-occupied housing units are more likely to face substandard housing issues near downtown at Tract 39.04 and northeast Turlock at Tract 39.07, likely due to the age of structures in area. Renter-occupied housing units with the highest percent of units experiencing substandard housing are located in north Turlock around CSU, Stanislaus, as well as directly south of railroad tracks along Golden State Boulevard. Overall, based on Census data, substandard housing conditions in Turlock are not overly concentrated in any single area or particularly high as a percentage of existing housing even in the tracts with the highest share. Code Enforcement staff estimates that as much as 10 percent of the total existing housing stock (approximately 2,500 units citywide) may be in need of rehabilitation, based on inspections undertaken in the course of code enforcement activities and their working knowledge of conditions in Turlock. Staff further estimates that rehabilitation needs are highest in older, more centrally located neighborhoods and lower in more recently constructed subdivisions in the north and east of the city.

Table D-7 Substandard Housing Issues, 2022

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Incomplete Kitchen Facilities	57	0.42%	226	2.03%
Incomplete Plumbing Facilities	90	0.66%	44	0.40%
No telephone service available	69	0.51%	89	0.80%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25053, Table B25043, Table B25049

The Stanislaus Urban County and Turlock Consolidated Plan includes violation of State building and housing codes as an additional indication of sub-standard housing conditions and includes criteria for considering substandard units "suitable for rehabilitation." To be eligible for rehabilitation under the Plan, a housing unit must fail to meet one or more of the conditions required for a unit to be in standard condition and the cost of bringing the unit into compliance may not exceed 75 percent of the value of the house and the property. Also eligible are units that have been declared unfit or unsafe for occupancy where the cost of the work is not more than 75 percent of the value.[45] The Action Plan includes a program to continue operation of Turlock's Rehabilitation Loan program, which offers low-interest loans to qualifying low-income owners and non-occupant owners of housing in Turlock rented to qualifying tenants with incomes at 80 percent or less that the County AMI. Loans can be used for repairs to electrical, plumbing, broken windows, foundations, pest control to preserve and upgrade homes. Housing Rehabilitation loans are available to low-income homeowners at 0 percent interest for fully amortized loans and 2 percent for deferred loans and 3 percent for improvements to investor-owned property. The loan amount is determined

[45] Stanislaus Urban County & City of Turlock Consolidated Plan Fiscal Year 2020-2025, pp. 125-129

by the scope of the work to be performed. A deferred payment plan is available for very low-income homeowners.[46]

Turlock has partnered with the local non-profit groups to renovate existing residential units for low-income families. The project, which is funded through the city's HOME Investment Partnership and the federal Community Development Block Grant program, has completed a four-unit apartment complex and two houses, which are managed by Landlords Property Management, a Turlock-based private company, to provide permanently affordable housing. All housing programs funded by Turlock and Stanislaus County require that units constructed before 1978 be screened and inspected for lead-based paint hazards. Home Consortia projects are usually inspected by the County Housing Authority and County building inspectors inspect any ESG Rapid Re-Housing units. In Turlock, We Care applies the same rules to the units it provides for homeless individuals and households. Contractors bidding on the rehabilitation of homes built prior to 1978 are required to provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing unit, after the work has been completed, a lead-based paint clearance test must be conducted by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the lead-based paint testing requirements.

Turlock has seen continued residential development over the past decade, including new subdivisions and multi-family projects, though the rate of construction declined due to the mortgage crisis. Notable subdivisions include Park Villas, a 175-unit air space condominium project where the proposed density would be 24.5 dwelling units per acre in 2019. McCoon Townhomes anticipated 40 townhomes with lot sizes ranging from approximately 1,600 square feet to 2,200 square feet in size. Particularly within the East Tuolumne Master Plan Area, two subdivisions, Fairbanks Ranch and Les Chateaux, saw a total of 189 new single-family homes on the southeast corner of North Johnson and East Tuolomne roads. These specifically have been the largest housing development in Turlock since the Great Recession.[47] In terms of differences between new subdivision and older areas, majority of new construction, both-singly family and apartments, is concentrated in above moderate categories, which sustains the general trend of higher rents and home prices in development. Older areas, closer to Downtown tend to have higher density and are more affordable, though sometimes have substandard housing stock. The existing housing stock is overwhelmingly dominated by single-family homes and multi-family complexes that have more than 20 units. Missing middle housing, such as smaller complexes, like duplexes, triplexes, are not widely available across all neighborhoods in Turlock.

LARGE FAMILIES

Large families are those households of five or more related individuals. Housing of sufficient size and number of bedrooms is a special need of this group, as appropriate size housing would prevent overcrowding. Cost is an additional important consideration, as many large families especially in California do not have sufficient income to afford larger homes or apartments. Large households make up about 12.6 percent of households in Turlock, which is less than the 17.8 percent of large households in Stanislaus County. Of the large families within Turlock, approximately 17.5 percent are considered extremely low- or very low-income households (i.e., households below 50 percent AMI). About 30.9 percent of large families

[46] City of Turlock, Housing Rehabilitation Loan Program https://ci.turlock.ca.us/housingprograms/housingrehabilitationloan/

[47] Turlock Journal. 2018. Turlock sees return of new housing development. Available: https://www.turlockjournal.com/news/local/turlock-sees-return-of-new-housing-development-2/

in Turlock experience some level of cost burden (either regular or severe), while 37.5 percent of all other household types experience cost burden. Large families are more likely to experience cost burden, but less likely to experience severe cost burden compared to all other household types in Turlock.

Turlock Unified School District (TUSD) Family Resource Center (FRC) is a hub of support that provides resources, programs, and services based on the needs and interests of families. The Family Resource Center provides programs that support school readiness, hosts parent workshops, links students and families to community assistance, and provides specialized support to foster youth, students experiencing homelessness, and refugees/newcomers. The City of Turlock's Housing Program Services provides sources and assistance to families in the search for housing. City staff refers families to 211 Stanislaus Conty, operated by United Way of Stanislaus County, which is a confidential information and referral service that includes referrals to resources like utility and rental assistance, housing, food, health, and legal needs.[48] City staff also refers large families to Stanislaus Regional Housing Authority for programs that may be more pertinent to their circumstances that may not be offered by the City, such as farmworker housing, migrant housing, and family self-sufficiency programs[49].

OLDER ADULTS

Older adults in Turlock, especially renters, are more likely than the overall population to be cost burdened. According to the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 20 percent of households with at least one older adult aged 62 and over in Turlock have an income below 30 percent of AMI, higher than the rate of 13.8 percent found among the overall population in Turlock. Older adult households considered very low-income (making between 31 and 50 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 44.4 percent. Older adult households who are considered extremely low-income (making less than 30 percent of AMI) are more likely than those considered very low-income to be spending over 50 percent of their income on housing costs at 49 percent. Senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes (35.9 percent versus 12.1 percent, respectively. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, older adult residents may be facing overpayment problems or are unable to find affordable rental units at all.

Various agencies and community organizations offer resources for older adults throughout the County and Turlock. Stanislaus County offers an Elderly Nutrition Program that provides meals for adults older than 60 years of age, that offer fresh made meals. In Turlock, older adults can receive a fresh meal Monday through Friday at the Turlock Salvation Army.[50] United Samaritans Foundation offers emergency food boxes and mobile lunch programs for those in need. In terms of housing, currently, Turlock has 1,252 assisted units reserved for seniors located on 12 different properties, as discussed in Appendix B: Housing Needs Assessment. None of the developments are 100 percent affordable, but eight of the 12 developments accept Section 8 vouchers, which means that up to 1,003 units are potentially available to older adults

[48] United Way of Stanislas County, 2025. 211 Stanislaus County. Available: https://www.stancounty211.org/

[49] Stanislaus Regional Housing Authority, 2025. Programs. Available: https://stanregionalha.org/programs/

[50] Stanislaus County, 2025. Aging and Veterans Services – Senior Lunch Programs. Available: https://www.stancounty.com/aging/htc-senior-meals.shtm

meeting the income requirements for affordable housing. Senior housing may be most attractive to the oldest cohort (85 years and older), as younger seniors often prefer to continue living independently.

D.6 Other Relevant Factors

The history of Turlock reflects multiple waves of settlement and agricultural development. It was founded in 1871 by John William Mitchell, as a depot for the Southern Pacific Railroad, which drove in early freight and passenger traffic, further attracting settlers and businesses. The establishment of the Turlock Irrigation District under the Wright Act brought irrigation water that enabled crop diversification, which spurred the agricultural industry and population growth from the early 1900s. More information about immigration and development can be found in Section D.2 Segregation and Integration. Historically throughout the U.S., including in California and Stanislaus County, restrictive and exclusionary zoning practices have contributed to racial and economic segregation.

Turlock was the site of one of several temporary detention camps established during the first phase of the mass incarceration of 97,785 Californians of Japanese ancestry during World War II. The Stanislaus County Fairgrounds is now located in central Turlock, in Tract 38.04 where it and surrounding tracts are deemed racially integrated, as shown on Map D-1. Due to a boom in population attributed to the expansion of State Route 99 in the 1970s, Turlock grew west to meet the freeway's north-south path. This area is also where most of the city's low-medium segregation tracts are located, as well as the City's only High Segregation and Poverty tract, census tract 38.02 (see discussion in Section D.3).

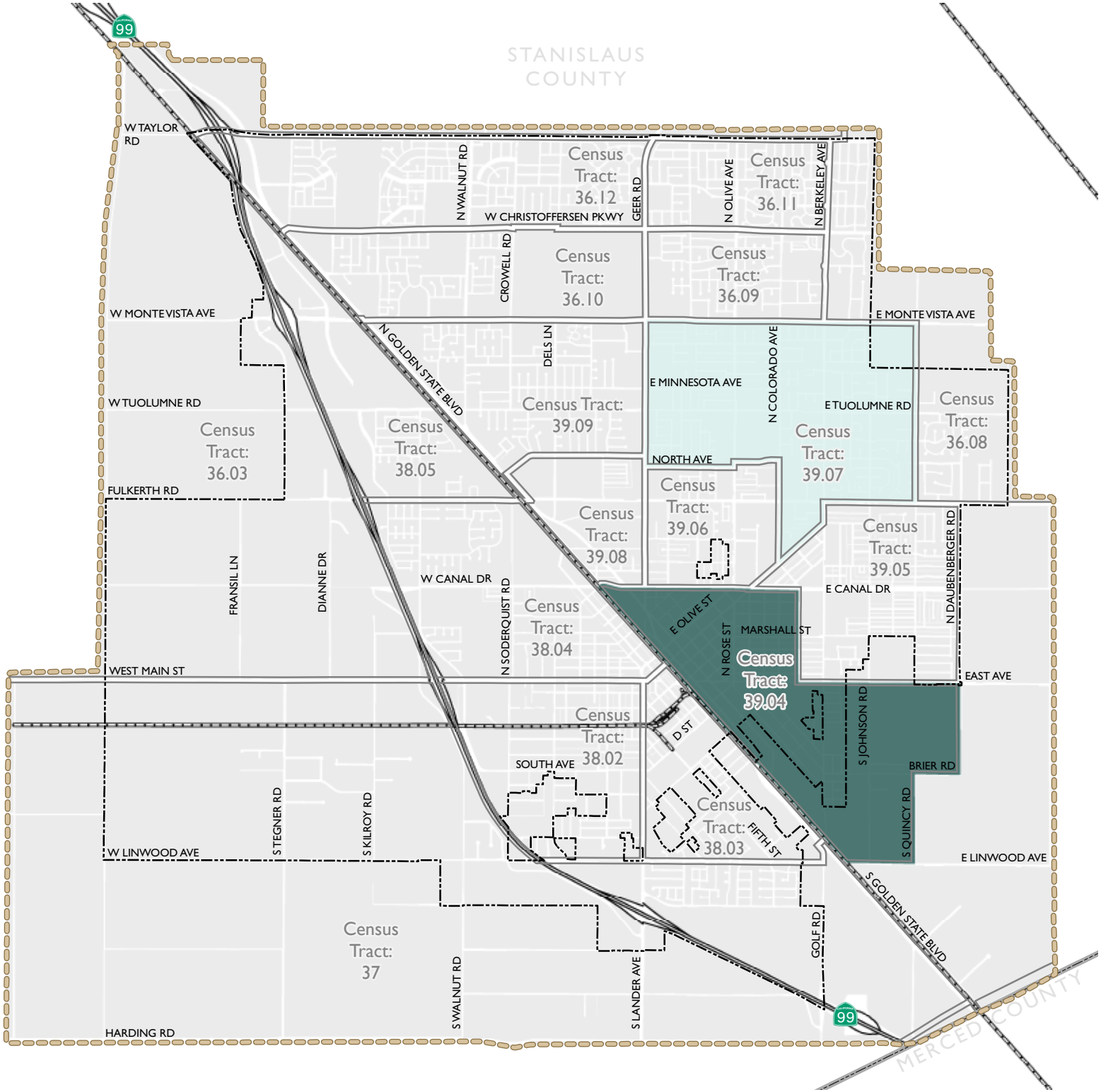
Turlock's land use and zoning history has steered growth toward agriculture-supporting, low-density residential neighborhoods. Commercial/industrial corridors are concentrated along major roads (notably State Route 99 and West Main), while infrastructure investments and corridor rehabilitation projects have actively shaped where jobs, retail, and higher-density development locate in the city. Policy direction is codified in Turlock's General Plan and zoning regulations, and recent updates, particularly in the Housing Element and in the Westside Industrial Specific Plan, reflect attempts to balance industrial growth, infill opportunities, and workforce housing, all of which affect patterns of investment and property values across neighborhoods.

Turlock has several defining physical and infrastructural features that influence land use and socio-economic patterns. It lies on relatively flat terrain in the San Joaquin Valley, which has made large-scale agricultural use feasible and later urban expansion easier, as there is less constraint due to topography. A major feature is the presence of rail lines: the city is planned to be served by the Altamont Corridor Express (ACE) extension project with a planned passenger rail station in Turlock, which would provide commuter and intercity rail access. Also, the city has long been shaped by freight rail corridors, including lines owned by the Union-Pacific Railroad. The main Union-Pacific line runs parallel to Golden State Boulevard and connects the city to a vast statewide and interstate rail network via the City of Modesto to the north and the City of Fresno to the south. The secondary Union-Pacific line that serves primarily rural areas west of Turlock. The BNSF line runs roughly parallel to the Union-Pacific line, connecting to the Cities of Stockton and Modesto to the north and the City of Fresno to the south. In terms of roadways, one major highway is California State Route 99 (State Route 99), which passes through Turlock and is a key regional north-south corridor connecting to other Central Valley cities. Also, California State Route 165 ends in Turlock, linking rural areas south to Turlock via a state highway. The city's General Plan identifies major regional expressways and interchanges as part of its circulation infrastructure.

The City publishes development impact fee and capital improvement fees reports: the most recent FY 2023-24 AB 1600 report shows active fee programs for master and specific plan areas (Northwest, Northeast,

North Turlock, and East Tuolumne) covering sanitary sewer, water, transportation, storm drainage, and more.[51] This report show that the city is collecting fees and planning infrastructure improvements in growth areas, but also note that some transportation, storm, and drainage improvements are not yet expended or are in fund balances.

[51] City of Turlock. AB 1600 Annual Report and Five-Year Report for Development Impact Fees. 2024. Available: https://www.cityofturlock.org/_pdf/devfeesreport.asp?id=8



Map D-27

Substandard Housing, Owner-Occupied

Two or More Issues, Owner Occupied

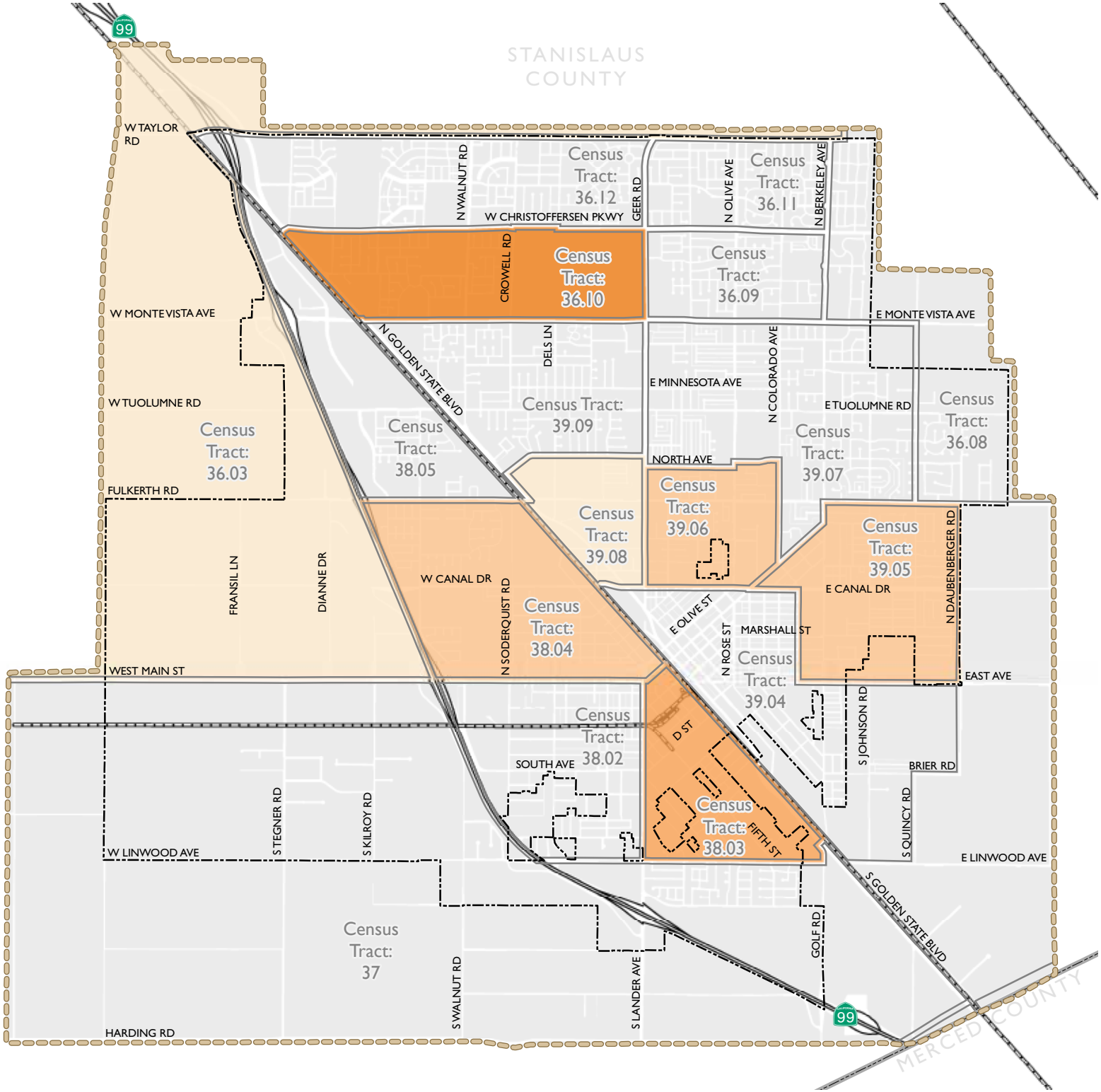
- 3.6%
- 3.7% - 4.8%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: ACS, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-28

Substandard Housing, Renter-Occupied

Two or More Issues, Renter Occupied

- 2.5% - 3.0%
- 3.1% - 6.0%
- 6.1% - 9.0%
- 9.1% - 14.6%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

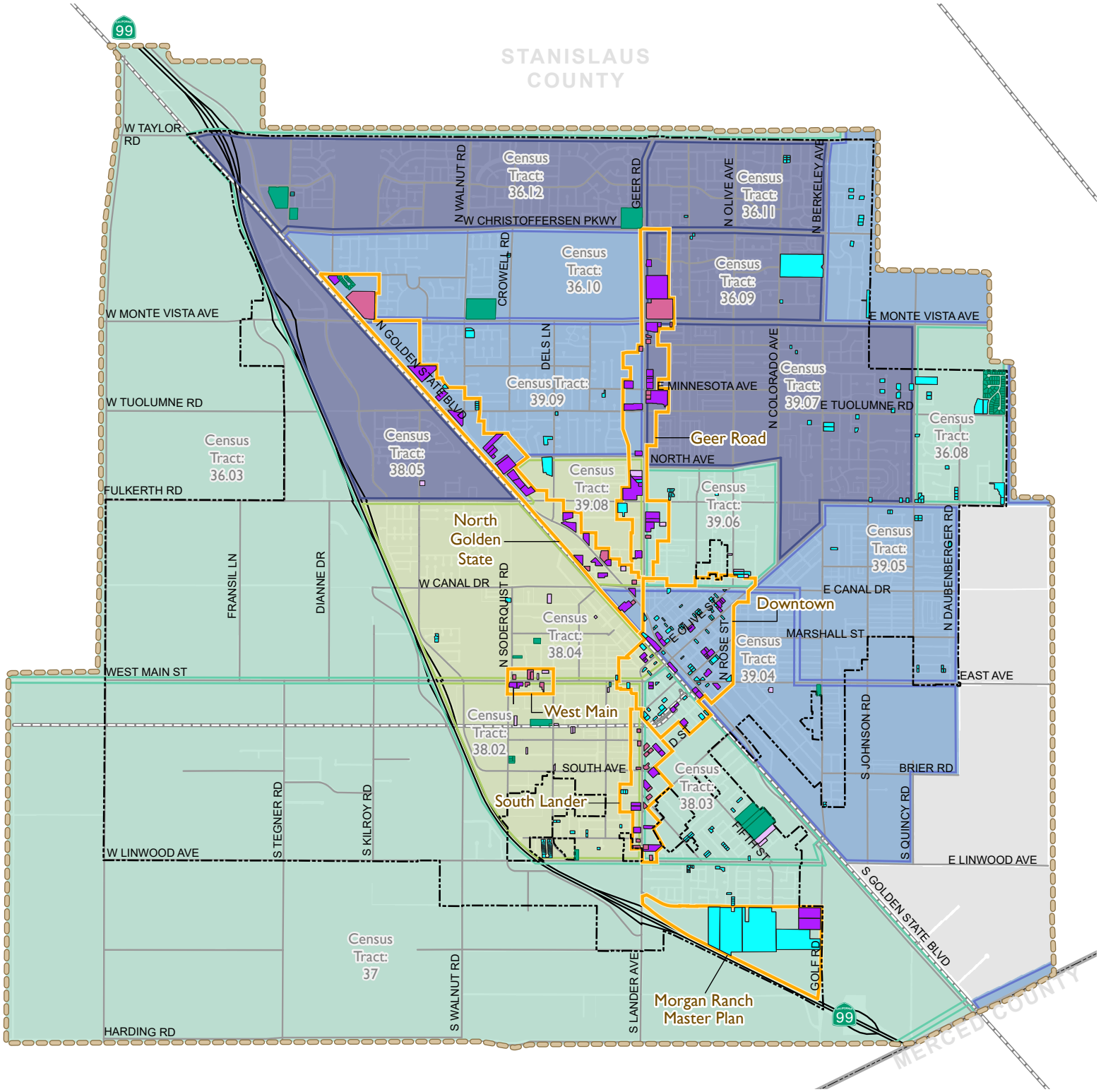
0 ¼ ½ 1 Miles

Source: ACS, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

D.7 Sites Inventory

State law requires a jurisdiction to identify sites to meet its RHNA obligations throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. This includes ensuring that sites are distributed such that they combat housing discrimination, eliminate racial bias, redress historic patterns of segregation, and lift barriers that restrict access. Affirmatively furthering fair housing will help foster inclusive communities so that households at all income levels and of all racial/ethnic makeups can enjoy a more equitable distribution of opportunity and proximity to jobs, transit, a high-quality education, and environmental benefits. To satisfy this requirement, the extent to which buildout of the Sixth Cycle Housing Element inventory may further entrench or help ameliorate existing patterns of segregation and/or exclusion of protected categories was assessed.

Buildout of the sites inventory will result in creation of new homes for 3,842 low- and moderate-income households, which represents a 20.8 percent increase in the number of LMI households in the City over the planning period. **Map D-29** and **Table D-8** show the distribution of new housing units to Census tracts within the planning area, together with relevant socio-demographic data and existing conditions for each tract. There are 17 census tracts within Turlock, of which 16 can accommodate the projected buildout of the inventory. One tract, **Tract 36.03,** is located on the west side of the city and does not see any projected units during the planning period. This tract is within the Westside Industrial Specific Plan area, meant to facilitate economic and job development. There is no land zoned for residential development; therefore, there are no units accommodated in this tract.



Map D-20

Sites Inventory Analysis and TCAC Opportunity Areas, Composite Score

Sites Inventory

- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Mixed Income

- Residential Pipeline Projects
- Opportunity Area

Composite Score (HCD, 2024) - Tract

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 5/28/2025

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2024

As shown in Table D-8, buildout of the inventory would generally increase the share of LMI households in Highest and High Resource tracts in Turlock and decrease that share of LMI households in Moderate Resource tracts, thereby improving the overall balance of income segments in different areas throughout the residential part of the city. Further, the development of ADUs/JADUs and affordable housing on properties owned by religious institutions through the congregational overlay (Program 1-F) would create additional housing opportunities for LMI households in High and Highest Resource areas beyond that shown in Table D-8. Projections for the number of ADUs and congregational housing units are done at a citywide level, therefore they cannot be attributed to specific parcels and reflected in the total in Table D-8; however, these strategies would further contribute to a better balance of housing types within the community, would increase access to opportunity for lower and moderate income households in High and Highest Resource tracts in Turlock.

Also as shown in Table D-8, the share of LMI households in two tracts classified as Low Resource on T/CAC maps would slightly increase with buildout of the inventory: the share of LMI households would increase from 60.3 percent to 60.7 percent in tract 38.02 and would increase from 71.2 percent to 74.1 percent in tract 39.08. However, both these tracts are classified as "at risk of displacement" and currently have among the highest rates of rent burdened and overcrowded households. Increasing the supply of affordable housing in these tracts will create more housing opportunities for LMI households in these locations and should help to alleviate cost burden and overcrowded living conditions. Further, both tracts are centrally located in Turlock, with easy access to employment, services and transit. Tract 39.08 is located adjacent and to the north of downtown between Geer Road and North Golden State Boulevard and has the highest transit performance score in Turlock (see Map D-22). Tract 38.02, located just southwest of downtown also has one of the best transit performance scores in the city. Additionally, through Program 3-E, the City will implement place-based community investment efforts aimed at lower resource areas, including infrastructure investments and the provision of programs for residents. These include: 1) construction of the Columbia Pool and site improvements to serve neighborhoods in southwest Turlock; 2) repavement and rehabilitation of various street segments in the southwest quadrant of Turlock and installation of ADA-compliant access ramps; 3) re-surfacing and re-striping of the multi-purpose court at Columbia Park, and 4) recreational programming, including fitness programs, family events, community traditions, arts, social and educational activities, and a wide range of enrichment classes with scholarships available for participation.

Overall, buildout of the inventory would have a beneficial effect on access to opportunity, patterns of segregation and integration, and disproportionate needs and displacement risk, as described further below.

ACCESS TO OPPORTUNITY

As described above and shown in **Map D-12**, most of the eastern and northern portions of the city areas are designated as Highest, High, and Moderate Resource on TCAC maps. There are Low Resource and High Segregation & Poverty areas in the center and west of the city. This is a relative ranking based on composites of environmental, economic, and education scores. .As discussed above, there are no R/ECAPS in Turlock, but one Census tract along the eastern edge of the city is classified as a RCAA (tract 39.05). Existing development in this tract is predominantly single family residential and zoning is R-L (Low Density Residential). The tract contains newly constructed subdivisions and there is little vacant land available and limited opportunities for multifamily development. Accordingly, the inventory projects only 15 new units during the planning period, all of which would be for above moderate households. However, as shown on Map 3-9 in chapter three there are two churches with vacant and underutilized land potentially available for affordable housing pursuant to Program 1-F, which would create a congregational housing overlay to facilitate the development of affordable housing on properties owned by religious institutions in Turlock and provide technical support for interested property owners. There are also a dozen other churches with

vacant and underutilized land in High and Highest Resource areas in Turlock that would also be eligible for the congregational housing overlay, further increasing access to opportunity for low and moderate income households. Additionally, the construction of ADUs and JADUs in these established neighborhoods would provide additional housing opportunities for low and moderate income households in High and Highest Resource areas, including Tract 39.05.

Tract 37 is one of the largest Census tracts in the planning area, encompasses the Morgan Ranch Master Plan area, and has most acres of appropriate size for lower income RHNA, based on the criteria defined in State law. **Tract 37** is classified as a moderate resource opportunity area The Morgan Ranch Master Plan area envisions the development of a local shopping center, an elementary school, a park, and community facilities within the planning period, that would increase the access to opportunity for residents of this tract and adjacent **Tract 38.03**. Respectively, **Tract 36.09** and **Tract 36.1** are highest and high resource opportunity areas, which envision the integration of mixed-income housing and a diversity of housing types. This would suit a variety of Turlock's residents in these high and highest resource areas, demonstrating excellent access to educational, economic, and environmental opportunity for populations residing within or around these tracts. Therefore, buildout of the inventory would have a beneficial effect on access to opportunity in the city.

As a result, buildout of the inventory can increase access to educational, economic, and environmental opportunity for disadvantaged and marginalized populations and help to affirmatively further fair housing in the city and in the Stanislaus Region.

SEGREGATION AND INTEGRATION

Map D-1 indicates that many areas of the City of Turlock are relatively racially and ethnically integrated, and that the City is less segregated than the County as a whole. There are five R/ECAPs in the central part of Stanislaus County, where Turlock, Modesto, and Ceres, the three most populous cities in the county are located. None of these R/ECAPS are in Turlock but one census tract (**Tract 38.02**) in Turlock does meet the Tax Credit Allocation Committee/HCD criteria as a High Segregation and Poverty (HSP) tract (Map D-11). Map D-11 shows the locations of RCAAs; within Turlock, two RCAAs are located along the very eastern edge of the city and outside the city to the east (**Tracts 36.08** and **39.05**). **Tract 38.02**, the High Segregation and Poverty tract, is bordered on the west by SR-99, intersected by the railroad, and includes three unincorporated county islands. **Tract 38.03**, to the east, also has three county islands and is identified as a low resource area using the TCAC/HCD criteria. The population of these two tracts and **Tract 38.04** is predominantly Hispanic, ranging from 51.4 to 73.1 percent Hispanic. Since 1990, **Tract 38.02** has seen an increase in Hispanic or Latino residents and a decrease in non-Hispanic White residents that reflects Turlock's overall demographic changes (Table D-4).

As displayed in Table D-8, there is a significant variation in the levels of concentration of non-White population throughout the City. The southern areas of Turlock have a higher concentration of non-White population (**Tract 37**, **38.02**, **38.03** and **38.04**). The tracts with a larger non-White population also generally have a larger low-moderate-income population that more northern areas of the City. Between 2020 and 2022, the non-Hispanic White population has continued to decrease, constituting 41.2 percent of the population in 2022, and the Hispanic or Latinx population increased to 44.4 percent.

The City is increasing opportunities for a variety of housing types and higher density housing, through the creation of Workforce Housing Overlay in areas of the City that currently have a lower concentration of non-White population, like Geer Road and North Golden opportunity areas, as well as northern portions of Turlock. There is a common correlation between wealth and race, so creating opportunities for lower-income high density housing in these areas may lead to a more even distribution of the population. The

City is also including Program 1-E to incentivize and promote ADU development to increase opportunities for lower income households in lower density, high opportunity areas of the City. This includes increased outreach strategies and preparation of application checklist and informational handouts. Further, the implementation of Program 5-A, 5-B, 5-C, and 5-D will enforce fair housing laws and address discrimination in the building, financing, selling, and renting of housing based on race, family status, national origin, and work to integrate all households, regardless of ethnicity, race, family composition, and source of income , into the housing cloth of Turlock. Therefore, overall buildout of the inventory would have a beneficial effect on the prevailing pattern of concentrated affluence in Stanislaus County and would not exacerbate patterns of segregation.

DISPROPORTIONATE NEEDS AND DISPLACEMENT RISK

While only three tracts (**Tract 38.02, Tract 39.06, and Tract 39.08**) in the city are considered at risk of displacement, cost burden is widely prevalent in Turlock. Cost burden is a major issue for older adults, students, and low-income households in Turlock, and is more evenly distributed by race and ethnicity than by location (Map D-23 and D-24 and Charts D-6 and D-7). Notably, between 60 and 80 percent of homeowners in **Tract 36.03** in immediately west of Turlock are cost burdened, while 60 to 80 percent of renters in **Tracts 39.06, 39.08**, and **39.09** in the heart of Turlock are cost burdened.

Buildout of the inventory focuses housing development in tracts that have lower displacement risk and lower percent of overcrowded households, particularly in the northern and southern portion of Turlock (**Tract 36.09, Tract 36.10,** and **Tract 37**). However, the inventory also accommodates about 10 percent of units within **Tract 39.08** that has higher rates of overcrowding and risk of displacement. As noted above, this tract has close proximity to shops, services, transit, and jobs near Downtown Turlock. Buildout of inventory would focus additional below market rate housing throughout **Tract 39.08, Tract 39.09,** and **Tract 37**, which would alleviate displacement pressure and relieve overcrowding.

The City is including Program 3-B Anti-Displacement Strategy, where the City will prepare an anti-displacement strategy with the following components to help prevent displacement of vulnerable residents. The first component of the strategy would be preservation of subsidized affordable housing units by partnerships with Stanislaus Regional Housing Authority, funding for rehabilitation of substandard multi-family units, and restricting the conversion of existing units occupied by lower-income units. The second component of the strategy entails partnering with nonprofits to share information on fair housing to underserved residents, while the final component would include developing an engagement strategy to disseminate information on tenant rights and protections. The City will also continue to support individuals and households with special needs by aiding the facilitation of production of affordable housing with administrative assistance (Program 4-A), partnering with the Disability Resource Agency for Independence Living (DRAIL) to promote availability of service and programs (Program 4-B), offering rental and mortgage assistance and connecting residents in need with Community Housing and Shelter Services (CHHS) (Program 4-D), and continuing to administer the Mobile Home Rent Subsidy program which provides assistance to eligible existing mobile homeowners (Program 4-F). These programs and efforts will continue to promote improvements in special needs populations that are affected by disproportionate housing needs.

Table D-8: AFFH Housing Element Sites Analysis

	Existing Conditions									Projected New Units				
Tract	*Existing Households*	*Low to Mod. Income Households*	*Percent LMI Households*	*Rent Burdened Households*	*Overcrowded Households*	*HCV Use*	*Non-White Population*	*Displacement Risk*	*TCAC Resource Category*	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*	*Total Projected 2031 Units (Existing + New)*	*Projected Percent LMI*
36.03	1,409	764	54.20%	27.90%	6.70%	NA	37.00%	Lower	Moderate	0	0	0	1,409	54.20%
36.08	2,114	708	33.50%	26.30%	7.30%	NA	33.70%	Lower	Moderate	0	0	113	2,227	31.80%
36.09	1,134	363	32.00%	46.20%	6.80%	15.50%	36.70%	Lower	Highest	257	201	259	1,851	44.40%
36.1	1,807	1001	55.40%	56.00%	8.60%	15.01%	60.60%	Lower	High	35	394	286	2,522	56.70%
36.11	1,303	397	30.50%	71.90%	10.20%	4.03%	49.10%	Lower	Highest	0	0	7	1,310	30.50%
36.12	2,544	664	26.10%	58.00%	3.90%	1.66%	56.40%	Lower	Highest	0	161	308	3,013	27.40%
37	1,380	654	47.40%	44.10%	14.10%	8.83%	74.30%	Lower	Moderate	450	0	890	2,720	40.60%
38.02	1,578	951	60.30%	54.80%	15.50%	3.74%	85.00%	At Risk of Displacement	Low	85	66	85	1,814	60.70%
38.03	806	346	42.90%	50.20%	22.00%	3.14%	87.80%	Lower	Moderate	191	101	292	1,390	45.90%
38.04	2,273	1383	60.80%	29.90%	8.40%	4.84%	76.50%	Lower	Low	32	51	45	2,401	61.10%
38.05	1,132	371	32.80%	37.50%	1.10%	2.60%	64.20%	Lower	Highest	0	11	0	1,143	33.40%
39.04	1,879	1091	58.10%	40.20%	8.60%	20.93%	57.20%	Lower	High	309	9	179	2,376	59.30%
39.05	1,688	581	34.40%	33.30%	0.80%	NA	27.40%	Lower	High	0	0	15	1,703	34.40%
39.06	1,993	1379	69.20%	48.90%	7.60%	9.80%	63.00%	At Risk of Displacement	Moderate	114	28	44	2,179	69.80%
39.07	2,923	1138	38.90%	56.90%	0.90%	4.16%	27.80%	Lower	Highest	214	29	43	3,209	43.00%
39.08	1,086	773	71.20%	65.40%	11.00%	16.34%	65.20%	At Risk of Displacement	Low	487	62	150	1,785	74.10%
39.09	2,374	1163	49.00%	54.60%	2.90%	8.87%	56.80%	Lower	High	548	7	33	2,962	58.00%

Source: 2023 5-Year ACS Estimates, HUD, UDP, Dyett and Bhatia, 2025

D.8 Summary and Conclusions

State law requires that jurisdictions identify fair housing issues as well as contributing factors and priority levels for each factor. Further, a jurisdiction must identify specific goals and actions it will take to reduce the severity of fair housing issues within that jurisdiction. This section fulfills these requirements based on the assessment provided above, as well as relevant information from the 202-2025 AI. Goals and actions related to AFFH are incorporated into the broader Housing Action Plan contained within Chapter 4 of this Housing Element.

The most significant fair housing issues in Turlock relate to housing cost burden, overcrowding, and segregation by income level. Although Turlock is a majority-minority community, the census tracts with the greatest share of non-White Hispanic or Latino residents are also the ones experiencing the highest poverty rates, environmental burdens, and displacement risks. There is also some evidence of racial/ethnic discrimination in lending services, as well as geographic concentrations based on familial status.

Based on the findings of this assessment, Table D-9 presents a summary of existing fair issues and their contributing factors, as well as a description for each. Issues that are primarily related to environmental justice or economic development and do not have a direct bearing on fair housing are ranked as low or not included. Priority levels were assigned as follows:

- **High** – Designates contributing factors that limit or deny fair housing choice (i.e., has the potential to violate the Fair Housing Act).
- **Medium** – Designates contributing factors which should be addressed in the near term. These issues do not violate the Fair Housing Act but may increase fair housing issues in the city. These factors may be beyond the City's immediate capabilities to address.
- **Low** – Designates contributing factors that either do not need to be or cannot be addressed immediately by the city but should be addressed later on during the eight-year planning period.

Table D-9: Fair Housing Issues and Contributing Factors

Priority Level	*Fair Housing Issue*	*Description*	*Contributing Factor(s)*	*Meaningful Actions*	*Geographic Targeting*	*2023-2031 Metrics and Timing*
High	Enforcement	Surveys indicate that tenants' rights education is among the services needed most in Stanislaus County. In Turlock, linguistically isolated households where adults have difficulty speaking English tend also to be concentrated in areas with the highest rates of renters, rent burdened households, and low/moderate income residents who may be at greater risk of eviction or have greater need for landlord-tenant mediation services.	• Lack of awareness of tenant rights • Linguistic isolation	• Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 5-C Anti-Discrimination Training	Citywide and in DACs	• Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Increase awareness of fair housing practices among small, independent real estate professionals and lenders over the planning period (Program 5-C)
Medium	Enforcement	Loan denial rates are 7-10 percent higher for people of color than for White applicants. Between 2018-21, Black applicants had the highest loan denial rates, followed by Hispanic or Latino applicants. White applicants consistently experienced lower than average loan denial rates.	• Financial literacy of affected groups • Lending discrimination	• Program 5-A Fair Housing Information • Program 5-C Anti-Discrimination Training	Citywide	• Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Increase awareness of fair housing practices among lenders over the planning period (Program 5-C) • Percent change in denial rates
High	Enforcement	Fair housing complaints disproportionately involve small, independent landlords who represent a large share of rental property owners. Disability was the primary basis for fair housing complaints in Turlock between 2014 and 2019, accounting for more than 70 percent of all complaints. Race and familial status each accounted for approximately 12 percent of complaints.	• Lack of training/awareness of fair housing law • Lack of awareness of tenant rights	• Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 5-C Anti-Discrimination Training • Program 4-B Support for Individuals with Disabilities	Citywide	• Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Increase awareness of fair housing practices among small, independent real estate professionals and lenders over the planning period (Program 5-C) • Increase in participation in DRAIL programs and services by Turlock residents (Program 4-B)
High	Segregation and Integration	There is a discernable pattern of segregation by income and race in Turlock. Neighborhoods in the north and east have higher incomes and higher a higher share of White households, while neighborhoods in the center and southwest have lower incomes and a higher share of non-White residents.	• Historical settlement patterns in Turlock • Neighborhoods in the north and east are predominantly comprised of single-family housing, often not affordable for disadvantaged groups.	Expand housing choice and housing mobility in north and east of Turlock • Program 1-E ADU/JADU Awareness • Program 1-F ~~Pre-Approved ADU Plans~~ Congregational Overlay • ~~Program 1-G Congregational Overlay~~ • Program 1-C SB9 Ordinance • Program 1-D Small Lot Subdivision Ordinance • Program 5-D Disavowal of Racially Restrictive Covenants	High and Highest Resource neighborhoods in northeast Turlock	Expand housing choice and housing mobility in north and east of Turlock • Issue 15 ADU/JADU construction permits annually over the planning period with a focus on High and Highest Resource neighborhoods (Program 1-E) • Adopt the overlay by Q4 2026; Target ~~C~~construction of ~~10~~ 50 ~~new ADU/JADUs in Turlock annually~~ lower income units in High and Highest Resource neighborhoods in Turlock over the planning period (Program 1-F) ~~Adopt the overlay by Q4 2026; increase the supply of affordable housing in Turlock, with a focus on High and Highest Resource neighborhoods (Program 1-G)~~ • Adopt the SB 9 Ordinance by Q1 2028~~6~~; conduct community outreach bi-annually following adoption of the ordinance, with annual progress reporting to HCD through APRs (Program 1-C)

Table D-9: Fair Housing Issues and Contributing Factors

Priority Level	*Fair Housing Issue*	*Description*	*Contributing Factor(s)*	*Meaningful Actions*	*Geographic Targeting*	*2023-2031 Metrics and Timing*
				Prevent Displacement of Existing LMI Households • Program 1-B Rezoning to Accommodate RHNA Shortfall~~Workforce Housing Overlay~~ • Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 3-H Anti-Displacement Strategy • Program 6-D Development and Replacement Unit	Center and southwest Turlock	• Adopt the ordinance by Q1 2028, increase the supply of entry level homes and expand options for homeownership in Turlock, targeting 100 new homes for Moderate income households by 2031 with half in High and Highest Resource neighborhoods (Program 1-D) • Post information to City website and send e-newsletter by end of Q3 2025; annually each year of the planning period thereafter, Participation of 100 homeowners in County program by 2031 (Program 5-D) Prevent Displacement of Existing LMI Households • Adopt amendments creating the C-RMU base zoning district ~~by end of Q3 2026~~ concurrent with the Housing Element ~~the Workforce Housing Overlay by January 31, 2025;~~ 626 moderate and 1,544 lower income RHNA units by 2030 (Program 1-B) • Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Prepare anti-displacement strategy by end of Q4 2026~~5~~, being implementation in Q1 2027~~6~~; minimize or prevent displacement of at-risk residents citywide and in tracts shown on Map D-26; 194 housing units (Program 3-H) • Beginning in Q4 2024; protection of existing housing (Program 6-D)
High	Segregation and Integration	LMI households are concentrated in Low and Moderate Resource Areas north and west of downtown. More than 20 percent of households in these areas are headed by a single mother with children, which represents an over concentration. One of these tracts (38.02) is designated as an area of High Poverty and Segregation by the State and has the highest rate of overcrowding in Turlock.	• Historical settlement patterns • Lack of housing options for LMI households in High Resource areas • Income and educational attainment levels	• Program 1-E ADU/JADU Awareness • Program 1-~~FC~~ Congregational Overlay • Program 1-C SB9 Ordinance • Program 1-D Small Lot Subdivision Ordinance	High and Highest Resource neighborhoods ~~DACs with more than 50% LMI households (tracts 38.02; 38.03; 38.04; 39.04; 39.08)~~	• Issue 15 ADU/JADU construction permits annually over the planning period with a focus on High and Highest Resource neighborhoods (Program 1-E) • Adopt the overlay by Q4 2026; target construction of 50 new lower income units ~~increase the supply of affordable housing in Turlock, with a focus o~~in High and Highest Resource neighborhoods over the planning period (Program 1-~~FC~~) • Adopt the SB 9 Ordinance by Q1 2028~~6~~; conduct community outreach bi-annually following adoption of the ordinance, with annual progress reporting to HCD through APRs (Program 1-C) • Adopt the ordinance by Q1 2028, increase the supply of entry level homes and expand options for homeownership in Turlock, targeting 100 new homes for Moderate income households by 2031 with half in High and Highest Resource neighborhoods (Program 1-D)
High	Access to Opportunity	About 85 percent of the students served in western tracts are economically disadvantaged, meaning their families are below the poverty line, and 76 percent are minority. Students of color in Turlock received lower test scores in both math and English than non-Hispanic White students. The proportion of students who meet or exceed	• Income and educational attainment levels • Lower performance scores	Enhance Income and Educational Attainment • Workforce Development Initiatives (Program 5-F) Raise Performance Scores • Chatom Union School District (CUSD)'s instructional support programs that include homework support and academic intervention including math and reading	Citywide; southwest Turlock	• Post materials by end of Q3 2025, updating periodically throughout the planning period; coordinate annually with SCWD and non-profit partners to track participation rates, targeting a 15 percent increase in the annual number of program participants above the 2025 baseline rate over the planning period ~~a 10 percent decrease in unemployment compared to 2023 levels among~~ with a focus on low income single women by 2031 (Program 5-F) • Higher performance scores in English and Mathematics throughout Turlock during the planning period

Table D-9: Fair Housing Issues and Contributing Factors

Priority Level	*Fair Housing Issue*	*Description*	*Contributing Factor(s)*	*Meaningful Actions*	*Geographic Targeting*	*2023-2031 Metrics and Timing*
		standards in English Language Arts or math in Turlock is higher than in Stanislaus County, but lower than in the State.		• TUSD's Family Resource Center provides resources, programs, and services to diverse Turlock families, that include school readiness programs for students in need		
High	Access to Opportunity	Census tracts west of the BNSF railroad tracks have environmental opportunity scores than rank among the worst 25 percent statewide. These areas also have higher shares of low income and non-White households than the rest of Turlock. A primary cause of the low environmental opportunity scores is Exposure to air pollution and diesel particulate matter (DPM), which can disproportionately affect low income residents who may live in lesser quality housing with inadequate insulation and ventilation; have less access to quality healthcare (or be uninsured); and not be able to afford to live in other neighborhoods.	• Historical settlement patterns • Exposure to air pollution and DPM • Lower tree canopy coverage • Access to healthcare and health insurance coverage	• Program 3-A Home Rehabilitation Loan Program • Program 3-B Acquisition and Rehabilitation of Property for Affordable Housing • Program 3-C Neighborhood Clean Up Programs • Program 3-E Place-Based Community Improvement Efforts	DACs west of the BNSF tracks	• Provide 10 loans annually throughout the planning period targeting DACs west of the BNSF tracks (Program 3-A) • Provide 14 loans annually throughout the planning period targeting DACs west of the BNSF tracks (Program 3-B) • Operation of various projects annually to enhance neighborhood character and reduce code enforcement actions by at least 25 percent; throughout the 2023-2031 planning period (Program 3-C) • Completion of construction of the Columbia Pool, pavement and rehabilitation of various street segments, and re-surfacing and re-striping of the multi-purpose court at Columbia Park; completion of construction by end of Q4 2027 (Program 3-E)
High	Displacement	Three tracts in Turlock have elevated risk of displacement (38.02, 39.06, and 39.08). All have among the highest shares of renters, low-income households, and non-White residents. Two are DACs and one is classified as High Poverty and Segregation.	▪ Turlock home values have increased by 124 percent since 2011, with value of smaller units (1 and 2-bedrooms) seeing the steepest increases, indicating need for smaller units	• Program 1-B Rezoning to Accommodate RHNA Shortfall~~Workforce Housing Overlay~~ • Program 3-A Home Rehabilitation Loan Program • Program 3-B Acquisition and Rehabilitation of Property for Affordable Housing • Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 3-H Anti-Displacement Strategy • Program 6-D Development and Replacement Unit Requirements	DACs with elevated risk of displacement (Tracts 38.02, 39.06, and 39.08)	• Adopt amendments creating the C-RMU base zoning district concurrent with the Housing Element~~by end of Q3 2026 the Workforce Housing Overlay by January 31, 2025~~; 626 moderate and 1,544 lower income RHNA units by 2030 (Program 1-B) • Provide 10 loans annually throughout the planning period targeting DACs west of the BNSF tracks (Program 3-A) • Provide 14 loans annually throughout the planning period targeting DACs west of the BNSF tracks (Program 3-B) • Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Prepare anti-displacement strategy by end of Q4 2026~~5~~, being implementation in Q1 2027~~6~~; minimize or prevent displacement of at-risk residents citywide and in tracts shown on Map D-26; 194 housing units (Program 3-H) • Beginning in Q4 2024; protection of existing housing (Program 6-D)
High	Disproportionate Needs	Cost Burden Renters are disproportionately affected by housing cost burden: more than 50 percent of renters in Turlock devote more than 30 percent of their income to housing costs, putting them at risk of falling behind on rent and facing eviction. Tract 38.02, designated as High	▪ Turlock home values have increased by 124 percent since 2011, with value of smaller units (1 and 2-bedrooms) seeing the steepest increases, indicating need for smaller units	• Program 1-B Rezoning to Accommodate RHNA Shortfall~~Workforce Housing Overlay~~ • • Program 1-C SB9 Ordinance • Program 1-D Small Lot Subdivision Ordinance • Program 1-E ADU/JADU Awareness	High and Highest Resource neighborhoods in northeast	• Adopt amendments creating the C-RMU base zoning district concurrent with the Housing Element~~by end of Q3 2026 the Workforce Housing Overlay by January 31, 2025~~; 626 moderate and 1,544 lower income RHNA units by 2030 (Program 1-B) • Adopt the SB 9 Ordinance by Q1 2028~~6~~; conduct community outreach bi-annually following adoption of the ordinance, with annual progress reporting to HCD through APRs (Program 1-C)

Table D-9: Fair Housing Issues and Contributing Factors

Priority Level	*Fair Housing Issue*	*Description*	*Contributing Factor(s)*	*Meaningful Actions*	*Geographic Targeting*	*2023-2031 Metrics and Timing*
		Poverty and Segregation, has the highest rate of cost burdened homeowners.		• Program 1-F Congregational Overlay~~Pre-Approved ADU Plans~~ ~~Program 1-G Congregational Overlay~~ ~~•~~ • Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 3-H Anti-Displacement Strategy • Program 6-D Development and Replacement Unit Requirements	Citywide	• Adopt the ordinance by Q1 2028, increase the supply of entry level homes and expand options for homeownership in Turlock, targeting 100 new homes for Moderate income households by 2031 with half in High and Highest Resource neighborhoods (Program 1-D) • Issue 15 ADU/JADU construction permits annually over the planning period with a focus on High and Highest Resource neighborhoods (Program 1-E) • Adopt the overlay by Q4 2026; Target ~~C~~construction of 50 lower income units in High and Highest Resource neighborhoods in Turlock ~~10 new ADU/JADUs in Turlock annually~~ over the planning period (Program 1-F) • ~~Adopt the overlay by Q4 2026; increase the supply of affordable housing in Turlock, with a focus on High and Highest Resource neighborhoods (Program 1-G)~~ • Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Prepare anti-displacement strategy by end of Q4 2026~~5~~, being implementation in Q1 2027~~6~~; minimize or prevent displacement of at-risk residents citywide and in tracts shown on Map D-26; 194 housing units (Program 3-H) • Beginning in Q4 2024; protection of existing housing (Program 6-D)
High	Disproportionate Needs	There are disparities between DACs and non-DACs in terms of park acreage and sidewalk conditions. DACs have a slightly lower ratio of parkland per thousand residents than the City as a whole and two centrally located DAC tracts (6099003609 and 6099003906) do not contain a park. Additionally, staff rated sidewalk conditions in three DAC tracts as fair/good and in two other DACs tracts as fair/poor.	Non-DAC tracts contain relatively newer developed subdivisions and accordingly, conditions in those areas are better than in older parts of town where DACs are located.	• Program 3-E Place Based Strategies • Program 3-I Sidewalk Repair Assistance Program	DACs, particularly tracts 6099003609 and 6099003906 as well as tracts southwest of the BNSF tracks	• Incentivize provision of privately-owned, publicly accessible open spaces in new multifamily and mixed use development in DACs (Program 3-E) • Provide grants for sidewalk repairs in DACs and simplify encroachment permitting and administrative steps (Program 3-I)

Appendix E

Fifth Cycle Housing Element Accomplishments



Appendix – E Fifth Cycle Housing Element Accomplishments

This Appendix details the City of Turlock's achievements in implementing the goals, policies, and programs from the 2015–2023 Housing Element. The City made significant progress in addressing housing needs through the development of new units, including units affordable to lower-income and special needs households. A summary of accomplishments by goal and a complete review of the City's progress in implementing 2015–2023 policies and programs is provided in Table E-1.

E.1 Effectiveness of Programs for Special Housing Needs

Special needs populations include farmworkers, large families, female-headed single parent households, people experiencing homelessness, persons with disabilities, seniors, households with extremely low incomes. As shown in greater detail in Table E-1, the City made a diligent, consistent effort to achieve its housing goals that address special housing needs through the implementation of policies and programs from the 2015–2023 Housing Element. Following is a summary of the ~~effectiveness of programs for~~key 5th Cycle accomplishments for special housing needs groups in Turlock and a summary of cumulative effectiveness. A program-by-program assessment of results and effectiveness is provided in Table E-1 together with a determination on whether to carry forward, modify, or discontinue each program.~~:~~

KEY ACCOMPLISHMENTS

- In 2018 and 2019, the City received 1.6 million in Affordable Housing and Sustainable Communities (AHSC) funds and additional tax credits to complete phase II of the Avena Bella Housing Project. Located on a 4.3-acre site in the southwestern part of the community, Avena Bella Phase 2 is a 61-unit affordable housing project consisting of garden-style two-, and three-bedroom apartments oriented around public and open space areas. The LEED Platinum certified project features a community center, pool and computer lab with after-school support for youth. Avena Bella was awarded esteemed Vanguard Award for New Construction from the National Affordable Housing Management Association.
- In 2017, The Vista, a purpose-built student residential complex with 660 beds and180 units located directly across the street from the California State University, Stanislaus (CSUS) campus, was completed. Floor plans include studio, two-, three-, and four-bedrooms with a private bathroom for every bedroom. The housing community is situated on three parcels totaling approximately 9.7 acres with three four-story buildings including a 6,460-square-foot club house that features outside volleyball and basketball courts, and a swimming pool.

- The First-Time Home Buyer (FTHB) program has been in place for 20 years and there are 100 active loans currently in the portfolio. The City provided downpayment funding assistance for a total of 24 families between 2018 to 2021. In 2024, 9 households were funded for homes in a ~~22 lot~~22-lot subdivision.
- Between 2018 and 2023, the City issued permits for 18 Very Low-Income units and 279 Low-Income units.
- In 2018, the City continued with discussions for the development or acquisitions of units or receipts of additional vouchers. In 2019, Stanislaus Housing Authority awarded State funds to build 8 affordable mental health units and 2 separate sites. In 2020, Stanislaus Housing Authority awarded State funds for the construction of permanent supportive affordable housing projects. The City has provided rental assistance for eligible units through vouchers since 2022.
- During the planning period, the City adopted a new ADU ordinance to make it easier to permit ADUs and to clarify the standards for ADUs. Since 2018, the City has issued 47 building permits for the construction of ADUs in Turlock.
- Since 2018, the City has provided information to non-profit agencies and housing developers information regarding program and funding ~~availability, and~~availability and has continued to participate as an active member in the Turlock Community Collaborative and the Stanislaus County Continuum of Care. In 2021 and 2022, the City worked with non-profit agencies to provide 2 affordable housing units to Turlock residents.
- Annual progress reports for 2018 to 2023 have monitored details of assisted affordable rental units. The Department purchased 2 single family at-risk residences for the preservation of affordable housing units in 2022 and 10 units in 2018. No units were identified between 2019 and 2021. No at-risk units were identified in 2018 and 2020, 14 rental units preserved between 2019, and 2021- 2022.
- Project Sentinel, a non-profit agency, was funded to provide Fair Housing services every year of the Fifth Cycle, with the exception of one year they did not apply. In 2018, the City conducted two English and one Spanish seminar. The next seminar/workshop was conducted only in 2021 for both landlords and tenants. In the meantime, the City continued to work with non-profits to affirmatively further fair housing.
- Since 2020, the Department has been actively working with Central Valley Opportunity Center to assist low-income renters, homeowners or disable with energy conservation methods and repairs with grants funded by TID, MID and/or PG&E.
- In 2018, City Staff initiated discussions with non-profit agencies to acquire and rehabilitate units. The City acquired properties for the purpose of creating 16 permanent supportive housing units between 2022 and 2023.
- During the 5th Cycle, the City provided $456,090 in public service grants to fund homeless youth outreach, domestic violence housing services, homeless counseling, shelter services, emergency food programs, rental assistance, rapid rehousing services and homeless diversion programs. Of this total, $184,000 or approximately 40 percent was used for direct shelter services which provided shelter for 2,235 individuals during the 5th cycle.

ASSESSMENT OF CUMULATIVE EFFECTIVENESS

Implementation of Turlock's Fifth Cycle Housing Element programs for special needs populations were effective in coordinating services and targeting resources to vulnerable populations, but constrained by limited funding, rising housing costs, and a chronic need for deeply affordable units. The City effectively leveraged partnerships with regional agencies and local non-profit groups to expand its reach, but production-oriented outcomes did not fully meet local needs. An assessment of past performance indicates that a combination of zoning amendments, process and regulatory development incentives, increased funding from available sources will be needed to improve results in the Sixth Cycle. A summary of cumulative effectiveness by special needs group is provided below, with further details of individual program effectiveness outlined in Table E-1.

Extremely Low-Income (ELI) Households

About 13.4 percent of Turlock households earn below 30 percent AMI, qualifying as ELI. Poverty rates have declined since 2015 but remain substantial. The City directed CDBG funds to serve approximately 880 households annually during the Fifth Cycle, of which approximately 75 percent were ELI households. Strong outreach and coordination with regional partners (HOME Consortium, CHSS) helped prevent displacement and expanded affordability preservation, but production of new ELI units remains below projected need.

Older Adults

Seniors make up 13.3 percent of Turlock's population; 38.6 percent of senior renters are ELI and nearly 44 percent of ELI seniors spend more than half their income on housing. The City uses CDBG funds to assist with home repairs and accessibility retrofits, facilitating aging-in-place for older adults and potential expansion of senior housing supply. Programs meet limited numbers of households; most success lies in preventing displacement through repair and maintenance assistance. Affordability and accessibility gaps persist for renters in particular.

Persons with Disabilities (Including Developmental Disabilities)

Approximately 12.3 percent of the non-institutionalized population in Turlock has a disability, similar to Stanislaus County as a whole. Programs improved both physical accessibility and supportive housing availability. Effectiveness depends on coordination with external service providers.

Persons Experiencing Homelessness

The number homeless individuals and the share of the total Countywide homeless population in Turlock remained consistent during the 5th Cycle, whereas it grew in other Stanislaus County communities over the same period. The City partners with a range of non-profit shelter and service providers to address homelessness and is actively involved in regional initiatives; however, chronic homelessness persists.

Farmworkers

Deriving a precise estimate of the local farmworker population is challenging. Census data indicate that farmworkers in Turlock make up a small percentage of the population and tend to be permanent residents. The City receives few if any inquiries related to farmworker housing. As a result, there is little data available to evaluate the effectiveness of farmworker housing programs.

Female Headed Households

About 12 percent of all households in Turlock are headed by a single female. These households tend to experience disproportionately high rates of cost burden and displacement. Program supported the HAVEN Women's Center and provision of tenants rights, landlord mediation, and fair housing services throughout the 5th Cycle. During the planning period, the share of female-headed single-parent households decreased slightly from 10.9 percent of all Turlock households to 9.7 percent, suggesting effectiveness.

Large Families

Large families (5+ members) account for roughly 10 percent of all Turlock households, who represent a greater share of low-income households in the community relative to all other household types. Approximately 29 percent of large renter households experience overcrowding, compared with 10 percent of all renters. Although overall demand for 3- and 4-bedroom affordable rentals still exceeds supply, Turlock's programs have been effective in expanding options for larger families and maintaining affordability through rehabilitation and rental assistance. Between 2010 and 2021, the overall rate of overcrowding in Turlock declined from 9.8 percent to 8.7 percent and the rate for large family renter households decreased from 18.3 percent to 15.7 percent.

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
Goal 1: Increase Housing Opportunities and Accessibility								
HE.1.1.1.A	The City will increase its coordination with the State HCD staff to ensure that it will be among the first jurisdictions to apply for the funding made available through a variety of federal and State funding sources.	Immediate, with funding cycles		X		The Housing Department has sought assistance as needed to address affordable housing opportunities and needs since 2019. During the 5th Cycle, the City hired a grant writer and the City is currently contracting with a firm that provides information on grant opportunities. Housing applied for and has received funding for PLHA administered by HCD for an estimated $1,859,124 over five years.	City staff attends HCD seminars and has registered for email notifications. Ongoing coordination is beneficial.	~~Modify, adding more specifics.~~Continue as part of Program 4-H Pursue State and federal funds in support of housing development.
HE.1.1.1.B	This Housing Element cycle, CDBG, HOME, CalHOME, CDBG-R, and NSP funds will be directed towards the following purposes and programs. Subsidies to housing projects that include units affordable to Extremely Low, Very Low, and Low income residents; • The First-Time Homebuyers Program; • The Home Rehabilitation Loan Program; • The Mobile Home Rent Subsidy Program; • Local Community Housing Development Organizations (CHDOs) for acquiring homes for rental to large families; • Purchase of underutilized sites and foreclosed properties by the City for future affordable housing; • Homeless prevention; • Assistance to the elderly and mobility challenged individuals; and • Public infrastructure improvements. As other funding sources become available, the City will apply for additional funding to serve the needs identified in this Element.	Annual, June of Each Year		X		The City of Turlock has purchased, rehabilitated and transferred affordable housing units to non-profit organizations. This has added affordable housing to the housing stock as well as built capacity for the non-profits who own and manage these properties. The City has continued to offer the First-Time Homebuyer program. Although some loans have been made, the current housing marking and price of housing in the area has made it difficult for people to meet the qualifications of the program. The City plans to re-evaluate the program requirement and amend them as possible to make the program more successful. The City continues making low interest and forgivable loans to income eligible applicants for the rehabilitation of their homes. The City plans to expand this program over the next cycle through more robust public outreach and information. The City has continued administering the Mobile Home Rent Subsidy Program. This program is funded through the Successor	Please see results column.	Continue through Program 3-B using HOME and CDBG funds Modify FTHB program to increase participation (Program 3-D) Continue through Program 3-A using HOME and CDBG funds Continue through Program 4-F using HOME and CDBG funds

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						Agency funds and will continue for those residents who have been receiving the subsidy but additional units cannot be added to this program as the funding cannot be expanded. As those receiving the subsidy leave their mobile homes those properties are removed from the program.		
1.I.2.A	Begin constructing Phase II of the Avena Bella development to add 60 one- to two-bedroom units for Extremely Low, Very Low, and Low income households. Phase II includes the addition of 20 Extremely Low, 20 Very Low, and 20 Low income housing units.	Subject to financing availability	X			In 2018 and 2019, the City received 1.6 million in AHSC funds and additional tax credits to complete phase II of the Avena Bella Housing Project. Tax credit application was submitted in 2019. Construction completed for 61 units in 2021.		Delete as program successfully completed
HE.1.I.3.A	Non-profit organizations and their projects that receive federal and/or local funding will continue to be listed in a pamphlet for the community, which describes the awards granted. The pamphlet also lists funding sources available for new projects and contact information for the organization that manages the funding source. In addition, the Community Resource Handbook, which provides a description of all of the agencies providing housing and social services in Turlock and the surrounding areas will be updated. The handbook will include a comprehensive listing of housing developments in the City that have units reserved for lower income and disabled households. The pamphlet and handbook will be available in print at City Hall, online, and in English and Spanish.	Annually	X			The City has continued to provide this information to the public. The City often gets calls from citizens looking for various types of aid and resources and the Community Resource Handbook provides that information in one place.		The City will continue to update this information annually and make it available to the public (Program 4-E)
HE.1.I.3.B	Continue to offer regularly scheduled predevelopment meetings to developers with a proposed project where developers have an opportunity to meet with various City staff representing numerous City departments (i.e. planning, building, housing, redevelopment, engineering, fire, etc.) to strategize about project design, City standards, necessary public improvements, and funding strategies. At the predevelopment meeting, educate applicants about the City's	Ongoing		X		The City has conducted more than 50 predevelopment meetings per year, with a maximum of 89 meetings in 2019.	These meetings are effective and appreciated by developers	Continue as Program 2-A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
	mechanisms for incorporating affordable housing into new development projects, such as using density bonuses or including second units. Continue offering a "pre-development tip sheet."							
HE.1.I.3.C	Provide bilingual outreach materials and/or services for housing programs and actively publicize its availability to homeowners who may be doing home rehabilitation or otherwise need assistance.	2016 (within one year of Element's Adoption)	X			Informational handouts have been created and provided to the public in English and Spanish	Continue with a focus on DACs and LMI neighborhoods	Continue as Program 3-A
HE.1.I.4.A	Use CDBG funding to assist with curb, gutter, and sidewalk improvements in designated areas. This program also helps make older areas of the city ADA compliant (e.g. installation of sidewalk ramps). Target funds towards areas where Census data reveals concentrations of Low- and Moderate-income residents.	Annually				CDBG Funding has been used to fund public service grants and to create affordable housing during this cycle. Public improvement projects were not funded during this cycle.	~~Starting in the 1990s, the City began to establish assessment districts to fund infrastructure in new subdivisions and neighborhoods.~~ Turlock's DACs are located in older neighborhoods where much of the ~~-~~development predates the establishment of ~~assessment districts~~ the requirements for development to install improvements such as curb gutter and sidewalk. Housing in the northern portion of the City was built when installation of improvements was a requirement of development projects so much of this area of the City has curb gutter and sidewalk. Measure A and Measure L funds are available to fund public infrastructure in the Sixth Cycle~~-~~, and curb, gutter, and sidewalk improvements will be made as redevelopment of opportunity sites occurs over the planning period, including workforce housing overlay sites in DACs.	~~Continue~~Modify to address conditions in DACs. In the upcoming cycle Housing staff will coordinate with Municipal Services staff to fund capital projects to install public improvements with a focus on DACs and LMI areas~~.~~ (See Program 3-E). Separate from the Housing Element process, the City has applied for REAP funding to prepare a master plan for the future annexation of unincorporated County islands and associated public infra-structure improve-

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
								ments. The master plan will identify infrastructure funding and financing strategies. Unincorporated island areas are in and adjacent to DACs in Turlock.
HE.1.2.1.	Continue to provide eligible households with first time homebuyer down payment assistance equal to 40% of the sales price, up to $50,000, for each qualified household. Refine the program to base loan amounts on the gap financing necessary for each applicant. Eligible households are those with household incomes below 80 percent of AMI. Households must also be able to contribute a minimum of $3,000 to the down payment, must have good credit, and must not have owned a home in the last three years.	Ongoing		X		The FTHB program has been in place for 20 years and there are 100 active loans currently in the portfolio. The City provided downpayment funding assistance for a total of 24 families between 2018 to 2021. The City did not assist any families in 2022 and 2023. In 2024, 9 households were funded for homes in a 22-lot subdivision.	The program provides valuable assistance to prospective homebuyers in Turlock and is a priority for the community. Due to current market conditions, it is very difficult for applicants to qualify and meet the required criteria. The City plans to look at and amend the parameters of the program to potentially expand the amount of the assistance to be able increase the number of people who qualify.	Continue/modify FTHB criteria. See Program 3-D
HE.1.2.2.	Continue the Turlock Mobile Home Rent Subsidy program, which provides assistance to eligible mobile homeowners who must pay space rental amounts (to mobile home park operators) greater than 30 percent of their income. Annual certifications are required to determine continuous eligibility of qualified individuals. Rehabilitation grants or very low interest rate loans will be available to residents to make minor repairs on their homes.	Ongoing		X		The City has continued to administer this program.	This program is funded out of the RDA successor agency funds. The City will continue administering this program for the residents in the program but because of the funding source no new residents can be added to the program.	Continue to administer for current residents. See Program 4-F
HE.1.2.3	Send information via emails or letters to the BIA, the Board of Realtors and lenders that contains relevant information about new programs and/or changes to the City's existing programs or funding sources. For example, lenders would receive information about the FTHB so that they are better able to connect with new homebuyers. Post any changes to programs on the City's web site for review.	As needed		X		The City maintains information on the website and has handouts available.	Recognizing the need to actively promote opportunities in Turlock, the City has begun hosting informational seminars for lenders and realtors.	Continue. See Program 4-G. Additionally, through Program 1-A the City will ~~pubish~~ publish and promote an inventory of sites available for housing develop-

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
								ment on its website.
HE.1.3.1	Support and participate in the annual homeless census conducted by the Turlock/Modesto/Stanislaus County Continuum of Care (CoC).	Ongoing	X			The City of Turlock participates annually in the Point in Time count.		Continue as Policy 4-3
HE.1.3.2.A	Maintain compliance with SB 2: Continue to implement the City's zoning ordinance that allows year-round emergency shelters by a non-discretionary permit in a zoning overlay district that meets the requirements of Senate Bill 2, providing that the approval of the application for the emergency shelter does not result in the district-wide cap on emergency shelter beds to be exceeded, and providing that the application complies with the conditions specified in Section 9-4-205 of the Turlock Municipal Code. The district-wide cap on emergency shelter beds shall be reviewed annually by the City Council at a formal public hearing to determine whether it needs to be increased to address the City's homeless sheltering needs.	Ongoing	X	X		~~The zoning code was updated for compliance with SB2 and to establish a requirement for annual review of the district wide cap.~~ The City ~~has~~ conducts~~ed~~ public meetings annually to evaluate the district-wide cap ~~i~~on the number of shelter beds allowed by a non-discretionary permit in the zoning overlay district. There is currently still capacity within the overlay district and therefore there has been no need to take any action ~~taken~~ to increase the cap.	The 2025 PIT Count found 241 persons experiencing homelessness in the City of Turlock. Turlock Gospel Mission operates an 80-bed shelter while WeCare Program operates a 49-bed shelter, offering together a total of 129 beds, leaving a gap of 112 beds or 22,400 square feet of building area (at the 200 square feet per bed standard) to accommodate the unmet need of unsheltered people in Turlock. The sites inventory identifies 10 vacant sites within the Emergency Shelter Overlay with a total site area of 650,280 square feet. Assuming the emergency shelters are single-story shelters, building area would be about 85 percent of the site area to account for circulation. As such, there is about 552,738 square feet of building area within the inventory to accommodate the unsheltered need. This square footage is well in excess of the 22,400 square feet of building area required to accommodate the 2025 Point-in-Time Count unmet need of 112 beds.	The specific objective of Program 1.3.2A regarding compliance with SB2 was accomplished; however, the need for programs and services addressing homelessness in ~~Turl-co~~Turlock remains and is addressed through other 6th Cycle programs, including Program 4-H Pursue State and Federal Funds in Support of Housing Development, which aims to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, including people experiencing home-

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
								lessness.~~,~~
HE.1.3.2.B	Continue to permit the development and operation of supportive and transitional housing, as defined in the Turlock Municipal Code.	Ongoing; complete by 2023		X		~~The City has provided funding to We Care for operation of a transitional housing, a 49-bed emergency shelter, and day care services in Turloc~~The City has continued to follow the permitting requirements for supportive and transitional housing as defined in the Turlock Municipal Code and any applicable State laws.	Zoning amendments are needed to bring the code into full compliance with new State law.	See Program 2-J and Policy 4.2
HE.1.3.2.C	Provide financial assistance to non-profit groups and/or surrounding jurisdictions in establishing shelter for homeless individuals. Also provide assistance to homeless service providers in establishing additional short-term beds for all segments of the homeless population, including specialized groups such as the mentally ill and chronically disabled.	Annually		X		During the 5th Cycle, the City provided $456,090 in public service grants to fund homeless youth outreach, domestic violence housing services, homeless counseling, shelter services, emergency food programs, rental assistance, rapid rehousing services and homeless diversion programs. Of this total, $184,000 or approximately 40 percent was used for direct shelter services which provided shelter for 2,235 individuals during the 5th cycle. ~~Th~~Additionally, the City ~~of Turlock has~~ purchased, rehabilitated and transferred affordable housing units to non-profit groups with forgivable loans. This provides housing opportunities in the community for vulnerable individual and helps prevent homelessness. It also aids with capacity building for the non-profits as they collect the rents from these units which allows them to provide services. During the 6th Cycle, the City continued to implement this program while updating the	~~The Annual Action Plan establishes a target to assist 14 households annually.~~Public service grants assisted a variety of non-profit groups providing shelter and services for people experiencing homelessness in Turlock during the ~~planning period~~5th cycle. While the number homeless individuals and the share of the total Countywide homeless population in Turlock remained consistent during the 5th Cycle, the need remains.	Continue ~~as Program 3-B~~through Program 4-E Program Homelessness and Related Services, which involves providing financial assistance to non-profit groups providing shelter and/or services for homeless individuals; remaining actively involved in regional initiatives to combat homelessness; and continuing to publish a resource guide and a list of service providers in Turlock. Supplement with Program 2-R to revise the definition of emergency shel-

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						Housing Element to address local housing needs and new State law. A detailed description of specific actions the City has taken in 2024 and 2025 to support homeless service providers and address the needs of unhoused people in Turlock is provided in Appendix D (pp. D-7 through D-9). In summary, the City has: • Rehabilitated and transferred existing duplexes and fourplexes to non-profit groups in Turlock (We Care, United Samaritans Foundation) with forgivable loans covering acquisition costs. One fourplex providing housing for 11 people has already been transferred to We Care; two single-family dwellings and one duplex are in the process of being transferred to the United Samaritans Foundation (USF), providing housing for 14 people; and three other residential properties are being rehabilitated with the intent of transferring them to non-profit agencies through a Request for Proposals (RFP) process, with forgivable loans; • Used CDBG grant funding to support We Care's Emergency Shelter, providing overnight accommodations to 28 homeless men; • Used CDBG grant funding to support delivery of United Samaritans Foundation's Emergency Food Box program, the Center for Human Services' street outreach and case management, Healthy Alternatives to Violent Environment (HAVEN)'s housing-related support services for domestic violence survivors, and Project Sentinel's housing counseling and tenant-		ter for compliance with State law and Program 2-I to amend the zoning ordinance to permit LBNCs by right as required under State law.

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						landlord dispute resolution services: • Allocated CDBG public service grant funding for several community support programs in the 2025-6 fiscal year. Additionally, the City of Turlock actively participates in regional initiatives to address homelessness through partnerships with the Stanislaus Community System of Care (CSOC) and the Stanislaus Homeless Alliance (SHA). The City of Turlock Care Team collaborates with the Stanislaus County Care Team to offer resources to individuals experiencing homelessness in our community. In April 2025, the Turlock City Council declined to provide the letter and certified resolution in support of an application by We Care for PLHA funds from Stanislaus County. As detailed in Appendix D, the City was prepared to provide in exchange for a commitment from We Care to help mitigate the health and safety impacts from its shelter operations in the surrounding downtown business area; however, an agreement with We Care could not be reached by the May 5 application deadline and as a result We Care's PLHA application was not approved for this recent round of funding. Nevertheless, the We Care shelter continues to operate in Downtown Turlock. The facility closed temporarily during the summer as it does annually and reopened again in August 2025. Additionally, the Turlock Gospel Mission homeless shelter, which accepts men, women, and families, has operated continually in Turlock throughout 2025.		

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.1.3.3.A	Use federal funds to provide new units of supportive housing for persons with disabilities and/or to renovate housing so that it is suitable for persons with disabilities.	2023 (end of Housing Element Cycle)	X			In 2018, City Staff initiated discussions with non-profit agencies to acquire and rehabilitate units. The City acquired properties for the purpose of creating 16 permanent supportive housing units between 2022 and 2023.	Approximately 12 percent of the Turlock population is disabled, which is comparable to countywide share. Assistance with ADA-compliant home renovations will also help seniors age in place, an important objective since older adults represent a growing demographic.	Continue to provide incentives for housing for the disabled (see Program 4-A), grants for ADA-compliant home renovations (Program 4-C), and services for the disabled in partnership with non-profits (Program 4-B).
HE.1.3.3.B	Consider amending the Zoning Ordinance to encourage developers to provide a certain percentage (e.g. 5%) of housing units in new master plans have Universal Design features so that they are accessible to persons with disabilities.	2017(within two years of Element's Adoption)	X			State building code has changed and now requires adaptable units.	Need remains for design features that accommodate the disabled, including seniors with disabilities. The most prevalent type of disability is ambulatory difficulty, experienced by 24.4 percent of Turlock seniors.	Modify and continue as Program 4-C, undertaking Code amendments to increase housing options for older adults and persons with disabilities.
HE.1.3.3.C	Support the Valley Mountain Regional Center in its mission to serve those with developmental disabilities in Stanislaus County. Disseminate information about the Center and its services, and make referrals as appropriate.			X		City provided public service grants to non-profits serving those with disabilities, including developmental disabilities.	The vast majority of Turlock residents with a developmental disability (92.5 percent) live in the home of a parent/family/guardian. Further, approximately 62 percent (475 persons) of the population that has a developmental disability is under the age of 18, while the remaining 43 percent (331 persons) is over 18 years old.~~*~~	Continue through Program 4-A which provides incentives for special needs housing
HE.1.3.4	Continue with the current Housing Rehabilitation Loan program, which provides low- income persons with financial assistance to improve accessibility and safety issues in their homes. Target Housing Rehabilitation Loans towards projects that address ADA compliance	Ongoing				The City has continued to provide forgivable and low interest loans to income eligible residents.	Valuable as an anti-displacement program and to help seniors age in place.	Continue with a focus on DACs and LMI areas. See Program 3-A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.1.3.5	Continue to implement the City's property development regulations established in the Zoning Ordinance, which allow deviations from the setback and height requirements for the purpose of providing accommodation for disabled access to an existing structure upon approval of a Minor Administrative Approval. Make additional modifications to the Zoning Ordinance as necessary to ensure compliance with SB 520.	Ongoing; updated regulations to be adopted by 2017			X	The City amended the zoning ordinance to clarify deviations from the zoning ordinance are allowed to make reasonable accommodations for accessibility upgrades	Analysis of constraints identified additional zoning amendments that can facilitate housing for the disabled.	Continue and expand to include new amendments. See Program 2-H
HE.1.3.6.A	Assist and/or partner with non-profit agencies on developments that provide units affordable to Extremely Low, Very Low-, and Low-income households. Use a variety of funding sources to assist these agencies in the development of housing projects that meet the needs of those in the lowest income cohorts.	2023 (end of Housing Element Cycle		X		Between 2018 and 2023, the City issued permits for 18 Very Low-Income units and 279 Low-Income units.	Results exceeded objectives. Continue	See Program 4-A
HE.1.3.6.B	Provide incentives and concessions to encourage development affordable to lower income households such as priority processing, fee deferral and modification to development standards in accordance with Section 65915 of the California Government Code (State Density Bonus Law).).	Ongoing, As needed				Between 2018 and 2023, the City issued permits for 18 Very Low-Income units and 279 Low-Income units. ~~X~~	Effective program. Continue	See Program 4-A
HE.1.3.6.C	For housing projects greater than 10 units in size with all units affordable to Low- Very Low- and Extremely Low-Income households, target 10% of the units as affordable to Extremely Low-Income households.	Ongoing; by 2023		X		The City did not issue permits for any ELI units in the Fifth cycle given the financial feasibility challenges.	Objective remains valuable	Continue as part of Program 4-A
HE.1.3.7	Continue working with California State University Stanislaus (CSUS) to increase the supply of student housing both on and off campus. Support the university and/or private developers building rental housing for students and support mixed use and multifamily projects close to the CSUS campus.	2017 (within two years of Element's Adoption)			X	The Vista, a purpose-built student residential complex with 660 beds/180 units located directly across the street from the California State University, Stanislaus (CSUS) campus, was completed in 2017. Floor plans include studio, two-, three-, and four-bedrooms with a private bathroom for every bedroom. The housing community is situated on three parcels totaling approximately 9.7 acres with three four-story buildings including a 6,460-square-foot club house that features outside volleyball and basketball courts, and a swimming pool. x	Continue, as there are other sites near the CSU Campus being considered for student housing, which can relieve demand from the rental market in the rest of Turlock.	See Policy 1-8

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.1.3.8	Continue to implement the City's amended zoning ordinance with regards to the definition and permitting of employee housing. Employee housing is defined pursuant to Section 17008 of the California Health and Safety Code and includes farm worker housing.	Ongoing	X	~~X~~		Zoning amendments for compliance with State law were adopted during the 5th Cycle. No employee housing was constructed during the Fifth Cycle in Turlock. ~~-~~The City of Turlock continues to implement the Zoning Ordinance in accordance with Section 17008 of the California Health and Safety Code.	Constraints analysis did not identify the need for further zoning amendments related to employee housing. The City continues to work with employers and developers to promote housing to meet the needs of Turlock's workforce.	Delete as program successfully completed ~~Continue through Policy 4-4 and Program 1-B Workforce Housing Overlay~~
HE.1.4.1	Work with the Stanislaus Housing Authority and use City lobbying and grant-writing efforts to obtain more Housing Vouchers for the Housing Authority.	Ongoing		X		In 2018, the City continued with discussions for the development or acquisitions of units or receipts of additional vouchers. In 2019, Housing Authority awarded State funds to build 8 affordable mental health units and 2 separate sites. In 2020, Stanislaus Housing Authority awarded State funds for the construction of permanent supportive affordable housing projects. The City has provided rental assistance for eligible units through vouchers since 2022.		Continue through Policy 4-5 and Program 3-H
Goal 2: Remove Constraints to Housing Production								
HE.2.1.1.A	Continue processing Design Reviews in conjunction with General Plan Amendments, Rezones, and Planned Developments, if these actions are also necessary to approve a project.	Ongoing	X			This has been implemented and helps to expedite the entitlement process	Implementation of this program limits the number of applications a developer needs to make and shortens the approval timeline by processing requests together. The City estimates that implementation has reduced the timeline by 3 months.	~~continue~~ Delete as program successfully completed. Through Program 2-C the City will work to further streamline Design Reviews.
HE.2.1.1.B	Update the review process handouts that are available at City Hall and online in order to make it easier for applicants to understand the review process.	2017 (within two years of Element's Adoption)	X			This program was completed during the 5th Cycle. The City continuously reviews and updates handouts and website material to make sure it is up to date.	Government Code sections 65940.1 and 65913.3 have introduced new requirements for transparency in publicizing land use controls and fees and information needed to obtain post-entitlement phase permits. To comply, the City has engaged a consultant to conduct process mapping and create new handouts	~~Continue~~See Program 2-K

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
							illustrating the results.	
HE.2.1.2.A	Work with the development community to create incentives for developers of market-rate housing to include affordable units in their residential projects, or contribute funds for the construction of affordable housing. Possibilities include: Providing funds from the Housing Program to offset project costs, when Low-, Very Low- and/or Extremely Low-Income units are included in a development or when density meets or exceeds 20 units per acre; Fast-tracking the permit process for developers who partner with non-profits to create affordable units; Developing a fee deferral program to developers who include a significant amount of units for Low-, Very Low- and/or Extremely Low-Income households or when the project density meets or exceeds 20 units per acre; Providing density bonuses to developers that incorporate a significant amount of units for Low-, Very Low- and/or Extremely Low-Income households or when the project density meets or exceeds 20 units per acre	2017 (within two years of Element's Adoption)		X		~~The~~ A fee deferral program was created and has been used to facilitate affordable projects. A later phase of the Avena Bella affordable housing project made use of fee deferrals, but the City did not receive applications for any mixed income projects during the Fifth Cycle. No projects requested use of State Density Bonus during the 5th Cycle. The City has established a process for flagging and fast-tracking projects involving affordable units. This process will be documented in a new internal procedures manual the City is now preparing.	Mixed income housing remains a valuable objective. Incentives will be retained and expanded.	Continue and expand through Programs 1-B and 4-A
HE.2.1.2.B	Encourage developers of affordable housing to participate in the Statewide Community Infrastructure Program (SCIP) that allows select public capital improvements and development impact fees to be deferred for up to 20 years. Ensure that applicants are aware of this program during pre-development meetings.	Ongoing		X		The City has promoted the availability of this program at pre-development meetings.	The City has received inquiries about the SCIP in pre-development meetings. Continue to highlight at pre-development meetings and include on the pre-development tip sheet.	Continue through Program 2-A
HE.2.1.2.C	Continue to implement a short-term fee deferral program for single family homes that allows for the deferral of fees until the close of escrow.	Ongoing		X		The fee deferral program has been used to facilitate affordable projects	Fee deferral program remains valuable. It is actively offered and used by between 50-75 percent of single-family residential projects.	~~Continue through Program 4-A~~Continue as Policy 2-4

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.2.1.3	Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects. Work with developers during the pre- application process to examine how second units could be added in residential development projects. (Example: Florsheim Homes' Rose Circle subdivision included second dwelling units on seven percent of the lots in their 323-unit single-family residential development in North Turlock.)	Ongoing		X		The City adopted a new ADU ordinance to make it easier to permit ADUs and to clarify the standards for ADUs	Developers consulted through stakeholder outreach recognize the value of including ADUs in subdivision plans. Continue to promote.	Continue through Program ~~2-A~~1-E
HE.2.1.4	Continue to implement the City's ordinance with regards to affordable housing density bonuses, stating that the criteria and procedures set forth in Section 65915 of the California Government Code shall be applied to requests for density bonuses for affordable housing.	Ongoing		X		The City has continued to implement this Ordinance	Continue to highlight at pre-development meetings and include on the pre-development tip sheet.	Continue through Program ~~2-A~~4-H.
HE.2.2.1.A	Publish the City's Housing Element and updates, Consolidated Plan, Annual Action Plan, Annual Performance Report, CAPER, and other similar documents on the City's web site.	Within one month of release of each document	X			The City continues to post these documents annually and as any amendments are made.	Continue, to promote community awareness of housing programs and strategies.	See Policy 6-4 and Program 6-A
HE.2.2.1.B	Conduct an RFP process aimed at non- profit organizations for available funding for the development of affordable housing. Hold a seminar for non-profits on the application ~~requirements, and~~requirements and implement a broad outreach component in order to reach a wide variety of organizations, including those that provide housing for farmworkers.	Annually		X		The City has provided information to non-profit agencies and housing developers information regarding program and funding availability since 2018, and has continued to participate as an active member in the Turlock Community Collaborative and the Stanislaus County Continuum of Care. In 2021 and 2022, the City worked with non-profit agencies to provide 2 affordable housing units to Turlock residents.	Program remains valuable	Continue as Program 4-G
Goal 3: Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing								
HE.3.1.1	Maintain a Vacant Land Inventory Map on the City's website that is updated regularly.	Quarterly		X		A vacant land map is maintained by staff and is available on the website, staff provide information to potential developers to help identify opportunity sites. As properties become available the Housing Department will share information with non-profit develop-	Continue	Continue as Program 1-A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						ers for acquisition for the development of affordable development (2021).		
HE.3.2.1.A	Encourage development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by continuing to provide incentives through the Planned Development process, such as allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios in these zones. In addition, the City will work closely with the developer of these projects to expedite processing and permit procedures. A comprehensive update of Turlock's General Plan was adopted in 2012. The updated Land Use Element of the General Plan supports these policies by promoting compact, walkable communities and continuing the City's strategy of master planning discrete areas prior to development.	Ongoing		X		The City has permitted various Planned Developments to allow for deviations from the TMC development standards to allow for new designs and layouts at various densities. For example, a medium/high density single family home was permitted with reduced setbacks and driveway standards to allow for development at greater density.	The PD Zone is applied to a property after approval to codify the standards established through the process. Planned Development zoning is a flexible tool that permits a wider variety of creative and innovative designs tailored to site-specific conditions. ~~Objective remains valuable, particularly with the creation of a workforce housing overlay to help meeting RHNA obligations.~~	~~Continue through Program 1-B~~ PD process is codified and working. No need to address through programs.
HE.3.2.1.B	Incentivize development of mixed-use projects to maximize residential components. Use past office/residential and commercial/residential mixed-use accomplishments as examples for future projects. This program is supported by policies 2.4-g and 2.6-h in the updated General Plan, which promote mixed use development. Incentives could include: Updating the Capital Facility Fee program to more closely reflect the reduced contribution of walkable neighborhoods to the need for additional roadway and operational infrastructure FAR or residential density bonuses Reduced parking requirements and opportunities for shared parking	Ongoing	X			In 2019, the City of Turlock established allowances for mixed-use in Downtown. The CFF was updated to create a pedestrian priority area.		

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.3.3.1	Maintain current inventory of available land to ensure that adequate land is available to achieve New Construction goals.	Ongoing; Updated with each Housing Element Cycle (8 years)		X		The City of Turlock has adequate land zoned to accommodate the RHNA (2019). Ongoing since 2019.	Continue	Continue through Programs 1-B and 6-B
HE.3.3.2	Continue working with Stanislaus County on developing and implementing a strategy to incorporate County islands and upgrade infrastructure. This will likely include a combination of directing shared property taxes towards constructing improvements, and drafting a minimal standards agreement for County upgrades.	2019 (within four years of Element's Adoption)		X		Stanislaus County is working on a project to utilize ARPA funding to upgrade one County island, once improvements are installed the City will pursue annexation of the island. The City will continue working with the County on other strategies to address the other County islands.	Separate from the Housing Element process, the City has applied for REAP funding to prepare a master plan for the future annexation of unincorporated County islands and associated public infrastructure improvements. The master plan will identify infrastructure funding and financing strategies. If the grant application is approved, work is anticipated to begin later this year.~~XX~~	Continue through Policy 3-5
HE.3.3.3.A	Continue to implement the minimum development density standards established for each residential zoning district and prohibit development at a lower density. Turlock requires a minimum development density in all of its residential zoning districts. Residential development below the stipulated densities is strictly prohibited.	Ongoing		X		This has continued to be implemented.	Objective remains to ensure the City will effectively navigate the non net loss provisions in State law.	Continue through Program 6-D
HE.3.3.3.B	Continue implementing the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property without a concomitant up-zoning of a comparable property.	Ongoing		X		This has continued to be implemented	Continue. The 6th Cycle Element contains a program to monitor and ensure adequate sites to meet RHNA and prevent down-zoning without commensurate up-zoning; provisions for corrective action if needed are included.	See Program 6-A~~D~~
HE.3.3.4.A	Seek federal and state financial assistance to facilitate the adequate provision of necessary public improvements, such as water, sewer, storm drainage, and transportation infrastructure, to accommodate future residential growth.	Ongoing	X			The City ~~has~~ hired a part time grant writer during the 5th Cycle ~~position~~ to dedicate time to researching grant ~~possibilities~~opportunities.	The City uses master plans and fee programs to fund infrastructure and public improvements needed to support housing development. Using CFF funds, the City is constructing a sewer lift station to help facilitate residential construction in the Morgan Ranch Master Plan area. Separate from the Housing Element process, the City has applied for REAP funding to	See Policy 1-6 and Program 2-D

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
							prepare a master plan for the future annexation of unincorporated County islands and associated public infrastructure improvements. ~~Continue~~	
HE.3.3.4.B	Adopt regulations that ensure that affordable housing is made a priority for water and sewer service, consistent with State law.	2017 (within two years of Element's Adoption)			X	The City has adequate water/sewer capacity for all planned for development.	State law requires that the Housing Element be made available to water and sewer providers to ensure adequate planning for affordable housing. The 6th Cycle Element includes a new program to codify this procedure.	See Policy ~~2-3~~5-4 and Program ~~2-L~~5-G
HE.3.3.5	Work with Stanislaus County, agricultural stakeholders, and developers/builders of farmworker housing in Stanislaus County and greater Turlock to identify available and suitable sites within the City's Sphere of Influence for farmworker housing and grant incentives and concessions such as priority processing, fee deferral and modification to development standards in accordance with Section 65915 of the California Government Code (State Density Bonus Law) to qualifying farmworker housing developments.	Ongoing; at least annual contract	X			Program did not result in any farmworker housing during the Fifth Cycle.	Turlock does not have jurisdiction to process or permit housing in the SOI and the City's ability to achieve desired outcomes is therefore limited. Ongoing coordination with County remains valuable.	Incorporate into Policy 4-3 and continue to coordinate with County
Goal 4: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods								
HE.4.1.1	Continue to implement General Plan policies and Zoning Ordinance regulations to promote compatible land uses in existing residential neighborhoods	Ongoing		X		This has continued to be implemented	The workforce housing overlay will permit multifamily housing in proximity to commercial uses with objective standards to promote compatibility and livability for future residents.	Continue and expand. See Program 1-B
HE.4.1.2	Maintain code enforcement staffing and augment as needed and as funding permits.	Ongoing		X		The City reorganized in 2022 moving the code enforcement division under the Police Department and expanded staffing.	A review of code enforcement actions since 2021 indicates that weed abatement, debris removal, and inoperative motor vehicle abatement are the most common issues. No clear pattern of geographic concentration is evident.	Continue and expand through Program 3-C

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.4.1.3	Continue to identify target areas to receive grants for the preservation of existing housing stock. For programs that the City administers independently (e.g. public infrastructure improvements, foreclosed property acquisition), set goals for the amount of funds that will be directed to the targeted neighborhoods. For programs in which residents approach the City for assistance (e.g. home rehabilitation loans), partner with non- profits active in the target neighborhoods to distribute information to residents about available City programs and funding.	Ongoing		X		Department continues to identify target areas and offer grants for the preservation of housing stock.	Need remains, particularly in DACs and LMI areas of Turlock. Efforts should be conducted in both English and Spanish.	Continue and expand through Programs 3-A and 3-B
HE.4.2.1	Continue to make available and aggressively market CDBG single family housing rehabilitation funds. Specifically target seniors who have taken out reverse mortgages and no longer have disposable income to spend on life safety home repairs. Work is to be identified by the amount of equity available in the property.	Annually			X	While the numerical targets were not been achieved for any year during the Fifth Cycle, 13 single family residences were assisted with rehabilitation during the period.	Need remains and Annual Action Plan establishes new targets.	Continue with adjusted targets. See Program 3-A
HE.4.2.2	Continue to make available and aggressively market rehabilitation program to investment and multi-family owners.	Ongoing	X			The City makes information available about funding sources and potential programs	Need remains, particularly as seniors represent a growing share of the population and this program can help them age in place. Continue with geographic targeting to at risk residents and areas.	See Programs 3-A and 3-H
HE.4.3.1	Use the Housing Element update cycle and annual progress reports to monitor the status of assisted affordable rental units.	Annually	X			Annual progress reports for 2018 to 2023 have monitored details of assisted affordable rental units. The Department purchased 2 single family at-risk residences for the preservation of affordable housing units in 2022 and 10 units in 2018. No units were identified between 2019 and 2021.	Based on data from the California Housing Partnership (CHP), there are currently no units at risk of conversion before 2053 in the City of Turlock; however, in comments received after the Draft Housing Element was sent to HCD, a community member indicated that the affordability end date for 104 units for families and seniors in the Villas Parkside Apartments at 381 W Hawkeye Ave is 2029, not 2053. Accordingly, a new program to pursue funding for extension of expiring covenants has been added to the Action Plan.~~.~~	~~Continue monitoring through Policy 6-2~~See Program 4-I

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.4.3.2	Attempt to prevent the conversion of assisted affordable rental housing to market rate by either considering the purchase of at-risk properties, identifying and working with a qualified entity to purchase the properties, or augment the subsidies to the existing owner in order to renew the affordability covenants. Currently, the soonest any covenants are expected to expire is in 2019. The City's procedure for preventing conversion includes: Contacting assisted project managers annually; Responding to notices to pre-pay; Providing assistance as appropriate; and Conducting tenant education and required notifications (at one year prior and six months prior to the conversion date)	As needed	X			No at-risk units were identified in 2018 and 2020, 14 rental units preserved between 2019, and 2021- 2022.	Based on data from the California Housing Partnership (CHP), there are currently no units at risk of conversion before 2053 in the City of Turlock; however, in comments received after the Draft Housing Element was sent to HCD, a community member indicated that the affordability end date for 104 units for families and seniors in the Villas Parkside Apartments at 381 W Hawkeye Ave is 2029, not 2053. Accordingly, a new program to pursue funding for extension of expiring covenants has been added to the Action Plan..	~~Continue monitoring through Policy 6-2~~See Program 4-J
Goal 5: Provide Housing Free from Discrimination								
HE.5.1.1.A	Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	Annually		X		The City implements this program. The Public Service subrecipient agreements have a blurb under "Administrative Requirements" that states: The ORGANIZATION shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not limited to: Records documenting compliance with the Fair Housing and equal Opportunity component of the CDBG Program. Further, the City's monitoring checklist used during the fiscal year monitors for the following: Non-Discrimination and Actions to Further Fair Housing	Continue	Continue through ~~Policy 5-3 and~~ Programs 5-~~B and 5-C~~A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						1. Equal Employment Opportunity: Refer to 24 CFR 570.506, 601, and 602. Note Any deficiencies. 2. Section 3: Opportunities for Training and Employment for Local Residents- 3. Refer to 24 CFR 570.506(g)(5) and 24 CFR 570.607(a) (affirmative action). Note any deficiencies. 4. Fair Housing Compliance: Refer to 24 CFR 570.904 and 24 CFR 570.601(b). Note any deficiencies. 5. Requirements for Disabled Persons: Refer to 8.6. Note any concerns. 6. Women and Minority Business Enterprises: Refer to 24 CFR 570.506(g) and 5 CFR Part 200, affirmative steps documentation. Note any concerns.		
HE.5.1.1.B	Continue participation in Project Sentinel as per the HOME Consortium Consolidated Plan. Project Sentinel disseminates fair housing information through flyers and attending educational meetings. Flyers with information are available at the library, senior centers, the Department of Vocational training, City offices, the hospital, government agencies, and in some apartment complexes. This information is published in English, Spanish and Hmong.	Ongoing				This has continued. Project Sentinel was funded to provide Fair Housing services every year of the Fifth Cycle, with the exception of one year they did not apply.	AFFH analysis indicates need remains.	Continue through Program 5-A
HE.5.1.1.C	Through Project Sentinel, provide regular workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections. Project Sentinel now also provides foreclosure counseling.	Annually		X		Project Sentinel was funded to provide Fair Housing services every year of the Fifth Cycle, with the exception of one year they did not apply. In 2018, the City conducted two English and one Spanish seminar. The next seminar/workshop was conducted only in 2021 for both landlords and tenants. In the meantime, the City continued to work with non-profits to affirmatively further fair	Continue working with non-profits for the furthering of fair housing.	Continue through Program 5-A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						housing.		
HE.5.2.1	Continue to provide funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of any housing project that has received public funds. Qualified households can receive a grant in the amount based on HUD's requirements under the Uniform Relocation Act.	Ongoing	X	~~X~~		Tenants received temporary relocation in 2018 as required by HUD Relocation regulations.	The Housing Division's Rehabilitation Policies and Procedures document documents related procedures and protocols. Staff will continue to refer to it as needed to ensure compliance with State law. ~~Need is ongoing. Residents in three Census tracts are at risk of displacement, and senior renters on fixed incomes and other low-income households throughout Turlock are at risk of displacement if housing prices continue to rise.~~	~~Add new program to address displacement risk (see Program 3-H)~~Continue as Policy 5-5
Goal 6: Encourage and Engage Housing Program and Coordination								
HE.6.1.1	Maintain participation in the Housing Authority to qualify City residents for Section 8— existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.	Ongoing		X		Continuing cooperation and coordination with developers and providers as needed.	Continue	See Policy 4-5
HE.6.1.2	Compile a list of non-profit organizations that the City has worked with in the past to establish cooperative agreements with non-profit housing corporations as a support agency to the City. Identify additional organizations that can serve the same role and provide notice of funds available. As part of this list and extended outreach, the City shall contact developers/providers of permanent and migrant farmworker housing to ensure that these entities are also made aware of available funding.	Annually	X			The City completed this program in preparing to advertise the availability of public services grants.	Exercise remains valuable to ensure non-profit service providers are aware of opportunities in Turlock.	See Program 4-G
HE.6.2.1.A	Meet with low-wage employers in Turlock to distribute information about various city housing programs that may benefit their employees, including Mobile Home Rental Assis-	Twice a year		X		Information available through City website, flyers and directly to employers as requested. In 2019, flyers were provided at in-	Continue	Continue as Policy 4-4

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
	tance, FTHB, and Rehabilitation Loans.					formation booths during community fairs and events throughout Stanislaus County.		
HE.6.2.1.B	Coordinate with employers to provide job training programs and hiring events, enabling residents to get and/or keep jobs, and thus keep their homes.	Subject to funding application cycles		X		This has been on-going. The City has hired an Economic Development Director who has increased these types of programs as well as programs for small businesses	Educational attainment levels and poverty are lower in DACs and LMI neighborhoods. Continued focus on workforce development is a priority	Continue and expand. See Program 5-F
Goal 7: Reduce Residential Energy Consumption								
HE.7.1.1	Supply energy conservation awareness brochures ("100 Ways to Go Green") in all public meeting places and online, and make available in both English and Spanish.	Ongoing			X	In 2018 and 2019, the City participated in HERO and Pace programs in addition to working with local energy providers.	Continue	See Program 3-F
HE.7.1.2.A	Inform residents doing home remodels of TID programs for energy-efficient projects, such as installation of solar panels. Discuss the opportunities when residents apply for a permit. For participants in the Home Rehabilitation Loan program, provide information and technical support regarding available rebate and incentive programs (through TID and PG&E) for energy-efficient appliances and weatherization tools. In addition, require Energy Star electrical appliances for City-funded Home Rehabilitation projects in which appliances are replaced.	Immediate, Ongoing		X		Since 2020, the Department has been actively working with Central Valley Opportunity Center to assist low-income renters, homeowners or disable with energy conservation methods and repairs with grants funded by TID, MID and/or PG&E.	Continue	See Program 3-F
HE.7.1.2.B	Include a discussion of available TID and PG&E programs in Predevelopment Meetings. Ensure developers are aware of TID and PG&E programs.	Ongoing		X		The City continues to do this, including programs on the pre-development tip sheet shared with developers	Continue	See Programs 2-A and 3-F
HE.7.1.2.C	Require new housing construction projects to comply with the 2012 General Plan policies related to the State's greenhouse gas emissions reduction targets, set forth in AB 32.	Ongoing		X		Staff will evaluate properties to determine where changes can occur to reduce energy consumption in all City owned and owner occupied dwellings. Items may include: dual pane windows, attic insulation, energy efficient HVAC units, low flow toilets and faucets, replacement of existing lights to LED, weather stripping and tankless or high efficiency water heaters.	With or without the program, compliance with General Plan policies is required.	Redundant. Delete.

Appendix F

Additional Analysis and Information in Support of Housing Projections



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Precedent Projects and Capacity Projections

In total, 41 percent of the sites included on the housing sites inventory in Appendix A are non-vacant, meaning they contain buildings or other significant improvements that are permanent and add significantly to the value of the property. Per State law, if the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, analysis is required to demonstrate the viability of sites for redevelopment with housing during the planning period. Accordingly, a survey of recent residential development projects in Turlock and surrounding communities was conducted to establish typical site characteristics for multifamily developments and average as-built densities that can be applied to determine the realistic capacity of sites included in the inventory. The characteristics of sites on the Turlock inventory were also compared to those of the representative multifamily projects to confirm that they are conducive to redevelopment. The survey considered recent residential development projects on comparable sites in Stanislaus Region including Modesto, Merced, Stockton, Patterson, Oakdale, as well as recent developments within Turlock. Profiles of the recent residential precedents are included below, detailing project location, site characteristics prior to redevelopment, and approved/constructed densities.

Table F-1 summarizes the pertinent characteristics of precedent high-density projects surveyed, including project name, location, site size, zoning, number of units, as built density, affordability and construction status. Overall, there were 11 precedent projects selected from across the Stanislaus region to determine the realistic capacity of sites included in the inventory. Four projects are in Turlock, three projects are in Stockton, two projects are in Modesto, one project is in Oakdale, while the last project is in Merced. These cities were selected to reflect local housing market conditions and construction trends. Site areas of precedent projects range from 0.79 acres to11.9 acres, comparable to sites on the inventory, which range from 0.39 acres to 11.2 acres. Locations of precedent projects are along commercial corridors on arterial roads that provide connectivity and access to transit, suitable for multifamily development. ~~The representative multifamily projects typically have the following characteristics:~~

Density was a pertinent characteristic examined across precedent projects. The density of the precedent projects ranges from 23 to 33 du/ac along commercial corridors, averaging at 28.83 du/ac. By comparison, City of Turlock standards provide greater maximum density, with up to 40 du/ac allowed under current zoning Downtown and up to 35 du/ac proposed in the North Golden State, Geer Road, West Main, and South Lander areas, under implementation of Program 1-B Rezoning to Accommodate RHNA Shortfall~~Workforce Housing Overlay~~.

~~**Density:** The density of the precedent projects ranges from 19 to 33 du/ac along commercial corridors, averaging at 26 du/ac. Projects located within downtowns had densities ranging from 23 to 40.6 du/ac, averaging at 31.8 du/ac.~~

~~•~~ Zoning for precedent projects ranges between Planned Development for most cities (Turlock, Modesto, Merced, and Patterson); medium/high density residential for other cities (Turlock and Oakdale); and commercial for other jurisdictions, like Stockton. As noted in Appendix C, for Turlock, the City offers an optional Planned Development process that may be used by property owners and developers proposing residential projects that do not conform to the standards for established zoning districts. Planned Development is not a barrier to housing production in Turlock; rather it is a flexible tool that permits a wider variety of creative and innovative designs tailored to site-specific conditions. Similarly, the City of Modesto also offers a Planned Development zoning designation that allows for tailored, site specific zoning, which encourages flexible and efficient land uses. The City of Merced offers a Planned Development zone as well, to provide a flexible combing zone, which can implement the General Plan and achieve a higher standard and quality of development than the convention zoning regulations. Zoning of other precedent

projects is medium/high density residential, permitting up to 35 du/ac in Turlock and 28 du/ac for Oakdale. Stockton has found success in residential development in zoning where 100 percent nonresidential uses are allowed, in zones CN (Commercial, Neighborhood), CD (Commercial, Downtown), and CG (General Commercial). The City of Turlock's standards would allow ~~mixed use~~ multifamily residential development ~~and~~ in either a 100--percent residential ~~buildings~~ or mixed use format on commercial properties within the ~~Workforce Housing Overlay~~proposed C-RMU zone. As such, with implementation of Program 1-B and appropriate zoning amendments, City standards will be comparable and equally as permissive to those in Stockton.

- ~~**Building Heights:** The building heights of all the precedent projects were 2 or 3 stories, ranging from 28 to 40 feet in height, averaging 33.4 feet.~~

- ~~**Parking:** The projects had a variety in parking ratios, ranging from 0.67 to 1.92 per unit. Projects along commercial corridors had a higher average of 1.52 parking spots per unit, compared to 1.24 per unit for projects located within downtowns.~~

Table F-1 Recently Approved or Constructed Precedent High Density Projects in Stanislaus Region

Location	Turlock	Turlock	Turlock	Modesto	Merced	Oakdale	Turlock	Modesto	Stockton	Stockton	Stockton	Average
Project Name	**Avena Bella**	**Monte Vista**	**Dejong Apartments**	**Archway Commons II**	**The Retreat Apartments**	**Heritage Oaks**	**Valley Place**	**3600 Dale Rd**	**Park Center Apartments**	**Grand View Village**	**Calaveras Quarters Motel Conversion**	
Address	500 West Linwood Avenue	1525 W. Monte Vista Avenue	4131 Geer Road	1101 Carver Road	1137 B Street	730 Old Stockton Road	90 Pedras Road	3600 Dale Rd	709 N. Center St	240 E Miner Ave	2654 W March Ln	
APN	044-064-004	071-004-009	071-066-067	514-090-018 / 013	035-010-071	N/A	071-015-023	76-006-041 / 043	13718049	13913028	11002008	
Site Area (Acres)	4.30	11.90	8.58	3.16	4.90	1.51	1.56	1.70	0.96	0.79	2.12	**3.77**
No. of Units	141	345	261	74	118	50	36	44	51	75	69	
Status	Built	Under Construction	Proposed	Built	Built	Built	Approved	Under Construction	Under Construction	Built	Built	
Year Built	2021	N/A	N/A	2022	2023	2012	2021	N/A	N/A	N/A	2024	
Existing/Prior Use	Vacant	Residential (2 homes and 2 adjacent structures)	Vacant	Vacant/parking	Government Admin Office	Unknown	Vacant	Medical Offices (Dentistry) + Vacant Site	Office building	Hotel	Motel	
Zoning	P-D (Planned Development)	High Density Residential (RH)	High Density Residential (RH)	P-D (Planned Development)	P-D (Planned Development)	Multi-Family Residential (R-3)	High Density Residential (RH)	P-D (Planned Development)	CN (Commercial, Neighborhood)	CD (Commercial, Downtown)	CG (General Commercial)	
Maximum Permitted FAR Prior to Development	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.0	N/A	0.3	
Percent of Maximum FAR Used	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.7%	N/A	78.0%	**44.7%**
As Built Density (du/ac)	32.79	29.00	30.40	23.34	24.00	33.00	23.08	25.58	52.58	94.94	32.55	**36.48**
Prior Land value	$885,000	$3,978,000	$3,002,164	N/A	N/A	N/A	$3,595,000	N/A	N/A	$659,591	$1,897,200	
Prior Improvement Value	$905,000	$0	$0	N/A	N/A	N/A	$0	N/A	N/A	$11,375	$9,322,800	
Prior AV Ratio	1.02	0.00	0.00	N/A	N/A	N/A	0.00	N/A	N/A		4.91	
Site Area (SF)	187,308	520,066	373,745	138,085	213,444	66,211	67,955	93,594	42,192	34,412	96,268	
Prior Non-Residential Building Area (SF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7,010	11,988	N/A	22,536	
Redeveloped Buliding Area (SF)	69,789	193,895	33,964	70,465	117,224	35,030	20,500	N/A	N/A	N/A	22,536	
Prior Non-Residential FAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.07	0.28	N/A	0.23	**0.20**
Prior Year Built	N/A	over 20 years old	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1982	

Turlock Housing Element

Precedents: High Density Housing Projects in the Region

High Density Housing Projects in the Region

Summary Table

Name	Location	Zoning	Status	Density (du/ac)
Commercial Corridor				
Avena Bella	Turlock	Residential/Planned Dev. District	Built	32.79
Monte Vista	Turlock	High Density Residential (RH)	Under Construction	29
Dejong Apartments	Turlock	High Density Residential (RH)	Proposed	30.4
Archway Commons II	Modesto	Residential /Planned Dev. District	Built	23
The Retreat	Merced	Residential/Planned Dev. District	Built	24
Heritage Oaks	Oakdale	Multi-Family Residential (R-3)	Built	33
3600 Dale Rd	Modesto	Planned Development (P-D)	Under Construction	25.6
Calaveras Quarters Motel Conversion	Stockton	Commercial, General (CG)	Built	32.55
Downtown				
Valley Place	Turlock	High Density Residential (RH)	Built	23
Park Center Apartments	Stockton	Commercial, Neighborhood (CN)	Under Construction	52.6
Grand View Village	Stockton	Commercial, Downtown (CD)	Built	94.94

Turlock – Avena Bella



Site Location



Site Plan

Address:	500 West Linwood Avenue
Location	Commercial Corridor
Prior Use:	Vacant lots/parking
Units Developed (affordable):	141
Status:	Built
Site Area (Acres)	4.30 acres (187,308 SF)
Height of Buildings:	3 stories (40')
Zone:	Planned Development
Project Density:	32.79 du/ac

Project Description: Built across two phases with a total of 141 units, this development has two-to-three-bedroom units.

Onsite Amenities: Outdoor play area, pool, and indoor community room.

On-site Parking:	247 (107 constructed during Phase 2)

Turlock – Avena Bella (continued)



Exterior View



Bird's-eye View



Project Elevation

UNDER CONSTRUCTION

Turlock – Monte Vista Avenue



Site Location



Site Plan

Address:	1525 W. Monte Vista Ave
Location	Commercial Corridor
Prior Use:	Vacant lot
Units Developed:	348
Status:	Under Construction
Site Area (Acres)	12 acres
Height of Buildings:	3 stories (40')
Zone:	High Density Residential (RH)
Project Density:	29 du/ac

Project Description: Project with a total of 12 three-story buildings approximately 40' in height. Each unit will include a patio or balcony.

Onsite Amenities: Parking, carports, landscaping, clubhouse and pool, and a 900 SF children's outdoor play area.

Open Space:	34,700 SF in porches/decks 28,000 SF in open space 6,000 SF clubhouse/pool
On-site Parking:	609

Turlock – Monte Vista Avenue (continued)



Project Elevation - Left



Project Elevation - Right



Project Elevation

PROPOSED

Turlock – Dejong Apartments



Site Location



Site Plan

Address:	4131 Geer Road
Location	Commercial Corridor
Prior Use:	Vacant
Units Developed:	261
Status:	Proposed
Site Area (Acres)	8.58 acres
Height of Buildings:	3 stories (30’)
Zone:	High Density Residential (RH)
Project Density:	30.4 du/ac

Project Description: Project with a total of 9 three-story buildings approximately 40’ in height. Each unit will include a patio or balcony.

Onsite Amenities: Parking, carports, landscaping, clubhouse and pool, and a 900 SF children’s outdoor play area

Open Space:	33,964 SF in patio and rooftop 25,000 SF in open space 6,000 SF clubhouse and pool
On-site Parking:	458

Turlock – Dejong Apartments (continued)



Project Elevation – Front (Clubhouse)

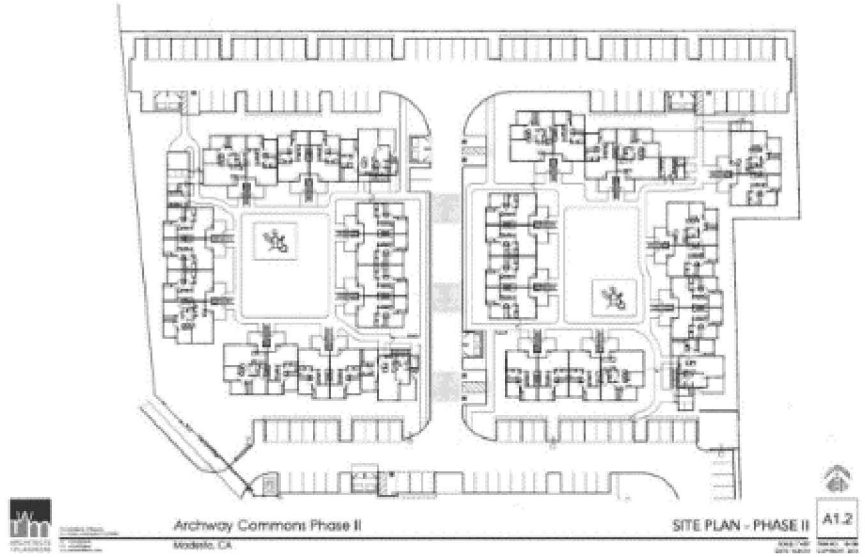


Project Elevation – Front (Building A)

Modesto – Archway Commons II



Site Location



Site Plan

Address:	1101 Carver Road
Location	Commercial Corridor
Prior Use:	Vacant lots/parking
Units Developed (affordable):	74 (76 in 2013 for phase 1)*
Status:	Built
Site Area (Acres)	3.2 acres (138,085 SF)
Height of Buildings:	2 stories (28')
Zone:	P-D (Planned Development)
Project Density:	23 du/ac

**For Phase I: 8 apartments for those who have completed assistance and training program by DST at or 30 percent AMI, 15 apartments for those earning at or below 50 percent AMI, and 53 apartments for those making 80 percent AMI.*
For Phase II: 7 apartments for those who have completed assistance and training program by DST at or 30 percent AMI and 64 apartments for those earning at or below 60 percent AMI

Project Description: Archway Commons II is the final phase in a 150 unit combined, two phase projects. The 3.17 acre project site is located along Modesto's western edge and northwest of downtown Modesto. Phase II consists of nine, two-story wood framed buildings consistent with the Phase I design and includes 1-BR/1-BA , 2-BR/1-BA, and 3-BR/2-BA apartments with full kitchen for all units. All ground level units are ADA compliant.

Onsite Amenities: Community center includes a swimming pool, outdoor picnic area, basketball court, common room, computer learning center, management office with reception area, restrooms, maintenance room, two tot lots, courtyard open spaces, initially constructed in Phase I. Gated pedestrian and vehicle access to the property at Carver Road and 9th Street Is shared with the Phase I development.

On-site Parking:	243 (107 constructed during Phase 2)

Modesto – Archway Commons (continued)



Common Space



Amenities



Common Space



Bird's-eye view

Merced – The Retreat Apartments



Site Location



Site Plan

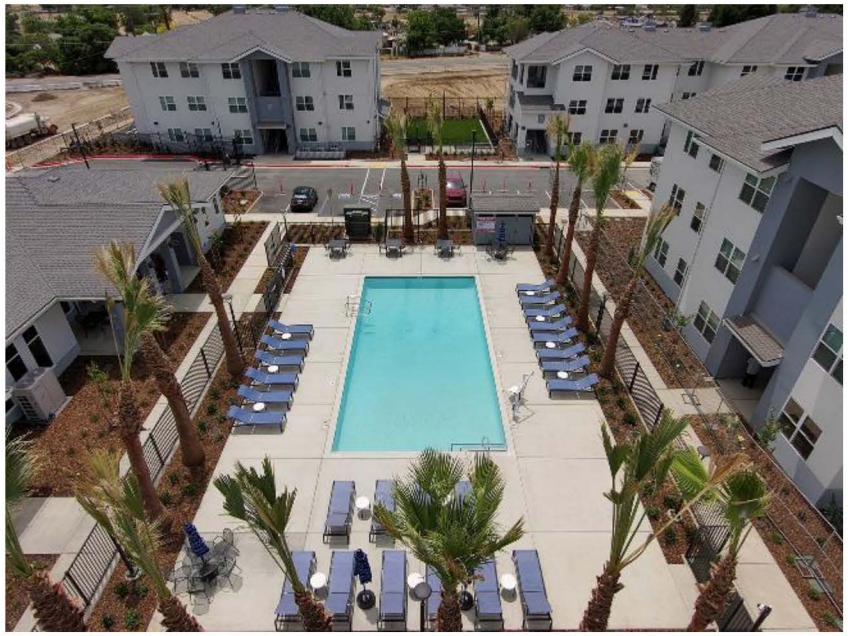
Address:	1137 B Street
Location	Commercial Corridor
Prior Use:	Government Administration Building
Units Developed (affordable):	119 (including 30 permanent supportive housing units)
Status:	Built
Site Area (Acres)	4.9 acres (213,444 SF)
Height of Buildings:	3 stories (30')
Zone:	P-D (planned development)
Project Density:	24.3 du/ac

Project Description: The project was completed in 2023. The complex has a total of 119 units comprised of one-, two-, and three-bedroom floorplans ranging from 573 to 1302 square feet. The site is well connected and considered a Transit Oriented Development project.

Amenities: The property includes an expansive clubhouse, a resident lounge with workstations, a professional fitness center, laundry facilities, and an onsite property manager.

Parking:	139

Merced – The Retreat Apartments (continued)



Common Space with Pool



Bird's-eye View



Project Elevation

Patterson – The Villages of Patterson/Stonegate Village



Site Location



Site Plan

Address:	625 Logan Way
Location	Commercial Corridor
Prior Use:	Vacant/Agricultural
Units Developed:	138
Status:	Built
Site Area (Acres)	7.07 Acres
Height of Buildings:	2 stories
Zone:	Medium Density Residential/Planned Development Overlay (5-12 du/ac)
Project Density:	20 du/ac

Project Description: Completed in 2021. Villages of Patterson is a 650-acre Master Planned Community. It is annexed and entitled for the development of 3,100 housing units (mostly single-family homes with some additional apartment duplexes and triplexes). There is no other approved development site in Patterson.

Onsite Amenities: Playground, basketball court, laundry facility, on-site community building for activities from exercise classes to after-school programs for local children.

Parking:	265

Patterson – The Villages of Patterson/Stonegate Village (continued)



Site Entrance



Outdoor Common Space



Bird's-eye View



Playground

Oakdale – Heritage Oaks



Site Location



Site Plan

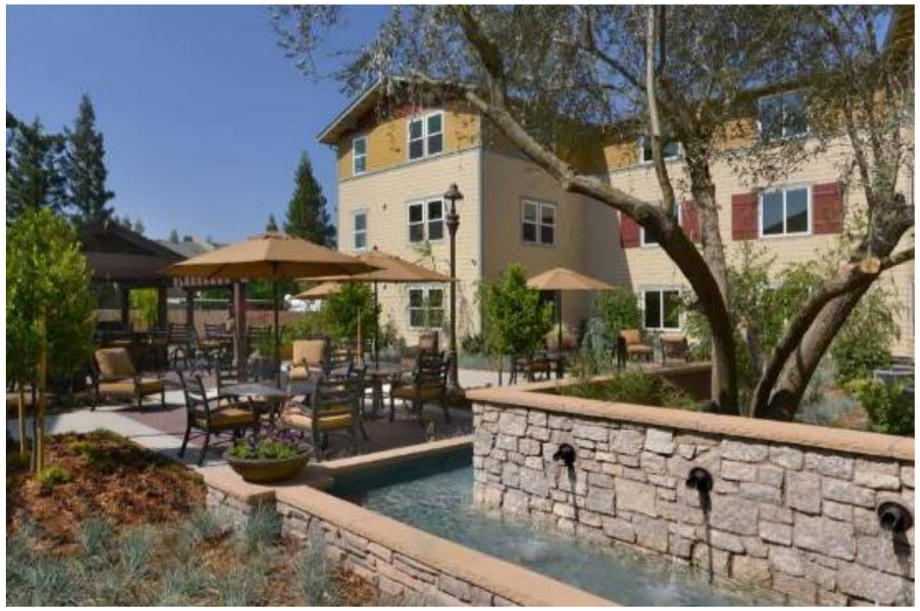
Address:	730 Old Stockton Road
Location	Commercial Corridor
Prior Use:	Unknown
Units Developed (affordable):	50
Status:	Built
Site Area (Acres)	1.52 acre (66,211 SF)
Height of Buildings:	3 stories (40')
Zone:	R-3 (Multi-Family Residential)
Project Density:	33 du/ac

Project Description: An urban-infill apartment complex for low-income seniors aged 55 and older that features Craftsman-inspired buildings with one-to-two-bedroom floor plans. Completed in 2012.

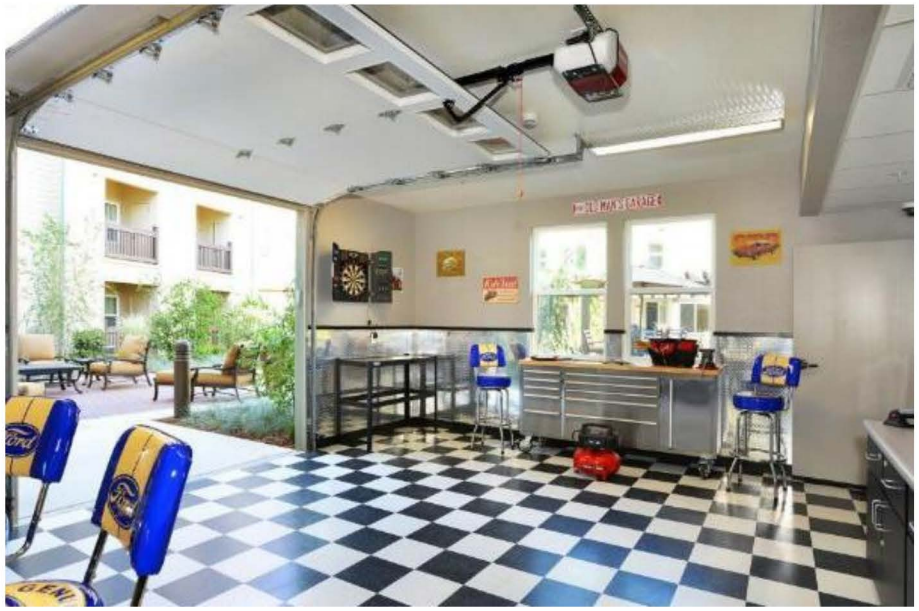
Onsite Amenities: Community room with theater, game room, gourmet kitchen, and outdoor amenities such as a BBQ center, fountain, and lounging areas.

Parking: 43

Oakdale – Heritage Oaks *(continued)*



Common Outdoor Space



Common Room



Interior Common Space

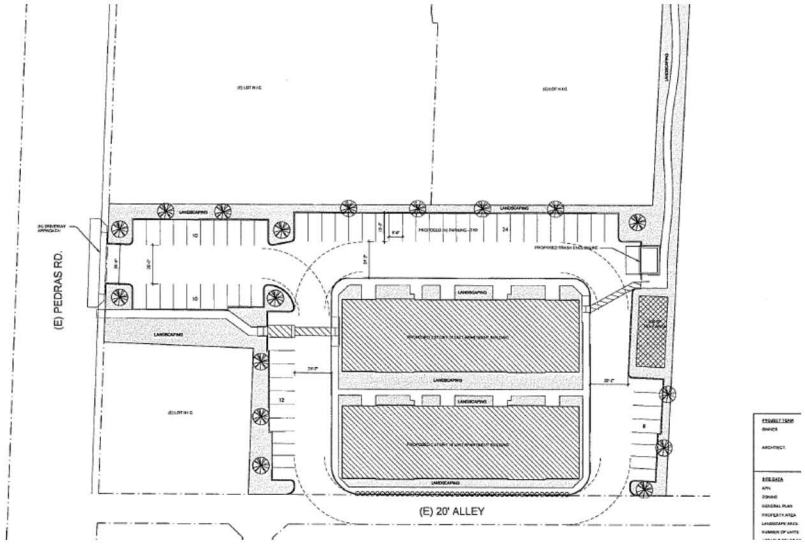


Common Outdoor Space

Turlock – Valley Place



Site Location



Site Plan

Address:	90 Pedras Road
Location	Downtown
Prior Use:	Vacant lot
Units Developed:	36
Status:	Approved
Site Area (Acres)	1.56 Acres (67,955 SF)
Height of Buildings:	2 stories (29')
Zone:	High Density Residential (RH)
Project Density:	23 du/ac

Project Description: Project with a total of 2 two-story buildings approximately 29' in height. Each unit will be approximately 800 square feet in size, including the patio areas.

Onsite Amenities: 900 square foot outdoor play area, paving, approximately 65 parking stalls, striping, and landscaping.

Parking:	65

Turlock – Valley Place (continued)



Apartments



Apartment Entrances



Site Circulation



Play Area

Modesto- 3600 Dale Rd

UNDER CONSTRUCTION



Site Location



Existing Medical Clinic on site

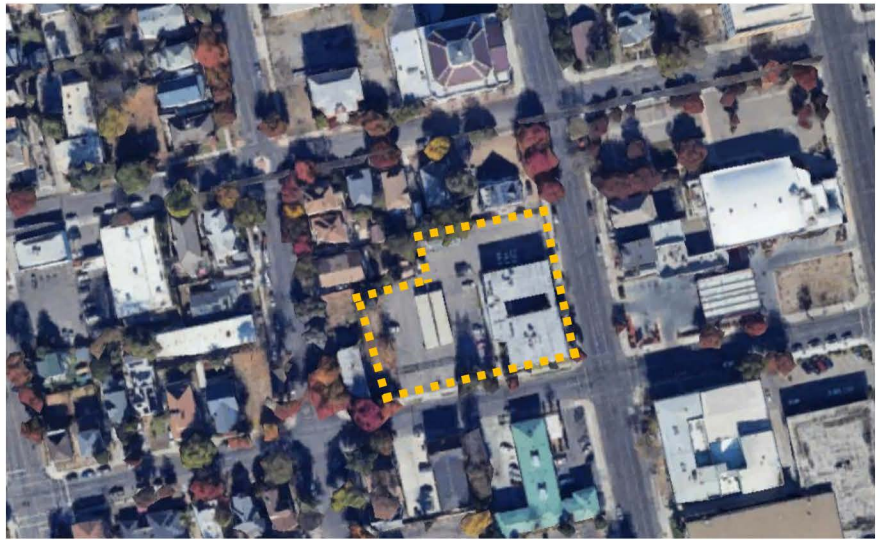
Address:	3600 Dale Road
Location	Commercial Corridor
Prior Use:	Medical Offices + Vacant Site
Units Developed:	44
Status:	Under Construction
Site Area (Acres)	2.14 Acres (93,594 SF)
Height of Buildings:	Not Available
Zone:	Planned Development (P-D)
Project Density:	25.6 du/ac

Project Description: Project to develop four apartment buildings with a total of 44 multifamily residential units on site.

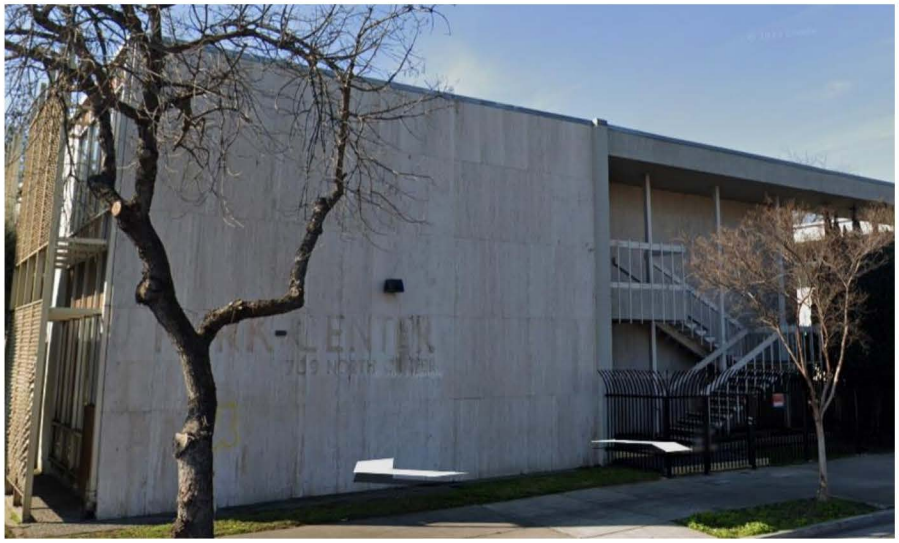
Parking:	Not Available

Stockton- Park Center Apartments

UNDER CONSTRUCTION



Site Location



Existing Office building on-site

Address:	709 N. Center St
Location	Downtown
Prior Use:	Office building
Units Developed:	51
Status:	Approved
Site Area (Acres)	0.96 Acres (42,192 SF)
Height of Buildings:	3 stories
Zone:	Commercial Neighborhood (CN)
Project Density:	52.6 du/ac

Project Description: A permanent supportive housing project for individuals experiencing mental health issues and homelessness. It will comprise of 2 buildings with 51 units, of which 23 will be provided by transforming the existing office space into residential building using adaptive re-use strategies.

On-site Amenities: Community room, computer room, offices for management, residential mental health services

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Parking: 20 (on-site)

Stockton- Park Center Apartments

UNDER CONSTRUCTION





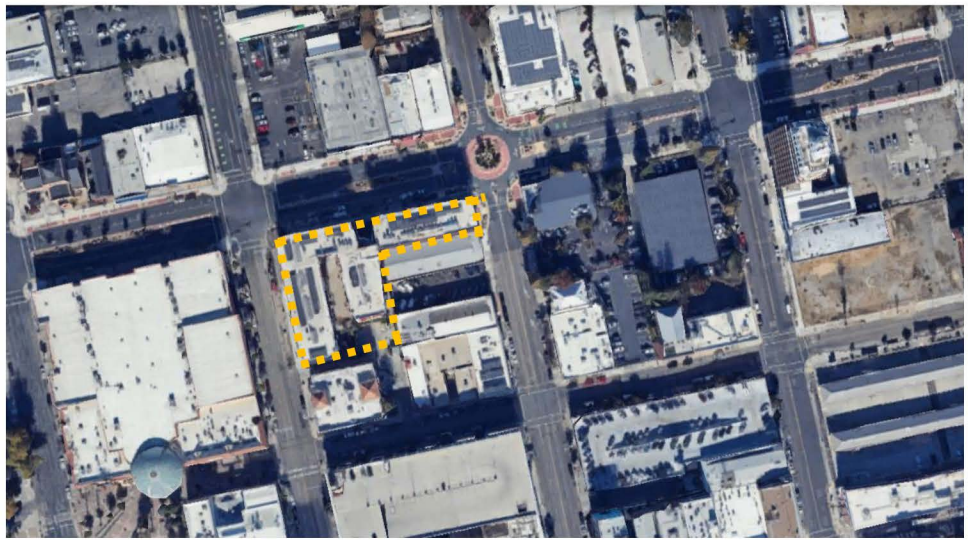
Project Renderings (aerial views)





Ongoing construction

Stockton- Grand View Village



Site Location



Prior Building On-site: Delta Hotel

Address:	240 E Miner Ave
Location	Downtown
Prior Use:	Hotel
Units Developed:	75
Status:	Built
Site Area (Acres)	0.79 Acres (34.412.4 SF)
Height of Buildings:	4 stories
Zone:	Commercial, Downtown (CD)
Project Density:	94.94 du/ac

Project Description: Built in 2024, this property provides 75 affordable housing units in Downtown Stockton.

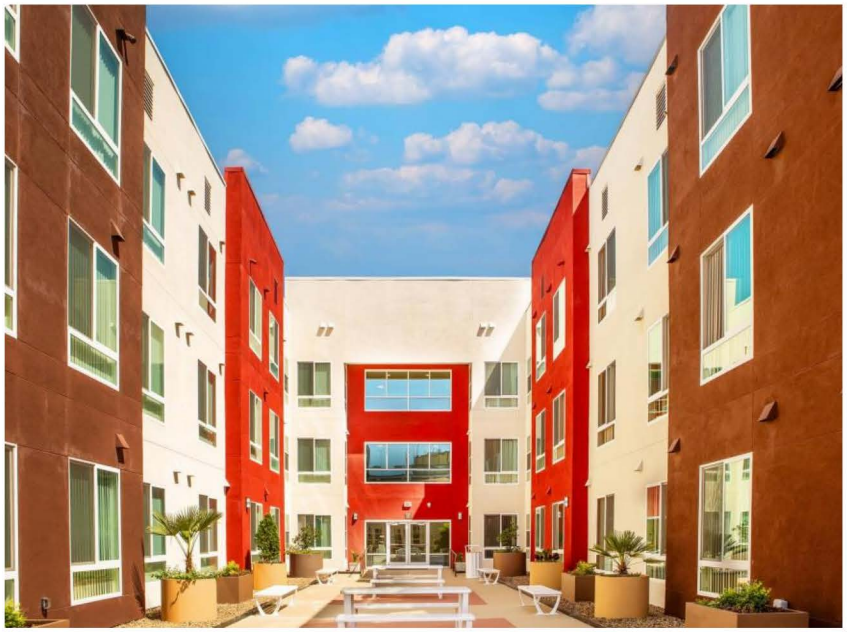
Onsite Amenities: Onsite daycare center, community room, computer lab, and laundry room. The community is also expected to have a grocery store on site in 2025.

Parking:	Not Available

Stockton- Grand View Village



Street view of new affordable housing project

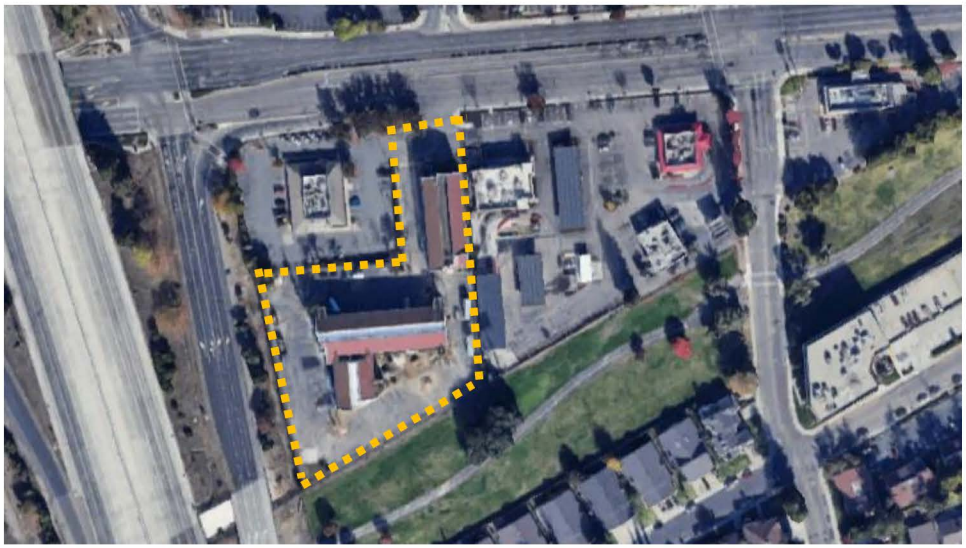


Interior courtyard



Building elevations

Stockton- Calaveras Quarters Motel Conversion



Site Location



Aerial View of building

Address:	2654 W March Ln
Location	Commercial Corridor
Prior Use:	Motel
Units Developed:	69
Status:	Under Construction
Site Area (Acres)	2.12 Acres (187,308 SF)
Height of Buildings:	3 stories
Zone:	Commercial, General (CG)
Project Density:	32.55 du/ac

Project Description: Formerly a 121-room motel, the project involved repurposing the building to accommodate 68 one-bedroom units of affordable, permanent and supportive housing for families and transition-age youth experiencing or at risk of homelessness.

Onsite Amenities: Life-skills and workforce training services.

Parking:	38 spaces

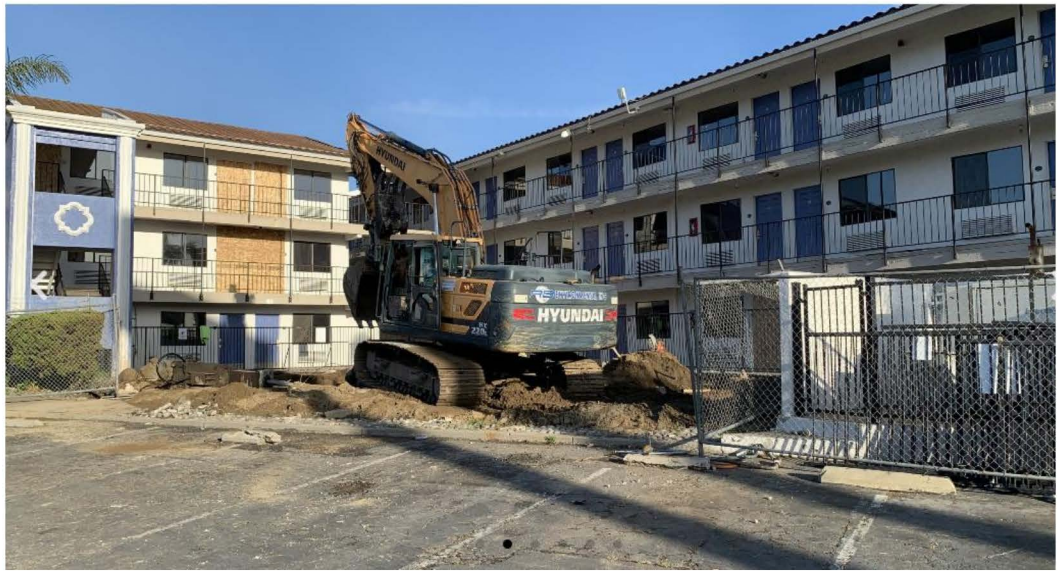
Stockton- Calaveras Quarters Motel Conversion



Outdoor community space



Interior units



During Construction



Project inauguration in 2025

Suitability of Non-Vacant Sites

The inventory identifies ~~98~~ 69 non-vacant sites and ~~228~~ 231 vacant sites to accommodate lower, moderate, and above moderate RHNA. Profiles of 12 representative non-vacant sites from each of the opportunity areas are provided below, showing aerial views of the sites, photos of existing development, and pertinent site characteristics indicating redevelopment potential. The feasibility of the non-vacant sites on the inventory for redevelopment within the planning period was assessed on the basis of the following criteria:

- Age of Existing Structures: For the purpose of this analysis, sites with existing structures 30 years or older were deemed feasible, in view of the characteristics of survey sites in Turlock and other Central Valley communities. Precedent projects on non-vacant sites in Table F-1 were at least 20 years old, supporting the validity of this factor as to the feasibility of non-vacant sites.
- Assessed Value (A/V) Ratio: As described above, an AV ratio of less than one (meaning existing buildings/structures on site are worth less than the land) is an indicator of redevelopment potential. For the purpose of this analysis, sites with an AV ratio of less than 0.6 were deemed feasible and sites with an AV ratio of less than 0.25 are considered strong candidates for redevelopment. Precedent projects on non-vacant sites in Table F-1 were typically higher than 0.6; however, the sample size was small, and AV ratio is a widely accepted indicator of redevelopment feasibility in real estate economics.
- Existing FAR: A low as-built FAR means that the square footage of buildings is small compared to the overall size of the site, indicating the potential for redevelopment with other uses. A typical suburban community commercial shopping center may have an existing FAR of 0.25. Therefore, for the purpose of this analysis sites with as-built FAR of less than 0.2 were deemed feasible. Precedent projects on non-vacant sites in Table F-1 had an average as built FAR of 0.2, which is consistent with the threshold used in this feasibility analysis.
- As built FAR as a percentage of the maximum permitted FAR under current zoning. Sites that have as built FARs that represent only less than 35 percent of the maximum, indicating strong potential for redevelopment. On average, non-vacant sites in Table F-1 had an as built FAR equivalent to 44.7 percent, which is in line with the threshold used in this feasibility analysis.

These indicators are shown on Tables F-2~~A and F-2B~~ for each non-vacant site together with other pertinent parcel characteristics. Where actual values are below the threshold, the cell is colored green to show the value indicates redevelopment potential. In general, sites that have at least three indicators of redevelopment potential are considered good candidates for redevelopment within the planning period. The non-vacant sites generally meet at least three of the feasibility criteria; however, in cases where one of the criteria was not met, some sites have been included because other indicators such as extremely low FAR, tenant vacancy, or poor building conditions indicate strong potential for redevelopment within the planning period. For these sites, notes have been included in Table F-2.~~Table F-2 presents indicators of redevelopment viability for all 98 individual sites, including age of existing structures; AV ratios; existing versus allowable floor area; and proposed zoning.~~

~~While the age of existing structures is not available for all sites, available data indicates that the average age of the existing buildings is 62, with 66 percent of the sites havinge structures more than 50 years old and almost 80 percent are older than 40 years old. Additionally, the data show that existing development represents only a fraction of development permitted under current land use and zoning – 64 percent of the sites currently use less than 30 percent of the typical floor area, and all the sites at averageing at using 27 percent of the maximum allowable floor area. Existing structures on sites within the North Golden State, Geer Road, and West Main opportunity areas tended to use a higher percentage of the allowable FAR. In comparison, the precedent projects (Table F-1) had existing buildings that were approximately 20 to 65~~

~~years old prior to being redeveloped. The FAR prior to redevelopment of the precedent projects was also comparable to non-vacant sites in the inventory – less than a quarter of the allowed FAR. As such, the non-vacant sites have similar characteristics to those of the precedent sites prior to development, thus confirming the potential for redevelopment.~~ Additionally, in response to a notification sent to all property owners of sites proposed to be rezoned C-RMU with release of the Public Review Draft Housing Element in September 2024, Development Services staff received expressions of interest from numerous non-vacant site property owners interested in developing housing on their sites, providing an additional indication of redevelopment feasibility.

It is assumed that existing structures will be demolished and the non-vacant sites will be redeveloped with housing during the planning period. The factors described above indicate that the sites are underutilized and that there are incentives for the owners to redevelop with new uses that can command higher rents or sales prices. As noted above, the application of the proposed C-RMU zone to these sites would expand development options for owners and many have expressed interest in redeveloping their sites with housing during the planning period. Further, City is not aware of existing lease agreements, easements, or other factors that would preclude redevelopment of these sites. All of this supports the viability of these sites for redevelopment with housing during the planning period.

Generally, t~~T~~he methodology for capacity calculations described in Chapter 3 conservatively assumes that all existing non-residential square footage will remain as housing is added to the sites, even though the ~~workforce housing overlay~~ proposed C-RMU zone allows for 100 percent residential developments. In other words, the capacity assumptions assume that all non-vacant sites will develop in a mixed-use format and as such account for the possibility of non-residential development. This is true for all non-vacant sites except for sites located in the Downtown Core, where capacity calculations assume demolition of existing structures and redevelopment of the sites due to smaller parcel size and higher (as built and permitted) development intensity. Further, Chapter 4 Housing Action Plan, includes programs intended to facilitate and incentivize housing development on sites within the ~~workforce housing overlay~~proposed C-RMU zone. Program 1-B, Rezoning to Accommodate RHNA Shortfall~~Workforce Housing Overlay~~, would adopt Zoning Code amendments in the form of a ~~Workforce Housing Overlay District~~new C-RMU zone, which would permit multifamily housing development at between 20 and 35 dwelling units per acre. ~~Program 1-F, Congregational Overlay, would facilitate production of affordable housing projects on properties owned by religious institutions by adopting a Congregational Overlay and associated development standards that permit residential development at up to 24 dwelling units per acre by right.~~ Therefore, in view of the foregoing factors and given that the capacity of the inventory exceeds the City RHNA allocation, there is sufficient buffer to ensure the City can meet its RHNA obligations in the event some parcels develop with 100 percent non-residential uses over the planning period.

Table F-2 - Indicators of Redevelopment Potential for Non-Vacant Inventory Sites

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	As Built FAR	Max FAR	% of Max FAR Built	Zoning	Site Comments
DOWNTOWN CORE														
1	061-011-014-000	MOEN LANITA ET AL TRS	123 W OLIVE AVE	N/A	Parking Lot	0	8641	0.20	0.90	0.00	3.00		Downtown Core (DC)	
	061-011-015-000		N BROADWAY	N/A	Parking Lot	0	5803	0.13	0.90	0.00	3.00		Downtown Core (DC)	
	061-011-016-000		219 N BROADWAY	1947	Office	14852	24427	0.56	0.90	0.61	3.00		Downtown Core (DC)	
								0.89	0.90	0.38		12.74%		
2	043-045-012-000	MOLINARI THOMAS S & LUZ C	107 3RD ST	1927	Industrial	6464	12042	0.28	0.24	0.54	3.00		Downtown Core (DC)	
	043-045-020-000		250 MARKET ST	1935	Commercial	14252	14885	0.34	0.95	0.96	3.00		Downtown Core (DC)	
								0.62	0.60	0.77		25.64%		
3	061-016-002-000	BETHEL KENNETH TR	1ST ST	N/A	Parking Lot	0	4576	0.11	0.12	0.00	3.00	0.00%	Downtown Core (DC)	
4	061-016-030-000	AGUILAR FRANCISCO VALENCIA ET AL	132 1ST ST	1951	Commercial	5600	8650	0.20	0.30	0.65	3.00	21.67%	Downtown Core (DC)	
5	061-018-016-000	MORADIAN ROZBELLA	237 S 99 HWY	1961	Commercial	798	8842	0.20	0.43	0.09	3.00	3.00%	Downtown Core (DC)	
6	061-019-026-000	SHANNON ROSEMARIE A TR	203 GOLDEN STATE BLVD	1900	Commercial	5216	73453	1.69	0.23	0.07	3.00	2.33%	Downtown Core (DC)	
7	061-025-018-000	WOODS FAMILY LP	416 EAST MAIN ST	1947	Commercial	760	8397	0.19	0.07	0.09	3.00	3.00%	Downtown Core (DC)	
8	061-018-045-000	PAMMA AND KINDE 2005	10 EAST MAIN ST	1920	Commercial	3851	35060	0.80	0.66	0.11	3.00	3.67%	Downtown Core (DC)	
9	061-018-025-000	STEVENS JIM N TRS & STEVENS SHIRLEY	141 N GOLDEN STATE BLVD	N/A	Parking Lot	0	7592	0.17	0.31	0.00	3.00	0.00%	Downtown Core (DC)	
10	061-016-012-000	RODRIGUEZ MANUEL	28 LANDER AVE	1980	Commercial	1584	10061	0.23	0.79	0.16	3.00	5.33%	Downtown Core (DC)	
11	061-019-023-000	TVAIN INVESTMENT FINANCIAL INC	210 N GOLDEN STATE BLVD	1970	Service Station	1919	25229	0.58	1.48	0.08	3.00	2.67%	Downtown Core (DC)	
12	061-028-013-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	609 EAST MAIN ST	1905	Mixed Use	1166	7482	0.17	0.37	0.16	1.00		Downtown Core Transition (DCT)	
	061-028-012-000		613 EAST MAIN ST	1916	Mixed Use	3120	8394	0.19	1.66	0.37	1.00		Downtown Core Transition (DCT)	
								0.36	1.02	0.27		27.00%		
13	061-029-065-000	BEECH JOHN & CHERYL	531 E OLIVE AVE	1920	Mixed Use	2041	13992	0.32	0.95	0.15	0.80		Office Residential (OR)	
	061-029-064-000		609 E OLIVE AVE	1966	Office	2312	7039	0.16	3.23	0.33	0.80		Office Residential (OR)	
								0.48	2.09	0.21		25.87%		
14	061-031-029-000	DE GRAFF JERRY J & MELINDA K TRS	705 EAST MAIN ST	N/A	Commercial	0	11304	0.26	0.14	0.00	1.00		Downtown Core Transition (DCT)	
	061-031-001-000		161 N DENAIR AVE	N/A	Commercial	0	4166	0.10	0.27	0.00	0.80		Office Residential (OR)	
	061-031-052-000		742 E OLIVE AVE	1969	Commercial	1752	22468	0.52	0.13	0.08	0.80		Office Residential (OR)	
	061-031-005-000		754 E OLIVE AVE	1920	Commercial	1347	7555	0.17	0.08	0.18	0.80		Office Residential (OR)	
	061-031-006-000		764 E OLIVE AVE	2019	Industrial	888	11246	0.26	2.14	0.08	0.80		Office Residential (OR)	
								1.31	0.55	0.07		8.78%		
15	061-024-027-000	DELGADO GEORGE L & MARY E	409 E OLIVE AVE	1915	Commercial	1245	6091	0.14	1.00	0.20	0.80		Office Residential (OR)	
	061-024-028-000		401 E OLIVE AVE	1905	Mixed Use	1335	11219	0.26	0.16	0.12	0.80		Office Residential (OR)	
								0.40	0.58	0.15		18.63%		
16	043-049-066-000	FINNEGAN ROBERT	301 THIRD ST	1964	Industrial	6800	19149	0.44	1.02	0.36	1.50		Industrial Residential (IR)	
	043-049-045-000		200 B ST	1925	Industrial	1824	10899	0.25	1.55	0.17	1.50		Industrial Residential (IR)	
								0.69	1.29	0.29		19.13%		
17	061-017-002-000	SOLAR COOL PROPERTIES LLC	326 S CENTER ST	1988	Industrial	3576	8217	0.19	1.08	0.44	1.50		Transitional Commercial (TC)	
	061-017-003-000		311 S GOLDEN STATE BLVD	N/A	Commercial	0	14175	0.33	0.13	0.00	1.50		Transitional Commercial (TC)	
								0.52	0.61	0.16		10.65%		
18	043-048-045-000	MARTINEZ JOSE & JUANA	223 5TH ST	1999	Commercial	2664	13985	0.32	0.50	0.19	1.50	12.67%	Industrial Residential (IR)	
19	061-019-027-000	BALSWICK BRET J & TERRY L	301 N FRONT ST	1920	Industrial	4120	16435	0.38	0.02	0.25	1.50	16.67%	Transitional Commercial (TC)	
20	061-019-012-000	BHATIA AMARINDER SINGH	216 N GOLDEN STATE BLVD	1986	Commercial	1160	25361	0.58	0.40	0.05	1.50	3.33%	Transitional Commercial (TC)	
21	061-026-034-000	BONANDER DONALD E & WENDY D TRS	325 S CENTER ST	1964	Commercial	4610	29685	0.68	0.35	0.16	1.50	10.67%	Transitional Commercial (TC)	
22	061-019-009-000	HECKENDORF JAMES G & VALERIE J TRS	281 E OLIVE AVE	1938	Commercial	1440	13176	0.30	0.27	0.11	1.50	7.33%	Transitional Commercial (TC)	
23	043-048-043-000	ROMO JOSE R MARTINEZ & SENJUNA	314 LANDER AVE	1990	Commercial	240	13810	0.32	0.19	0.02	1.50	1.33%	Transitional Commercial (TC)	
24	043-050-013-000	SILVA ALEJO	441 S CENTER ST	2004	Commercial	128	23036	0.53	0.19	0.01	1.50	0.67%	Transitional Commercial (TC)	
25	043-051-016-000	GUARANTY HOLDINGS OF CALIFORNIA INC	495 S GOLDEN STATE BLVD	1930	Industrial	56168	157792	3.62	0.67	0.36	1.50	24.00%	General Industrial (I)	
26	061-025-006-000	WELLS FARGO BANK	440 E OLIVE AVE	1967	Office	5703	28861	0.66	0.55	0.20	0.80	25.00%	Office Residential (OR)	
27	043-049-058-000	A L GILBERT CO	499 S 1ST ST	1955	Industrial	1974	9251	0.21	0.71	0.21	1.50	14.00%	Industrial Residential (IR)	
28	043-049-011-000	FINNEGAN PROPERTIES	S 1ST ST	1979	Industrial	2890	9075	0.21	0.56	0.32	1.50	21.33%	Industrial Residential (IR)	
29	050-020-013-000	GUTIERREZ JOHN SAENZ	280 WEST MAIN ST	1997	Office	1440	14973	0.34	0.51	0.10	1.50	6.67%	Transitional Commercial (TC)	
30	061-024-067-000	NYQUIST ROBERT E & NYQUIST DEBRA A	401 N CENTER ST	1952	Commercial	3255	13058	0.30	0.88	0.25	1.50	16.67%	Transitional Commercial (TC)	
31	061-024-063-000	HENDRICKSON ELEANOR L TR	310 MITCHELL AVE	1928	Commercial	6887	15660	0.36	0.58	0.44	1.50	29.33%	Transitional Commercial (TC)	
32	043-049-050-000	ESHO SAMIR & ESHO JANET	225 3RD ST	1966	Industrial	4272	13719	0.31	1.08	0.31	1.50	20.67%	Industrial Residential (IR)	
33	061-030-013-000	GREENBARG JAMES R & GREENBARG STEFANIE	701 E OLIVE AVE	1964	Office	2116	15301	0.35	1.04	0.14	0.80	17.50%	Office Residential (OR)	
34	061-019-015-000	BALSWICK PROPERTIES	487 N GOLDEN STATE BLVD	1996	Commercial	2575	11851	0.27	1.12	0.22	1.50	14.67%	Transitional Commercial (TC)	
35	061-031-002-000	LESAN R KEN ET AL	700 E OLIVE AVE	1970	Office	1846	7131	0.16	0.83	0.26	0.80	32.50%	Office Residential (OR)	
North Golden State														
36	042-006-008-000	R & D KIRKES PROPERTIES LLC	1000 N FRONT ST	1957	Industrial	2158	41255	0.95	0.36	0.05	0.35	14.95%	Heavy Commercial/Light Industrial (C-H)	

Table F-2 - Indicators of Redevelopment Potential for Non-Vacant Inventory Sites

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	As Built FAR	Max FAR	% of Max FAR Built	Zoning	Site Comments
37	042-008-017-000	H & R AUTO BODY SHOP INC	338 W SYRACUSE AVE	1977	Industrial	4000	36310	0.83	0.45	0.11	0.35	31.48%	Heavy Commercial/Light Industrial (C-H)	
38	042-006-011-000	5 STAR CARS LLC	1148 N GOLDEN STATE BLVD	1964	Commercial	1320	45706	1.05	0.43	0.03	0.35	8.25%	Heavy Commercial/Light Industrial (C-H)	
39	088-013-049-000	GARTON PROPERTIES	2313 N WALNUT RD	1974	Commercial	9200	103122	2.37	0.15	0.09	0.35	25.49%	Heavy Commercial/Light Industrial (C-H)	
40	088-007-004-000	ASSYRIAN AMERICAN CIVIC CLUB OF TURLOCK	2700 N GOLDEN STATE BLVD	N/A	Commercial	0	224301	5.15	0.00	0.00	0.25	0.00%	Community Commercial (C-C)	
41	042-009-032-000	TURLOCK PENTACOST ASSOCIATION INC	61 W CANAL DR	N/A	Commercial	0	16201	0.37	0.05	0.00	0.35	0.00%	Commercial Office (C-O)	
42	042-005-039-000	JOSEPH JOHN TR	942 N GOLDEN STATE BLVD	1900	Commercial	2098	28538	0.66	0.74	0.07	0.35	21.00%	Heavy Commercial/Light Industrial (C-H)	
43	088-007-025-000	MWG RE HOLDINGS LLC	2500 N GOLDEN STATE BLVD	1971	Commercial	4320	48384	1.11	0.51	0.09	0.35	25.51%	Heavy Commercial/Light Industrial (C-H)	
44	042-005-038-000	JOSEPH JOHN TR	1000 N GOLDEN STATE BLVD	1938	Commercial	8182	65059	1.49	0.61	0.13	0.35	35.93%	Heavy Commercial/Light Industrial (C-H)	
45	061-022-001-000	EDGAR RONNIE TR	624 N GOLDEN STATE BLVD	1957	Commercial	3816	27389	0.63	0.92	0.14	0.25	55.73%	Community Commercial (C-C)	Older single-story structure in need of maintenace with large surface parking lot
46	042-010-013-000	YOUHANAEI MATTHEW DANIEL ET AL	1318 N GOLDEN STATE BLVD	1969	Commercial	3302	67782	1.56	0.67	0.05	0.25	19.49%	Community Commercial (C-C)	
47	087-004-051-000	DENIS BRUCE F TR ET AL	2413 W MONTE VISTA AVE	1978	Commercial	5634	494490	11.35	0.93	0.01	0.35	3.26%	Heavy Commercial/Light Industrial (C-H)	
48	061-041-016-000	N/A	693 N GOLDEN STATE BLVD	1986	Commercial	3015	12758	0.29	0.00	0.24	0.25	94.53%	Community Commercial (C-C)	Low AV ratio, older building (40 years old). Empty commercial building with no tenant.
Geer Road														
49	072-018-001-000	VINTAGE PROPERTIES LIMITED PARTNERSHIP	2650 GEER RD	1973	Commercial	3650	23241	0.53	0.75	0.10	0.25	0.40	Community Commercial (C-C)	Older building (52 years old) with a large surface parking lot and extremely low as built FAR.
	072-014-057-000		2650 GEER RD	1973	Commercial	0	11727	0.27	0.75	0.10	-		Planned Development (PD)	
								0.80	0.75	0.10				
50	072-057-053-000	MC CORDUCK PROPERTIES LLC	3700 GEER RD	1999	Office	2852	30070	0.69	0.43	0.09	0.80	11.3%	Planned Development (PD)	Low AV and FAR. Empty office building with no tenant.
51	071-028-021-000	VIKING VENTURES LLC	2405 GEER RD	1979	Commercial	26674	101314	2.33	0.35	0.26	-		Planned Development (PD)	
52	042-012-013-000	GREWAL DALVINDAR S & HARPAL S TRS	1202 GEER RD	1969	Service Station	1150	14451	0.33	0.56	0.08	0.25	32.00%	Community Commercial (C-C)	
53	072-010-055-000	OUSIP ANTOINE	3012 GEER RD	1956	Commercial	1026	9907	0.23	1.46	0.10	0.25	40.00%	Community Commercial (C-C)	Two redevelopment indicators. Building looks underutilized on google earth. Building placement is in middle of parcel, but assuming existing use does not remain, it could be redevelopable.
54	072-018-002-000	SNOW JACK B & ET UX	2600 GEER RD	1986	Commercial	5936	34837	0.80	1.11	0.17	0.25	68.00%	Community Commercial (C-C)	Small commercial center with vacancies and large surface parking lot
West Main														
55	061-003-027-000	OLESEN CRAIG D TR ET AL	973 WEST MAIN ST	1980	Commercial	1970	21203	0.49	2.48	0.09	0.25		Community Commercial (C-C)	
	061-003-028-000		1009 WEST MAIN ST	N/A	Commercial	0	30738	0.71	0.00	0.00	0.25		Community Commercial (C-C)	
								1.20	1.24	0.04		15.17%		
56	050-002-060-000	DHILLON GURMAIL SINGH & KAUR JASBIR	1030 WEST MAIN ST	1960	Commercial	1296	14643	0.34	0.67	0.09	0.25	36.00%	Community Commercial (C-C)	
57	061-004-049-000	CORTEZ MATILDE ET AL	923 WEST MAIN ST	1951	Commercial	962	8885	0.20	1.56	0.11	0.25	44.00%	Community Commercial (C-C)	Vacant building with parking lot in back.
South Lander														
58	043-047-004-000	FOSTER POULTRY FARMS	6TH & D ST	N/A	Parking Lot	0	20678	0.47	0.73	0.07	0.60		General Industrial (I)	
	043-047-005-000		550 C ST	1964	Industrial	4058	36000	0.83	0.73	0.07	0.60		General Industrial (I)	
								1.30	0.73	0.07		11.93%		
59	043-002-019-000	EBRAHIMI SARGES ET AL	700 D ST	1950	Industrial	4260	54710	1.26	0.29	0.08	0.60	12.98%	General Industrial (I)	
60	050-019-010-000	SAMRA NAVTEJ SINGH	1471 LANDER AVE	1982	Mixed Use	2030	18351	0.42	0.49	0.11	0.35	31.61%	Heavy Commercial/Light Industrial (C-H)	
61	043-001-009-000	RODRIGUEZ JOSE G & GREGORIA	645 9TH ST	1938	Commercial	978	17846	0.41	0.32	0.05	0.35	15.66%	Heavy Commercial/Light Industrial (C-H)	
62	050-015-038-000	HOTCHKISS ROBERT LEE ET AL	1105 LANDER AVE	1978	Commercial	2760	36845	0.85	0.52	0.07	0.35	21.40%	Heavy Commercial/Light Industrial (C-H)	
63	043-046-011-000	LAU PING ET AL	690 C ST	1965	Commercial	1263	14162	0.33	0.86	0.09	0.25	35.67%	Community Commercial (C-C)	
64	050-015-030-000	SINGH AMARJIT & BOLA MAMTA	1083 LANDER AVE	1957	Commercial	2952	28419	0.65	0.96	0.10	0.35	29.68%	Heavy Commercial/Light Industrial (C-H)	
65	050-018-039-000	PRICKETT PHILIP & TRUDY TRS	1341 LANDER AVE	1926	Mixed Use	3969	34820	0.80	1.09	0.11	0.35	32.57%	Heavy Commercial/Light Industrial (C-H)	
66	043-004-009-000	SIERRA AIRGAS INC	1302 LANDER AVE	1996	Industrial	3230	26101	0.60	1.44	0.12	0.35	35.36%	Heavy Commercial/Light Industrial (C-H)	
67	043-046-023-000	SCOTT JOY G TRS ET AL	716 LANDER AVE	1977	Industrial	3500	20879	0.48	1.15	0.17	0.25	67.05%	Community Commercial (C-C)	Fenced off lot with multiple tilt up structures, some in poor condition
68	043-046-003-000	TOVAR MARK	680 C ST	1950	Mixed Use	3742	14379	0.33	0.00	0.26	0.35	74.35%	Heavy Commercial/Light Industrial (C-H)	
AVERAGES														
				1959					**0.72**	**0.17**		**21.72%**		

As further detailed in Chapter 3, opportunity areas were selected due to their location and redevelopment potential. Areas where vacant and underutilized sites cluster are locations where change is most foreseeable and are an important focus of planning activities. Based on this analysis, five "opportunity area" were selected: Downtown, North Golden State, Geer Road, West Main, and South Lander. Details about each area are included accordingly. Downtown Turlock is the city's business and historic district, with shops, eateries, offices, and potential for redevelopment of underutilized areas along East Olive Avenue, East Main Street, South Center, and North Thor. With its narrow streets, short blocks, and historic buildings, the Downtown area is a walkable environment with transit options. Turlock's residents indicated in the citywide survey the highest level of support for housing in a mixed-use format in downtown with residential uses located above shops (Appendix G).

The North Golden State corridor extends along North Golden State Boulevard, from West Tuolumne Road down to Geer Road. Today, this segment of the corridor features a variety of service commercial uses, auto-oriented business, and retail shopping centers, some with large surface parking lots and undeveloped land that could present opportunities for redevelopment. Parcel size varies from 0.3 acres to approximately 11 acres and is generally larger than sites in the Downtown and West Main opportunity areas. There are three clusters of adjacent sites under common ownership offering some of the best opportunities for redevelopment, averaging site size of 1.37 acres. Adjacent sites under common ownership can be developed together, offering economies of scale and helping with the financial feasibility of redevelopment.

The Geer Road corridor extends along Geer Road, from Canal Drive up to Christoffersen Parkway. Existing development along the corridor consists of a mix of single-family and medium density residential, strip malls featuring fast-food restaurants and banks, and large vacant parcels. Current General Plan land use and zoning for the area permits High and Medium Density Residential along Geer Road and Fulkerth Road, as well as Community Commercial on Geer Road between Monte Vista Avenue and Tuolumne Road. Existing buildings in the area are typically 1- and 2-stories in height with surface parking partially screened from view with trees and landscaping. Vacant land along the corridor with zoning that currently permits housing was accounted for above; however, there are also underutilized parcels with commercial zoning that does not currently permit housing. The size of these parcels is relatively small, ranging from 0.2 acres to approximately 5 acres. The large vacant parcels along Geer Road and land zoned for high density residential represent the best opportunity for redevelopment.

The South Lander opportunity area is located south of downtown along Lander Avenue and features a range of auto-related and industrial businesses today, along with single-family housing amidst businesses. Turlock Transit Routes 5 travels on South Golden State Road and Lander Avenue, and provide connection to Downtown, Turlock Transit Center, and shopping and restaurants in Turlock Town Center. There are a number of underused properties, including some with parking lots, that offer redevelopment potential. The size of underutilized parcels varies from 0.20 to 1.55 acres and is generally smaller than sites in other opportunity areas. Base zoning for these parcels is Community Commercial and Heavy Commercial, which does not permit housing; though, the ~~workforce housing overlay~~ proposed C-RMU zone would be applied to underutilized commercial sites to help accommodate local need. In the Citywide survey, there was support for adding a mix of housing types in these areas, including apartments, townhomes, duplexes/triplexes, and garden apartments.

The West Main opportunity area extends along West Main Street from North Soderquist Road to West Avenue. Today, it is home to a mix of commercial, residential, and public uses including auto-related business, restaurants, neighborhood retail and services, and Osborn Elementary School. A number of commercial properties along this corridor have large areas of surface parking or older buildings that present opportunities for redevelopment with housing. The Community Commercial zoning district that applies to these sites does not currently permit housing, though, the ~~workforce housing overlay~~ proposed C-RMU

zone would be applied to underutilized commercial sites to help accommodate local need. In the citywide survey, there was fair support for smaller-scale multifamily housing, such as duplexes/triplexes, garden apartments, townhomes, and 2-3 story apartments.

Table F-3 summarizes zoning standards applicable to precedent high density projects in Turlock and surrounding communities. Several precedent projects had Planned Development (PD) zoning where project-specific standards were established through the development approval process. The ~~workforce housing overlay~~ C-RMU zone has not yet been ~~developed~~adopted;~~ so the specific~~ however, proposed standards for building height, lot coverage, setbacks and other parameters are ~~not available for comparison~~modeled on adopted standards applicable in the City's current Downtown Core (DC) and High Density Residential (R-H) zones~~, but~~ and the maximum permitted density in the ~~overlay~~ C-RMU zone is higher than for precedent projects in Patterson and Oakdale and higher than the as built density of all precedent projects. Further, the ~~overlay~~ C-RMU zone would permit residential development by right, and, as such, overall its standards are at least as supportive of multifamily residential development as those of the precedent projects.

City of Turlock

Non-vacant Underutilized Profiles

Area 1: Downtown

141 N Golden State Boulevard



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 061-018-025-000

Site Area: 0.17 acres

Existing Land Use: Commercial *(Surface Parking Lot)*

FAR: 0.00

AV Ratio: 0.31

Year Built: N/A *(Vacant)*

Commercially zoned property developed as a surface parking lot. The site has a low AV ratio of 0.31 and a as built ration of 0.00 whereas the typical FAR on the site is 3.0, signaling strong redevelopment potential. The site is located within easy walking distance to Downtown Turlock, making it a good location for multifamily housing. The existing land use poses minimal barriers to residential development, as there are no structures on the property, though loss of parking may require mitigation.

Area 1: Downtown

326 S Center Street ; 311 S Golden State Boulevard

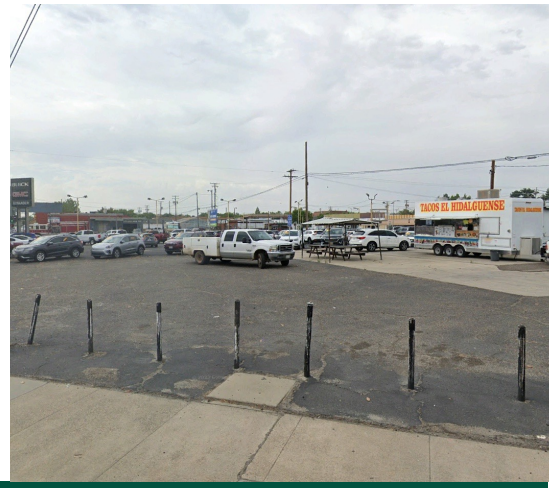


Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 061-017-002-000; 061-017-003-000

Site Area: 0.52 acres

Existing Land Use: Industrial; Commercial *(Parking Lot)*

FAR: 0.16

AV Ratio: 0.61

Year Built: 1988; N/A (Vacant)

Two adjacent properties under common ownership with a combined area of 0.52 acres. Existing uses consist of a one-story auto glass shop (3,576 SF), and surface parking. The as built FAR is 0.16 whereas the typical FAR on the site is 1.5, which means current development uses only 10 percent of the permitted FAR, signaling strong redevelopment potential. The site is centrally located within 2 blocks of two bus stop for the Turlock Transit's Route 5. Existing use of auto glass shop may impede residential development due to age of structure.

Area 1: Downtown

223 5th Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 043-048-045-000

Site Area: 0.32 acres

Existing Land Use: Commercial

FAR: 0.19

AV Ratio: 0.50

Year Built: 1999

Commercially zoned site with a 2,664 SF existing building functioning as an auto shop, there are 3 additional small structures. The property has a low AV ratio of 0.5 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.19 whereas the typical FAR on the site is 1.5, which means current development uses only about 13 percent of the permitted FAR, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of auto shop may impede residential development due to age and amount of structures on properties.

Area 2: North Golden State

2313 N Walnut Road



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 088-013-049-000

Site Area: 2.37 acres

Existing Land Use: Commercial

FAR: 0.09

AV Ratio: 0.15

Year Built: 1974

Commercially zoned site without two existing buildings (9,200 SF), an Auto parts store (4,00 SF), and a secondary building. The existing buildings are over 50 years old, and the property has a low AV ratio of less than 0.5 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.09 whereas the typical FAR on the site is 0.35, which means current development uses only about 25 percent of the permitted FAR, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 3. Existing use of auto parts store and tractor facility pose little risk to residential development, as the underutilization of parcel is significant. Parcel size allows flexibility in design.

Area 2: North Golden State

2700 N Golden State Boulevard



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 088-007-004-000

Site Area: 5.15 acres

Existing Land Use: Commercial

FAR: 0.00

AV Ratio: 0.00

Year Built: N/A (Vacant)

Commercially zoned site with no existing structures and is used as parking for the Assyrian American Civic. The site has a typical FAR of 0.25, and the property is located near the Monte Vista Crossings shopping center, and a bus stop for the Turlock Transit's Route 3. With no structures, there are few direct impediments to residential use aside from potential shared parking agreements.

Area 2: North Golden State

1318 N Golden State Boulevard



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 042-010-013-000

Site Area: 1.56 acres

Existing Land Use: Commercial

FAR: 0.05

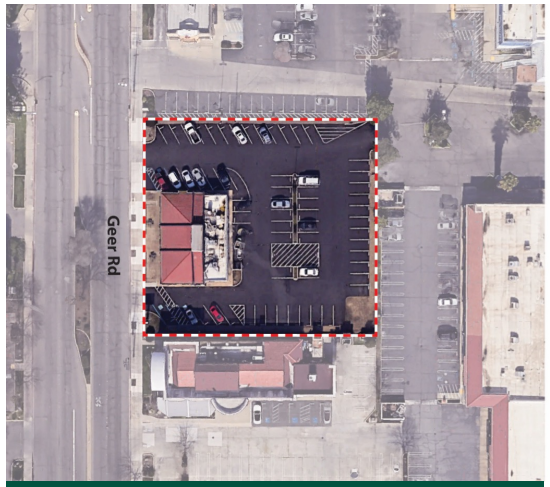
AV Ratio: 0.67

Year Built: 1969

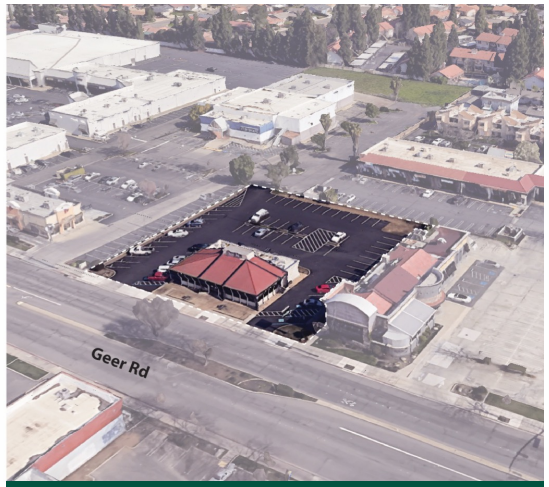
Commercially zoned site with two existing structures. The first one is 4,095 SF building used as a restaurant, and catering. The second 3,302 SF structure is currently without a tenant but has been used as an auto supply store in the past. The existing buildings are over 50 years old, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the site has an as built FAR of 0.05 whereas the typical FAR of the sites is 0.25, which means the current development uses only 20 percent of the permitted FAR, signaling strong redevelopment potential. The current existing use of a restaurant and catering business may impede residential development, though second structure without a tenant does signal strong redevelopment potential.

Area 3: Geer Road

2650 Geer Road



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 072-018-001-000; 072-014-057-000

Site Area: 0.80 acres

Existing Land Use: Commercial

FAR: 0.10

AV Ratio: 0.75

Year Built: 1973

Two adjacent properties under common ownership with a combined area of 0.80 acres. Existing uses consist of a one-story restaurant (3,650 SF), and surface parking (67 spaces). The as built FAR is 0.10 whereas the typical FAR on the site is 0.25, which means current development uses less than half of the permitted FAR, signaling strong redevelopment potential. The site is centrally located within a block of a Walmart, a bus stop for the Turlock Transit's Route 1. Existing use of a one-story restaurant may impede residential development, though it's low density and location make it a strong candidate for redevelopment.

Area 4: West Main

1030 W Main Street

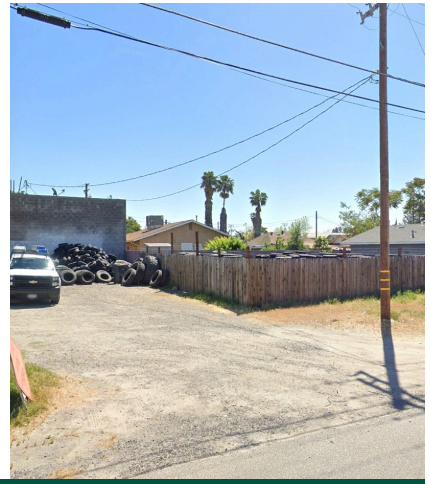


Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 050-002-060-000

Site Area: 0.34 acres

Existing Land Use: Commercial

FAR: 0.09

AV Ratio: 0.67

Year Built: 1960

Commercially zoned site with one 1,296 SF existing building being used as a tire shop. The existing building is over 60 years old, and the property has an AV ratio of 0.67 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.09 whereas the typical FAR on the site is 0.25, which means current development uses less than half, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 6. Existing use of a tire shop may impede residential development due to the incompatibility of uses.

Area 4: West Main

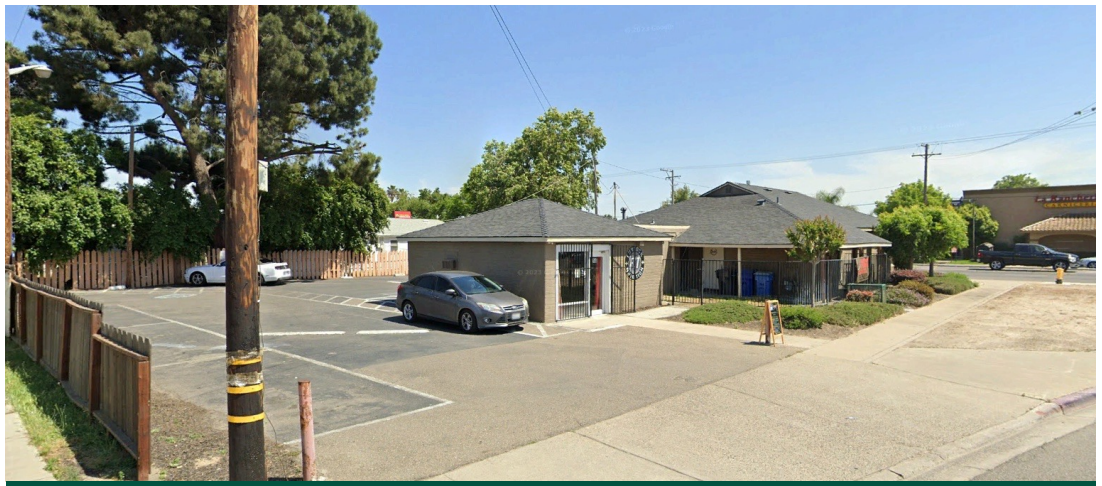
1153 W Main Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 061-003-057-000

Site Area: 0.31 acres

Existing Land Use: Commercial *(Restaurant/Retail)*

FAR: 0.16

AV Ratio: 0.99

Year Built: 1946

Commercially zoned site with one 2,188 SF existing building with multiple tenants including a barbershop and a restaurant. The as built FAR is 0.16 whereas the typical FAR on the site is 0.25, which means current development uses half, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 6, and an elementary school. Existing use includes a small multi-tenant commercial building. Residential development could replace or fix aging structure, making it a suitable candidate for redevelopment.

Area 5: South Lander

700 D Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 043-002-019-000

Site Area: 1.26 acres

Existing Land Use: Industrial

FAR: 0.08

AV Ratio: 0.29

Year Built: 1950

Industrial zoned site with one 4,260 SF existing structure with an auto repair shop. The existing building is over 60 years old , and the property has a low AV ratio of 0.29 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.29, whereas the typical FAR on the site is 0.60, which means current development uses about 13 percent of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of an older auto repair shop could impede residential development, as there is a small structure on the property. However, age of structure means it is a solid candidate for redevelopment.

Area 5: South Lander

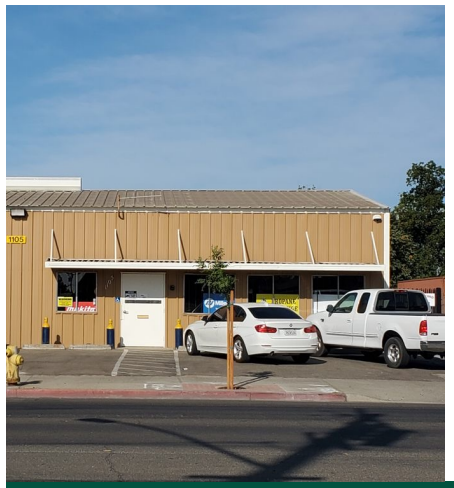
1105 Lander Avenue



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 050-015-038-000

Site Area: 0.85 acres

Existing Land Use: Commercial

FAR: 0.07

AV Ratio: 0.52

Year Built: 1978

Commercially zoned site with one 2,760 SF existing building being used as a welding supply store . The existing building is over 40 years old, and has a low AV ration of 0.52, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.07 whereas the typical FAR on the site is 0.35, which means current development uses 20 percent of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. The existing welding store on the site could make it difficult for residential development, as it is a newer structure. However, low FAR suggest strong potential.

Area 5: South Lander

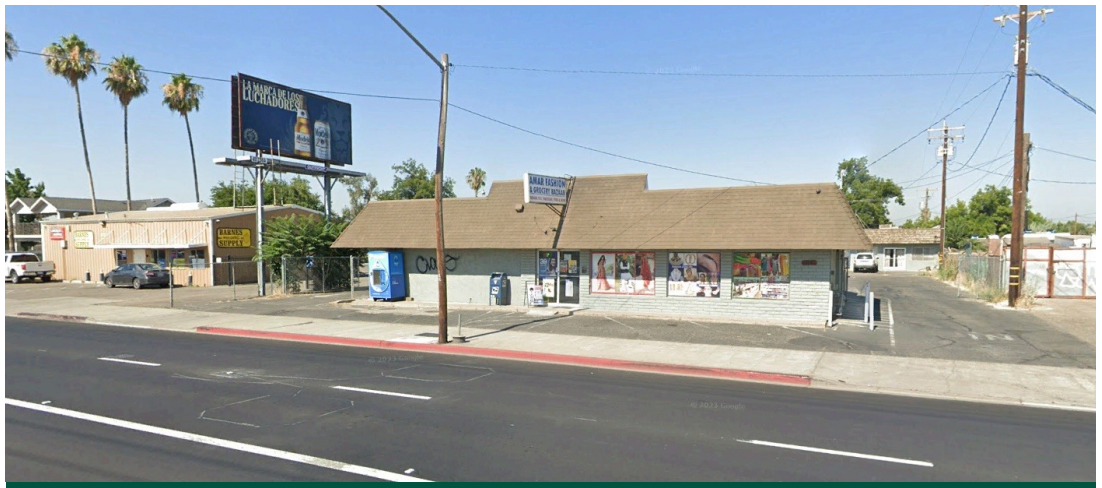
1083 Lander Avenue



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 050-015-030-000

Site Area: 0.65 acres

Existing Land Use: Commercial

FAR: 0.15

AV Ratio: 0.96

Year Built: 1957

Commercially zoned site with two existing buildings, a 3,226 SF grocery store, and a 200 secondary building. The existing buildings are over 60 years old, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.15 whereas the typical FAR on the site is 0.35, which means current development uses less than half of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of grocery store may impede residential development if there is community resistance, though there is strong redevelopment potential otherwise.

Table F-3 Comparison of Zoning Parameters – Precent Projects and City of Turlock Standards

Location	Name	Address	Zoning	Underlying Zoning Parameters				
				Density	Height	Parking	Setbacks	Open Space
Modesto	**Archway Commons II**	1101 Carver Road	P-D (Planned Development) [6]	-	-	-	-	-
Merced	**The Retreat Apartments**	1137 B Street	P-D (Planned Development) [6]	-	-	-	-	-
Patterson	**The Villages/Stonegate**	625 Logan Way	MR (Medium Density Residential)/ Planned Development	5 to12 du/ac	32' / 2 stories [4]	1 per unit for studio; 1.5 per unit for 1 bedroom; 2 per unit for 2 bedrooms; 2 per unit for 3+ bedrooms [5]	20' front; 5' side (interior lot); 10' side (street side/corner lot); 20' rear; 5' rear (alley ROW)	-
Oakdale	**Heritage Oaks**	730 Old Stockton Road	Multi-Family Residential (R-3)	28 du/ac	50' [1]	2 per unit (for first 3 units); 1.5 per unit (for additional units)[3]	20' front; 5' side (interior side); 10' (exterior side/corner lot); 10' rear; 5' rear (corner lot)	25% of the lot area should be landscaped
Turlock			Downtown Core (DC)	40 du/ac	60'	Off-street parking not required in the Downtown Core Overlay Zone	0' front; 0' side; 0' rear; 0' side (corner lot)	-

Notes

1 For all residential uses, twenty-eight (28) dwelling units shall be the maximum allowed per net subdivision acre, unless a density bonus is allowed for low or moderate income housing, and/or senior citizen housing.

[2] Twenty-five (25) feet for accessory buildings.

[2] For existing substandard lots (legal nonconforming) of four thousand (4,000) square feet or less, off street parking requirements shall be two (2) paved spaces, one of which must be covered.

[4] 12 feet (1 story) for accessory structures.

[5] One additional guest parking space for each 3 units.

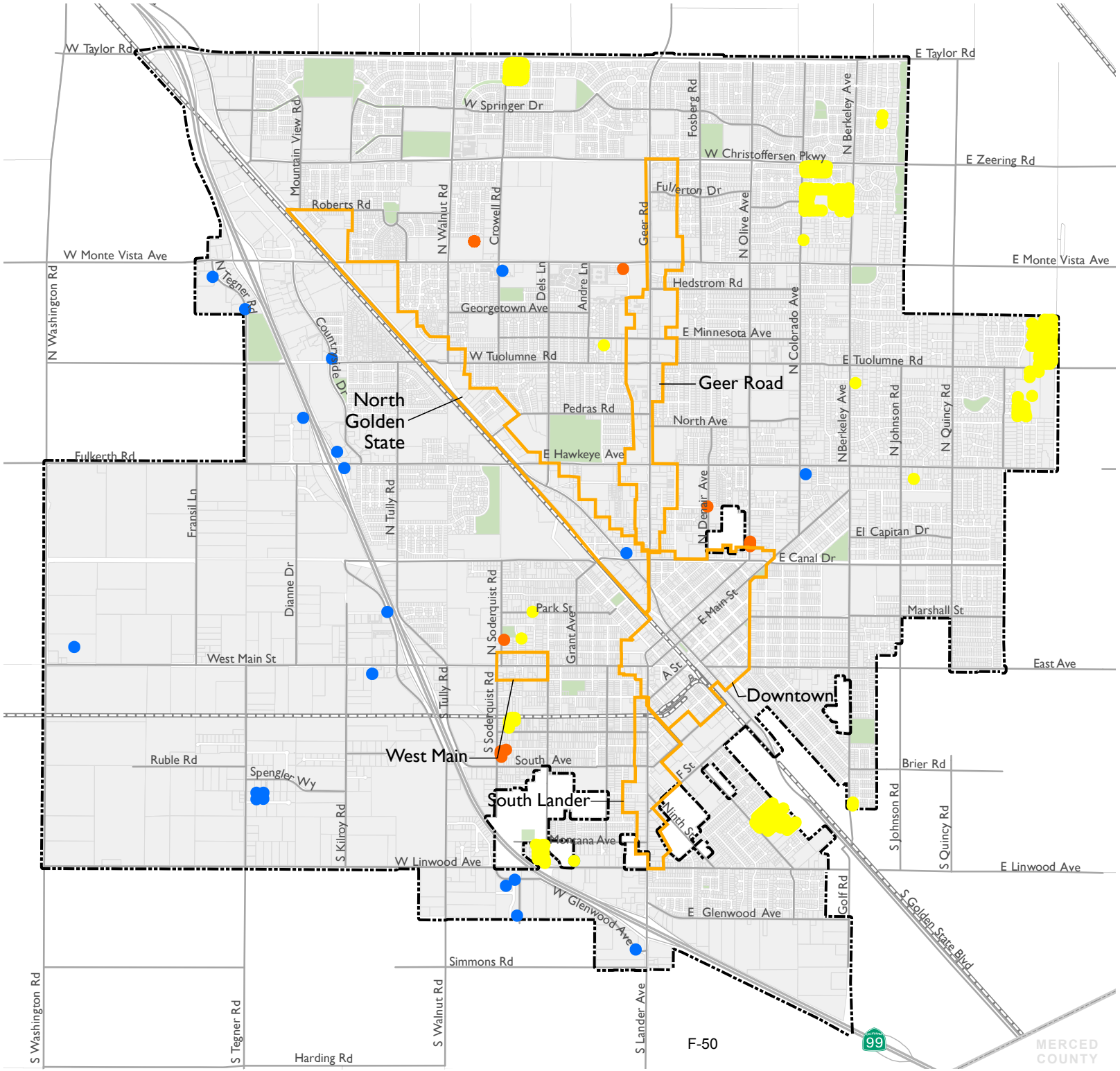
[6] P-D zoning allows for a case-by-case basis use of special design criteria for maximum utility of the site and maximum design flexibility within density limitations.

Residential Potential in Mixed Use Zones

The inventory identifies potential housing opportunity sites in mixed use areas and on parcels that potentially allow for 100 percent non-residential development. These areas, described in Chapter 3 and shown on Maps 3-4 through 3-8, include Downtown Turlock as well as the four opportunity areas where the proposed C-RMU zone will apply: North Golden State Blvd., Geer Road, South Lander, and West Main. In order to assess the likelihood of residential development on sites in these areas, all development activity in Turlock between 2018 and 2025 was reviewed and analyzed. During the 2018-2025 period, mixed use development was only permitted within the downtown area; however, the proposed C-RMU zone would allow for multifamily residential development on commercially-zoned land in the four opportunity areas once adopted. The C-RMU zone would permit 100 percent residential uses, but they are not required. As such, mixed use and 100 percent non-residential developments are possible, although in no case would residential development at less than 20 units per acre be permitted in any mixed use area.

Map F-1 shows the location of development activity in Turlock between 2018 and 2025 in relation to the mixed use areas. Corresponding details for individual developments during this period are shown in Table F-4. Non-residential development took place predominantly on sites zoned exclusively for commercial and industrial uses in the western and southwestern part of the city, with some additional non-residential development along commercial corridors. There was only one mixed use project approved or constructed in the city during the period: 521 West Linwood in the southern part of the city. The project involved development of a group home and a 3,300 square foot learning center for Aspiranet, one of California's largest social services agencies providing foster care and adoption support, residential group home care, support for youth making the transition from foster care to adulthood, mental and behavioral health services, intensive home-based care, and community-based family resources. The data also show that development activity in and immediately adjacent to the downtown area - the only location where mixed use development was permitted during the analysis period - was exclusively residential and that multifamily development was largely concentrated in or within a quarter mile of downtown and the mixed use areas. There was no development activity (residential or non-residential) within the C-H, DC, DCT, IR and OR zones during the 2018-2025 period.

Overall, the data does not indicate strong demand for non-residential uses downtown or in the mixed use areas. By contrast, a survey of owners of sites to be rezoned C-RMU conducted as part of the Housing Element Update generated numerous expressions of interest; in fact, all survey respondents expressed interest in developing housing on their properties and through Program 1-G in the Action Plan, the City will work with downtown property owners to understand barriers to redevelopment and identify regulatory, process, and other incentives to address them. Further, the identified inventory sites in these areas all present viable opportunities for higher density housing projects for the reasons described above, including that they have characteristics comparable to precedent high density residential project sites in Turlock and other Central Valley communities, and that they are located near shops and services, relatively well served by transit, and free of environmental and other development constraints. Additionally, as discussed in Chapter 3, the inventory includes a buffer of 700 units or 12 percent of Turlock's total assessed share of the regional housing need for the planning period to help ensure that there are sufficient sites available to accommodate the City's RHNA obligations at all income levels throughout the planning period in the event that some sites do not develop at the densities anticipated in the inventory.



Map F-1

Residential and Non-Residential Development Activity in Turlock (2018-2025)

- Single Family Residential Building Permits
- Multi Family Residential Building Permits
- Commercial Building Permits
- Opportunity Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City Parks, City of Turlock, 2024; Stanislaus County GIS Data, 2021; Dyett & Bhatia, 2021

Map Date: 12/30/2025

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
042009039000	199 W CANAL DR	CC	2022-00001467	Commercial	NEW PANDA EXPRESS RESTAURANT W/ DRIVE THRU	07/26/2023	2024-06-03	1,125,000	0	0	Yes
042014002000	1203 N DENAIR AVE	RH	2021-00000507	Multi Family Residential	NEW DUPLEX W/ ATTACHED GARAGES	08/27/2024	2025-07-02	252,955	2	0	Yes
042019002000	1504 COLORADO AVE	CO	2021-00000550	Commercial	NEW MEDICAL SHELL BUILDING	04/20/2022	2023-07-03	1,900,000	0	0	
042026023000	920 N OLIVE AVE	RH	2022-00001558	Multi Family Residential	NEW APARTMENT BUILDING 5 - 3 UNITS	07/23/2024	2025-05-20	300,000	3	0	Yes
042026040000	936 N OLIVE AVE	RH	2022-00000881	Multi Family Residential	NEW APARTMENT BUILDING 1 - 4 UNITS	07/23/2024	2025-05-20	450,000	4	0	Yes
042026040000	926 N OLIVE AVE	RH	2022-00001555	Multi Family Residential	NEW APARTMENT BUILDING 2 - 5 UNITS	07/23/2024	2025-05-20	650,000	5	0	Yes
042026040000	900 N OLIVE AVE	RH	2022-00001556	Multi Family Residential	NEW APARTMENT BUILDING 3 - 5 UNITS	07/23/2024	2025-05-20	650,000	5	0	Yes
042026040000	912 N OLIVE AVE	RH	2022-00001557	Multi Family Residential	NEW APARTMENT BUILDING 4 - 4 UNITS	07/23/2024	2025-05-20	450,000	4	0	Yes
043062086000	1042 S BERKELEY AVE	RL	2022-00001265	Single Family Residential	NEW CUSTOM SFD, 1690 SQFT, 3 BED/2 CAR	02/26/2024		389,725	1	1,690	
043062087000	1052 S BERKELEY AVE	RL	2022-00001405	Single Family Residential	NEW CUSTOM SFD, 1690 SQFT, 3 BED/2 CAR	02/26/2024		389,725	1	0	
043063001000	413 PEPPERCORN DR	PD	2024-00000692	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	07/18/2024	2024-10-29	263,197	1	0	
043063002000	417 PEPPERCORN DR	PD	2024-00000691	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	07/18/2024	2024-10-29	248,342	1	0	
043063003000	421 PEPPERCORN DR	PD	2024-00000690	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 5 BED/2 CAR	07/18/2024	2024-10-24	241,516	1	0	
043063004000	425 PEPPERCORN DR	PD	2024-00000688	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	07/18/2024	2024-10-23	194,035	1	0	
043063005000	429 PEPPERCORN DR	PD	2024-00000558	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	06/11/2024	2024-10-07	225,791	1	0	
043063006000	433 PEPPERCORN DR	PD	2024-00000560	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	06/11/2024	2024-10-01	263,197	1	0	
043063007000	437 PEPPERCORN DR	PD	2024-00000561	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	06/11/2024	2024-09-16	127,103	1	0	
043063008000	439 PEPPERCORN DR	PD	2024-00000482	Single Family Residential	NEW SFD MP 3, ELEV A, 1439 SQFT, 3 BED/2 CAR	05/24/2024	2024-09-12	210,811	1	0	
043063009000	443 PEPPERCORN DR	PD	2024-00000481	Single Family Residential	NEW SFD MP 5, ELEV C, 1667 SQFT, 5 BED/2 CAR	05/24/2024	2024-09-06	241,516	1	0	
043063010000	438 PEPPERCORN DR	PD	2024-00000484	Single Family Residential	NEW SFD MP 7, ELEV A, 1832 SQFT, 4 BED/2 CAR	05/24/2024	2024-08-28	263,197	1	0	
043063011000	434 PEPPERCORN DR	PD	2024-00000483	Single Family Residential	NEW SFD MP 4, ELEV C, 1549 SQFT, 3 BED/2 CAR	05/24/2024	2024-09-24	225,791	1	0	
043063012000	430 PEPPERCORN DR	PD	2024-00000559	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	06/11/2024	2024-09-19	194,035	1	0	
043063013000	426 PEPPERCORN DR	PD	2024-00000557	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 5 BED/2 CAR	06/11/2024	2024-09-24	241,516	1	0	
043063014000	422 PEPPERCORN DR	PD	2024-00000556	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	06/11/2024	2024-10-02	248,342	1	0	
043063015000	418 PEPPERCORN DR	PD	2024-00000695	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	07/18/2024	2024-10-14	225,791	1	0	
043063016000	414 PEPPERCORN DR	PD	2024-00000694	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 5 BED/2 CAR	07/18/2024	2024-10-16	263,197	1	0	
043063017000	410 PEPPERCORN DR	PD	2024-00000693	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	07/18/2024	2024-10-22	210,811	1	0	
043063018000	415 TANDOORI WAY	PD	2024-00000900	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 3 BED/2 CAR	08/16/2024	2024-12-10	241,516	1	0	
043063019000	419 TANDOORI WAY	PD	2024-00000899	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	08/16/2024	2024-12-11	210,811	1	0	
043063020000	423 TANDOORI WAY	PD	2024-00000898	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	08/16/2024	2024-12-16	194,035	1	0	
043063021000	427 TANDOORI WAY	PD	2024-00001080	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	09/23/2024	2025-01-08	225,791	1	0	
043063022000	431 TANDOORI WAY	PD	2024-00001306	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-14	194,035	1	0	
043063023000	435 TANDOORI WAY	PD	2024-00001305	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 5 BED/2 CAR	11/13/2024	2025-03-18	241,516	1	0	
043063024000	439 TANDOORI WAY	PD	2024-00001304	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-03-18	210,811	1	0	
043063025000	443 TANDOORI WAY	PD	2024-00001303	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-19	225,791	1	0	
043063026000	444 TANDOORI WAY	PD	2024-00001084	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	09/23/2024	2025-01-17	194,035	1	0	
043063027000	440 TANDOORI WAY	PD	2024-00001083	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	09/23/2024	2025-01-17	225,791	1	0	
043063028000	436 TANDOORI WAY	PD	2024-00001082	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	09/23/2024	2025-01-15	248,342	1	0	
043063029000	432 TANDOORI WAY	PD	2024-00001081	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	09/23/2024	2025-01-08	210,811	1	0	
043063030000	428 TANDOORI WAY	PD	2024-00000903	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 4 BED/2 CAR	08/16/2024	2024-12-04	241,516	1	0	
043063031000	424 TANDOORI WAY	PD	2024-00000902	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 5 BED/2 CAR	08/16/2024	2024-12-03	263,197	1	0	
043063032000	420 TANDOORI WAY	PD	2024-00000901	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	08/16/2024	2024-12-02	225,791	1	0	
043063033000	421 ANTHOLOGY ST	PD	2024-00000055	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 4 BED/2 CAR	01/30/2024	2024-05-22	248,342	1	0	
043063034000	425 ANTHOLOGY ST	PD	2024-00000054	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	01/30/2024		194,035	1	0	
043063035000	429 ANTHOLOGY ST	PD	2024-00000053	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	01/30/2024	2024-05-14	225,791	1	0	
043063036000	433 ANTHOLOGY ST	PD	2024-00000052	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 4 BED/2 CAR	01/30/2024	2024-05-13	263,197	1	0	
043063037000	437 ANTHOLOGY ST	PD	2024-00000051	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV A, 2 BED/1 CAR	01/30/2024	2024-05-13	127,103	1	0	
043063038000	445 ANTHOLOGY ST	PD	2024-00000050	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	01/30/2024	2024-05-10	210,811	1	0	
043063039000	449 ANTHOLOGY ST	PD	2024-00000049	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	01/30/2024	2024-05-10	241,516	1	0	
043063048000	419 QUARTO DR	PD	2025-00000310	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	04/02/2025	2025-07-16	225,791	1	0	
043063049000	423 QUARTO DR	PD	2025-00000452	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 3 BED/2 CAR	05/08/2025	2025-08-22	248,342	1	0	
043063050000	429 QUARTO DR	PD	2025-00000451	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	05/08/2025	2025-08-22	241,516	1	0	
043063051000	435 QUARTO DR	PD	2025-00000448	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-08-26	225,791	1	0	
043063052000	439 QUARTO DR	PD	2025-00000445	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	05/20/2025	2025-08-26	194,035	1	0	
043063053000	443 QUARTO DR	PD	2025-00000450	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-09-08	241,516	1	0	
043063054000	447 QUARTO DR	PD	2025-00000615	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 3 BED/2 CAR	06/12/2025	2025-10-07	248,342	1	0	
043063055000	451 QUARTO DR	PD	2025-00000650	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	06/20/2025	2025-09-25	127,103	1	0	
043063056000	448 QUARTO DR	PD	2025-00000614	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 5 BED/2 CAR	06/12/2025	2025-10-03	241,516	1	0	
043063057000	444 QUARTO DR	PD	2025-00000613	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	06/12/2025	2025-09-30	210,811	1	0	
043063058000	440 QUARTO DR	PD	2025-00000616	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	06/12/2025	2025-10-01	263,197	1	0	
043063059000	438 QUARTO DR	PD	2025-00000447	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A 3 BED/2 CAR	05/08/2025	2025-09-12	194,035	1	0	
043063060000	434 QUARTO DR	PD	2025-00000449	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	05/08/2025	2025-09-09	225,791	1	0	
043063061000	426 QUARTO DR	PD	2025-00000446	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-09-08	194,035	1	0	
043063062000	422 QUARTO DR	PD	2025-00000311	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	04/02/2025	2025-07-16	225,791	1	0	
043063063000	421 LEMONGRASS ST	PD	2025-00000768	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	07/21/2025		194,035	1	0	
043063064000	425 LEMONGRASS ST	PD	2025-00001071	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	09/03/2025		225,791	1	0	
043063065000	431 LEMONGRASS ST	PD	2025-00001273	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		194,035	1	0	
043063066000	437 LEMONGRASS ST	PD	2025-00001277	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	10/24/2025		248,342	1	0	
043063067000	445 LEMONGRASS ST	PD	2025-00001275	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		210,811	1	0	
043063073000	432 LEMONGRASS ST	PD	2025-00001276	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		225,791	1	0	
043063074000	428 LEMONGRASS ST	PD	2025-00001274	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	10/24/2025		194,035	1	0	
043063075000	424 LEMONGRASS ST	PD	2025-00001072	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 3 BED/2 CAR	09/03/2025		241,516	1	0	
043063076000	420 LEMONGRASS ST	PD	2025-00000770	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	07/21/2025		194,035	1	0	
043063077000	416 LEMONGRASS ST	PD	2025-00000772	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	07/21/2025		241,516	1	0	
043063078000	412 LEMONGRASS ST	PD	2025-00000773	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 3 BED/2 CAR	07/21/2025		248,342	1	0	
043063079000	408 LEMONGRASS ST	PD	2025-00000769	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	07/21/2025		194,035	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
043063080000	404 LEMONGRASS ST	PD	2025-00000771	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	07/21/2025		210,811	1	0	
043063081000	400 LEMONGRASS ST	PD	2025-00000774	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	07/21/2025		263,197	1	0	
043063082000	409 COCOA ST	PD	2024-00001194	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	10/21/2024	2025-02-12	248,342	1	0	
043063083000	405 COCOA ST	PD	2024-00001195	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	10/21/2024	2025-02-12	241,516	1	0	
043063084000	401 COCOA ST	PD	2024-00001196	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	10/21/2024	2025-02-12	225,791	1	0	
043064001000	471 PEPPERCORN DR	PD	2024-00000277	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	04/01/2024	2024-07-26	225,791	1	0	
043064002000	467 PEPPERCORN DR	PD	2024-00000278	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	04/01/2024	2024-08-01	194,035	1	0	
043064003000	463 PEPPERCORN DR	PD	2024-00000279	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	04/01/2024	2024-08-01	241,516	1	0	
043064004000	459 PEPPERCORN DR	PD	2024-00000383	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-16	248,342	1	0	
043064005000	455 PEPPERCORN DR	PD	2024-00000384	Single Family Residential	NEW SFD MP 4, ELEV A, 1549 SQFT, 3 BED/2 CAR	04/29/2024	2024-08-22	225,791	1	0	
043064006000	451 PEPPERCORN DR	PD	2024-00000385	Single Family Residential	NEW SFD MP 7, ELEV B, 1832 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-27	263,197	1	0	
043064007000	447 PEPPERCORN DR	PD	2024-00000480	Single Family Residential	NEW SFD MP 6, ELEV A, 1721 SQFT, 4 BED/2 CAR	05/24/2024	2024-09-06	248,342	1	0	
043064008000	442 PEPPERCORN DR	PD	2024-00000485	Single Family Residential	NEW SFD MP 3, ELEV B, 1439 SQFT, 3 BED/2 CAR	05/24/2024	2024-08-28	210,811	1	0	
043064009000	446 PEPPERCORN DR	PD	2024-00000382	Single Family Residential	NEW SFD MP 5, ELEV C, 1667 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-16	241,516	1	0	
043064010000	450 PEPPERCORN DR	PD	2024-00000381	Single Family Residential	NEW SFD MP 2, ELEV B, 1310 FT, 3 BED/2 CAR	04/29/2024	2024-08-12	194,035	1	0	
043064011000	454 PEPPERCORN DR	PD	2024-00000380	Single Family Residential	NEW SFD MP 1, ELEV A, 884 SQFT, 2 BED/1 CAR	04/29/2024	2024-08-12	127,103	1	0	
043064012000	458 PEPPERCORN DR	PD	2024-00000281	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	04/01/2024	2024-07-24	263,197	1	0	
043064013000	462 PEPPERCORN DR	PD	2024-00000282	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	04/01/2024	2024-07-24	248,342	1	0	
043064014000	466 PEPPERCORN DR	PD	2024-00000283	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	04/01/2024	2024-07-25	210,811	1	0	
043064015000	471 TANDOORI WAY	PD	2025-00000201	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	03/03/2025	2025-06-25	248,342	1	0	
043064016000	467 TANDOORI WAY	PD	2025-00000202	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	03/03/2025	2025-06-24	263,197	1	0	
043064017000	463 TANDOORI WAY	PD	2025-00000199	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	03/03/2025	2025-06-24	225,791	1	0	
043064018000	459 TANDOORI WAY	PD	2024-00001569	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	01/09/2025	2025-05-02	210,811	1	0	
043064019000	455 TANDOORI WAY	PD	2024-00001571	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	01/09/2025	2025-04-29	241,516	1	0	
043064020000	451 TANDOORI WAY	PD	2024-00001363	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-31	194,035	1	0	
043064021000	447 TANDOORI WAY	PD	2024-00001361	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-03-27	225,791	1	0	
043064022000	448 TANDOORI WAY	PD	2024-00001362	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 3 BED/2 CAR	11/13/2024	2025-04-02	241,516	1	0	
043064023000	452 TANDOORI WAY	PD	2024-00001364	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-04-02	210,811	1	0	
043064024000	456 TANDOORI WAY	PD	2024-00001365	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 5 BED/2 CAR	11/13/2024	2025-04-02	263,197	1	0	
043064025000	460 TANDOORI WAY	PD	2024-00001570	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	01/09/2025	2025-05-05	225,791	1	0	
043064026000	464 TANDOORI WAY	PD	2024-00001568	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV A, 2 BED/1 CAR	01/09/2025	2025-04-21	127,103	1	0	
043064027000	468 TANDOORI WAY	PD	2025-00000200	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 5 BED/2 CAR	03/03/2025	2025-06-25	241,516	1	0	
043064028000	472 TANDOORI WAY	PD	2025-00000198	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	03/03/2025	2025-06-30	210,811	1	0	
043064029000	476 TANDOORI WAY	PD	2025-00000197	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	03/14/2025	2025-06-30	194,035	1	0	
043064030000	483 ANTHOLOGY ST	PD	2024-00000791	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	07/26/2024	2024-11-22	225,791	1	0	
043064031000	477 ANTHOLOGY ST	PD	2024-00000792	Single Family Residential	NEW SFD MP 5, ELEV A, 1667 SQFT, 5 BED/2 CAR	07/26/2024	2024-11-18	241,516	1	0	
043064032000	473 ANTHOLOGY ST	PD	2024-00000793	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	07/26/2024	2024-11-18	248,342	1	0	
043064033000	469 ANTHOLOGY ST	PD	2024-00000794	Single Family Residential	NEW SFD MP 2, ELEV B, 1310 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-12	194,035	1	0	
043064034000	465 ANTHOLOGY ST	PD	2024-00000795	Single Family Residential	NEW SFD MP 3, ELEV A, 1439 SQFT, 3 BED/2 CAR	11/12/2024	2024-11-12	210,811	1	0	
043064035000	461 ANTHOLOGY ST	PD	2024-00000796	Single Family Residential	NEW SFD MP 4, ELEV B, 1549 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-07	225,791	1	0	
043064036000	457 ANTHOLOGY ST	PD	2024-00000797	Single Family Residential	NEW SFD MP 2, ELEV C, 1310 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-04	194,035	1	0	
043064037000	453 ANTHOLOGY ST	PD	2024-00000798	Single Family Residential	NEW SFD MP 7, ELEV A, 1832 SQFT, 5 BED/2 CAR	07/26/2024	2024-11-04	263,197	1	0	
043064039000	458 ANTHOLOGY ST	PD	2024-00001003	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 4 BED/2 CAR	09/11/2024		263,197	1	0	
043064040000	464 ANTHOLOGY ST	PD	2024-00001004	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 4 BED/2 CAR	09/11/2024		248,342	1	0	
043064041000	470 ANTHOLOGY ST	PD	2023-00001123	Single Family Residential	NEW SFD MP 5, ELEV C, 1667 SQFT 4 BED/2 CAR	12/19/2023	2025-03-12	241,516	1	0	
043064042000	474 ANTHOLOGY ST	PD	2023-00001124	Single Family Residential	NEW SFD MP 4, ELEV A, 1549 SQFT 3 BED/2 CAR	12/19/2023	2025-03-12	225,791	1	0	
043064043000	478 ANTHOLOGY ST	PD	2023-00001125	Single Family Residential	NEW SFD MP 3, ELEV B, 1439 SQFT, 3 BED/2 CAR	12/19/2023	2025-03-12	210,811	1	0	
043064044000	484 ANTHOLOGY ST	PD	2023-00001126	Single Family Residential	NEW SFD MP 2, ELEV A, 1310 SQFT, 3 BED/2 CAR	12/19/2023		194,035	1	0	
043064089000	1228 IMPRESSION ST	PD	2024-00000247	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	03/27/2024	2024-07-15	248,342	1	0	
043064090000	1222 IMPRESSION ST	PD	2024-00000246	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	03/27/2024	2024-07-09	127,103	1	0	
043064091000	1218 IMPRESSION ST	PD	2024-00000245	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	03/27/2024	2024-07-15	210,811	1	0	
043064092000	1212 IMPRESSION ST	PD	2024-00000244	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	03/27/2024	2024-07-17	241,516	1	0	
043064093000	1208 IMPRESSION ST	PD	2024-00000243	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	03/27/2024	2024-07-11	225,791	1	0	
043064094000	1202 IMPRESSION ST	PD	2024-00000242	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	04/01/2024	2024-07-09	263,197	1	0	
044007003000	2120 W MAIN ST	CC	2020-00000953	Commercial	NEW CAR WASH	04/29/2022	2024-08-28	700,000	0	0	
044007003000	2120 W MAIN ST	CC	2020-00000954	Commercial	NEW 2 STORY OFFICE BUILDING	04/29/2022	2024-08-28	200,000	0	0	
044010072000	3165 HUMPHREY CT	I	2022-00000376	Commercial	NEW WAREHOUSE BUILDING	08/31/2022	2023-01-24	650,000	0	0	
044010072000	3185 HUMPHREY CT	I	2022-00001505	Commercial	NEW WAREHOUSE BUILDING 3	05/03/2023	2023-10-05	650,000	0	0	
044010073000	3135 HUMPHREY CT	I	2022-00000375	Commercial	NEW 8100 SQFT SHELL BUILDING	09/20/2022	2023-02-08	650,000	0	8,100	
044010073000	3155 HUMPHREY CT	I	2022-00001504	Commercial	NEW WAREHOUSE BUILDING 2	05/03/2023	2023-08-30	650,000	0	0	
044017054000	270 W GLENWOOD AVE	CC	2022-00000546	Commercial	NEW METAL BLDG FOR TRUCK REPAIR SHOP	12/21/2022	2023-11-06	850,000	0	0	
044068003000	1140 W GLENWOOD AVE	PD	2024-00000752	Commercial	NEW WAREHOUSE W/ OFFICES	12/12/2024		485,000	0	0	
044068008000	1750 OLYMPIC DR	PD	2024-00000724	Commercial	NEW WAREHOUSE W/ OFFICES	12/12/2024	2025-10-24	240,000	0	0	
044068011000	1950 OLYMPIC DR	PD	2023-00000270	Commercial	NEW 21,081 SQFT WAREHOUSE BUILDING	02/05/2024	2025-02-24	840,000	0	21,081	
050005064000	700 S SODERQUIST RD	RM	2022-00001243	Multi Family Residential	NEW 1836 SQFT DUPLEX	10/20/2023	2025-03-11	221,183	2	1,836	
050005065000	1130 ANGELUS ST	RM	2022-00001074	Multi Family Residential	NEW 2754 SQFT TRIPLEX	11/01/2023	2024-11-19	331,774	3	2,754	
050005066000	710 S SODERQUIST RD	RM	2022-00001244	Multi Family Residential	NEW 1836 SQFT DUPLEX	10/20/2023	2025-03-25	221,183	2	1,836	
050005067000	720 S SODERQUIST RD	RM	2022-00001553	Multi Family Residential	NEW 2754 SQFT TRIPLEX	12/05/2023	2025-05-14	331,774	3	0	
050010030000	880 MONTANA AVE	RL	2022-00001396	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	1,240	
050010031000	1403 ESPERANZA CT	RL	2022-00001393	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-25	188,154	1	1,240	
050010032000	1407 ESPERANZA CT	RL	2022-00001397	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	1,218	
050010033000	1411 ESPERANZA CT	RL	2022-00001391	Single Family Residential	NEW SFD MP Y321 ELEV B 3 BED/2 CAR	03/13/2023	2024-07-25	183,569	1	0	
050010034000	1421 ESPERANZA CT	RL	2022-00001392	Single Family Residential	NEW SFD MP Y321 ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,569	1	0	
050010035000	1431 ESPERANZA CT	RL	2022-00001398	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	1,218	
050010036000	1441 ESPERANZA CT	RL	2022-00001525	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	04/21/2023	2024-09-25	183,173	1	0	
050010037000	1451 ESPERANZA CT	RL	2022-00001532	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-24	205,424	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
050010038000	1461 ESPERANZA CT	RL	2022-00001533	Single Family Residential	NEW SFD MP Y421, ELEV B, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-24	205,424	1	0	
050010039000	1471 ESPERANZA CT	RL	2022-00001534	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010040000	1490 ESPERANZA CT	RL	2022-00001526	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	05/12/2023	2024-10-04	183,173	1	0	
050010041000	1480 ESPERANZA CT	RL	2022-00001531	Single Family Residential	NEW SFD MP Y421, ELEV B, 1391 SQFT, 4 BED/2 CAR	05/12/2023	2024-09-27	205,424	1	0	
050010042000	1470 ESPERANZA CT	RL	2022-00001530	Single Family Residential	NEW SFD MP Y421, ELEV A, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010043000	1460 ESPERANZA CT	RL	2022-00001524	Single Family Residential	NEW SFD MP Y322, ELEV A, 1218 SQFT, 3 BED/2 CAR	04/21/2023	2024-09-25	183,173	1	0	
050010044000	1450 ESPERANZA CT	RL	2022-00001529	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010045000	1440 ESPERANZA CT	RL	2022-00001528	Single Family Residential	NEW SFD MP Y421, 1391 SQFT, ELEV B, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010046000	1430 ESPERANZA CT	RL	2022-00001527	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV A, 3 BED/2 CAR	04/21/2023	2024-09-24	183,173	1	0	
050010047000	1420 ESPERANZA CT	RL	2022-00001399	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	0	
050010048000	1410 ESPERANZA CT	RL	2022-00001400	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	0	
050010049000	1406 ESPERANZA CT	RL	2022-00001401	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV B, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	0	
050010050000	1402 ESPERANZA CT	RL	2022-00001394	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-26	188,154	1	1,240	
050010051000	1403 WEST AVE SOUTH	RL	2022-00001395	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-26	188,154	1	1,240	
050017017000	521 W LINWOOD AVE	RL	2024-00000510	Single Family Residential	NEW 1864 SQFT GROUP HOME FOR ASPIRANET	03/17/2025		1,000,000	1	0	
050017017000	521 W LINWOOD AVE	RL	2024-00000509	Commercial	NEW 3293 SQFT LEARNING CENTER FOR ASPIRANET	03/17/2025		1,400,000	0	3,293	
050036001000	531 JASON DR	PD	2019-00001519	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023		175,000	1	1,502	Yes
050036002000	541 JASON DR	PD	2019-00001528	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	08/31/2023	2024-11-27	175,000	1	1,502	Yes
050036003000	551 JASON DR	PD	2019-00001526	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	08/31/2023	2024-12-03	175,000	1	1,502	Yes
050036004000	561 JASON DR	PD	2019-00001524	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	03/14/2022	2024-11-27	175,000	1	1,502	Yes
050036005000	571 JASON DR	PD	2019-00001523	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT 3 BED/2 CAR	03/14/2022	2024-11-01	175,000	1	1,502	Yes
050036011000	521 JASON DR	PD	2019-00001534	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-03-05	175,000	1	1,502	Yes
050036012000	511 JASON DR	PD	2019-00001532	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-03-05	175,000	1	1,502	Yes
050036013000	501 JASON DR	PD	2019-00001536	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023		175,000	1	1,502	Yes
050036014000	530 JUSTIN DR	PD	2019-00001529	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-04-29	175,000	1	1,502	Yes
051036066000	2105 CHRISTINE WAY	RL	2025-00000245	Single Family Residential	NEW CUSTOM SFD, 1496 SQFT, 2 BED/2 BATH	09/18/2025		350,000	1	0	
061003019000	300 ALASKA ST	RM	2022-00001482	Single Family Residential	NEW SFD, 1662 SQFT, 4 BED/2 BATH, NO GARAGE	04/24/2023	2023-12-08	300,000	1	0	Yes
061003040000	300 N SODERQUIST RD	RM	2022-00001552	Multi Family Residential	NEW 5-PLEX APARTMENT BLDG	08/22/2025		300,000	5	0	Yes
061005048000	893 PARK ST	RM	2022-00000136	Single Family Residential	NEW SFD, 385 SQFT, 1 BED/1 BATH	03/14/2025		112,500	1	385	Yes
071002055000	4510 SANDPIPER CIR	RL	2025-00000075	Single Family Residential	NEW SFD MP 3X, 2566 SQFT, ELEV A, 6 BED/2 CAR	02/11/2025	2025-05-21	361,993	1	0	
071002056000	4514 SANDPIPER CIR	RL	2025-00000072	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV B, 3 BED/2 CAR	01/23/2025	2025-05-23	227,618	1	0	
071002057000	4518 SANDPIPER CIR	RL	2025-00000074	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV D, 4 BED/2 CAR	02/04/2025	2025-05-22	279,060	1	0	
071002058000	4522 SANDPIPER CIR	RL	2024-00001147	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV B, 4 BED/2 CAR	10/15/2024	2025-01-30	282,600	1	0	
071002059000	4526 SANDPIPER CIR	RL	2024-00001150	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV A, 3 BED/2 CAR	10/15/2024	2025-01-30	226,258	1	0	
071002060000	4530 SANDPIPER CIR	RL	2024-00001148	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV D, 4 BED/2 CAR	10/15/2024	2025-01-31	279,060	1	0	
071002061000	4534 SANDPIPER CIR	RL	2024-00001151	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV C, 3 BED/2 CAR	10/15/2024	2025-02-04	229,398	1	0	
071002062000	4538 SANDPIPER CIR	RL	2024-00001149	Single Family Residential	NEW SFD MP 3X, 2566 SQFT, ELEV A, 5 BED/2 CAR	10/15/2024	2025-02-11	358,453	1	0	
071002063000	4542 SANDPIPER CIR	RL	2024-00001152	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV B, 3 BED/2 CAR	10/08/2024	2025-02-10	227,618	1	0	
071002064000	4546 SANDPIPER CIR	RL	2024-00001420	Single Family Residential	3.NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	12/13/2024	2025-03-27	279,060	1	0	
071002065000	4550 SANDPIPER CIR	RL	2025-00000073	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV D, 3 BED/2 CAR	01/23/2025	2025-05-19	227,618	1	0	
071002066000	4554 SANDPIPER CIR	RL	2024-00001421	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV A, 4 BED/2 CAR	12/13/2024	2025-03-27	279,060	1	0	
071002067000	4558 SANDPIPER CIR	RL	2024-00001234	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV B, 4 BED/2 CAR	11/07/2024	2025-03-06	279,060	1	0	
071002068000	4562 SANDPIPER CIR	RL	2024-00001232	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV A, 3 BED/2 CAR	11/07/2024	2025-03-06	228,658	1	0	
071002069000	4566 SANDPIPER CIR	RL	2024-00001235	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	11/07/2024	2025-03-12	279,060	1	0	
071002070000	4571 SANDPIPER CIR	RL	2024-00001233	Single Family Residential	NEW SFD MP 2, 1975 SQFT, ELEV B, 4 BED/2 CAR	11/07/2024	2025-03-13	284,642	1	0	
071002071000	4575 SANDPIPER CIR	RL	2024-00001131	Single Family Residential	NEW SFD MP 4, ELEV D, 2495 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-20	356,690	1	0	
071002072000	4581 SANDPIPER CIR	RL	2024-00001133	Single Family Residential	NEW SFD MP 5, ELEV C, 2832 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-24	393,373	1	0	
071002073000	4585 SANDPIPER CIR	RL	2024-00001134	Single Family Residential	NEW SFD MP 4, ELEV A, 2496 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-24	353,070	1	0	
071002074000	4591 SANDPIPER CIR	RL	2024-00001135	Single Family Residential	NEW SFD MP 2, ELEV C, 1978 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-28	287,834	1	0	
071002075000	4595 SANDPIPER CIR	RL	2024-00001136	Single Family Residential	NEW SFD MP 5, ELEV B, 3000 SQFT, 5 BED/2 CAR	10/08/2024	2025-03-04	415,270	1	0	
071002076000	4601 SANDPIPER CIR	RL	2024-00001562	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV D, 3 BED/2 CAR	01/23/2025	2025-05-01	229,378	1	0	
071002077000	4605 SANDPIPER CIR	RL	2024-00001563	Single Family Residential	NEW SFD MP 4, 2908 SQFT, ELEV C, 5 BED/2 CAR	02/04/2025	2025-05-07	406,869	1	0	
071002078000	4611 SANDPIPER CIR	RL	2024-00001566	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV A, 5 BED/2 CAR	01/09/2025	2025-04-25	415,110	1	0	
071002079000	4615 SANDPIPER CIR	RL	2024-00001564	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 4 BED/2 CAR	01/09/2025	2025-04-22	353,070	1	0	
071002080000	4621 SANDPIPER CIR	RL	2024-00001567	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	01/09/2025	2025-04-16	282,600	1	0	
071002081000	4586 SANDPIPER CIR	RL	2024-00001237	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV C, 5 BED/2 CAR	11/06/2024	2025-03-18	416,910	1	0	
071002082000	4582 SANDPIPER CIR	RL	2024-00001236	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 5 BED/2 CAR	11/06/2024	2025-03-19	351,230	1	0	
071002083000	4574 SANDPIPER CIR	RL	2024-00001238	Single Family Residential	NEW SFD MP 5, 2832 SQFT, ELEV A, 4 BED/2 CAR	11/06/2024	2025-03-21	393,173	1	0	
071002084000	4533 SANDPIPER CIR	RL	2024-00001422	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 4 BED/2 CAR	12/20/2024	2025-04-02	351,230	1	0	
071002085000	4525 SANDPIPER CIR	RL	2024-00001423	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV C, 6 BED/2 CAR	12/20/2024	2025-04-02	415,310	1	0	
071002086000	4519 SANDPIPER CIR	RL	2024-00001565	Single Family Residential	NEW SFD MP 4, 2846 SQFT, ELEV A, 5 BED/2 CAR	02/04/2025	2025-05-09	402,393	1	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000869	Multi Family Residential	APARTMENT BLDG C - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000870	Multi Family Residential	APARTMENT BLDG D - 30 UNITS	08/29/2025		4,406,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000871	Multi Family Residential	APARTMENT BLDG E - 30 UNITS	08/29/2025		4,406,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000872	Multi Family Residential	APARTMENT BLDG F - 30 UNITS	08/29/2025		3,774,480	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000873	Multi Family Residential	APARTMENT BLDG G - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000874	Multi Family Residential	APARTMENT BLDG H - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000875	Multi Family Residential	APARTMENT BLDG I - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000876	Multi Family Residential	APARTMENT BLDG J - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000877	Multi Family Residential	APARTMENT BLDG K - 30 UNITS	08/29/2025		4,406,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000878	Multi Family Residential	APARTMENT BLDG L - 24 UNITS	08/29/2025		2,718,480	24	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000879	Multi Family Residential	APARTMENT BLDG A - 24 UNITS	08/29/2025		2,718,480	24	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000880	Multi Family Residential	APARTMENT BLDG B - 30 UNITS	08/29/2025		4,406,040	30	0	
071028031000	312 W MINNESOTA AVE	RL	2021-00001278	Single Family Residential	NEW CUSTOM SFD, 2668 SQFT, 3 BED/3 CAR	07/29/2022	2024-06-27	405,835	1	2,668	Yes
071034097000	3155 NIAGRA ST 148	PD	2022-00000353	Multi Family Residential	NEW TRIPLEX	09/26/2022		526,967	3	0	Yes
071073003000	1100 W MONTE VISTA AVE	PD	2024-00000924	Commercial	SHELL BUILDING FOR STARBUCKS	02/21/2025		223,300	0	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
072006018000	3700 COLORADO AVE	RL	2022-00000776	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	08/11/2022	2023-03-09	295,500	1	0	
072006019000	3690 COLORADO AVE	RL	2022-00000777	Single Family Residential	NEW SFD MP 2594, ELEV A, 5 BED/2 CAR	08/11/2022	2023-03-09	365,319	1	0	
072006020000	3680 COLORADO AVE	RL	2022-00000779	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	08/11/2022	2023-03-17	262,510	1	0	
072006021000	3670 COLORADO AVE	RL	2022-00001286	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	07/10/2023	2023-12-12	291,300	1	0	
072006022000	3660 COLORADO AVE	RL	2022-00001283	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	06/16/2023	2023-06-16	262,510	1	0	
072006023000	3650 COLORADO AVE	RL	2022-00001287	Single Family Residential	NEW SFD MP 2286, ELEV C, 2301 SQFT, 4 BED/2 CAR	07/05/2023	2023-12-12	324,975	1	2,301	
072006024000	3655 BETHPAGE ST	RL	2022-00000294	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	05/16/2022	2022-11-07	295,500	1	0	
072006025000	3665 BETHPAGE ST	RL	2022-00000293	Single Family Residential	NEW SFD MP 1824, ELEV B, 2 BED/2 CAR	06/10/2022	2022-11-07	266,110	1	0	
072006026000	3675 BETHPAGE ST	RL	2022-00000292	Single Family Residential	NEW SFD MP 2012, ELEV B, 4 BED/2 CAR	06/10/2022	2022-11-07	296,540	1	0	
072006027000	3685 BETHPAGE ST	RL	2022-00000291	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	05/16/2022	2022-10-24	364,379	1	0	
072006028000	3695 BETHPAGE ST	RL	2022-00000290	Single Family Residential	NEW SFD MP 2012, ELEV A, 4 BED/2 CAR	05/16/2022	2022-10-24	296,540	1	0	
072006029000	3705 BETHPAGE ST	RL	2022-00000289	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV B, 5 BED/2 CAR	06/10/2022	2022-10-27	365,179	1	2,632	
072006030000	1307 HAVERFORD DR	RL	2022-00000688	Single Family Residential	NEW SFD MP 2286, ELEV B, 4 BED/2 CAR	07/25/2022	2022-07-25	323,777	1	0	
072006031000	1317 HAVERFORD DR	RL	2022-00000689	Single Family Residential	NEW SFD MP 2594, ELEV A, 5 BED/2 CAR	07/25/2022	2023-01-06	365,319	1	0	
072006032000	1327 HAVERFORD DR	RL	2022-00000690	Single Family Residential	NEW SFD MP 2410, 2610 SQFT, ELEV C, 5 BED/2 CAR	08/16/2022	2023-01-06	343,156	1	2,610	
072006033000	1337 HAVERFORD DR	RL	2022-00001383	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	06/14/2023	2023-10-27	296,540	1	0	
072006034000	1347 HAVERFORD DR	RL	2022-00001382	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	06/14/2023	2023-10-31	364,379	1	0	
072006035000	1357 HAVERFORD DR	RL	2022-00001381	Single Family Residential	NEW SFD MP 2410, ELEV B, 2610 SQFT, 5 BED/2 CAR	07/20/2023	2024-01-25	372,612	1	2,610	
072006036000	1367 HAVERFORD DR	RL	2022-00001436	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED,2 CAR	12/16/2022	2023-06-16	168,610	1	0	
072006038000	3768 TATE ST	RL	2022-00001520	Single Family Residential	NEW SFD MP 2410, 2755 SQFT, ELEV A, 5 BED/3 CAR	03/15/2023	2023-10-27	401,802	1	0	
072006039000	3758 TATE ST	RL	2022-00001380	Single Family Residential	NEW SFD MP 2410, ELEV C, 2610 SQFT, 4 BED/2 CAR	11/30/2023	2024-05-14	369,272	1	2,610	
072006040000	3748 TATE ST	RL	2022-00001379	Single Family Residential	NEW SFD MP 2012, ELEV A, 4 BED/2 CAR	11/30/2023	2024-05-13	291,300	1	0	
072006041000	3738 TATE ST	RL	2022-00001435	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED,2 CAR	12/16/2022	2023-05-19	267,710	1	0	
072006042000	3728 TATE ST	RL	2022-00001378	Single Family Residential	NEW SFD MP 2012, ELEV B, 3 BED/2 CAR	04/12/2023	2023-10-03	291,300	1	0	
072006043000	3718 TATE ST	RL	2022-00001344	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/30/2023	2024-04-23	296,540	1	0	
072006044000	3708 TATE ST	RL	2022-00001343	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	12/08/2023	2024-05-07	262,510	1	0	
072006045000	3707 SPYGLASS LN	RL	2022-00001342	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	09/07/2023	2024-03-08	290,260	1	0	
072006046000	3717 SPYGLASS LN	RL	2022-00001341	Single Family Residential	NEW SFD MP 2286, ELEV A, 4 BED/2 CAR	09/07/2023	2024-03-08	323,777	1	0	
072006047000	3727 SPYGLASS LN	RL	2022-00001340	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	09/07/2023	2024-03-26	262,510	1	0	
072006048000	3737 SPYGLASS LN	RL	2022-00001339	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	03/15/2023	2023-09-07	364,379	1	0	
072006049000	3747 SPYGLASS LN	RL	2022-00000775	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	08/16/2022	2023-03-17	296,540	1	0	
072006050000	3757 SPYGLASS LN	RL	2022-00000772	Single Family Residential	7NEW SFD MP 2410, 2610 SQFT, ELEV C, 5 BED/2 CAR	08/29/2022	2023-03-17	366,092	1	2,610	
072006051000	3767 SPYGLASS LN	RL	2022-00000774	Single Family Residential	NEW SFD MP 2410, 2610 SQFT, ELEV B, 4 BED/3 CAR	08/11/2022	2023-02-03	379,688	1	2,610	
072006052000	3777 SPYGLASS LN	RL	2022-00000489	Single Family Residential	NEW SFD MP 1824, ELEV C, 2 BED/3 CAR	07/11/2022	2023-01-19	275,854	1	0	
072006053000	3770 SPYGLASS LN	RL	2022-00000488	Single Family Residential	NEW SFD MP 2594, ELEV B, 5 BED/3 CAR	06/23/2022	2022-12-08	381,166	1	0	
072006054000	3760 SPYGLASS LN	RL	2022-00000487	Single Family Residential	NEW SFD MP 2410, 2755 SQFT, ELEV A, 5 BED/3 CAR	08/11/2022	2022-12-14	401,802	1	2,755	
072006055000	3750 SPYGLASS LN	RL	2022-00001519	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	11/30/2023	2024-07-23	262,510	1	0	
072006056000	3740 SPYGLASS LN	RL	2022-00001338	Single Family Residential	NEW SFD MP 1824, ELEV A, 3 BED/2 CAR	04/12/2023	2023-09-06	266,110	1	0	
072006057000	3730 SPYGLASS LN	RL	2022-00001337	Single Family Residential	NEW SFD MP 2012, ELEV C, 3 BED/2 CAR	07/31/2023	2024-01-19	290,260	1	0	
072006058000	3805 N BERKELEY AVE	RL	2022-00001420	Single Family Residential	NEW SFD MP 2286, 5 BED/3 CAR	11/02/2023	2024-03-26	338,220	1	0	
072006059000	3815 N BERKELEY AVE	RL	2022-00001421	Single Family Residential	NEW SFD MP 2012, ELEV C, 3 BED/2 CAR	12/13/2023	2024-07-10	290,260	1	0	
072006060000	3825 N BERKELEY AVE	RL	2022-00001334	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	12/13/2023	2024-08-06	262,510	1	0	
072006061000	3835 N BERKELEY AVE	RL	2022-00001335	Single Family Residential	NEW SFD MP 2286, ELEV C, 4 BED/2 CAR	12/13/2023	2024-08-09	323,017	1	0	
072006062000	3845 N BERKELEY AVE	RL	2022-00001336	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	12/13/2023	2024-08-23	296,540	1	0	
072006063000	3705 N BERKELEY AVE	RL	2022-00001416	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED/2 CAR	08/22/2023	2024-05-07	262,510	1	0	
072006064000	3715 N BERKELEY AVE	RL	2022-00001417	Single Family Residential	NEW SFD MP 2286, ELEV A, 3 BED/2 CAR	08/28/2023	2024-03-26	323,777	1	0	
072006065000	3725 N BERKELEY AVE	RL	2022-00001418	Single Family Residential	NEW SFD MP 2012, ELEV B, 3 BED/3 CAR	12/13/2023	2024-06-07	302,326	1	0	
072006066000	3735 N BERKELEY AVE	RL	2022-00001419	Single Family Residential	NEW SFD MP 2286, ELEV C, 4 BED/3 CAR	12/13/2023	2024-04-23	332,760	1	0	
072006067000	3720 SPYGLASS LN	RL	2022-00001465	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/30/2023	2024-06-18	291,300	1	0	
072006068000	3710 SPYGLASS LN	RL	2022-00001464	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	11/30/2023	2024-06-18	262,510	1	0	
072006069000	3700 SPYGLASS LN	RL	2022-00001523	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/2 CAR	02/22/2023	2023-07-26	369,344	1	0	
072006070000	3696 SPYGLASS LN	RL	2022-00001522	Single Family Residential	NEW SFD MP 2594, ELEV B, 5 BED/3 CAR	03/03/2023	2023-08-21	376,204	1	0	
072006074000	1336 MERION DR	RL	2022-00001268	Single Family Residential	NEW SFD MP 2897, ELEV A, 4 BED/4 CAR	11/30/2022	2023-06-01	432,136	1	0	
072006075000	1326 MERION DR	RL	2022-00001267	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/4 CAR	11/30/2022	2023-05-17	432,136	1	0	
072006076000	1306 MERION DR	RL	2022-00001521	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV A, 5 BED/3 CAR	02/22/2023	2023-07-31	381,306	1	0	
072006077000	3625 BETHPAGE ST	RL	2022-00001517	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/10/2023	2024-01-05	380,366	1	0	
072006078000	3635 BETHPAGE ST	RL	2022-00001518	Single Family Residential	NEW SFD MP 2410, ELEV B, 2610 SQFT, 4 BED/3 CAR	03/15/2023		382,868	1	0	
072006079000	3645 BETHPAGE ST	RL	2022-00001463	Single Family Residential	NEW SFD MP 2286, ELEV B, 4 BED/2 CAR	03/03/2023	2023-08-21	328,477	1	0	
072006080000	3640 COLORADO AVE	RL	2022-00001284	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/02/2023	2024-04-08	291,300	1	0	
072006081000	3630 COLORADO AVE	RL	2022-00001282	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED/2 CAR	11/02/2023	2024-04-08	262,510	1	0	
072006082000	3620 COLORADO AVE	RL	2022-00001285	Single Family Residential	NEW SFD MP 2012, ELEV B, 4 BED/2 CAR	08/28/2023	2024-02-12	296,540	1	0	
072006083000	3610 COLORADO AVE	RL	2022-00001462	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/05/2023	2023-12-12	380,366	1	0	
072009033000	1201 BURMAN DR	RL	2022-00001114	Single Family Residential	NEW CUSTOM SFD, 2126 SQFT, 3 BED/3 CAR	04/06/2023	2023-10-06	400,000	1	2,126	
072078001000	3901 ENCHANTMENT LN	PD	2022-00000495	Single Family Residential	NEW SFD MP 3, ELEV C, 1435 SQFT, 3 BED/2 CAR	08/15/2022	2024-04-09	212,033	1	1,435	
072078002000	3905 ENCHANTMENT LN	PD	2022-00000496	Single Family Residential	NEW SFD MP 4, ELEV A, 1658 SQFT, 3 BED/2 CAR	08/15/2022	2023-04-04	241,370	1	1,658	
072078003000	3909 ENCHANTMENT LN	PD	2022-00000497	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV B, 4 BED/2 CAR	08/15/2022	2023-10-24	260,540	1	1,801	
072078004000	1223 KINSHIP DR	PD	2022-00001409	Single Family Residential	NEW SFD, MP 3, 1435 SQFT, 3 BED/2 CAR	07/12/2023	2023-10-24	212,033	1	0	
072078005000	1237 KINSHIP DR	PD	2022-00001410	Single Family Residential	SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	07/12/2023	2023-10-26	188,380	1	0	
072078006000	1243 KINSHIP DR	PD	2022-00001411	Single Family Residential	SFD MP 4, ELEV B, 1669 SQFT, 4 BED/2 CAR	07/12/2023	2023-10-26	242,807	1	0	
072078007000	1257 KINSHIP DR	PD	2022-00001412	Single Family Residential	SFD MP 3, ELEV C, 1435 SQFT, 3 BED/2 CAR	07/12/2023	2023-10-27	212,033	1	0	
072078008000	1263 KINSHIP DR	PD	2022-00001255	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	01/30/2023	2023-05-10	188,380	1	1,263	
072078009000	1277 KINSHIP DR	PD	2022-00001253	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	01/30/2023	2023-05-16	241,370	1	1,658	
072078010000	1283 KINSHIP DR	PD	2022-00001256	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV C, 4 BED/2 CAR	01/30/2023	2023-05-17	260,540	1	1,801	
072078011000	1297 KINSHIP DR	PD	2022-00001252	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	01/30/2023	2023-05-23	212,033	1	1,435	
072078012000	1303 KINSHIP DR	PD	2022-00001257	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	01/30/2023	2023-05-23	188,380	1	1,263	
072078013000	1317 KINSHIP DR	PD	2022-00001254	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV C, 4 BED/2 CAR	01/30/2023	2023-05-25	242,807	1	1,669	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
072078014000	1323 KINSHIP DR	PD	2022-00001317	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	05/10/2023	2023-07-31	212,033	1	1,435	
072078015000	1337 KINSHIP DR	PD	2022-00001315	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	04/25/2023	2023-08-01	242,807	1	1,669	
072078016000	1343 KINSHIP DR	PD	2022-00001318	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	05/10/2023	2023-08-01	188,380	1	1,263	
072078017000	1357 KINSHIP DR	PD	2022-00001314	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	04/25/2023	2023-08-08	212,033	1	1,435	
072078018000	1363 KINSHIP DR	PD	2022-00001319	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	05/10/2023	2023-08-14	242,807	1	1,669	
072078019000	1377 KINSHIP DR	PD	2022-00001316	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	05/10/2023	2023-08-14	188,380	1	1,263	
072078020000	1383 KINSHIP DR	PD	2022-00001320	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	05/10/2023	2023-08-15	212,033	1	1,435	
072078021000	3952 UNISON WAY	PD	2022-00001384	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	06/29/2023	2023-10-05	212,033	1	1,435	
072078022000	3948 UNISON WAY	PD	2022-00001385	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	06/29/2023	2023-10-11	242,807	1	1,669	
072078023000	3944 UNISON WAY	PD	2022-00001386	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	06/29/2023	2023-10-11	212,033	1	1,435	
072078024000	3943 UNISON WAY	PD	2022-00001387	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	06/29/2023	2023-10-18	212,033	1	1,435	
072078025000	3947 UNISON WAY	PD	2022-00001479	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	06/29/2023	2023-10-10	188,380	1	0	
072078026000	3951 UNISON WAY	PD	2022-00001388	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	06/29/2023	2023-10-05	241,370	1	1,658	
072078027000	3930 DEDICATION DR	PD	2022-00001301	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV B, 3 BED/2 CAR	04/03/2023	2023-07-20	212,033	1	1,435	
072078028000	3926 DEDICATION DR	PD	2022-00001303	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV A, 4 BED/2 CAR	03/22/2023	2023-07-19	260,540	1	1,801	
072078029000	3922 DEDICATION DR	PD	2022-00001305	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV C, 4 BED/2 CAR	03/22/2023	2023-07-11	242,807	1	1,669	
072078030000	3921 DEDICATION DR	PD	2022-00001304	Single Family Residential	NEW SFD MP 5, 1795 SQFT, ELEV B, 4 BED/2 CAR	03/22/2023	2023-07-07	259,756	1	1,795	
072078031000	3925 DEDICATION DR	PD	2022-00001302	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	03/22/2023	2023-07-06	188,380	1	1,263	
072078032000	3929 DEDICATION DR	PD	2022-00001306	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	04/03/2023	2023-07-03	241,370	1	1,658	
072078033000	3922 BETHPAGE ST	PD	2022-00001237	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV C, 4 BED/2 CAR	01/24/2023	2023-04-26	260,540	1	1,801	
072078034000	3918 BETHPAGE ST	PD	2022-00001238	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	01/24/2023	2023-04-26	241,370	1	1,658	
072078035000	3914 BETHPAGE ST	PD	2022-00001239	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV B, 3 BED/2 CAR	01/24/2023	2023-04-28	212,033	1	1,435	
072078036000	3913 BETHPAGE ST	PD	2022-00001240	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	01/24/2023	2023-05-01	188,380	1	1,263	
072078037000	3917 BETHPAGE ST	PD	2022-00001241	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	01/24/2023	2023-05-03	212,033	1	1,435	
072078038000	3921 BETHPAGE ST	PD	2022-00001242	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	01/24/2023	2023-05-05	242,807	1	1,669	
072078039000	3910 ENCHANTMENT LN	PD	2022-00001413	Single Family Residential	SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	08/11/2023	2023-11-09	212,033	1	0	
072078040000	3906 ENCHANTMENT LN	PD	2022-00001414	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	08/11/2023	2023-11-14	188,380	1	0	
072078041000	3902 ENCHANTMENT LN	PD	2022-00001415	Single Family Residential	SFD MP 4, ELEV B, 1669 SQFT, 4 BED/2 CAR	08/11/2023	2023-11-20	242,807	1	0	
073014051000	2220 N BERKELEY AVE	RL	2021-00000216	Single Family Residential	NEW CUSTOM SFD, 6385 SQFT, 5 BEDS/3 CAR	01/18/2022	2024-08-23	800,000	1	6,385	
073046010000	4283 TAPESTRY WAY	PD	2023-00000775	Single Family Residential	NEW CUSTOM SFD, 4,570 SQFT, 5 BED/3 CAR	02/05/2025		600,000	1	0	
073046012000	4223 TAPESTRY WAY	PD	2023-00001054	Single Family Residential	NEW CUSTOM SFD, 4599 SQFT, 5 BED/3 CAR	10/25/2024		600,000	1	0	
073053001000	2897 MARGOT LN	RL	2022-00000060	Single Family Residential	NEW SFD MP 1718, ELEV D, 3 BED/2 CAR	03/23/2022	2022-11-09	203,338	1	0	
073053002000	2887 MARGOT LN	RL	2022-00000037	Single Family Residential	NEW SFD MP 1960 ELEV B, 3 BED/2 CAR	02/22/2022	2022-10-19	221,589	1	0	
073053003000	2877 MARGOT LN	RL	2022-00000036	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	03/09/2022	2022-10-17	293,537	1	0	
073053004000	2867 MARGOT LN	RL	2022-00000035	Single Family Residential	NEW SFD MP 2344, 2345 SQFT, ELEV D, 4 BED/2 CAR	03/09/2022	2022-09-29	263,489	1	2,345	
073053009000	2828 MARGOT LN	RL	2022-00000162	Single Family Residential	NEW SFD MP 2913, ELEV D, 5 BED/2 CAR	03/25/2022	2022-12-15	322,686	1	0	
073053010000	2838 MARGOT LN	RL	2022-00000163	Single Family Residential	NEW SFD MP 1960, ELEV A, 4 BED/2 CAR	03/21/2022	2022-12-08	221,409	1	0	
073053011000	2848 MARGOT LN	RL	2022-00000164	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	03/29/2022	2022-12-19	198,678	1	0	
073053012000	2858 MARGOT LN	RL	2022-00000165	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	03/21/2022	2022-12-15	266,052	1	0	
073053013000	2868 MARGOT LN	RL	2022-00000216	Single Family Residential	NEW SFD MP 2630 ELEV D 4 BED/2 CAR	03/30/2022	2022-12-20	297,724	1	0	
073053014000	2878 MARGOT LN	RL	2022-00000217	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 5 BED/2 CAR	04/13/2022	2023-02-02	326,553	1	2,925	
073053015000	2893 CONTI CT	RL	2022-00000965	Single Family Residential	NEW SFD MP 2630, ELEV D, 2642 SQFT, 5 BED/2 CAR	08/31/2022	2023-04-14	297,724	1	2,642	
073053016000	2883 CONTI CT	RL	2022-00000964	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	08/31/2022		268,452	1	0	
073053016000	2883 CONTI CT	RL	2022-00001183	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	10/17/2022	2023-04-18	221,409	1	0	
073053017000	2873 CONTI CT	RL	2022-00000966	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	09/20/2022		198,678	1	0	
073053017000	2873 CONTI CT	RL	2022-00001184	Single Family Residential	NEW SFD MP 2630, ELEV B, 5 BED/2 CAR	10/17/2022	2023-05-03	298,237	1	0	
073053018000	2863 CONTI CT	RL	2022-00000963	Single Family Residential	NEW SFD MP 1960, ELEV D, 4 BED/2 CAR	08/31/2022	2023-04-21	226,269	1	0	
073053019000	2853 CONTI CT	RL	2022-00000761	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/29/2022	2023-07-10	266,182	1	2,344	
073053020000	2843 CONTI CT	RL	2022-00000762	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	07/29/2022	2023-03-30	298,437	1	0	
073053021000	2833 CONTI CT	RL	2022-00000764	Single Family Residential	NEW SFD MP 1960, ELEV A, 4 BED/2 CAR	07/29/2022	2023-05-23	225,509	1	0	
073053022000	2842 CONTI CT	RL	2022-00000765	Single Family Residential	NEW SFD MP 2913, ELEV D, 4 BED/2 CAR	07/29/2022	2023-03-28	327,986	1	0	
073053023000	2852 CONTI CT	RL	2022-00000766	Single Family Residential	NEW SFD MP 2630, ELEV B, 4 BED/2 CAR	07/29/2022	2023-03-23	298,237	1	0	
073053024000	2862 CONTI CT	RL	2022-00000967	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	08/31/2022		203,338	1	0	
073053024000	2862 CONTI CT	RL	2022-00001182	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	10/17/2022	2023-07-07	221,409	1	0	
073053025000	2605 LEPIN LN	RL	2022-00000564	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 4 BED/2 CAR	07/11/2022	2023-03-03	326,553	1	2,925	
073053026000	2595 LEPIN LN	RL	2022-00000566	Single Family Residential	NEW SFD MP 2630, ELEV A, 5 BED/2 CAR	07/11/2022	2023-03-07	293,537	1	0	
073053027000	2585 LEPIN LN	RL	2022-00000565	Single Family Residential	NEW SFD MP 1960, ELEV D, 3 BED/2 CAR	07/11/2022	2023-02-22	226,269	1	0	
073053028000	2575 LEPIN LN	RL	2022-00000490	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/07/2022	2023-03-06	261,382	1	2,321	
073053029000	2845 MEADOWBROOK LN	RL	2022-00000494	Single Family Residential	NEW SFD MP 1718, ELEV A, 3 BED/2 CAR	07/07/2022	2023-02-22	197,878	1	0	
073053030000	2835 MEADOWBROOK LN	RL	2022-00000492	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/07/2022	2023-02-21	266,182	1	2,321	
073053031000	2825 MEADOWBROOK LN	RL	2022-00000491	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 4 BED/2 CAR	07/07/2022	2023-02-22	321,273	1	2,925	
073053032000	2520 LEPIN LN	RL	2022-00001511	Single Family Residential	NEW SFD MP 2630, ELEV B, 4 BED/2 CAR	08/14/2023	2023-12-18	298,237	1	0	
073053035000	2550 LEPIN LN	RL	2022-00001423	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2CAR	08/14/2023	2023-12-19	225,509	1	0	
073053036000	2560 LEPIN LN	RL	2022-00001425	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 5 BED/2CAR	07/11/2023	2023-11-21	326,573	1	0	
073053037000	2570 LEPIN LN	RL	2022-00001426	Single Family Residential	NEW SFD MP 2630, 2642 SQFT, ELEV D, 4 BED/2CAR	07/11/2023	2023-11-21	292,824	1	0	
073053038000	2580 LEPIN LN	RL	2022-00001427	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2CAR	07/11/2023	2024-01-08	225,509	1	0	
073053039000	2581 LATOUR CT	RL	2022-00001470	Single Family Residential	NEW SFD MP 2630 ELEV B, 4 BED/2 CAR	04/03/2023	2023-09-21	293,337	1	0	
073053040000	2571 LATOUR CT	RL	2022-00001469	Single Family Residential	NEW SFD MP 2344, 2333 SQFT, ELEV D, 4 BED/2 CAR	03/03/2023	2023-09-14	263,489	1	0	
073053041000	2561 LATOUR CT	RL	2022-00001477	Single Family Residential	NEW SFD MP 2630 ELEV A 4 BED/2 CAR	03/03/2023	2023-09-13	298,437	1	0	
073053042000	2551 LATOUR CT	RL	2022-00001472	Single Family Residential	NEW SFD MP 2913 ELEV B, 2925 SQFT, 4 BED/2 CAR	03/03/2023	2023-07-24	321,253	1	0	
073053043000	2541 LATOUR CT	RL	2022-00001471	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	03/03/2023	2023-08-02	293,537	1	0	
073053044000	2531 LATOUR CT	RL	2022-00001149	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 5 BED/2 CAR	10/17/2022	2023-08-11	326,573	1	2,925	
073053045000	2521 LATOUR CT	RL	2022-00001146	Single Family Residential	NEW SFD MP 2344, 2333 SQFT, ELEV D, 4 BED/2 CAR	10/17/2022	2023-08-11	268,289	1	2,333	
073053046000	2522 LATOUR CT	RL	2022-00001147	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	10/17/2022		298,437	1	0	
073053046000	2522 LATOUR CT	RL	2022-00001492	Single Family Residential	NEW SFD MP 1960, ELEV B, 3 BED/2 CAR	03/20/2023	2023-03-20	225,689	1	0	
073053047000	2532 LATOUR CT	RL	2022-00001150	Single Family Residential	NEW SFD MP 1960, ELEV B, 4 BED/2 CAR	10/17/2022		225,689	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
073053047000	2532 LATOUR CT	RL	2022-00001493	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	01/26/2023	2023-07-24	293,537	1	0	
073053048000	2542 LATOUR CT	RL	2022-00001151	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	10/17/2022	2023-07-25	198,538	1	0	
073053049000	2552 LATOUR CT	RL	2022-00001363	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	03/16/2023	2023-07-21	221,409	1	0	
073053050000	2562 LATOUR CT	RL	2022-00001364	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	04/03/2023	2023-09-08	198,678	1	0	
073053051000	2572 LATOUR CT	RL	2022-00001512	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	04/03/2023	2023-09-07	221,409	1	0	
073053052000	2582 LATOUR CT	RL	2022-00001513	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	05/22/2023	2023-10-06	198,538	1	0	
073053053000	2592 LATOUR CT	RL	2022-00001514	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	05/22/2023	2023-10-06	263,652	1	0	
073053054000	2602 LATOUR CT	RL	2022-00001515	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 5 BED/2 CAR	05/22/2023	2023-10-18	326,553	1	0	
073053055000	2614 LEPIN LN	RL	2022-00000390	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	05/16/2022	2023-02-08	298,437	1	0	
073053056000	2624 LEPIN LN	RL	2022-00000391	Single Family Residential	NEW SFD MP 2913, ELEV D, 4 BED/2 CAR	05/19/2022	2023-02-07	322,686	1	0	
073053057000	2634 LEPIN LN	RL	2022-00000392	Single Family Residential	NEW SFD MP 1960, ELEV B, 4 BED/2 CAR	05/19/2022	2023-02-06	221,589	1	0	
073053058000	2644 LEPIN LN	RL	2022-00000393	Single Family Residential	NEW SFD MP 1718, ELEV A, 3 BED/2 CAR	06/10/2022	2023-02-07	197,878	1	0	
073053059000	2654 LEPIN LN	RL	2022-00000218	Single Family Residential	NEW SFD MP 1960 ELEV D, 4 BED/2 CAR	03/30/2022	2023-02-02	224,369	1	0	
073053060000	2664 LEPIN LN	RL	2022-00000219	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	04/11/2022	2023-01-30	293,537	1	0	
073054001000	2990 E TUOLUMNE RD	RE	25-0116	Single Family Residential	NEW SFD MP 2286, ELEV A, 2261 SQFT, 5 BED/2 CAR	03/21/2025		325,232	1	0	
073054002000	2970 E TUOLUMNE RD	RE	25-0117	Single Family Residential	NEW SFD MP 2594, ELEV A, 2632 SQFT, 5 BED/3 CAR	03/21/2025		380,032	1	0	
073054003000	2950 E TUOLUMNE RD	RE	25-0118	Single Family Residential	NEW SFD MP 2897, ELEV A, 4 BED/2 CAR	03/21/2025		422,549	1	0	
073054004000	2979 BENTLEY DR	PD	2025-00000564	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/3 CAR	06/25/2025		421,900	1	0	
073055003000	2968 BARON CT	PD	2025-00000562	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED/2 CAR	07/02/2025		262,356	1	0	
073055020000	2080 ZANE WAY	RE	2025-00000907	Single Family Residential	NEW SFD MP 2608, ELEV A, 3017 SQFT, 5 BED/3 CAR	09/16/2025		434,506	1	0	
073055021000	2060 ZANE WAY	RE	2025-00000904	Single Family Residential	NEW SFD MP 2286, ELEV A, 2261 SQFT, 4 BED/3 CAR	09/05/2025		334,975	1	0	
073055022000	2040 ZANE WAY	RE	2025-00000618	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/16/2025		404,321	1	0	
073055023000	2020 ZANE WAY	RE	2025-00000617	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/3 CAR	07/16/2025		278,500	1	0	
073055024000	2021 ZANE WAY	RE	2025-00000563	Single Family Residential	NEW SFD MP 2286, 2261 SQFT, ELEV A, 4 BED/3 CAR	07/25/2025		330,275	1	0	
073055025000	2041 ZANE WAY	RE	2025-00000619	Single Family Residential	NEW SFD MP 2608, 3017 SQFT, ELEV C, 5 BED/3 CAR	07/16/2025		434,506	1	0	
073055026000	2061 ZANE WAY	RE	2025-00000905	Single Family Residential	NEW SFD MP 2594, ELEV B, 2632 SQFT, 5 BED/3 CAR	09/16/2025		380,932	1	0	
073055027000	2081 ZANE WAY	RE	2025-00000906	Single Family Residential	NEW SFD MP 2594, ELEV A, 2632 SQFT, 5 BED/3 CAR	09/29/2025		380,032	1	0	
073055028000	2111 ZANE WAY	RE	2025-00001171	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/3 CAR	10/08/2025		421,900	1	0	
073055029000	2121 ZANE WAY	RE	2025-00001101	Single Family Residential	NEW SFD MP 2897, ELEV B, 4 BED/3 CAR	09/29/2025		421,900	1	0	
088016003000	1665 COUNTRYSIDE DR	PD	2021-00001279	Commercial	NEW TEXAS ROADHOUSE RESTAURANT	05/16/2022	2023-02-07	750,000	0	0	
088018026000	3085 N TEGNER RD	CT	2022-00001228	Commercial	NEW SHELL BUILDING FOR DRIVE-THRU ONLY STARBUCKS	03/15/2023	2023-08-17	1,000,000	0	0	
088018027000	2701 N TEGNER RD	CT	2022-00000931	Commercial	NEW CAR WASH FOR COSTCO	06/13/2023	2023-12-12	4,773,925	0	0	
088028006000	2530 COUNTRYSIDE DR	CC/RM	2024-00000555	Commercial	NEW 6501 SQFT MISTER CAR WASH	03/28/2025		2,500,000	0	6,501	
088031008000	2000 AUTO MALL DR	CT	2024-00000304	Commercial	NEW 13,000 SQFT BUILDING - PACIFIC MATERIAL HANDLING S	07/11/2025		2,400,000	0	13,000	
089010022000	4407 W MAIN ST	I	2022-00001365	Commercial	NEW INTEGRATED FOOD RECOVERY FACILITY - DIVERT	08/28/2023		25,500,000	0	0	
089014044000	2105 MARYANN DR	IBP	2024-00001445	Commercial	NEW TWO STORY METAL BUILDING FOR GRANITE GALLERY	08/11/2025		1,900,000	0	0	
089019021000	2500 FULKERTH RD	CC	2020-00000756	Commercial	NEW 5,014 SQFT SHELL BUILDING	01/27/2022	2023-09-25	1,200,000	0	5,014	

Moderate Income Household Affordability Assumptions

Housing affordability can be estimated by comparing the cost of renting or owning a home in Turlock with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price refers to the amount not exceeding 30 percent of household income for households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Turlock are shown in Table F-54, which also shows household and unit size. The affordability of the city's housing stock by tenure and income group is discussed below.

Moderate Income households are those making between 81 and 120 percent of the area median income. Specifically, for Stanislaus County, a 2-person (1 bedroom) household in Turlock ranges from $54,000 to $88,900 annually. Based on HCD income limits and affordable housing cost estimates shown on Table F-54, the affordable monthly rent for a 2-person (1 bedroom) household in this income category ranges from $1,350 to $2,223 per month and the affordable house price is up to $263,930. For a 3-person household (2 bedroom) in Turlock, moderate income households range $60,750 to $100,000 annually. The affordable monthly rent for a 3-person (2 bedroom) household in this income category ranges from $1,519 to $2,500 per month and the affordable house price is up to $295,608. For a 4-person (3 bedroom) household in Turlock, moderate income households ranges from $67,500 to $111,100 annually. The affordable monthly rent for a 4-person (3 bedroom) household in this income category ranges from $1,688 to $2,778 per month and the affordable house price is up to $327,287.When comparing the affordable monthly rent of Table F-54 to the average asking rent prices in Turlock of Table F-65, the results indicate that rental units of appropriate size, up to 3-bedrooms, would be available in a range affordable to 2- to 4-person households in the Moderate income category. However, when comparing the affordable for-sale house prices of Table F-54 to the median sale prices of Table F-56, it is clear that for sale product would not likely be within reach for any Moderate-Income households. For example, the affordable purchase price of a studio for a Moderate-Income household would be $227,555, which is about $50,000 lower than the median sales price of $278,333. As such, all for sale products in the inventory are counted toward Above Moderate Income.

Further, a review of housing built in Turlock since 2010 can be found in Table F-87. This table indicates that the vast majority of multifamily housing built in Turlock since 2010 and during the City's 2015-2023 5th Cycle Housing Element were rental product. From 2010 to 2022, there has been an increase of 1,638 of multifamily units, of which 99.2 percent were rental product. Further, during the 2015-2023 Housing Element Cycle, the City of Turlock saw more housing approved or constructed than any other city in Stanislaus County except Modesto, as shown in Chapter 2 Community Profile Table 2-4. Therefore, for the purpose of realistic projections, the inventory conservatively assumes that on sites zoned for higher density housing that are too small to meet the lower income suitability criteria, on average 70 percent of the units will be affordable to Moderate Income households and 30 percent will be affordable to Above Moderate-income households.

Table F-54: City of Turlock Housing Affordability by Income Group

Household Size	AMI Limits[1]	Affordable Monthly Payment[2] Renter	Affordable Monthly Payment[2] Owner	Housing Costs Utilities Renter[3]	Housing Costs Utilities Owner	Taxes & Insurance[4]	Maximum Affordable Price Renter	Maximum Affordable Price Owner[5]
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$17,750	$444	$444	$240	$240	$155	$204	$8,992
2 Person (1 Bedroom)	$20,250	$506	$506	$254	$254	$177	$252	$13,880
3 Person (2 Bedroom)	$24,860	$622	$622	$293	$293	$218	$329	$20,381
4 Person (3 Bedroom)	$30,000	$750	$750	$332	$332	$263	$418	$28,589
5 Person (4 Bedroom)	$35,140	$879	$879	$373	$373	$307	$506	$36,613
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$29,550	$739	$739	$240	$240	$259	$499	$44,221
2 Person (1 Bedroom)	$33,800	$845	$845	$254	$254	$296	$591	$54,412
3 Person (2 Bedroom)	$38,000	$950	$950	$293	$293	$333	$657	$59,761
4 Person (3 Bedroom)	$42,200	$1,055	$1,055	$332	$332	$369	$723	$65,295
5 Person (4 Bedroom)	$45,600	$1,140	$1,140	$373	$373	$399	$767	$67,877
Low-Income (51%-80% AMI)								
1 Person (Studio)	$47,250	$1,181	$1,181	$240	$240	$413	$941	$97,435
2 Person (1 Bedroom)	$54,000	$1,350	$1,350	$254	$254	$473	$1,096	$114,911
3 Person (2 Bedroom)	$60,750	$1,519	$1,519	$293	$293	$532	$1,226	$127,961
4 Person (3 Bedroom)	$67,500	$1,688	$1,688	$332	$332	$591	$1,356	$141,010
5 Person (4 Bedroom)	$72,900	$1,823	$1,823	$373	$373	$638	$1,450	$149,679
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$77,750	$1,944	$2,268	$240	$240	$794	$1,704	$227,555
2 Person (1 Bedroom)	$88,900	$2,223	$2,593	$254	$254	$908	$1,969	$263,930
3 Person (2 Bedroom)	$100,000	$2,500	$2,917	$293	$293	$1,021	$2,207	$295,608
4 Person (3 Bedroom)	$111,100	$2,778	$3,240	$332	$332	$1,134	$2,446	$327,287
5 Person (4 Bedroom)	$120,000	$3,000	$3,500	$373	$373	$1,225	$2,627	$350,820

1. AMI limits based on 2023 HCD State Income Limits for Stanislaus County, other assumptions are derived from Zillow estimates (as of January 2022) and the National Association of Realtors. The 2023 Stanislaus County AMI is $92,600
2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).
3 Utilities are estimated according to the 2021 Stanislaus County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration, and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.
4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.
5. Assumed 30-year amortization, 5.84% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2023; Stanislaus Housing Authority Utility Allowance Schedule, 2022; Zillow Mortgage Rates, January 2022; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2022

Table F-65: Average Asking Rents in Turlock, 2024

	Average Size (sf)	*Average Rent ($/mo)*	*Average Rent ($/sf/mo)*
Studio	429	$1,096	$2.55
1-Bedroom (2 Person)	635	$1,346	$2.11
2-Bedroom (3 Person)	895	$1,441	$1.61
3-Bedroom (4 Person)	1,072	$1,813	$1.69

Source: Rental Market Trends in Turlock, CA, Apartments.com, 2024

Table F-76: Median Sales Price by Unit Type

	Studio	*1-Bedroom*	*2-Bedroom*	*3-Bedroom*
Home Value (2022)	$278,333	$282,112	$329,780	$428,929

Source: Zillow Home Value Index, 2022.

Table F-87 Tenure by Units in Structure

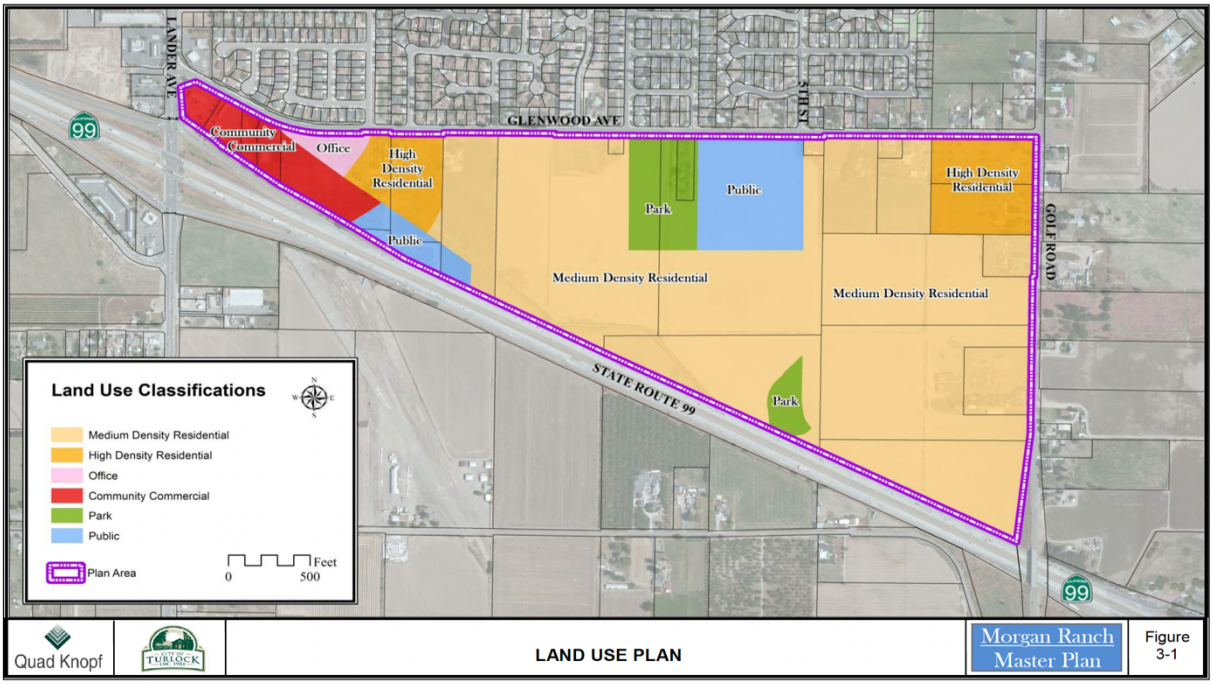
	2010						2022					
	Owner Occupied		Renter Occupied		TOTAL		Owner Occupied		Renter Occupied		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-Family Homes	12,200	94.9%	5,264	52.2%	17,464	76.2%	12,875	94.6%	4,607	41.4%	17,482	70.7%
Multifamily Housing	118	0.9%	4,723	46.9%	4,841	21.1%	130	1.0%	6,349	57.0%	6,479	26.2%
Other[1]	536	4.2%	91	0.9%	627	2.7%	5,981	4.4%	174	1.6%	772	3.1%
TOTAL	12,854	100.0%	10,078	100.0%	22,932	100.0%	13,603	100.0%	11,130	100.0%	24,733	100.0%

1 Other housing types include mobile homes, boat, RV, vans, etc.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2010-2022), Table B2503

Morgan Ranch Master Plan Area Site Suitability and Realistic Capacity Analysis

The Morgan Ranch Master Plan, adopted in 2015, provides land use locations, development standards, circulation patterns, and backbone infrastructure plans to direct future development of the Morgan Ranch area (Plan Area). The Plan Area is a predominantly undeveloped, roughly triangular area bounded by State Highway 99 to the south, Golf Road to the east, and Glenwood Avenue to the north, as shown in Figure 3-1 of Plan below, and covers approximately 170 acres in southeast Turlock.



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The Plan Area includes 120.2 acres of land classified for Medium Density Residential and 15.7 acres of land classified to High Density Residential. Medium Density Residential (7.5 to 9 du/ac) is the predominant land use classification within the Plan Area and is intended to provide entry-level housing opportunities of single-family homes and duplexes within easy walking and biking distance to neighborhood parks and the new elementary school. Consistent with the Master plan buildout assumptions, the Draft Housing Element assumes 875 single-family homes in these areas, which would be market rate homes affordable to above moderate-income households.

The Morgan Ranch Master Plan also includes a High Density Residential (17 to 40 du/ac) land use classification intended to support compact development, provide housing choices to match changing demographics, and facilitate needed affordable housing with a variety of designs. The High Density Residential applies to four parcels in the Master Plan area, as shown in Figure 3-1 of the from the Master Plan. These four parcels are listed in Table F-9 below. Parcels within the Master Plan area were vetted to confirm their suitability to accommodate lower income RHNA, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities. No parcels are less than 0.5 acres nor larger than 10 acres, as shown on Table F-98. Further, as noted in Appendix C, Housing Constraints, no lower income sites on the

inventory are in areas of natural hazard risk. There are 15 sites that contain hazardous material based on a search of State databases, and all are closed and not located near the Morgan Ranch Master Plan area. Development standards and designations were prepared to be in conformance with the City's General Plan and can be found in Chapter 3 of the Master Plan. The Master Plan also outlines a program of utility infrastructure improvements needed to support development within the area and it establishes mechanisms to fund construction of required improvements. Specifically, the master-planned backbone lines are to be funded by a combination of citywide developer impact fees and a Master Plan impact fee program established concurrently with the Master Plan. The Master Plan also envisions a reimbursement system is planned to reimburse the first developers who will likely need to install more than their fair share of the backbone infrastructure. Additionally, Program 2-D, Morgan Ranch Sewer Lift Station, commits the City to constructing a sewer lift station to assist with the financial feasibility of master plan development. The sewer lift station will consist of two pumps with capacity of 1.2 million gallons per day at the Golf Road/Glenwood Avenue intersection in the eastern part of the master plan area addressing what has been a constraint on development to date. Therefore, the four parcels identified to accommodate lower income RHNA meet the applicable criteria established in State law.

Projected buildout of the four High Density Residential parcels is a total of 450 net new units, all counted toward L/VL RHNA given that the sites meet the applicable criterial established in State law. This projected yield is consistent with the buildout program of the Morgan Ranch Master Plan. The realistic capacity of each of the individual parcels is detailed in Table F-9 below. The assumed density is 29 units per acre, which is consistent with the typical density of recently approved and constructed multifamily in Turlock and peer communities in the Central Valley described above. As shown in Figure 3-1 from the Master Plan, only a portion of two parcels (APNs 044-023-005-000 and 044-023-031-000) is planned for High Density Residential development. Accordingly, capacity is calculated only on the portion of those parcels designated High Density Residential. City staff has recently had inquiries from a local realtor interested in marketing these properties for multifamily development consistent with the Master Plan. There are two existing homes within the Morgan Ranch Master Plan area; both belong to the current owner who intends to relocate upon sale of the property for redevelopment. The sites inventory in Appendix A and the related summary of RHNA capacity in Chapter 3 reflects this.

Table F-98 Morgan Ranch High Density Residential Parcels

APN	*Site Address*	*General Plan Designation*	*Total Site Acres*	*High Density Residential Acres*	*Projected Capacity (units)*
044-025-007-000	2125 GOLF RD	High Density Residential	4.9	4.9	142
044-025-006-000	2001 GOLF RD	High Density Residential	4.6	4.6	133
044-023-005-000	500 E GLENWOOD AVE	High Density Residential, Public	5.3	4.3	123
044-023-031-000	432 E GLENWOOD AVE	High Density Residential, Community Commercial, Office, Public	8.0	1.9	55
TOTAL				**15.65**	**453**

Source: City of Turlock, 2025; Dyett and Bhatia, 2025

Suitability of Consolidated Sites

In total, there are 19 consolidated sites included on the housing sites inventory in Appendix A. Each consolidated site is comprised of multiple adjacent parcels under common ownership, such that they may be developed together as part of a single project. Table F-109 summarizes the characteristics of each consolidated site together with the number of units projected and the level of affordability. As shown, there are no consolidated sites with an area of less than 0.5 acres where units are projected toward L/VL RHNA. While consolidated sites C, D, F and J are less than 0.5 acres in size, units on these sites are counted toward the Above Moderate income category. To clarify, sites on Table F-109 are not pipeline projects.

Additionally, the aerial images below demonstrate that all of the consolidated sites have ready access to adjacent streets, and none are of odd shapes that would make development difficult. Many of the consolidated sites are vacant, and the non-vacant consolidates sites all have multiple indicators of redevelopment potential. As such, there are no characteristics of consolidated sites that would inhibit development.

Table F-109 Consolidated Sites in Housing Inventory

Site	APN	Owner	Site Address	General Plan Designation	Zoning	Existing Land Use	Parcel Size (acres)	Available Land (acres)	Income Category			Total Units
									Very Low and Low	Moderate	Above Moderate	
A	061-011-014-000	MOEN LANITA ET AL TRS	123 W OLIVE AVE	Downtown	DC	Office	0.20	0.20				
	061-011-015-000	MOEN LANITA ET AL TRS	N BROADWAY	Downtown	DC	Office	0.13	0.13				
	061-011-016-000	MOEN LANITA ET AL TRS	219 N BROADWAY	Downtown	DC	Office	0.56	0.56				
								0.89	32			32
B	043-045-012-000	MOLINARI THOMAS S & LUZ C	107 3RD ST	Downtown	DC	Industrial	0.28	0.28				
	043-045-020-000	MOLINARI THOMAS S & LUZ C	250 MARKET ST	Downtown	DC	Commercial	0.34	0.34				
								0.62	22			22
C	061-028-013-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	609 EAST MAIN ST	Downtown	DCT	Mixed Use	0.17	0.14				
	061-028-012-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	613 EAST MAIN ST	Downtown	DCT	Mixed Use	0.19	0.12				
								0.27			5	5
D	061-029-065-000	BEECH JOHN & CHERYL	531 E OLIVE AVE	Downtown	OR	Mixed Use	0.32	0.27				
	061-029-064-000	BEECH JOHN & CHERYL	609 E OLIVE AVE	Downtown	OR	Office	0.16	0.11				
								0.38			9	9
E	061-031-029-000	DE GRAFF JERRY J & MELINDA K TRS	705 EAST MAIN ST	Downtown	DCT	Commercial	0.26	0.26				
	061-031-001-000	DE GRAFF JERRY J & MELINDA K TRS	161 N DENAIR AVE	Downtown	OR	Commercial	0.10	0.10				
	061-031-052-000	DE GRAFF JERRY J & MELINDA K TRS	742 E OLIVE AVE	Downtown	OR	Commercial	0.52	0.48				
	061-031-005-000	DE GRAFF JERRY J & MELINDA K TRS	754 E OLIVE AVE	Downtown	OR	Commercial	0.17	0.14				
	061-031-006-000	DE GRAFF JERRY J & MELINDA K TRS	764 E OLIVE AVE	Downtown	OR	Industrial	0.26	0.24				
								1.21	29			29
F	061-024-027-000	DELGADO GEORGE L & MARY E	409 E OLIVE AVE	Downtown	OR	Commercial	0.14	0.11				
	061-024-028-000	DELGADO GEORGE L & MARY E	401 E OLIVE AVE	Downtown	OR	Mixed Use	0.26	0.23				
								0.34			8	8
G	043-049-066-000	FINNEGAN ROBERT	301 THIRD ST	Downtown	IR	Industrial	0.44	0.28				
	043-049-045-000	FINNEGAN ROBERT	200 B ST	Downtown	IR	Industrial	0.25	0.21				
								0.50	12			12
H	061-026-003-000	KENNEDY J PATRICK & PATRICIA A TRS	400 MARSHALL ST	Downtown	OR	Vacant	0.16	0.16				
	061-026-002-000	KENNEDY J PATRICK & PATRICIA A TRS	424 MARSHALL ST	Downtown	OR	Vacant	0.65	0.65				
	061-026-001-000	KENNEDY J PATRICK & PATRICIA A TRS	432 MARSHALL ST	Downtown	OR	Vacant	0.16	0.16				
								0.96			23	23
I	061-025-038-000	KENNEDY J PATRICK & PATRICIA A TRS	401 MARSHALL ST	Downtown	PD	Vacant	0.10	0.10				
	061-025-037-000	KENNEDY J PATRICK & PATRICIA A TRS	407 MARSHALL ST	Downtown	PD	Vacant	0.10	0.10				
	061-025-039-000	KENNEDY J PATRICK & PATRICIA A TRS	219 S THOR ST	Downtown	PD	Vacant	0.14	0.14				
	061-025-058-000	KENNEDY J PATRICK & PATRICIA A TRS	431 MARSHALL ST	Downtown	PD	Vacant	0.69	0.69				
	061-025-061-000	KENNEDY J PATRICK & PATRICIA A TRS	CRANE AVE	Downtown	PD	Vacant	0.46	0.46				
	061-025-060-000	KENNEDY J PATRICK & PATRICIA A TRS	CRANE AVE	Downtown	PD	Vacant	0.26	0.26				
								1.75	42			42
J	061-017-002-000	SOLAR COOL PROPERTIES LLC	326 S CENTER ST	Downtown	TC	Industrial	0.19	0.11				

	061-017-003-000	SOLAR COOL PROPERTIES LLC	311 S GOLDEN STATE BLVD	Downtown	TC	Commercial	0.33	0.33				
								0.43		10		10
K	071-014-013-000	RANCHO RIAD LLC	1810 DIVANIAN DR	Community Commercial	C-C	Vacant	1.74	1.74				
	071-014-012-000	RANCHO RIAD LLC	1814 DIVANIAN DR	Community Commercial	C-C	Vacant	1.35	1.35				
	071-014-011-000	RANCHO RIAD LLC	1828 DIVANIAN DR	Community Commercial	C-C	Vacant	1.49	1.49				
								4.58	128			128
L	071-011-038-000	RANCHO RIAD LLC	1199 PEDRAS RD	Community Commercial	PD	Vacant	3.43	3.43				
	071-011-045-000	RANCHO RIAD LLC	1189 PEDRAS RD	Community Commercial	PD	Vacant	0.69	0.69				
								4.11	115			115
M	071-072-048-000	PIRO ENTERPRISES INC	2020 DIVANIAN DR	Heavy Commercial	PD	Vacant	0.24	0.24				
	071-072-049-000	PIRO ENTERPRISES INC	2032 DIVANIAN DR	Heavy Commercial	PD	Industrial	0.74	0.74				
	071-072-050-000	PIRO ENTERPRISES INC	2040 DIVANIAN DR	Heavy Commercial	PD	Vacant	0.61	0.61				
								1.60	44			44
N	072-010-063-000	DOO JENNIE TR	118 MONTE VISTA AVE	Community Commercial	C-C	Commercial	0.31	0.27				
	072-010-064-000	DOO JENNIE TR	3100 GEER RD	Community Commercial	C-C	Commercial	2.09	1.63				
								1.91	53			53
O	072-018-001-000	VINTAGE PROPERTIES LIMITED PARTNERSHIP	2650 GEER RD	Community Commercial	C-C	Commercial	0.53	0.45				
	072-014-057-000	VINTAGE PROPERTIES LIMITED PARTNERSHIP	2650 GEER RD	Community Commercial	PD	Commercial	0.27	0.27				
								0.72	20			20
P	061-003-027-000	OLESEN CRAIG D TR ET AL	973 WEST MAIN ST	Community Commercial	C-C	Commercial	0.49	0.44				
	061-003-028-000	OLESEN CRAIG D TR ET AL	1009 WEST MAIN ST	Medium Density Residential	C-C	Commercial	0.71	0.71				
								1.15		15	6	21
Q	050-002-058-000	K & D PARTNERSHIP	1162 WEST MAIN ST	Community Commercial	PD	Commercial	0.93	0.68				
	050-002-059-000	K AND D PARTNERSHIP	1090 WEST MAIN ST	Community Commercial	PD	Commercial	0.56	0.56				
								1.24	23			23
R	043-047-004-000	FOSTER POULTRY FARMS	6TH & D ST	Industrial	I	Industrial	0.47	0.47				
	043-047-005-000	FOSTER POULTRY FARMS	550 C ST	Industrial	I	Industrial	0.83	0.73				
								1.21	33			33
S	071-015-017-000	CS INVESTMENTS LLC	GEER RD	High Density Residential, Office	R-H or C-O	Vacant	5.54	5.54				
	071-015-013-000	CS INVESTMENTS LLC	GEER RD	High Density Residential, Office	R-H or C-O	Vacant	0.28	0.28				
								5.82	139			139

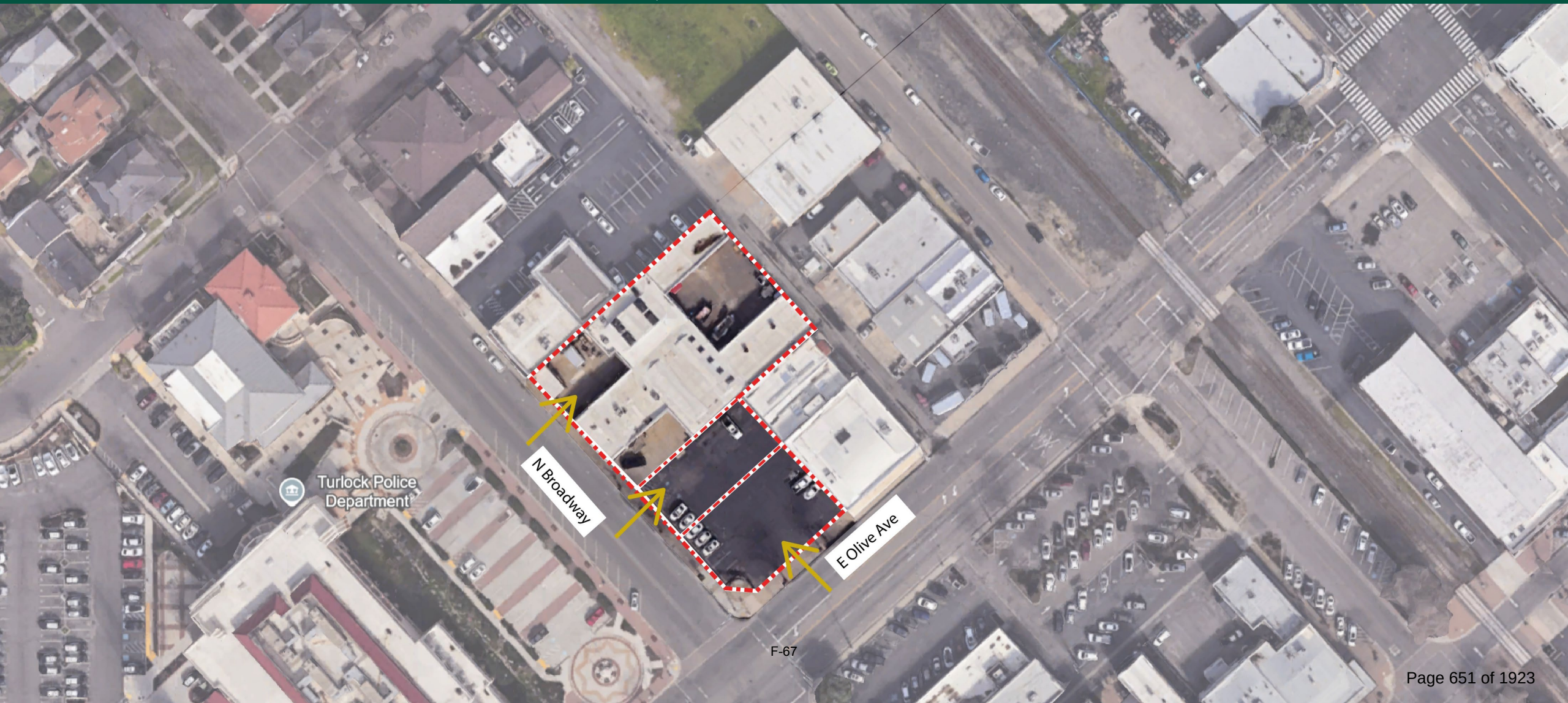
Source: City of Turlock, 2025, and Dyett and Bhatia, 2025

City of Turlock

Consolidated Sites

Site A

123 W Olive Ave/ N Broadway/ 219 N Broadway



Site B

107 3rd St/ 250 Market St



Site C

609 & 613 E Main St



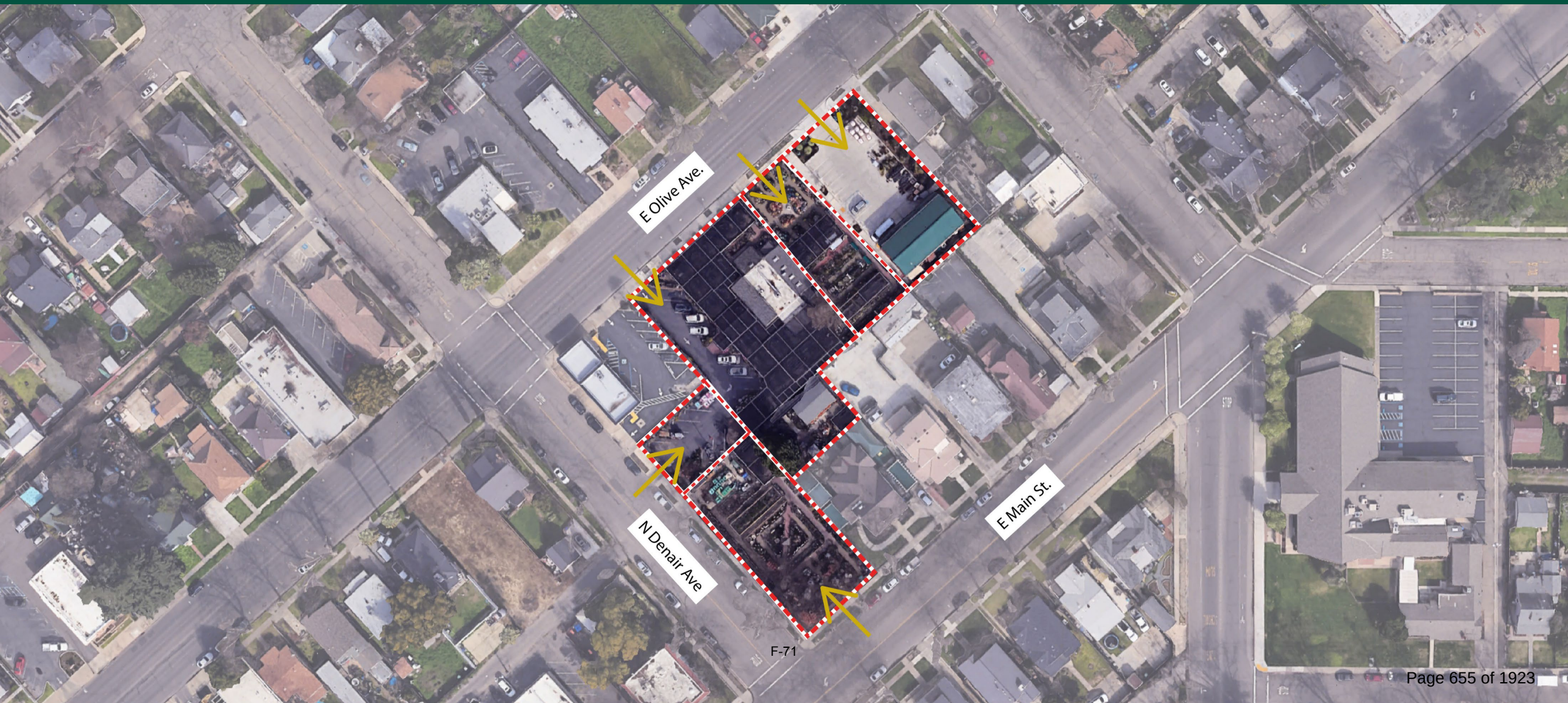
Site D

531 & 609 E Olive Ave



Site E

705 E Main St/ 161 N Denair Ave/ 742, 754 &764 E Olive Ave



Site F

409 & 401 E Olive Ave



Site G

531 3rd St/ 200 B St



Site H

400, 424 & 432 Marshall St



Site I

401, 407 and 431 Marshall St/ 219 S Thor St/ Crane Ave



Site J

326 S Center St/ 311 S Golden State Blvd



Site K

1810, 1814 and 1828 Divanian Dr



Site L

1189 & 1199 Pedras Rd



Site M

2020, 2032 & 2040 Divinian Dr



F-79

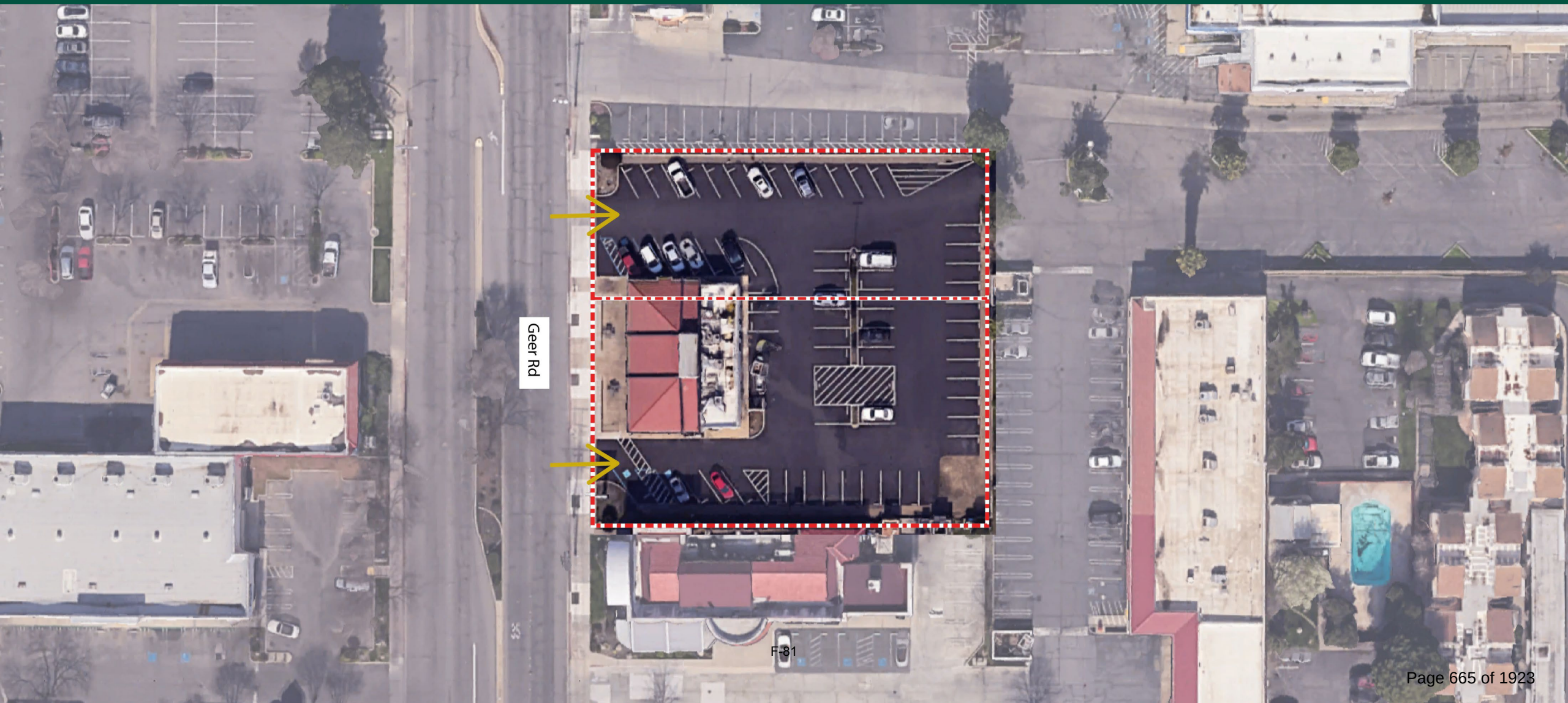
Site N

118 E Monte Vista Ave/ 3100 Geer Rd



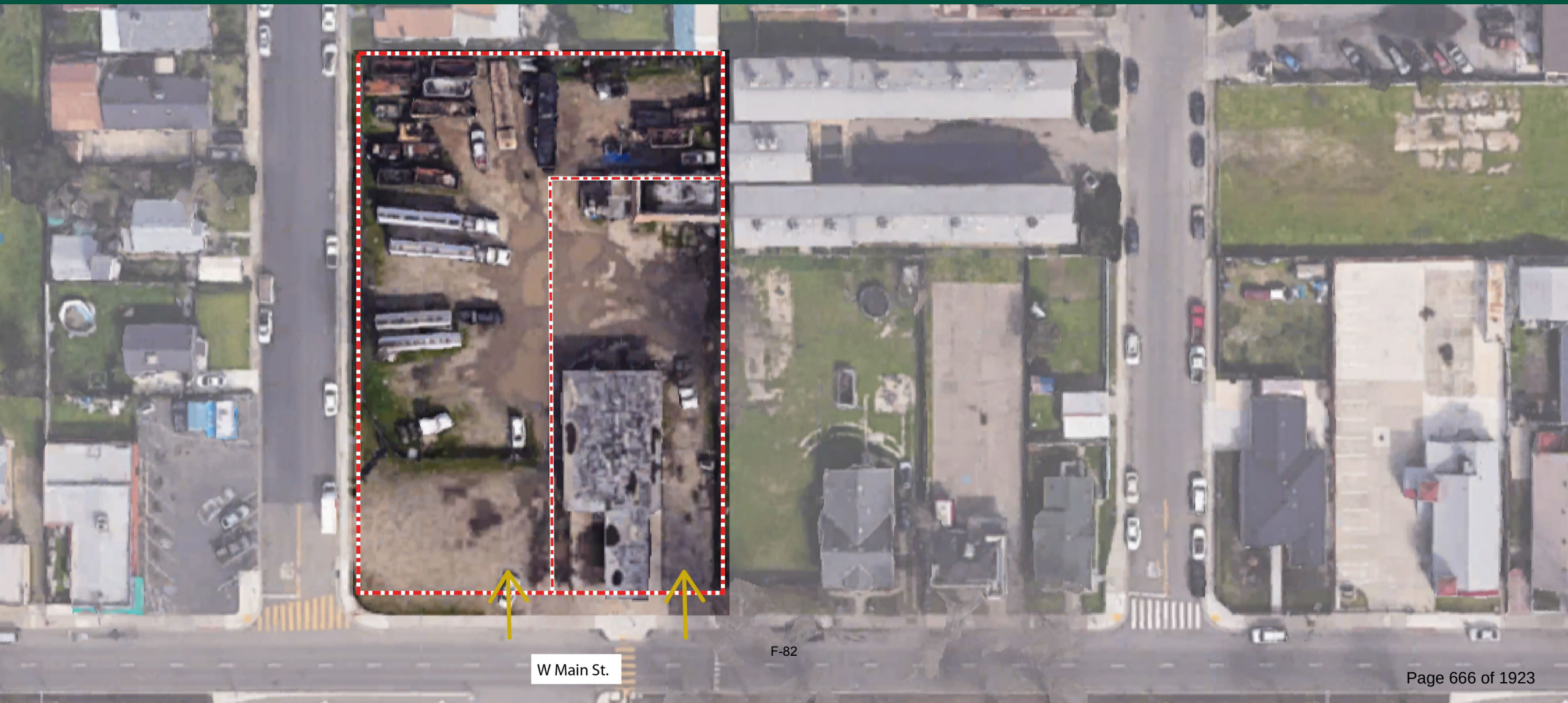
Site O

2650 Geer Rd



Site P

973 & 1009 W Main St



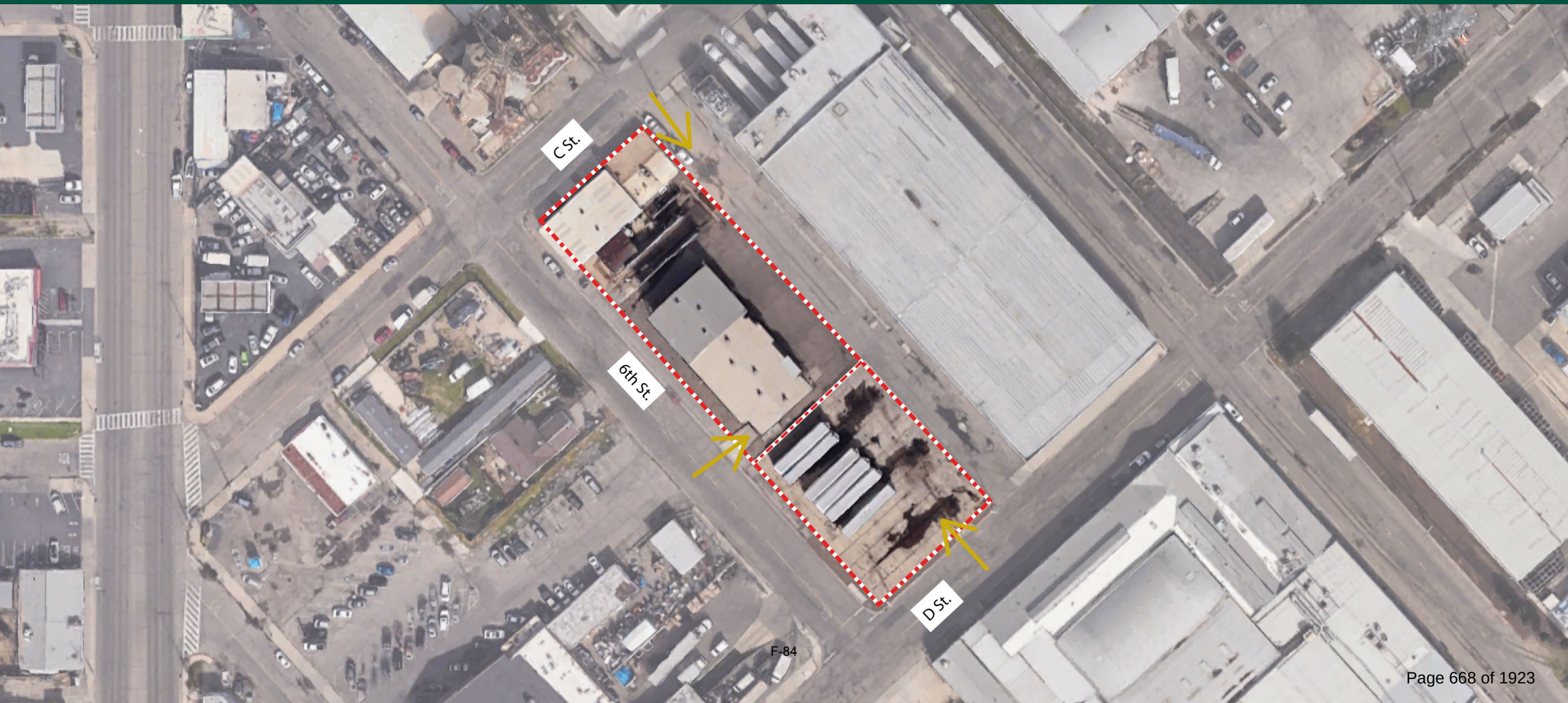
Site Q

1090 & 1162 W Main St



Site R

550 C St/ 6th & D St



Site S

Geer Rd



Appendix G

Outreach Materials



Table of Contents

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January 2025 City Council Study Session Presentation **G-251**

Overview of Community Outreach

Community involvement is an integral component of the Housing Element process. The City of Turlock employed a range of public outreach and engagement strategies to solicit meaningful community input that has informed the 2023-2031 Housing Element. These strategies included targeted community listening sessions, decision-maker meetings, pop-up outreach, a community survey, as well as ongoing communication at the project's website. A summary of these engagement activities is described below.

"LISTENING SESSION" FOCUS GROUP DISCUSSIONS

At the outset of the process, the City hosted a series of listening sessions with property owners, community group representatives, local architects, and others to gather information on housing needs and preferences, as well as opportunities and constraints to residential development in Turlock (page G-3). In total, 5 listening sessions were held over the course of April 18-21, 2023, over Zoom. Participants included representatives from housing production and supportive services organizations, including Stanislaus County Affordable Housing Inc, Maracor Development, Florsheim Homes, Center for Human Services, Children Crisis Center, We Care Turlock, and Youth Navigation Center (YNC) of Stanislaus County. Participants of the listening sessions gave a sense of various economic segments of the community, as some representatives had worked with a range of groups within Turlock, such as people experiencing homelessness, extremely low-income and low households, students, older adults, and families. Participants were able share ideas on how to meet the housing needs of those they represent. Some participants had more specialized backgrounds in finance, where their expertise was more useful in informing regulatory environment and financing concerns within Turlock and Stanislaus County as a whole. Comments discussed in the focus groups included opportunities to renovate and restore older facilities along commercial corridors for affordable housing, providing guidance for ADU development like objective design standards, and consolidating lots for development. Participant feedback from these groups helped inform program of actions in the Housing Element, including Workforce Housing Overlay (Program 1-B), Small Lot Subdivision Ordinance (Program 1-D), ADUJADU Awareness (Program 1-E), Congregational Overlay (Program 1-F), Predevelopment Consultation (Program 2-A), Objective Standards for Multifamily and Mixed Use Development (Program 2-B), and Design Review (Program 2-C). These programs address development feasibility and can be found in detail in Chapter 4 Housing Action Plan.

WEB AND SOCIAL MEDIA

A webpage on the City's website to serve as a portal for the Housing Element Update. The webpage was regularly updated throughout the course of the project to provide contextual information on legal requirements and key concepts and housed draft documents for public review. Updated content was posted to the City website regularly to keep the community informed of progress.

POP-UP OUTREACH

Using a "go to them" strategy to raise awareness of the project and provide community members with additional in-person opportunities for input, City staff conducted pop-up events in 2023 at locations where community members gather, such National Night Out event held at Columbia Park (page G-5). Events were structured as "chalk board chats" that provided community members with opportunities to learn about the project and share quick feedback on what strategies the Draft Housing Element and Environmental Justice Element should prioritize. To ensure language access and inclusivity, Spanish-language materials were

available at the event, and bilingual staff were present to assist Spanish-speaking participants in sharing their input. Approximately 30 community members visited the booth to share their thoughts on the potential location of future housing in Turlock. A strong majority were interested in Downtown and Geer Road opportunity areas, and hoped to see infill development and multifamily housing on underutilized and vacant properties. Participants hoped new housing would improve affordability and expressed their desired to live closer to their workplaces. As such, p~~P~~ublic input received was used to inform programs in Chapter 4, the Housing Action Plan, including programs that address housing affordability, promote a wider variety of housing types and sizes, and help ease displacement pressure, like SB 9 Housing Ordinance (Program 1-C), Workforce Housing Overlay (1-B), and Live-Work Units (Program 2-F).~~.~~

COMMUNITY ONLINE SURVEY

In order to gather community input to inform updates to the Housing Element, an online survey was conducted February 1, 2024, to March 1, 2024. The survey focused in particular on five areas of Turlock with the greatest potential to accommodate new housing or other types of development in the coming years, and the questions were designed to solicit feedback that will help plan where new housing, employment, and shopping should be located and how to achieve other community objectives like improving transportation options, revitalizing older commercial streets, and preserving and enhancing neighborhood character. To ensure broader community participation, the survey was made available in both English and Spanish. This helped remove language barriers and encouraged input from Turlock's Spanish-speaking residents. The survey provided residents with an opportunity to help identify and evaluate strategies for accommodating housing that informed the sites inventory and helped the City meet the legal requirements for the Housing Element. The survey was promoted via the City's website and email blasts to community members, and citywide mailers to all households in Turlock. In total, more than 1,500 respondents participated in the survey. A full survey report can be found on page G-9. The results of the survey guided selection of sites for inclusion on the inventory and strategies to facilitate development and redevelopment of sites. Community support for new housing was strongest in the North Golden State, Geer Road, South Lander, and West Main opportunity areas, so programs in the Element focused on land use and zoning changes to increase the potential for new housing in these areas. Chief among these strategies is the creation of a Workforce Housing Overlay (Program 1-B), which will permit multifamily housing development by right at between 20 and 35 units per acre on vacant and underutilized parcels in the North Golden State, Geer Road, West Main, and South Lander Opportunity Areas as a means of promoting the construction of housing for teachers, nurses, firefighters, police officers, restaurant and services workers, and others employed in Turlock. Other related strategies include the adoption of objective standards for multifamily and mixed use development (Program 2-B) intended to facilitate development of high density residential development to meet local need and zoning amendments to facilitate construction of live-work units for a wider variety of entrepreneurs and self-employed residents (Program 2-F).

PUBLIC REVIEW DRAFT

The Draft Housing Element was available for public review between October 3 and November 4, 2024. During that timeframe, a meeting of the Planning Commission was held to introduce the Draft Element to the community and receive comments. Two community members spoke at the meeting, both in support of infill housing development. Additionally, a notice was sent to all property owners in the proposed Workforce Housing Overlay to inform them that the City was considering adoption of a zoning overlay that would allow them to develop housing on their properties if they choose. In response 10 property owners contacted the City to express support for the overlay and interest in potentially developing multifamily housing on their properties. No other written comments were sent directly to the City following the release of the Public Review Draft; however, in November 2022 HCD received a comment letter regarding the Turlock Housing Element from a resident of Contra Costa County (included at the end of this Appendix)

The comment letter appears to be a form letter into which "TURLOCK" was cut and pasted. The commenter alleges without evidence that the City of Turlock regularly fails to deliver CEQA-exemption determinations in a timely manner and recommends that HCD inform the City of Turlock that an analysis of CEQA and Permit Streamlining Act Compliance should be incorporated into the Draft Housing Element, which HCD has done in its letter of April 3, 2025. In response, new text has been added to Appendix C to clarify the procedures used by City staff to ensure compliance with CEQA and the Permit Streamlining Act.

Further, after the release of the Public Review Draft, a community member emailed Dyett and Bhatia, the firm assisting the City of Turlock with Housing Element notifying that the compliance end date for 381 W Hawkeye, Villas at Parkside, in Turlock, CA was listed as 2053 in Appendix B: Housing Needs Assessment, though the end date for this property is actually in 2029, during the planning period. The email and attachments are included in this Appendix G. In response to this comment, a new program was added, Program 4-J, Expiring Covenants, which would pursue a program to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. More information is available in Chapter 4: Housing Action Plan.

DECISION-MAKER REVIEW

A series of study sessions before the Planning Commission and City Council were held as the components of the Housing Element were developed and refined, providing additional opportunities for public input and decision-maker review. The Planning Commission held a study session on the preliminary sites inventory and key strategies for the Housing Element in July 2024, and feedback was used to refine the sites analysis and specific strategies for accommodating RHNA and furthering fair housing in Turlock (page G-158). Upon close of the 30-day public review period, the Draft Housing Element and public comments were presented to the Planning Commission in November 2024 and City Council in January 2025. Adoption hearings before the Planning Commission and City Council are planned for spring ~~summer~~2026~~5~~, following review by HCD.

From: **David Kellogg** david.kellogg@gmail.com
Subject: Public Comment on Housing Element
Date: November 18, 2022 at 8:34 PM
To: Housing Elements@HCD HousingElements@hcd.ca.gov

DK

Nov 18, 2022

On behalf of David Kellogg (a Contra Costa County resident), 350 Contra Costa, Greenbelt Alliance, CaRLA, Scott O'Neil (a resident of Palo Alto), Watson Ladd (a resident of Berkeley), Marven Normal (a resident of San Bernadino), Dara Dadachanji (a resident of San Francisco), and George Grohwin (a resident of San Francisco), we provide the following comment on the Housing Element from TURLOCK.

GREENBELT ALLIANCE

CALIFORNIA RENTERS LEGAL ADVOCACY AND EDUCATION FUND

350ContraCosta

Issue

- The Housing Element from TURLOCK fails to adequately analyze compliance

with one of the state's fundamental streamlining laws.

- Under PRC 21080.1 & 21080.2, a lead agency must determine if a housing development is exempt from CEQA within 30 days of completeness, or if an EIR or other CEQA document will be required.
- For CEQA-exempt housing, this CEQA determination then triggers a 60-day approval clock (with deemed approved remedies) under the Permit Streamlining Act. Thus, if state housing laws were followed, CEQA-exempt housing projects should generally receive approvals in about 120 days.
    1. 30 days to determine completeness
    2. 30 days for CEQA review
    3. 60 days for approval.
- TURLOCK does not appear to issue determinations of CEQA-exemption within 30 days of completeness. As a result, **builders and the public are denied the right to the timely approval of housing**. Additionally, the builders are forced into an unreasonable bargaining position, as they lack the "deemed approved" options they should have. This improperly empowers jurisdictions to treat builders arbitrarily in the entitlement process.
- Moreover, TURLOCK has no apparent good-faith basis for delaying CEQA-exemption determinations beyond the allowance of Public Resources Code 21080.1 & 21080.2. In the vast majority of instances, these exemptions are uncontested and straightforward.

Recommendation

- The Housing Element from TURLOCK should include an analysis of compliance in its approval process with PRC 21080.1 & 21080.2.
- The Housing Element from TURLOCK should add a program to specify (i) who is responsible for making the CEQA determination of PRC 21080.1, specify (ii) that their decision will be made within the timeframe permitted by PRC 21080.2, and specify that (iii), when they determine a project is exempt from CEQA, their determination triggers the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)). If existing local practices or regulations are incompatible with these state laws, the program should commit to enacting reforms necessary to achieve compliance within a reasonable and definite timeline.

HCD Technical Assistance Letter

- The CEQA issues mentioned herein are discussed in the June 3, 2022 Technical Assistance letter sent to Berkeley by Shannan West, Housing Accountability Unit Chief (copy included below).
- In the letter, HCD notes that Berkeley had been issuing "recommendations" of CEQA-exemption and that the actual "determinations" were made more than 30 days beyond the completeness date. HCD notes that such practice was in violation of PRC 21080.1 & 21080.2 and "may act as a governmental constraint on housing."

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

June 3, 2022

Sharon Gong, Senior Planner
City of Berkeley
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Dear Sharon Gong:

RE: Berkeley – Letter of Technical Assistance

The purpose of this letter is to provide technical assistance to the City of Berkeley (City). The California Department of Housing and Community Development (HCD) has become aware of potential conflicts between the practices of the City's Zoning Adjustments Board (ZAB) concerning determinations for projects determined to be exempt from the California Environmental Quality Act (CEQA) and timelines pursuant to Public Resources Code section 21080.1, subdivision (a), and Public Resources Code section 21080.2. HCD is concerned that these actions may act as a governmental constraint on housing development and requests the City review the CEQA determination process in Berkeley's 6th Cycle Housing Element and include programs to mitigate or remove constraints as necessary.

Obligations Under Public Resources Code sections 21080.1 & 21080.2

HCD has been made aware of at least five development applications where the final ZAB determination was made more than 30 days after the relevant permit was determined to be complete. As the City is aware, under the Public Resources Code, a lead agency must make a determination under CEQA for projects exempt from environmental review within 30 days of a project application being deemed complete. These provisions are critical to meeting the Permit Streamlining Act requirement set in Government Code section 65950, subdivision (a) (5), and generally facilitate the processing of housing developments.

6th Cycle Housing Element

As Berkeley is updating its 6th Cycle Housing Element, the City must describe and analyze the permit process from application to approvals, including a discussion on timeframes for each step in the process, impediments, and how it addresses the

application of state law on application processing pursuant to Government Code section 65583, subdivision (a)(5). In addition, the element must also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and include program actions to remove or mitigate identified constraints pursuant to Government Code section 65583, subdivision (c)(3). Excessive CEQA review timeframes can delay project approval and pose a constraint to the development of housing and should be reviewed as part of the City's housing element update.

Conclusion

HCD understands that the City is currently reviewing its compliance with these provisions and is looking at strategies to transparently document the process to ensure timely approval of CEQA determinations and provide additional transparency. HCD supports these efforts and encourages the City to take meaningful steps to ensure that its processes comply with provisions of state housing law.

If you have questions or need additional information, please contact Kevin Hefner at Kevin.Hefner@hcd.ca.gov

Sincerely,



Shannan West
Housing Accountability Unit Chief

Gmail

Karen Chavez <karen@dyettandbhatia.com>

Fwd: Turlock Housing Element - Correction needed

Andrew Hill <andrew@dyettandbhatia.com> Thu, Jan 30, 2025 at 8:45 AM
To: Adrienne Werner <awerner@turlock.ca.us>
Cc: Katie Quintero <KQuintero@turlock.ca.us>, Karen Chavez <karen@dyettandbhatia.com>

Hi Adrienne

A community member sent us this information yesterday. Let's review this morning and discuss how to get back to her.

Andrew

Begin forwarded message:

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Subject: Fwd: Turlock Housing Element - Correction needed
Date: January 29, 2025 at 11:46:59 AM PST
To: Andrew Hill <andrew@dyettandbhatia.com>

Begin forwarded message:

From: Yasaman Nazmi <ynazmi@gmail.com>
Subject: Turlock Housing Element - Correction needed
Date: January 29, 2025 at 10:53:58 AM PST
To: info@dyettandbhatia.com

Hello,

My understanding in working with CHPC and Turlock is that your firm was involved with the housing element for the City of Turlock.

I am writing bc there appears some inaccurate information was provided to, and subsequently used in writing the CIty of Turlock Housing Element.

Specifically, the **compliance end date for 381 W Hawkeye in Turlock, CA** was listed as 2053. But in fact the end date for this property is 2029. See the attached from the City of Turlock. And also attached is the TCAC Regulatory Agreement.

Please let me know who was assigned to this project, and how best to get the correct information out to the City of Turlock. Thank you, Yasaman-

--
Yasaman Nazmi Lee
415.596.7776 (cell)

2 attachments



image (1).png
154K

99-898 Regulatory Agrmt-1 (1).pdf
809K

Stanislaus, County Recorder
Karen Mathews Co Recorder Office
DOC- 2000-0080323-00
Tuesday, SEP 26, 2000 11:08:03
Ttl Pd $0.00 Nbr-0000600967
BBA/R3/ 1-13

Recording requested by and
when recorded mail to:

Tax Credit Allocation Committee
915 Capitol Mall, Room 485
P.O. Box 942809
Sacramento, CA 94209-0001

Free Recording Requested
In Accordance With
Government Code 6103

Space above this line
for Recorder's use

REGULATORY AGREEMENT

Federal Credits

Tax-Exempt Bond Financed Project

This Regulatory Agreement (this "Agreement") is made between the California Tax Credit Allocation Committee ("TCAC"), established under Section 50199.8 of the Health and Safety Code of the State of California, and Turlock Lake Park, L.P., a California Limited Partnership ("Owner") and is dated as of July 16, 1999 (the "Effective Date"). The Owner has requested TCAC's determination and TCAC has determined that the Project (as herein defined) satisfies the requirements of the State of California's Qualified Allocation Plan relating to the low-income housing tax credit (the "Federal Tax Credit") under Section 42 of the Internal Revenue Code of 1986. The Tax Credit relates to a multifamily rental housing project known as Lake Park Apartments, identified in the records of TCAC by TCAC# CA-99-898 and IRS Building Identification Number CA-99-89801 through CA-99-89813, and located on the real property described in Exhibit A of this Agreement, attached hereto and incorporated herein (the "Project"). This Agreement is intended to constitute the extended low income housing commitment required by Section 42(h)(6) of the Internal Revenue Code. Accordingly, in consideration of the allocation relating to the Tax Credit by TCAC and the requirements of the Internal Revenue Code, the Owner and TCAC hereby agree as follows:

Section 1. Definitions.

a. Unless the context otherwise requires, capitalized terms used in this Agreement shall have the following meanings:

"Agreement" means this Regulatory Agreement between TCAC and the Owner.

"Applicable Fraction" means the smaller of the Unit Fraction or the Floor Space Fraction, all calculated in accordance with Section 42(c)(1) of the Code.

"Area Median Gross Income" means the median gross income of the area in which the Project is located as determined by the Secretary for purposes of Section 42 of the Code, including adjustments for family size.

"Assumption Agreement" shall have the meaning assigned in Section 14 hereof.

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"Code" means those provisions of the Internal Revenue Code of 1986, as amended, and regulations promulgated pursuant thereto.

"Compliance Period" means the period of 30 consecutive taxable years beginning with the first taxable year of the Credit Period.

"Credit Period" means, with respect to the State Tax Credit, the period of four taxable years beginning with the taxable year the Project is placed in service or (at the election of the Owner) the succeeding taxable year, and with respect to the Federal Tax Credit, the period of ten taxable years beginning with the taxable year the Project is placed in service or (at the election of the Owner) the succeeding taxable year, as further provided pursuant to Section 2b hereof.

"Effective Date" means the date first set forth herein above.

"Federal Tax Credit" means the low-income housing tax credit under Section 42 of the Code.

"Floor Space Fraction" means the fraction, the numerator of which is the total floor space of the Low-Income Units in a building and the denominator of which is the total floor space of the Units in such building.

"Gross Rent" means all amounts paid by a Tenant for rent, determined in a manner consistent with Section 42(g)(2) of the Code. If the Tenant pays utilities directly, Gross Rent shall include any utility allowance prescribed by the Secretary.

"Income" means the income of a Tenant determined in a manner consistent with the requirements of Section 142(d)(2)(B) of the Code.

"Low-Income" means, with respect to any Tenant, an income level not exceeding 50% or 60% of Area Median Gross Income, as provided in Section 4b hereof, or such alternative income level as may be set forth in Appendix A.

"Low-Income Tenant" means a Tenant who, when the Tenant originally occupied the Unit, had an Income qualifying as Low- Income. For so long as the Tenant occupies the particular Unit [or another unit in the same building], the Tenant will remain a Low-Income Tenant if the Tenant's Income, upon the most recent income certification, does not exceed 140% of Low-Income.

"Low-Income Unit" means a Unit in the Project that is occupied by a Low-Income Tenant, is Rent-Restricted and meets the other requirements of Section 42 of the Code, in particular, Section 42(i)(3).

"Minimum Amount" means the number of Units in the Project required to be Low-Income Units, which Minimum Amount for this Project is 20% or 40% of the Units, as provided in Section 4b hereof. Notwithstanding the Minimum Amount, the Applicable Fraction for this project shall be no less than that set forth at Section 4c hereof.

"Owner" means Turlock Lake Park, L.P., a California Limited Partnership, or successors.

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"Project" means the residential rental housing project known as Lake Park Apartments, TCAC# CA-99-898, and located on the real property described in Exhibit A.

"Qualified Low-Income Housing Project" means a residential rental project meeting the requirements of Section 4 hereof.

"Rent-Restricted" means, with respect to any Unit, that the Gross Rent with respect to such Unit is not more than 30% of the imputed income limitation applicable to such Unit pursuant to Section 42(g)(2)(C) of the Code, as modified by Appendix A, if applicable.

"Secretary" means the Secretary of the Treasury of the United States.

"Service" means the United States Internal Revenue Service and any successor thereto.

"State Tax Credit" means the low-income housing tax credit under the provisions of Sections 12206 17058 and 23610.5 of the Revenue and Taxation Code.

"Tax Credit" means the low-income housing tax credit under Section 42 of the Code.

"TCAC" means the Tax Credit Allocation Committee and its successor.

"TCAC Compliance Monitoring Procedures" means those procedures and requirements adopted or imposed by TCAC for the purpose of discharging its responsibilities pursuant to Section 42(m)(1)(B)(iii) of the Code to monitor compliance by the Owner and the Project with the provisions of Section 42 of the Code and notify the Service of instances of noncompliance.

"Tenant" means the individual or individuals entitled to occupy a Unit in the Project by lease or other legal relationship with the Owner.

"Unit" means any residential rental unit in the Project consisting of an accommodation containing separate and complete facilities for living, sleeping, eating, cooking, and sanitation; provided, however, that single room occupancy units used on a nontransient basis may be treated as Units.

"Unit Fraction" means the fraction, the numerator of which is the number of Low-Income Units in a building and the denominator of which is the number of Units in such building.

b. Any term or phrase which is used in this Agreement and not defined herein shall have the meaning, if any, assigned thereto in Section 42 of the Code. Any term or phrase which is defined herein shall, unless the context shall clearly indicate otherwise, be interpreted in a manner consistent with the provisions and requirements of Section 42 of the Code.

Section 2. Term.

a. This Agreement shall commence as of the Effective Date and shall terminate on the last day of the Compliance Period (the "Term"), unless earlier terminated pursuant to Section 2c hereof.

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b. The Credit Period commences with respect to each building in the Project (i) the taxable year in which the building is placed in service or (ii) the succeeding taxable year, at the irrevocable election of the Owner pursuant to Section 42(f) (1)(B) of the Code. In the case of the Project, the Credit Period begins in the calendar year ~~20~~ 1999 or **set forth at Appendix A with respect to individual buildings.**

c. Notwithstanding subsection a. of this Section 2, this Agreement shall terminate with respect to any building in the Project on the date such building is acquired by foreclosure or instrument in lieu of foreclosure unless the Secretary determines that such acquisition is part of an arrangement a purpose of which is to terminate such period; provided, however, that, except for eviction for good cause, the Tenant of any Low-Income Unit shall be entitled to occupy such Unit in accordance with the provisions of this Agreement for a period of three years following such termination.

Section 3. Filing. This Agreement, and all amendments hereto, shall be recorded as a restrictive covenant in the official records of the County of Stanislaus in which the Project is located. The Owner shall pay all fees and charges incurred in connection with such recording.

The Owner intends, declares and covenants, on behalf of itself and all future owners and operators of the Project during the Term of this Agreement, that this Agreement and the covenants and restrictions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Project (i) shall be and are covenants running with the Project land, encumbering the Project land for the Term of this Agreement and binding upon the Owner's successors in title and all subsequent owners and operators of the Project land, and (ii) shall bind the Owner (and the benefits shall inure to TCAC and any past, present or prospective Tenant of the Project) and its respective successors and assigns during the Term of this Agreement. The Owner hereby agrees that any and all requirements of the laws of the State of California to be satisfied in order for the provisions of this Agreement to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements or privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the Project land. For the Term of this Agreement, each and every contract, deed or other instrument hereafter executed conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Agreement; provided, however, that the covenants contained herein shall survive and be effective regardless of whether such contract, deed or other instrument hereafter executed conveying the Project or portion thereof provides that such conveyance is subject to this Agreement.

Section 4. Qualified Low-Income Housing Project.

a. The Owner shall maintain the Project as a Qualified Low-Income Housing Project within the meaning of Section 42 of the Code at all times, commencing with the last day of the first year of the Credit Period and continuing throughout the Term of this Agreement. To this end, and without limitation, the Owner shall --

(i) operate the Project such that at least the Minimum Amount of the Units in the Project are Low-Income Units, and

(ii) assure that Units in the Project are (A) available for use by the general public, (B) suitable for occupancy and (C) used on other than a transient basis.

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b. For purposes of this Agreement and Section 42 of the Code, the Owner has elected to comply with [ ] the "20-50 test" pursuant to which "Low-Income" is defined as 50% of Area Median Gross Income and the Minimum Amount is 20% of the Units in the Project or [X] the "40-60 test" pursuant to which "Low-Income" is defined as 60% of Area Median Gross Income and the Minimum Amount is 40% of the Units in the Project.

c. The amount of Tax Credit allocated to the Project is based on the requirement that the Applicable Fraction for buildings in the Project will be at least 100% or as specified, building-by-building, at Appendix A. The Owner's failure to ensure that each building in the Project complies with such requirement will cause TCAC to report such fact to the Service which may result in the reduction and recapture by the Service of Tax Credit, and (ii) to take other appropriate enforcement action, including, but not limited to, the remedies provided herein.

d. The Owner may not refuse to lease a Unit in the Project to a prospective Tenant who holds a voucher or certificate of eligibility for assistance pursuant to Section 8 of the United States Housing Act of 1937, as amended, because of the status of such prospective Tenant as the holder of such voucher or certificate.

e. The Project and the Owner are subject to the additional and/or modified requirements, if any, set forth at Appendix A, which requirements are incorporated herein and made a part hereof.

Section 5. Annual Determinations; Low-Income Units. Upon initial occupancy and, unless otherwise allowed under Section 42 of the Code and specifically authorized by TCAC, at least annually thereafter, the Owner shall determine and certify the Income of each Low-Income Tenant. If, upon any such annual certification, the Tenant of a Low-Income Unit who was, at the last income certification, a Low-Income Tenant, is found no longer to be a Low-Income Tenant, such Unit will continue to be treated as a Low-Income Unit until the next available Unit of comparable or smaller size in the building (i) is rented to a person who is not a Low-Income Tenant or (ii) is rented without being Rent-Restricted. A Low-Income Unit that has been vacated will continue to be treated as a Low-Income Unit provided that (I) reasonable attempts are made to rent the Unit and (II) no other Units of comparable or smaller size in the building are rented to persons who are not Low-Income Tenants or are rented without being Rent-Restricted. In no case will a Unit be treated as a Low-Income Unit if all the Tenants of the Unit are students (as determined under Section 151(c)(4) of the Code), no one of whom is entitled to file a joint income tax return; provided, however, that such rule shall not apply to the types of students identified at Section 42(i)(3)(D) of the Code, or any successor to such provision, as applicable to the Project.

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Section 6. Compliance Monitoring. The Owner acknowledges that TCAC is required, pursuant to Section 42(m)(1)(B)(iii) of the Code, (i) to monitor the Owner's and the Project's compliance with the requirements of Section 42 of the Code and (ii) to notify the Service of any noncompliance which is found. The Owner agrees (I) to maintain records that substantiate and document such compliance, preserving such records for the period required by the Service and TCAC, (II) to take all actions required by TCAC pursuant to the TCAC Compliance Monitoring Procedures to assist or cooperate with TCAC in monitoring such compliance and (III) to pay the fee prescribed by TCAC with respect to such monitoring. The TCAC Compliance Monitoring Procedures require, among other things, that the Owner annually certify to TCAC (on such forms as are prescribed by TCAC) the number of Units in the Project which are Low-Income Units, the percentage of floor space in the Project which is allocable to Low-Income Units , that the Project continues to be a Qualified Low-Income Housing Project; provided, however, that in the first

year of the Credit Period, the Owner shall certify individually with respect to each month of such year the number of Low-Income Units in the Project and the percentage of floor space devoted to such Units on the last day of the month. The Owner is responsible for full adherence to the TCAC Compliance Monitoring Procedures without regard to whether particular requirements of those procedures are enumerated in this Agreement. The Owner agrees TCAC may, at any time during the construction, rehabilitation, or operation of the Project, enter and inspect the Project to evaluate its physical and financial condition, construction, rehabilitation, operation, management and maintenance.

Section 7. Notification of Noncompliance. The Owner agrees to notify TCAC or its designee if there is a determination by the Service that the Project is not a "qualified low-income housing project" within the meaning of Section 42(g) of the Code. Notification to TCAC will be made within ten business days of receipt of any such determination.

Section 8. Security for Performance. The Owner hereby assigns its interest in the rents from the Project to TCAC as security for the performance of the Owner's obligations under this Agreement. However, until and unless the Owner defaults in its obligations under this Agreement, the Owner is entitled to collect, retain and apply such rents.

Section 9. Remedies. In the event the Owner defaults in its obligations under this Agreement and such default is not cured within a reasonable time period, the remedies of TCAC, the Tenants and any former or prospective Low-Income Tenants shall include, but are not limited to, the following:

a. collecting all rents with respect to the Project and applying them (i) to meet the ongoing costs of operating the Project, (ii) to pay debt service, (iii) to reimburse any Low-Income Tenants who may have been charged a Gross Rent above the applicable Rent-Restricted level or (iv) to assure the long-term, Low-Income use of the Project consistent with the requirements of Section 42 of the Code and this Agreement;

b. taking possession of the Project and operating the Project in accordance with the requirements of this Agreement, including the collection and application of rents in accordance with subsection a of this Section 9, until the Owner demonstrates that it will operate the Project in accordance with this Agreement;

c. applying to any court for specific performance of any of the obligations herein set forth;

d. securing the appointment of a receiver to operate the Project in a manner consistent with this Agreement, including subsections a and b of this Section 9;

e. suit against the Owner for damages or for the disgorgement of rents collected in excess of those which would have been received had the Owner complied with the requirements of this Agreement; and

f. requiring the replacement of the manager of the Project with a property manager approved by TCAC, in the event the Owner fails to maintain the Project in sound and habitable condition, such that each Low-Income Unit is suitable for occupancy in accordance with the requirements of Section 42 (I) (3) (B) (I) of the Code and Section 4a of this Agreement;

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g. requiring the payment of an increased compliance monitoring fee by the owner for such period as TCAC determines appropriate; and

h. such other relief as may be appropriate.

Section 10. Enforceability. This Agreement may be enforced by TCAC or its designee, including any agency of State or local government identified at Appendix A hereto or otherwise in a written notice provided by TCAC to Owner. In addition, the Agreement shall be deemed a contract enforceable by, and shall inure to the benefit of, one or more Tenants or persons meeting the Low-Income restriction, whether past, present, or prospective Tenants, as third-party beneficiaries hereof. TCAC, its designee and/or any Tenant or other third-party beneficiary shall be entitled to reasonable attorneys' fees and other legal costs in any judicial or administrative action in which such party shall prevail.

Section 11. No Conflicting Agreements. The Owner warrants that it is not bound by and will not execute any other agreement with provisions that bind it to violate the provisions of this Agreement; provided, however, that with the approval of TCAC, this Agreement may be subordinated, if required, to any lien or encumbrance of any banks or other institutional lenders to the Project; provided, further, that the terms of any such subordination shall provide that (i) prior to any such lender's acquisition of the Project by foreclosure or instrument in lieu of foreclosure, the exercise of any remedy or authority by any such lender shall be subject to all of the requirements of the Agreement, and (ii) subsequent to any such lender's acquisition of the Project by foreclosure or instrument in lieu of foreclosure, the requirement of Section 2c hereof, with respect to the continuation of occupancy and rent restrictions for three years following certain terminations of this Agreement, shall remain in effect.

Section 12. Successors Bound. This Agreement and the covenants and conditions contained herein shall run with the land and shall bind, and the benefits shall inure to, respectively, the Owner and its successors and assigns and all subsequent owners of the Project or any interest therein, and TCAC and its successors and assigns, for the Term of this Agreement, without regard to whether any such parties shall have executed an Assumption Agreement with respect hereto. Upon termination of this Agreement, the covenants and conditions contained herein shall expire, except that the requirement of Section 2c hereof, with respect to the continuation of occupancy and rent restrictions for three years following certain terminations of this Agreement, shall remain in effect.

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Section 13. Amendments; Waivers. Except as otherwise provided in this Agreement, this Agreement may not be amended, changed, modified, altered or terminated except by written instrument executed and acknowledged by each of the parties hereto or their successors and duly recorded in the official records of the county in which this Agreement is recorded. Any waiver of any provision of this Agreement shall not be deemed to be an amendment hereof. Upon request by TCAC, the Owner agrees that it will take all actions necessary to effect any amendment of this Agreement which may be necessary in TCAC's sole discretion to comply with the Code, and any and all applicable rules, regulations, policies, procedures, rulings or other official statements pertaining to the Tax Credits.

Section 14. Assignment by Owner. The Owner may not sell or otherwise dispose of any portion of any building in the Project unless it disposes of the entire building to the same person. Upon sale or transfer of the Project, the Owner shall be relieved of all obligations under the Agreement and the transferee shall succeed to and be bound by all of the Owner's rights and obligations hereunder, without regard to whether the transferee has executed an Assumption

Agreement as hereinafter provided. Prior to any transfer of the Project, the Owner shall notify TCAC in writing and provide the name(s) and address(es) and financial reports of the prospective successor owner and operator. The Owner shall require, as a condition precedent to any sale, transfer or exchange or any other disposition of the Project prior to termination of this Agreement, that the purchaser or successor assume, in writing, in an Assumption Agreement acceptable to TCAC, the Owner's obligations hereunder and under Section 42 of the Code and applicable regulations, which Assumption Agreement shall be delivered to TCAC in executed, recordable form prior to any such sale, transfer or exchange. This provision shall not act to waive any other restriction on sale, transfer or exchange of the Project or any building in the Project. The Owner agrees that any sale, transfer or exchange of the Project without execution of an Assumption Agreement or otherwise in contravention of the provisions of this Section 14 shall be voidable at the discretion of TCAC. Changes in the constituents of the Owner shall not constitute a default under this Agreement. Owner acknowledges that the sale, transfer or exchange of the Project, or any interest in the Project or the Owner, consistent with the requirements of this Agreement, does not relieve the Owner or any of its constituents from any obligations which it may have under Section 42 of the Code, including those with respect to recapture of Tax Credit or any alternative thereto.

Section 15. Notices. All notices, certificates or other communications shall be sufficiently given and shall be deemed received on the second day following the date on which the same have been mailed by certified mail, postage prepaid, or sent by other method which produces evidence of delivery thereof, addressed as follows:

To the TCAC:

California Tax Credit Allocation Committee
915 Capitol Mall, Room 485
P.O. Box 942809
Sacramento, CA 94209-0001

To the Owner:

Turlock Lake Park, L.P., a California Limited Partnership
1801 East Parkcourt Place, Building E, Suite 204
Santa Ana, CA 92701

TCAC and the Owner may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 16. Indemnification. The Owner agrees to indemnify and hold harmless the Chairperson, TCAC committee members, TCAC officers, directors and employees from and against all liabilities, losses, claims, damages, judgments, costs and expenses (including, without limitation, reasonable attorneys' fees) incurred by TCAC as a result of any material inaccuracy in any of the representations and warranties contained in this Agreement, or as a result of any action by the Owner, including claims by third parties.

The Owner agrees that should any claims, demands, suits or other legal proceedings be made or instituted by any person against TCAC which arise out of any of the matters relating to this Agreement, the Owner will cooperate fully with TCAC in the defense or other disposition thereof.

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Section 17. Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

Section 18. Governing Law. This Agreement shall be governed by the laws of the State of California, excluding conflicts provisions, and, where applicable, the laws of the United States of America.

Section 19. Survival of Obligations. The obligations of the Owner as set forth herein and in the application shall survive the allocation of the Tax Credit and shall not be deemed to terminate or merge with the awarding of the allocation.

Section 20. Interpretation. TCAC's interpretation of this Agreement shall be controlling for purposes of determining whether (i) the Compliance Period shall have commenced, (ii) this Agreement shall have been terminated in accordance with Section 2 hereof, and (iii) the Additional Use Restrictions elected at Appendix A hereto, if any, shall have been complied with.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their respective duly authorized representatives, as of the day and year first written above.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

By _____
Jeanne L. Peterson
Executive Director

TURLOCK LAKE PARK, L.P., A CALIFORNIA LIMITED PARTNERSHIP

By _____
(Owner)

Leo Ruiz
(Please type or print name)

The undersigned, owners of the property described on Exhibit A hereto, hereby consent to recordation of this Regulatory Agreement against such property, and agree that such property shall be bound by the provisions thereof.

TURLOCK LAKE PARK, L.P., A CALIFORNIA LIMITED PARTNERSHIP

By _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego } ss.

On 8/11/00 (Date), before me, Thomas L. Davis (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Leo Puig (Name(s) of Signer(s)),

☑ personally known to me
☐ proved to me on the basis of satisfactory evidence

THOMAS L. DAVIS
Commission # 1217863
Notary Public - California
San Diego County
My Comm. Expires May 1, 2003

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE NOTARY ACKNOWLEDGMENT

State of California
County of Sacramento

On this 14th day of September, 2000, before me,

Terry J. Anderson, Notary Public ,
Name, Title of Officer

personally appeared Jeanne L. Peterson ,
Name(s) of Signer(s)

☒ personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

TERRY J. ANDERSON
Commission # 1172343
Notary Public - California
Sacramento County
My Comm. Expires Feb 5, 2002

WITNESS my hand and official seal.

Terry J. Anderson
SIGNATURE OF NOTARY

*** * * OPTIONAL SECTION * * ***
CAPACITY CLAIMED BY SIGNER

Through statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER~~(S)~~
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☒ OTHER: Executive Director California Tax Credit Allocation Committee

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

California Tax Credit Allocation Committee

*************************** OPTIONAL SECTION ***************************

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

TITLE OR TYPE OF DOCUMENT Regulatory Agreement - CA - 99-898
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

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EXHIBIT A
to Regulatory Agreement

Description of the real property
on which the Project is located

CA-99-898
Location:
381 West Hawkeye Avenue
Turlock, CA 95380-1731

Legal Description:

Description: The land referred to herein is situated in the State of California, County of Stanislaus, City of TURLOCK, and is described as follows:

PARCEL 1 AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON FEBRUARY 26, 1973, IN VOLUME 16 OF PARCEL MAPS, AT PAGE 41, AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NO.: 071-15-16-241

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Project Size Description:
13 Buildings
103 Low-Income Units; 1 Manager's Unit
16 1-Bedroom; 72 2-Bedroom;
16 3-Bedroom; 0 4-Bedroom;
0 5-Bedroom

Appendix A

Designation of First Year of Credit Period by Building

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Minimum Applicable Fraction by Building

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

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Agency Designated to Enforce

At any time during the Compliance Period, the California Tax Credit Allocation Committee may designate an agency of local government to enforce the terms of this Agreement. The Department designates the following agency of local government for such purpose:

_____

M E M O R A N D U M

To: Katie Quintero, City of Turlock

From: Karen Chavez, Planner, and Andrew Hill, Principal

Re: Stakeholder Interview Summaries

Date: May 2023

Dear Katie,

This memo summarizes the five housing forum sessions held between April 18 to April 21, 2023. The summaries include constraints and opportunities, as well as unique perspectives heard by the stakeholders in each session.

Session #1 April 18, 2023, 10:30am

In this session, participants discussed the type of housing they design for and the location of these projects throughout Stanislaus County. Projects include a mix of garden style apartments, single-family homes, and accessory dwelling units (ADUs). Participants suggested that tandem parking may aid with reduced setbacks, as well as reduced driveway apron. As for ADUs, participants discussed that opportunities exist on existing and new lots, where objective design and development standards may help. Participants also noted barriers to infill development, which include setbacks and building coverage, parking requirements, FAR (Floor Area Ratio) for residential, and open space requirements.

Session #2 April 18, 2023, 11:30am

Participants in this session detailed the construction and development of affordable housing within the city, namely discussing shelter/transitional housing, No Place Like Home program, and other pipeline projects. Participants noted there is opportunity for housing around California State University, Stanislaus, where the development is more tolerated by the community. There are also opportunities to renovate and restore older facilities along commercial corridors that may be repurposed for affordable housing. Participants also discussed the challenges to develop affordable housing in the community. Participants suggested attitudes around affordable housing can be combatted with education about the need of the population and housing, particularly showing which faces in the community are most in need.

Session #3 April 18, 2023, 1:30pm

Participants in this session discussed challenges for special needs groups in Turlock, particularly the struggles of finding and keeping housing due to being on a fixed income, being priced out, and often times, not having a support system like a family. Displacement prevention is a key for special needs groups, such as those needing mental health/drug rehab services, youth between 13 to 17, and families. Participants also listed barriers to accessible housing, like limited supply, affordability, and support services, while others discussed possible solutions, like flexible zoning, flexible funds, and utility assistance to keep people in their homes. Participants also discussed topics of fair housing, such as tenant rights education for youth, and generational poverty may lead to income segregation.

Session #4 April 18, 2023, 2:30pm

In this session, market rate developers discussed constraints and opportunities to developing housing in Turlock. Participants noted increasing opportunities for multi-family residential (MFR) due to interest rates going up; however, some participants noted that MFR still may not pencil out for some developers. Participants discussed that zoning could be a challenge for development, as Planned Development (PDs) zoning and specific plans can make it difficult to develop housing. Additionally, the City of Turlock does not permit housing on commercially zoned properties, whereas other jurisdictions in Stanislaus County do, such as Modesto. Specific plans can make costs of housing development high; however, financing programs and Enterprise Loan Funds (ELFD) can help. Participant also discussed SB 330 and how medium density is set up for duplexes. There are also opportunities for the City to annex land in northern Turlock, about 30+ acres, that has infrastructure in place.

Session #5 April 21, 2023, 9:30am

There was discussion about student housing near California State University, Stanislaus, as there has been an increase of students living at home with their parents versus those living independently, due to the high cost of units for students. Potential subsidies to increase accessibility for lower-income students, as well as partnering with campuses to reduce rates and expand number of beds with tax exempt bonds were discussed as potential solutions. The success of student housing property The Vista was explored. The conversation also included challenges to building housing in Turlock, where the participant noted two: increasing construction costs, due to interest rates, and increasing operating costs, such as security and insurance. Challenges are faced by both market-rate and affordable housing developers. Participants suggested the build-to-rent model as an opportunity for Turlock's market communities and recommended developing underutilized shopping centers along Geer Road, downtown areas, or Monte Vista corridors for rental housing opportunities.

Turlock Housing Element Update Pop-Up Outreach

LOCATION

- Columbia Park, Turlock, CA 95380, 6 to 8pm

ATTENDEES

Staff

- Devaki Handa (D&B)
- Alyssa Plese (D&B)

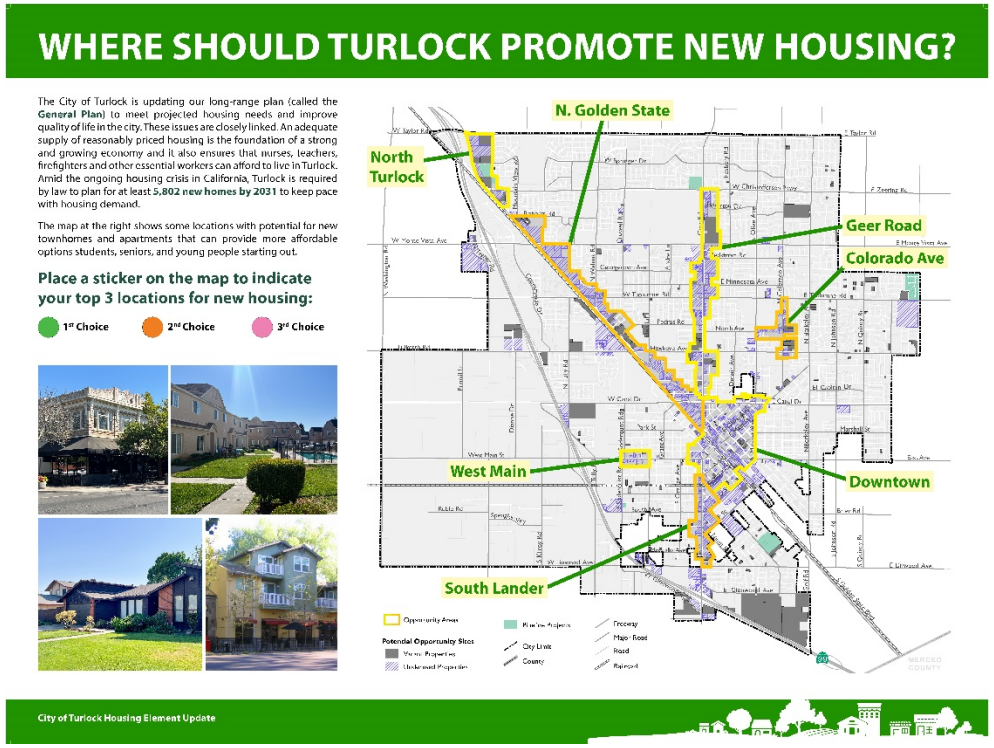
Participants

- Approximately 30 community members

SUMMARY

The pop-up outreach was conducted at Columbia Park during National Night Out, a community event attended primarily by families in Turlock. Approximately 30 community members visited the Housing Element Update Popup Outreach booth throughout the evening. Staff from Dyett and Bhatia were present to gather feedback on where Turlock should promote housing production to inform the Housing Element Update. Participants also had the opportunity to ask questions, participate in surveys, and mark their first, second, and third choices for the potential location of future housing in Turlock on a large map presented on an informational board.

- A strong majority of the individuals who visited the popup were supportive of new housing in Turlock. The most popular areas indicated were concentrated around the Colorado Opportunity Area as well as the northern section of the Geer Road Opportunity Area.
- Participants hoped that new housing would improve affordability and expressed desires to live closer to their workplaces. Some indicated that they worked near North Turlock, Downtown, or along Geer Road.
- People were also curious to know what kind of housing was proposed and supported the idea of infill development and multifamily housing on Turlock's underutilized or vacant properties.


WHERE SHOULD TURLOCK PROMOTE NEW HOUSING?
The City of Turlock is updating our long-range plan (called the General Plan) to meet projected housing needs and improve quality of life in the city. These issues are closely linked. An adequate supply of reasonably priced housing is the foundation of a strong and growing economy and it also ensures that nurses, teachers, firefighters and other essential workers can afford to live in Turlock. Amid the ongoing housing crisis in California, Turlock is required by law to plan for at least 5,802 new homes by 2031 to keep pace with housing demand.
The map at the right shows some locations with potential for new townhomes and apartments that can provide more affordable options students, seniors, and young people starting out.
Place a sticker on the map to indicate your top 3 locations for new housing:
1st Choice
2nd Choice
3rd Choice
N. Golden State
North Turlock
Geer Road
Colorado Ave
West Main
Downtown
South Lander
City of Turlock Housing Element Update

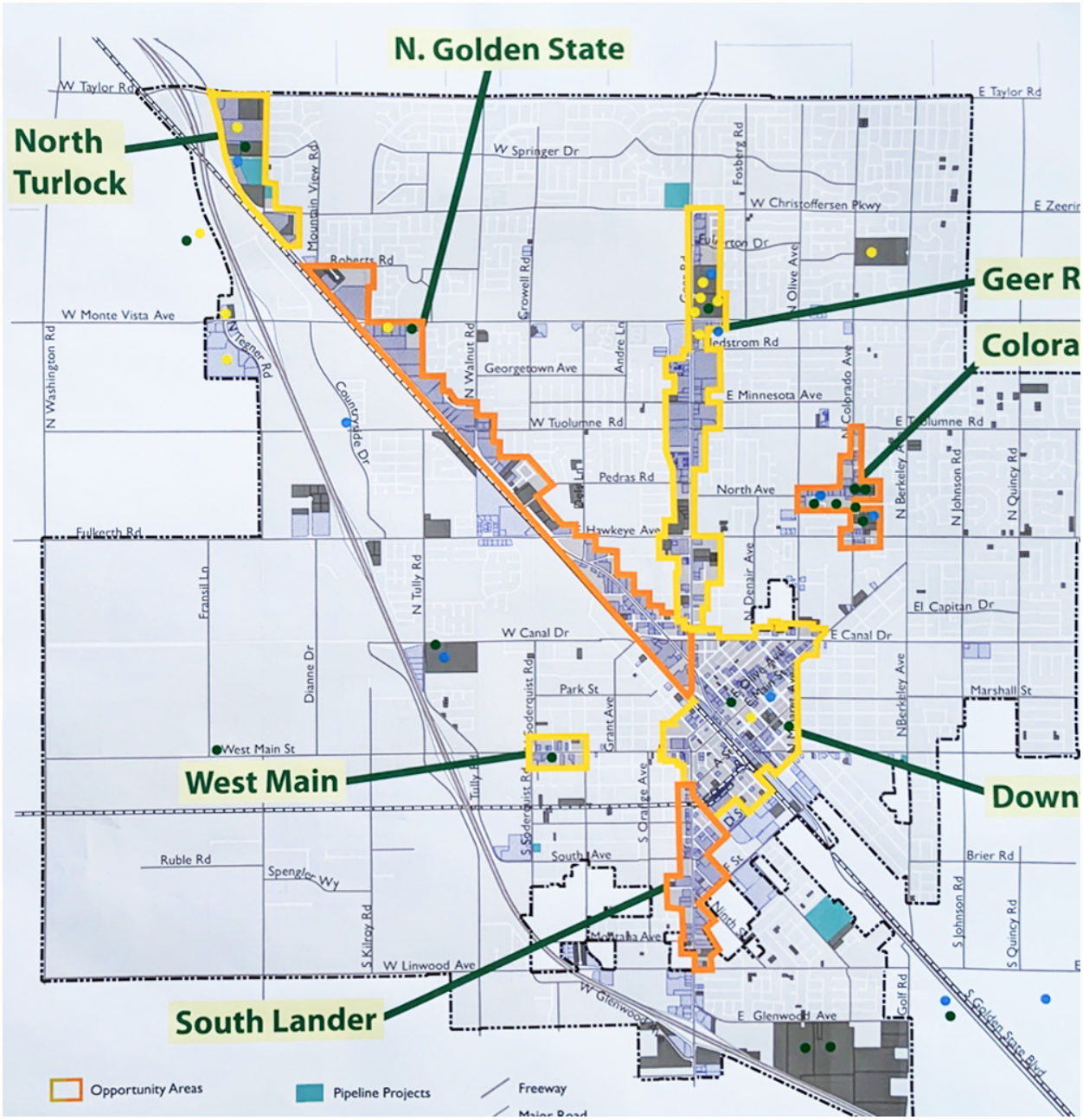

We want to hear from you!
Help Shape the Next 10 Years
Take the Turlock General Plan Survey:
bit.ly/Turlock-GP-Survey
You could win one of three $100 Visa gift cards by participating!







Where participants placed dots:



1st Choice

2nd Choice

3rd Choice

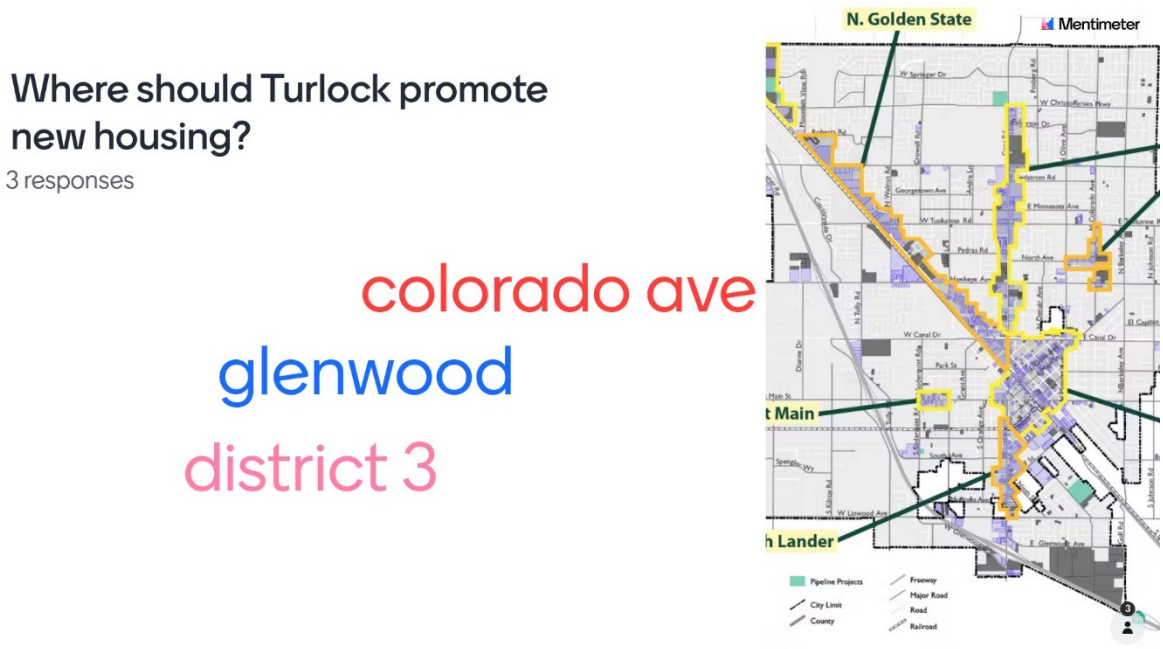
Mentimeter Survey

The board also included a QR code which led to a mini-survey, and was taken by 3 respondents.

Question 1: What is the most important thing that should be done to improve Turlock over the next 10 years?



Question 2: Where should Turlock promote new housing?



Turlock General Plan Update

Community Survey Report

July 2024

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

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Appendix A: Survey Questions **A-1**

Community Survey A-1

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Appendix B: Open-Ended Responses: **B-1**

Community Survey B-1

Executive Summary

The Turlock Community Survey was conducted from February 1, 2024, to March 1, 2024, to provide residents, business owners, and people working or attending school in Turlock with an opportunity to share input that will inform strategies for Turlock General Plan Update. The survey focused in particular on five areas of Turlock with the greatest potential to accommodate new housing or other types of development over the next 10 years, and the questions were designed to solicit feedback that will help plan where new housing, employment, and shopping should be located and how to achieve other community objectives like improving transportation options, revitalizing older commercial streets, and preserving and enhancing neighborhood character. The survey was conducted in both English and Spanish. A paper version of the survey was mailed to all resident in Turlock.

City staff and consultants implemented a robust program of outreach activities to raise awareness of the survey and promote participation. Mailers were sent to every address in Turlock, with provisions to ensure that both homeowners and renters received notifications.

In total, over 1,501 paper survey responses were mailed back and received by City staff. This survey report documents the survey methodology, provides a profile of respondents, and presents key implications for the planning process. A full and complete record of all comments received is included in the Appendix.

SURVEY ORGANIZATION AND CONTENT

The survey was conducted in both English and Spanish, with paper versions available. Following key objectives were identified for the survey:

1. Inform residents, businesses, and people who work or go to school in Turlock about the purpose and need for the project and the legal requirements for the Housing Element Update;
2. Solicit community input to inform decisions about how and where to accommodate new housing and other types of development as needed to satisfy the City's RHNA obligations and community needs;
3. Garner responses from a wide variety of voices in the community to ensure a full range of perspectives is considered in preparing the General Plan Update.

Recognizing that many residents lead busy lives and may not be able to set aside time to participate in person, a paper survey was designed that displays maps and images of Turlock. The paper survey featured simple, user-friendly question types that allow participants to quickly grasp background information and provide responses. An introductory page provided a brief introduction to the project, framing the challenges and inviting survey responses to help inform strategies to address them. The survey was structured to allow participants to provide quick responses if they only have a few minutes to contribute or to take a deeper dive into issues if they have more time to spend. This approach is intended to maximize participation and allow people to provide meaningful input within time frame they choose.

Drawing on the findings of an analysis of land use conditions and trends in Turlock, the survey presented five subareas of the city with the greatest potential to accommodate new housing and other types of development, based on a consideration of land use characteristics, environmental constraints, and other hazards. Participants were asked to share their thoughts on whether each location is appropriate for housing or other types of development, what types could best be accommodated, and what improvements should be done in Turlock over the next 10 years. All survey questions were optional.

SUMMARY OF KEY FINDINGS

Priorities

- A common theme for all areas of Turlock, especially the Downtown area, was the need for improvement in addressing the homelessness population and general cleanup of the City.
- Respondents expressed the desire for a revitalization of Downtown, including new small business shops and restaurants, improved parking, and fewer fast food restaurants.
- Participants emphasized the need for roadway and sidewalk repairs in all parts of the community, noting Turlock could use upkeep and cleanliness throughout different areas.
- Many respondents echoed the theme of Turlock being a "Little Big Town" and hope to keep charity and hospitality of a small town with big city amenities.

Housing

- Respondents were generally supportive of new housing across the prior four opportunity areas, with the exception of Downtown Turlock.
- Community support for new housing was strongest in the North Golden State Road (64.9 percent) and South Lander (64.5 percent) opportunity areas, while the Downtown Turlock (46.9 percent) opportunity area received the least support.
- Though the general Downtown Turlock opportunity area received the least amount of support for housing, respondents indicated the highest level of support for a specific housing type in Downtown Turlock. About 67.4 percent of respondents indicated mixed-use housing above shops is an appropriate housing type downtown.
- Respondents voiced opposing thoughts for the future of Downtown Turlock: some respondents preferred building higher, more affordable housing, whereas other respondents hoped to keep the growth at an absolute minimum.
- Along the commercial corridors of North Golden State and Geer Road, respondents expressed support for higher density housing types. On North Golden State, there was slightly more support for 4-5 story apartments and condos, while on Geer Road, townhomes and duplexes/triplexes were preferred.
- For the West Main area, respondents expressed preference for small-scale housing types, with ADUs/granny flats, single-family homes, and duplexes/triplexes being the most preferred housing types.
- Respondents expressed support for a mix of housing types in the South Lander area, with mid-range density (duplexes/triplexes) receiving the most support, while single-family homes and garden apartments followed in that order.
- Respondents outlined areas outside of opportunity areas appropriate for new housing: Geer Road & Monte Vista Avenue, Geer Road & Hawkeye Avenue, Citywide vacant lots, Monte Vista Avenue, and West of Highway 99.

Environment

- Many respondents called for improvements to beautify Downtown. In addition to the roadway repairs, respondents would like to see green/open space, flowers and gardens, and an overall cleaner environment.
- Respondents were interested in pedestrian and bicycle infrastructure in the commercial corridors of Geer Road and North Golden State Road. Respondents called for protected bicycle lanes, repaved sidewalks, and creation of running/walking trails.
- For the West Main area, a number of respondents mentioned the need for neighborhood improvements, such as community amenities, new grocery stores, and landscape beautification. Respondents were interested in housing and businesses that blend with current neighborhood, as this area is small and special.

Quality of Life

- For most opportunity areas, survey respondents were very interested in seeing new or improved retail amenities and neighborhood attractions accompany new development, including grocery stores, markets, restaurants, coffee shops, and community activity centers. For North Golden State, Geer Road, and West Main in particular, respondents were in favor of new grocery stores.
- Many respondents expressed interest in creating, improving, and maintaining outdoor recreation opportunities, such as family-friendly parks, soccer fields, and community gardens. Especially in areas that are not currently developed with housing, respondents were eager to see family-friendly parks and open space included in future plans.
- Respondents referenced the need for restoration and rehabilitation of older buildings and homes in West Main area, as many buildings are abandoned, not kept, or wore down.
- For the North Golden State area, respondents envisioned a mixed-use corridor with new commercial and residential opportunities.

Survey Overview and Objectives

The survey was conducted in both English and Spanish with paper versions available. Following key objectives were identified for the survey:

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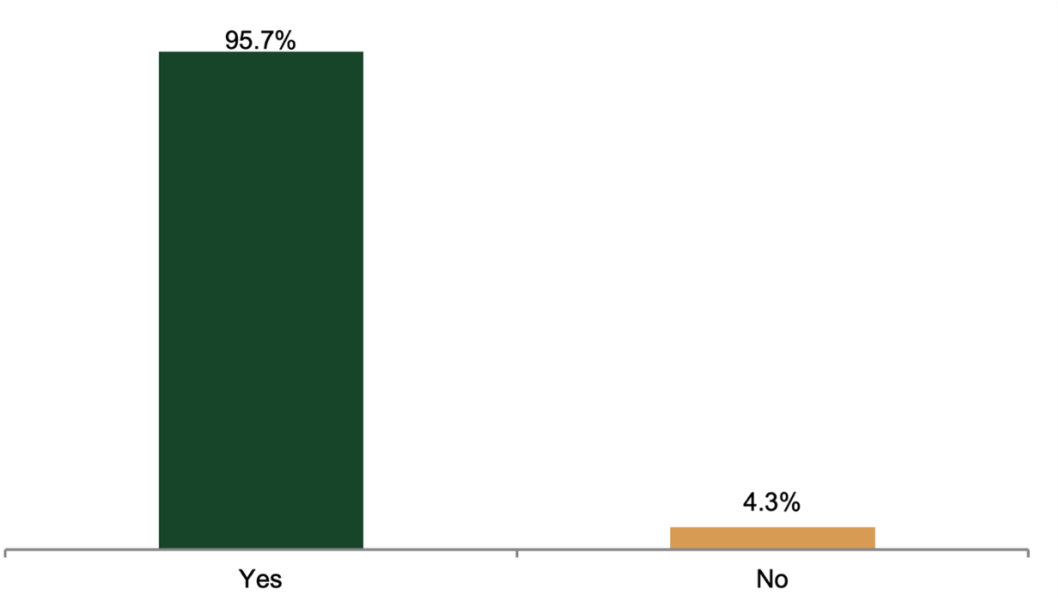
Analysis of Survey Responses

DEMOGRAPHICS

At the conclusion of the survey, respondents were asked to respond to a series of demographic questions asking them if they were residents of Turlock, their zip code, age, gender, and language.

Residence

Figure 1: "Are you a resident of Turlock?"



Respondents were asked if they were residents of Turlock. As shown in Figure 1 above, survey respondents were mostly residents of Turlock: about 1,392 respondents (95.7 percent) were residents from Turlock, whereas 62 respondents (4.3 percent) did not live in Turlock. Respondents who did not live in Turlock most likely own a business or property, as mailers were sent to every address in Turlock.

Those who indicated they live in the City of Turlock were further asked how long they have lived in their current address. Figure 2 shows that most survey respondents are long-time Turlock residents, with 58 percent indicating they have lived in Turlock for 11 years or more, and another 11.7 percent indicating they have lived in Turlock for between 8 and 10 years. In addition, 11.1 percent have lived in Turlock for between 5 to 7 years, 15.5 percent for between 2 to 4 years, and 3.6 percent for less than one year.

Figure 2: "How long have you lived at your current address?

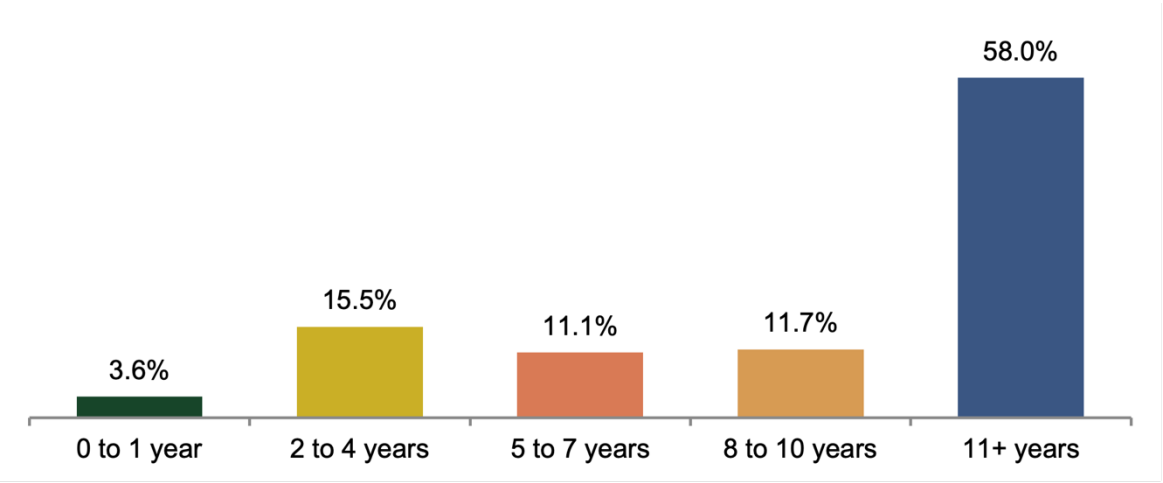
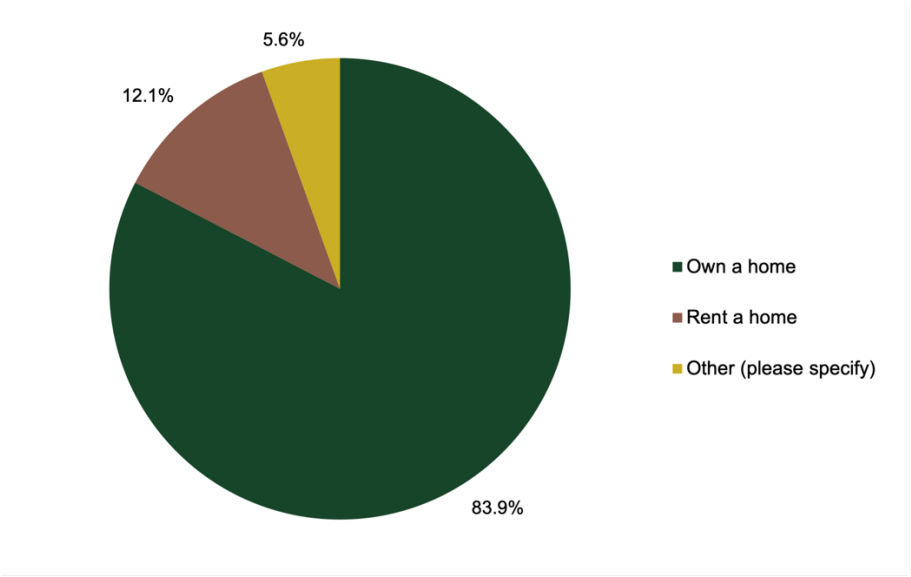


Figure 3: "Do you own or rent your home?"



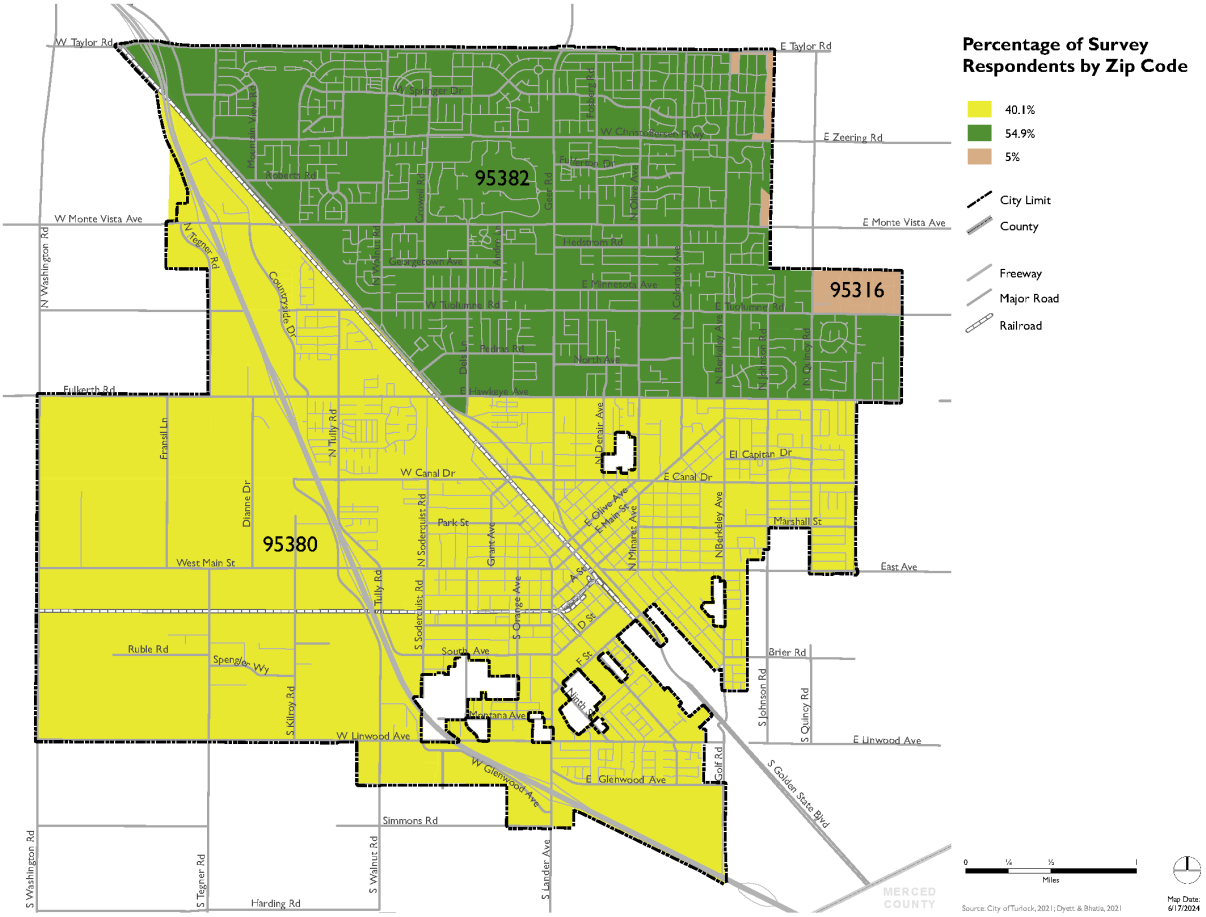
Respondents were asked if they rent or own their home. As seen in Figure 3, the majority of respondents own their home (83.9 percent). About 12.1 percent rent their home in Turlock, while 5.6 percent responded they neither rent or own their home and specified what their living situation was. This differs from the tenure trends reported in 2022 in Turlock; about 53.2 percent of occupied housing units are owner-occupied, while 46.8 percent are renter-occupied.[1] Open-ended responses included employee-sponsored housing, senior retirement community, multi-generational housing, and property manager at self-storage. Other responses are included in Appendix B: Open-Ended Responses.

[1] US Census Bureau (2022), American Community Survey 1-year estimates, Table DP04.

Zip Code

Respondents were asked to provide their home zip code. As seen in Figure 4, the majority of respondents live in one of two zip codes: 95380 and 95382. 95380 covers the southern portion of Turlock, south of North Golden State Boulevard and Hawkeye Avenue, while zip code 95382 covers the northern portion of Turlock, north of North Golden State Boulevard and Hawkeye Avenue. About 94.9 percent of respondents live in Turlock zip codes. The zip code with the highest portion of respondents at 54.9 percent is 95382, while 95380 follows at 40.1 percent. Respondents indicated other zip codes in California (5 percent), one of which being 95316 in Turlock, and distinguished that they live in other parts of the state but have rental properties in Turlock.

Figure 4: "What is your zip code / neighborhood?"

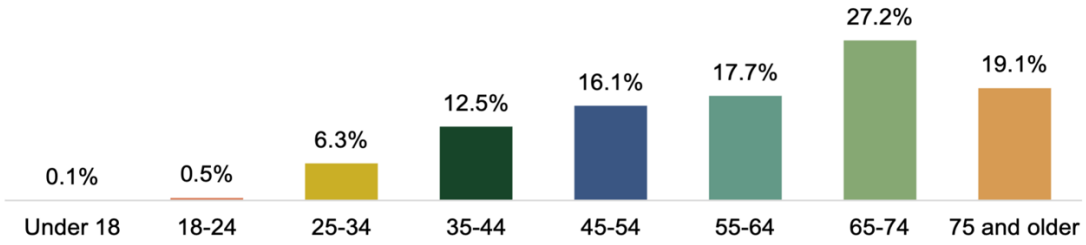


Age

Respondents were asked to provide their age. As seen in Figure 5, the survey did capture significant older adult voice, as the largest single age group of survey respondents (27.2 percent) was 65 to 74. The second largest age group was those 75 years and older (19.1 percent). In contrast, survey respondents aged 34 and under make up 6.9 percent of respondents. This may be because the survey was distributed by mail and paper, whereas younger generations are more likely to fill out surveys digitally.

Comparatively, survey age trends differ from the current age trends in Turlock as reported in 2022. The age group 65 to 74 made up 8.6 percent of the population, while the 75 and older age group less at 5.5 percent. The largest age group in Turlock are those under 18 years at 28.9 percent, a contrast to those who filled out the survey. Overall, the 34 and under age group could be represented more, as 51.2 percent of Turlock's overall population is under the age of 34.[2]

Figure 5: "What is your age?"

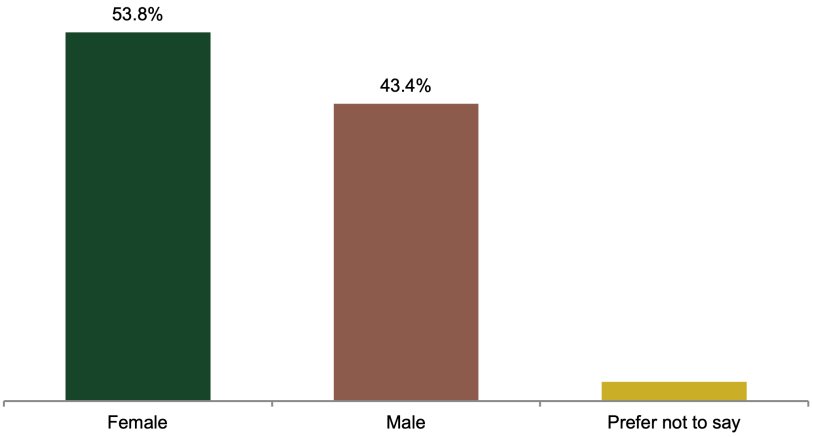


[2] US Census Bureau (2022), American Community Survey 5-year estimates, Table S0101.

Gender

Respondents were asked to provide their gender. As seen on Figure 6, about 53.8 percent of survey respondents were female, while 43.4 percent of survey respondents were male. About 40 respondents (2.8 percent) preferred not to say. Overall, this data aligns with Turlock's overall population, as there are more females in Turlock (52 percent) than there are males (48 percent).[3]

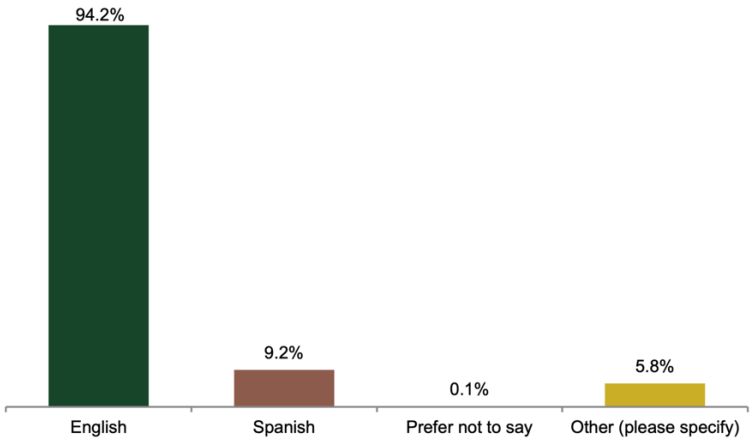
Figure 6: "What is your gender?"



Language Spoken at Home

Respondents were also asked to indicate what language they speak in their home. As seen in Figure 7, the vast majority of respondents (94.2 percent) speak English as their primary language at home. About 9.2 percent of respondents indicated they speak Spanish at home, while 5.8 percent indicated they speak another language not listed on survey. It is important to note that respondents were able to check all responses that applies as many people speak more than one language at home, hence why the percentages do not sum 100 percent. Respondents listed Assyrian, Portuguese, and Punjabi as other languages spoken at home.

Figure 7: "What language do you speak at home? (Please check all that apply.)"



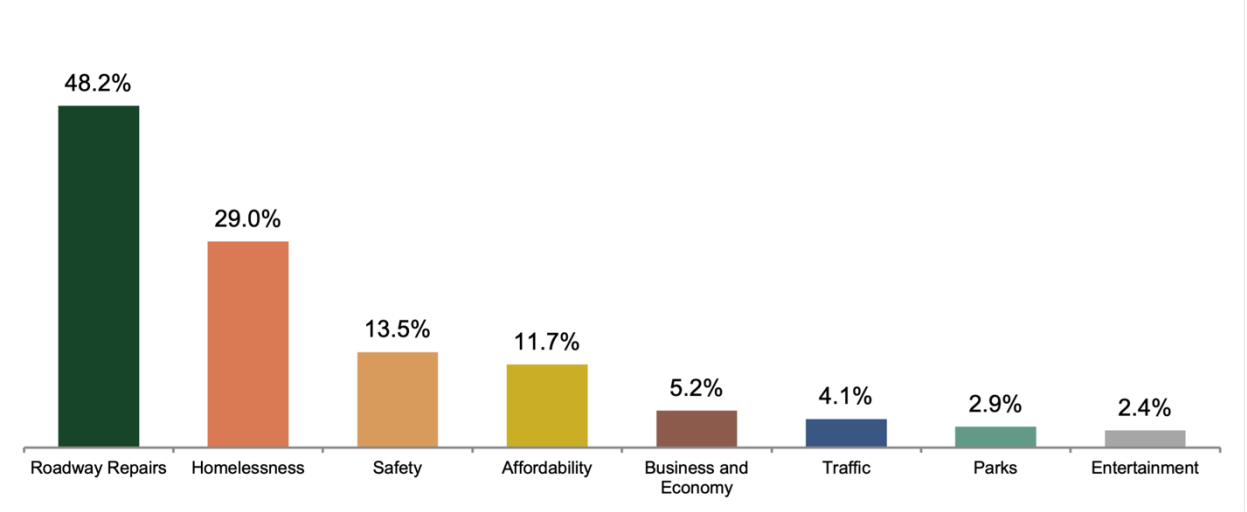
[3] Ibid.

COMMUNITY SURVEY

In total, about 1,357 participants responded to this question, while a total of 144 participants skipped the question. The question was asked in open-response format so participants were able to list as little or as many important things as they would like. About 48.2 percent of participants (654 people) noted roadway repairs as the most important thing that should be done to improve Turlock over the next 10 years, while 29 percent (394 people) of participants mentioned homelessness.

Participants emphasized the need to repave roads and sidewalks in all parts of the community, expressing hope for upkeep and cleanliness of the City. Many participants vocalized the caring of people experiencing homelessness, particularly by providing resources and housing. In general, participants expressed improving the City by cleaning up homelessness encampments, repairing roads and sidewalks, providing better water quality, stimulating job growth, and developing affordable and healthy grocery stores.

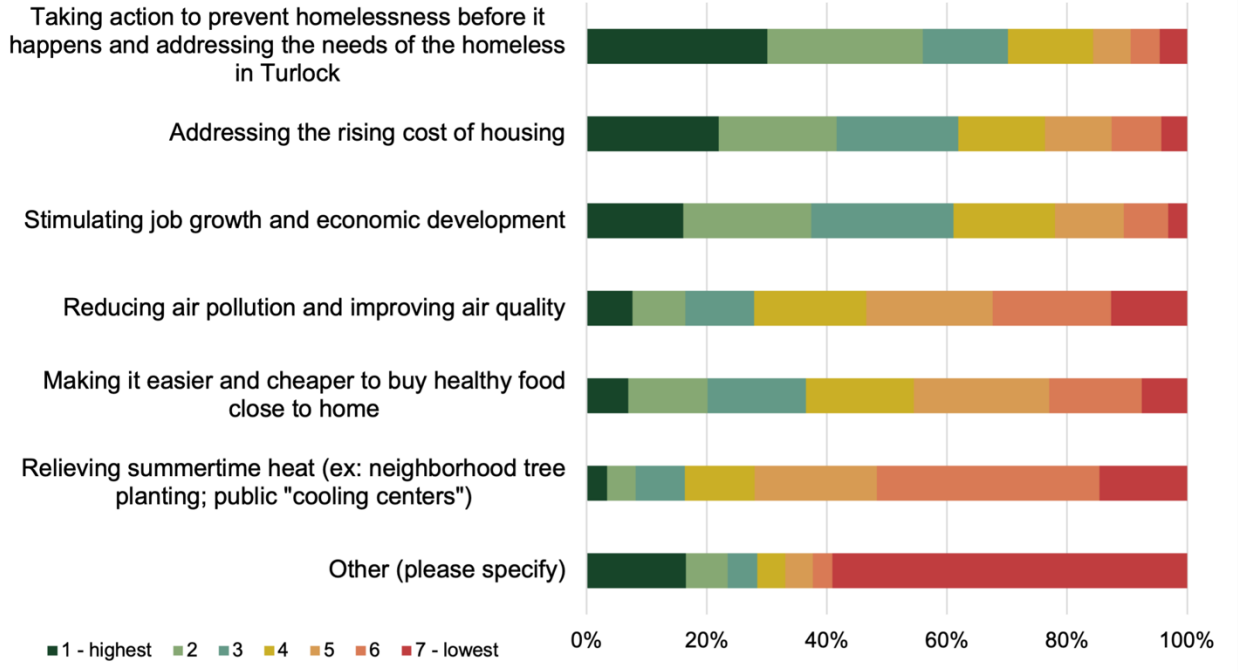
Figure 8: "What is the most important thing that should be done to improve Turlock over the next 10 years?"



Respondents were asked to rank seven different issues for the City as shown on Figure 9. Respondents ranked taking action to prevent homelessness before it happens and addressing the needs of the homeless in Turlock as the most important issue (28.8 percent). This data aligns with the answers to the previous question about things that should be done to improve Turlock over the next ten years: homelessness was a top two priority for improvements. Further, addressing the rising cost of housing was also a top priority by respondents (21.8 percent). Respondents also noted that stimulating job growth and economic development in the City was a top three priority in addition the aforementioned issues.

Respondents were also able to add other priorities for the City in the open-response portion of the question. Many of the issues highlighted in Figure 8 were also discussed in this question, specifically maintenance and improvement of roads and sidewalks, as well as development of grocery stores. Respondents also emphasized the need for entertainment/activities for family and kids, such as swimming pools, parks, and Boys & Girls Club.

Figure 9: "Thinking about priorities for the City, how would you rank these issues? (1 being the most important and 7 being the least important)?"

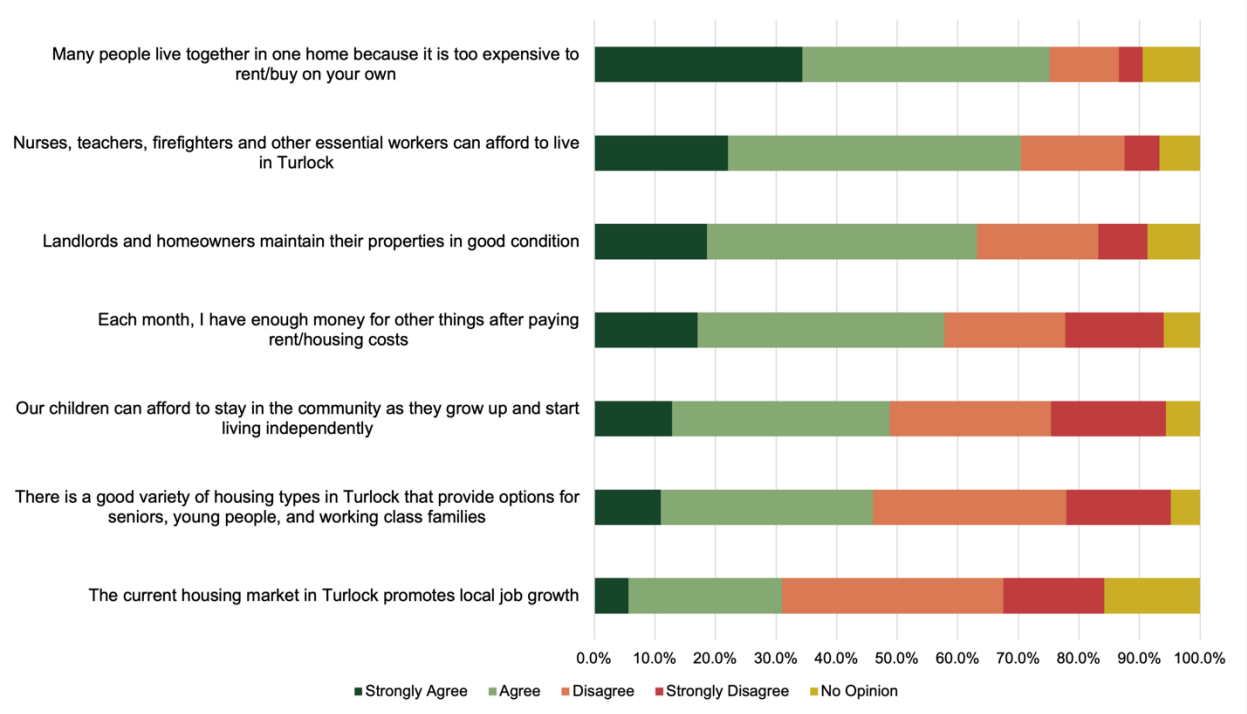


Respondents were asked if they agreed or disagreed with the following statements in the City of Turlock, as shown on Figure 10 below. Most respondents agreed (75.2 percent) with many people living together in one home because it is too expensive to rent/buy on their own, highlighting overcrowding and affordability as pressing issues. Most respondents (70.4 percent) also agreed that essential workers like nurses, teachers, and firefighters can afford to live in Turlock.

More respondents disagreed that the current housing market in Turlock promotes local job growth (53 percent) than those who agreed with the statement (31 percent), suggesting there can be changes to housing market that can promote job growth. Respondents were split evenly when asked if children can afford to stay in the community as they grow up and start living independently: about 48.8 percent agreed, while 46 percent disagreed.

Most respondents also agreed that landlords and homeowners maintain their properties in good condition (63.1 percent), while slightly less respondents agreed that each month, they have enough money for other things after paying rent/housing costs (57.8). This signals that the general upkeep and maintenance of housing in Turlock is not as large of an issue as the cost of living and housing affordability.

Figure 10: "Thinking about housing in Turlock, indicate if you agree or disagree with the following statements:"

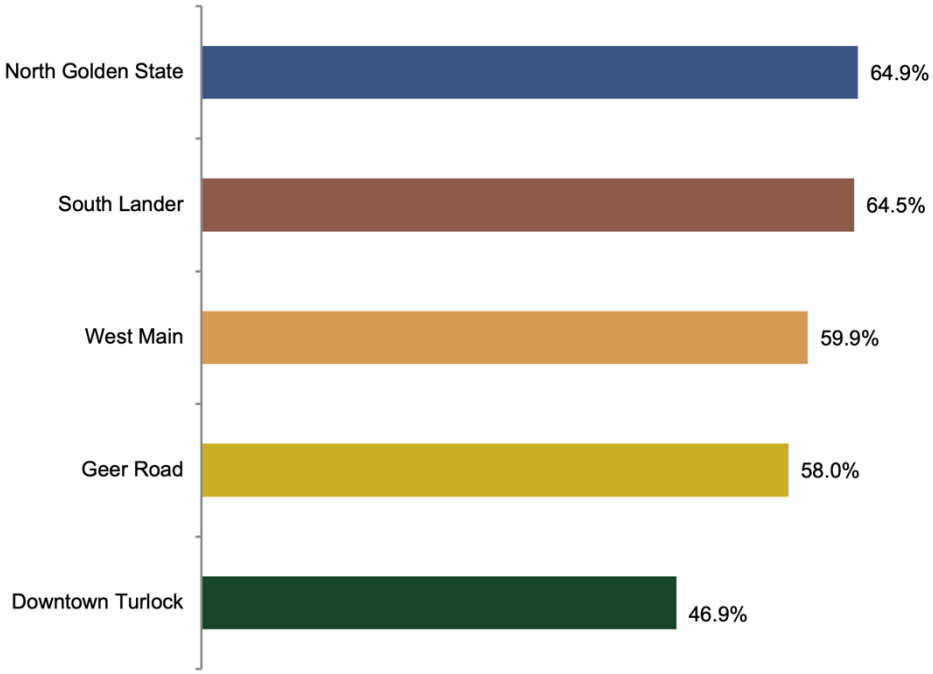


AREA-FOCUSED QUESTIONS

Question 4: "Do you support adding new housing in the areas shown on the other sheet?"

Figure 11 shows the distribution of responses for each opportunity area for those who responded to this question. The two areas with the most support for new housing were North Golden State and South Lander, which received similar levels of support at 64.9 percent and 64.5 percent, respectively. The West Main area followed with 59.9 percent of support, Geer Road had 58 percent of support, while Downtown Turlock had 46.9 percent of support. This suggests respondents who answered this question were generally supportive of new housing across the prior four opportunity areas, with the exception of Downtown Turlock.

Figure 11: Responses to Housing Support Per Opportunity Area

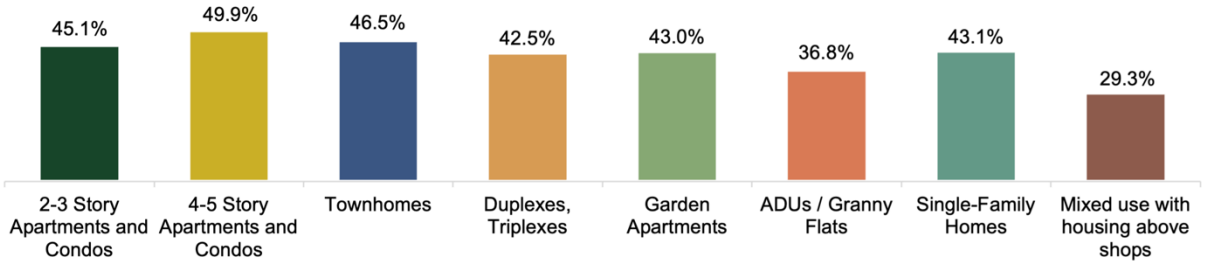


Question 4: "If housing is built here, what types of housing do you think should be built? Check all that apply."

An example photo of housing type was included to suggest to respondents what this might look like in practice. Figures 12 through 16 display the distribution of housing preferences for each opportunity area. The largest percentage of support for any housing type across the five areas was for mixed-use with housing above shops in the Downtown Turlock area at 67.4 percent, while the least supported housing type was duplexes and triplexes in Downtown Turlock at 25.2 percent.

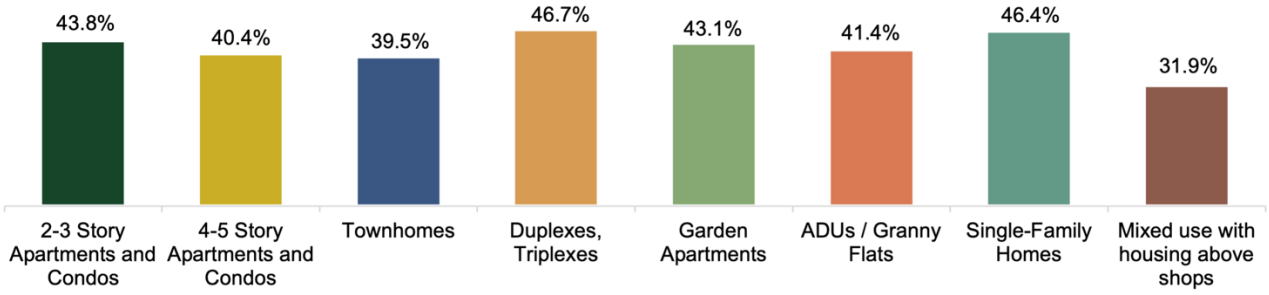
For the North Golden State area, the most supported housing type was 4-5 story apartments and condos at 49.9 percent, followed by townhomes at 46.5 percent, showing support for highest heights in this area. Overall, four housing types had similar levels of support for the North Golden State area, as shown on Figure 12. Namely, 2-3 story apartments and condos (45.1 percent), single-family homes (43.1 percent), garden apartments (43 percent), and duplexes/triplexes (42.5 percent) were all between a 2.6 percent margin of each other. Lastly, ADUs/granny flats (36.8 percent) and mixed use with housing above shops (29.3 percent) received the least amount of support in the North Golden State area. Overall, North Golden State area generally received the highest level of support for apartments and a denser product, with a mix of both single-family and multi-family residential environed.

Figure 12: North Golden State Housing Preferences



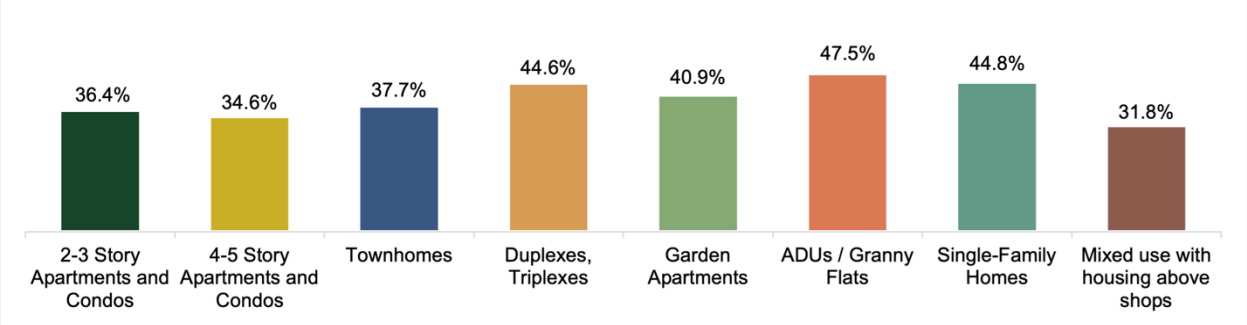
For the South Lander area, respondents preferred smaller scale residential, such as duplexes/triplexes (46.7 percent) and single-family homes (46.4 percent) over apartments and condos (Figure 13). A such, 2-3 story apartments and condos received 43.8 percent support, similar to garden apartments, which received 43.1 percent of support. Similar to all areas, except Downtown Turlock, the least supported housing type for South Lander was mixed use with housing above shops at 31.9 percent.

Figure 13: South Lander Housing Preferences



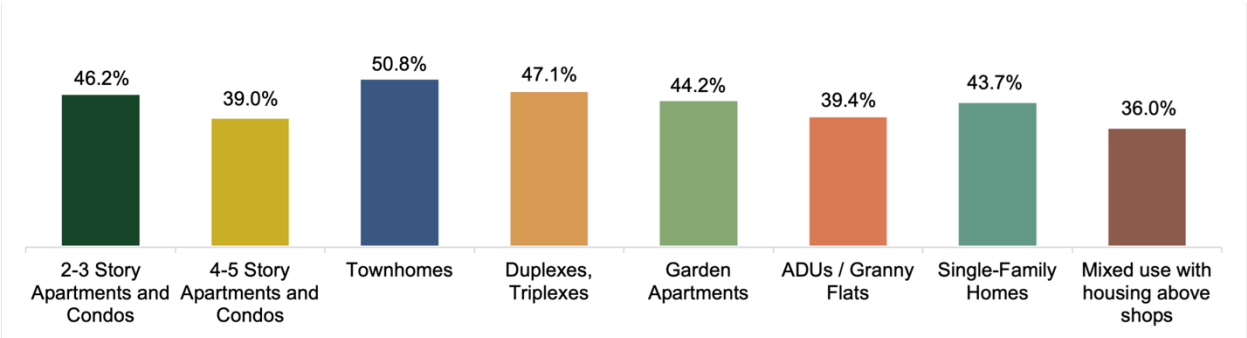
For the West Main area, respondents preferred single-family and small-scale residential overall, notably different from the denser housing types preferred in North Golden State. As such, the most supported housing type was ADUs/granny flats (47.5 percent), followed by duplexes/triplexes (44.6 percent), and single-family homes (44.8 percent), which had an almost equal level of support (Figure 14). Garden apartments received 40.9 percent of support, townhomes at 37.7 percent, 2-3 story apartments and condos at 36.4 percent, and 4-5 story apartments and condos at 34.6 percent. Similar to North Golden State, the least supported housing type in the West Main area was mixed use with housing above shops at 29.3 percent.

Figure 14: West Main Housing Preferences



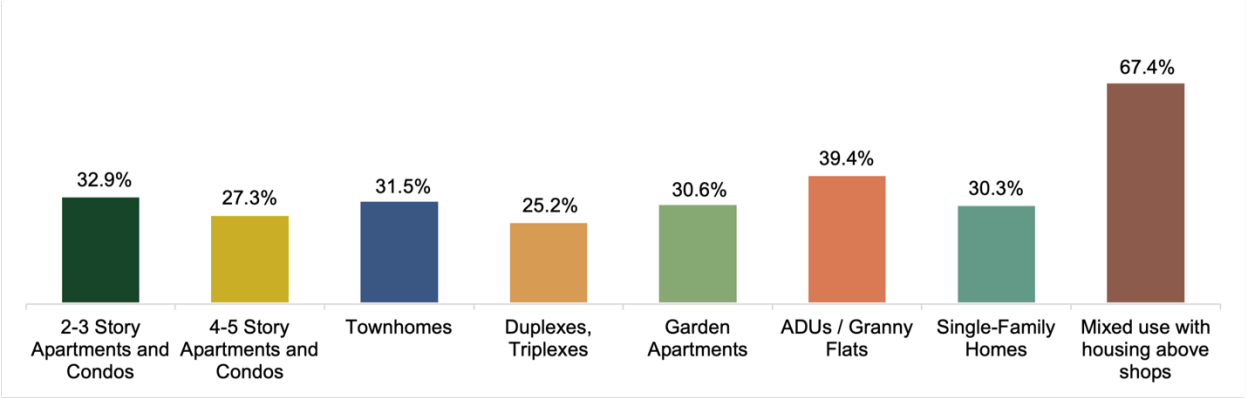
For the Geer Road area, respondents preferred mid-range density housing types more than single-family residential or high apartments. The most supported housing type was townhomes at 50.8 percent, followed by duplexes/triplexes at 47.1 percent. Both housing types of 2-3 story apartment and condos and garden apartments received similar levels of support at 46.2 percent and at 44.2 percent, respectively. Single-family homes had 43.7 percent of favor, ADUs/granny flats had 39.4 percent, and 4-5 story apartments and condos had 39 percent. Contrary to the support for mixed use with housing above shops for Downtown Turlock, this specific housing type had the least amount of support in the Geer Road area at 36 percent (Figure 15).

Figure 15: Geer Road Housing Preferences



For the Downtown Turlock area, respondents favored mixed-use with housing above shops (67.4 percent) over all other housing types, noting the preference for new businesses and residential types. Respondents followed with accessory dwelling units (ADUs)/granny flats at 39.4 percent (Figure 16). The two least supported housing types were 4-5 story apartments and condos and duplexes and triplexes at 27.3 percent and 25.2 percent, respectively.

Figure 16: Downtown Turlock Housing Preferences



IMPROVEMENTS

In addition to the area-focused questions, the survey also asked what improvements respondents would like to see in the opportunity areas. The answers are depicted in word clouds. Darker colors and larger words indicate a higher frequency of mentions.

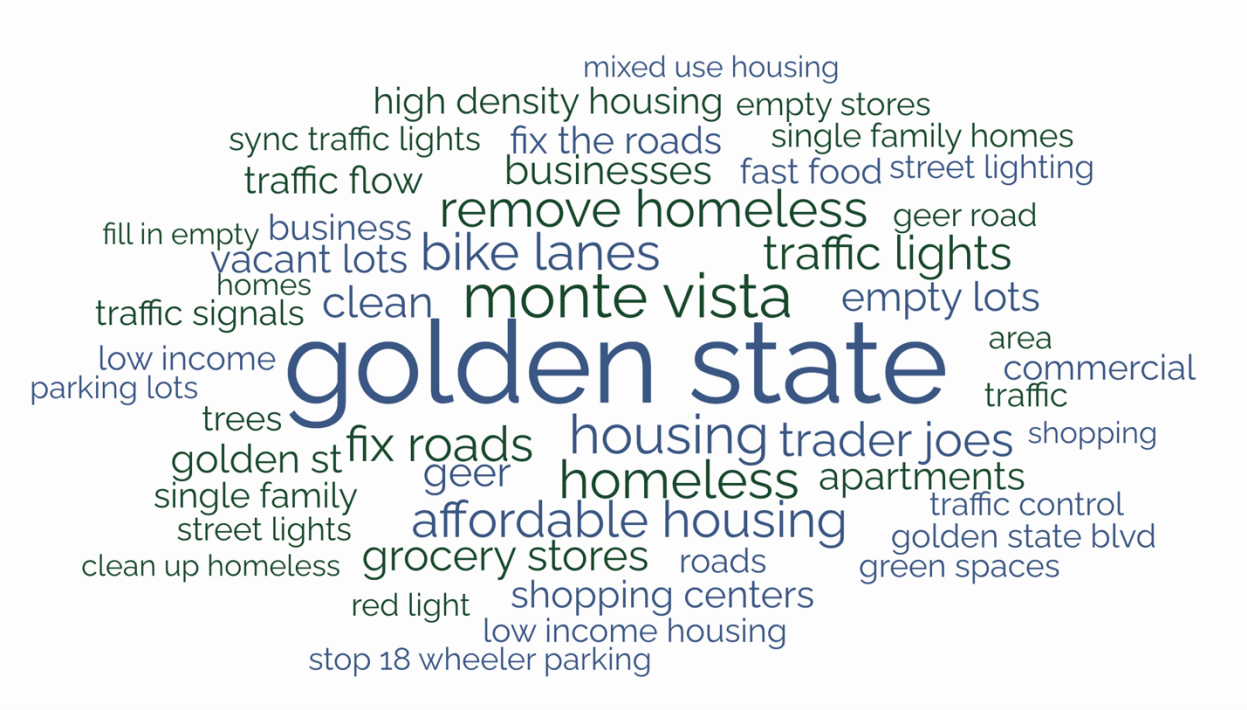
Question 5: "What improvements would you like to see in the following areas:

Figure 17: Downtown Turlock Improvements



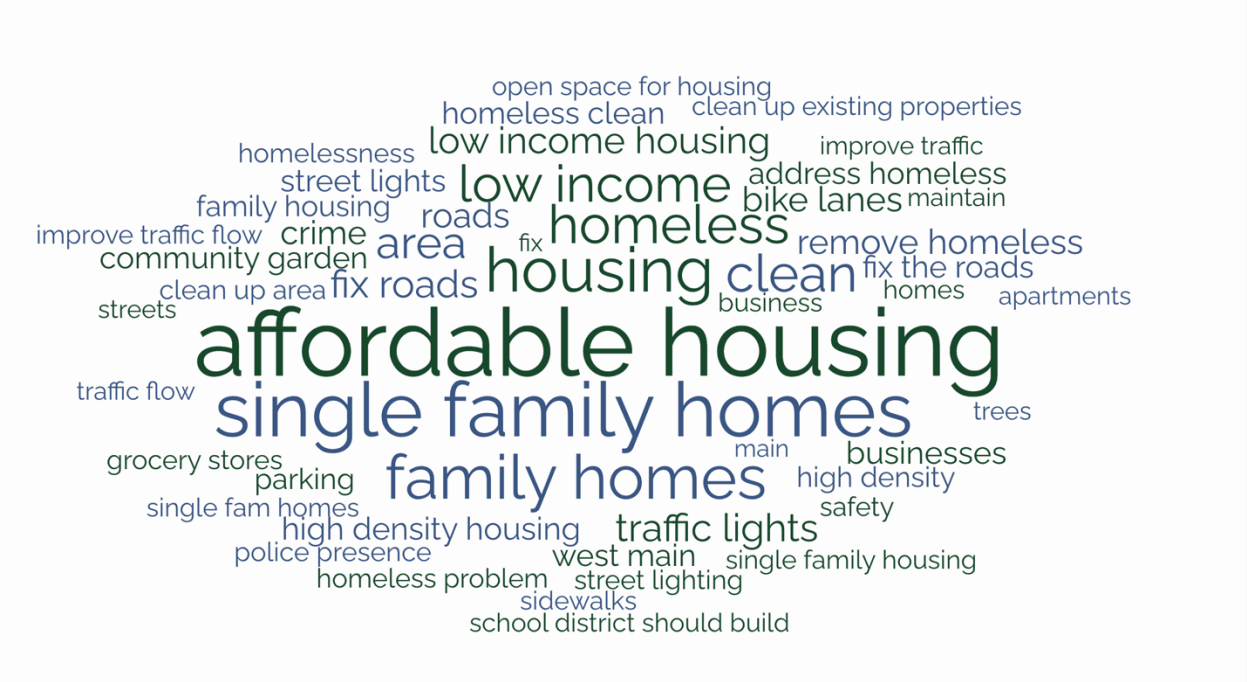
Respondents were asked what improvements they would like to see in Downtown Turlock. A total of 1,130 responses were captured and summarized in the word cloud of Figure 17. Common themes in responses include addressing the homelessness population in Downtown, promotion of small businesses, addition of variety of shops and boutiques, as well as improvement of parking.

Figure 18: Geer Road and North Golden State Commercial Corridors Improvements



Respondents were asked what improvements they would like to see in Geer Road and North Golden State Commercial Corridors. A total of 895 responses were captured and summarized in the word cloud of Figure 18. Common themes in responses include a variety of housing: high density, affordable, mixed-use, and single-family homes. Respondents also mentioned the want for more grocery stores, such as Trader Joe's. Lastly, respondents also noted improvements to streetscape, which include repaving of sidewalks, incorporating trees and greenery, and adding protected bike lanes.

Figure 19: West Main Improvements



Respondents were asked what improvements they would like to see in the West Main area. A total of 738 responses were captured and summarized in the word cloud of Figure 19. Common themes include the desire for family housing, such as single-family homes and affordable housing. Many respondents also mentioned developing a community garden, a soccer field, and more public parks. Similar to the commercial corridors, many respondents mentioned the desire for grocery stores with access to local fruit and vegetables. Additionally, respondents mentioned the opportunity to clean up and develop existing properties.

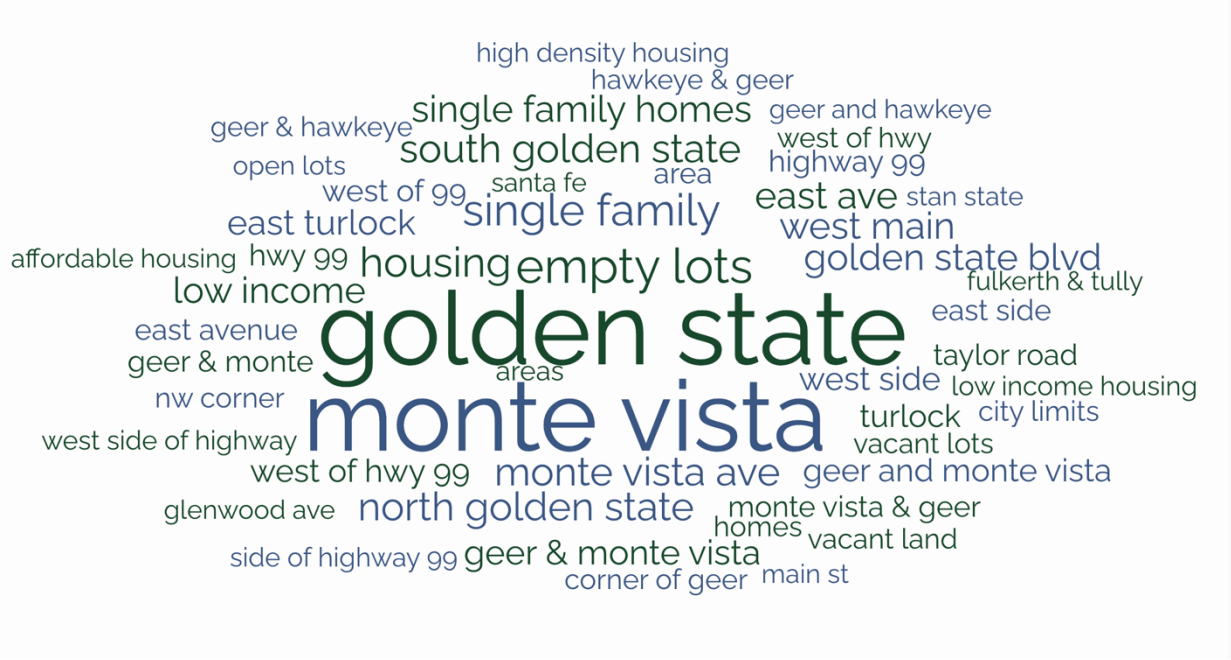
Figure 20: South Lander Improvements



Respondents were asked what improvements they would like to see in the West Main area. A total of 751 responses were captured and summarized in the word cloud of Figure 20. Similar to the West Main area, many respondents would like to see affordable housing for families, in the form of single-family homes or 4-5 story apartments. Respondents expressed the desire for low-income housing in South Lander. A common theme in responses was the need for public safety, particularly better lighting for roads and more police presence in neighborhood. In terms of streetscape, respondents were called for the planting trees, landscape beautification, and repaving of road.

Question 6: "Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"

Figure 21: Areas Appropriate for New Housing



Respondents were asked to identify if there are other areas appropriate for new housing in Turlock with a street name or landmark. A total of 562 responses were captured and summarized in the word cloud of Figure 21. The following list captures the reoccurring locations noted by respondents:

- Monte Vista Avenue
- North Golden State Boulevard
- Geer Road & Monte Vista Avenue
- Vacant lots
- Geer Road & Hawkeye Avenue
- West of Highway 99
- West Main
- Glenwood Ave

Next Steps

Responses from this survey and input from community members will help inform the development of policies and program in shaping growth Turlock for the 2023-2031 Housing Element and General Plan Update.

Appendix A: Survey Questions

COMMUNITY SURVEY

City of Turlock - Housing Element Update - Community Survey

Please mail this sheet back to us. Instructions are on the other side. Postage paid by the City. Thank you!

1 What is the most important thing that should be done to improve Turlock over the next 10 years?

_____

_____

2 Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?

_____Reducing air pollution and improving air quality
_____Addressing the rising cost of housing
_____Taking action to prevent homelessness before it happens and addressing the needs of the homeless in Turlock
_____Stimulating job growth and economic development
_____Making it easier and cheaper to buy healthy food close to home
_____Relieving summertime heat (ex: neighborhood tree planting; public "cooling centers;")
_____Other (please describe): _____

3 Thinking about housing in Turlock, indicate if you agree or disagree with the following statements:

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
Our children can afford to stay in the community as they grow up and start living independently	☐	☐	☐	☐	☐
Landlords and homeowners maintain their properties in good condition	☐	☐	☐	☐	☐
Nurses, teachers, firefighters and other essential workers can afford to live in Turlock	☐	☐	☐	☐	☐
There is a good variety of housing types in Turlock that provide options for seniors, young people, and working class families	☐	☐	☐	☐	☐
The current housing market in Turlock promotes local job growth	☐	☐	☐	☐	☐
Many people live together in one home because it is too expensive to rent/buy on your own	☐	☐	☐	☐	☐
Each month, I have enough money for other things after paying rent/housing costs	☐	☐	☐	☐	☐

4 Area-Focused Questions (see map and images on the other sheet):

	A. DOWNTOWN TURLOCK	B1. GEER ROAD	B2. NORTH GOLDEN STATE	C. WEST MAIN	D. SOUTH LANDER
Do you support adding new housing in the areas shown on the other sheet?	☐	☐	☐	☐	☐
If housing is built here, what types of housing do you think should be built? Check all that apply:					
2-3 Story Apartments and Condos	☐	☐	☐	☐	☐
4-5 Story Apartments and Condos	☐	☐	☐	☐	☐
Townhomes	☐	☐	☐	☐	☐
Duplexes, Triplexes	☐	☐	☐	☐	☐
Garden Apartments	☐	☐	☐	☐	☐
ADUs / Granny Flats	☐	☐	☐	☐	☐
Single-Family Homes	☐	☐	☐	☐	☐
Mixed use with housing above shops	☐	☐	☐	☐	☐

5 What improvements would you like to see in the following areas:

A. Downtown Turlock

_____

_____

B. Geer Road and North Golden State Commercial Corridors

_____

_____

_____

C. West Main

_____

_____

_____

D. South Lander

_____

_____

6 Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark.

_____

_____

_____

DEMOGRAPHICS

7 Are you a resident of Turlock?
☐ Yes ☐ No

8 What is your zipcode / neighborhood? _____

9 Age: _____ Years

10 Are you: Male: _____ Female: _____
Prefer not to say: _____

11 What language do you speak at home?
☐ English ☐ Spanish
☐ Other (Please specify): _____

12 How long have you lived at your current address?
☐ 0 to 1 year ☐ 2 to 4 years
☐ 5 to 7 years ☐ 8 to 10 years
☐ 11+ years

13 Do you own or rent your home?
☐ Own a home ☐ Rent a home
☐ Other (Please specify): _____

14 Contact information (for gift card winners):

Name: _____

Email: _____

Appendix B: Open-Ended Responses:

COMMUNITY SURVEY

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
City funded crews to create jobs and pickup trash/cut weeds and brush on homless camp & city streets on public and private property. Fresh paint on streets. Public discussion of county islands best use
Remove the homeless from Turlock. Fix the roads.
Affordable housing & food for those who need it
Remove homeless people, bums & drug addicts
Speed bumps. I live on Chestnut St we have many children on the street an dpeople drive over 20 mph all day & night
Clean up the homeless problem. Hire more cops just for traffic enforcement.
Get rid of wasteful spending
Move out the homeless. Fix roads. There are potholes an crumbling streets everywhere.
Revitalize downtown. Real financial and incentive programs
Repair streets
Fix the roads
Road and pothole improvement
Solar
Clean up homelessness. Make Turlock the cleanest most desirable city in the valley
Help senior citizens to get transportation. Help senior citizens get more affordable places to rent.
Get homeless out of town & our parks don't feed the homeless or give them a place to live
Fix the roads before building new homes
Improve roads, sidewalks, medians & cleanliness
First things first! Fix our roads; deal with homeless, have them clean up trash
Clean up Lander & West Main; put affordable housing-granny flats, duplexes, triplexes
Improve road conditions; improve/expand better quality park & welcoming shopping centrs
More police, lighting & street sweepers; garbage cans behind fences; fix failing streets
Keep population down-growth=crime, gangs, homeless; not getting money's worth for to high property taxes
Stop Starbucks/chain restaurants; bring in Trader Joes/Sprouts; kid friendly establishments
Streets especially Pedras Rd & Donnelly Park Dr
Move traffic from downtown-make it a pedestrian mall
Streets are an embarrassment; take care of basic needs before spending money on new projects
Fix streets before anything else; no more pot stores/ruin Turlock; used to be a nice/small community-not anymore!!
Reduce homeless/drug addicted allowed in streets/parks; has effectied my quality of life
Roads/potholes are abundant; increase police/reduce crime; relocate homeless to addiction/mental health facilities
Not allowing vacant properties (commercial) occupy before building, long term plan, streets, intersections, freeway
Better police patrolling; traffic on Monte Vista, red light running
Remove homeless, drug abusers & trash, not just for special events
Police & keep city clean from garbage & homeless
Homeless improvements-shelters families, male & females & temp kennels for their pets
Increase police force to keep out crime

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Remove homeless-not city fund for homeless
Build more schools
Housing for new families/young adults with cost not out of control
Rezone red zones!! Hire landscape service-save money!
Decrease loitering, panhandling; improve streets, sidewalks, bike lanes
Provide adequate housing, even for low income families
Don't bring problem safe houses, prison rehab to city; reduce low income housing
Please, please take care of our very bad, cracked, broken roads
Fix roads; improve Police Department
Safety within neighborhoods
Quite building homes-green belt is gone
Homeless need to be dealt with; lower wages of city council/mayor
Bring in business & industry; no more housing, already enough
More affordable housing, less housing, better streets
Do not need more construction-crime increases
Fix drainage off Walnut onto Heritage; fix roads
Stop building homeless housing, spend funds on kids' education & future development
Stop putting band aides on street-repair properly before they fall apart
more sports complexes for our youth; fix roads
security camera at traffic lights
Lessen homelessness, like more affordable housing; crack down on tent encampments; treat severely mentally ill
Less government (federal, state, local)-stifles free enterprise, progress, prosperity; contractors turn down Turlock jobs because it is frustrating/costly
Do not diminish farmlands-Central Valley feeds the world; no to people going hungry do to Gavin Newson's crusade to be president
Housing for homeless; improve roads/finish sidewalks; safety for all residents
Moderately prices housing for Turlock residents
Remove rats & cock roaches; feels like a third world country
Road network; job creation; affordable housing/medical/food/clean water/policing/education
Clean up, landscape/occupy old buildings
Public areas - rec/parks
Improve economic prospects for all residents
Fix damn roads/sidewalks; synchronize traffic lights
Address homelessness & rising housing & utilities costs
More housing; proactive approach to homelessness
Clean empty lots; keep streets safe & clean; fix potholes
Reduce crime, drugs & homelessness
More affordable family homes
Pave roads/don't patch; stop signs to slow traffic on Countryside; homes!
More street lights for safety at night
Remove & clean their garbage
Get rid of homeless
Improve mobility for people w/o cards; beneficial, community based approach to homelessness
Improve roads, parks, add splash pool options
Crime is increasing

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Parking & affordable spaces for businesses
Staff focus balancing water use with water availability
In the past so many residential permits issues without infrastructure to meet needs
Lower crime
Low income housing-mixed used housing downtown
Crime
Fix pot holes; more homes & shopping alternatives
Water storage
Punish law breakers, make Turlock safe again
mejoras calles
expand housing through zoning that encourages building. Shift revenue dependencies from development fees
limit growth
golden state blvd, taylor rd, lander ave roads
subsidized housing for veterans, seniors, disabled persons, near shopping
More R-2, R-3 zoning; intergenerational housing; better tree lined streets; review fees; more parks; better design standards required
Lower crime; stop growth; manage traffic; fix streets
Beautify downtown; provide better faciiities; attract professional; affordable housing
Affordable single family homes for working families, $400k too much, born, raised & family raised here but can't buy a home
Need more essential workers-competitive wage; city needs to be safe & clean
Fix the roads & maintain city flower beds
Focus on homelessness, drugs, car racing, crime, bad roads-huge problems
More multi-family housing - W Main area
Urban planning promote small business growth, vibrant downtown/commercial areas; clean streets, trees; limited fast foodgas statopms
Decrease homelessness; prosecute those who break laws & vandalize property
Balance budget & streamline permitting process
Side streets; housing
Affordable single family homes, not 1/2 million dollar 1500 sq ft homes
Reduce housing costs
Make Turlock less welcoming to homeless; stop adding "pot shops"
Roads are terrible - my street & others also
Fix the roads
Reduce, as in stop funding homelessness; clean up downtown
Take action to prevent homelessness
Fix the roads & deal with homeless down town
Housing carts for the homeless-no more shopping carts
Eliminate homelessness w services (mental health & addictions/affordable housing)
Solve homeless problem & I don't know how
Green area; clean parks; schools; more police; no homeless; maintain streets; improve drinking water
Blight
Roads are terrible; clean up water-chlorination not the answer
Housing prices; control growth; protect farmland; infill housing
More youth centers, recreation area for families, clean parks

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Housing help & clean up w homeless/littering for a better community
Build if city's ability to provide streets, water, power; care not to infringe on production ag (food); support local, not state decisions
More single family homes
New development go up/high rise; take over vacant land & build in it
Keep accessible, traffic or resources, de-centralize town & keep spreading, not confining
Entertainment facilities for youth, employment for adults
Affordable housing, build cheaper apartments across from Osborne School
Affordable housing; ADA accessible; plant tree, cool cities, more community gardens
Shelter/housing the homeless
Create mobile home community, much cheaper than housing
Fix stop lights; bring in more big name businesses to Mt Vista Crossings; update areas; hold businesses accountable for exterior maintenance
Create "third places" for all ages; increased live music/entertainment
Public transportation-serves all neighborhood & curbside cuts to access transportation
Controlled, thoughtful growth; invest in deressed area to improve upkeep & cleanliness of city, streets, highway on/offs, etc; reduce trash/liter/overgrown areas; add trees/green shade for air quality
potholes keep growing & repair schedule takes to long
Get a Trader Joes please to reduce food costs
Especially Pedras by Donnelly Park & Donnelly Park Dr
Keep the streets nicely paved
Address homeless before City turns into LA or Portland
Low income housing
More diverse opportunities for the people living here
provide housing for more families that are affordable, control homeless population especially downtown
need speed bumps on Christoffersen, pot holes on most of our streets, also trash and graffiti, all an embarrassment for all who visit
Get rid of Mayor and her two cohorts
ENERGY EFFICIENCY, NOISE CONTROL, PEST CONTROL
DO NOT EXPAND TURLOCK. IT IS ALREADY A NICE TOWN
walkability-sidewalks etc
clean up our town
Conquer crime; vehicle doing "doughnuts"; repaint street lines
Geer never had homeless when I grew up; residential areas should be safe from speeders-install speed bumps so children can play safely
Keep city parks/rec area clean/safe for families; business areas accessible & free from homeles
Develop under utilized/empty lots; incorporate County islands & bring up to city code
Drinking water/air; Fix especially Quincy
Make Taylor 4 lanes; improve the street from flood & holes; add housing
Open new business; reduce taxes; do not build apartments/townhouses; add a high school
Reduce homeless
More green space developed
Turlock is a dusty town, use some eco friendly solution to spray along rr tracks from Keyes to S Turlock
Affordable housing; healthy foods & services in walking distance; reduce corp influence on Council decisions
Remove the street homeless

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
More affordable housing for srs & disabled; more subsidized low income housing; better street infrastructure; solar investment
Maintain green spaces for future parks & farms
Fix potholes/damaged roads; grow the shopping ctr; add affordable housing
Roads, air qualify, increase police presence; restaurants (please no more Mexican & repeats of what is here)
Get rid of homeless encampments
Some worst roads-Zone A;S Palm patch work has failed again & again
Improve bus routes; add more roads; improve low income housing
Reduce crime/drug use
Crime
Create jobs for less fortunate so they do not need public assistance
Better traffic & crime control; clear homeless camps/setups
Better traffic & crime control; clear homeless camps
Places for people to go outside; no walking/bike trails-we are overweight; businesses on south side
City needs restore budget, assume responsibility for repair/maintenance of sidewalks, walkways, stop burdening residents with this cost
New mayor & most councilmen; streets/roads are disgusting; we have the $$$
Maintain/increase tree cover, on westside of town; build affordable rental housing ($1000-$1200/mo)
Improve economic growth & quality of life, use smart technologies
Not just main roads, but a lot in the area are turning to dust
Bring in Trader Joes near university, Ace Hardware parking lot
Combat the issue
More outdoor space, parks, sidewalks more pedestrian friendly; artwork from the community; lower cost of housing
Homeless: feces/ having sex/masturbating; more police officers
Integrate CSUS into community; commuters to work in Turlock (reason for higher housing costs) bring higher paying jobs; not just those that pay above min wage
Keep illicit drug & homeless out; build homes; reduce cost to rent/own; incentivize business to stay or start
Correct your homeless problem, to do that you need to grow some balls
Housing for homeless
We are 2 year residents-love Turlock; trees, clean streets; maintaining growth-keep it up!
Shelter homeless in (1) area
Better water; affordable housing; cleanup homeless mess
Reduce consumption of non-renewable energy; more green infrastructure
Protect ag land; landlord rights (do not have rentals); speed enforcement; wider streets in new developments (Dewar too narrow)
Affordable single family housing; safe, repaved roads
Reduce crime
more parking lot exits at Safeway. Hwy 99 @ Taylor Rd needs safer traffic signal
More handicapped parking spaces
more youth programs
extend Monte Vista to I5
Crime
helping small business operate
Fix roads especially in older neighborhoods; more business & parks for families
affordable senior housing

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Crime control
Infrastructure; jobs
Clean up homeless
Well paved roads; affordable family housing
Fix roads, potholes; signal lights to controlled lights/Olive & Canal & Walnut & W Main intersections
Affordability for families especially refugees
Remove homeless; develop vacant land near downtown core
Our city is being destroyed by homelessness
Where are all the tax, dispensary, measure $s going?
Place focus on aiding/protecting homeless; make groceries, housing more accessible
No more homeless-our City is being destroyed
Inc traffic law enforcement; abate rundown buildings; pickup trash; increase police; fix N Quincy
Ensure that school funding & development increase w Turlock
Economic development; public safety; don't tolerate vagrants
Old neighborhood design-paint the bad areas to give hope
More business, commercial, restaurants, Cinemark Theatre; trees; entertainment
Address homeless w/affordable housing
Remove from business area
Rent control & low income housing
Increase fund for police/fire; rent control
Affordable housing for homeless
Build affordable housing so people like me who work 60-70 hours a week & support the community; can't compete with bay area folks moving in; take care of you own
Fix the roads - not the pothole patrol
Reduce/eliminate
More housing or opportunities to help homeless
Lower crime, more police, create safer community
Cleanliness
More affordable apartments
Don't take money and receiving more homeless
Add new construction to improve neighborhoods; improve safety, crime, homeless
open locked drug/psych facility for homeless; s/b county facility in Modesto
Stimulate job growth; Trader Joes/Whole Foods; college towns have them
Preserve historical downtown; economic development; resolve homeless
Turlock is adept at dividing poor neighborhoods from wealthier ones; housing & homeless pushed to the southside
Essential workers should afford to live here; More street lighting & community events
Utilize areas w abandoned buildings i.e. eyesore on Golden St & Olive
Get homeless under control; cut down crime
House/shelter homeless; repair terrible roads
Improve infrastructure
Improve safety for law abiding citizens
Worst roads first; eliminate homeless & drug trafficing at Donally Park
Preserve farmland
Where is Measure L schedule; streets are terrible; work with other gov agencies to fix 1st SB entrance to Turlock-terrible first impression

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Move homeless away & improve downtown
Take care of abandoned buildings; more street lights in neighborhoods
Build new homes for homeless & disabled
Rising crime
Rent & homes costs to high
Murphy Drive is a mess
Housing
Slow growth/keep housing prices up w supply low; growth has contributed to increased crime
Focus on entire development; protect farmland from development; wisely encourage growth
Enforce traffic laws
Infrastructure, water treatment, recycling; public transportation; rent control
Activities for teens/pre-teens; help stop illegal immigration; drug test welfare
Reduce & control homeless population
Provide more areas for kids indoor & outdoor
Relocate homeless; cleanup
Open mental hospital for those who belong there; clean up the mess
Affordable senior housing for quality of living in Turlock
Take illegal dumping seriously; housing prices = to local wages
South Soderquist, North Tully, Walnut to Linwood
Add local & franchised businesses for more employment opportunities
Build family friendly area, parks w water features; community classes for kids & adults
Establish employment strategies, more advancement in every field
Stop taking funding to make Turlock the homeless capitol
Potholes all over & broken street on Regis Ave
Increase jobs by attracting tech & manufacturing; get high speed rail to connect to the Bay area
Rent is very high
Affordable Housing
Annex county islands
Housing
Improve water quality; add higher end store (Sprouts, Nordstrom Rack, Trader Joes)
Expand the post office
Build housing; roads south of Monte Vista are in terrible condition
Affordable housing & equitable urban planning; sustainable infrastructure development
Get rid of worthless council/mayor
Sidewalks, roads, parks southwest (Lander/E Ave)
Less fast food; family physical activities
Prevent crime; move homeless
Maintain/expand green space; maintain farm land/orchards; do not overdevelop with housing
"Little Big Town"; keep charity & hospitality w big city amenities
Roads in the lower income areas
Golden State is a nightmare; side street off canal are falling apart (near Daubenburger
Better paying jobs
No services by city funds; cost of homes is not a gov't problem
Invest in Stan State & surrounding areas; young working professional will improve the community
Build new housing at all price points; aparts & multi-generational homes
Properly plan for traffic; traffic circles rather than lights based on studies

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
Improve older roads; homeless threaten safety of the commuity
You can't build more homes if the roads are not viable
Address homeless issue, very important
Increase affordable housing
help air quality and terrible smells
Roads, cleaning up areas such as Golden State Blvd
stop supporting the homeless, provide city police with resources to do their jobs. Between homelessness and crime its becoming an undesirable place to live/shop/be
Control the homeless. Increase police. Bring more businesses to the City. Vocational schools.
We need to stop welcoming and allowing homeless drug addicts. People should not be allowed to sleep/camp/store their garbage on our streets & in our parks.
Widen the major roads in Turlock, Geer, Olive etc. Infrastructure should be improved before building
Build more homes
Less homeless, housing, education, mental health
Better distribution of commercial and residential land
To have good planning staff to do the job
Traffic Control red light running
Infill instead of expanding
Sidewalks, bring better merchants such as Trader Joes
Repair Linwood Rd., Stop putting traffic lights on Christoffersen, need another Jr High, Increase police force, make Taylor Rd. an easy way to access
maintain parks
Healthy grocery stores
More affordable housing, Roads and potholes
Build more housing, activities for younger generation
repair roads add sidewalks
STOP PUTTING MARAJUANA SHOPS NEAR SCHOOLS
Improve summer air-tree harvest; 3646 Geer Rd; help unsheltered people & pets
Clean up; house homeless
Homeless, maturing Turlock
Infill development in order to boost city's tax base without increasing costs
Stop urban growth to keep it a small community
repave roads
Affordable housing units where people will want to live
Improve westside; promote local jobs/business; promote ADV
Improving dowtown
Cleanup blight; fine owners w empty buildings/Golden St & Olive
Homeless, and stray animals
Sign ordinances
More housing for single family
rent control
Clean up garbage off the streets
prevent homeless, enhance water quality
Drugs, crime & loitering
Clean up that shit hole, dirty disgusting town

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
A fully funtional city governed, enforces smart planning & building codes rather than foolishness like Starbuck at Canal/Gold State
Housing
CREATE SHELTER FOR HOMELESS
INCREASE WALKABILITY
WALKING AND BICYCLE PATHS
BUILD AFFORDABLE HOMES TO RENT
trash
INVESTING IN THE LOWER INCOME NEIGHBORHOODS TO MAKE THEM SAFER
CLEAN AND IMPROVE STREETS
ADD MANUFACTURING HOMES
Promote mayor and council people
Take care of the homeless situation, hire more law to enforce keeping them off our streets
It would be nice for the city to provide more city sponsored events / classes
Reduce water sewer & garbage rates. maintain roads
Fix sewage, sidewalks near schools; additional housing
Build affordable housing w green space, walking & bike trails
Stop encouraging/recruiting homeless; Gospel Mission, We Care etc exacerbate the problem
Often used streets-Golden State between Monte Vista & Taylor
Traffic flow in and out of town
Continue Master Planning-Keep residential growth South & South East of town
Utilize vacant business space; reduce funds for homeless, attracts them to Turlock
Many have bought houses in Delhi, Livingston, Atwater-could not afford Turlock
Clean, family oriented, trees & small play areas, side walk cafes; reduce vendor's farmers market costs
Ensure robust infrastructure; conserve water for farming; protect city's heritage & personality
More services for seniors
Set aside more "green belts"
High density affordable housing near public transit-empty parcels at Geer & Christopherson, Geer & Monte Vista
Improve walkability & density; more pedestrian friendly
Cleanup
Benefit from traditional city planning; mixed zoning-commercial/residential; more affordable apartments
Boosting restaurant & shopping within city
Crime in downtown & Lander; business leaving these areas & West Main
Housing; access to business & commercial structure
Incentivize corporations to move here to provide jobs
Activities for youth/seniors like swim classes; mental health services
Open shopping center near schools; improve old housing
Enforce/remove homeless encampments
Street maintenance
Public transportation; public & private homes/town homes; houses & apartments
Road conditions are horrendous
More affordable housing
Improve downtown
Cleanliness
Improving air quality; affordable housing

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Crime; enforce traffic laws; speeding-too many accidents
Fix homeless issue; fix existing infrastructure
Crime
Lower cost for industrial & light commercial in Wisp area.
Reduce Melo Roos taxes on our houses
Limit growth; congestion; not enough resources
Affordable housing for those who work in Turlock
Improve water (tastes terrible)
Promote unity among the diverse groups-racial, religion, economic level, age
Water conservation & solar
Homeless creating garbage around businesses; control crime
Build affordable housing; create job that attract talent
Water & waste & cost efficiency
Housing for 1rst time buyers with kids; safe senior housing
No more Starbucks-have enough
Improved infrastructure for bicycle travel/safety
Roads - not just patch work - fix!
More police, fire & EMT
Potholes; build a mall
Affordable housing & maintenance of roads
More law enforcement to help clean up Turlock
More low income housing; drug rehab; mental health resources; rotating cameras at 4 way stops
Golden State
Crazy bay area prices for apartments let along homes
Infrastructure to support a balance of housing opportunities
Provide more housing opportunities for the unhoused and low income population
MAKE CITY MORE BIKE AND WALK FRIENDLY ON N GOLDEN STATE
MENTAL HEALTH
HALT EXPANSION-BUILD UP NOT OUT
Harsher punishment for crime
INFRUSTRUCTURE
HIGH DENSITY HOUSING, REPAIR INFASTRUCTURE, DIVERSE FOOD AND SHOPPING OPTIONS
Housing for seniors
lower the costs of permits to build
WATER AND SEWER SYSTEMS
HOUSING
Crack down on drugs
Attract and hire additional police officers
Homeless, crime, roads better parking
Homeless living in public places
stop crime
need more bars and clubs
fix roads, prevent homeless, safety
Improve roads, affordable housing
fix roads
Maintain roads, crime, gangs

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
Potholes / road issues
Safety
more trails walking, biking, access areas without cars, more recreation options
Affordable housing and roads
fix roads
affordable land
Improve walkability between shops, homes make green way areas
drugs, crime, drunk driving
affordable houses, fix Roads, more businesses
Roads, safety
Job growth
Homeless
affordable housing, roads improvement
Reduce crime
roads
roads, potholes
Homeless, and roads
stop building expensive homes, stop high rents
road resurfacing
Homeless
affordable houses, fix Roads, more businesses
Mental health care for homeless
roads are the worst
roads, housing, jobs
homelessness fixed, unique restaurants / shopping
Housing for homeless, mental health, maintain streets
remove homeless, and reduce crime
recreation park, update playground equipment, improve water supply
roads and appearance
we need housing
Lower crime when schools are at risk
eliminate homeless, fix roads, staffing at TPD/fire, school safety
Fix the roads, stop the recent influx of homeless
More police, repair streets, keep load music down
Road Repair
fix the potholes in the roads
Budget for more police patrols; reduce crime/homelessness
walkable areas
Provide more green/outdoor areas to enjoy that are clean and safe
No more pavement; use money for public transit & pedestrian friendly transportation
Vote for proven honest, trustworthy, ethical people for City Council
Provide homeless services; rent control so low income can afford homes
Increase recreational areas-secure bike lanes & walking trails
Affordable housing
Build a homeless shelter
Stop enabling them, epidemic-they are not the backbone of this town

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Specific community goals to reduce homelessness
Affordable housing; possibly homeless shelters
More homes built
DAMAGED CONCRETE
SIDEWALK REPAIR
SLOW THE GROWTH-QUIT BRINGING LARGE AMAZON BUSINESSES
CRIME
LARGER LOTS ON THE EASTSIDE OF FOR CUSTOM HOMES NOT TIGHT SUBDIVISIONS WITH NO YARDS. HIRE MORE POLICE TO PATROL
Improve roads, street lights & signs
Repave main rds: Geer, Marshall, Taylor Rd, N Quincy, N Johnson, etc
Hire enough personnel to properly maintain the city
Trim big trees by houses
Control property taxes; more green space
Remove encampments, don't allow movement within Turlock areas
Limit the population growth/expansion. Why do so many units need to be added.
New businesses need appropriate parking and drive-thru lanes
More funding for Police & Fire and emergency responders
Need new roads and home areas done
Roads. Make sure all new building/homes have plenty of off street parking. Reduce capital facility fees & building fees to encourage building on current empty lots
Adopt a housing first approach for homeless population in tandem with a comprehensive social work support system. For example: Everhart Village in Chico
The main thoroughfares, the roads of 99 such as Taylor Rd and Golden State Blvd
Support law enforcement
You have all that money & waste it!
Friendly to police; penalties for criminal activity
Senior housing
A mall; better internet service; build on west side
Affordable housing; outdoor activities for children; parks
Put stoplight at 99 & Taylor exits - dangerous
Area where people can engage like San Pedro Sq, San Jose
Lives on Xavier Ave over 20 years-never has been repaired
Build a large mall to give residents something to do/weekends
Don't increase housing
Downtown improvement; business open Sunday; hotel downtown; Trader Joes
Fill in open spaces in city. Limit growth in ag lands
Do not let felons live near schools
Fix now
Resources for homeless so they don't camp in parks/by freeways
Housing for low income people
More police catch speeders/red light violators will find guns
Increase density & expand buffered bike lanes
More police - harder on crime
Maintain sufficient police & fire
Hold criminals responsible; house homeless w services

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Abolish smog checks every 2 years; gang violence
Replace stop lights with traffic circles
Keep growth to an absolute minimum
Housing availability
Increase housing for severely mentally ill
City officials have neglected roads for years-should be ashamed
Careful planning
City needs to be attractive to attract business & employees
Clean environment
More housing
Sidewalks & streets
Remove illegal, undocumented refugees, the unhoused & gang members
Infrastructure repair: roads, signage, medians, etc
Infrastructure/medians; let's compete with Livermore/Dublin
Infrastructure in the south part of the city to open it up for homes, commercial, and multi-family residences
replace faded out street signs
cameras on stop lights
clean up the homeless issue and reduce crime rates
prevent homelessness
Flooding-difficult to leave driveway
helping the working poor and unhoused people live in safe lodging
get rid of homeless tents and the trash they create and the crime they bring
keep our fees down
Enforce residential speed limits
More affordable housing for seniors
Improve public transportation and walking areas
Population growth; no more homes or apartments
Rezone SfR R1`5 over .50 acre to all for more residences
Roads are terrible & getting worse
Attract more medical doctors
Keep water/sewage system up to date
More police-target rising crime
Taylor & Golden State; Raise tracks Tuolumne & Fulkerth
Address lawless/vagrant homeless issues
Clean water
Pave alleys
Improve run down areas, build better infrastructure & homes
Low income housing; rent, speed & intersection control
Repave Olive/Minnesota; use treated water-City planters, trees, parks
Keep criminals in jail
Attract companies w jobs; connect train to San Jose
Add more police - crime is out of control
Build community center w pickle ball, for events & retreats
Send to more cities with the help needed
Improve asphalt that damage cars due to puddles.
Especially roads south & south west of Turlock

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
Build new Jr. H.S.
Roads! Roads! Roads! The potholes are awful!
Areas don't feel safe due to traffic, gangs, etc
Stop side shows & burnouts
Traffic flow in Countryside area, street repair everywhere
Roads are a disgrace; reasonable housing prices; rent is outrageous
Promote community with better parks & shopping centers
Stop building new Starbucks on every lot available.
Improve economic prospect for all residents.
Cost of housing and utilities
Cleanup empty lots, fix pot holes
More housing; proactive approach to homelessness
More shopping alternatives
Build more moderate price homes for residents
Reduce drugs
Crack down on encampments; forced treatment for severely mentally ill
water storage
put up more streetlights for safety at night
Clean up, landscape/occupy old buildings
Job Creation, Medical Assistance, Food/Clean Water
low-income housing mixed use housing downtown
splash pads
preserve farmland
parking and affordable spaces for businesses
less government regulation
Balance water use with available water amounts
REDUCE COST OF LIVING
AFFORDABLE HOUSING
KEEP PEOPLE SAFE
maintain small town atmosphere
more trees
more police patrol
REMOVE THE HOMELESS FROM OUR TOWN, ENFORECE THE LAWS FOR THOSE WHO VIOLATE THEM
FOCUS ON WATER QUALITY
affordable housing for the homeless
increase security (police)
support tax paying residents instead of homless
fight crime, eliminate meth houses, make parks and neighborhoods safe which will lure investments make downtown a place where people will promote
maintained roads and sidewalks
community centers for the youth to play
walkability
balance residential and apartmetn growth around downtown core, multi unit housing on older larger lots east of city hall and along W Main, need more graduated care complexes
green space,

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
traffic enforcement
parking, street lighting, renew faded street signs
traffic enforcement
air quality
jobs and builidng duples and triplexes
Trader Joes, more single family homes
improve quality of life, become aware of light trespass and light pollution
Add additional homes
keep Turlock/Denair/Hughson safe stop homeless and illegals
stop enabling homeless
Take homeless out of Turlock and Turlock's businesses
improve industry, economic opportunity & permitting of new businesses
affordable housing
Fix roads - do something about the homelss population wandering the streets & sleeping in doorways
put lights on dark streets
Having affordable single family homes, no more apartments we want to own not rent
more funding for police
cleaner neighborhoods, less crime
Smaller starter homes
remodel or demo vacant delapidated buildings, add apartments ontop of historic buildings
maintain boundaries, don't sprawl onto ag land, keep Taylor Rd as north boundary, no homes west of 99
police traffic enforcement
red light cameras at major intersections,
arrest all crime-not allow any homeless-make Turlock Save
aquatic facility like they have in Livermore
shopping
keep it a planned city
Senior Housing, another hospital
bicycling paths
whole foods
maintain and improve infrastructure
fix street lights
water quality
more police
focus on underserved areas, missing middle housing, bike/ped pathway expansion, water preservation, ag preservation, wildlife preservation
Outlaw homeless campers
Improve water quality, road infrastructure an drepairs, waste treatment plan expansion, increase law enforcement, hire new officers
Get homeless situation under control. Poor road conditions needing repair. Traffic congestion at Monte Vista & Countryside. Address traffic flow around town - lights impede flow in many places.
Remove all homeless that have been shipped in from other areas and get a new mayor and council that support that and police
Re-pave all roads that are need of paving, start now
Stop services for homeless/transient population, create more affordable homes vs rentals, repair roads
Finish the streets and sidewalks

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Fix the roads & improve water drainage on streets
better jobs
Fix the roads. they are beyond repair
Preserve our farm land
Clean up the homeless problem turning into Modesto with people sleeping in front of businesses
More security and support move small business
Downtown improvement less homeless
Reducing crime
Infrastructure, crime, becoming a place where people want to open businesses
Drinkable water
Roads - surface streets need repaving (not just pothole patching) water quality needs to will exceed standards to be drinkable and not a health risk.
Please repair the roads
Homes in neighborhoods that need upkeep. (trash yards non working cars)
Improve walkability of the city, develop affordable housing for residents priced out of the market by Bay-area transplants and investors flipping properties
Reduce or eliminate homelessness, not with affordable or temporary housing
Crime
Working together to make Turlock the best town
Clean up all the homeless drug users. Stop accepting so many transients shipped from other places like San Francisco
address the homeless problem, build low cost housing, expand police funding
Bring all street sup to par our strees are a disgrace
Provide clubs (boys & girls) free of charge to the public to provide a safe & fun place to hangout and do productive things
more parking in downtown area
more affordable housing fo rlow income families
buildout of fire station4 to a permanent location, expansion of fire services to meet demand of city, incorporate city islands, expand the Taylor Road greenbelt to keyes road
Improve city government get citizens input on all major issues and comply with citizens wishes
Stop red light drivers
Get mental health resources to help homeless get off the streets
govt begin business friendly
Build more houses
more police, arrest shoplifters, get homeless off streets and not in front of Walgreens and Wal-Mart
small business, housing but with duplexes and triplexes, apartments should not be built
maintain streets, parks
clean up buildings
Too many bureaucrats and regulations
no more houses
reduce air pollution and improve air quality
One more high school
water quality
job growth
keep the number of housing the same
stop crime

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
jobs, increasing housing costs,
jobs, law enforcement
Get rid of homelessness
start upholding the law and remove homeless
Repave East Avenue
stop building homeless shelters
more security, prohibit guns, prohibit marijuana, help reduce the rents and cost of food, help the homeless so they are not on the streets
lower the cost of living and cost of rent
create more jobs
retain companies to better salaries and repair streets and sidewalks
Put in drainage and portable water in areas where there is not services, shelters for homeless
build more housing, not avoid high rents in the city
have centers of rehabilitation and job training for the homeless
educate the people, especially marriages, young so they can educate their children
restoration of old buildings
do not wait until the road is so bad they can be used
Return to the start, "One Nation under God", like it was said by the founding fathers. That the bible is taught in schools. Jesus love will change everything. The love to help others. Prayer
plant trees, maintain vegetation around streets, clean gutters and drains, maintenance of streets with uneven concrete.
Have a green initiative, reduce illegal residency, create jobs for younger generation, control gangs
Reduce the amount of chlorine in the drinking water repave Lyons Avenue
Infill waster properties, promote removal and rebuild projects all over S. Turlock, S.W. Turlock Golden State
fix the streets
long term Investment and development, not enough housing and little business development
clean the streets of trash, make local laws on rent control
why send a survey out? The planning division does whatever they want and never consults the community before doing anything
rearrange the homeless , close all cannabis stores in Turlock
rather than use precious farmland for commercial enterprises, use the N Golden State Blvd area
Build more single story 4 bedroom 3 car garage houses in the north and east parts of Turlock, not enough supply to slow demand
low income housing for seniors on social security
safer loading and unloading and parking for all schools
infrastructure development/upgrading, lowering speeding, car accidents, build housing
stop building new Starbucks on every lot available, clean up homeless
improve Taylor Road
keep vagrants that call themselves homeless out of Turlock! Stop making this a business so called services, and allowing them to come/stay here
slow down we don't need more fast food and coffee shops, we are losing our small town feeling
Get rid of Liberal politicians destroying this City, stop accompanying homelessness at tax payer expense
sidewalks
Sidewalks and streets with big potholes that have lifted cement
Bring other retailers so it can bring in more revenue into the community. Example: Home Goods if at all possible

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Get rid of the homeless people
Safer and cleaner city
Get rid of existing City Council - inept!
Fix the worn out roads. Quit accommodating more homeless arrivals
Resurface all the city streets (urgent)
Get the homeless off the streets - clean up garbage along our freeway
Put a moratorium on building more houses and apartments
Fix the roads
Maintaining what you already have. But equally advance in areas. You absolutely can do the same in future. Turlock has done well so far.
Improve our streets and athletics
Get rid of the homeless problem and make Turlock safe
Get rid of the homeless
too many homeless & trash
The bad roads all of them! fix
No more houses
Potholes - repave all streets
Eliminate chronic vagrancy, crime, homeless issues. Fix roads. Nothing else is even close to the importance of this issue.
Bring in more doctors & health services so we don't have to wait months for an appointment
No growth
less restrictive building permits, keep roadways clear, more parking downtown
hire more police
homes 800 sq feet to 1,700 sq feet so people can afford housing
citizen safety and cleanliness
police force increase
crime, more cops
Turlock is already over populated and overgrown
more bike trails more walking trails, improvement of safety on the roadway and trails
more shops and restaurants to gather
art, sculptures, things built all over the city for a fun hip image of our city
fine homeowners who don't clean up the alley behind their residence
run off all of the bums and junkies, don't allow them to build their junkie camps, jail those who break the law
keeping clean
control crime and prosecute those who commit crime, don't allow homeless encampments within the city limits, working with the county to develop Taylor Rd make a 4 lane road
cleanup eyesores of weeds and potholes, I want to feel safe and want police backed up with tougher criminal consequences
sidewalk repair, public water safety
fire current Mayor and elect a Republican conservative Mayor by doing that we can fix Turlock stop catering to Gavin Newsom and woke policies FGN & FJB
more shopping, strip malls, keep money in our community
clean city
Berkeley Avenue from East Ave to Golden State Blvd
don't expand population too much, keep it a town not a city

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
building permit fees and timelines improved, airport, protect & preserve safety, family & small town feel and values, improve fiscal responsibility of City re: exhorbident admin salaries & contract buyouts, increase business, limit business license for pot and tattoo shops, look at Livermore
additional police, repair city sidewalks damaged by "city" trees
make landlords keep rentals looking nice
police
Geer, Pedras, Oxford
stop expanding, there are enough people on this planet
Taylor Rd needs to be 4 lane, 2 for each side of traffic
fix roads, why are there so many homeless here?
cleaning areas before more is built of anything
repair roads especially around Donnelley PArk
leave it alone
crime, Hwy 99 to Lander needs to be cleaned
widen Taylor rd
water quality
minimum wage control
streets and roads are horrible
Fix the roads!!!
Fix the damn roads!
Sove homeless/ or working towards a better solution- school jr another/ elementary, crowding
Road repair, take care homeless people
remove homeless
Fix the roads- specifically repave- enough with the patch work
Roads, homeless, more program for small business owners
Remove homeless, fix roads surfaces, get tough on crime
Repave Ovive Ave between Tuolumne and Christofferson! Romove fence from around pond at 2125 N Olive Ave
City roads
Road improvement, reducing homelessness
Fixing street & roads that have way to many potholes. Try to make air easy to breath
More entertainment for the kids and teens. It will help keep them off the streets and gangs. fix our roads!
Housing-Duplexes etc., Granny flats, small homes
Finish replacing all of our roadways (so many potholes & large cracks, If building new homes make sure they are high end and made to last
Roads, pot holes, water condition
More low income apartments, not houses, should start with fixing the roads first, patch work does not work
Roads, Fic street lights so they are timed
Fix streets, remove homeless from downtown areas, more family events
Street repaving, Allow for more room in commercial areas, parking, traffic, future comm. projects
no Mello Roos on future subdivisions
what is important is that Turlock be a peaceful place and that it grows more
Fix old pipelines
Try to keep all the areas of Turlock clean.
more jobs

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
have more control with robbery in the stores and solve the homeless problem which is growing
have more security and police presence in different areas
close all cannabis stores
more markets of diverse races
Demand new Mayor
remove homeless camps
Educate population regarding the environment
Make GSB attractive to businesses. Plant trees , bushes, clean the air, keep the dust down
Roads are a disaster
Cleanup down town, reduce all the homeless all over town
Architecture with principles
The homeless!! More affordable housing for "middle class" first time home buyers
More Parks
Stop additions, hosing growth
Repair streets
Control Growth, Two things I notice immediately are the homeless, and the graffiti
street repair, tree pruning
Pave all streets, lots of potholes, fast cares on the streets
More affordability, Take better care of the lesser income side of town
Brighten street lights, improve street lanes, streets signs make bigger and readable
roads are horrible
fix potholes
Pot holes, and homes boarded up and not being maintained
Fix streets and potholes
Stop allowing homeless to set up all over, clean up streets
We need a clear vision for the city, We need to make it easier to open a business
Save farmland
Quit building and taking up farm land
Clean up of how our city planters and entrances to town.
safe water & sewer to remaining city islands
Potholes everywhere
More police officers and continue repairng the roads
Build more affordable housing, Build a homeless shelter
stronger aid for mental health individuals
rebuild Taylor Road
There should be a Jr college (branch of MJC) with vocational courses
Poor traffic control, need more cops, need a better master plan, need more family friendly areas, more college friendly areas
leave our city alone it will grow like it has for years
repave roads patching doesn't help the roads are becoming too bumpy 3rd world countries are better
no more starbucks, more healthy food options, i.e. sprouts, whole foods
requre homeless to clean up and work to clean parks and public areas
keep it small
keep population down
reduce low income housing
fix drainage off Walnut onto Heritage

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
no more construction, crime increases
street lights, residents garbage cans behind fences
improve Police Department
stop spending money on homeless, spend money on kids education and future development
better traffic patrol on Monte Vista for red light running
more sports complexes for youth
REDO BROADWAY STREET/OFFER A PROGRAM TO HAVE OUR OLD HOUSES PAINTED-MAYBE PUT THE HOMELESS TO WORK
MORE POLICE OFFICERS, PARKS, VENUES
POT HOLES IN ROADS AND REDUCED PROPERTY TAXES
IMPROVE RESIDENTIAL STREETS ON SOUTH SIDE. IMPROVE BERKELEY/GOLDEN STATE INTERSECTION. IMPROVE POLICE FORCE & PROTECTION
REWARD LAW ABIDING CITIZENS AND PROSECUTE THOSE WHO BREAK THE LAW
HELPING THE HOMELESS AND SENIORS LIVING COST
GOOD PLANNING-NOT OVERSPENDING
BUILD MORE HOUSING-ALL TYPES, SIZES AND PRICE POINTS
CLEAN UP TRASH MAKE TOWN MORE SAFE
BRING IN LARGE COMPANIES TO PROVIDE JOBS
PLANT TREES TO PUT OXYGEN BACK IN THE AIR AND TAKE CARBON ELEMENTS OUT
REDUCE CRIME! CONCERN ABOUT RESIDENTIAL UNLAWFUL TRESPASSING LAWS
HAVING TV BROADCASTING COMMUNITY ISSUES, NEWS, AND COMMUNITY MULTICULTURAL CONCEPT
STREETS ARE IN TERRILE CONDITION, NEW HOMES WITH THESE STREETS MIGHT FAIL. I LOVE TURLOCK, PREPARATION FOR THE FUTURE IS VITAL
INCREASED COMMERCIAL SPACES
ADD SHUTTLES IN DOWNTOWN ON MAIN AND OLIVE TO CONNECT TO BUS DEPOT
THE STREETS THROUGHTOUT THE CITY
improve water quality
clean drinking water
more affordable housing
walking, biking, running path
build more housing
No mental health facilities, no growth beyond current General Plan boundaries
More Housing
Another Hospital
water
increase police staffing
Drastically improve the homeless situation
crime
more sports complexes for youth
restricted water use is ridiculous
better equipped for blind, low vision, no false promises

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Visual improvements to Golden State with landscape & refurbishing buildings
Police streets that are too fast (Monte Vista)
Maintain City boundaries
Green space
Traffic
Fix roads & sidewalks & synchronize the traffic lights
Update roads & sidewalks; add plants to make city more aesthetically pleasing
Fix the streets/repaving to fix potholes
Should be #1 but improving infrastructure
More police involvement
Get rid of mosquitos
Expansion & improvement to mobility, public transit
Road repair, public safety
Fix the city roads
Water
Road repair
Fix the roads
Streets
Shared housing, ADUs
centers for services in low income areas
don't make Turlock a magnet for homeless from outside the area as you address homelessness
housing specifically for elderly villages
reduce crime/safety issues
more retail, dining choices
road repavement
road paving
fix roads
road paving in non Mello Roos areas
clean up homeless camps and junk
repair roads
fixing the roads
pay for uneven sidewalk repairs due to City's tree ordinance
improve public transportation to reduce parking pressure everywhere
road/street repair
public transportation
Repair streets
Lower crime, stop growth; manage traffic; fix streets
Affordable public activities (roller rink, etc
Build smaller & more grocery stores; neighborhood tree planting
Build homes not cooling centers; fix City Hall-too many revolving door positions of leadership (i.e. City Manager-fix this and other issues will follow
Crime
Improve roads
Bike friendly roads

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Fix the roads
Stop planting trees in neighborhoods that ruin the walkway!
Road repair
Restrooms for the homeless
Fix the roads - clean up the water
Roads always roads
Sidewalks on west side, fix the streets, more street lights
Roads
Growth for sake of growth-negative not quality
Allow planning to happen to avoid clusters of spotty urban development
Road repair
Fix roads
Reduce city utilities
Gangs/drugs/trafficing; roads
Make the parks nice & safe again!
Roads!
Road repair
Shitty water
Better restaurants
Load (loud?) music in cars, motorcycles, trucks
Remove diseased trees & replant new trees
More bathrooms in parks
Recycling program, enhance it, teach people how to do it
We don't need more Section 8 housing, need senior housing
Fix Roads
streets
Adding another High School!
community events
Roadway repairs
REDUCE CRIME/THEFT
get the homeless out of downtown
Downtown events to jell the community "togetherness". Downtown needs floral benches for seniors & young families
Safe streets for our children to play near; install speed bumps
More swimming pools
More affordable housing/apartments
Repair roads - damaging our cars
Adolescent recreational programs in addition to schools
Speeding issues along main roads
Maintaining and encouraging bicycle paths
Fix all bad roads, there's too many in all areas
Improve street surfaces
More resources for senior citizens
Apply eco friendly oil along rr tracks to keep Turlock cleaner, train kicks up way to much dust, it get disgusting

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Make minimum wage match cost of living
Infrastructure for electric vehicles
Construct bicycle/walking paths
Fix the roads
Fix the roads-Geer, Taylor, Golden State
Roads need improvement, reopen Navigation Center
Reduce drug use
Clean up what the city has made a mess of; too much homelessness-too much is already given-enables the needy
Bring doctors into the area
Bring doctors to the area
Parks for youth
Swimming pools
As I said, new council & mayor; help the homeless
Address rise in crime & hire more police officers
Remove homeless using drugs & prevent/limit homelessness
If it isn't broke during lean years please wait to fix it
Improve road conditions
Better drinking water
Responsible city government - Finance & HR
Renewable energy sources
Addressing crime (already can purchase healthy food here)
Repave roads
control traffic
New high school
roads
fixing surface roads
stop building homeless shelters
Fix roads
Crime
We need to also reduce noise & light pollution
Road repairs!!
Fix the roads
Roads/homeless
Stop 18 wheelers from driving down E Linwood Ave
Address current vagrancy; enforce laws
Road maintenance
Resurface rough roads
Neighborhood parks & recreation
Help the homeless who are native of Turlock
Centralized place to take backyard food for donation, like veggies & fruit
Keep city parks well kept, so much lawn has been replaced by weeds
Small homes for homeless
Support our local law enforcement & fix stop lights

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
More police
Safety & increased law enforcement
Fix pot holes
Social venues near downtown
Abandoned & decrepit buildings
fix the streets
help with mental health
that the services for water, garbage and gutters are so expensive
Fix the roads
Safer streets as well as well as eliminate potholes
People run red lights & stop signs, drive recklessly; more policing
Solar power
Crime-mostly burlaries/robberies
More children's sports program
Roads in all areas
Get the holes in the streets fixed
Upkeep of roads
fix roads, reduce gangs
street repairs
create additional family recreation areas
have all recipients of food stamps to work.
Need additional recreational parks in our area
street lightning
plant trees, make new homes affordable, motivate the homeless, have gardens at home, and form education centers to respect
Neighbors are removing trees after major storm in February
Housing west of Hwy 99
Road repair
Reduce number of min wage jobs; entice businesses w professional or trade positions to increase per capita income
support the help centers such as Turlock Gospel Mission, Salvation Army, etc. value and love every person on the streets.
Charging stations
security in the parks and streets
More funding for public library
Affordable activities for children; more free library activities
Public transportation
Activities for family/kids i.e. Funworks/Busters
Maintenance, cleanup; preservation
Shop plaza composition/S Turlock (phase out smoke shops, check cashing, add salons, dry cleaners, boutiques)
Street repairs
City roads
Build veterans' homes before anyone else
More police

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
More street lighting
Improve roads
Roads
Build family friendly entertainment (affordable)
Address pesticides used by ag; cancer incidents in Turlock is alarming
Increased population requires increased safety; fix roads please
Fix the roads
Better paying jobs
Better management of city/public funds
Family entertainment options
Roads
streets
reduce large open spaces, new business and more housing
Fix the streets
Dedicated pickle ball courts
Funding for the police/fire
Repave the roads in Turlock
remove the homeless, fix roads
I don't think it is the City's responsibility to prevent homelessness
lower crime in 95380 and commercial, faster police response
fix the roads
The Planning Commission is worthless and never do whats right for Turlock
street repair
clean all streets in Turlock
build more affordable apartments for drug rehab participants
get rid of current Council
more family activites
get roads fixed, enforce speeding driving laws, more senior housing/services, crime prevention, lower tax rate, make public schools available to tax payer first then low/no income
keep the smaller town feeling not another Modesto
maintain City and all these other things will fall into place
Fix roads
Addressing the traffic near Dutcher
Fix roads
Fix roads
Traffic control
Fix roads
Infrastructures to alleviate traffic congestion
Fix THE ROADS
New Jr High
Homeless
fix roads
Lower senior rentals
police and fire protection

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Affordable housing
Road Improvements
Street repair
Safety
Streets
Reduce terrible vehicle noise; warming centers
Public Safety
Fix roads
Tree planting
TNR programs and adoption for stray animals
Pave streets
Improve roads & cost of city water, garbage & sewer
Cut red tape & permit fees, which create ore building permits!
Road repair & sidewalks - especially on the west side
more green space
LAWLESSNESS, NOT ENFORCING CITY CODES
road repair
protect downtown businesses from homeless
sewer charges are too much
loud noise from freeway and fairgrounds
fix roads
stop building Turlock can't handle current population
attracting activity based businesses
more senior housing or rent control
road improvement
address light trespass issues and light pollution
add walking/bike paths to prevent accidents
roads
Fix roads
Reducing city utilities fees
community events like fireworks
repaving the bad roads
roads to be fixed on west side of Turlock and southwest Turlock
Roads - you have the $ also
vacant building golden state and olive, affordable veterinary for spay/neutering
Fix the roads
police to enforce traffic laws
keep parks free from homeless
better roads in old part of town
traffic enforcement
improving roads (should be highest on list)
more cameras at stop signs, enforce punishment for not honoring stop signals
fixing roads
paving

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
less fast food, more healthy food
Fix roadways
roads
water
Creating things like the Boys & Girls club for young adults, middle & high school students to hang out and have fun things to do
more parking in downtown area
squatting or homeless camps
roads
Mosquito issues were a major concern in summer 2023
Cost of utilities keep increasing unfairly
better medical more qualified doctors
End homeless services for non-Turlock residents
Repair all roads
Building affordable housing, apartments/condos
Non-chlorinated water tastes too terrible
Increase police patrol on Countryside/Monte Vista area also please bring in a Trader Joes
Stop crime and destruction by homeless drug addicts
Healthy water
Water quality as stated above
Roads and homeless
Improve walkability
Repair/resurface roads
actually execute the city master plan stop refreshing it every 5 yrs and not accomplishing any goals
Fix all the pot holes in the street
Fix the roads
fix the roads
fix roads
better landscaping, areas, modernize
combating fentanyl crisis
combating fentanyl crisis
code enforcement in neighborhoods abandoned cars, trailers, graffiti
mental health and addition treatment centers
Easy permitting of new projects
protection for seniors on the street, beat cops walking around
more recreation things to do
Fix more roads - good so far
safety and security
Road Repair
street and road maintenance
roads
repair roads
reducing homelessness and supporting law enforcement

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Homelessness
menos requsitos para viviendad de bajos recursos
Repair roads
Pave the roads
Fix roads
Fix the streets. No more potholes
more Police funding, tough on crime, enforce laws, discourage homeless from coming to Turlock
Road Repair
Road repair
Fight the State on imposed mandates/laws
reduce traffic
Roads
Fixing roads
Restaurants
Housing
Attached paper with added suggestions and extensive explanations.
Community gathering
Improcing road surfaceing & safety
Speed bumps for speeders
Get rid of hypocrits trying to run our lives
Road maintenance. Should not be doing the other things at all. Fix the roads.
Fix the roads
Expand CSUS to attract graduate level students
Building and business friendly environment form within city management
Fill empty stores instead of leaving vacant-looks rundown
A survey is not what Turlock needs-it needs common sense. The fabric of Turlock is torn
Deal w homeless; look after US citizens ie, vets, sr citizens, citizens w mental illness
Improve the traffic lights
Clean up our city
Gangs, crime, homeless, trash all over town
Good restaurants & healthy food stores
Fix the streets
Build a downtown entertainment district
Work on the homeless
Make it illegal to sleep in public parks/right of ways; stope spending our money on homeless & producing nothing
Improve building department to issue permits
Keep our farmlands in tact - will help making it easier to buy healthy food close to home
Road safety-some not repaired over 20 years; fix pot holes; add sidewalks
Pave streets equally, not matter the neighborhood
Remove rats & cock roaches
City is not able to manipulate the choice I marked #7
Stop teaching "woke" agenda in schools
Fix the roads

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Crime/drugs
Roads #1
Fix the damn roads!
Fix the roads
Fix roads
Senior housing
Improve street conditions, sidewalks, bicycle lanes
Stop inviting prisoners to our community
Budget more dollars for Police Department
Neighborhood safety; more community policing
Roads
Homelessness
Fixing roads & draining
Install sidewalks; fill potholes
1620s Gov William Bradford discovered land ownership/free enterprise saved the failing community. Remove obstacles to property ownership & the ability to do business.
Repave roads
homeless
rising crime
Improve roads
Make it a safer place to live.
safety
Reduce household expenses, utilities, insurance, etc.
Reduce crime, homeless are problem
gas prices
Get rid of the homeless
PAVE THE ROADS
Fix the roads
Roads
Just plan getting rid of homeless
REMOVE GRAFFITI, STOP TURNING RESIDENTIAL INTO BUSINESSES
Fix the roads
FIX OUR STREETS
Road improvements
GET RID OF HOMELESS
PROVIDE FOR HOMELESS
FIX ROADS
REPAIR ROADS
TRAFFIC SAFETY (ENFORCEMENT)
REDUCE STRAY CAT/DOG POPULATION BY SPAYING AND NUETERING
MORE JOBS SO PEOPLE CAN AFFORD HOMES, NOT HOMES FOR HOMELESS
More affordable homes means more people & more income in the City. You've did a great job so far. I've been all over California from San Diego to Cresent City and beyond. This place (Turlock) is nice, clean, and calming. I've been here since 2002. i love the area.
STREET PAVING

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Improve our schools
Homeless and safety. This is what we care about.
Lower rent prices
Create a positive business climate - private investment will do the rest.
Bring more doctors and nurses
Address the rising cost of TID and water-sewer and garbage bill.
Homeless in Turlock getting worse
Development is too heavy in Countryside area, not enough in areas that need it - downtown, Golden State, Lander, etc
Make signs for wildlife on the road
Diversity, equity & inclusion programs
Open new grocery stores
More walkable/bikeable areas w sidewalks & shade trees
reduce foreign immigration, stop illegal immigration
Street repair & maintenance
roads
get rid of incentives that keep homeless around here
cleaning up the city i.e. garbage, loud cars racing cars
Roads - repair & maintain & water drainage improvement
road paving
leave it alone
roads
put homeless on 2 acres and make them work
Provide sidewalks
Road maintenance
lower taxes and fees
road maintenance
Synch traffic lights (reduce tail pipe emissions & red light jumpers)
fix streets
parks for families, community center for kids
crime, speedy, thrift
improving quality of life
Potholes & visible lines on roads
Water areas for children in summer; all new housing & buildings should consider quality of bldg materials; greenery for families & strollers sit and/or play
potholes Geer and Olive, weeds growing in center dividers, city water tastes bad because of chlorine, safety and crime
repair roads
public seating outside
roads
addressing needs of businesses and property owners because of the homeless
relocating homeless to avoid blight and danger in our community
crime prevention, more police, taxes costs of living, re City of Turlock monthly bills
clean up homeless downtown
Improve roads & infrastructure for future growth

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Senior Services/housing/retirement & residential care
Speed & red light cameras - too much dangerous driving, not enough police to discourage it
Safety
Improve safety; crime
Crime, theft, enforce traffic laws; more police
Fix homeless issue, don't invite them in
Crime
All governments should run by the consent of the governed
Streets need to be repaved, too bumpy
Water tastes terrible; no mental facility in Turlock
Fix the roads
Childcare for working parents/coverage during school breaks
Quality of roads needs improvement
Fix the roads
Get tough on crime/criminals, make Turlock safe again!
Roads although poor quality reduce traffic speed.
Improve City water quality & reduce its price
Many have variables beyond local control; not a fan of imposed regulations
Gas prices-cheaper in Fremont
LET PEOPLE FIX UP THEIR HOMES WITH OUT DRACONIAN REGULATIONS
Do something about the gangs and crime committed by minors
AFFORDABLE HOUSING FOR ALL
crack down on squatters and crime
LAW ENFORCEMENT
fix roads
vacant lot owners to build at lower cost
more police officers
roads, reduce crime
Make it easier to build
crime
quit calling abled bodied people homeless they are bums
stop crime
Roads
Roads, street lights, maintenance
Maintaining parks
Improve roads
Use whatever authority the City has to eliminate the blight of the old Jura's Pizza building at the corner of Olive and Golden State
Roads
Potholes / road issues
Safety
fix the roads
TPD does not respond to crime
Enforcing speed/ Traffic laws

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
create safe bike lanes
Roads need to be fixed
Road improvements
crime and safety
Improve signage, repaint street lines
Landscaping
Extend stores
Find tenants for vacant store buildings
Chick-fil-a please
clean turlock
water quality for drinking
education
Repair Roads
fix roads
fix roads
Fix the roads
Get the illegals out of the neighborhoods
Improving
Fix the potholes in the roads
speed bumps to reduce vehicle speed
Roadway repairs, more police and fire personnel
Roadway repairs, safety
Roadway repairs
Roadway repairs, safety
minimum wage control
Fix the damn roads!
Caminos
Roadway repairs
REPAIR ROADS
Repave the roads
Roads, homeless, more program for small business owners
Roadway repairs
Public Safety and homelessness
Roads / street improvements
Job growth for blue collar workers
Fix roads
Correct water problem
Programs for kids
Not WASTING Tax Dollars! spend smartly/efficiently!
Make our City more pedestrian and public transit friendly
Save prime farmland north of the City
Redo roads
When permitting new housing communities ask developers for traffic calming roundabouts the work
Fixing roadways and sidewalks

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
The city is over populated
This list is ridiculous, where is education improvements? City services? Traffic Control, Where are the cameras?
Road repair and improvements in Turlock
Take better care of roads on poor sides of town
Reduce Electric Bills
maintenance of parks and sidewalks
repair roads
Fix pot holes in roads
Stop human trafficking
ROADS AND SIDEWALKS
TURLOCK WAS A GREAT CITY, NEED TO KEEP AS IT WAS WHEN I CAME TO US
MAKE TURLOCK A WALKING FRIENDLY CITY
FIX ROADS
Running out of ground water/ drawing from the river
MAKE TURLOCK SAFE
Housing for families at a lower rate
ENFORCING TRAFFIC VIOLATIONS
Signal lights near schools changing yeild turn to a turn on lights only.
Bringing city islands into the city so development can occur
Consider frequently abut moving from this once great area!
fix the pot holes on the streets
fix the streets
Clean the City every day
security in the city
City's appearance: parks aren't maintained, university grounds aren't maintained; potholes everywhere; homeless are allowed to sleep and leave trash wherever.
Maintain landscapes; stop requiring landscapes that we can't or don't maintain
Fix streets
More tree planting to address climate change & heat island effect
Roads/crime. So much crime
Try to improve traffic flow
Parking commercial vehicles, RVs, trailers etc in residential areas which effects neighborhood's safety and property values. Should be monitored
Keeping weeds cleaned by homes and trash cleanup
Reduce capital facility fees & building fees to encourage building single family homes on existing empty lots
Roads
college housing
Evaluate use of traffic control devices to mitigate unreasonable delays
Fix roads
Preserving & facilitating ground water
mental health services to address homelessness
Roadway repairs
Things and places for young kids
More community entertainment

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Repair roads
Fix flooding issues
Address crime-thefts
Roads
Repair roads and sidewalks from trees
Our horrible roads are dangerous and an embarrassment to Turlock.
Continue to improve roads
Fix our roads
Fix the roads; reduce crime!
Stop shoplifting w punishment; fund police better to respond to calls
Infrastructure upkeep (roads)
Repair street & hire more cops for patrol
Better road resurfacing/pot hole filling
Road repairs/repaving - N. Olive north of Tuolumne
Enforce handicap parking
More activities for seniors!!
Repair the roads
Clean Turlock of trash
Improve roads
Retail theft
Gas prices or better roads
Create a more engaging college downtown atmosphere.
Create an attractive atmosphere; Turlock needs to be a destination like Lodi wineries.
Fix roads
using clean sources of energy including inexpensive solar that offsets homeowner utility costs
repaving streets with potholes
fixing roads
fix our roads
winnow geese eggs at Donnelly Park - too may geese, very messy
roads and homeless
jobs
mortgage rates are out of your control as well as lumber and labor. federal inflation out of your control. tenament building is not good for Turlock. the city cut down our shade trees.
fix the roads. bus out the homeless
clean water
by law, require homeless to moved if
fix our streets
Clean, safe neighborhoods
Lowering electric rates
Improve roads
Reduce police budget
More police address crime & speeding; help to buy homes; help working poor before homeless
Hire more police & firefighters
Put God in your life

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Roads
Increased law enforcement
More outdoor activities in parks
Traffic control
Road repair
Air pollution? Close down drive
Repaving some roads
Road repair
No more building - keep Turlock small
Provide more jobs, especially for young adults.
Free recreation programs; weather proof activity center
Fix roads & surface streets
Maintain City boundaries
road repair
fix roads and drainage
Police streets that are too fast (Monte Vista)
Visual improvements to Golden State with landscape and refurbishing buildings.
clean up our city
budget more dollars for Police department
safety in neighborhoods and more community policing
roads
Roads
Roadway repairs
Roadway repairs
Fix & repair roads/streets, most are barely drivable
Streets
Roads not mentioned #2 City is dustier than country-reduce use of leaf blowers, clean what is blown into the streets
More family activities.
Traffic
Green space
Update roads & sidewalk, more plants to make the city more aesthetically pleasing
Repave streets/fix pot holes
Equally pave streets no matter the neighborhood.
gangs, crime, homeless, trash all over town
stop inviting prisoners to our community
Should be #1, improving infr
road safety, fix potholes provide sidewalk
install sidewalks, fix pot holes
fix the roads
shared housing, ADUs
more police involvement
drug use and crime
preserve farmland

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
mosquitos get rid of them
road repair, public safety
reduce obstacles to property ownership and ability to do business
fix the streets
water
schools
clean neighborhood parks
remove homeless
roadway repairs
roadway repairs
roadway repairs
roadway repairs
fill in empty spaces
Don't cave to out of town developers
traffic signal timing
reduce building permit fee structure
roadway repairs
roadway repairs
fix roads
Update structures, water pipes etc
TAXES NEED TO BE REDUCED
STREET MAINTENANCE
PROSPERITY WILL FOLLOW A STRONG ECONOMY
REDUCING THE NOISE PROBLEMS
FIX THE STREETS, STOP PATCHING & REPATCHING
ROAD IMPROVEMENT
ELIMINATE EMPLOYMENT WASTE; SALARIES OUT OF CONTROL
THE STREETS THROUGHTOUT THE CITY
ROAD SAFETY
IMPROVE PARKS ADDRESS HOMELESS BY TEACH SELF RELIANCE
REDUCE CRIME
Roadway repairs
affordable elder care
No housing beyond Taylor Road
Maintain streets
Keep Turlock a small community
More Police protection
water quality
Public Safety
Roadway repairs
Roads, Homeless
reduce crime and theft
remove homeless camps

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
clean drinking water
Roadway repairs
address the needs of law-abiding citizens
repair infrastructure/roadways
REMOVE HOMELSS DO NOT USE OUR TAXES
WATER QUALITY
FIX THE ROADS
fix the roads
road repair
Roads
reduce crime, arrest drug dealers, free parks of tweakers
public safety/crime
street repair for entire west side of Turlock
road repair
roads need to be fixed
promote racial and gender justicd

Question 5A: "What improvements would you like to see in Downtown Turlock?"
These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked. What do they think? Start with road repair & striping than add street lighting midnite to 4am. Mandate landlords clean up an renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.
Better roads
More parking but I think it is very hard to do and more shops
New stores/brand names
more parkign
Get rid of homeless
More affordable shopping and restaurants
Move the homeless out
Occupied buildings/businesses streamline the permit and inspection processes.
Street improvement
Fix roads
none
Pleasant
Develop vacant land with apartments & condos 4-5 story
More police presence, business friendly environment, zero homelessness
Better roads
Better way for seniors to get out on transportaton, brought back to their place of living.
Give the homeless people a 1-way bus ticket out of town to Sacramento - a sanctuary city

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Need to clean up before we start building & moving more people in; people won't buy if trashy, unless they are too
Roads, sidewalks downtown; should look like Ripon, not ugly like Modesto
Fix roads, quit spending on pet projects
Better traffic lights-some time others not; creates more traffic in a town we should not have
Less restaurants (fast food) makes parking unbearable; loved Turlock as a kid, came back from Bay Area at 70 yrs hate what happened to nice litle town
More restaurants/entertainment; "expand" downtown atmosphere
Homeless, clean, more police in the evening
Remove homeless sleeping on benches; police walk downtown to talk to people not just drive around
Less homeless; variety of cuisine
More trees
High rise apartment/condos
Looks pretty good; put tax money into the roads!!
Downtown is a nice place to visit
Police on foot/bikes; homeless & dogs at Central Park & across from Cotta's make it scary/filthy.
Downtown is good
Less homeless; better parking
Clean up
Nice complex, apartments
Outside dining
Fix roads; enforce law against homeless
Private investments
More family events
In fill empty lots withhousing
More shoe & household electrical item repair shops (miss Youngdales)
More parking lots!! Senior housing
Decrease loitering/vandalism/panhandling; no new fast foods; improve streets, sidewalks, bike lanes
Better buildings does not mean lower rent; what happens to families if old is replaced with new; rents?
More business, less homeless; better police coverage
Repair Monte Vista close to DMV; Taylor Rd, Olive, Carmichel, Tuolumne
Improve south end "Roads"
Remove homeless
Increased population in this area needs more housing (all kinds)
Parking; get rid of homeless
Keep homeless away
No
Clean up the homeless
No more houses
Better parking
Parking needed
Homeless! Love downtown! More live music on weekends
more parking
no homeless, better small business zoning (too many salons) more parking
More parking! Great job revitalizing area-making it feel safe/inviting
Enough energy, resouces, attention here for now- redirect elsewhere

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Parking; traffic violation enforcement-unsafe; remove pot/tattoo shop-move to one area-downgrade home values-does nothing positive
More affordable/multi-cultural shops
Keep homeless away from business so families can be there
Fewer homeless; take down sign on Main St saying Turlock is homeless capital of CA ho
Add malls/skyscrapers-add to the grace of the city downtown
Turlock-beautiful town; keep it clean/updated; fix terrible roads; keep homeless from living on streets & out of parks
More of the same - excellent job!
Promote downtown-help new businesses start up
More independent business & restaurants
Homeless cleanup
Business focused improvements w apartments above; increased shade & traffic flow
Fix roads/sidewalks; sync traffic lights
More public parking (not parallel)
Better parking, clean up
Seems fine as is
Less bars/tattoo parlors; remove homeless; more consistent architecture
Attract more businesses; more downtown events (Melon Festival); improve roads
More apartments within walking distance of downtown
No homeless
For safety, repave roads, paint lines, add street lights
Parking garage
Less homeless
More walkable areas w/transit connections
Accommodations for our homeless residents
More parking
Parking spaces; more bar security
Speed bumps if more housing on E Olive-would be safe for kids
City is promoting & maintaining downtown
Cleaner environment; safety, free of homeless camps; shopping variety
Restaurants on E Main; downtown parking; fix roads
None
More parking, open areas
Develop old Juras/corner of Golden State/Olive for business, restaurants etc
Remove homeless
Fix the roads!!
Clean up homelessness
Security! Apartments, restrooms
More restaurants, bars, clubx, liver performances, art, etc
Get unhoused homes-clean area, make it saf again
menos homeless
downtown parking areas
clean up the homeless
apartments or condos on the corner of Thor and Crane, 3story parking garage behind La Mo, repurpose land between S. Golden State and S 1st St by the railroad
parking

Question 5A: "What improvements would you like to see in Downtown Turlock?"
safety and security measures
A parking garage, no more homeless and drug addicts, safety
better parking
keep City inspection and permit fees reasonable and reduce red tape it takes so long to get permission to build and to get final approval
less homeless
less homeless, small businesses re-open
removal of homeless
cleanliness, parking
clean it up, no homeless
more parking
reduce homeless
reduce homeless population and their associated trash
better sidewalks
less homeless
parking
blend of mixed use and high quality high rise
improve parking
support family owned small business and cut fees for business and property owners that have done improvements
Entry features, street/pedestrian/bike upgrades; housing-use redevelopment to get rid o fe
Street level retail, upper levels housing
More activities, festivals, markets; later business hours so people can walk around; remove homeless
Crime addressed/cameras mandatory at all businesses
Beautify; improve downtown roads & facilities
Better/more parking; more community based shops; less $$$ boutiques
Property owners maintain their properties as if they lived there
Fill-in empty shop space; make commercial rent/lease affordable; family entertainment-movie theater or miniature golf, etc
Prevent homelessness; cleaner streets/backstreet; increased safety
Less homeless/crime & more businesses
Fill vacant buildings; upkeep plants/trees/parking; easier restaurant parking
Better parking; homeless not sleeping in front of businesses
More diversity!! Affordable restaurants; entertainment
Resolve homelessness
Facade beautification
Get rid of homeless-we avoid downtown because of that
Improved parking
No loitering of homeless; affordable housing
Streets - homeless - trash
Reduce people sleeping on streets/their trash & destruction-detriment of store owners
More parking
Relocate unhoused
Clean/well maintained shops; no homeless; less traffic
Better paved roads
Add clean public bathrooms so homeless don't doing business behind dumpsters behind Main

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Small specialty shops/dining; Farmer's Market; update lighting, planters, streetscape; Thursday night shopping; incentive for landowners to develop housing
Lights on streets; add sidewalks on west side
Control homeless taking over, avoid taking away from nich shopping area
Improve parking; community events; improve infrastructure (benches/sidewalks,etc)
Find a place for the homeless-get them off the streets
Stores open longer; reduce homeless
Close main to car traffic-foot traffic only
Keep local feel; keep business local; limit commercialization
Less crowded; better streets
More accesible public restrooms, trash cans & recycling containters
Clean parks & druggies
Get homeless out of parks & sidewalks
Outdoor events/live music
More retail, restaurants, fast food
Clean benches/sidewalks; update/restore old buildings
Prevent/address homeless
Get rid of homeless, drug use, graffiti, garbage, abandoned vehicles; roads; more police, firefighters, EMTS
More interesting shops
Better parking
N/A
Clean streets & businesses
You are doing well
Resources for the unhoused & place them in area that can provide services
Redirecting homeless population for services not near downtown businesses (i.e. shelters near B2) near public transportation services
An Arts walk or related regular event, I've heard of "Art Around Town" that used to be downtown. A regular first Friday or third Thursday could be great for community and have businesses open late and special art events
Remove homeless
LEAVE AS IS
more parking
more parking
less homeless
clean homeless out of parks. Add and keep clean a public bathroom and parking garage
Its the Carmel of the Valley, decorations, plays, lectures; add college shop to sell tickets, apparel, student art; praise groups for sponsoring events; Garden Group's gorgeous plants; HS/college groups music June 21/22 music days; entice college & businesses to come downtown
More business attractions that make it a nice place to shop
A cleaner downtown environment
More variety of restaurants/diners w evening hrs not just breakfast/lunch
More community activities; fix empty buildings; require businesses to modernize buildings/signs
Less homeless to make safe to walk w family; problem is their mental illness & drugs
City Council is anti-business-need to work with business; homeless is a problem-bus them to New Mexico
Too much homeless; more restaurants; less tattoo/fancy home decor shops; need Trader Joes/Sprouts more food stores on East side
Please just keep its local charm

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Give homeless places to go; get out of weather; teach them to care for parks; learn skills; thinks to do & take pride where they live; Turlock will end up like Fresno, Oakland, LA
Widen Main for bike ln; more disabled parking (especially Farmers Market)
Move out the homeless
Better lighting; more attention to homeless camping/loitering; public safety
Better bicycle/walking paths; more parks/green space
Landlords keep homes/front yards up to date; add more shops to walk to & enjoy
Increase shops, decrease homelessness, more restaurants
Close treets to autos; make it outdoor gathering place for walking & dining
Better roads
Downtown Turlock is beautiful
Less homeless, etc
More restaurants; more social establishments
Clean up homeless; had to clean feces 2x last week; our of control; S/B housed where they are from ie housed in Nevada if from there, housed in Turlock if from Turlock-burden Turlock tax payers
More parking
Less homeless
Security
A cleaner downtown environment
Public bathroom (like larger cities) small toilets that auto clean after use
Needs more moderately priced residential, make zone more vibrant/safe
Bring new businesses & provide them opportunity
Fewer boutiques & a different variety of shops
Weird to have homeless by Chamber office; wish homeless could hang out in different place away from businesses
Enforce T.M.C. Codes; let the police do their jobs
Less homeless-help them first; more outdoor seating for restarants/cafes
Homeless negative affect on business/owners; unsafe; unfortunate as downtown is beautiful with options for shopping & eating
Businesses that bring people downtown & keep them there-think Santa Rosa
Keep homeless & open air drug use out of Turlock
Correct your homeless problem
Cleaner Downtown (move out homeless)
Keep clean; nice local businesses; better parking
More restaurants
Grocery; safety
Child friendly area; limit cars/traffic; community events, pool?
Put homeless to work; attract business; improve/fix roads
public safety
More restaurants & activities
Better parking, esp handicap
more parking
Remove homeless & clean it up its dirty
no homeless camps
parking, clean sidewalks and security
More parking
relocate homeless and build affordable senior housing

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Give homeless somewhere to go, rather than hanging out by business
Homeless
Homelessness
Clean up homeless; more restaurants
Security at night, police family housing
More parking
Sidewalks & new roads; clear parks w/o homeless
No more homeless
No opinion
More parking; less homeless
No more homeless
Clean gutters, alleys, sidewalks; improve park Christmas Tree Main & GS
Don't tolerate vagrants
Clean walking areas; roads have trashy look
To hard for seniors to use stairs
Diverse restaurants; modernize downtown
Building on Olive/Golden State rebuilt; suggest Farmer's Market on ground floor with parking garage above
More parking
Occupy vacant buildings w businesses
More above store apartments
Improve road conditions
Safer downtown & security @ night; more events; downtown like San Luis Obispo
Synchronize stop lights so drivers obey speed limits
Remove homeless from parks & storefronts
Cleanup parks; less homeless; business growth
Homes cleanup; maybe more duplexes
Add new restaurants, classy lounges, new development, more security-all for more safety
Get rid of Jack in the box, develop block to Olive; if shootings can't be resolved-close bars; more locally owned family friendly shops restaurants-Leatherby's Family Creamery; no chain restaurants
More parking; mixed use housing above shops
More "classy" improvements (flowers, trees, desirable businesses & parking, good restaurants w outdoor seating)
Preserve historical buildings; quaint restaurants/outside seating; wine festivals
Better parking; less bars; healthier dining; family business/dining
No homeless encampments
More retail/businesses; old Jura's eyesore at GS & Olive for 10 years, take civil action
Control homeless; more parking
Make downtown safer
Clean out the homeless
Affordable family dining
Less homeless
Get rid of vacant, rundown buildings; remove homeless from parks & streets
Patrol & central station; access to resources & information
Remove homeless activities-sleeping, trash, congregations, etc
Downtown Livermore is a success/seek advice to improve downtown
Fix abandoned buildings ie Golden State & Olive
Clean, add flowers

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Improve homeless situation
Parking; resurface roads
No homeless more parking, stores
Less homeless
Better support for businesses
Help homeless, shelters, temp housing, education to re-enter workforce; state/federal programs for disability
More small businesses; clubs/bars stay open past 11pm; music venues
Cleanup homeless population
Fix & use abandoned buildings w other business; other than restaurants
Cleanup homeless
Cleanup so it no longer smells and looks presentable
More use of vacant businesses; better parking; homeless/trash
Veteran & senior housing only; no homeless housing
More parking
Get rid of homeless
Streets & restaurants with old buildings; restoration for above apartments & studios
Keep it business use while also addressing vagrancy
Proper homeless shelter that takes dogs; sync traffic lights
More advancement; cheap, affordable things
Address homeless; assist Downtown Property Assoc with upkeep instead of fighting with them
Cleanup homeless/gang to make it safer
Revitalize to attract young families
If density increases make direct bus routes to downtown from other areas of Turlock
Control homeless, cause issues with businesses-safety concern!
More parking, parking garage for density
Address homeless population
Safety!! clean streets; clear mentally unstable; stop open drug use
More housing/parking
Decrease homelessness
Green space; environmental sustainability; economic diversification & job creation
Run out homeless/druggies
Less bars & alcoholic establishments
Move the homeless
Ethnic restaurants, small markets; variety other than second hand/resale goods
More police presence/weekends; road repair East St; Olive near DMV; Golden St (bet Minnesota & Fulkerth)
Less tattoo places; more specialty shops; housing above businesses
Homeless presence
Add cocktail bars in empty business fronts to revitalize area
Less homeless; clean streets
Remove homeless people
Safer environment at all hours of the day
Sidewalks uneven, broken by roots, not handicap accessible; Lyons Ave pavement is awful
More diverse cuisine options
Family friendly dining & entertainment; less homeless;
More family activity; housing development

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Golden St & Olive complete/eyesore; cleanup Central Pk; aprtmts above downtown businesses; add public bathrooms & apart by old Com Hospital
Enforce parking time limits
If the homeless issue were addressed, more individuals may be willing to open up shops to keep residents here for dining & shopping.
no homeless
I think we have a charming little downtown. Homelessness is an issue. May not be feasible, but I also think it would be nice to have Main Street pedestrian only in the main shopping/dining areas.
More restaurants and more police presence in the evening on Main St. and Crane St. near residences. Senior apartments on Crane multi level built on open lot
Make it feel like a place I want to walk through. No one enjoys being downtown and dealing with homeless. It is not a place I can take my kids and be ok with especially golden State and E Main/Olive
more business, parking we need a parking garage
Continued support of locally owned businesses. Having businesses open on Sundays and closed on Mondays instead to allow working people to shop.
Homeless support/services, lighting, public resources
More shops
More parking, do something to that building on the corner of Golden State and Olive
mORE BUINESS FREINDLY, CLEANLENESS , LESS HOMELESS
Improve park space for children splash pad
Mixed use 2-3 story apts. get homeless out
Housing with businesses, Additional restaurants, parking, bike lane
Infill everything
Less homeless and less crime
Use available space
red light cameras
cleanup homeless, enforce laws against their behaviors
More parking, less homeless
Homeless
Less homeless people and crime
Keep it safe
Move homeless
Supervised places for unsheltered to cool off/warm up; mobile bathrooms & showers
Renovate to invite business; foot traffic; create family friendly atmosphere
homeless, safety, more lighting
Homeless
More local shops, dinning options
Homeless
Parking, or parking garage
It would be great to clean the streets from the homeless and trash
Add parking that is not cramped/easy to navigate; redevelop old buildings/emty lots
Small businesses; shops; restaurants; clothing boutique; events; Food Truck Plaza; Trader JoesP
Restaurant, coffee, specialty shops; movie theater; dance/yoga; space for small business
Storm drainage in residential areas
Apartment/condos; people from out of town eat & shop here
Bring more businesses & parking (overloaded w Mexican restaurants)
More parking

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Focus on the two entry's from the freeway, lander and west main
More places to eat
Restaurants, Eateries
shop owners or renters should keep the cub appeal cleaner and more attractive
no homeless, more retail
Building repairs, roads repavement
Homeless
Take care of homeless problem; revitalize shopping; police presence; lower crime
Clean up loitering on streets/alleys/in front of shops/parks
Homeless & crime; I no longer go downtown
Public bathrooms; sidewalk maintenance; parking; keep it commercial/walkable
Support small businesses; improve safety for owners & shoppers
Clean downtown; take care of homelessness
I LIKE IT THE WAY IT IS
less crime
ELIMINATE HOMELESS POPULATION
BETTER DINING AND DANCING
control homeless
APARTMENTS ABOVE BUSINESSES
TOO HIGH SHOPPING AND EATING
SELDOM GO THERE
Homeless gone
Less homeless
SAFER CROSSWALKS FOR PEDESTRIANS
NO LOITERING MORE CURFEWS
TEAR DOWN BUILDING ON OLIVE & GOLDEN STATE-BUILD A PARKING AREA OR SENIOR CENTER
CLEAN UP HOMELESS
Tear down shell of building on corner of S. Golden State and E Olive
More parking, less homeless
More parking
cleanup homeless
More planter with flowers, cleanup and keep homeless away, new lights
cleaner streets, reduced homelessness more community events
safety, roads, parking
Affordable business oppotunities
Greater variety of shops; less homeless
Get rid of homeless & crime
Clean up homeless; add foliage, flowers, benches, safty
Remove homeless, interfere w business, destroy downtown charm; get tough
No new business/too many vacant; road markings-handicap, parking lines; maintain street signs; repair sidewalks
More mixed use w/housing to promote more business & night life
Mixed use; walkable amenities; areas closed to traffic & public bathrooms
Better & more parking
Strictly reduce homeless; make it safe for public & business owners
Downtown is nice (develop/utilize empty lots

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Building with aesthetics, prevent concrete jungles & strip malls
Preserve Turlock's heritage; changes need to encourage current vendors & ambiance
Less homeless; less crime
Looks great-the lights & music are a welcome addition
High density housing to walk to stores & restaurants in area
More walkable; more shops, housing, restaurants
Cleanup homeless, does not feel safe downtown
Housing above shops; beautify downtown, s/b joyful & pretty
Move homeless so downtown can be shopping/entertainment
Incentives for new/existing businesses-reduce taxes/licenses; support smaller & local businesses
Better plan for layout of business to residential area
Mixed use, housing, business
More parking areas
Parking; safe walking areas; larger farmer's market; neater alleys; dance club
Improve sidewalk conditions; trim large trees; increase security
Extend sidewalks & shade trees to Olive, Center, etc; more parking; remove homeless
More mixed use with housing above shops; more parking
Family oriented; housing/shops; parking; police presence
Utilize the city owned vacant land between Marshall & Crane
More affordable housing & shopping
No homeless
Restaurants, coffee shops, specialty shops, movie theater, dance/yoga, studios, space for small business
Cleanliness, safety, shops, restaurants
More diverse eateries; parking; mixed housing for seniors
Better safety at night
Homelessness; sanitation
The homeless & mentally ill are a complicated issue
Clean up homeless
No tweakers/homeless
Upkeep of side walks & roads
More greenary
Clean up areas and homeless that come in at 5
Safer to walk; better parking
Nothing
Fix
Turn off music/ads; high rent forcing business closure; build promised senior housing
Homeless
Areas for the homeless by day
Safety - longer hours
More parking
More lighting, less homeless
Keep homeless from sleeping in parks & storefronts
Stop driving businesses out of their leases; more parking
More parking & restaurants; no homeless!!!
Bathroom facilities
Cleanup homeless-they need option to avoid health/safety issues for shop owners to clean
Safety issue

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Cleaner; mitigate homelessness
Parking downtown or nearby; walkable or shutter service
Get rid of Travis Rigalo!
Housing for homeless; heartbreaking for officers to clear doorways each mornings
More parking; empty building N Golden State/Olive for parking
Fix the roads
More stop signs; more trees, more fruit trees
It's good
Making it easier and cheaper to buy healthy food close to home
ORIGINAL JURA'S PIZZA BUILDING ON GOLDEN STATE AND OLIVE IS AN EYE SORE
ROUND ABOUTS ON EAST AVE AND MARSHALL. MORE HOMELESS SERVICES TO S WALNUT AREA
SHOPPING AND NIGHTLIFE
Homeless
PLANT TREES
More activities for children
Improve exterior lighting for security, improve maintence on all parks
REMOVE OLDER COMMERCIAL PROPERTIES AND BUILD NEWER STRUCTURES
IN FILL HOUSING/RETAIL
Looks very nice
Quality business expansion
more parking
get rid of homeless and vacant properties
parking, homeless
less homeless
streets, get homeless off streets
Homeless, crime
More parking , homeless
security, homelessness family restaurants,safety
cleaner parks, less homeless
Less homeless, more stores
improve roads, more parking
put stop lights back on timer
Maintain historic feel with vintage houses, trees etc.
Homeless, control crime
homeless issues, need more fun activities, support my mayor
roads, light on the street
Clean up
make it clean
more festivals, safe bike parking, more parking, safe green spaces
coffee shops on sidewalks
Homeless
Better code enforcement
Parking deck and expanded walkability, work mixed us housing
Affordable homes
Safety for businesses, homeless problems with some bars
Homeless, increase police during nighttime
Needs restaurants, shopping

Question 5A: "What improvements would you like to see in Downtown Turlock?"
safety, homeless, drugs
variety of stores
Homeless
cleanup homeless
Better businesses, less homeless
fix roads
parking
Homeless
lively night entertainment, night farmers market
variety of shops, restaurants
Fix the homeless problem,
safety
Remove homeless from parks, improve parking, bring in more shops
large parking lot
More parking
No more tattoo shops. Need a tea house, specialty shops, Ice ream place for diners to after dinner, antique shops, Gallery to sell local art
More policing/less homelessness
Improve lighting, affordable business opportunities
homeless and clean up
more efficient traffic lights
Remove homeless, people feel unsafe & avoid area; hurts business; trash is unsightly
Keep area walkable with high density housing & small businesses
Remove portable camera system in Central Park; no window videos on store windows
More visible law enforcement; more trash cans
A permanent Fiesta Market
More restaurants & shops to attract people
More parking
Less homelessness
MORE PARKING (STRUCTURES) AND CONSIDERATION FOR DISABLED
STAY AS IT WAS-WITH IMPROVEMENTS COME CRIME AND HOMELESS
PARKING GARAGES NOT OCCUPIED BY EMPLOYEES
MORE PARKING
LESS HOMELESS, MORE PARKING
NO HOMELESS WONDERING DAY AND NIGHT
REDIRCTION OF HOMELESS AND PUBLIC PARKING
MORE PUBLIC PARKING, ELEMINATE HOMELESS CAMPING
I love downtown as is
Remove homeless
Homeless & safety
Fix old buildings
More shops so we are not just 1 street
Remove homeless; clean sidewalks; more parking; infill
Police presence as there seems to be nothing done by COT about the homeless. I worke in homeless services over the last seven years, told by cops that my only option for safety against predatory homeless individuals was to get a R.O. and never asrrest a single homless for harassment of employees, was told by

Question 5A: "What improvements would you like to see in Downtown Turlock?"
TPD of th eCOT to go get a restraining order, we can't help you or keep you safe. And then was told the RO doesn't actually provide safety.
Street paving, pothole repair (See Denair St)
Reasonable rent would encourage growth and longevity of stores & restaurants
Downtown needs some character and a facelift
Get rid of the homeless - very dangerous. Downtown shops and restaurants and lighting are excellent
Downtown is a gem. I am so proud of it - many restaurants, lights, shops, flowers in planters, music, CAC, library...Kudos to all responsible
more parking
more eateries, something for entertainment to draw people
user friendly, easy access, welcoming w/many establishments
More security, less homeless; problem for business not safe
Get rid of homeless; not safe or sanitary
Not having homeless
More parking; utilize empty lots
More business & affordable restaurants
More businesses; existing need renovation
Parking garage
Remove homeless; add more businesses
More eateries
More business; boutique hotel
Additional parking
Homeless out; merchants better care of planting strips near buildings
Homeless are biggest issue from keeping businesses clean & patrons safe
Need more info of effect of construction on residents, schools
Address homeless downtown/city hall area
More parking downtown
Please repair potholes
Homeless make messes; make it safe
Mix use with housing above shops; expand pedestrian space
More parking; nice restaurants (not fast food chains)
Keep homeless out
Reduction in homeless population
More shops; nothing to do in Turlock; make it more artsy
Less homelessness
Support small business
Mixed use development enhance culture & "vide" of area
Nice as it is
More parking
Lighted cross walk (unit) that flashes. No one stops!
Parking
Slant instead of parallel parking
Adequate, properly marked and enforced handicap parking, city refuses to enforce
More parking
Clean it up; disgusting & dangerous at night
Garden apartments; walk to shopping; parking
Couple of permanent public restroom, ALA SF

Question 5A: "What improvements would you like to see in Downtown Turlock?"
More parking; less homeless
More parking
More security; reduce homeless, make downtown unsafe
More parking
Move Farmers Market moved back to Thursday nights
Keep vagrants away
More public & ADA parking; store front beautification
Family entertainment
Remove the unhoused; keep clean & welcoming
More variety of shops; better parking; beautification
No college town atmosphere; Stan St kids aren't getting the experience
second floor usage, corner of Golden State Blvd and Olive - improvements on shell building (I know this is outside City abilities but such an eyesore)
improve parking
less homeless
relocate homeless
clean up the homeless
Event venue; bike friendly; pedestrian improvements
I like it how it is
Buildings/aisles are not handicap friendly; poor wheelchair access
medium priced restaurants mixed in with the very high priced restaurants there are now. Putting parking on outside of main stree and close to Main Street to traffic making it a mall like environment with opportunities to play games or have entertainment in the middle.
discourage homeless camps, pave roads with potholes
less homeless, more restaurants
Housing within walking distance to shopping; food for seniors
More walking paths; invest in public parks
No homeless/trash/fecal mattNoer
Less homeless; less empty buildings
Apartment; public transit
Maintain downtown so doesn't look worn out; maintain trees
Rebuild Olive & Golden St building; enforce vagrancy & public urination/defecation lawss
Remove homeless
Revamp property at Golden State & Olive; program to get homeless off streets; reduce litter
More parking
More walking areas-better traffic control
Keep it as a nice old main street; No more Starbucks
Enforce Post Off parking; more family shops, restaurants
More family activities
Clean; foot traffic only; mixed use housing
More housing, parking structure
More parking and police!
Expand commercial buildings
Move homeless-ruin shopping, eating & safety
homeless
More & easier parking
Businesses that invite students from CSU Stan & UC Merced

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Business incentives to bring traffic downtown
More affordability for small businsses to thrive
Senior housing, homeless/trash removed
More restaurants
Utilize potential housing above existing shops.
Homeless control, parks are campgrounds
Clean it up
Beautiful, just need to remove homeless like Merced has
Clean up empty buildings, awnings are dangerous, old Jura's on Golden State/Olive is a blight
More restaurants/entertainment; expand downtown atmosphere
Business focused with apartments above, shade & traffic flow
Homeless cleanup
More non parallel parking
Seems fine as is
Better parking, clean up
Cleanup homelessness
Keep homeless away from businesses so families are safe.
Less bars & tatoo parlors; move homeless
Attract business; move Melon Festival
More parking; great job revitalizing downtown, safe & inviting
more apartments
Security! apartments, restrooms
more affordable shops, multi-cultural shops
More independent business & restaurants
street lights
better parking
Promote downtown, give new businesses start up help
More of the same - excellent job!
develop old Juras building at Golden State and Olive for businesses and restaurants
get unhoused homes clean out area make it safe again
remove homeless
homeless
more restaurants, more parking
accommodations for homeless
parking garage
remove homeless
more parking, more security in bars
parking, traffic enforcement, remove pot and tattoo shops,
less homeless
keep homeless off streets and out of parks
there has been enough energy and resource devoted to downtown, focus somewhere else
If East Olive is a place for more housing then speed bumps are needed
BETTER PARKING
LESS CRIME-MAINTAINENCE
homelessness, more parking
homelessness
clean up the parks

Question 5A: "What improvements would you like to see in Downtown Turlock?"
public safety
homelessness
lighted and maintained streets for safety
more parking
homelessness
homelessness
homelessness and public safety
homelessness
homelessness
homelessness
homelessness
homelessness
homelessness and public safety
IMPROVE SAFETY BY REMOVING HOMELESS AND PEOPLE ASKING FOR MONEY
NO HOMELESS TAKING OVER BENCHES
infill lots build out
Nothing
more places to sit
more local events for kids
create new intersection at Monte Vista & Geer before development
incentive investment into downtown including Jura's pizza building-it looks like a war zone
maintain business presence in commercial area, small single family residences in historic residential areas
use all the empty lots of lands for housing
homelessness and crime prevention
Make it safe to walk downtown without the homeless bothering you
better parking
get rid of homeless, like quaint downtown
move homeless to City services
relocate homeless
clean up, traffic enforcement
green space
remove Grand Cru, improve and enforce laws, safety no homeless
more parking
parking
keep area safe and clean
restaurants not fast food
more street light, less homeless, cleaner
homeless
shopping, reduce homeless
clean up parks and public areas, add homeless shelters
install warm lights, LED in lamposts, more restaurants, bookstore, coffee shop, more parking, small movie theater
more parking, metered parking, less homeless
no homeless camps, stop illegals
eliminate homeless in area
decrease homeless, more restaurants
homeless crisis

Question 5A: "What improvements would you like to see in Downtown Turlock?"
event center with stage
newer sidewalks, fixed streets, better lighting, parks cleaned up, housing for the homeless
homeless sweeps I don't shop downtown because of them
que no pasen camiones muy pesadas
clean up and provide property shelter and long term care for homeless. more police patrol to prevent gang, trafficking and other illegal activity
better parking not so many restaurants
crime, bars, shooting
Houses above stores, less thrift shops, Downtown Turlock is awesome just try to improve with businesses
landscaping trash pickup
clear out homeless
keep it quaint and vintage
cameras
cleanup homeless, outside stage for small concerts
development of appropriate new businesses
more restaurants
code enforcement for unlicensed vehicles and yard waste in gutters
homeless
More parking - Less homelessness
more police presents
parking
healthy restaurants
no mixed use development
cleanup, safety, police presence
apartments above shops
more businesses and shops
parking
more plaza areas for gathering/dining/entertainment, art, entry, features
police patrol, homeless need to go elsewhere
Allow use of upstair commercial buildings by easing regulations
Downtown doesn't feel safe anymore. My office is located on Main St. and we have had multiple issue w/the homeless population.
Restore older buildings, encourage new business, keep downtown family related, bring tourists and quality shopping with ample parking
Addressing homeless issues. Re-development with more mixed use space. Addressing road conditions. Approprately timing traffic lights to address traffic flow
The homeless gone. It's no longer family friendly area
No improvements needed. Just get the empty buildings leased out no tattoo shops or hoochie houses
Remove homeless services for non-Turlock residents. Relocate Turlock resident only services to keep homeless away from downtown shops, restaurants
fix streets and sidewalks Alpha Road
Better streets, more parking, less homeless
Downtown does not look too bad
Fix the roads & drainage systems
Alleviate homeless encampments & vacancy dedicated law enforcement
more businesses

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Looks great keep doing what's been happening last 10-years. Clean-up Golden State Blvd. especially the area near Downtown
more parking
Happy
Attract more businesses. Make it easy for businesses to start. Less problems with permits.
To not have homeless sleeping in front of shops & using alleys as bathrooms
More restaurants and relaxing
Cleaner, less homeless, more parking
Homeless gone
Evening activities to get the towns people together once a week.
Stop relaxing development attempts by outside investors to protect current owners
More stop lights
more parking
clean up trasch - roads need fixing
Arts, culture, and nightlife, community center and public service. let more people live downtown instead of converting residences into more shops. We don't need any more rich white lady jewelry store.
Parking
Build on the vacant lots on either sid eof Marshall St
The homelessness is awful & makes me not go there. Our 1st responders do not need to be responsible fo rcleaning up after the homeless. Crime is higher due to homelessness & they aren't paying taxes. Our taxes should not be spent on them.
The cost to keep rental property up makes the cost of heating & airconditioning to go up. Cost has to come down before rent can get cheaper
It looks pretty good except for the homeless taking over
Would love to not step on human feces or throw up when walking downtown or for woment to not get sexually assaulted by perps who have been shipped in from other cities
more parking
clean up the homeless
less homeless
more parking and dining places
less homeless in parks and trash fires
off street parking, synchronized traffic lights
more and better places to shop
Keep homeless out of parks and Main St
Keep the homeless away
Mixed use housing above commercial space. Some exists today but more would be great.
I love downtown
apartments/condos
Shelter for homeless
good restaurants
clear out the homeless
control homeless, safety
restaurants
Safety less homeless, less shooting
Less homeless
Homeless gone
Local shops and eateries

Question 5A: "What improvements would you like to see in Downtown Turlock?"
prevent homeless
one way streets to narrow existing streets
More Parking, more police and security officers
more parking
homeless off streets, more parking parking garage
town homes and more business, police presence, keep Turlock safe and clean
traffic signal at S. Berkeley/Golden State
recreacionales parkes, actividades
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Homeless out of parks, not ok
Homeless addressed
Clean up abandoned buildings on Main & Golden State. Bring more good restaurants & shopping options. Fix Roads
More law patrol
Fix the roads in Turlock
No opinion
more shoppable stores rather than high-priced antiques & farm
Live-work
clean it up, homeless on sidewalks get rid of pot dispensaries
more control of homeless, more law enforcement especially at night
no more houses
remove homeless, police officers on foot or bike
Protection for small businesses
housing close enough for people to walk downtown
keep businesses open later, less traffic, keep homeless out of downtown
Homelessness
Housing single men and women is ok housing homeless addicted felons homeless by choice is a bad solution
parking structure
Get rid of homeless, The business owners do not deserve to deal with dirtiness, undesirables approaching them or their customers or the general bad behavior when the authorities are needed. Encourage restaurants and stores to keep opening.
Benches
Let businesses in with no long wait and no licensing restrictions from the City
Tear down building on corner of Golden State and Olive
clean streets and paved
Have more control in the downtown, lately there are lots of problems in the area
more small business less homeless
removed druggies
repair streets and maintain the downtown parks clean and safe
rehab of the old building that are ugly
parking, entertainment areas, but not bars
less homeless and less garbage on the streets
would like to see High St and Soderguist St addressed, I have 40 years living here and never fixed, taxes increase but everything is the same.
more business

Question 5A: "What improvements would you like to see in Downtown Turlock?"
parking, it get crowed
recreation centers for seniors
That the homeless be considered and help instruct them, and their lives be restored to have their homes and families. Give them the value and importance the deserve as people.
additional green zones and single family dwellings
maintenance of historic items, plan more vegetation, do not allow that gardens be used as homeless housing, family oriented activities for the community on the weekends.
open longer hours, more green ie flowers, safer environment, community events
Trader Joes
less people with out homes
clean it up
walking spaces, out of danger from traffic
kick out homeless, clean up trash
fix the roads
Because of your department Turlock is commercialized and no longer family oriented businesses
less empty buildings
set days for pick up of big things once a month such as washing machines for free
tell vagrants to stay away
mixed use
removal of homeless
less bars more family oriented places
keep "homeless" out of area, discontinue allowing it to become a business in Turlock, there are adequate services for these people elsewhere
keep the local businesses and add a few more. Friends come from other towns to eat in downtown Turlock
less homeless
increase parking
less homeless in the downtown areas
No more homeless, safer
Utilize vacant building, bring more businesses, or housing in vacant buildings
No homeless
Stricter parking on S. Center - people leave their ass end out in the street
Improve vacant lots surrounding downtown
Less tattoo parlors more clothing stores
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
Fix the streets
More parking. I love Main Street and Farmers Market and a lot of special programs from Carneige. You might think of moving Fair Grounds. Maybe west side of 99 freeway. I really love it where it's at but Turlock is growing. Maybe put senior living where fair grounds is now. After moving fairgrounds also if you do this do not build up two story. Keep single level. I love the views here and watching migrations.
Remove homeless
Get rid of homeless
Homeless & trash
More police, do away homeless people downtown
No more houses
Fix the streets
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Cleaner areas
Get rid of homeless
buildings kept up, more parking
better/more parking close to shopping
keeping integrity of a small downtown fee, no tattoo parlors, pot shops inappropriate statues...
get rid of homeless and camp sites for families to be able to walk the streets without stepping in pee
more parking
clean sidewalk they smell like pee
additional retail
already not enough parking
clean it up, stop letting it be trashed, do something stop the handouts
more wholesome entertainment for historical acknowledgement and dignity for Turlock
more accessable parking,
clean up
drive out bums and junkies
control homeless, our business has experienced broken windows from homeless and homeless have deficated on out walkway several times
like the way downtown is
better parking
better and more parking
more places for people to work, money before housing, not enough jobs I'm a RN working my sister came here from Vegas 3 mo 2 jobs 10 hrs a week
parking
parking, add tamper proof garbage bins, increase police patrols, no loitering or camping downtown
quality night life, more affordable mom and pop shops
clear out homeless, they cause anxiety around safety
business development, not tattoo parlors and just mex and chinese restaurants, old Jura's building, safe parking in evening
clean up homeless, provide a self cleaning public restroom like Napa has
make it look nicer, paint
fewer homeless
homeless population is out of control. Are they getting bused here with one way tickets?
community cleaning and making Turlock clean
cleaner less homeless, less loud cars
parking
leave it alone
more coffee shops, security walking around
that it be clean without garbage and that we be responsible for cleaning out garbage
the best that could be done
fix the roads
public safety and homelessness
homelessness
utilizing existing S.R.O. units above commercial store fronts
more parking
more parking
roadway repairs, better parking, clean up homelessness and sidewalks
public safety

Question 5A: "What improvements would you like to see in Downtown Turlock?"
homelessness
public transit
Better parking
Get the homeless out!! The recording office is collecting $75.00 when recording for homeless, Housing Where is that money going!! I don't see small houses being built
Fix the damn roads and enforce laws on homeless
Homeless clean up
Road repair, parking spots
remove homeless
Repave the roads
Remove homeless
more parking, mixed use living
No homeless
Seems pretty nice to me
Making public parking more obvious other than on street, Keep shops open and family friendly.
We feel so sorry for the small downtown business!
Clean up homeless problem, downtown is beautiful but not when you have to step over human waste, garbage a dangerous drug addicts, Ruins Business, not fair to business owner!s
No change
Clean homeless off streets, parking needed
Cleanup downtown, Rid homelessness, more small family owned business, family business to attend w/ family
Homeless cleanup
lower permitting costs
homelessness
no loitering
public restrooms
affordable housing, parking, reduction of homeless
clean streets
more parking spaces and help the homeless
Additional street lighting
more placed to go to as a family
not to see competition of tenagers in the streets, not to see homeless on the streets, less restrictions for job sites.
everything that is for the well being of the community
more lighting
Fix all the road in Turlock, clean exterior of the homes and apartments, once a month have free street pickup of large items like washers, mattress
The control of the unorganized
clean better and start issuing fines illegal parking
gardens and parks
Because downtown has a European village feel (thank you) Mixed- use apartment or sfd above commercial space check out the planned community shops, restaurants,
Remove the ugly "Calafia Statue from downtown art works should be beautiful uplifting, inspiring, tear down that horrific ugly statue
Stop the homeless from messing it up
Looks like center of the city
Less homeless people, parking garage

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Relocate homeless, improve roads, better support for community services
Keep homeless from camping in front of businesses.
Improve parking, Remove graffiti as soon as it appears, Establish a policy for the homeless
More parking, move theater
Keep up with plants and trees
Help homeless, fix the roads, stop rent hikes
More dress shops
repave roads
Do something with homeless people
Less homeless, we want shops / eat down there any more, its not safe
More restaurants
Its fine
fix roads
Homelessness off the streets and parks
Senior Restaurants open for late lunch or 4-5 Dinner time. Simple senior apt or assisted living
Reduce Homelessness
More parking - less homeless walking around on the benches, usually caring soiled hems. Some corners near library need 4 way stop signs, people turn in the wrong lane sometimes
Beautification Project- more flowers /gardens/ fountains
3/7/24 COT! As someone who's age placing him a her in the "silent" generation I respectfully decline to provide any impute. It would be totally bins and not of value. Rew
Food
address homelessness
keep original historic look but needs to be clean and more attractive to visitors
affordability, parking
more parking is needed
Parking garage, limited parking, employees to not take parking in front of businesses, get homeless off downtown, downtown is the reason people comt to Turlock, needs to be nice, more concerts in the park more venues for college kids and families
mejora los ollos kalles
remove homeless and panhandlers
no more boutiques stores, put in more stores you would see in a mall, clothing, shoe stores
more parking
housing
remove homeless, more police walking around
allow more businesses to open, less homeless, better police coverage
better parking
no more houses
homeless, clean, evening time more police
parking spaces needed
less homeless, better parking
LOWER RENT FOR BUSINESSES
IMPROVE ROADS, SAFETY FOR TAX PAYING CITIZENS FROM VIOLENT-INTOXICATED/DRUGGED INDIVIDUALS IN THE CITY PARKS. THERE ARE PLACES WE CANT GO WITH OUR KIDS ANYMORE
PARKING, CLEANING NOT CAMPING IN PARKS
RESTAURANTS

Question 5A: "What improvements would you like to see in Downtown Turlock?"
INCREASED LAW ENFORCEMENT. TRAFFIC LAWS AND PROPERY LAWS ARE NOT RESPECTED. RULES MUST BE ENFORCED.
NOISE CONTROL, IT IS JUST OUT OF CONTROL IN THE ENTIRE CITY OF TURLOCK
MORE SHOPS AND PLACES TO EAT
REDUCE HOMELESS POPULATION
DETER HOMELESS, DRUGGIES, PEPOLE BICYCLING, SKATE BOARDING AND OTHER THAN VEHICLE TRAFFIC DOWN THE MIDDLE OF THE STREET
MOST OF ROAD CRACKED AND DAMAGED IF ANY IMPROVEMENT ON THIST SECTION PLEASE
SAFETY. IMPROVED OPTIONS FOR HOMELESS CAMPS TO RELOCATED IN OTHER SPACES
BETTER PAVING ON STREET. GET RID OF ANGLED PARKING ON CENTER STREET
LESS HOMELESS IN DOWNTOWN TURLOCK
homelessness
homelessness
more parking
homelessness
clean up homelessness
ban anything over 3 stories
relocate homeless
reduce homeless
remove homeless, temp inexpensive homes
address homelessness
public safety
more parking
less homeless
more parking and places to sit
Public safety
public safety, clean homeless population
More parking, new Post Office
More parking, restaurants, police protection, new businesses
safety
less homeless & drug users
public safety
Address homeless problem
Homeless
different small shops
handicap ready, braille

Question 5B: ***"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"***
Country side - These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked. What do they think?
Better roads
More green plants
Resurfacing Geer Road
Fix the roads
Road maintenance

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Fix roads
none
Safety good environment
Some homeless need to go to mission programs to learn life skills & life coping strategies
near Geer Road
Medians & cleanliness
Deal w homeless
Improve traffic lights; why was $1 mil spent on traffic consultant & not do anything recommended!
Don't we have enough commercial; need place for people to live; need a Kaiser Clinic
Fix roads; rejuvenate buildings & infrastructure; new business plazas
Clean up
Better stores; less homeless
Pickleball courts
Community gardesn
Golden State needs a landscaped center median like Geer
Speed bumps/cameras near Pitman-appalled by speeders, red light runner-take care of Turlock citizens safety-first!
Too many homes in this area already
Get homeless out of park/downtown; open businesses on Sunday & then have more downtown events
Under used land gaps; garden aparts/multi use housing; build an overpass for Crowell School students
Too much traffic, will increase w new apartment on Walnut/Monte Vista; Costco all the store near Monte Vista too much traffic
Clean up
Need to be more modern & clean
Apartments
New clean roads
Bigger parking at retail; fill in areas closer to dowtown
n/a
Fix roads; enforce laws against homeless
More parks
In fill w high density housing
Fix
Decrease loitering/vandalism/panhandling; no new fast foods; improv streets, sidewalks, bike lanes
Clean up streets, pavement repairs; landscapes
Roads; Railroad shoulders all dirt!
Green spaces on Golden State
Enhance welcome to Turlock; new signage
Stop building apartments
Fix the roads; clean it up
No
No more houses
Geer Rd streets always broken
Terrible - need to be repaired
No homeless; clean streets/ fix asphalt
No complaints

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Get government out of the way-create environment entice business, creating jobs expanding economy in every sector
Repave & better times traffic lights/turn arrows for traffic flow, less congetions
Better stores
Opportunities for small business; more family places
Move homeless off of GS
Add more business for economic growth
Improve/delete broken down properties; landscapes?
Monte Vista traffic is crazy, like a freeway, can't enjoy our backyard in Spring Creak Village; nee traffic hump at Four Season Park
Sidewalks, road repairs
Large apartments to prevent smaller landlord neglect; crime protection considerations
Fix roads/sidewalks; sync traffic lights
Update roads/sidewalks; plan landscaping more modern & aesthetically pleasing
Stop 18 wheeler parking
Geer Rd is fine; north GS area for more growth
Old Jura's corner GS/Olive-add apartments/retail
Fix roads/sidewalks; ease congestion; attract business; open space off GS
More multi-story apartments & buildings on North Golden St
Better roads, business address signs; bike lanes
For safety-repave roads, paint lines, more street lights & trees for shade/beautification
No more smoke shops, liquor stores, less fast food restaurants
Less homeless
More transportation links via Turlock Transit or other transit agencies
Sync traffic lights; repair pot holes
Grocery stores
North Golden St pavement-terrible; more "vista" like student housing
Leave them alone
Shopping centers management held responsible for property/soft scapes maintenance
None
mantenimiento
mix of housing
housing opportunities
rezone N Golden State for high density housing. vacant land on Geer and Monte Vista and Geer and Hawkeye should be partially rezoned for apartments/condos
develop Golden State with more single family/apt.
less crime/safer, quieter trains
clear out the homeless
fill in existing areas
less homeless
greenery, trees
infill of business and housing
Condos, apartments, homes
4-5 story housing
affordable housing

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Trees, benches, visual corridor amenities; Golden St corridor needs specific plan w mixed usehousing/commercial projects with incentives to attract development
Add: Sprouts Farmers Market & Kaiser Permanente Clinic
Clean center dividers; promote business growth; plan for traffic, improve streets
Better street lighting & flashing sidewalks; knock down old theater (In Shape) building
Provide more security
Use empty lots for affordable single family housing $200-$300k range to keep workers/families in Turlock
Buildings clean, fresh paint
Remove homeless & graffiti from these areas
New/update businesses; safer roads
More businesses; road improvements
Student housing, commercial, retail, restaurants
It's fine
Housing & fix roads
Cleaner more modernized structures
Upgrade quality of constructions
Need a theater maybe next to Ten Pin
Roads & housing
Adult/Granny Flats near hospital, but with family housing mixed in
Golden State is terrible
More trees & greenery
Develop open spaces ie Geer/Hawkeye, Tully/Fulkerth & Countryside
Healthy food options
Medians are stupid-make a turning lane instead
Develop Golden St w housing; fill in store fronts on Geer & infill housing; no fast foods
Build apartments & stores
Keep clean to maintain Turlock's beauty & family feel
Improve
Better roads on Golden State
Center divider island on Golden State/plant trees
East commute w/o congestion/not run down; housing options that allow turnover w/consideration for college students
N/A
Public restrooms
More condos & shopping/eateries (not fast food)
Keep roads driveable-DON'T BECOME MODESTO
Continue adding retail to B2-N Golden St; develop vacant lots on Geer-housing/retail
Partner w CSUS to have community events; promote retail on Geer near 99
Homelessness; garbage; abandoned vehicles; graffiti; rescue workers
Better restaurants
Patrol for street racing late at night
Better parkings
Encourage businesses to keep propety clean
Keep clean
On Geer widen turning lanes
N/A

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
B2 have area cleaned up. Level businesses that are not open any more or repurpose the structures. B1 and B2 need more lighting and excess shrubbery removed to develop more visually and user friendly spaces
More grocery stores, example Winco
More walkable and pedestrian friends areas, generally more sidewalks and recycling bins around
Enforce traffic violations
fix the street
Sprouts, Whole Foods, Trader Joe's, ChickFilA
Dental, banking, food, gas, home & dog supplies, etc all here
If commercial area, no homes; may not be maintained, low curb appeal
More modern businesses with cleaner & more appealing sidewalks; currently not inviting/ugly
Mixed housing, family friendly business/offices; neighborhood parks
Fix Golden State near Taylor, very poor paving work was done before
Geer: update; GS: needs shrubs & greenery; its too dead looking, not appealing
Address the homeless problem
Add Trader Joes/Sprouts, In & Out on Geer closer to downtown
Limit number of new business; less congestion; add trees
Add stores, locally owned businesses, parking & green space
Work with rr about dust; can't keep car, house, solar clean; orchards contribute but rr kicks most; not healthy, up to if City officials will resolve
Protected bike lanes
Housing north of Monte Vista
Better road conditions
Add auxiliary/secondary post office
Keep areas safe for students; add shops to enjoy
Build! The area needs to be more developed
More protection against crime/theft; bike/jogging paths to exercise
Better roads
All good
n/a
Townhomes
Commercial growth
Better landscaping & road repairs
More housing near college; shopping similar to Monte Vista Crossings
Traffic
More businesses with less start up restrictions w areas to accommodate foot traffic
Single houses; fix pot holes
Open space for homes/apartments; more trees, landscaping; Geer Rd too cramped for housing, revitalize with commercial if necessary
Provide shopping centers
Add housing by Walgreens on Geer
Would love a Trader Joes
Develop land at Geer & E Monte Vista (northeast corner)
Big shops & box stores; more food places
Fix up; needs new businesses since so close to CSUS
Clean up Golden State & start adding housing & business

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Apartments, townhouses
Help college w apartments & parking
More shopping
Housing; traffic
EV charging; trees/green infrastructure
Repave roads; reduce speeding cars
bring new restaurants new activities instead of more of what we already have
more green spaces
Clean up; crime
bike lanes
fix roads
Good place for new housing
Homeless
Homeless
n/a
No more homeless
No opnion
No more homeless
Fix roads; fill vacant lots
More trees
Homeless shelter on Geer Rd
Improve road conditions
Repave Golden St esp South bound S of Tuolumne
Rehab older shopping strips
More apartments
Shops, groceries; housing IE townhomes, duplexes, triplexes, ADUs; make it safe
No fast food; keep Turlock high end-Whole Foods; defend image or people like us will leave; tired of homeless, crime, Popeyes, pscyh facilities & chains/fast food; disapointing growth
Additional businesses; shops business on Geer cater to college students
Infill w desirable/needed businesses; restaurants w outdoor areas; parking
Preserv farmland; 2-3 story apart on Geer; mixed use N Golden St
Bike lanes
More greenery, clean & smoother roads
Better high end restaurants; GS is ugly the whole way
Homeless control, remodel old buildings
Fill in empty lots-more apartments
Homeless & speeding
Have property owners maintain, upkeep, clean properties
No comment
More trees, less pavement & commercial signage
Resurface streets
More grocery stores - Trader Joes
More variety of stores; walkable, little malls (no traffic)
Promote business & housing
Cleanup abandoned buildings
Potholes; bike lanes

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
More green landscape; clean up
Senior & low income housing; mixed use housing above shop
Single family homes; small business & parksP
Continue business commercial
More people requires increased public transportation; more farmers markets; accessible fresh food
Build 55+ affordable senior condos
I
Repair roads
Infill Tuolumne to Christopherson
Better street lighting on GS between Geer & Fulkerth
Utilize unused lands for apartments aiding CSU students
More housing
Decrease homelessness
Upgrade drainage system, infrastructure; parks, storm water managements; renewable energy initiatives
Cleanup blighted property
Trees, greenspace
More housing
Move the homeless; fix the roads
Stop building housing developments
Aesthetics-looks like it's abandoned
Trader Joes
No more Starbucks/strip malls; add book stores, movie theaters, outdoor rec, bars/restaurants
More homes
Improve & street lights
More walkability & greenery/natural spaces along with Stan St
Better traffic management; both very congested for small town
Major facelift; additional housing for Stan State
Build affordable townhouses/aparts on empty lots; derelict buildings
Better sidewalks & access
Soccer/sports complex, easy on & off freeway. Close to hotels & restaurants. Apartments might make sense here because it's close to the University. Just clearing up the area along traintracks & establish a greenbelt so it just looks better
Recreational facilities for youth roller rink etc.
another shopping center on Geer Road, more options
Affordable housing, local businesses, parking
Homeless, see more plants
Stop opening drive Thurs. Improve Geer Rd, more greenery on N Golden State
roads, clean up, affordable apartments
Housing, bus stops
Infill everything
Clean up and landscaping
Do not mix housing in Commercial areas
red light cameras
Homeless
Please landscape
Less homeless people and crime

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Increase police at night
More mixed development
Put a wall on Golden State because of train noise
More Stores
No new housing on Geer-traffic; single fam N Golden State (JKB/Florsheim} not too close w custom lots like Legends north
Clean up; beautify w trees/ plants/hide some commercial businesses
Adding Homes, Clean up homeless
Homeless
Mix use, higher density along Geer Rd, In future ACE Train Station
Bike lane
Clean up GS with new development/towards light industrial
Professional business promotions; mixed use-Geer & Monte Vista & E Hawkeye; clean up Geer & Canal & AlomondLookig
Affordable housing; parks, food, grocery on north side
Potholes/overlay as needed
More apt/condos; access to shopping/schools; homes not on Geer
More restaurants; Whole Foods; organic; community garden; sr apart; gym; dental/eye clinics
Affordable health clinics, Apartments
Restrict signs
single family homes
shop owners or renters should keep the cub appeal cleaner and more attractive
More vibrant, clean buildings, signs, landscaping
Less homeless, trash & crime; greenery, park w play area/structure
Too many potholes throughout the city
Homeless are an issue; no longer go there
Time traffic signals better
Clean up & improve landscaping; GS needs improvement; appeal as you drive into the city
No housing - commercial only
COMMERCIAL ZONE TO APARTMENTS
NOTH GOLDEN STATE
IMPROVE BUISNESS RETENTION
PLANT MORE TREES, LIMIT DIESEL TRUCK PARKING
MORE APARTMENTS LIKE BY THE COLLEGE
TRAFFIC ENFORCEMENT
CLEAN UP EMPTY LOTS OF WEEDS
Continue business growth, by Ten Pin
add apartments between N Golden State to Haekeye
Homeless
Clean up and clear out the homeless
Police presence, walking around
cleaner streets
add new businesses, offer exemptions to let them
Less homelessness, safer area of pedestrians/bike lanes
Get rid of homeless & crime
Clean, more curb appeal, newer trees in shopping centers; needs a facelift

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Remove homeless
Maintain; no new businesses-too many vacant
Infill empty lots w garden apart/town homes-affordable starter homes; high density housing to support business
Mixed use retail, apartments/townhomes (Geer & Monte Vista); GS multi-story/garden apartments
More police patrol on Geer; fix potholes; can't handle traffic
Use vacant areas for strip malls & housing
Empty lots and once upon a time businesses now empty
Unsure. Attracted to Turlock in the 70s. Had 2-horse merry-go-rounds for children to enjoy downtown. Felt city planners cared for families.
Prime for growth-more high rise/townhouse for college; condos & townhouses for those that wish to own
Less homeless, less crime, less street racing/drifting; more commercial business
Geer Rd looks pretty good; Golden State commercial corridors are not
Tall apartment buildings, commercial space first floor; desperately need both rental apartments & condos
Fill in empty land with shops, housing; make it less car centric
Clean up homeless; revamp shopping to avoid going to Monte Vista; add Trader Joes or Whole Foods
Less parking lots; more human focused city planning-bus/bike lanes; should not need to drive everywhere
Middle to low income housing including multi housing units
Incentives for business to succeed & maintain properties
Successful us of real estate property for dwellings & commercial
Walkable business & mixed use residential
Provides more parking structures, spaces, etc.
Truck lanes; indoor/outdoor gym (pool); soccer & football
Clean/improve sidewalks; avoid trucks parking next to railroad; plant trees; improve landscape
Remove homeless - enforce
Apartments; office buildings; some housing
No trash on roadways, not homeless
Affordable housing; grocery store on northside
Make it look nice; homes; shops; trees
Affordable senior and single family housing
Better traffic flow on Geer
Traffic laws enforced; speeding
Enough Starbuck - how about Trader Joes
Housing
More business
same
More trees
Better access
Light up crosswalks
Repair
Homeless not going to businesses on Geer
More affordable housing; better homeless facilities
Variety of businesses - housing
Strip mall or parking surface
Homes built
Develop NE Corner

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Maintenance; green corridors for heat, noise, aesthetics
Enforce or write shoplifting laws; homeless shelter & police presence
Parks/recreation preferred to housing and/or shopping malls
Infrastructure does not keep up with growth; traffic problems Monte Vista, Golden State; need lights-Berkeley & GS
It smells (sorry)
Commercial rebirth - reuse & improve existing, limit driveways off these roads
Consider mixed use housing with commercial uses at ground level and residential uses on 2nd and 3rd stories. Also include 2 & 3 story apartment projects
ADD TRADER JOES OR SPOUTS, WINCO, MORE FINE DINING, ADD BRIDGE
AS APPROPRIATE FOR SURROUNDINGS
More businesses
APTS / CONDOS / MULTI UNIT HOMES
No more growth
MORE TREES AND GREENERY
More housing
REMOVE OLDER COMMERCIAL PROPERTIES AND BUILD NEWER STRUCTURES. INFILL OF VACANT LOTS ALONG GEER RD, APARTMENTS ON THE CORNER OF FULKERTH AND GEER
RETAIL INFILL
plenty of space for business
Quality business expansion
Homeless
fix streets
Homeless, crime
Roads
new housing that affordable, duplexes, ADU's, apartments, condo's
Beautification and clean up
More living spaces
roads
fill vacancies before construction
to much unused property
Health food grocery stores, bike lanes, small mall
more revitalization
Homeless, and drugs
Infill
Clean up homeless, Police ignore crime,
more drought tolerant landscaping
Clean up N Golden State
fix roads
shopping center on corner of Geer Rd and Hawkeye Rd
Traffic speeding, tenants in unoccupied businesses
Homeless, increase restaurants, grocery stores
Low cost homes
Homeless and unsafe
variety of stores
fill vacant buildings

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
cleanup homeless
more businesses
roads
housing area, maintain roads
healthy supermarkets such as trader joes, whole foods
Better maintain roads
safety
Apartments
Bring in more business, We need different shops
side walk improvements, street lighting, landscape
fix the potholes in the roads
More commercial properties; more presentable 4-5 story dwelling units
Add new businesses offer exemptions to get them
more efficient traffic lights
More trees, green space - too much concrete
Improve pedestrian access; infill lots; low income housing
More multistory housing/3-5 story apartments/condos
Secure bike lane; Sprouts or Trader Joes grocery
Affordable housing
MORE FREQUENT BUS SERVICES TO SHOPPING
CLEANERM MORE PLEASING TO LOOK
housing
TRAFFIC LIGHTS
ENFOREMENT OF TRAFFIC VIOLATIONS, ELEMINATE PANHANDLING ON ROADSIDES AND MEDIUMS
APARTMENTS AND CONDOS
Brighter street lights; address homeless moving into Geer shopping centeropping
Remove homeless
Address the homeless & the trash they leave behind
More college housing & entertainment; give a college town feel
Plant flowers
Convert unused/vacant buildings to something more likeable
Remove homeless; enforce; infill
More police, enforceing, homeless codes
Coordinating traffic lights to ease congestion
Too many apartments/condos will increase traffic, must be well planned to prevent congestion
All businesses and homes/multi-family dwelling must have lots of off street parking and green spaces
Trash almost all over
Empty stores occupied; landscaping on Golden State-looks desolate
Retail mostly
Sidewalk repair-they are raised difficult for walkers & wheelchairs
Make space safe for college students contribute to economy
Renovate existing area (RV lot eyesore)
Cleanup 99 ramps, Taylor Road
More business; services for the elderly
Remove homeless camps

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Blight & deterioration, need infrastructure & appeal
Need more info to make informed choices
Hotel, apts, lofts, gentrification
Public pool
Please repair potholes
Mixed use housing and/or garden apart; buffered bike lanes
Nice restaurants; retail shopping; high end clothing store
Reduce homeless hanging out/sleeping near businesses
Develop Geer & Monte Vista
Too much traffic near college/Monte Vista/Countryside Dr
Commercial
Reduce speed on Golden State
Trees for shade
Chick Filet & Dairy Queen
Stop the speed ways
Make it attractive; increase policing for stop sign violations
More taco trucks
Fill empty stores; cleanup Golden State, looks desolate
Keep vagrants away
Beautification; buildings rundown; more foliage
Repair street, sidewalks; repave/clean alleys; unhoused out of public areas
Tampa St/Andre Lane - terrible
commercial development on North Golden State
improve lighting
Bike lanes - a must have
Traffic lights accommodate volume; trains cause light malfunction
Business - too much fast traffic for housing
clean out homeless
Parks
More housing affordable for seniors
More walking paths; invest in public parks
No homeless/trash/fecal matter
Use empty fields corner of Geer/Monte Vista; Geer/Christophersen
Healthy food stores
Maintain trees
Commercial/business office; no Starbucks
Develop empty residenital/commercial land for housing
Improved traffic control in congested areas
More lights; remove homeless
Improve traffic flow
No more Starbucks!
City should purchase homes for owners/families
More housing, traffic control
Widen streets
More development/housing; Christopherson to 99; Trader Joes
beautification

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Build affordable housing for single families
Develop empty lots
Shopping Centers
Fix the roads! Too many potholes on Golden State.
Better traffic control & accessibility
Clean it
Beautiful, just need to remove homeless like Merced has
Olive between Monte Vista/Christopherson potholes-lost tires/alignment
Improve infrastructure; new business plazas
Larger apartment complexes to prevent owner neglect; public safety
Landscaping
North Golden State is an area for more growth.
Stop 18 wheeler parking
More opportunities for small business
Apartments/retail for old Jura's (Golden State & Olive)
Attract more business (use open space); ease congestion
No complaints
more multi story apartments along Golden State
better stores
street lights
sync traffic lights
Monte Vista is a freeway/Four Seasons Park needs speed bump to slow traffic
landscape
Add more businesses for jobs; Creative city economic growth
enhance welcome to Turlock including new signage and landscaping
better business signs for address, bike lanes
no more smoke shops or liquor stores, less fast food
grocery stores
street signal syncronization
less homeless
safer roads
get government out of the way and create an environment that will entice Entrepreneurs and businesses to develop
more student housing like Vistas
COORDINATE THE LIGHTS IE GLD STATE AND EAST AVE; 4 WAY STOP @ W MAIN & FIRST STREET
DON'T FORCE OUT BUSINESSES
affordable housing
high density housing
no more housing on Monte Vista
homelessness
less sprawl
build on vacant lots
add video cameras on traffic signals
bus stops on Geer Rd
GOOD AREA (FILL VACANCIES IN COMMERCIAL LOTS)
light commercial

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
geer rd is already congested
use all the empty lots of lands for housing
limit north and east residential growth, encourage growth along Golden State south of downtown
senior housing
add red light cameras
demo old buildings build new businesses in old InShape building
roads
housing, businesses
more trees, affordable housing, more side walks and bike lanes, restaurants, shopping better parking
no homeless camps, stop illegals
homeless people sleeping and putting garbage at the businesses
more businesses more housing
sidewalks with significant lighting, bigger parking lots
get lights on sync so you don't get a green just so you can come up to the next light as it turns red. keep traffic moving. Turlock is terrible on this matter.
fix roads, provide single homes inside open lots
crime
busy - slow traffic, fix streets, allow grany flats if lot is big enough, take old motels and convert to shelter homes or homless, keep small capacity
HUD section 8 apartments Geer Hawkeye,
keep Taylor Rd as north boundary
keep businesses in place
build more condos on vacant sites
beautify it, especially Golden state, plant trees
cameras
clean up vacant lots
large scale development (retail office) with ample parking
clean up junk on vacant lots
develop vacant lots, Golden State should remain commercial
infill projects-rental homes/apts, tesla superchargers and dealership
Clean up and landscape Golden State Blvd
apartments
pedestrian access, crosswalks bike paths, landscaping for shade, city entry features
coordinate traffic signals
Keep commercial business centrally located (one stop shop) areas encourage new tech development, provide aid to farmers supplys less commuting
Address traffic congestion at Monte Vista & Countryside & accross train tracks. Timing of traffic lights for traffic flow. Addressing train track crossing between Golden State & Countryside near Hobby Lobby
No housing
Repair roads
Better planning sot it's not so congested like Starbucks & Panda on Canal & Golden State, more police to control reckless driving, better roads too many potholes all over Turlock
Increased traffic controls - red light runners
More gas and shopping
Apts - small housing areas with parks and activity centers for residents to play and relax
Better rpads

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
More grocery store. Places to eat. Remove homeless from sleeping on streets. Unsafe for kids.
Please fix Golden State Blvd too many potholes
more shopping centers
less traffic
Homeless addressed
Use the ?? you have for what the market tells you
Better pavement
Geer Road preservation/buffer for those single homes in the area of CSU Stan by Geer & W Christoffersen. No high rise apartments near that area.
Communal housing, green spaces, public transit to access it and city incentives to use greener building practices. Food an dsmall business developmnet ONLY after housing communities have been established.
Parking
Develop vacant property
Parking lots do not at customers at Walmart on Geer. SaveMart is old & could be updated
Don't know
Needs to be freshened up
Businesses are run down & dingy in thi sarea. Clean up & beautification would be nice.
Road improvements
clean up the homeless
fix potholes
more shops and recreational parks. affordable housing
synchronized traffic lights, quit planting trees that uproot sidewlks, more diverse retail but due to poor thoroughfare planning traffic flow are hindered at the failure of city hall
improve streets
Good business that attracts good customers
more business
Don't feel knowledgeable enough to comment
clear out the homeless
Restaurants
Safety
parking, safety and security, stop allowing homeless to be sent to Turlock
prevent homelessness, build houses
business owners need to clean up their properties/trash everywhere better lighting, homeless
more strip mall, more choices
more business
remove traffic bumps on Tuolumne
albercas
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Golden State needs to still be finished after Fulkerth towards Dels and so on
Homeless addressed
Single family homes, granny homes
No opinion
Senior garden apartments - affordable - close to drs and hospital, close to shopping
There are plenty of empty fields of no value, build housing on these
Senior housing (small) near stores

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
get rid of homeless, more police funding, get rid of dispensaries
homelessness, fill vacant storefronts
no more construction
Trader Joe's
safer sidewalks
more new businesses, Chick Fll A
apartments, develop underused land make it easier for contractors to build. Turlock is notorious for contractors to avoid building in Turlock due to the requirements.
make it easy for businesses to move in
Too close to tracks/noise from trains
more shopping centers
paved
make more economic homes
better streets and sidewalks
better ligtning
affordable apartments for students
repair all homes and old properties to their original type.
more commercial building and residential
more lightning and trees
center to teach sports, boxing, self defense, dance, singing and arts.
clean that the spaces to be used for construction of housing for homeless and build center to help with math and science for children/youth that are poor and need additional help.
cultural centers not only commercial, activities for the youth
more trees and beautifications
cheap housing
clean it up
renovate and refresh, perhaps small trees
more housing, business
fix the roads
build lite commercial enterprises keep Golden State road improved
single family
housing for low income seniors
homeless and pan handlers
fill in the empty stores. Especially with more on-line shopping-stop building businesses in farm land
Homeless out of Walmart area (Minnesota/Geer)
No more homeless, safer
Houses
Fix roads. Synchronize traffic signals.
Improve surface
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
I want to use this area to try to open your eyes to Golden State Boulevard where the train station or storage places use to be. It's in front of Pop store. Why can't you use this land on the east side of the tracks for something really positive. I know I think its railroad land but you really need to find a way to use it to fit into the scheme of the town maybe a museum or something to really stand out that area is so ghetto (as they say)
Speed zones

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Homeless & trash
Stronger laws for reckless drivers
No more construction
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless
strip mall, shopping mall
pick up trash
Geer Rd past University area good for new housing developing
housing
build affordable housing
drive out bums and junkies
housing Fulkerth/Geer some apartments and senior living
clean up weeds and fix potholes
ok
commercial business
shopping, more stores, 4-5 condos
fill in blank properties for example Monte Vista Avenue at Geer Rd
housing that is affordable, shopping and affordable eateries
better use of land
open the moratorium of north of Taylor, easy access to HIghway to go to out of Turlock
widen and fix roads
cleaner, less homeless, more trees and greenary
more landscaping
safety
fix the roads
homelessness
homelessness
apartments
roadway repairs, street maintenance
roadway repairs, street/plant maintenance
homelessness
homeless
Repave roads
Homeless
good- fly roads
These area can always be cleared up a little bit, But the business htat are at these locations are vital to comunity
Better roads as well as traffic signals and signs
Fill in empty stores already built. No new bldg. until they stay filled
Clean out homeless and abandoned cars
More Landscaping
Apartments
Clean up, Add more family events, add more family owned business
More housing
small businesses
apartments and condos

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
More housing
are well
fix the streets, additional street lighting and sidewalks for pedestrians
its small and need more placed for dinning, snacks and for children
plant more trees
I like this area because it has more space
more apartments with opportunity to house low income people and seniors
Fix all the streets
no change is needed, like is, is okay
more police giving fines
yes
Golden State blvd is commercial (plant trees, etc..) now it's a desert but could be attractive to businesses. Perhaps for CSU, 4-5 apartment, condos with parking,
same
Fast food, Retail
Make affordable
Dealing with homeless, more police
Trader Joes, Home Goods, Better Grocery stores, water aerobics center, clean up vacant areas
Fountain, floral garden
more shopping restaurants and malls
better grocery shopping, bigger parking lots
more parking
fix road 3-4 cars run the red lights - no cops anywhere. Get ride of the homeless other cities bus them in bus them back
remove homeless, panhandlers and solicitors
paths for bike riders
more traffic enforcement
better stores, less homeless
clean streets, landscape
no more houses
clean up
railroad shoulders all dirt
green space on Golden State
too much traffic,
clean streets, no homeless, more trees
homeless
MOE BUSINESS
SAME AS ABOVE, WITHOUT A BETTER RESPECT FOR LAW, YOU WILL NOT HAVE A THRIVING COMMUNITY AND DENSE HOUSING WILL BECOME TERRIBLE
PARKS AND OUTDOOR ACTIVITIES
FIXING ROADWAY, POT HOLES AND PAVING. MAKE SURE ALL THE SIGNALS ARE WORKING. POOR QUALITY SIGNALS PAINT WASHING OFF SIGNALS
WISH TO OWN A HOUSE
TRAFFIC CONTROL AND SAFETY
NEW BUSINESS FOR POTENTIAL GROWTH
traffic

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
housing
housing
eliminate homeless encampments, stop semi truck parking
traffic signal programming for better traffic flow
ban anything over 3 stories
Grocery stores
public safety
More housing
Too cluttered
more Starbucks
more parking
cross walks with sounds for low-no vision

Question 5C: *"What improvements would you like to see in West Main?"*
4 blocks each side - These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked. What do they think? Start with road repair & striping than add street lighting midnite to 4am. Mandate landlords clean up an renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.
Better roads
More clean area
None
Fix the roads
Road maintenance
none
Better roads and lighting
Tunels to towers has designs for homeless shelter for Veterans along with single family homes. Info on T2T
Cleanliness
Deal w homeless
Better traffic lights, accidents happen due to lights; speeding to make red light etc
Clean up the are; more homes, apt etc for people to live
Roads, rejuvenate buildings/infrastructure; update/modernize; add mixed use housing
Clean up; the city is going to hell!
Go after shoplifters & gangs
Safer
Bad area to live-too much poverty
Clean up yards; concrete intersection addition create bottlenecks/bad use of tax dollars
North side betw Soderquist & Olive has so much revitalization potential
Clean up
West Main needs clean up & apartment complex-modern
Town housess
Clean up city & improve roads
n/a
Fix roads! enforce laws against homeless

Question 5C: *"What improvements would you like to see in West Main?"*
Affordable housing
Clean up that area
Infill w high density housing
Fix
Decrease loitering/vandalism/panhandling; no new fast foods; improve streets, sidewalks, bike lanes
Road conditions need to improve
Repair streets at W Main & 99 Hwy; Traffic congestion
Enhance welcome to Turlock; new signage
Clean it up
Fix the roads/more lanes
no
No more construction
Parking
no homeless
Area getting better over time
Continue rejuvenation roads/crumbling curbs/sidewalk in this & surrounding area
No opinion-do not frequent area
Less traffic/more lights
Improve houses and other buildings
More grocery stores for the westside
Develop small houses or recreation units
Cleanup; improve old buildings
More mixed use buildings
Garden complexes, multi-story-maintain look of neighborhood-family oriented
Fix roads/sidewalks; sync traffic lights
Sync top light on Olive & Canal same as Olive & Golden St
More parking
Area seems rundown/get rid of old empty buildings
Open space for housing; fix roads; attract business, ie food trucks
Bike landes
For safety-repave roads, paint lines, more street lights & trees for beautification
Remove marijuana stores near schools
Less homeless
Single family homes, gated communities
Streamline traffic
Do not allow more cannabis dispensaries
Address homelessness
Safety
School District should build another jr high here
New, inviting housing
Affordable housing- rental units/apartments
Clean up existing properties between Lander & Freeway
None
Pot holes
Large areas for possible apartments-quiet areas away from city center
mix of affordable housing
affordable housing, expand industrial base

Question 5C: *"What improvements would you like to see in West Main?"*
rezone land at W Canal and Tully Rd for family homes. Family homes between Soderquist and West Ave S on the south side of High St
west past Soderquist general improvements
safety and security, mental health care housing that is affordable
clean up entrance to downtown
redevelopment of housing
trees
clean up
Rejuvenate area, walking paths
clean up the section south of the freeway and close to Lander, do something with homeless
less dense but also facilitate business
affordable housing
Small infill area for smaller scale residential/mixed use pop style
Upgrade & improve W Main corridor; mix apartments/business-make walking neighborhood
Homeless issue; it "feels dirty" by 99; better lighting
Better lighting; clean up areas (housing-Alaska, Clifford, HIgh, Angelus etc.) look like third world countries
Improve roads & make it pleasant
Fix roads & parking lots
City on a good start to make it safer & more appealing
Promote property restoration; maintain streets; color requirements for outside homes
Better safety
More housing; road improvements
Improved neighborhood/parks upkeep; dilapidated homes torn down
A cleaning/maintenance upkeep
Extension of dowtown "theme"
Clean up
Roads & affordable housing
Homeless options
Stench makes unsuitable for housing, no one cares if the poor people liver there, that's mean
Infill housing to Fransil; remove ugly yellow posts on Main near Lander; replace with fences ie Turlock Jr High
More recreational events, affordable for older & families
Keep area clean; keep housing in good shape to be eye pleasing
Focus on housing off W Main; already wasted too much money for what was accomplished
Reduce homeless - cleaner
Family area; blue collar duplexes/allow industrial access; recycle housing; expand garden/artsy/local emphasis
More cheap apartments
Public restrooms
Homelessness
Homes
Mixed use homes/businesses
More public transit
Deal with crime; I never go there-ask resident in this area
Homelessness; garbage; abandoned vehicles; graffiti; rescue workers
Affordable housing for lower income
Patrol for street racing late at night
N/A

Question 5C: *"What improvements would you like to see in West Main?"*
Keep clean
Roads need to be redone
Additional housing and shopping available for groceries and essentials affordable family homes
This area is small and special and could become its own thing or district with a certain feel
slow down traffic, enforce traffic violations
HOUSING
cleaner
get the pot off of own main street/99 entrance
Entrance to town needs help; Garden Club, give business/home ideas ideas; college/HS students to help
Nice improvements have been made; more safety & less homeless
Housing/businesses that blend with current neighbors/parks
Too industrial, not much can be done; discourages family safety, not safe to be there
Address homeless; clean up ghetto areas/businesses; address drug use/crime; add a high school
Fix roads all around; Reduce homelessness
Improve street surfaces; add trees
More resources for kids & their families
Closer physician access; community garden; cooling stations; parks & play equip; covered bus stops
Stay industrialized
Better road maintenance, sidewalks, gutters; retail development; housing
Encourage co-operative spaces for lower income such as co-opt own food stores, community garden
No opinion
Better roads - no camps
Better roads
No more building here!
n/a
Townhomes
New housing
Clean out general area
Better maintained properties
Security
More businesses, cleaner environment, stop burdening resident with repair costs
More super markets w healthy/fresh food; affordable low rise apartments
More factories & commercial buildings to provide job growth
Major clean up of houses, enforce ordinances to not have vehicles on lawns; unmaintained, etc
Maintain & add bicycle paths
Bring higher paying jobs such as high tech
Correct the homeless
Clean up empty business building before adding homes
More housing
Traffic
EV charging; road renewal; public pool
Reduce crime
Slum; clean up; crime
clean it up
Clean up this area
Homeless
More apartments

Question 5C: *"What improvements would you like to see in West Main?"*
n/a
No opinion
No more homeless
Townhomes
Improve road conditions
Less crime
More apartments
Add single fam homes; improve existing structures; make it safe
Crime ridden; don't add high density housing to check a box; Turlock should be happy, responsible farming community-not like Modesto/Merced
Revitalize w shops & living quarters above
Renovate existing area; add restaurants & townhomes or multi-use housing above shops
Mixed use buildings w quaint shops/restaurants
Bike lanes
Clear out encampments; more greenery & clean; more stop signs
Businesses, warehouse, industrial parks
Homeless, cleanup the area
Homeless housed/sheltered elsewhere
Cleanup existing houses, etc
Speeding/cleanup
Have property owners maintain, upkeep, clean properties
Less homeless
Get rid of old, rundown buildings, homeless
More traffic control near Osborn School
Crime activity, more code enforcement
Homelessness
Promote business in this industrial area
Cleanup - improve look
Address congestion
There's no open housing here
Parking; small business; small area for kids to play
Restor old homes; fill empty lots with multi-units
Quality townhomes; modernize homes; widened roads for bike & foot traffic
Build low income & Section 8 housing for the poor
Increase security at Planet Fitness parking-employee was held at gunpoint-horrible, unsafe area
Infill W Main to Fulkerth; Infill West Main to Linwood
Opportunity in a good area for multi-family
Decrease homelessness
Same as above
Neighborhood sidewalks
Street lighting near streets
Move the homeless, fix the roads
Increased police presence; address homeless; provide affordable housing
Keep it commercial
Fix shuttered/rundown homes & businesses
Homes look bad, not remodeled, painted for a long time
Better street lights

Question 5C: *"What improvements would you like to see in West Main?"*
Affordable housing
Better sidewalks
Housing on W. Main & S. Lander will not sway individuals to buy there because some of the areas are so worn down low income. I wouldn't encourage my son or daughter to buy there.
Industrial vocational schools, warehouse stores
Affordable housing, local businesses, parking
Clean up yards, and lots
roads, clean up, affordable apartments
Housing
Infill everything
Traffic lights need to be timed better
Utilize areas in the blocks of south of W. Main St
red light cameras
Homeless
Housing
Less homeless people and crime
paint
more residential complexes, shaded parks, more ADU
add sidewalks repair streets
Clean up homes and area
Cute small house or duplexes/triplexes
Clean up; fix roads
clean up area, and homeless
Homeless
Higher end housing
Clean up old buildings in poor condition
Looking much better; businesses weak; need facelift/cleanup
Single & multi family housing; parks; stores; schools as needed
Landscape the new W Main improvements
Incent, clean/landscaping W Main to downtown; community event
Soccer field; organic foods-local fruit/veges; Mexican bakery/coffee shops; sr housing; community garden
Large public parks with small local shops, community garden
No mixed zones consistent use on each block
single family homes
House owners should keep their yards cleaned up
Less crime; more police presence; reduce gangs & organized crime activity
Development of housing could benefit this area
West Main has improved but homeless are an issue
Restore left turn lane on W Main & Lander
No housing-commercial zone; focus on businesses
AFFORDABLE HOUSING
TOWNHOUSES-AFFORDABLE HOUSING
single family homes
HOUSING ABOVE STORES
TRAFFIC ENFORCEMENT
DEVELOP AFFORDABLE HOUSING
HOMELESS PROBLEM

Question 5C: *"What improvements would you like to see in West Main?"*
Homeless
4 lames from Golden state W to 99 Commercial w of 99
single homes, gated community due to crime
clean up trash and homeless
More regulation on housing on westside, many illegal shacks
Build up business in the empty buildings
increased patrolling to increase safety
Route to I-5
sidewalks, clean up area
Less homeless, monitor parks for camping, sleeping, loitering, drug use
Get rid of homeless & crime
More bike lanes & walking to businesses; nicer planned housing
Remove homeless
Maintain; no new business too many vacant
Unused land - affordable homes, etc
Same as above
As businesses downsize alternative infrastructure; preserve west of freeway for farming
More commercial, more business
Can get congested at the light-West Main & Lander; poor traffic flow
If needed single family homes in poorer areas w high density in pricier neighborhoods so less wealthy can access better schools
Single family housing
Homeless clean up
Bike lanes; mixed zoning; dense urban planning; develop affordable apartments of all kinds
New travel stop destination including hotel, restaurants, small shops
Support these businesses due to impacts of homeless, crime & property destruction & safety
Safer environment to expand residential & business; bigger parking lots
Affordable housing
Underutilized land can be used for redevelopment
Trader Joes & Aldi; another library; urban food gardens for low income
Trim trees; improve commercial look; renovate buildings
Extend downtown core to W Main & Broadway; brick sidewalks; make it more liveable/walksable
Light industry w apartments; high density housing; walk to work
Movie theatre/sports center/family oriented
Include public grass area in development & staff to maintain
More police
Single/multi story housing; grocery store; parks; schools as needed
Homes, shops, trees
Sr affordable housing; low interest loans; mixed use housing
Improve traffic flow
Crime
Housing
Less congested
same
Affordable housing
Light up crosswalks
More affordable housing; better homeless facilities

Question 5C: *"What improvements would you like to see in West Main?"*
Make it prettier & more desirable
Single family housing
Crime
Homes built
Needs updating, landscape & sidewalks
I avoid this area; accosted by panhandlers
New housing site
Maintain public structure; property aesthetics (old Jura's)
Why is the TID building gated or is it empty
Smoother transition between housing and commercial
Consider townhomes, duplexes & sfr w/ADUs as part of original development
need more affordable single fam homes
single family homes
Lower crime
RENOVATE EXISTING HOMES AND BUSINESSES
safer
AFFORDABLE HOUSING
we should not clutter our lovely city with cookie cutter apartments
Quality business expansion
Homeless
Homeless, crime
roads, cleaning up neighborhoods and crime
Maintain historic feel
keep Industrial
old house improvements
side streets fixed
streets
Maintenance of properties and landscape
Remove trees
crime, grocery shopping
Increase police to combat crime
Improve parking
larger post office, more parking
fill vacant buildings, better lighting
better roads, more businesses
Homeless
cleanness of houses
public indoor swimming pool
safety
SFD, townhomes
Bring in more restaurants and shops
homeless destruction of environment
fix the potholes in the roads
More commercial properties
sidewalks, clean up
more efficient traffic lights
Less homeless; clean up businesses; miss a fire station on main

Question 5C: *"What improvements would you like to see in West Main?"*
Keep the area walkable; keep small businesses
Multistory housing/3-5 story apartments & condos
More police officers on patrol
SIDEWALK CONSIDERED FOR DISABLED
GROCERY STORE AND HOUSING
HOUSING FOR SCHOOL CHILDREN AND GROCERY STORES
Better shopping
Address homeless & crime
More parking spots for businesses
Remove homeless; enforce; infill
Why do community members who pay taxes get pulled over for traffic violations, our littering, camping, nudity and threats are completely allowed.
This once beautiful street with stately homes has deteriorated. Would like to see assistance in Municipal funding to aid owners with renovations
Parking for RVs, boats, etc., to keep residential streets and neighborhoods cleared of the above
enforce rules regarding upkeep of existing businesses and homes. Ensure all new multi-family dwellings have plenty of off street parking and green spaces. Same for businesses.
Trash almost all over
Better lighting & beautification - looks rundown
Affordable homes for low income families to buy not big business at inflated rates
Fill unused lots
Observation of speed limits
Some homes need to cleanup front
My house has been in our family for years-not interested in new housing on my property
Blight & deterioration, need infrastructure & appeal
Need more info to make informed choices
Fine
Many illegal structures/trailers behind houses. Check/regulate
CommercialK
Stop the speed ways
Make it attractive; increase police for stop sign violations
Ok as is
Better lighting & beautification; looks rundown
Keep vagrants away
Beautification-main road into Turlock, looks like don't care, no wow factor
More parks for families & sports
Commercial Development
more businesses
People drive to fast, otherwise it is good
Less traffic - better for residential
Cleanup the neighborhood
More walking paths; invest in public parks
No homeless/trash/fecal matter
Maintain roadways & healthy trees
Require landlords to maintain properties
Cleanup area and make it more secture
More policing

Question 5C: *"What improvements would you like to see in West Main?"*
No more Starbucks!
Low cost rentals & mixed housing types like Livermore
More housing, safer streets & parking
Repave parts of Monte Vista
More development
Develop small shopping centers
Develop it into a place representing Turlock culture
Community Safety
More restaurants & parking
Better upkeep & safety at parks
landscape beautification; traffic control
Clean it
Beautiful, just need to remove homeless like Merced has
Mixed use with housing above would be beneficial.
Garden complexes, family oriented
Change light on Olive and Canal so green light and greet left arrow are the same like Olive & Golden State.
Area is run down; get rid of old buildings
More parking
Fix pot holes
Attract business, ie taco trucks; open space for housing
This area is getting better over time
less traffic, more lights
street lights
streamline traffic
clean up
large areas for possible apartment complexes-quiet areas away from city center
enhance welcome to Turlock including new signage and landscaping
bike lanes
clean up properties between Lander and freeway
single family homes gated communities
removal of marijuana shops near schools
no more dispensaries
less homeless
address homelessness
safety
School district should build another Junior High in this area
low income family housing, homelessness
homelessness
homeowners maintain homes
duplex-triplex housing, granny flats
homelessness
maintain ag and commercial
more public services, homelessness
build on vacant lots
maintain older homes and bad neighborhoods
NO TRANSIENTS GOING THROUGH EVERYONES GARBAGE AND LOITERING
single family homes

Question 5C: *"What improvements would you like to see in West Main?"*
fix the roads-housing
pay attention to streetlight and tree placement. a streetlight is useless when completely obliterated by trees planted too close
make it safe for people to live there
affordable low income housing
more industiral
homeless
redevelop to Highway 99
garden apartments, 2-3 story apartment
less marijuana shops
traffic
clean up homeless, more inviting businesses
grocery stores and banks
brighter street lights
more trees, affordable housing
less crime
no homeless camps, stop illegals
more housing
better lighting, streets drain so it don't flood
Develop a plan for places like a whole foods markets or health food shops
Have 'keep clear' on the road in front of Cost Less
crime
busy - slow traffic, fix streets, allow grany flats if lot is big enough, take old motels and convert to shelter homes or homless, keep small capacity
no homes west of 99
get reclining seats in movie theater
fix infrastructure, sidewalks, landscaping and trees
cameras
clean up vacant lots
less Starbucks
better yard maintenance
Commercial Development-Small business
make rents affordable for commercial use
single family homes
low income housing, more commercial
infill projects-rental homes/apts, tesla superchargers and dealership
more vibrant and fun farmer's market, more activities
ADA access, sidewalks, ramps, crosswalks, bike paths, missing middle housing, mixed use development,
Single family homes, schools, ADU/granny flats
Re-development opportunities. General clean-up of area
No housing
More parking, better sreets, more police
Improvements for walking options
build on empty spaces
all of these areas could use some form of housing - one could be as you call it grandma or elderly housing - walking distance to downtown
Better roads, wider roads

Question 5C: *"What improvements would you like to see in West Main?"*
Street very narrow
More homes, businesses
more small businesses
less traffic
Homeless addressed
Continue to move redevelopment money to this area
More stop lights
Community support centers, city incentives to create green spaces. Multi-family and communal properties.
Parking
Develop vacant property
Crime I don't feel safe over in that area. I don't shop there for that reason.
Don't know
Needs to be cleaned up. It is an eyesore
Run down area. Made much worse by our not of control homeless problem. Many homeowners in this area take pride in the up keep of their homes but all the transients make it dirty & unsafe
Clean up existing properties, code enforcement
clean up the homeless
improved landscape
more housing and trees and parks
this highlighted area is poor in how the medians were constructed the traffic lights don't work and it's a halfass attempt to turn a two lane residential street into a thoroughfare
Less business that attracts bad people
more business
Don't feel knowledgeable enough to comme
homeless
Safety
cleaned up
revamped for businesses
congestion, safety and security, stop allowing homeless
prevent homelessness, build houses
business owners need to clean up their properties/trash everywhere better lighting, homeless
duplexes and triplexes, no apartments
improve traffic flow
parkes mas limpios con banos
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Homeless addressed
Single family homes, granny homes
No opinion
Old boarded up buildings could be renovated
get rid of homeless, more police funding, get rid of dispensaries
traffic
no more construction
homelessness
decrease violence
Fix Crime, homelessness
Traffic lights

Question 5C: *"What improvements would you like to see in West Main?"*
Develop underused land for hosuing
promote industrial parks
more apartments on West Main
housing
paved
better streets and sidewalks
better the streets and keep them clean
duplex, triplex, apartments with gardens
more apartments and condominiums in empty lots
less homeless and less garbage on the streets
more companies, businesses, parks and lightning
its okay, does not have so much traffic
departments, housing, hotels all with gardens and trees
construction of housing, cleaning, and crossings
Green initative
commercial
less homeless
clean it up
reduce large space, for new establishments
homeless prevention, trash cleanup, more housing
fix the roads
new housing for prop 1 recipients when are drug free and need employment and housing
multi-purpose
housing for low income seniors
Houses
Improve traffic
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
Homeless & trash
Clean it up, fix roads
No more construction
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless
stip mall, wide roads
homeless, crime, gang activity, housing
homeless issue, traffic
pick up trash
housing
parking
build affordable housing
drive out bums and junkies
widen road
more trees
garden apartments, granny flats
please work with existing property owners/permit/fees/building codes local banks, general contractors to facilitate remodeling of downtown apartments, a resurrection of
remove homeless, build up beautification of main st
better use of under used land

Question 5C: *"What improvements would you like to see in West Main?"*
safety
fewer homeless and criminals
trash housing
cleaner, less homeless, less loud cars
clean blight
for children
fix the roads
homelessness
homelessness
apartments
parking
affordable housing
maintenance, homelessness
swimming pool
Fix the damn roads and enforce laws on homeless
Homeless clean up
clean up
Repave roads
Clean-up and renew
Roads
see above
More affordable housing, Better roads and safe activieties for the children of that area, better traffic signals and or signs
Update homes, neighborhoods, adding more reasonably priced housing for families
have homeowners/renters to not park cars in their lawns (looks bad)This is main entry from hwy 99 to lander needs to be updated and inviting, currently is not. Everyone selling items on street with no permit needs to be closed down!
Help homeless
Clean up area, homeless every where
Clean up, make it easier to cross pedestrians
more housing
more security cameras
low income housing
are fine
street lighting
more lighting
widen street to be able to turn into all streets
vehicles travel at excess speeds
need to clean up area-crime
yes
Has always been ripe for commercial businesses. Senior citizen businesses close to hwy 99 to Modesto hospitals and Emmanuel, housing
To much crimem not safe anymore
same
Multiple housing, parks, pools
clean up roads
More Commercial Businesses

Question 5C: *"What improvements would you like to see in West Main?"*
Better roads, homeless , clean up, safety
upscale old houses, across 99 commercial area
More attractive curb appeal from highway area, take down old Lyons signlyons resturant signlyone resturant sign. clean uyp
Better sidewalks in some areas
Same as A
More Shopping
take care of homeless
go after shoplifters and gangs
parking
no more houses
clean up
traffic congestion
MORE BUSINESS
SAME AS ABOVE A & B
NEW HEALTH FOOD STORES
FIX LANE MARKINGS, HOMELES & DRUGGIES OUT OF ROADWAY SIDEWALK WEST OF FREEWAY
STREET IMPROVEMENT IS GOOD HERE. PLEASE CONTINUE IN OTHER AREAS
housing
low income housing
housing
ban anything over 3 stories
sidewalks
parking
Industrial and farming
public safety
more housing
More industry
address homeless problem
clean area up
sound at crosswalks

Question 5D: *"What improvements would you like to see in South Lander?"*
4 blocks each side - These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked. What do they think? Start with road repair & striping than add street lighting midnite to 4am. Mandate landlords clean up an renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.
Better roads
More clean area
None
Fix the roads
Road maintenance
pothole improvement
Condos & apt above shops

Question 5D: *"What improvements would you like to see in South Lander?"*
Best of 2 options
Medians & cleanliness
Deal w homeless
Change traffic lights-don't need so many; stop signs work well
Build homes/apt, Granny Flats, place for people to live
Need new businesses, housing, infrastructure, roads; modernize
Clean up
Have police drive around, lock up all gangs
Safer
Expand the landscaped center median north to West Main
Bad place to live-rough area
Need more police patrol rid drugs/gangs; lawless section of town
See above
Clean up
Needs clean up & get modern
Single family home
n/a
Fix roads; enforce laws against homeless
Affordable housing
Clean up the area
Single family homes & high density housing
Fix
Decrease loitering/vandalish/panhandling; no new fast foods
Clean up streets, pavement repairs; update landscape
Traffic congestion!
Enhance welcome to Turlock, new signage
Clean it up
Fix the roads/more lanes
No
No more construction
Homelessness
Feels dangerous-never go there, hard for busines
No opinion-do not frequent area
Better lighting, roads, police patrol
Street lights; bike lanes; pedestrian lights/crossings
Ticket homeless for drug use, drinking near schools, urinating/deficating in public
Add school & housing with playgrounds
Where to start? Everything
Family oriented, larger apartment, garden, multi-story complexes, crime protection,
Fix roads/sidewalks; sync traffic lights
Update so it doesn't look so run down; planned landscaping
Better street parking
Areas seem rundown/get rid of old empty buildings
Reduce crime & homeless
Improve roads; attract business; affordable housing
Sidewalks; bike lanes
For safety-repave roads, paint lines, more street lights & trees for shade/beautification

Question 5D: *"What improvements would you like to see in South Lander?"*
More parks
Less homeless
More transportation links via Turlock Transit or other transit agencies
Improvements
Do not add more hotels/motels
More development
Safety
Give Foster Farms chance to build employee housing-biggest thing going in the area
Total improvement with housing & commercial
Affordable housing-rental units/apartments
None
Homeless shelter, storage of items-they help at cleaning; designated areas for showering, meal prep, computer usage, mailing address; make them responsible
affordable housing
low cost housing
add more police
family homes in open land on Linwood
clean up and develop more single family home
safety and security, mental health care and housing
less crime
streetlights
redevelopment of housing
trees, street lighting
clean up
cleaner
better intro look to City
more appealing for business and housing like condos or apartments
too many smoke shops and poor parking
4-5 story apartment complex
affordable housing
Blighted are-redevelopment while preserving housing; need area plan
Add mixture of housing/business
Clean up homeless camps; more police; improved lighting/roads
Better lighting; clean up unhoused people; flashing crosswalks
Improve roads & make it pleasant
Like new improvements; more housing would help
Uniform building codes for business colors/signage; plant trees on Lander/99
Nicer housing
More housing; road improvment
Improved neighborhood/parks upkeep; dilapidated homes torn down
Have the lights sync up better
Housing, jobs, fix roads & side streets
More modernized structures
Clean up, beautify
Clean up
Roads & affordable housing
Graffiti & crime keeps feeling unsafe, fix safety first

Question 5D: *"What improvements would you like to see in South Lander?"*
Infill w housing (multi story 4-5 story); add more median trees
Clean up streets & businesses, new & old
Add greenery; keep it clean
Infill-attempt to upgrade/develop affordable housing
Reduce homeless; fix homeless, cleanup
Extend center island-from 99 to West Main
Traffic/commuter friendly; family homes easy access to town
N/A
Community gardens; public restrooms
Homelessness
Homes
Mixed use homes/businesses
Prevent/address homelessness
Homelessness; garbage; abandoned vehicles; graffiti; rescue workers
Affordable housing
N/A
Keep clean
More markets
Clean up the area of trash and unkept properties. Better lighting monitor landlord of housing discrpencies
This part of town feels so different from the rest of the City it could be its own district with a different personality.
more lighting, better cross walks
housing
less dangerous homeless
add high rise 4-5 story apartments
Love Lander's trees; should have on Golden State from Fulkerth on
Limit smoke/liquor stores & other addictive behavior shops; does not attract good crowds, makes it undesirable to travel to/shop there
Variety of affordable housing; neighborhood parks
Businesses/stores need a better look
Looks way better than before; not sure what else can be done
Address homeless; cleanup ghetto neighborhood; address crime/drug problem
Fix roads all around; reduce homelessness
Add trees; deal with homeless crossing the street
More housing l& resources for kids & their families
Same as W Main; Park w lots of equipment
Build south of 99
Road conditions; retail development; sidewalks
Need community rec centers, public swimming pools (YMCA centers?)
Increase police presence; decrease homeless population
Better roads - no camps
Better roads
Not there
Less homeless/drug users
Duplexes
New housing - needs clean up
Repair & street/road markings

Question 5D: *"What improvements would you like to see in South Lander?"*
Security
More housing
No more industrial shops, existing should improve image to improve image to not look so run down
Add bike paths
Widen roadway south of 99 on/off ramps
More retail (not just north & westside; beautify more trees, murals, art by local artists
Clean up; "Don't live south of the train tracks" should not be accepted
Build townhouses/apartments
Thank you for im
More housing
Traffic
EV charging
Reduce crime
homeless shelter, low income housing
Street repair & crime prevention
lights for safety
Clean up; crime
clean it up
more lighting
Much more lighting & more landscaping
Build alternative homeless housing
Homeless
Continue road repair
More apartments
n/a
No more homeless
No opinion
Fix roads; less homeless
No more homeless
More trees!
4-5 story apartments, granny flats
Less crime
Apartments - than homes
Add 4-5 & 2-3 story apart/condos; make it safe
Rundown-needs reviving, eyesore
Enhance existing areas; infill w desirable businesses; park area
Townhomes & mixed use buildings w housing above shops
Trader Joes; health food store; bike lanes
Ciity doing an amazing job here; more greenery
Townhomes
Homeless cleanup the area
Homeless housed/sheltered elsewhere; traffic light-Lander & Glenwood
More police; cleanup existing buildings, etc
Cleanup
Have property owners maintain, upkeep, clean properties
More inviting businesses-less dumpy places
Get rid of old rundown buildings, homeless

Question 5D: *"What improvements would you like to see in South Lander?"*
More trees, less pavement & commercial signage
Crime activity, more code enforcement
Clean the streets they are so dirty
Sidewalks
Identify empty buildings for redevelopment
Cleanup homeless
Improvement made are good; keep clean & add flowers
More landscaping; too industrial
Garden apartments, townhomes, 4-5 story apart/condos
Single family housing; large & small housing; affordable
Multi unit apartments; police surveilliance
Modernized homes; increased street lighting for safety
Build low income & Section 8 housing for the poor
Deprived area, needs clean up; put resources to clean up and make safe
Address homelessness; small # of homeowners do not look after their property
More housing
Decrease homelessness
Same as above
Cleanup blighted property
Neighborhood sidewalks
Public surveillance
Move the homeless; fix the roads
Aesthetics; widen Lander; add mixed use housing
Commercial
Fix shuttered/rundown homes & business
More business
Fix; better street lights
Better quality
Major facelift; more affordable housing
Housing
Not familiar with this area
Housing for homeless "shelters"
widen Lander to Hilmar
Affordable housing, local businesses, parking
Multi use, Affordable housing
Infill everything
Cleaned up the homeless
develop roads to handle traffic
Beautification
Homeless
Sidewalks, curb appeal
Housing
Less homeless people and crime
paint and improvements
More housing, ADU
Clean up remove homeless and druggings, paint stop parking on lawns
Opportunity here; Scandinavian theme (enclosed pictures); like Kingsburg!

Question 5D: *"What improvements would you like to see in South Lander?"*
Hide/beautify industrial w trees; sidewalks
Homeless
Homeless
clean it up
Homeless, transit connections to downtown and ACE Station
Traffic and homelss
Looking better, street/median improvement; mixed use, out with the old
Single & multi family housing; parks; stores; schools as needed
Nothing - new improvements look good
Low income housing/apartments/condos
Fast foods; medical facility w dental/eye; neighborhood grocery; fruit stands
Light industrial stations, transfer facilities
single family homes
Lander needs the store owners to keep the front of their businesses cleaner
Buildings repair
Clean up, more safety
Less crime; more police presences & more parks
Development of housing could benefit this area
Ugliest & dirties part of town
Rezone Turlock air park for mixed residential/commercial
More business development in commercial zones
AFFORDABLE HOUSING
single family homes
STOP TURNING RESIDENTIAL HOUSING INTO BUSINESESS
MEDICAL HOSPITAL
cleaned up area
GET RID OF HOMELESS, IMPROVE SIGNAL LIGHTS
APARTMENTS AND TOWNHOUSE BY SAVEMART
LESS SMOKE SHOPS
PLACE MORE UPSCALE BUSINESSES TO ATTRACT RESIDENTS FROM OTHER SIDE OF TOWN
DEVELOP AFFORDABLE HOUSING
Address Homeless, abandoned vehicles, garbage, crime
Keep cleaning it up, add comercial
single homes, gated community due to crime
clean up trash and homeless
keep it clean, regulate
safety
sidewalks, clean up area
Clean air; monitor speed especially near schools
Get rid of homeless & crime
Planned nicer housing development; needs a facelift
Remove homeless
Maintain; no new shops
Redevelopment of business to attract customers from south cities
Unused land, garden apt, single family homes
Same as above
Facelift; heavy manufacturing & automotive related here

Question 5D: *"What improvements would you like to see in South Lander?"*
Affordable housing; resources
Apartments complexes would be good for this area
Same as West Main
Single family housing
Homeless clean up; revamp shopping centers
All forms of multi family units; bus & bike lanes
Develop as a semi industrial area along with current establishments
Developers remove old buildings; shopping & eateries; positive development
Updated development; combined business w new commerce & community focused residential
Affordable housing
Underutilized land can be used for redevelopment
Homeless & mentally ill housing & jobs; Senior Ctr; skate park
Improve commercial buildings' look; plant trees
Remove homeless/blight
Housing
Family oriented; housing structures
Include parks in future development & staff to maintain
More single family homes
More police
Same as West Main
Homes, shops trees
No opinion
Crime; homelessness
Housing
More housing
same
Affordable housing
The homeless along Lander
Light up crosswalks, fix roads
More affordable housing; better homeless facilities
Safety
Single family housing
Crime
Homes built
Safety
Needs updating, landscape, sidewalks
I avoid this area; accosted by panhandlers
New housing site
Fix the roads (notice a theme)
Drug dear central, gangland; more police, sidewalks, trees, lawns
Finish infrastructure & incentivize better & more cohesive design
Consider mixed use housing with commercial uses at ground level and residential uses on 2nd and 3rd stories. Also include 2 & 3 story apartment projects
ADD MORE PLACES TO SHOP
DUPLEXES/TRIPLEXES/COMMERCIAL BUSINESS
Lower crime
safer

Question 5D: *"What improvements would you like to see in South Lander?"*
CONSTRUCTION OF HOUSING ABOVE SHOPS
AFFORDABLE HOUSING
Quality business expansion
Homeless
Homeless, crime
roads, cleaning up neighborhoods and crime
Beautification and clean up
single fam housing
more housing
potholes
infill
Police ignore crime
Plant trees and landscape
Needs lots of help
install sidewalks
Increase police to combat crime
cleanup the city trees, better landscaping
strip mall, more housing
cleanup homeless
Better roads, more police
roads
Homeless
decrease homeless and dirt/garbage
Better maintain roads
safety
Townhomes
Beautify the area
homeless
fix roads, make it look nicer
sidewalks, crosswalks
sidewalks
more efficient traffic lights
Commercial on the bottom/housing on top
Keep improving pedestrian area
High rise housing/3-5 story apartments & condos
More police officers on patrol; more trees
More lighting; affordable housing
HOUSES WITH STORES BELOW
BUS SERVICES TO DOCTORS AND SHOPPING
CLEAN UP VISUALLY MORE PLEASING
MIXED USE HOUSING AND SHOPS
HOMELESS
MORE FAMILY RESTAURANTS
Address homeless & crime
Shopping opportunities
Clean walls
Clean it up with better business; don't just build - improve

Question 5D: *"What improvements would you like to see in South Lander?"*
Remove homeless; enforce; infill
Safety, homeless are allowed anywhere and can stay/do anything they want
The are I grew up in was solidly middle-class. This area has been neglected - lighting, gutters, street repair needed.
Parking for RVs, boats, etc., to keep residential streets and neighborhoods cleared of the above
enforce rules regarding upkeep of existing businesses and homes. Ensure all new multi-family dwellings have plenty of off street parking and green spaces. Same for businesses.
Trash almost all over
Better lighting & beautification - looks rundown
Add trees/;ark
Affordable housing
Promote & build business
Remove homeless
More housing
Cleanup & improve area
Remove homeless camps
Looks better than it used to
Blight & deterioration, need infrastructure & appeal
Need more info to make informed choices
Community garden
Please repair potholes
Many illegal structures/trailers behind houses. Check/regulate
Stop the speed ways
Make it attractive; increase police for stop sign violations
Thank you for new road surface, helps traffic
Less homeless
Better lighting & beautification; looks rundown
Keep vagrants away
Beautification, ugly, looks like Turlock is a dumpy town
More police presence; remove trash & unhoused
Downtrodden; safety & homeless must be addressed
Infrastructure for future development
more legitimate businesses and less taco trucks
satellite police station
more houses
Okay as is
Ample space but current housing is junky
Needs more commercial stores
discourage homeless camps
Trees
More walking paths; invest in public parks
No homeless/trash/fecal matter
Maintain roadways & healthy trees
Take down eyesore buildings
Develop empty lands for housing
Clean streets & surrounding areas; increase security
More policing

Question 5D: *"What improvements would you like to see in South Lander?"*
Same as above
Update shopping areas; streets, housing & safety upgrades
crime, accidents
Reduce crime & make it more inviting by new businesses.
Community Safety
County roads are really tough.
More restaurants
Address blight; neglected & underutilized properties
Traffic control; landscape beautifcation
Clean it
Homeless
Modernize, new businesses
Geer & West Main proposals
Update the area so it does not look rundown.
Area is run down, get rid of old buildings
Better street parking
Mores streetlights, bike lanes, light signals for pedestrians.
Reduce crime/homlessness
Attract business; more affordable housing
Feels like a dangerous area; never go there; hard on business
better lighting, police patrol
street lights
enhance welcome to Turlock including new signage and landscaping
sidewalks, bike lanes
homeless shelter one that offers storage of items
more parks
do not add more hotels/motels
less homeless
more development
safety
Offer for Foster Farms to build employee housing in this area
multi-family apartments
homelessness
housing
4-5 story affordable housing
homelessness
more lighting
affordability
business development
improve bad neighborhoods
TOO MANY ACCIDENTS HERE
light commercial
houses
led illuminated and crosswalks
low income housing
too much crime

Question 5D: *"What improvements would you like to see in South Lander?"*
more commercial development with shopping, food, services. Providers to ease traffic at N golden state and countryside
homeless, more police patrol
don't develop other side of freeway
garden apartments, 2-3 story apartments
more police
reduce crime
clean up
street lights
less homeless
no homeless camps, stop illegas
more businesses
better lighting
Same as far as stop lights in sync to get flow of traffic moving especially to and from freeway on/offs
more single homes
crime
clean it up keep eye out for blight and address
Morgan Ranch
too many poor people and gangs
trees and nice lighting
cameras
reduce homeless
less sketchy businesses
better yard maintenance
mix houses with shops
improve parks
clean it up
town homes
low income housing
infill projects-rental homes/apts, tesla superchargers and dealership
more support for local businesses to develop and approve area
roads
ADA access, sidewalks, ramps, crosswalks, bike paths, missing middle housing, mixed use development,
Lots of areas for new upscale development, remove wreckers - eyesores and redevelop for future town expansion
Traffic light timing along Lander for better flow - consider more widening
No housing
Revamp Soderquiest ballfield, promote/incentivize remodeling/gentrification of low income housing, repair roads
More parking, better sreets, more police
Clean it up
more shopping
all of these areas could use some form of housing - one could be as you call it grandma or elderly housing - walking distance to downtown
Safer from crime
Need two lanes
Cheaper more affordable homes

Question 5D: *"What improvements would you like to see in South Lander?"*
small businesses
less traffic
Housing growth
More shopping centers
Go after homeless criminals robbing this area without any consequences
Single family homes to improve this area & larger lot size to preserve rural Turlock
Combined shops/housing, shrink underused losts an dreplace with denser building layout to utilize space property. Add apartments and build up.
Parking & stores
Develop vacant property
Same as West Main area
Don't know
Looks pretty bad, it nees a makeover
Same as above
Code enforcement, police presence
clean up the homeless
improved landscape curbs
remodel abandoned factories and more greenery like parks or trees
more failed roadway designs, bette roff putting in more commercial because the blend of residential and commercial is not good for homeowners and buyers
Could use cleaning up, build homes, businesses, apartments 2 lanes
Clean up the businesses to keep the area clean
Need to bulldoze and redo
more business
Don't feel knowledgeable enough to comme
homeless
Safety
protection for business owners (female)
cleaned up
revamped for businesses
safety and security
prevent homelessness, build houses
business owners need to clean up their properties/trash everywhere better lighting, homeless
duplexes and triplexes, no apartments
stop lights
homeless park con banos y campamentos
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Homeless addressed
Single family homes, granny homes
No opinion
It's pretty rough over there
mixed use
get rid of homeless, more police funding, get rid of dispensaries
no more construction
apartments close to freeway
road repair near foster farms, 5th and F Street

Question 5D: *"What improvements would you like to see in South Lander?"*
Crime and Drugs
develop underused land for housing
let it go to low income housing
More apartments in this area
housing
paved
make cheaper homes
less growth in that area
remove druggies
repair the condition of the streets and provide sidewalks in areas were there are none.
lightning and gardens
housing
additional mix use buildings
less homeless and less garbage on the streets
less mischief, more lightning, and more parks
need to fix some of the access in some street that were done.
construct housing with 2 bedroom to 5 bedrooms with yards(gardens)
Construction of housing for homeless, cleaning, security and crossing on street
green initiative
cheap housing
Infill lots, remove and rebuild wasted properties
fix the street because there is a lot of accidents
clean it up
new housing, accessible to our economy
homeless prevention, cleanup housing
fix the roads
its already dumpy not much can be done for it
multi-purpose
housing for low income housing
clean it up and make it more family friendly smoke shops everywhere
No repeated stores
Houses
Duplexes/triplexes
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
Homeless & trash
More police protection & clean it up. Fix roads
No more construction
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless
restaurants, retail stores
bypass South Lander roadways due to traffic congestion
housing
clean up
build affordable housing
drive out bums and junkies
need housing development
4-5 story

Question 5D: *"What improvements would you like to see in South Lander?"*
get rid of homeless
remove homeless
safety
more markets
trash housing
make owners make their businesses look mor presentable to make Turlock look good
cleaner, less homeless, more trees less loud cars
more landscaping
clean blght
safety on the street, they cross and at night you can not see them
fix the roads
homelessness
homelessness
Apartments
traffic
roadway repairs, trash maintenance, homelessness
maintenance, homelessness
swimming pool
Homeless clean up
Repave roads
Clean-up and renew
Roads
More affordable housing, better roads and safe activieties for children of that area, better traffic signals/signs
Better signage for businesses in strip facilities
Looks like south crowslanding in Modesto/ Like Mexico. All the flags by every business. Store fronts need to be updated. Move out homeless
No change
Clean up, Red of Homelessness , revamp existing business
More housing
low income housing
defects
should improve street lighting
sidewalks, street lighting and help the homeless
Additional traffic signals and speed bumps to reduce traffic speed.
more construction of different types
fix all the side walks
more markets, fix the streets and railroads
dark streets and dangerous
too much crime-clean area
yes
Duplexes, triplexes, Allow ADU'S if permitted- but contact neighbors first to avoid shoot outs. yes, I'm serious. No town homes ever
To much crime
same
take care of the crap roads
Better roads, homeless , clean up, safety

Question 5D: *"What improvements would you like to see in South Lander?"*
Unsafe area at night
Homeless housing
Paint curbing on turn lanes Montana north bound gets hit by many trying to make left turn
Ready to develop my parcel when water & sewer is available
Shopping
roadway repairs
take care of homeless
arrest everyone that needs it
more police, gangs
homelessness
no more houses
clean up
traffic congestion
RESTAURANTS AND SINGLE FAMILY HOMES OR TOWNHOMES
IS BEING IMPROVED
low income housing
4-5 story apartments
ban anything over 3 stories
public safety
More housing
4-5 story apartments
address homeless problem
clean area up
sounds at crosswalks

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
I believe the county islands should be targeted for expanded housing and of course county budgets tapped to promote it. Much of these properties are under utilized for their prime locations.
South Turlock off Golden State Boulevard
In the outer areas of Turlock
All
Maintain what we have before you add more liability. People in power need to worry about making things better not creating more problems with wasteful spending. Expansion is good but only when you can afford to maintain what you have. That's why we left California.
East - East Ave
Out west of Tegner to Washington
Along Taylor Road. Not all homeless are equal. We need to give priority to Veteans. Drug testing must be a prerequisite along with providing treatment programs.
I would like to see Turlock become the best city in the valley. I do not believe that we should be building low income housing.
The senior citizens should be aware when places come up for rent where they are paying a high cost to live. They should be treated better.
No

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
No more houses, with people moving here, will have to build on every piece of land.
Drive through Ripon, notice roads, sidewalks, downtown, medians & cleanliness-Turlock was like this now it is more like Modesto, a once nice city that turned ugly
Make sure the world knows that Turlock is not a sanctuary city for the people who have been invading our country with no regard for our laws & rule of law!
Fix the traffic lights first before addressing new housing, more people. More people=more traffic & terrible lighting system will take us hours to get around and more accidents.
Need more apts like Denair Maner; housing for low income, seniors, handicapped; if it wasn't for D Maner I might be homeless, I had to sell my mobile home when they raised the space rent
Some potential areas for housing-Taylor Rd, near the ARCO, with a cross intersection at Golden State (Golden State to Taylor Rd)
We need more police before more growth! No more houses & no more low income houses, single family houses only!
We don't need anymore housing - brings more problems for us all
No
I don't want to lose the "buffer" zone from Ag. We need farm land and a buffer between housing. Where will you get the water for new housing, is sewer system prepared for new housing?
Every new development should have a duplex at street intersection; use eminent domain to develop empty lots/parcels within the incorporated area of the city
West Main & South Lander are appropriate; other areas too congested already
Turlock does not need more new housing; need to focus more on water system; no more new homes; tired of water, clothes smelling like chlorine
If government assistance is provided they should be required to be drug & crime free
None limit growth
No
Note: Livermore is a good example of town houses & their city's redevelopment
We don't need more housing-this use to be a good town & the bigger it gets crime rises
Land along Colorado south of Hawkeye
No
Stop adding new housing; improve street conditions, sidewalks, bike lanes; no more drive thru/fast food restaurants
No
County pockets
No
No
No more
Whatever financial budget assigned to homeless homes please divert to taxpayers kids future development
Stop taking farm land out of commission
N. Golden State
There is a lot of free space to build housing west of Hwy 99
South of E Glenwood; expand NE Turlock, south of Taylor, affordable homes w/o consideration of required sewer & water there; NW of Turlock W of 99 & S of Taylor Rd; s/b market driven not forced through government regulation & subsidy.
Open field at Geer & Christofferson; investment in own homes; wealthy buy homes to rent, prevents those able to buy from buying a home causing economic disparity
No idea
South of East Avenue

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Wherever it would be easy for redevelopment; construction of new houses & shopping areas
Near Quincy
East side towards Denair; Keep industrial west of 99, develop schools & parks east, with Taylor/Monte Vista/Fulkerth as access
E Monte Vista Ave, between Geer & Johnson
Hawkeye & Geer; corners around Taylor Rd; around Costco, South Golden State, etc
NW corner Geer/Hawkeye; nice condo on east side; 2-3 story apartment Corner Hawkeye & Geer; mixed use housing Golden State & Olive (old Jura's)
Vacant areas off of E Main in the vicinity of 1000 E Main going north
GS where cannery used to be and empty, no business or buildings tear down; focus on building houses where businesses don't exist, don't need to tear something down to put same thing up
Geer & Hawkeye
1. large NE corner at Geer & Monte Vista; 2. large NW corner lot-Geer & Hawkeye
No
No input
Allow more expansion of city boundaries to all more homes growth toward Denair & west of Costco
Southeast master plan needs to be developed
Promote more in fill in all areas
Expand the city limits/borders
Salida Golden State lado sur
Northeast area is a blanket of R1- duplexes and granny flats would make it more recession proof, needs grocery store and small shopping area
expand City boundaries off of Tuolumne toward Denair with middle income housing options
not affordable housing. that will only draw more homelessness
see if churches and faith centers would be willing to downsize and sell their buildings or land for the purpose of low income housing.
South Golden State
Geer going North across and north of CSUS. affordable retirement vilages or adu's
Linwood Ave
along Monte Vista toward/past Ceres and toward Denair
areas that do not impact agriculture
single family home behind Food Maxx
NE corner Geer & Monte Vista
west main
Vacant school district sites
North east Turlock; East of 99 & west of Geer Rd.
West Main west of Fransil
Establish the boundaries of the city; walking areas on the side of Geer & Taylor Rd
Empty lots on Del's Ln across from Donnelly Park, more apartments could go there
W Main to the west & Linwood to the west; lots of multiple family units with access to freeway
Bring Keyes into Turlock & do multi-family there
In Fill vacant lots
Build homes behind college not apartments
No
Triangle property at Colorado & E Main

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Don't need more housing that bring more cars/traffic congestion; need more affordable housing (rents/housing too high); building more places no on can afford won't help
North Golden State
None that I can think of
Not being specific, but within city limits (older areas) there is considerable open space that could and should be developed.
No
Any unused land - fill in projects
Corner of Georgetown & Crowell; more duplexes on corner lots in neighborhoods that are single family hoes; build-up multi-story housing is better than sprawl
Westside of I99
N/A
No opinion
West side
Allow pets in certain parks-adjacent to new housing
Generally need housing that is suitable for first time homeowners - affordable
Fulkerth Rd to Linwood Ave (south)
N/A
Parcel by the hospital Marshall/Thor parcels
N/A
Land on Quincy and Monte Vista north of Larsa banquet Hall, Northeast corner of Geer and Monte Vista Northwest corner of Monte Vista and Walnut
West side of Highway 99
There are lots of open lots around Countryside Drive, though Commercial around them, could have mixed-use shops with housing above shops or town houses nearby
Help people build ADUs
LEAVE ALONE AND RESIST STATE MANDATE
Sr housing near shopping, medical ctrs & hospital; housing for students & commuters in north Turlock; housing for internationals/immigrants should be near Fulkerth - W Main (by theater)
More housing is not in Turlock's best interest, s/b gradual; state mandates aren't in best interest of Turlock's small town feel & safety; growth more crime/gangs/depreciation of current home values
No - Stop building apartments in single home residential areas
Empty lots throughout Turlock, vacant for decades, surrounded by housing: Fulkerth & Tully; Johnson & Hawkeye
I am not in support of new population if we don't solve the water problem.
Not much land left in Turlock; maybe Denair & Turlock can start getting closer to each other "to fill the gap". But that will depend on the county, unsure how that works.
No - any new housing should be single family and not a developer new housing is destroying Turlock
East Turlock; South-East Turlock; South Golden St
East Turlock; South-East Turlock; South Golden St
East Ave towards Santa Fe
More low income housing & services; less-way less high cost; pushes up the cost of living for everyone & then you get more homeless
You already screwed up by building all the shopping stores out by Home Depot. What kind of moron didn't plan ahead for all that traffic.

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
none
Taylor Rd needs improvement, potholes & flooding during rainy days
Vary areas for shopping center; bad choices were made when EVERYTHING was developed on Countryside Dr, now congested all the time
Recommend building up (apartments) rather than building out (single family homes)
Geer & Monte Vista, across from the college
None
More infill projects before expansion of city
No - stop building apartments in single home residential areas
N/W corner Geer & Hawkeye; north of Hawkeye between Colorado & Berkeley
East of Taylor Rd & Geer Rd
Don't know
More on Fulkerth; also more on Countryside
The north side has enough homes; the wealthy or those above 120% AMI can buy a home, those 0-80% AMI have the most difficulty-build homes for them.
Improve roads & attract businesses/offices for area
East of E. Avenue
Westside Turlock
Monte Vista & Geer
Address water quality-tastes like chlorine, plants, pets, people are affected by what use to be delicious water-now must buy water
?Why are our nursing facilities leaving or closing?
Monte Vista at Stan State main entrance. Overhead walkway to cross Monte Vista for students. They cross at random and its unsafe.
Geer & Monte Vista
Geer & Christopherson
Any unincorporated Stanislaus County land
Glenwood/Golf Link/Lander; North Lander/99
Undeveloped land on Geer across from CSUS; land on Geer near Christofferson
Open land corner Hawkeye & Geer - apartments, condos, townhomes, duplexes, triplexes
Clean up derelict homes & yards
n/a
East Turlock
I do not support growth at this time. Housing should not happen until roads & homeless isses are taken care of!
Down E Glenwood Ave & Golden State going South
East Turlock
Sorry it is late - got mixed in mail
Northeast area
E Berkeley / N Hawkeye
West side of freeway on main
Geer & Monte Vista-affordable apartments for students; add eateries/services students need; similar to living situation at Cal Poly in Poly Canyon
Leave the farmland alone; move out west Linwood; bike lanes-current bike lanes in Turlock run out
Soderquist area bet S Ave & Main St; Tully Rd bet Canal & Soderquist also Golden State

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
North Golden State
Boxwood
More community events; holidays to bring the community together
A triangle piece on E Avenue across from the taco trucks
Please slow growth; Turlock has slowly eroded middle-upper class as it has grown
Entertainment Way (off of Monte Vista)
W of 99; changes made there do not change existing neighborhoods or add to existing road congestion; very little friction from a NIMBY perspective
Golden State area 4-5 story apartments
Make residents responsible if you rent or own; maintain a clean & safe community; help if they can't afford to or physically unable to maintain their property
Get rid of Garton Tractor move north on Golden State; allow for multi-unit homes & business
Continue building along Taylor Rd
The roads on Glennwood; homeless housing; apartment buidlings
Build affordable condos & garden apartments on Geer towards the rural & country side
High density apartments near Stan State
West Main area west of 99
All multi-family areas of town; people would like to rent; not just in the lower income edges
West of freeway
Geer Rd bet Monte Vista & Christopherson; put new post office there; can Las Palmas facility go to Grayson Rd (Old Honor Farm site)
By the fleas market
N Golden State, N of Monte Vista; S of Christopherson
Corner of Hawkeye & Geer
Don't forget to add infrastructure to support new housing
Road improvement; S Berkeley Ave & new housing
Undeveloped land bordering Hwy 99 i.e. Golf Link Rd, Harding, E Glenwood
S. Golden State has looked so bad for so long. Maybe some type of clean up and again a green belt setion alon this long stretch.
East Avenue, Daubenberger, Quincy & Marshall
Stop building homes until crime, homelessness and infastructure can support more people. Affordable housing attracts low income low income brings (much of the time) more problems. Solve what you have first.
Not on West Tuolumne
By Costco
Preserve the farmland
You have seated land in and out of Turlock city for almost 60 years
S Golden State Blvd
Also plan for neighborhood green spaces
Golden State Blvd
Diane Dr. south of Dustbowl all the way to Main St.
Geer & Christoffersen, Geer & Monte Vista , Geer hawkeye
Linwood
Monte Vista Ave and Geer Rd, Christoffersen, Geer and Hawkeye, N Walnut Rd
E Monte Vista Lots currently for sale-single fam homes, not close; cute like Sunny Ln & Shady Ln w some custom lots

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Form was poorly designed - had to hide personal info when mailed
Berkeley and Canal
Geer and Christoffersen
Current available areas are not desirable to live unless one moves to the eastern boundary
W Lindwood to Main; Lander to 99; infill potential scattered throughout; annex county islands
Reduce red tape/fees; low income can't afford to pay high fees; perhaps a 2 year large fee reduction to encourage building - "Permit Fee Holiday" perod
Apts or condos at Monte Vista/Geer; housing at Christofferson & Geer; garden apts/sr living Zeering east of the park
Taylor Rd, Berkeley Ave, Golden State
Denair, West Side, Santa Fe
Strong job growth, good retail, safety
West side of 99 or North side of Taylor Rd
Daubenburger area toward East Ave; build single family homes west of Hwy 99
North Turlock, rest of Turlock is a shit hole
This is a useless survey; need to provide a basic context for citizens to understand the Turlock environment & what the options mean, hold a forum, or already may be planned, or this is a pro forma exercise.
Lower existing housing costs; build housing away from business area; promote family & communities
New development will make Turlock too crowded; Turlock has a nice feel of a small city, new homes will lose that, crime will increase
NEAR COSTCO AND COLLEGE
TRAFFIC MANAGEMENT
no
JUST FIX OUR STREETS
ALL OPEN LOTS SHOULD BE CONSIDERED FOR MEDIUM TO HIGH DENSITY HOUSING
THE CORNER OF GEER AND MONTE VISTA
NORTH OF TAYLOR RD
EMPTY LOTS NEAR UNIVERSITY
developed vacant land
Off Colorado, off Berkeley
Taylor RD, Hawkeye
E monte Vista, Geer and monte vista, Colorado and E Main St, Merritt , East Ave, Daubenberger,
new land added to plan land cost & fees make housing expensive
West of Hwy 99
I grew up and have property in Turlock, it is a wonderful town, looks out dated. Ideas are a step in the right direction
No new housing; Trader Joes, Sprouts, Whole Foods between Fulkerth & Tuolumne on Countryside
Between Hwy 99 & Glenwood Ave & west of Golf Link Rd; land west of Hwy 99 between Taylor & Fulkerth; East of Washington should be annexed for more housing
Open land on Countryside between Tuolumne & Fulkerth; excellent for mixed use housing above retail; no need for big box stores with giant parking lots
NW corner Christopherson & Geer; area around Hobby Lobby, Ten Pin Fun Center; NE corner of Fulkerth & Tully north of Food Max

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Corner of Fulkerth & Tully (NE)
Corner of Monte Vista & Geer (NE)
Open lots behind Bonanders & on Olive St and East Ave including off streets
Tuolumne & Warner Rd; Taylor & Warner Rd; Zeering & Warner Rd
Geer & Monte Vista, Geer & Christopherson, Geer & Hawkeye intersections; parcel on Colorado near Toscana, site of the old Jura's (Olive & Golden State); lots of infill spots
North Golden state can be re-envisioned-parks/bike/road & more pedestrian friendly with shops & housing
Between Denair & Turlock
Do not need more single family units - expensive & make our city bigger while adding little economic opportunity or value.
Both sides of West Main, South Lander & Geer; all affordable housing; more senior and assisted living housing
Plenty of empty lots & land in existing hoods ready for infill
Funding assistance to repair dilapidated homes/businesses; enabling funds for beautiful & unique city
Don't change farmlands to new housing zones
Infill projects
Expand City to the east and northwest
Land should not be taken through eminent domain
North Golden State, Taylor Rd, West Monte Vista, E Tuolumne Rd, E Hawkeye Ave, Fransil Ln, Diane Drive
Towards Quincy, Daubenberger, Cannel
Abandoned factory/office buildings
Monte Vista, Daubenberger, East Ave, Tuolumne, Hawkeye
Lower fees so any type of housing can be built in all locations
Around college - east area
None
Taylor Road
Monte Vista & Geer
East Ave - Briar Rd; S Johnson-S Daubenberger including Farmer's Market
Before developing new areas complete existing empty lots; annex land not farmed or adjacent to development, ie E Glenwood
County island SW off Lander
3-4 story apartment buildings on Christoffersen, between Sutter Gould & Mountain View
THE BRIDGE GOING TO THE FREEWAY ON GOLDEN STATE
GEER/FULKERTH
GEER/MONTE VISTA
GEER/CHRISTOFFERSEN
Houses built in some of the empty lots. where homes are living and lot of crime
S Golden State Blvd
ROADS
Between Fulkerth and W. Linwood
AREA NEAR COLLEGE/PITMAN HIGH SCHOOL CONDOS
Monte Vista/ Geer Rd
lower price of vacant buildings

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Golden State BLVD
Golf to ca 99, s. Daubenberger to E Linwood
to crowded already
looks into Mobile housing, cheap housing
Near by Hobby Lobby
Fulkerth Rd and Tully
Geer Rd
Use fund to improve current housing Problems
other side of the highway 99
East Ave from Colorado to south Johnson
more second story housing above business downtown
Tegner Rd
any current vacant shopping center
west of 99 by Costco area
N Golden State BLVD
Follow the general plans
Monte Vista Ave and Geer Rd
Were ever we have nice streets and plenty of parking
Lander Rd
Lander & High St
Before you build new homes, fix the roads, We need housing that seniors can afford.
Make commercial properties more presentable; 2-3 story dwelling units
Geer Rd and Monte Vista Avenue
make Turlock walkable
More housing by college & NW Turlock near movie theater; more family indoor entertainment & large indoor sports center for basketball, tennis, pickle ball, et
Thank you for seeking feedback; want walkable neighborhood with park/store access; would like to sell family home for mixed use, garden apt or condo in Turlock
Zoning for high rise housing in the open area south of East Glenwood Ave
Utilize vacant lots; make affordable for land owner to replace/build housing; get rid of geese at college & Donnelly Park
Geer Rd & Hawkeye
STAY MOSTLY INSIDE THE CITY AND IMPROVE DENSITY
ROADS ARE PACKED NOW-FIX WHAT WE HAVE BEFORE BUILDING MORE
INDUSTRIAL AREAS
E Main at Colorado - large vacant lot
Monte Vista Crossing; Geer Road
No
Infill; preserve existing ag land
Near the mayor's home an dcouncil members Monez's house, who both feel there is no homeless issues and that they are the fabric of the community.
There are several open lots in and around the downtown area that could serve as single family homesites. I believe they were the sites of single family homes in the past.
Make it easy to add granny flats
Reduce capital facility fees and building fees to encourage building on current empty lots
East Glenwood Avenue and Golf Road

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
The best locations should be determined by City Council and the Planning Commission & office
W. Tuolumne Rd
South Golden State
Yes, outside of Turlock
Main & Colorado
Marshall - Palm - Crane
No
No
Absolutely not
Fill in open spaces before building on ag land
I am sure there are spots all over I cannot list at this time.
South side of town renewal
Fill the island-behind Colorado/Hawkeye, E Main & Colorado; Monte Vista, Fulkerth & Tully
No other areas - too crowded already
West of Hwy 99
Keyes - Delhi
E. Glenwood Avenue south of freeway to Golf Rd
Infill any areas, do not approve of losing agricultural acreage
Anywhere safe - think families with young children
Fill in vacant city lots & make process easier
More easily fill in city limits where there are empty lots
Any area of Turlock that has raw, unused land; fantastic job downtown, need on all of Turlock
East Avenue
North Turlock, north of college; along Golden State south of downtown
More low density residential (Tuolumne & Zeering); more homes north of Taylor
Christofferson. Great area for housing-good proximity to Gallo Winery. Turlock has potential needs improvements. Cost of housing makes goal to living in Berkeley area not seems possible, even making $90k a year.
There are lots of empty land between West Main and Linwood that could be used for housing
Trader Joes & healthy food options
West of commerce areas?
empty lots within many East Side housing developments
W. Main St, N. Washington Rd
Please stop building homes in Turlock (too crowded)
E. Glenwood; Baywood - 5th
Empty or abandoned places
None that I can think of
Hawkeye Avenue
South Golden State
New housing should be smaller yards, condos duplexes for less water waste
Housing in the Fulkerth area west of 99 between Dustbowl/Amazon & Costco
Not sure
No
Can't think of any
I am fine with whatever, as long as not half way houses for criminals.

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Fill in empty lots.
Where housing goes does not matter just make it affordable.
Taylor Rd near the ARCO; with a cross intersection at Golden State to Taylor.
Eastside toward Denair; Industrial west of 99; develop schools & parks east; Taylor, Monte Vista, Fulkerth as access.
Hawkeye & Geer, around Taylor Rd, Costco, So Golden State, etc.
NW Corner Geer & Hawkeye; mixed housing Olive & Golden State; Condo on Eastside
There is a lot of free space to build housing west of 99.
Expand the city limits/borders
vacant area on E Main near 1000 E Main
Near Quincy
Golden State where canary used to be
South East Master Plan needs to be developed
Where there is population and ease for development, efforts should be made to contruct new housing and shopping areas.
County pockets
corner Geer and Monte Vista, Northwest corner lot at Geer and Hawkeye
promote more infill in all areas
Geer and Christofferson
Geer and Hawkeye
south of Turlock south of E. Glenwood Continue expansion in N.E. Turlock, south of Taylor Rd, N.W. of Turlock, west of Highway 99 and south of Taylor
LOT @DOWNTOWN - BIG OAK TREE
MAKE SMALL LOTS OK FOR TINY HOMES. MAKE BUILDING PERMITS SIMPLE WITH LOCAL LAWS AND BUILDING STANDARDS LOTS OR SPACES VACANT IN THE CITY
ANY PLACE THAT DOESN'T FOURCE OUT SOME OTHER BUSINESS
undeveloped vacant land
North of Taylor Road
West of Highway 99, Fulkerth Rd to Monte Vista Ave to Washington Rd
NE toward Denair
more infill of vacant lots around town
W. Monte Vista Ave
NW corner of Geer & Hawkeye Ave
Northeast and East side of Turlock
South Golden State corridor
West Monte Vista Ave, west of the Costco area
East Ave to Santa Fe Rd
OUTSIDE CITY LIMITS OR OUTSKIRTS OF TOWN (LOTS OF LAND AVAILABLE
VOTES TAXES IN MULTIPLE TIMES WITH MONEY GOING IN GENERAL FUND-SHOULD HAVE GONE TO ROADS
I like the complete neighborhood concept-shopping plaza with homes around edge-new homes good-make sure there is no big box stores-parking for vehicles
Padres (divine gardens)
build single family homes off N Waring between Hawkeye and Tuolumne and off N Daubenberger & Canal
single family homes

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
B2
by new Amazon
East Avenue and corner of Berkeley
Tuolumne to Santa Fe
Marshall Street near downtown
SW Turlock, west of 99
Around Quincy Road and to the East of Turlock. Also to the West in the direction of the new Amazon facility
The old Tri Valley location that burned down is good for a homeless apartment type complex and also for a rail station stop off for Amtrack etc. Utilize this eyesore. The stop at East & Golden State needs to be redone to keep people from blocking intersection from east to G.S. Blvd
West Main
The open lot in front of CSU Stanislaus and next to CVS as well as the open land near Walmart and Foodmaxx
I think the city could look at empty lots, see if they can be purchased an dput similiar house on them as neighbor
Hawkeye across from walgreens, Golden State off Pedras, golden State and Taylor, Main and Walnut, Lander across from Arco
East of 99 and south east, Quincy
no more housing on east Turlock
South Golden State on vacant lots
empty lots on W Main and Olive for single family homes
out Lander
Geer Road-Golden State open lands now available
East of Geer - Monte Vista
Monte Vista and East side
don't allow single family home in middle of single family homes to turn into a four plex
Northeast corner Monte Vista / Geer
empty building near D street, build condos or low income apartments
empty lots on Geer Road
West Linwood area by Cunningham/freeway
empty lots
Restore and improve existing areas on outskirts and make them profitable before thinking about expansions. Improve what you have then expand. The old sawmill is prime example of wasted potential and unused land.
Underdeveloped property @ Monte Vista & Geer (N.E. corner). North Golden State corridor has huge properties for housing & re-development. Road condition in spots needs to be addressed. Stop adding traffic lights & use roundabouts where feasible fo rbetter traffic flow.
No more housing, there is more than enough housing and it's taking away from the country feeling and bringing in more traffic.
Less housing there is plenty do not need anymore ghetto housing. Also let's not make this another Modesto ghetto
Promote new business development, push our/demo old unoccupied or delapidated businesses/homes etd., repair roads
Too many people & houses already
Southeast Turlock - South of East Avenue and East of Berkeley for single family homes
Around the fairgrounds

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
East of Stan State Geer Rd & Monte Vista huge lot its been unuseable for 30 years. Build - college housing on it and let them pay rent college is free now
Modular homes specifically for 1st time buyers not seniors only. This way our children can afford to live in Turlock.
South west of W. Main all the way to the freeway
If you would make building and remodeling less cumbersome. The time it takes to permit and build anything is costly and prohibitive.
Empty lot on Geer/Monte Vista. All of downtown. Geer Road next to Savemart shop/housing combo on Geer next to and across from Walgreens
Yes
We do not need anymore rundown ugly apartments or duplexes in Turlock.
Miscellaneous empty lots around town could become high density housing units
East Monte Vista
The platinum triangle, this never got built out, remove Taylor green belt and build north, build eas of Waring Road and impede on Denair. Turlock proper should start at Merced county line and infill all areas. Where's LAFCO in all this? The city is confined to a box, expand the box and fill in the areas
More modular home parks, affordable not just senior
need to bulldoze South Lander and put all the homes down there
west of hwy 9 Fulkerth to Taylor Rd
Don't feel knowledgeable enough to comme
Around Stan State and Crossroads/99 corridor
Marshall street near Bonander Dealership
Geer across from CSUS
Infill lots within City limits
Monte Vista and Christoffersen
No Turlock is big enough
Taylor Road, towards Denair
fuera de la ciuda East Avenue
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
No opinion
No comment. That's the redevelopment agency's job.
Empty lots by Marshall & Thor
north Golden State
NO!
Large land on corner of Geer and Monte Vista
West Palm
Lander towards Hilmar
Do not use any new housing for homeless. Give working families barely able to make it the opportunity afford housing
East side of Turlock if possible more houses, West main but no two story apartments close to Main Street (traffic noise, trucks)
Within City limits, build apartments and condo up to 3 stories high, fill in the unutilized spots with available lots
outside of town

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
south and north Golden State south Golf Rd west Linwood Ave
Fransil Rd next to Amazon
out of town
High St, there is a lot which can have apartments on the corner of Soderquist that has a home that is in bad state.
East Ave towards Denair
South Golden State
Children and youth are very important, instruction with the real moral values. One nation under god, sorry for writing in this area.
Work on the south part of Lander, passing the freeway 99
Golf and Glenwood high density housing 4-5 story apartments and south Golden State
West Main, Lander
Marshal and Thor all Golden State northy sure fix
farming areas with poor drainage or soils
Monte vista and east Tuolumne
The open fields on the North and East part of Turlock Its frustrating that my growing family can't buy a bigger house because there are 5-10 cash offers for every home that I can't compete with. As a full time firefighter its extremely disapointing
keep N Golden State commercial
please keep a green belt between Turlock and Denair, Modesto Riverbank area is horrible, we don't want to duplicate that
stop urban spread
fix the bad street first
Utilize vacant buildings, land in Turlock. Old factories on Golden State
No!
What about over by the Foster Farm chicken factory. Also you could upgrade the area and fix the streets all at the same time. This really needs to be done because the town area is getting bigger. So if and when we have more visitors it will upgrade the town.
No
No
in some housing tracts there are one or more vacant lots. These should be filled in first before any more tract homes are built. Streets are becoming unsafe (speeding) due to road holes etc hire more police
where is water going to come from for new houses
city should buy auction properties to build multi use
build housing for homeless low income near Bonander Automotive on empty lot of for seniors Crane Ave
there are pockets of empty land that could be filled in however, the permit process is cumbersome for the average person to even upgrade much less develop. so big companies are the only ones to build and transfer charge as much as they want
areas if roadways that are in poor condition
East Turlock current farming operations are almost impossible with all the people trespassing ignoring warnings illegally parking
Fulkerth Rd
N. Tully Road

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
why not develop the area near the new Amazon and Dustbowl
build up not out, save farmland
area out near Hobby Lobby
west side of Highway 99
no-taking too much farmland
utilize open buildings in creating new condos
Golden State and Countryside
some other town
corner of Geer and Hawkeye
Taylor Rd
do not do anything
Thanks for keeping our parks clean and mowed
Northeast and East Turlock
Monte Vista Ave
Monte Vista Ave on the west side of highway 99, any vacant land
Repave the roads that lead into up to & near all housing (new & old)
I hate to say it but how about 10-20 acres of farmland close to New Amazon warehouse
There is lots of space on geer past university for single family homes/ condos/townhouses
Ownership encourages concern for p keep, neighborhood feel etc. Less rental, more smaller ownership possible
Not at this time
Tenant property toward Denair homes
I don't feel like I know enough as citizen abut city planning
Highway 99, Taylor Road towards Keyes
NE to Quincy Road
No
Area around Golf Rd and Glenwood Ave
Turlock has several placed, but I do not know the addresses.
Geer Road
Marshall and Thor St., all along north and south of Golden State
no
more houses on lots
By area new housing is too expensive
no
I for see Ceres and Turlock with out clear borders, you have it covered! I have to see new housing on farmland. San Jose - you don't want
Repair and replace roads
Avoid using farm land
We have plenty of homeless
I don't have other area to build - but how will re-zoning land that is privately owned affect the owner and the neighboring community.
No
No
Geer, Monte Vista, Crane & Thor
8 street city island
Monte Vista towards Denair

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Parks need benches, water fountains sidewalks and more attractive
On Olive there are houses with large backyards and Main
Taylor & Geer, Fulkerth, West Main
The only thing our money should be use for is roads and law enforcement. No new laws or ordinances are required. Maintain our city and stay out of our way.
West of freeway
no more housing
more police
whatever money is budgeted for homeless divert to tax payers kids future development
preserve farmland
LOWER THE CITY REGULATINS/LICENSING FEES & ALLOW PRIVATE INDUSTRY TO BUILD HOUSES AT A LOWER COST. IT WILL CREATE JOBS, HOUSING & DECREASE THE ISSUES
LANDER
SOUTH EAST TURLOCK
QUIT TRYING TO HELP THOSE WHO WILL NOT HELP THEMSELVES. REWARD THOSSE WHO ARE PRODUCTIVE MEMEBERS OF SOCIETY THEN THOSE LESS FORTUNATE WILL HAVE OPPORTUNITIES DUE TO A BETTER COMMUNITY
BEFORE ANYTHING ELSE IS BUILT, LETS GET THE HOMELSS TAKING CARE OF AND THE NOISE, NOISE , NOISE UNDER CONTROL
EVERYWHERE
LOTS OF EMPTY PARCELS IN AND AROUND TURLOCK. ALSO A LOT OF UNITS/BUILDINGS THAT NEED TO BE OCCUPIED FIRST. TOO MUCH COMMERCIAL WITHOUT AFFORDABLE RESIDENTAL AREA. SHOULD THINK OUT OF THE BOX TO FILL EMPTY AREAS; MAYBE TURN SOME INTO AFFORDABLE LIVING AREA
vacant, undeveloped land
North of Taylor Road
the sales yard property
Encourage in-fill projects and county island
Empty lot next to railroad on Golden State Blvd, Golden State and East F St
vacant land
Morgan Ranch
Monte Vista Avenue and Christofferson Parkway
Develop vacant land with homes
No. Rebuild old communities on the West side.
North on Geer Rd and North Golden State Blvd
by movie theater
make sure people with low/no vision are accommodated

City of Turlock

Planning Commission Study Session Preliminary Sites Inventory for the Housing Element

July 18, 2024

Meeting Objectives

- Provide an overview of requirements for sites inventory
- Recap community outreach and process to date
- Present preliminary sites inventory and key strategies
- Receive feedback from Planning Commission

Presentation Outline

- Housing Element Background
- Capacity Under Current Zoning
- Community Outreach and Site Identification
- Strategies to Accommodate RHNA
- Discussion



Housing Element Background

Housing Element Overview



- State-mandated element
- City's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions



What is RHNA?

- RHNA = Regional Housing Needs Allocation
- Total number of new housing units that City must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
  - Very Low < 50% area median income (AMI)
  - Low 50 – 80% AMI
  - Moderate 80 – 120% AMI
  - Above Moderate > 120% AMI
- Stanislaus County AMI = $92,600 (family of 4, 2022)

Turlock RHNA Allocation

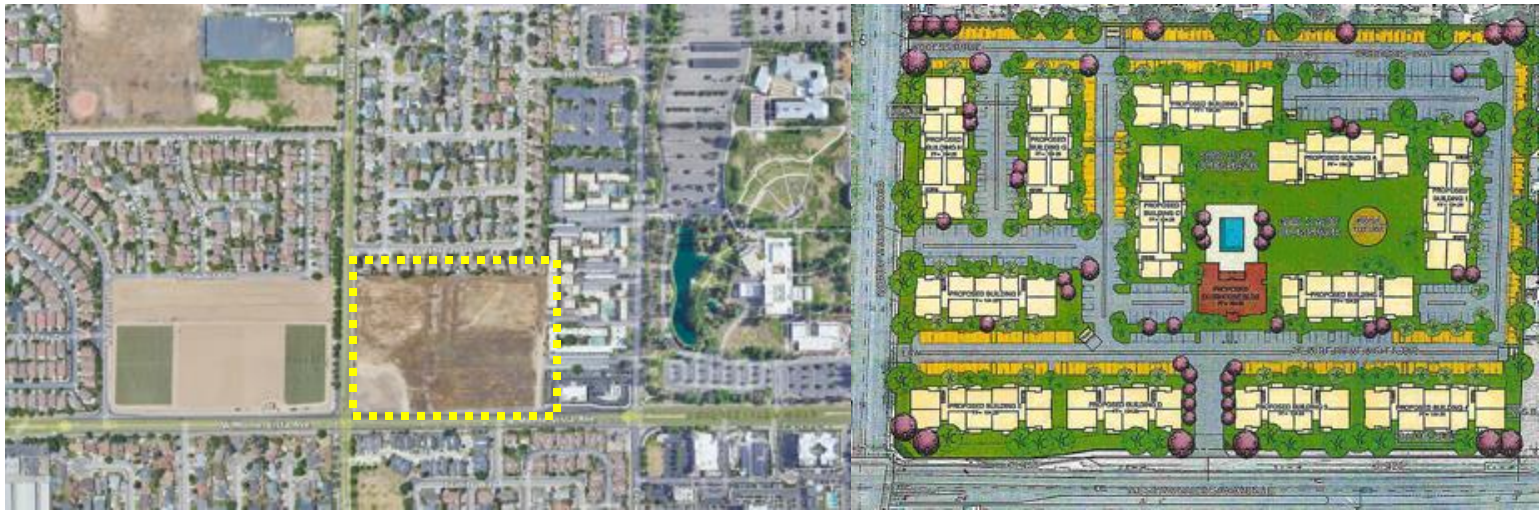
Turlock RHNA Allocations					
CYCLE	**VERY LOW INCOME** (<50% of Area Median Income)	**LOW INCOME** (50-80% of Area Median Income)	**MODERATE INCOME** (80-120% of Area Median Income)	**ABOVE MODERATE INCOME** (>120% of Area Median Income)	**TOTAL**
6th (2023-31)	1,305	903	1,096	2,498	5,802

Requirements for Inventory and Site Suitability

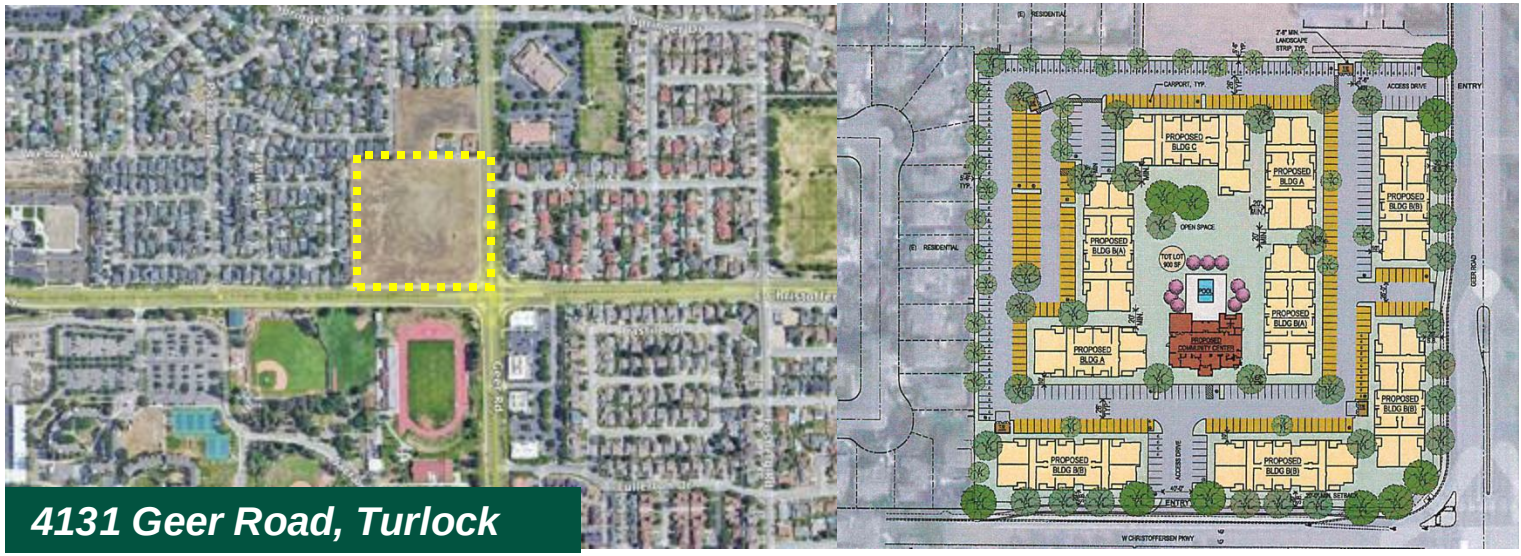
- City is required to zone for sufficient capacity to meet RHNA
- Special requirements for lower income RHNA sites
  - Site size parameters (0.5 to 10 acres)
  - Absence of environmental constraints
  - Proximity to transit
  - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability

Realistic Capacity Projections

- 35 dwelling units per acre (du/ac) in Downtown Core and High Density Residential
- 22 du/ac for non-vacant sites along commercial corridors



Site Area: 12 acres
Project Density: 29 du/ac



Site Area: 8.58 acres
Project Density: 30.4 du/ac

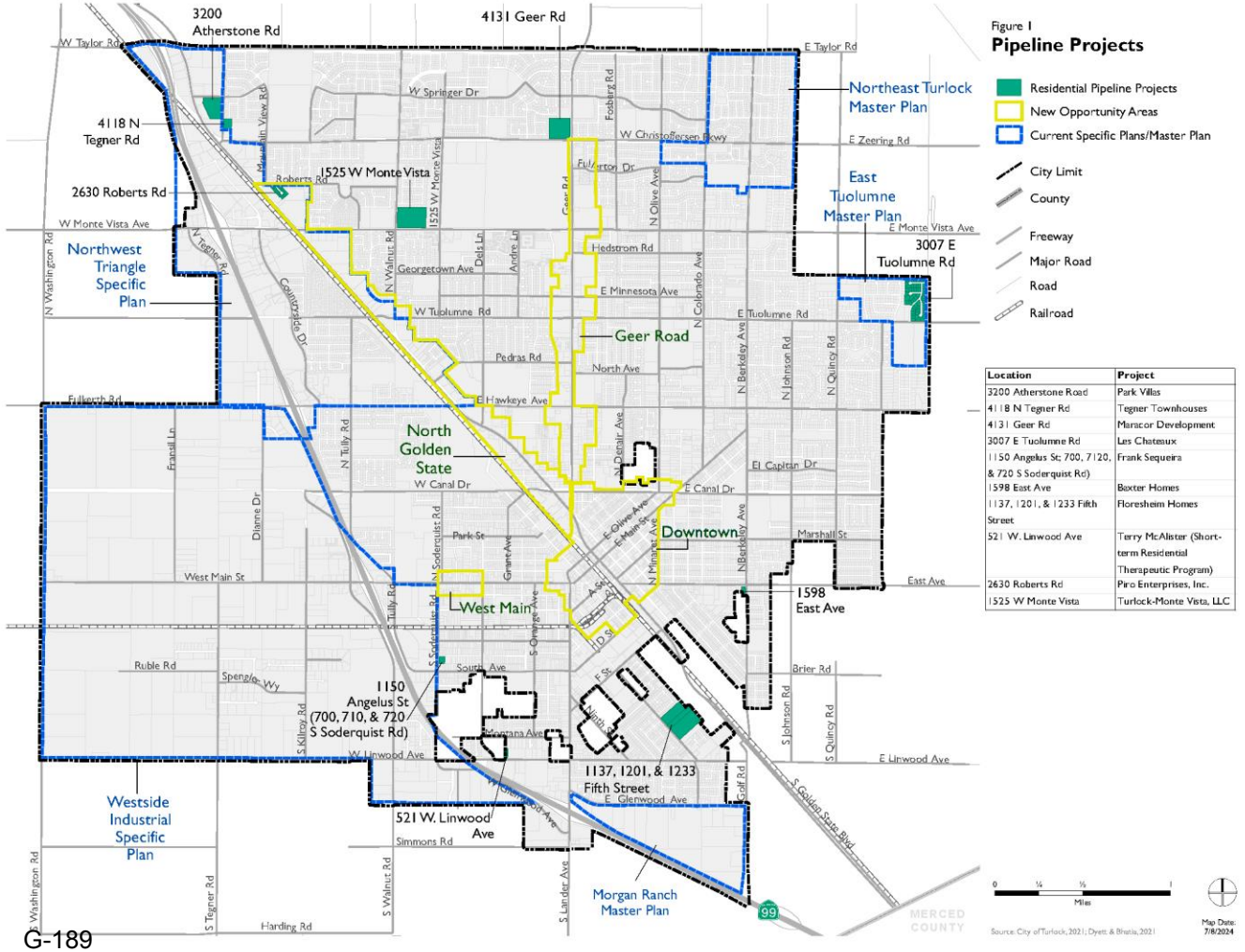


Capacity Under Current Zoning

Pipeline Projects

- Projects permitted and constructed after June 2023 can be counted toward RHNA
- Ten projects recently approved or currently under construction in Turlock

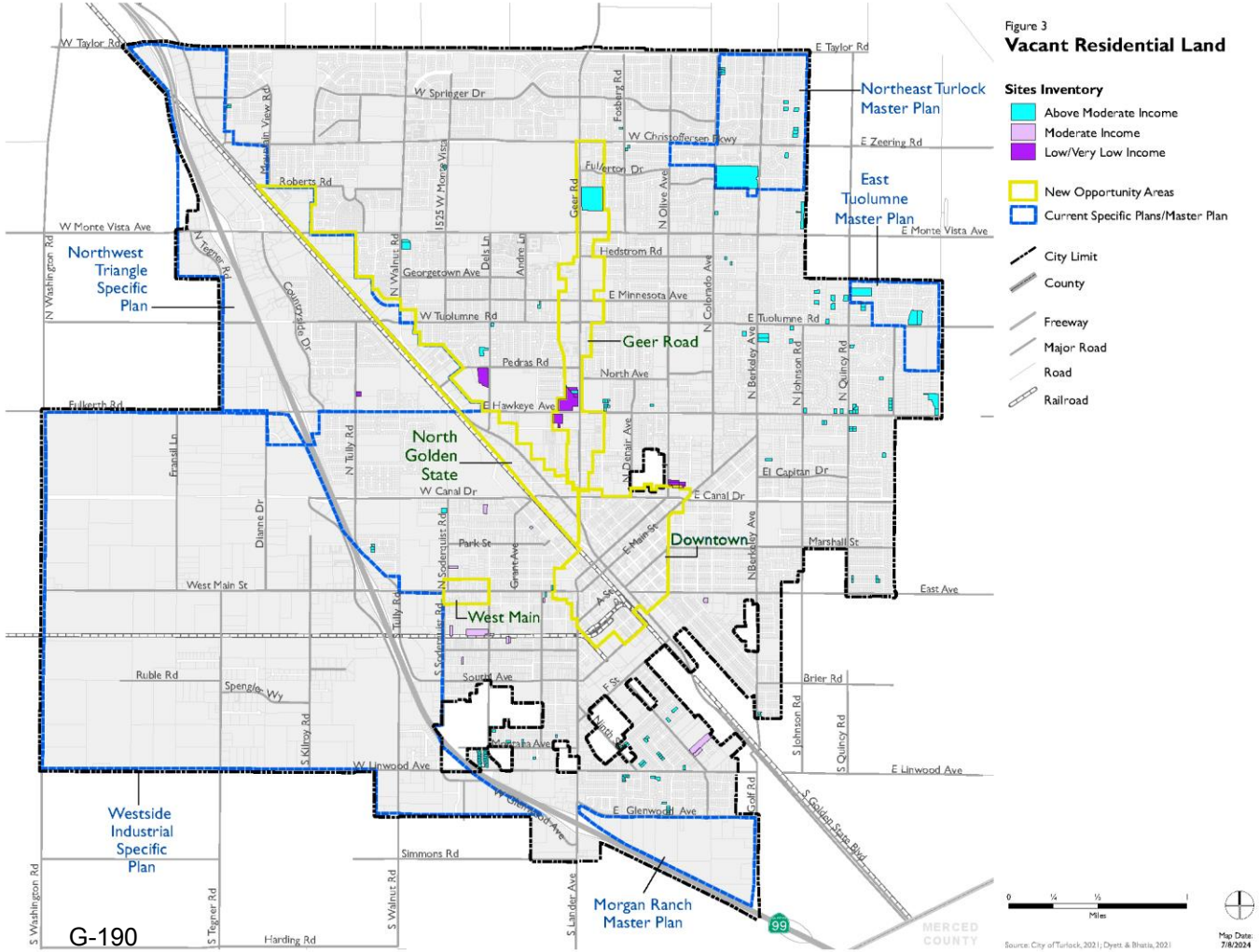
Very Low and Low	Moderate	Above Moderate	Total Capacity
443	410	238	1,091



Vacant Residential Land

- 177 vacant residential parcels
- General Plan Land Use and affordability:
  - *High (15-40 du/ac) - Lower Income*
  - *Med (7-15 du/ac) - Moderate Income*
  - *Low/Med, Low, and Very Low - Above Moderate Income RHNA*

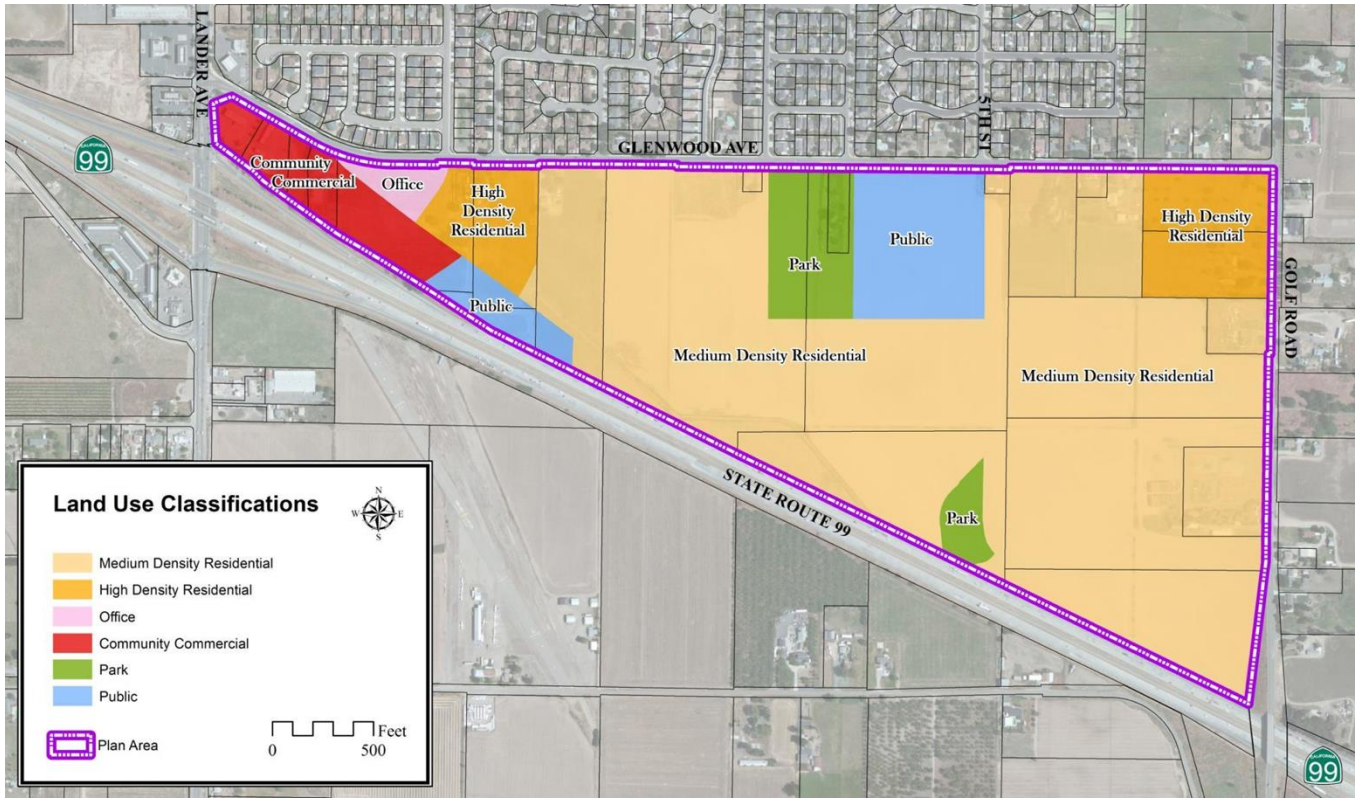
Very Low and Low	Moderate	Above Moderate	Total Capacity
497	101	763	1,361



Morgan Ranch Master Plan

- MDR (120 acres) envisions single-family homes and duplexes
- HDR (15 acres) envisions apartment, townhomes, and condominiums

Very Low and Low	Moderate	Above Moderate	Total Capacity
144	196	985	1,325



Downtown

- Capacity for new housing on vacant and underused parcels downtown
- High density permitted in core, Low/Med permitted in Transitional and Office-residential districts
- Lower income RHNA assigned to sites meeting criteria in State law

Very Low and Low	Above Moderate	Total Capacity
492	595	1,087



G-192

Accessory Dwelling Units

- ADUs can count toward RHNA
- On average since 2018, the City had issued construction permits for 8 ADUs each year
- Increase in permits since 2021, so projection is for 10/year for a total of 80 by 2031

Recent ADU Approvals

Year	ADU Building Permits Issued
2018	4
2019	4
2020	2
2021	5
2022	12
2023	8
Total	**47**
Annual Average (2018-2023)	**7.83**

Summary of Capacity Under Current Zoning

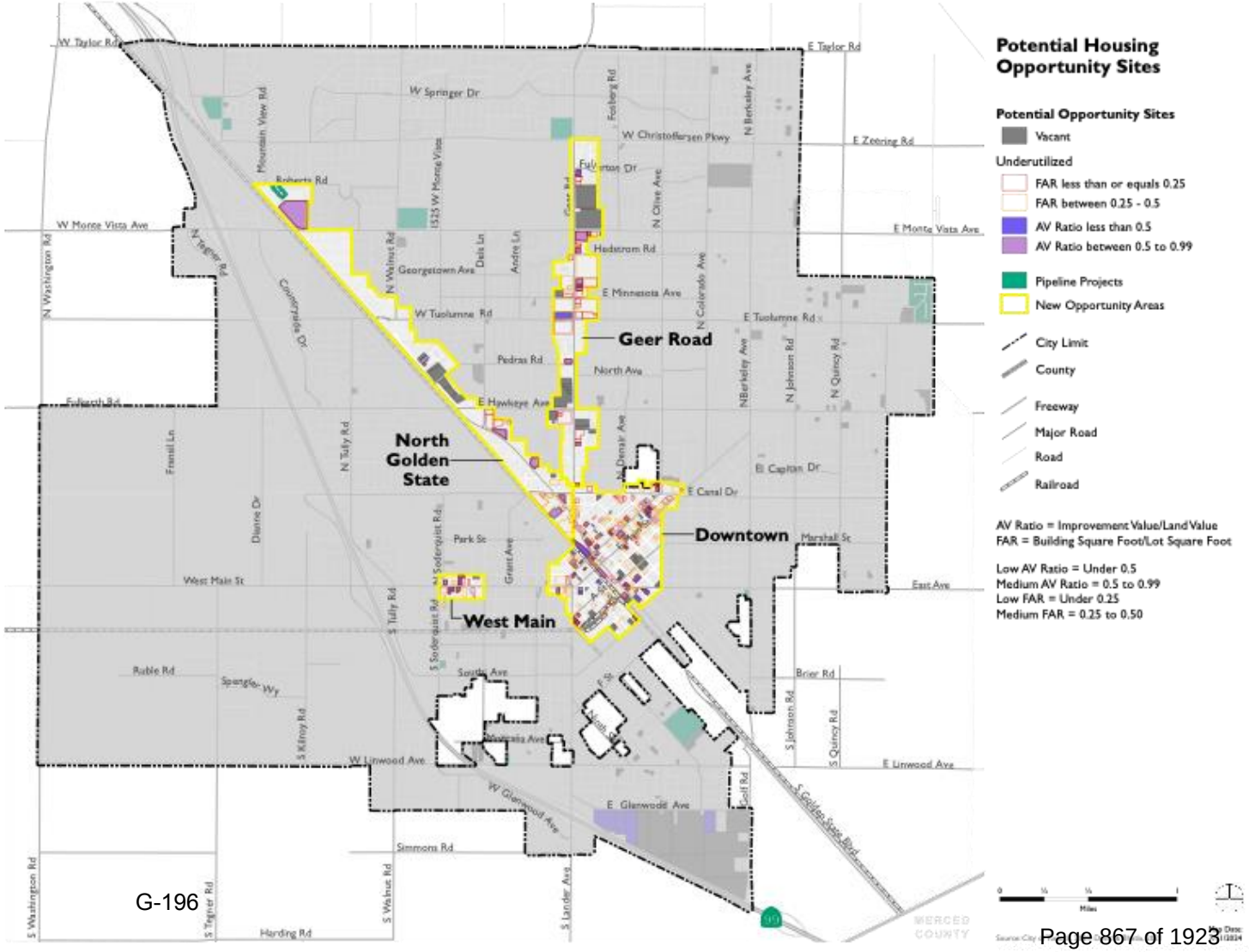
Units Accommodated Under Current Zoning				
	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	443	410	238	1,091
Morgan Ranch Master Plan	144	196	985	1,325
Downtown	492		595	1,087
ADUs	48	24	8	80
Vacant Residential Land	497	101	763	1,361
SUBTOTAL	**1,624**	**731**	**2,589**	**4,944**
RHNA	2,208	1,096	2,498	5,802
Difference	**-584**	**-365**	91	**-858**



Community Outreach

Opportunity Area Identification

- Need to identify additional locations for lower and moderate income housing
- Areas shown at right have clusters of vacant and underused properties with potential for housing
- Community survey gauged community sentiment on new housing in these areas



Community Survey Recap

- Objective: collect community input on how and where to accommodate new housing and address other community priorities
- Available from February 1 and March 1, 2024
- Paper survey mailed to over 30,000 addresses in Turlock, including property owners and renters
- Over **1,500 survey responses** received



The City of Turlock
Housing Element Update

Community Survey

We want to hear from you!

The City of Turlock is undertaking a targeted update to elements of our long-range plan (called the General Plan) to comply with new State law. Turlock is required by law to plan for at least 5,802 new homes by 2031 to keep pace with housing demand and to incorporate strategies for building resilience to natural hazards and addressing disparities between neighborhoods. The effort will focus on meeting projected housing needs, addressing risks from natural hazards, and improving quality of life in disadvantaged neighborhoods of the city. We want to hear from you to make sure the updates to these elements reflect the priorities of our community. Please take this survey and share your thoughts on how to address these issues and opportunities we face as a community.

The survey should take 10 minutes and you could win one of three $100 Visa gift cards by participating! Just complete the survey and enter your e-mail on the last page. The survey will remain open until March 1, 2024.

Please return this survey by mail no later than March 1 2024, or scan this QR Code to access the project website.

SCAN ME

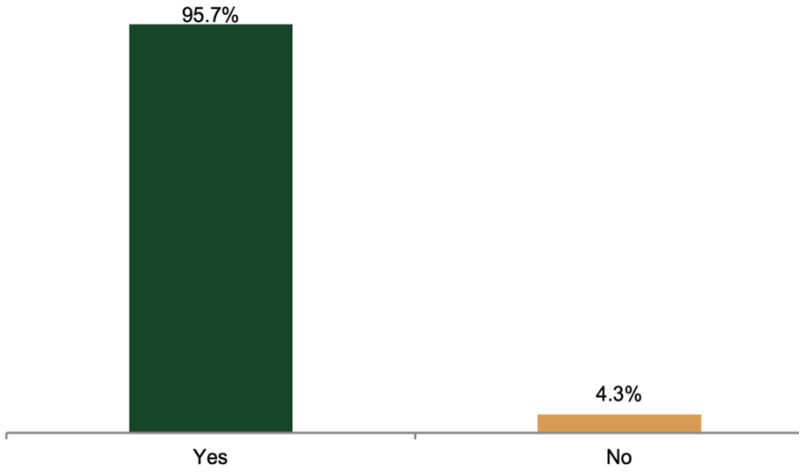
For more information or to sign up for e-mail updates, visit the project website at: **bit.ly/TurlockHousingElementUpdate**

You may also contact:
planning@turlock.ca.us
(209) 668-5640

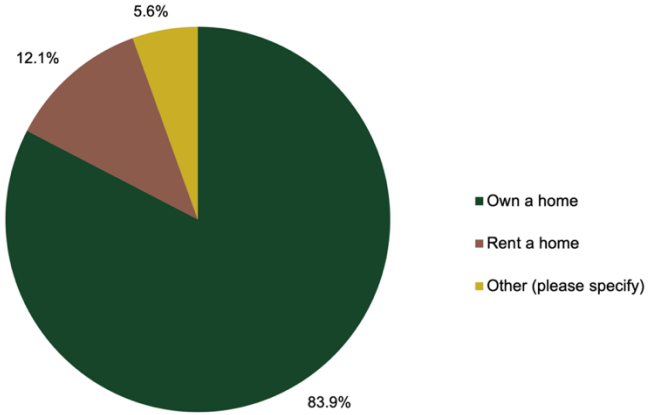
Thank you for your participation!

Demographics of Respondents

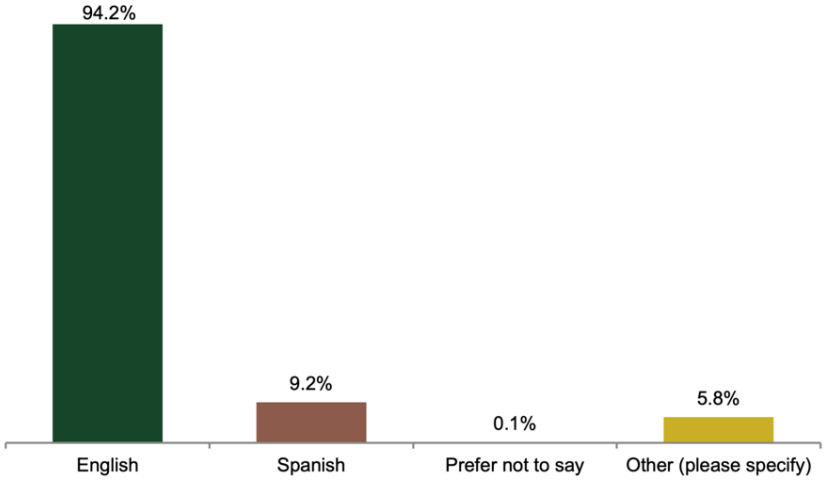
"Are you a resident of Turlock?"



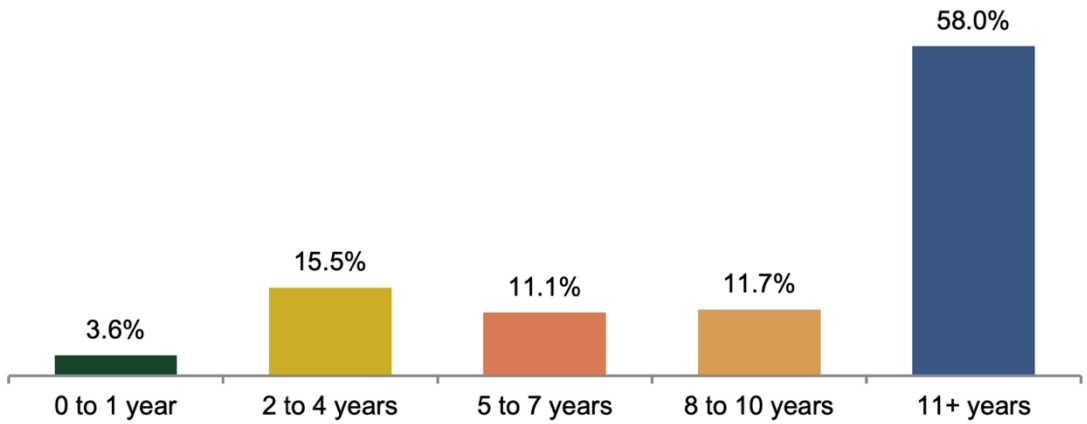
"Do you own or rent your home?"



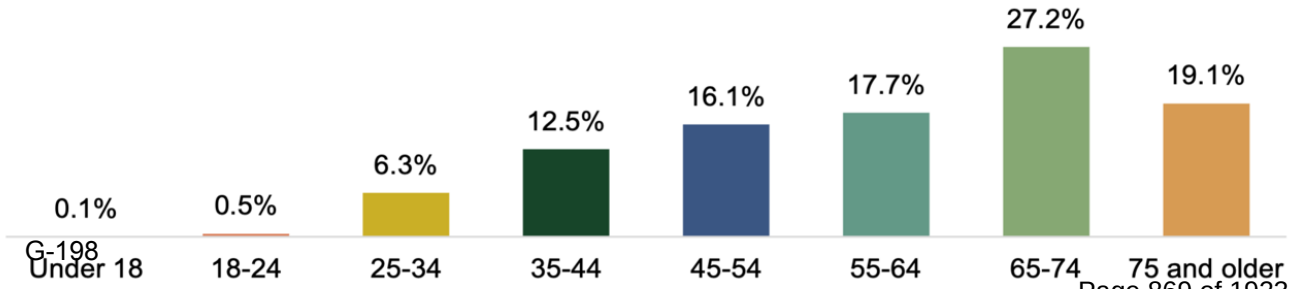
"What language do you speak at home?



"How long have you lived at your current address?"

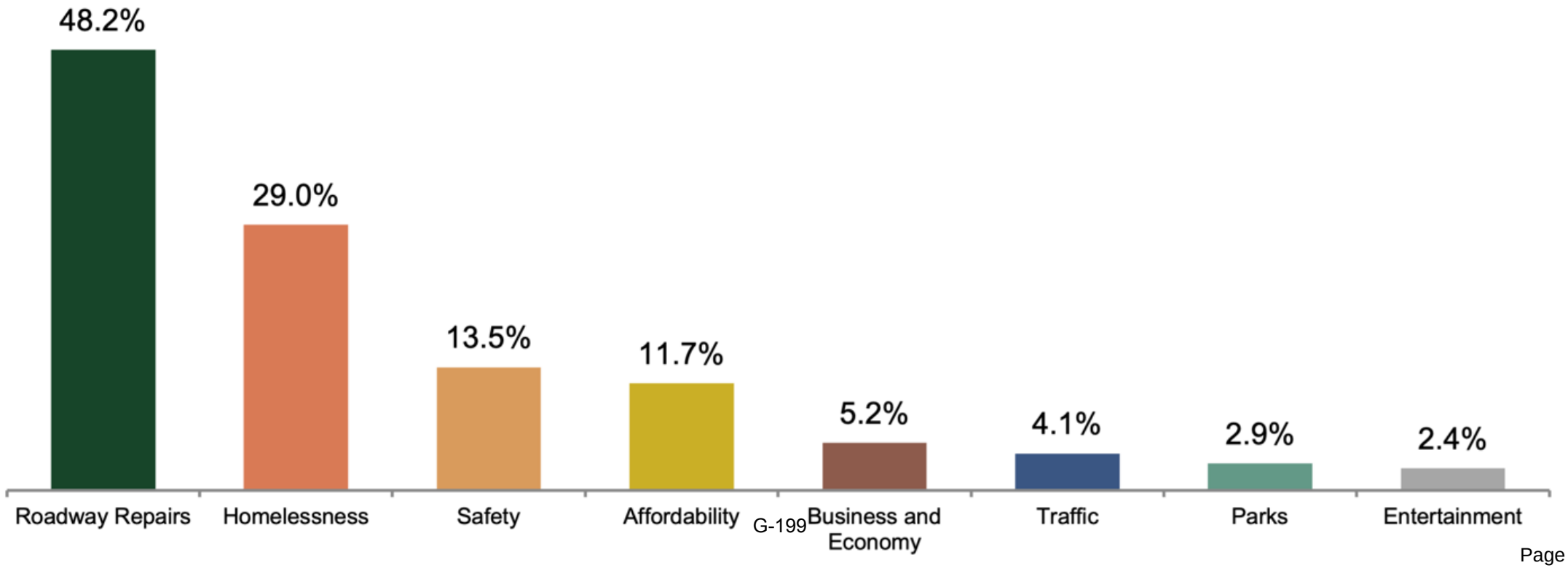


"What is your age?"



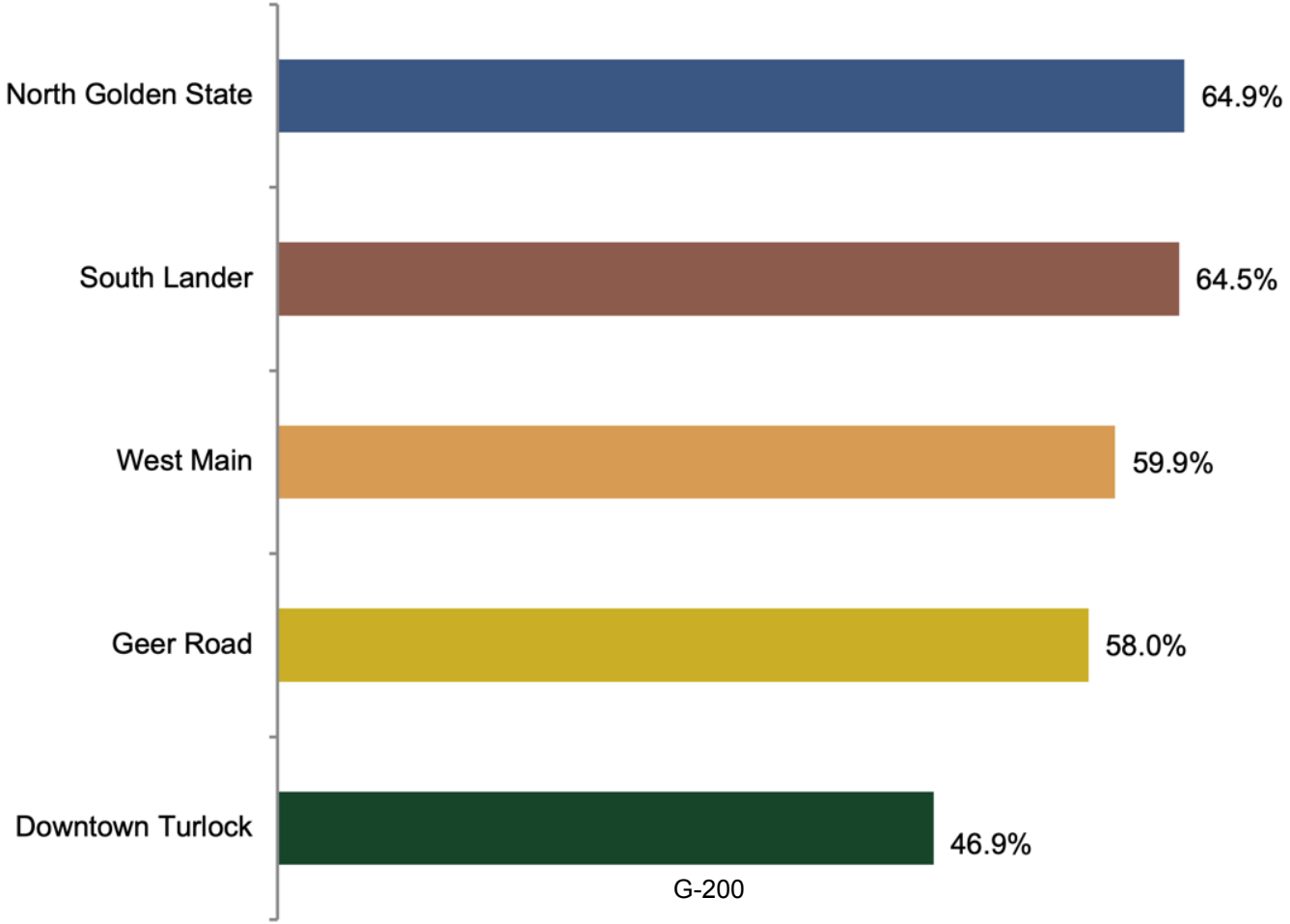
Survey Results

"What is the most important thing that should be done to improve Turlock over the next 10 years?"



Survey Results

"Do you support adding new housing in the areas shown on the other sheet?"





Rezoning Strategies

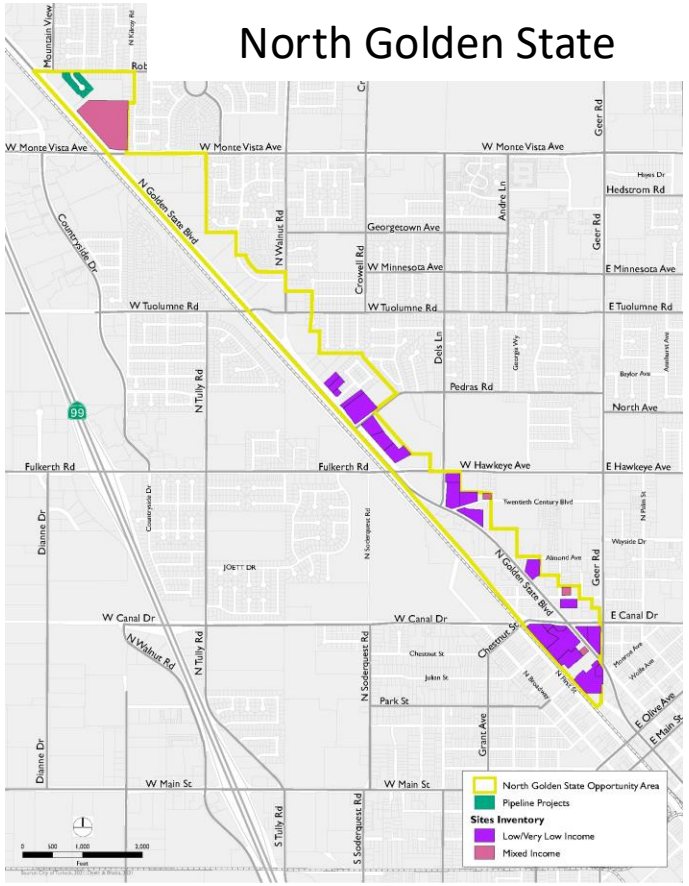
Workforce Housing Overlay

- Create a Workforce Housing Overlay that applies to underutilized commercial properties in 3 opportunity areas
- Owners continue to have right to develop commercial consistent with base zoning, but have option to build housing if they want
- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI

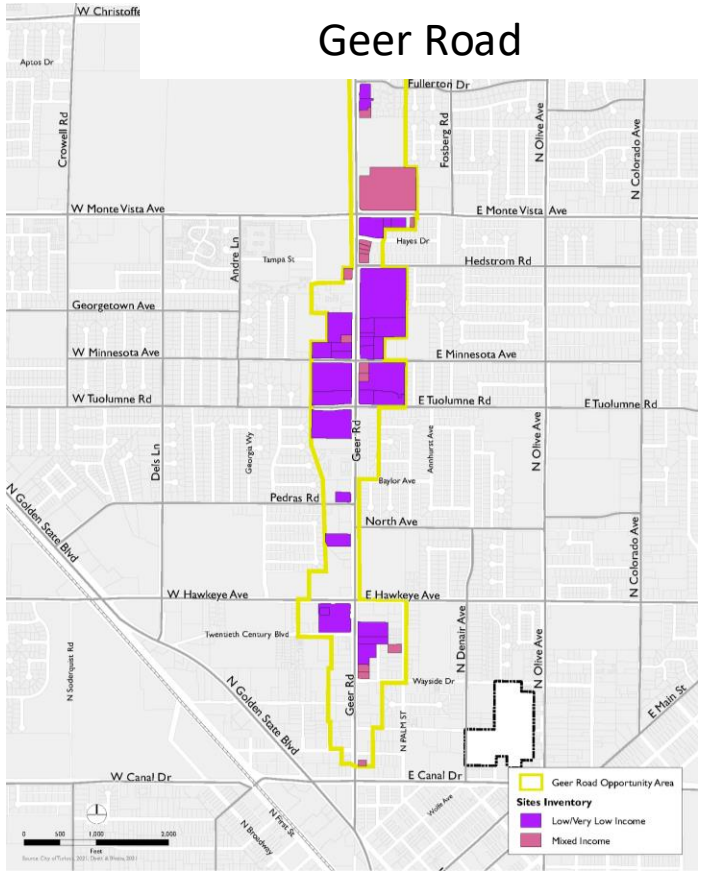


Workforce Housing Overlay

North Golden State



Geer Road



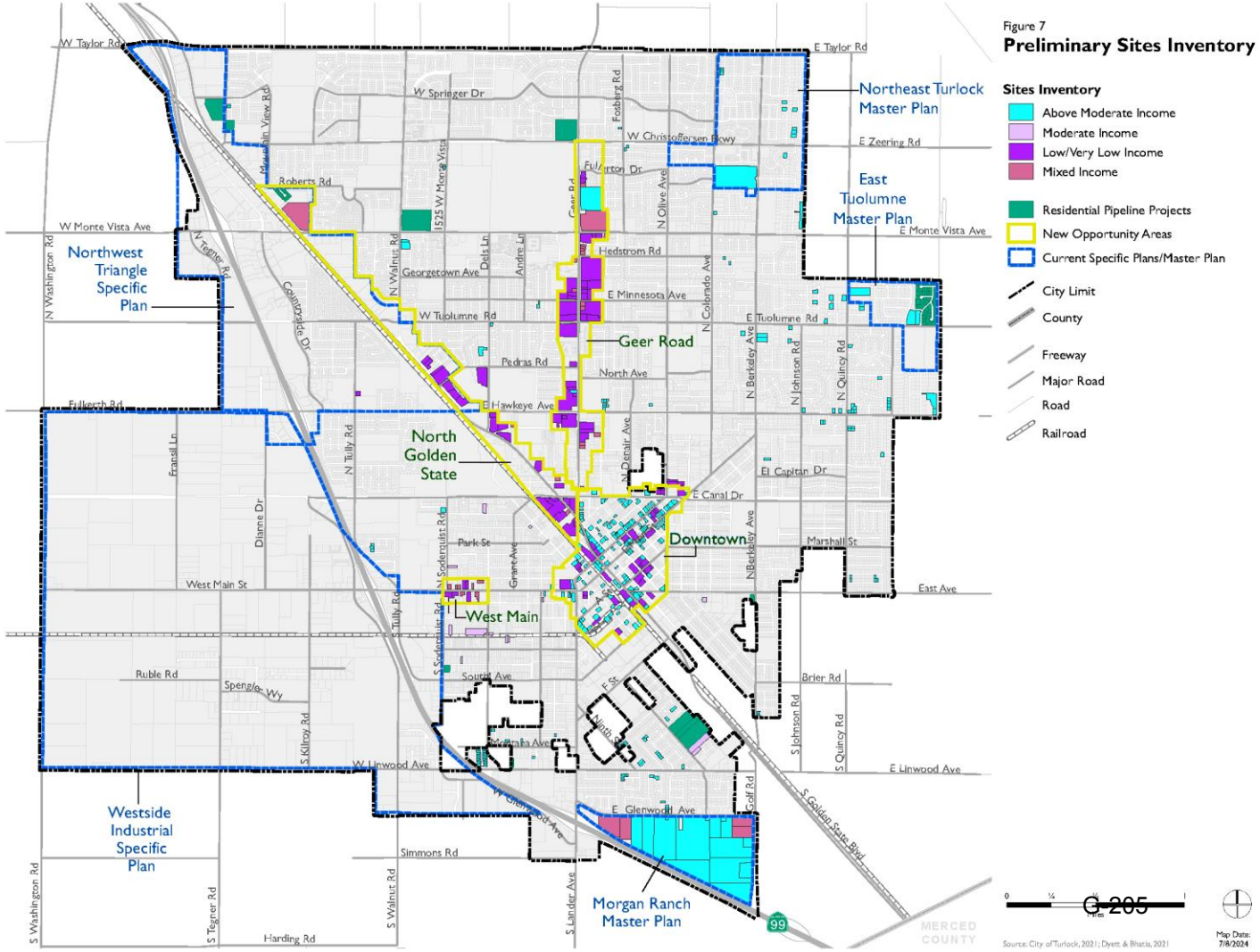


Turlock Preliminary Inventory

Location/Strategy	Very Low and Low	Moderate	Above Moderate	Total
Units Accommodated Under Current Zoning				
Pipeline Projects	443	410	238	1,091
Morgan Ranch Master Plan	144	196	985	1,325
Downtown	492		595	1,087
ADUs	48	24	8	80
Vacant Residential Land	497	101	763	1,361
Subtotal (A)	**1,624**	**731**	**2,589**	**4,944**
RHNA	2,208	1,096	2,498	5,802
% RHNA	74%	67%	104%	85%
Rezoning				
North Golden State	980	297	126	1,403
Geer Road	970	215	91	1,276
West Main	63	27	11	101
Subtotal (B)	2,013	539	228	2,780
GRAND TOTAL (A+B)	**3,637**	**1,270**	**2,817**	**7,724**
RHNA	2,208	1,096	2,498	5,802
% RHNA	165%	116%	113%	133%

- Overlay creates adequate capacity to meet RHNA obligations at all levels with a buffer
- State recommends a buffer of 15-30%
- Buffer required in case some sites don't develop at densities anticipated

Turlock Preliminary Inventory



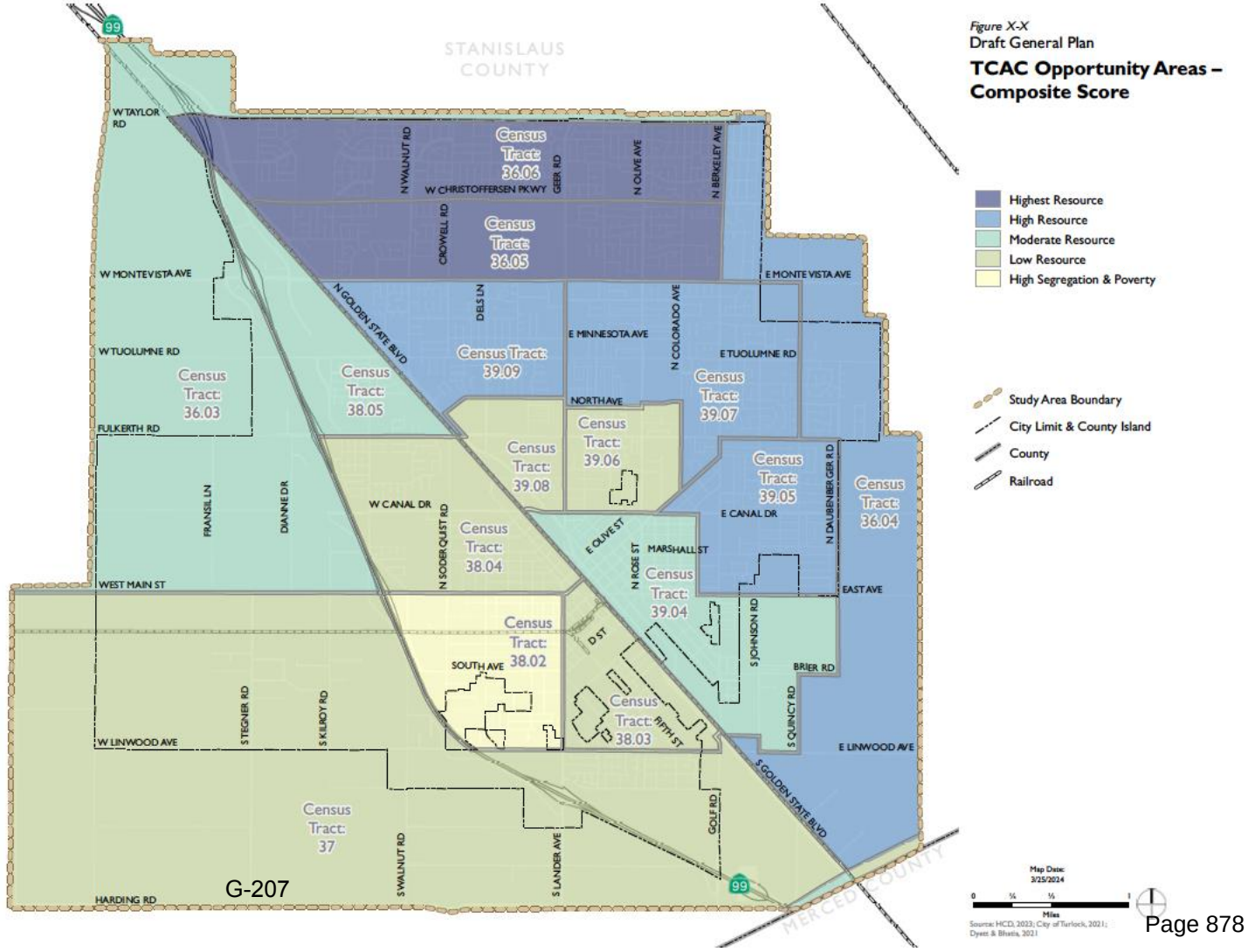
- Map of sites shows distribution of sites
- Lower and Moderate income sites concentrated near transit and services per State guidance



Additional Strategies

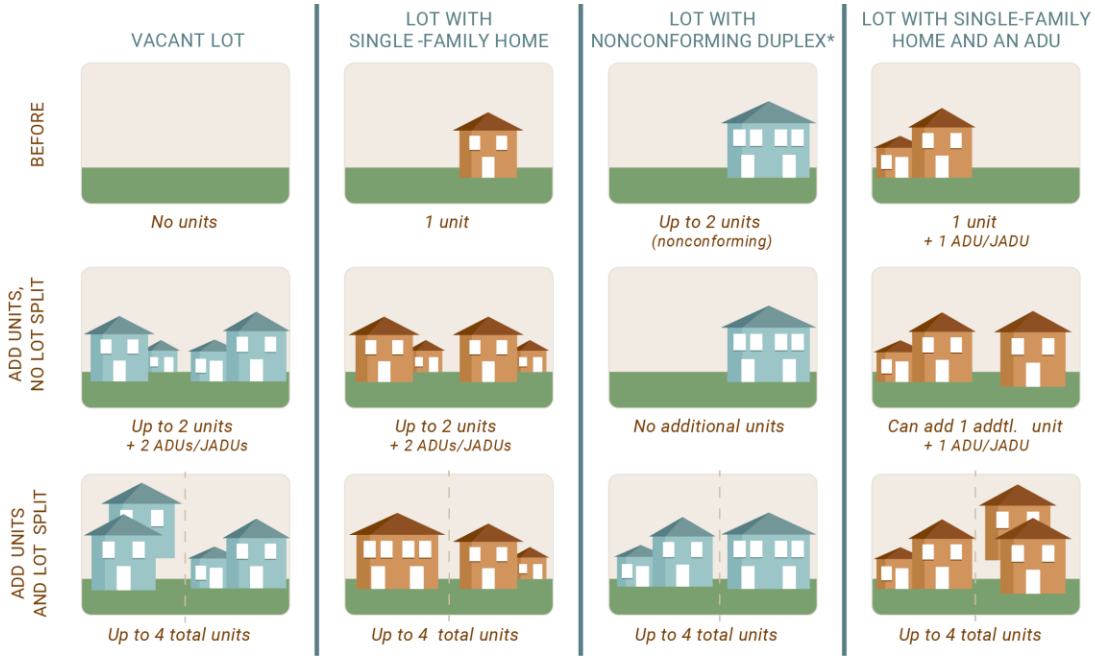
Purpose and Need

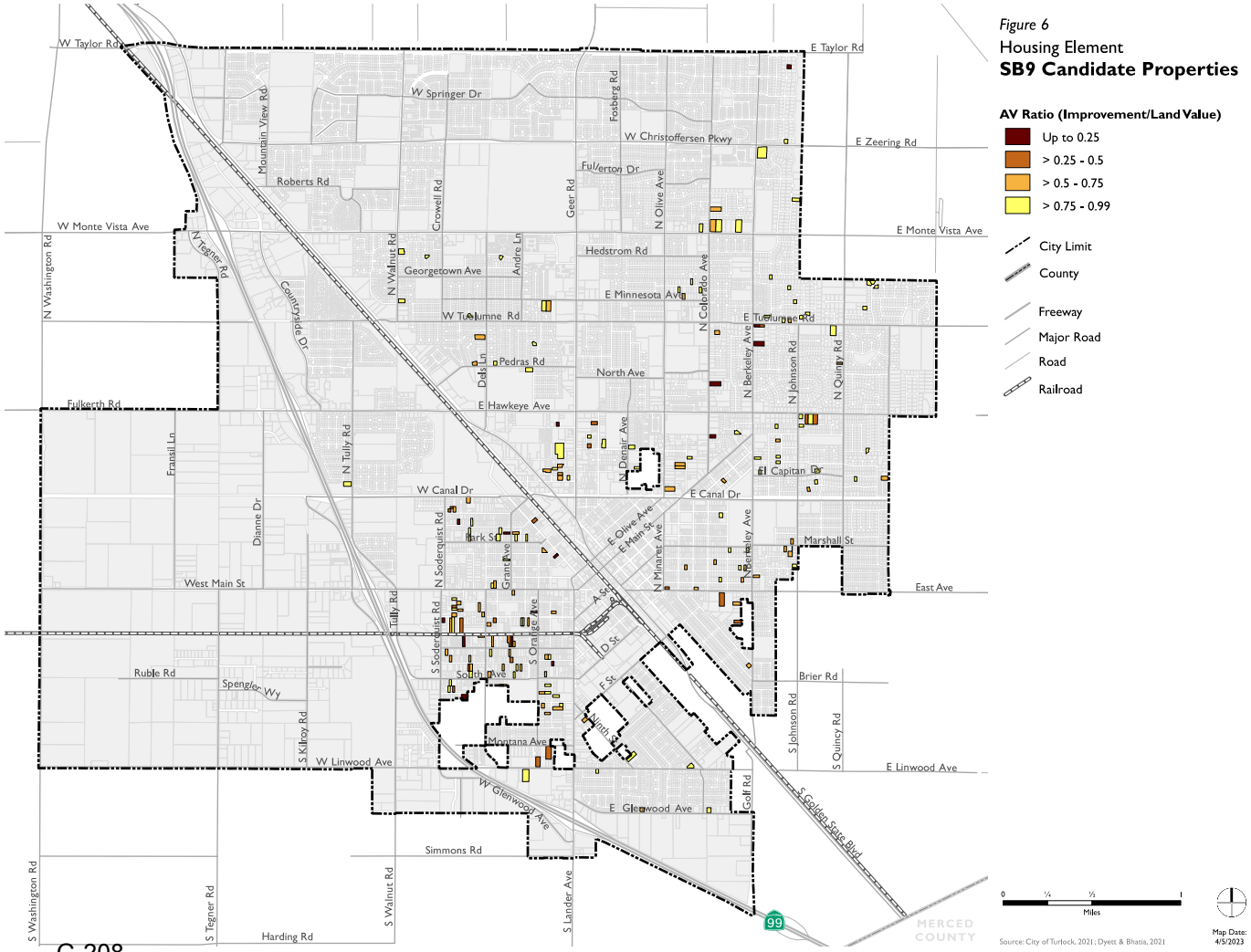
- State law requires that sites inventory expand housing opportunities for disadvantaged groups in high resource areas



SB 9 Housing

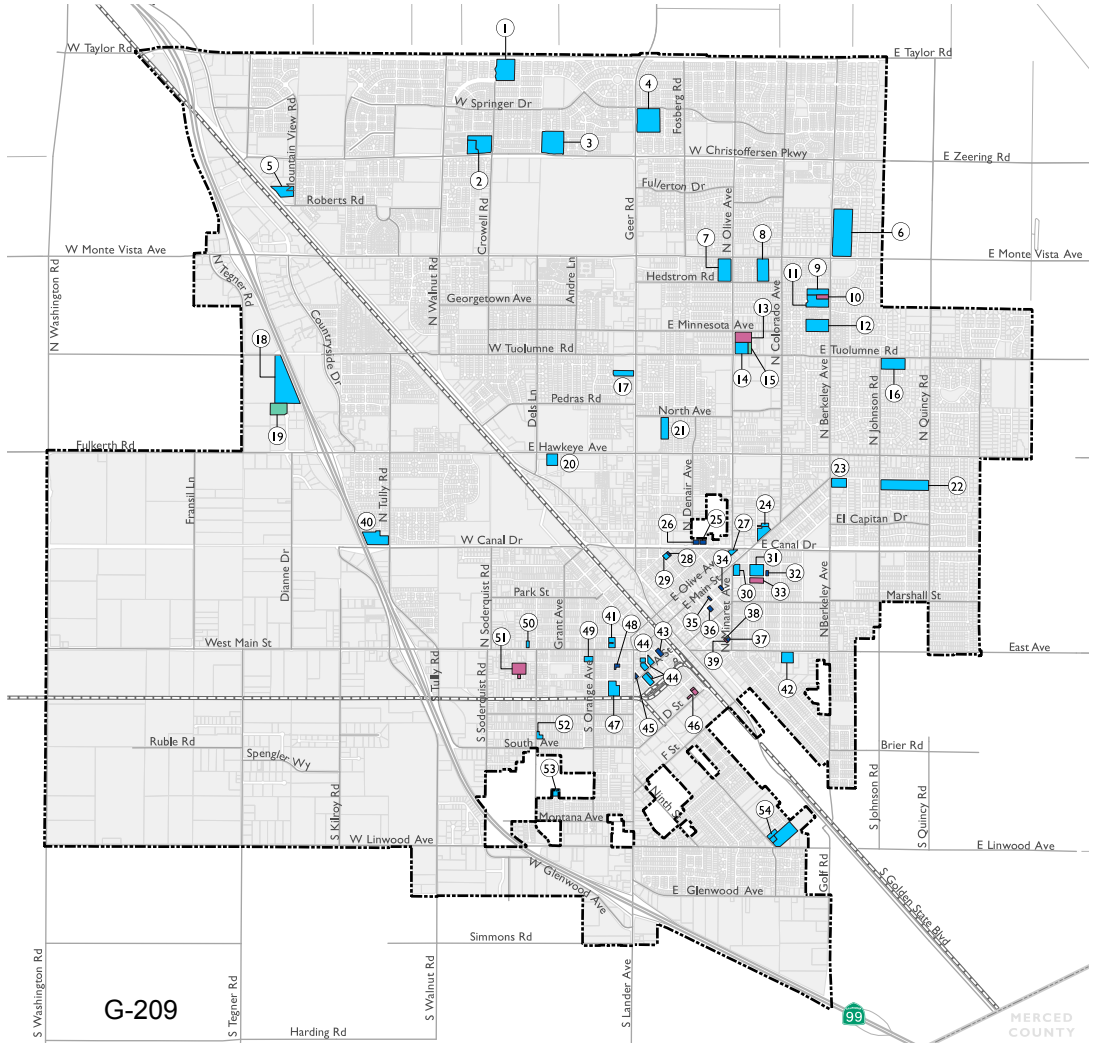
- Senate Bill 9 enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property





Congregational Overlay

- New State law provides incentives to religious organizations to develop affordable housing
- Over 40 religious properties throughout Turlock
- Strategy: overlay that permits the development of affordable multifamily housing on religious properties if they choose





Discussion

Discussion

- Are the sites and densities proposed appropriate to include in the Draft Housing Element?
- Are there other sites or areas that should be included in the inventory?
- Should the Draft Housing Element incorporate an **SB9 housing ordinance** and/or a **congregational housing** overlay that provide property owners with options to develop different types of housing if they wish?
- Should the City develop programs to incentivize and facilitate **ADU production** beyond the annual rate of 8 ADUs per year that has been seen since 2018?

City of Turlock

Planning Commission Review of 2023-31 Housing Element

November 7, 2024

Meeting Objectives

- Introduce the 2023-31 Public Review Draft Housing Element
- Hear comments from the Commission and community
- Receive a recommendation to formally submit to the State for legally-mandated 90-day review

Presentation Outline

1. Recap of Legal Requirements for Housing Element and the Process for Developing the Draft
2. Overview of Draft Housing Element
   - Organization
   - Inventory
   - Housing Action Plan
3. Next Steps and Timing



Legal Requirements for Housing Element

Housing Element Overview



- State-mandated element
- City's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions



What is RHNA?

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- Total number of new housing units that City must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
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  - Moderate 80 – 120% AMI
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- Stanislaus County AMI = $92,600 (family of 4, 2022)

Turlock RHNA Allocation

Turlock RHNA Allocations					
CYCLE	**VERY LOW INCOME** (<50% of Area Median Income)	**LOW INCOME** (50-80% of Area Median Income)	**MODERATE INCOME** (80-120% of Area Median Income)	**ABOVE MODERATE INCOME** (>120% of Area Median Income)	**TOTAL**
6th (2023-31)	1,305	903	1,096	2,498	5,802
	22.5%	15.6%	18.9%	43%	100%

Requirements for Inventory and Site Suitability

- City is required to zone for sufficient capacity to meet RHNA
- High density housing (>20 du/ac) is deemed "affordable" by State
- Special requirements for lower income RHNA sites
  - Site size parameters (0.5 to 10 acres)
  - Absence of environmental constraints
  - Proximity to transit
  - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability

Community Involvement

- Pop-up outreach at National Night Out event held at Columbia Park
- Focus group discussions with architects, builders, service providers
- Citywide community survey, received over 1,500 respondents
- Planning Commission and City Council decision-maker meetings





Overview of Draft Housing Element

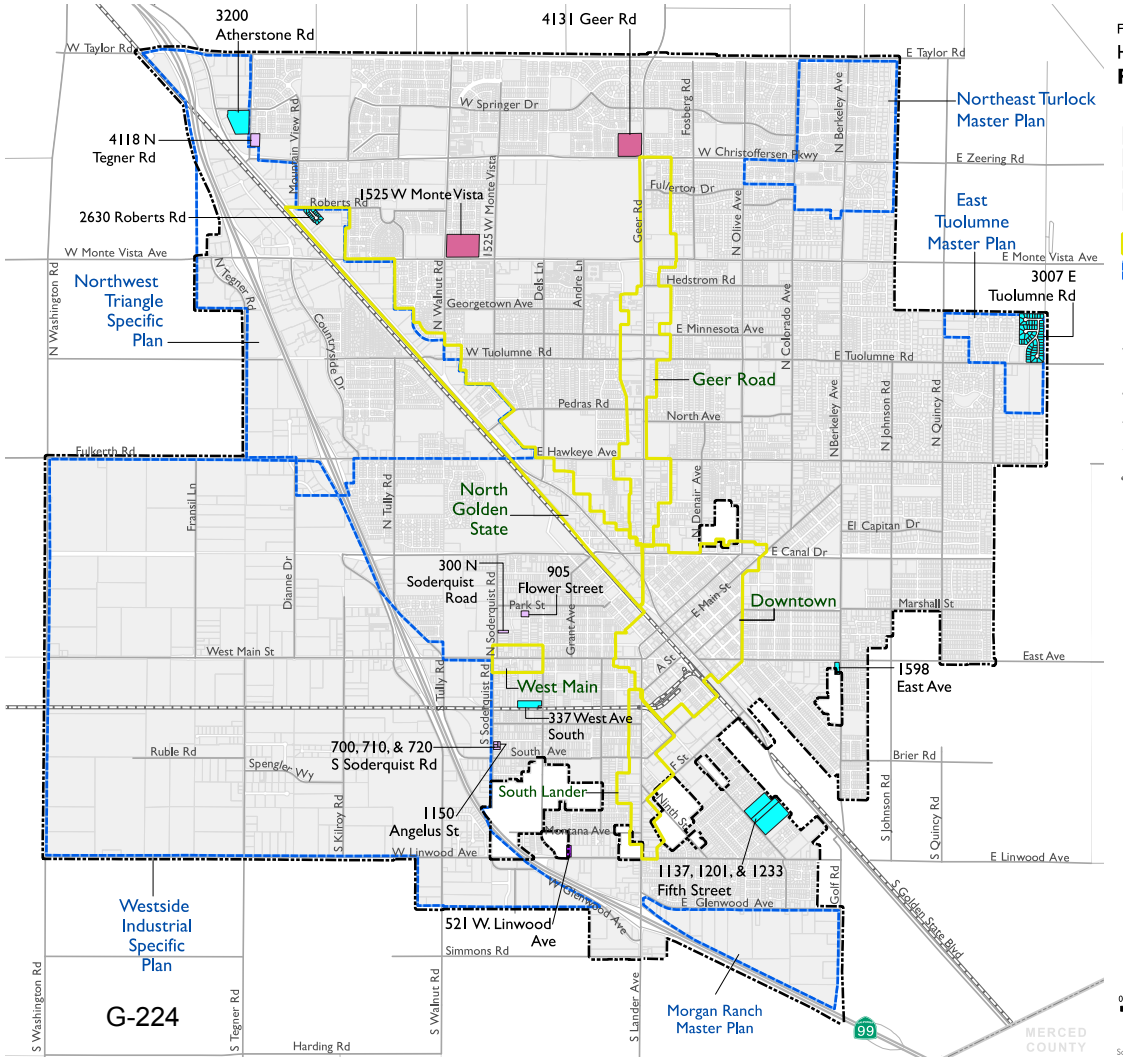
Housing Element Organization

- Draft Housing Element (Vol. 1)
  - Chapter 1: Introduction
  - Chapter 2: Community Profile
  - Chapter 3: Housing Resources
  - Chapter 4: Housing Action Plan
- Housing Element Appendices (Vol. 2)
  - Appendix A: Sites Inventory
  - Appendix B: Housing Needs Assessment
  - Appendix C: Constraints Analysis
  - Appendix D: Assessment of Fair Housing
  - Appendix E: Fifth Cycle Accomplishments
  - Appendix F: Additional Analysis and Information in Support of Housing Projections
  - Appendix G: Outreach Materials

Pipeline Projects

- Projects permitted and constructed after June 2023 can be counted toward RHNA
- Fourteen projects recently approved or currently under construction in Turlock

Very Low and Low	Moderate	Above Moderate	Total Capacity
6	361	770	1,137



Inventory Summary Under Current Zoning

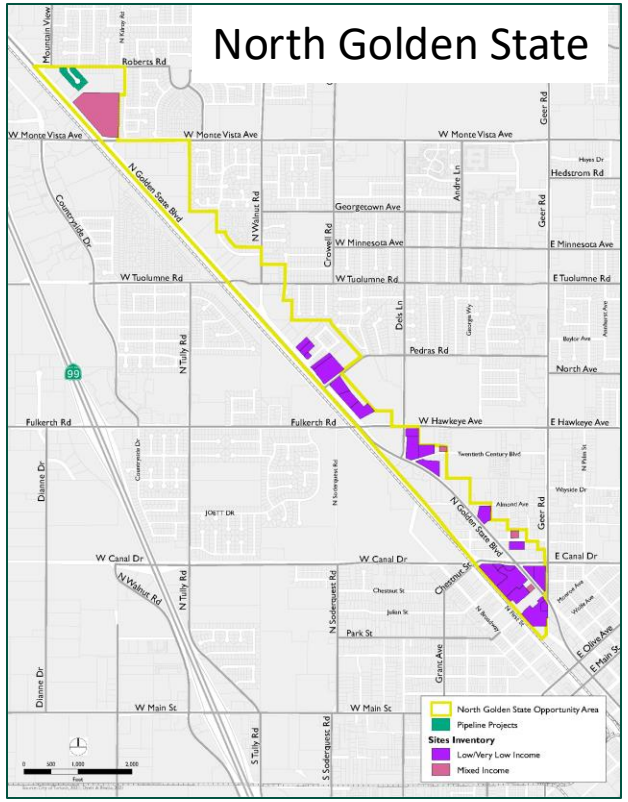
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	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
SUBTOTAL	**1,226**	**518**	**2,506**	**4,250**
RHNA	2,208	1,096	2,498	5,802
Difference	**-982**	**-578**	**-8**	**-1,552**

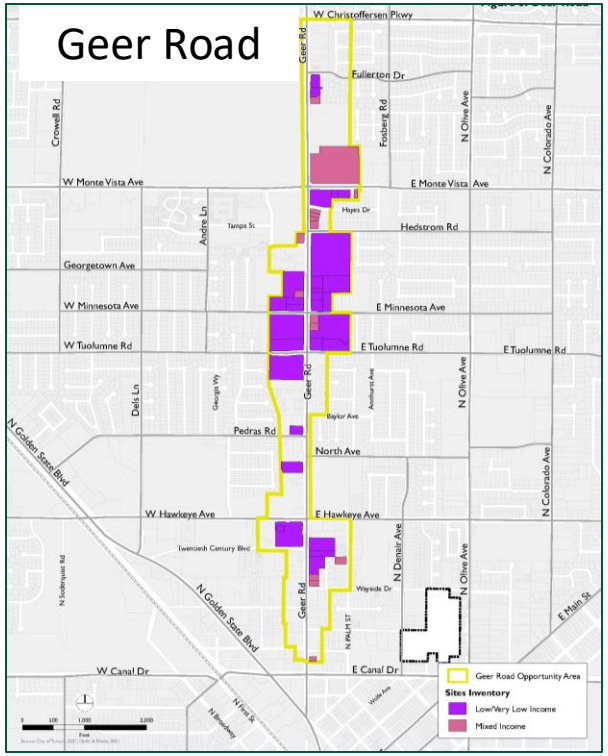
Workforce Housing Overlay

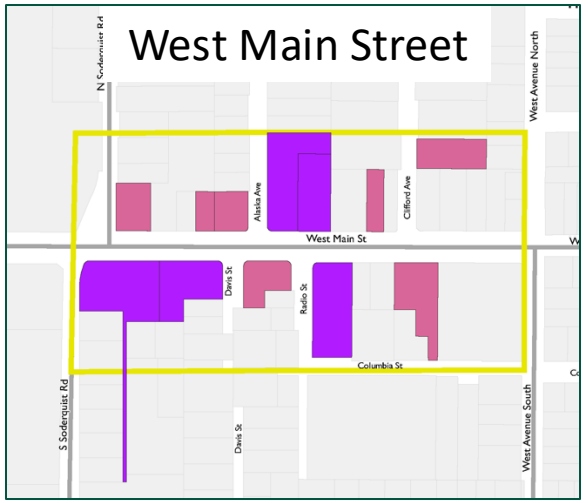
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- Owners continue to have right to develop commercial consistent with base zoning, but have option to build housing if they want
- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI

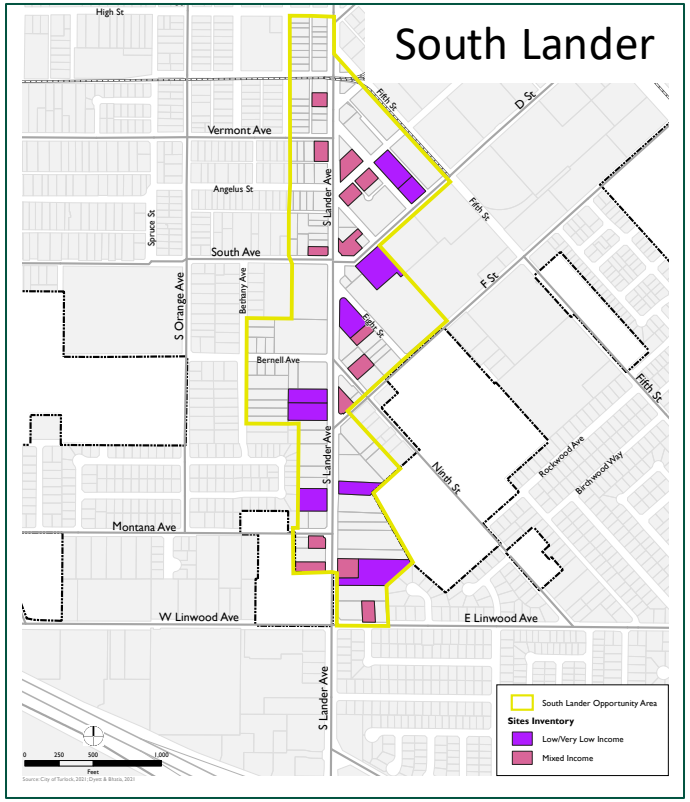


Workforce Housing Overlay









Housing Element Sites Inventory

Location/Strategy	Very Low and Low	Moderate	Above Moderate	Total
Units Accommodated Under Current Zoning				
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
Subtotal (A)	**1,226**	**518**	**2,506**	**4,250**
RHNA	2,208	1,096	2,498	5,802
% RHNA	56%	47%	100%	73%
Rezoning				
North Golden State	850	265	111	1,226
Geer Road	475	243	100	818
South Lander	196	86	30	312
West Main	23	32	10	65
Subtotal (B)	**1,544**	**626**	**251**	**2,421**
GRAND TOTAL (A+B)	**2,770**	**1,144**	**2,757**	**6,671**
RHNA	2,208	1,096	2,498	5,802
% RHNA	125%	104%	110%	115%

- Overlay creates adequate capacity to meet RHNA obligations at all levels with a buffer
- State recommends a buffer of 15-30%
- Buffer required in case some sites don't develop at densities anticipated

Turlock Sites Inventory

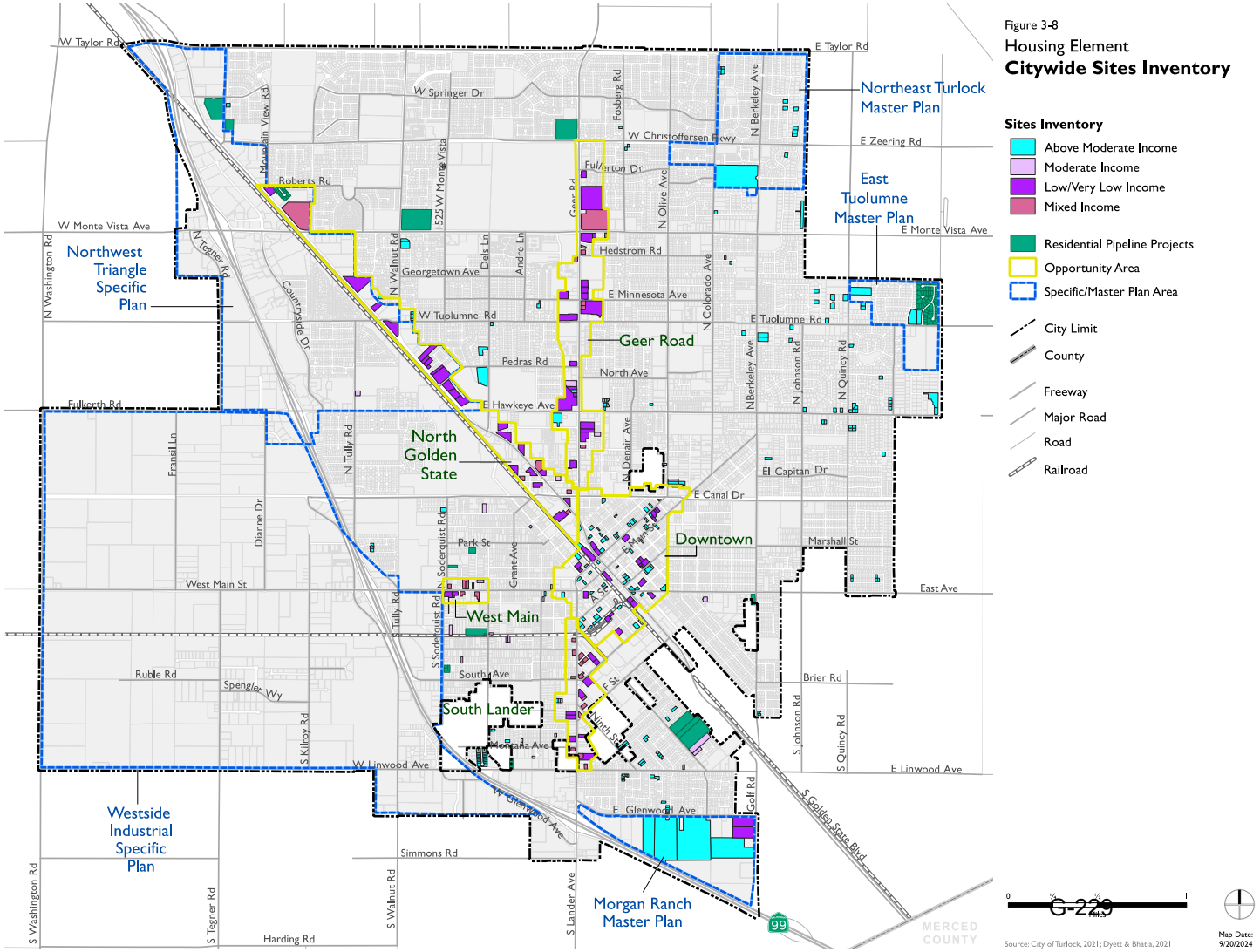


Figure 3-8
Housing Element
Citywide Sites Inventory

Sites Inventory
- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Mixed Income

- Residential Pipeline Projects
- Opportunity Area
- Specific/Master Plan Area

- City Limit
- County

- Freeway
- Major Road
- Road
- Railroad

0 ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Map Date: 9/20/2024

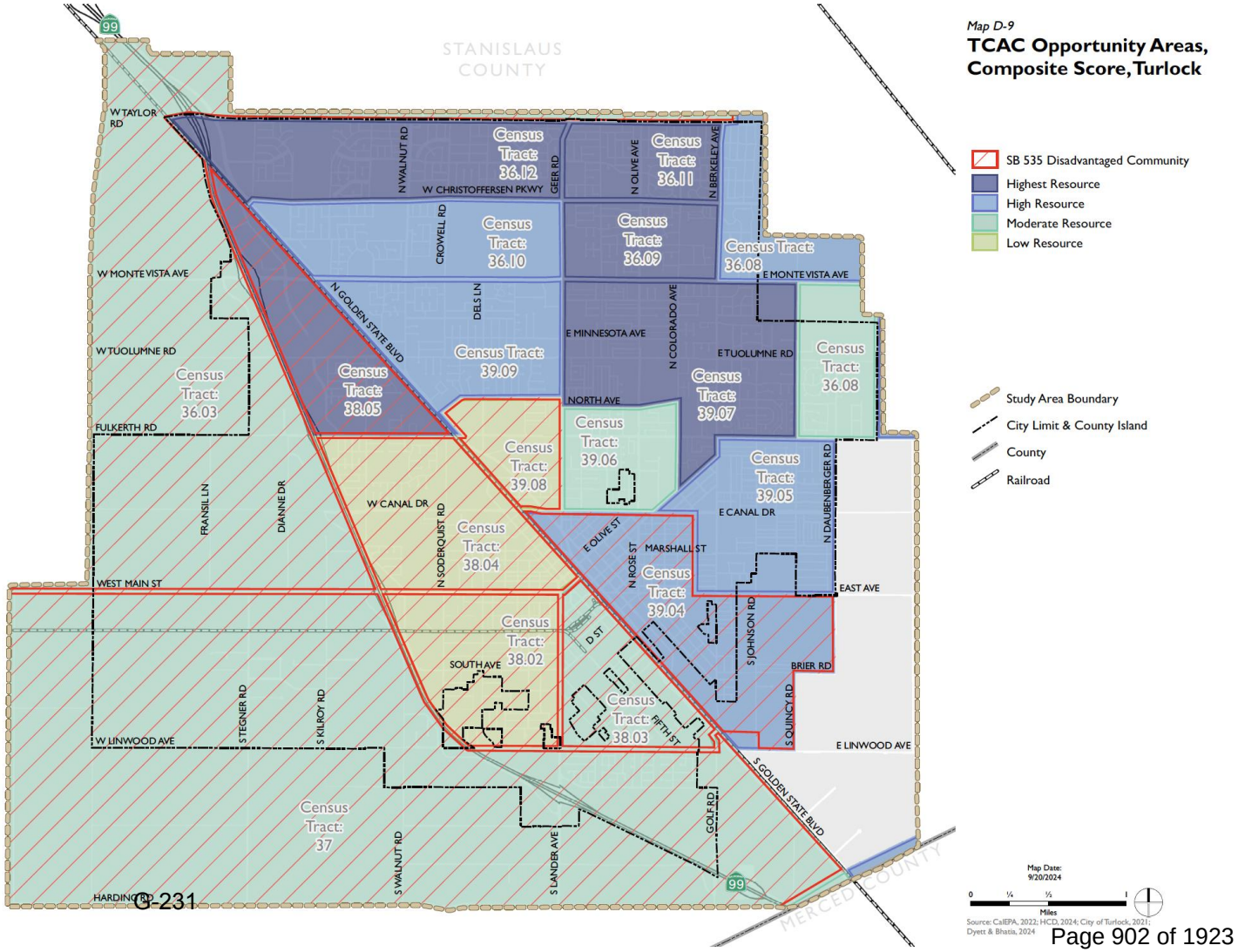
- Map of sites shows distribution of sites
- Lower and Moderate income sites concentrated near transit and services per State guidance



Additional Strategies

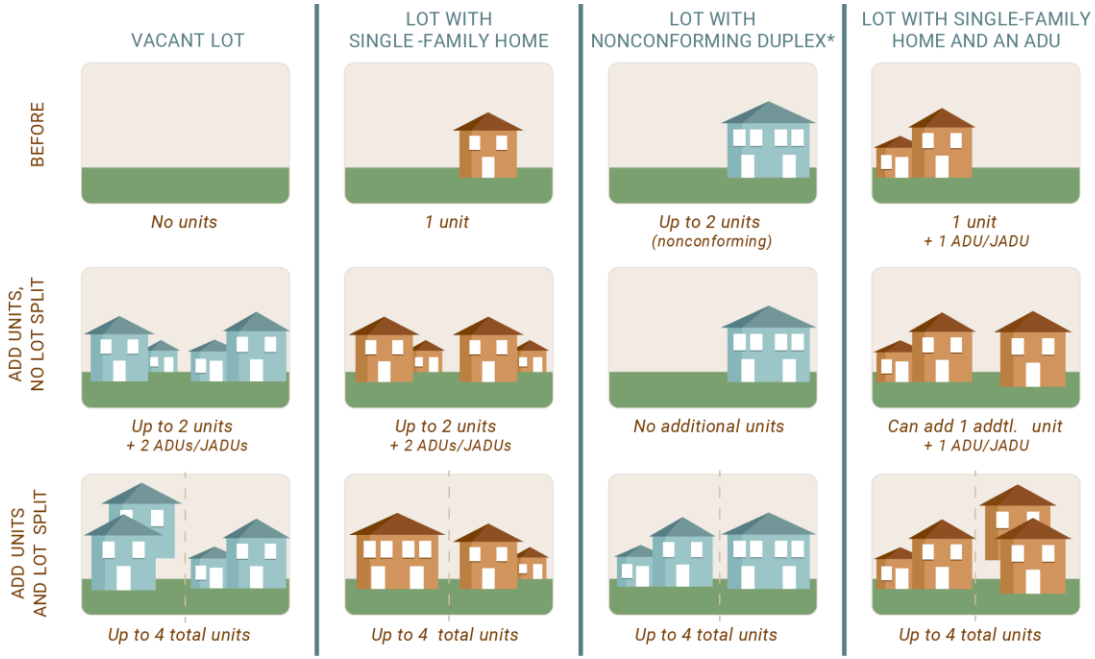
Purpose and Need

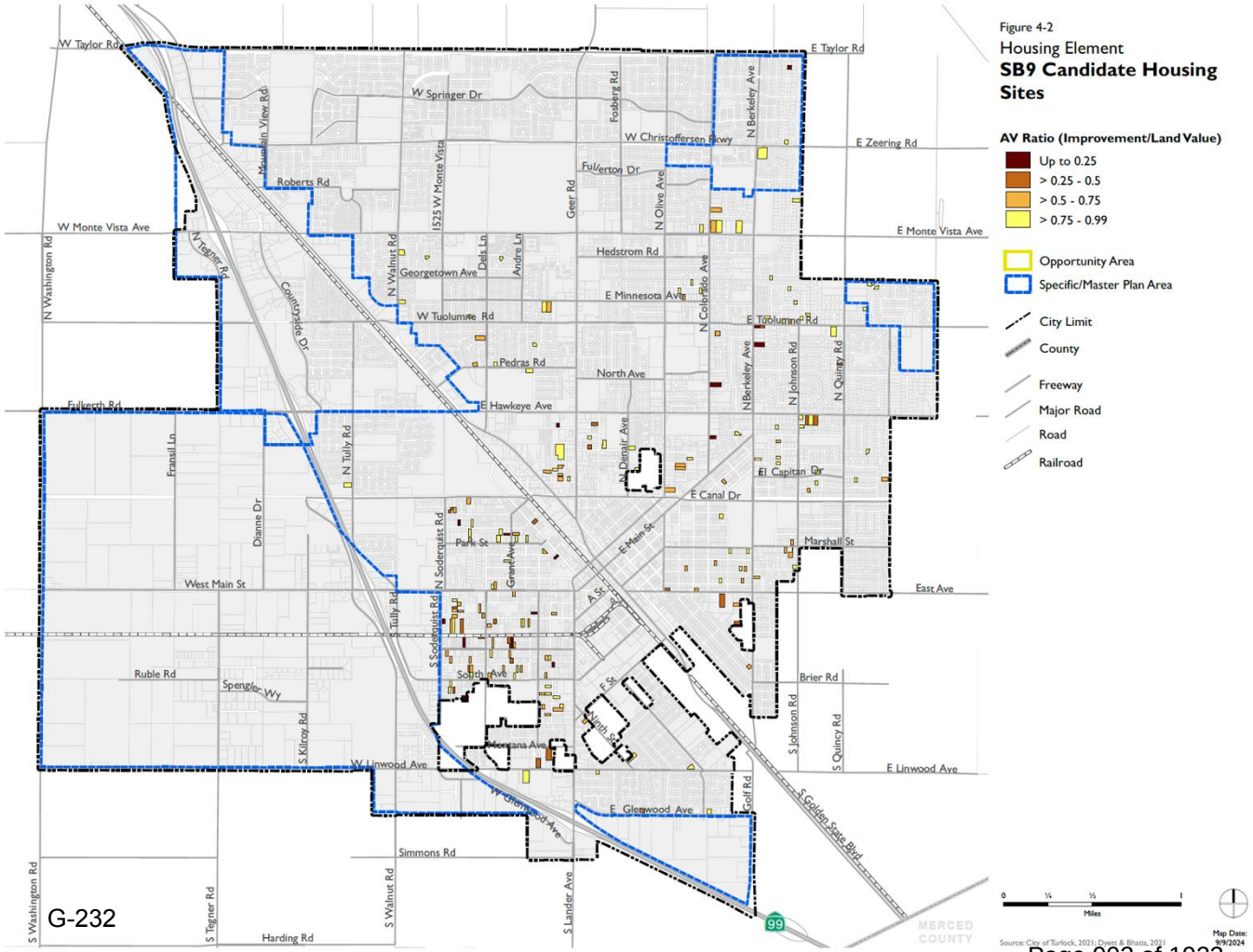
- State law requires that sites inventory expand housing opportunities for disadvantaged groups in high resource areas



SB 9 Housing

- Senate Bill 9 enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property

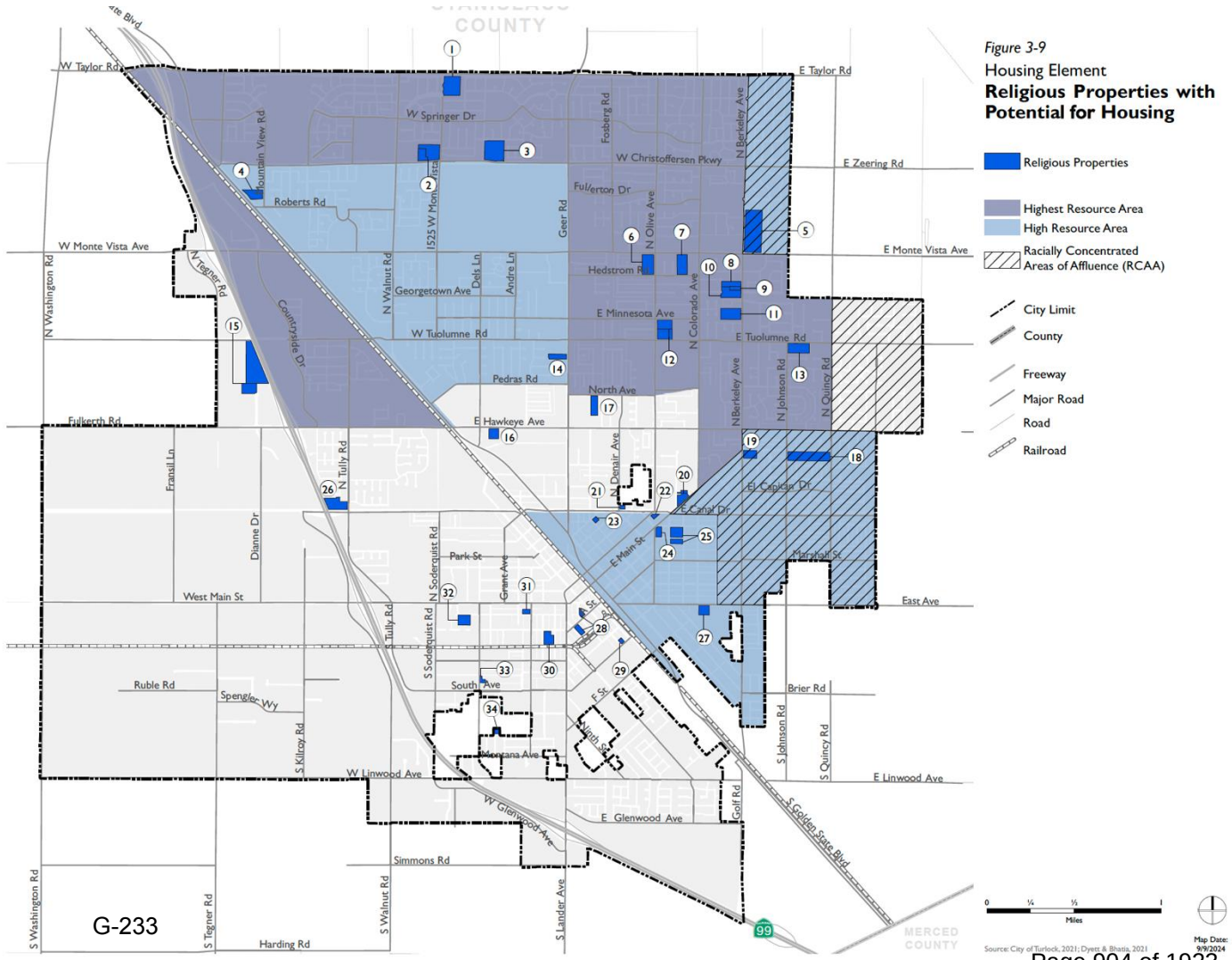




G-232

Congregational Overlay

- New State law provides incentives to religious organizations to develop affordable housing
- At least 32 churches with vacant land and/or surface parking that could be redeveloped with housing
- Strategy: overlay that permits the development of affordable multifamily housing on religious properties if they choose



Congregational Overlay



1225 W Christoffersen Pkwy



2813 N Berkeley Ave



1619 E Monte Vista Ave



E Tuolumne Rd, near Seventh-day Adventist Church

Homeownership Programs

- Small Lot Subdivision Ordinance
  - City will identify locations for small lot subdivisions, adopt ordinance to increase supply of entry level homes and expand options for homeownership
- First Time Homebuyers Program Refinements
  - City will benchmark FTHP to other programs, identify recommended refinements, and amend recommendations to increase participation in FTHB program



Housing Action Plan

Housing Goals

- **Goal #1** Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents
- **Goal #2** Remove or Reduce Constraints to Housing Production
- **Goal #3** Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods
- **Goal #4** Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs
- **Goal #5** Affirmatively Further Fair Access to Housing for All in Turlock
- **Goal #6** Monitor the Effectiveness of Housing Programs

Goal #1: Increase Housing Supply and Balance Housing Types

GOAL

- Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents

PROGRAMS

- Six (6) programs
- Adoption of
  - Workforce Housing Overlay
  - SB 9 Ordinance
  - Small Lot Subdivision Ordinance
  - Congregational Overlay
- Promotion of ADU/JADU construction

Goal #2: Remove or Reduce Constraints

GOAL

- Remove or Reduce Constraints to Housing Production

PROGRAMS

- Twelve (12) programs
- Morgan Ranch lift station
- Objective standards for multifamily and mixed-use development
- Continue predevelopment consultation and design review at staff level
- Zoning Code “cleanup” for compliance with new State law:
  - Live/work units
  - Manufactured housing
  - Zoning for people with disabilities
  - LBNC, transitional/supportive housing

Goal #3: Neighborhood Preservation and Enhancement

GOAL

- Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods

PROGRAMS

- Eight (8) programs
- Continue loans for housing rehabilitation and for acquisition and rehabilitation of property for affordable housing
- Expand participation in First Time Homebuyers Program
- Prepare anti-displacement strategy, targeting seniors on fixed income and low-income households
- Community land trust collaboration
- Programs for neighborhood clean-up and place-based improvements

Goal #4: Provide Range of Housing Types for Special Needs Households and Individuals

GOAL

- Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs

PROGRAMS

- Seven (7) programs
- Continue to facilitate production of affordable housing for special needs groups
- Services for disabled and zoning amendments to support senior independent living
- Promote availability of rental and mortgage assistance via non-profits
- Continue to address homelessness in partnership with non-profits
- Promote availability of services and public service grants

Goal #5: Affirmatively Further Fair Access to Housing

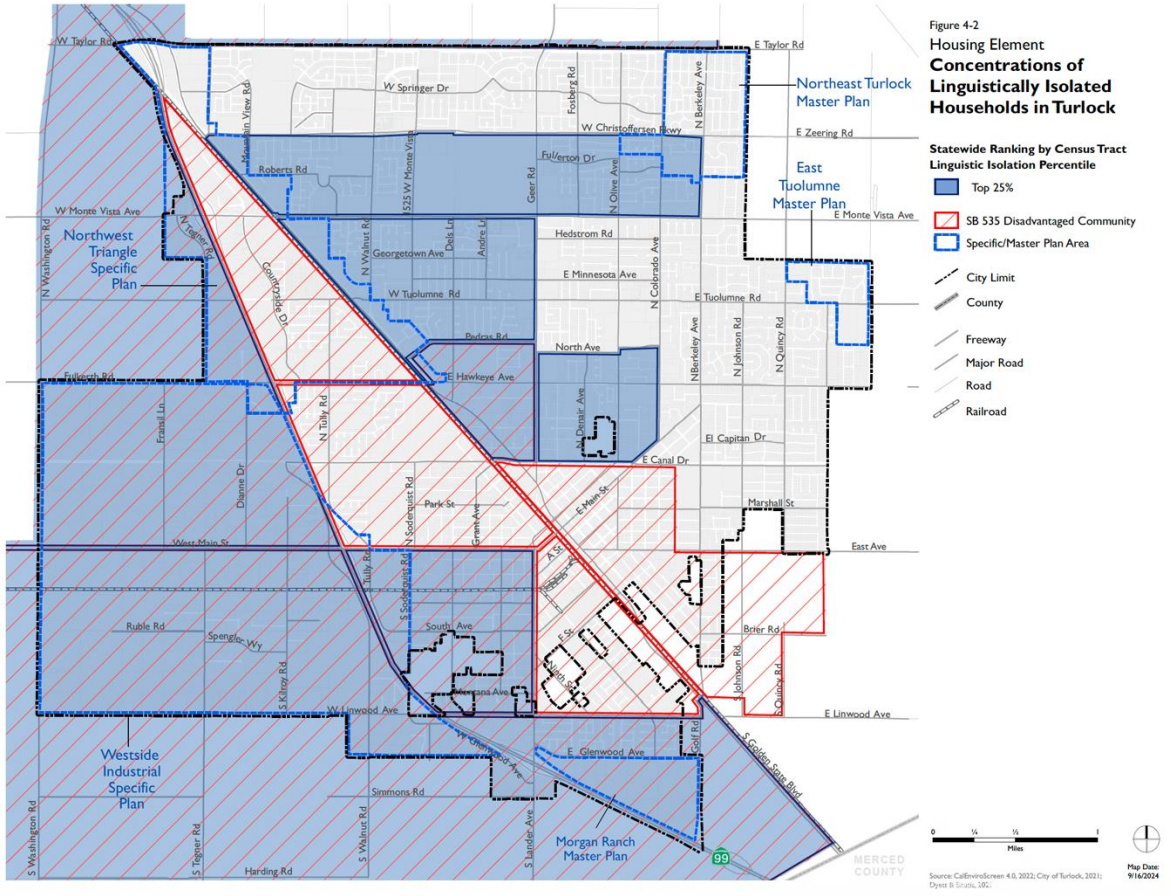
GOAL

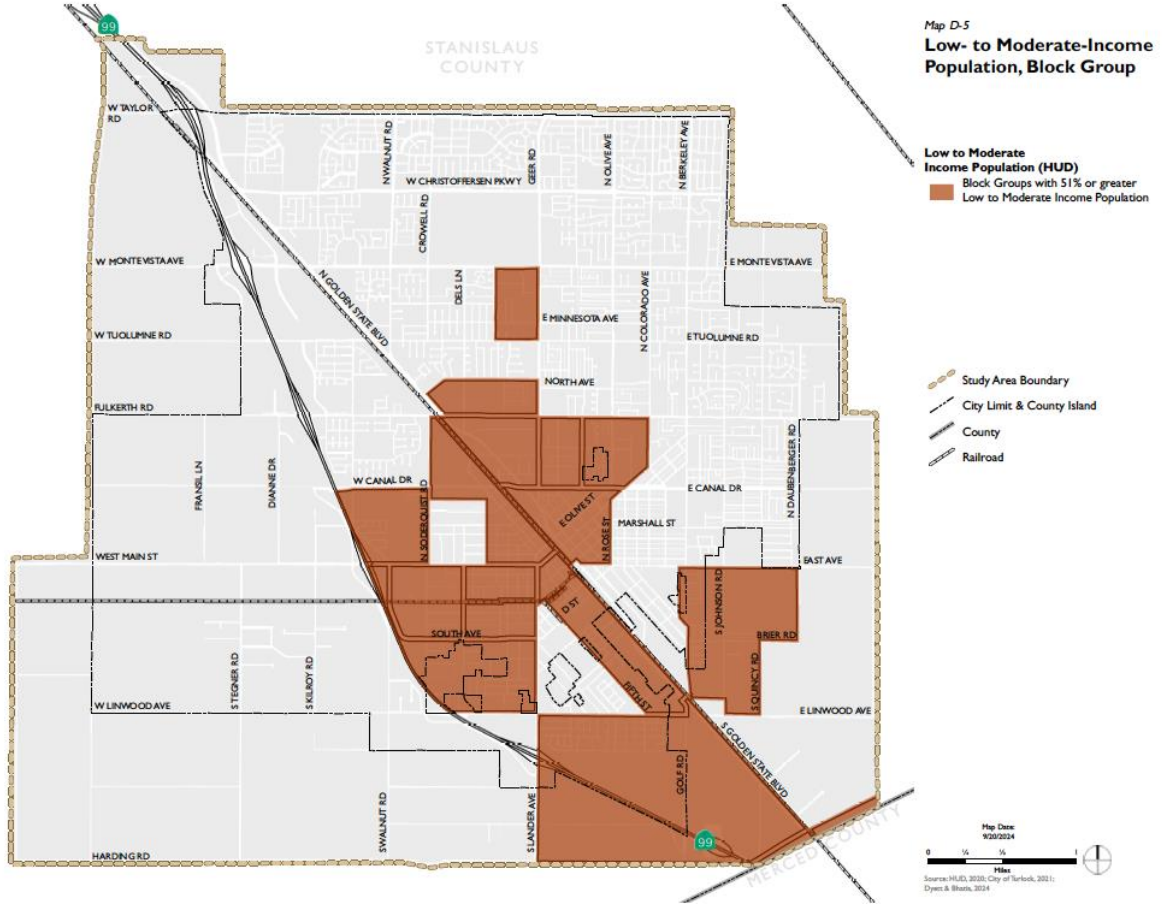
- Affirmatively Further Fair Access to Housing for All in Turlock

PROGRAMS

- Six (6) programs
- Fair housing training for landlords
- Mediation/enforcement services via Project Sentinel, particularly in area with linguistically isolated households
- Increase access to opportunity with workforce development initiatives
- Participate in home sharing/tenant matching program

Linguistically Isolated Households





Goal #6: Monitor Effectiveness of Programs

GOAL

- Monitor the Effectiveness of Housing Programs

PROGRAMS

- Four (4) programs
- Annual Review
- Ensure Adequate Sites Available to Meet City's Share of RHNA
- Monitor ADU and JADU Trends
- Development and Replacement Unit Requirements



Community Comments

Public Review of Draft Housing Element

Draft Housing Element released ..... Oct 3

Public Comment Period ..... Oct 3 – Nov 2

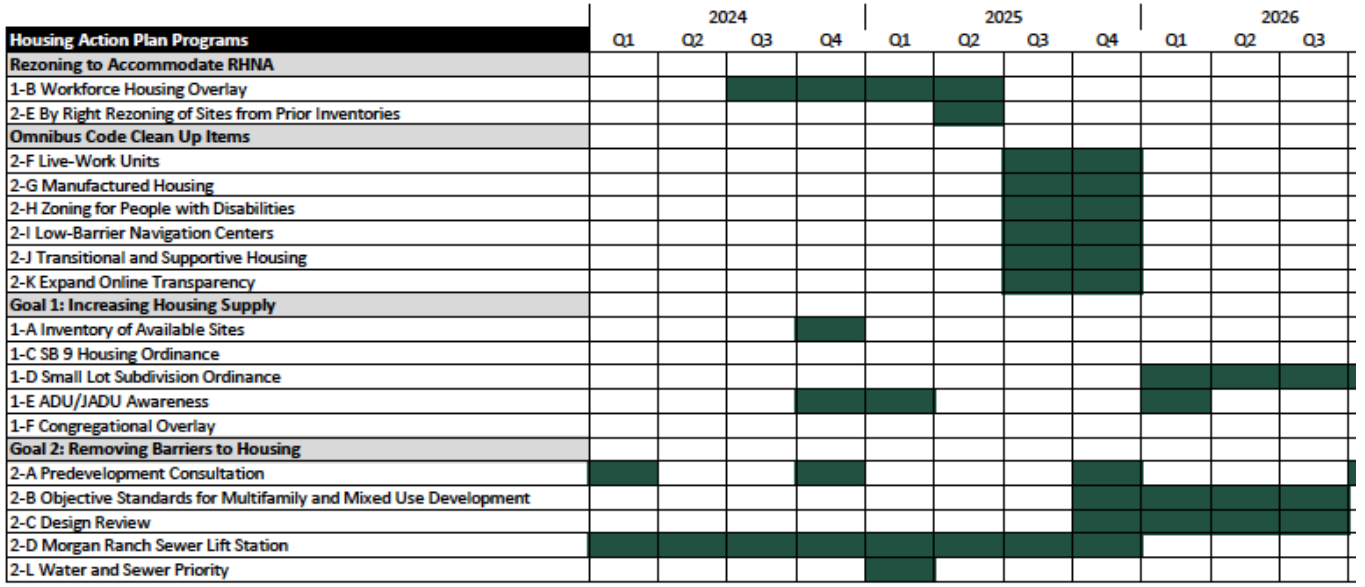
Planning Commission Study Session ..... Oct 3

Property Owner Outreach

- Notification sent to owners of sites with Workforce Housing Overlay on Draft Inventory
- Survey of non-vacant commercial site owners
  - 4 responses to survey and 5 calls to staff
  - All owners interested in developing housing on property in next 5 to 10 years
  - Barriers include zoning and permitting, financing, and water connections
  - Participants noted streamlined permitting, discussion with City staff, and funding mechanisms may facilitate housing development on property

Staff Recommended Revisions

- An implementation timeline for Housing Action Plan prepared
- Staff recommends revisions to implementation timing of certain programs in the action plan to better space them out
- Revisions reflect what can realistically be accomplished based on staff resources and time needed to prepare materials



Housing Action Plan Programs	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2	2026 Q3
Rezoning to Accommodate RHNA											
1-B Workforce Housing Overlay			■	■	■	■					
2-E By Right Rezoning of Sites from Prior Inventories						■					
Omnibus Code Clean Up Items											
2-F Live-Work Units							■	■			
2-G Manufactured Housing							■	■			
2-H Zoning for People with Disabilities							■	■			
2-I Low-Barrier Navigation Centers							■	■			
2-J Transitional and Supportive Housing							■	■			
2-K Expand Online Transparency							■	■			
Goal 1: Increasing Housing Supply											
1-A Inventory of Available Sites				■							
1-C SB 9 Housing Ordinance											
1-D Small Lot Subdivision Ordinance									■	■	■
1-E ADU/JADU Awareness				■	■				■		
1-F Congregational Overlay											
Goal 2: Removing Barriers to Housing											
2-A Predevelopment Consultation	■			■				■			
2-B Objective Standards for Multifamily and Mixed Use Development								■	■	■	■
2-C Design Review								■	■	■	■
2-D Morgan Ranch Sewer Lift Station	■	■	■	■	■	■	■	■			
2-L Water and Sewer Priority					■						



Next Steps

Next Steps and Timing

Planning Commission Recommendation ..... Nov 7

City Council Review Approval to Submit to HCD ..... Nov 12

HCD Review (90 days) ..... Nov 15 – Feb 13

Planning Commission Study Session on Workforce Housing Overlay ..... Jan 2025

Adoption Hearings ..... Mar 2025

City of Turlock

City Council Review of 2023-31 Housing Element

January 28, 2024

Timeline and Process

Community Survey	Feb – May
Review of Draft Sites Inventory	July 18
Draft Housing Element released	Oct 3
Public Comment Period	Oct 3 – Nov 2
Planning Commission Review	Nov 7
City Council Review	Jan 28, 2025
HCD Review	Jan 31 – May 1, 2025
Adoption Hearings	May/June 2025

Meeting Objectives

- Review the 2023-31 Public Review Draft Housing Element
- Hear comments from the Council and community
- Receive approval to formally submit to State for legally-mandated 90-day review



Housing Element Overview

Housing Element Overview



- State-mandated element
- City's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

Turlock RHNA Allocation

Turlock RHNA Allocations					
CYCLE	**VERY LOW INCOME** (<50% of Area Median Income)	**LOW INCOME** (50-80% of Area Median Income)	**MODERATE INCOME** (80-120% of Area Median Income)	**ABOVE MODERATE INCOME** (>120% of Area Median Income)	**TOTAL**
6th (2023-31)	1,305	903	1,096	2,498	5,802
	22.5%	15.6%	18.9%	43%	100%

Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions



Housing Element Organization

- Draft Housing Element (Vol. 1)
  - Chapter 1: Introduction
  - Chapter 2: Community Profile
  - Chapter 3: Housing Resources
  - Chapter 4: Housing Action Plan
- Housing Element Appendices (Vol. 2)
  - Appendix A: Sites Inventory
  - Appendix B: Housing Needs Assessment
  - Appendix C: Constraints Analysis
  - Appendix D: Assessment of Fair Housing
  - Appendix E: Fifth Cycle Accomplishments
  - Appendix F: Additional Analysis and Information in Support of Housing Projections
  - Appendix G: Outreach Materials



Sites Inventory

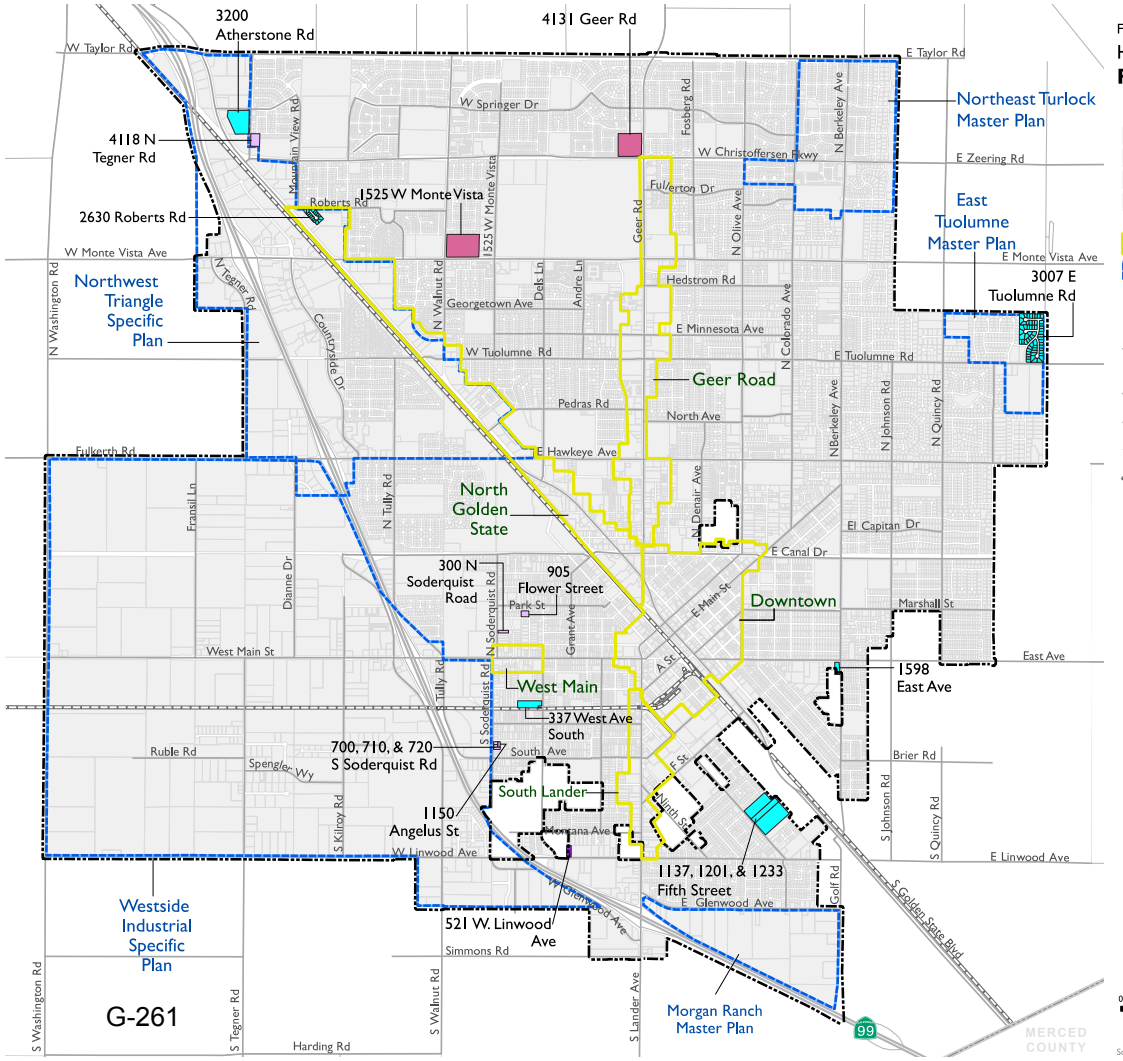
Requirements for Inventory and Site Suitability

- City is required to zone for sufficient *capacity* to meet RHNA
- High density housing (>20 du/ac) is deemed "affordable" by State
- Special requirements for lower income RHNA sites
  - Site size parameters (0.5 to 10 acres)
  - Absence of environmental constraints
  - Proximity to transit
  - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability

Pipeline Projects

- Projects permitted and constructed after June 2023 can be counted toward RHNA
- Fourteen projects recently approved or currently under construction in Turlock

Very Low and Low	Moderate	Above Moderate	Total Capacity
6	361	770	1,137



Inventory Capacity Under Current Zoning

Units Accommodated Under Current Zoning				
	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
SUBTOTAL	**1,226**	**518**	**2,506**	**4,250**
RHNA	2,208	1,096	2,498	5,802
Difference	**-982**	**-578**	**-8**	**-1,552**



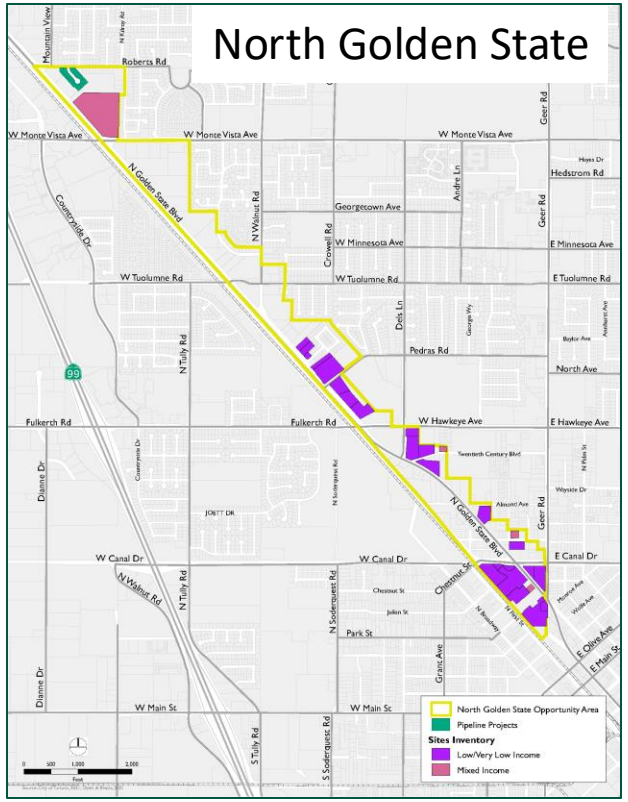
Rezoning Strategy

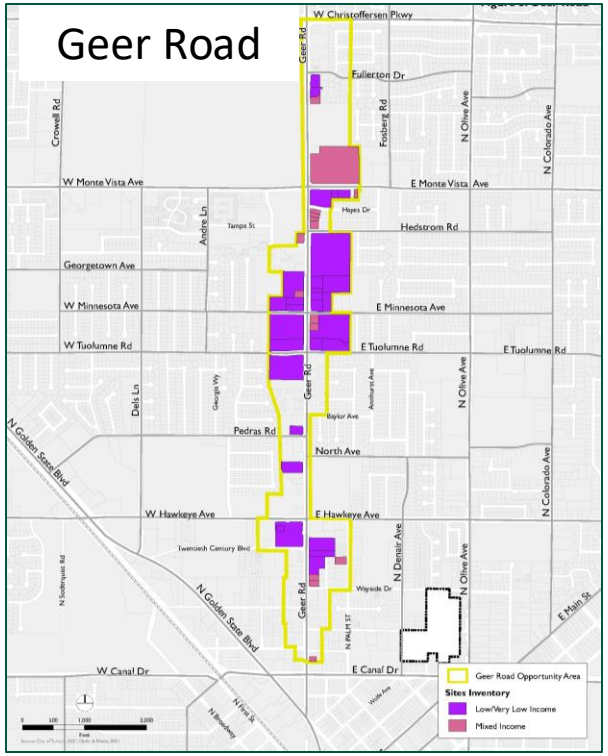
Workforce Housing Overlay

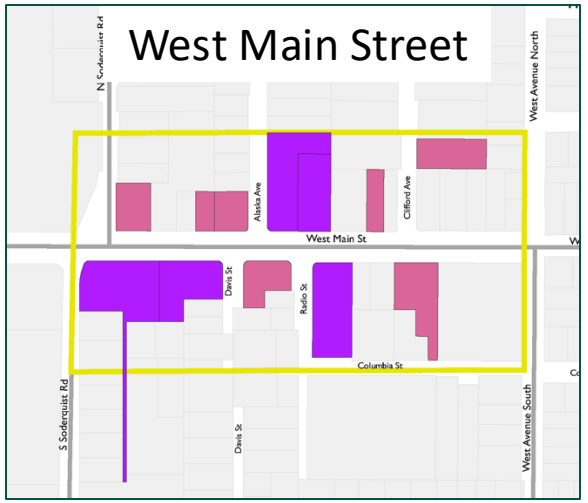
- Adopt a Workforce Housing Overlay that applies to underutilized commercial properties in four opportunity areas
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- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI

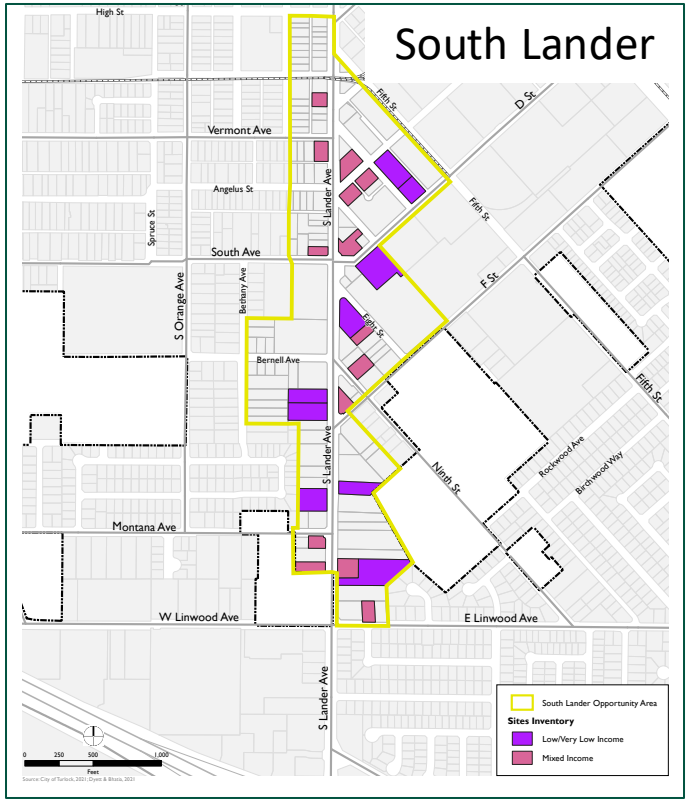


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Turlock Sites Inventory

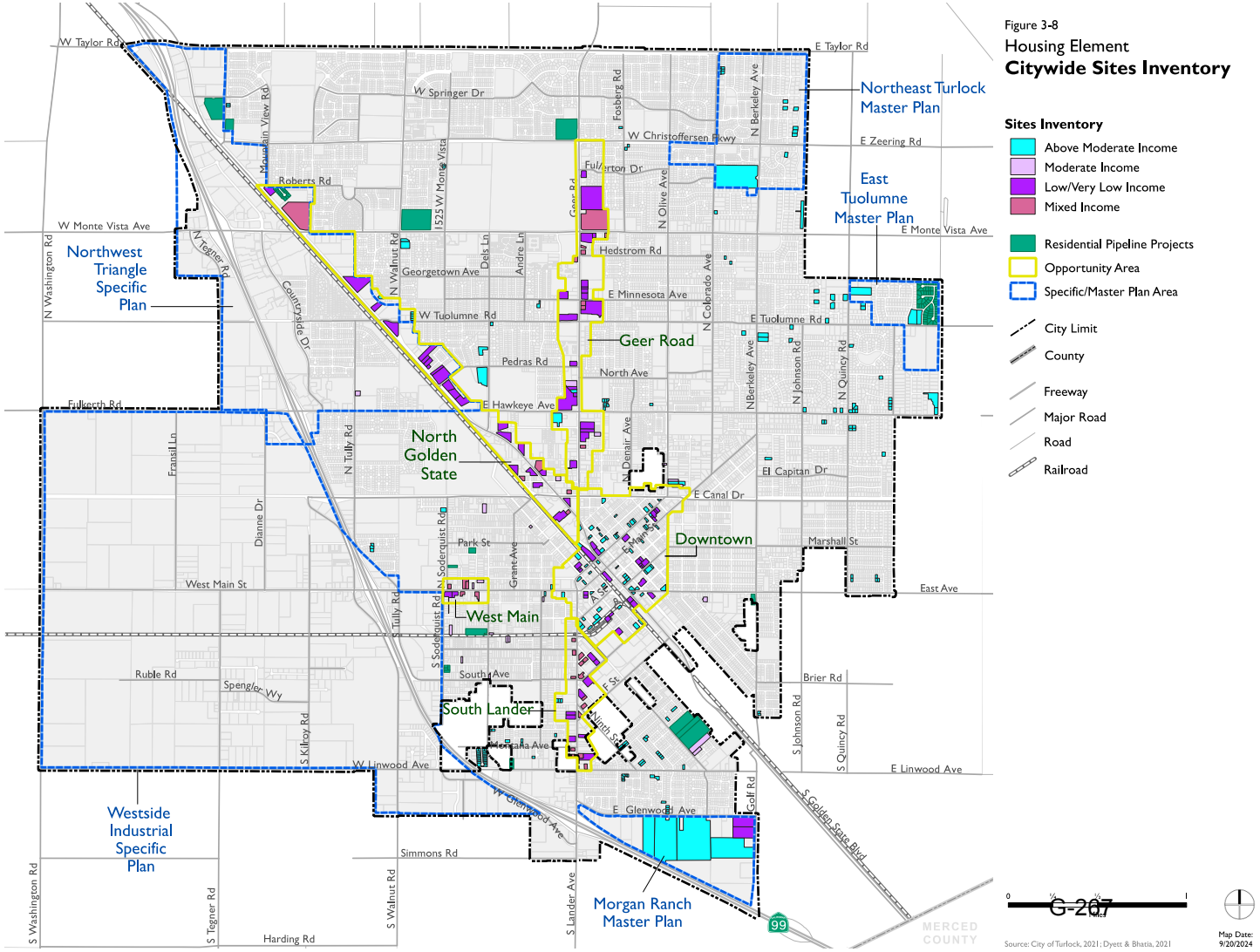


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Map Date: 9/20/2024

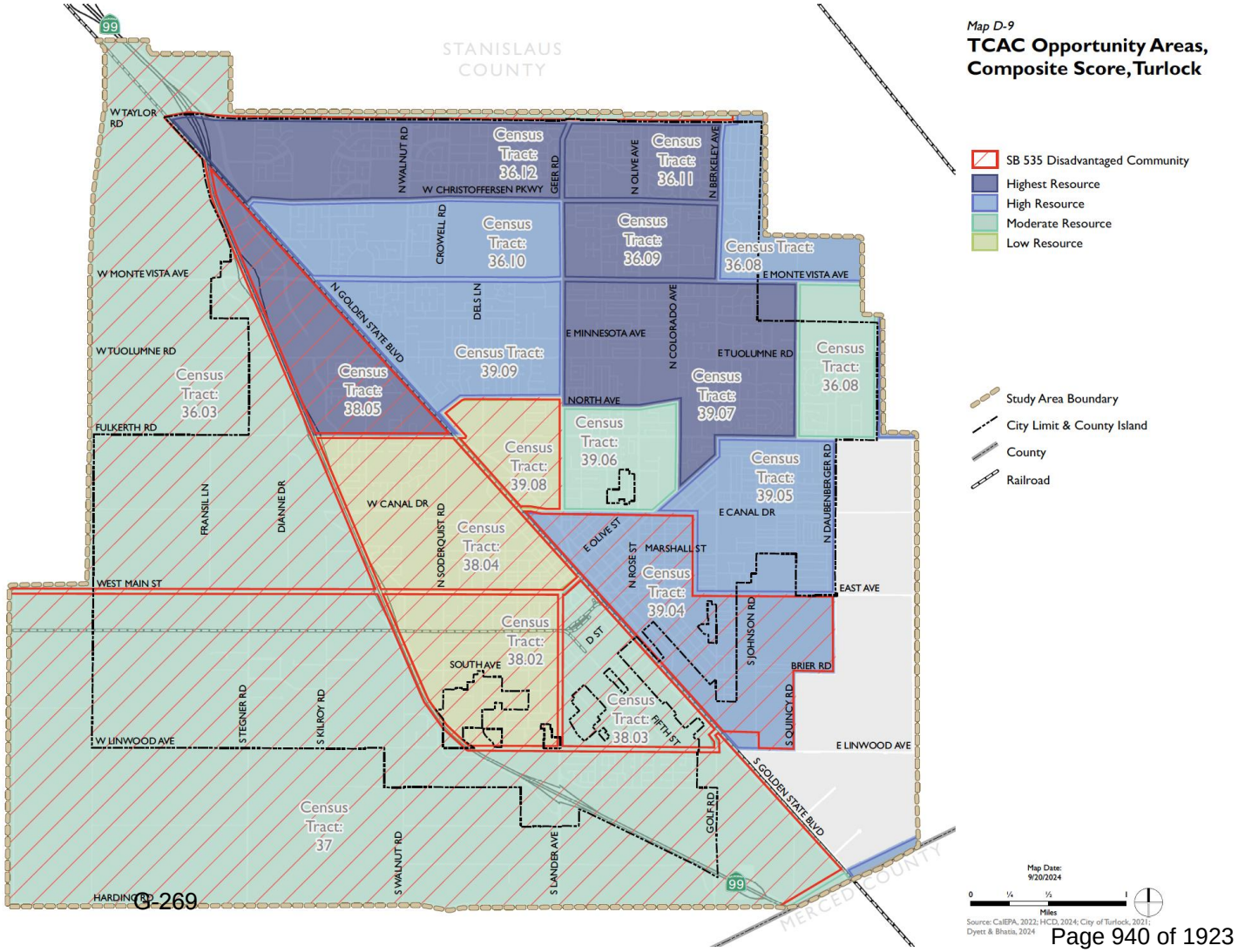
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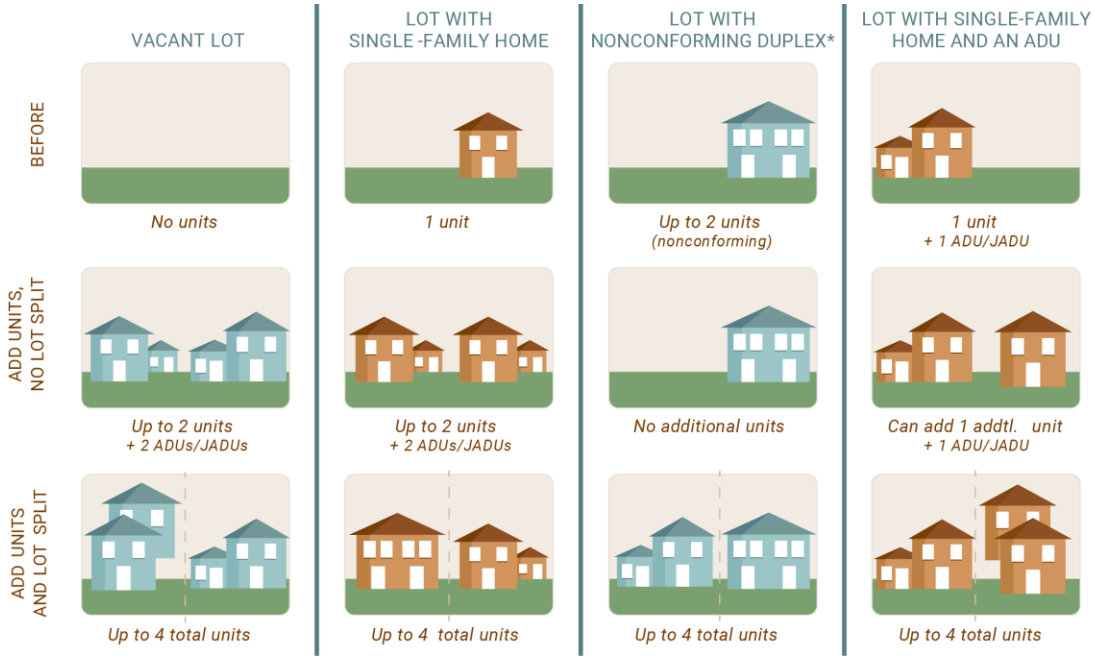
Purpose and Need

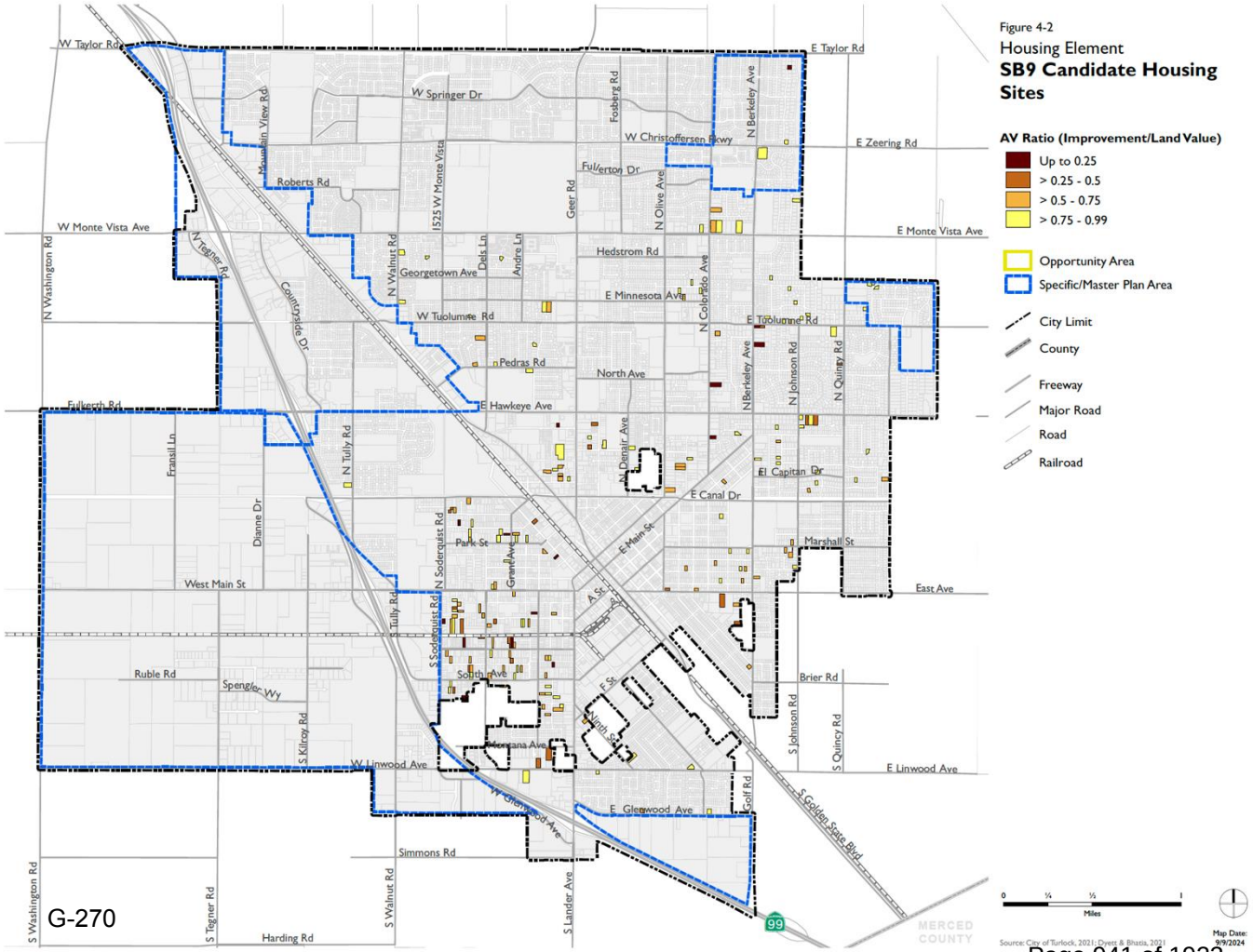
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SB 9 Housing

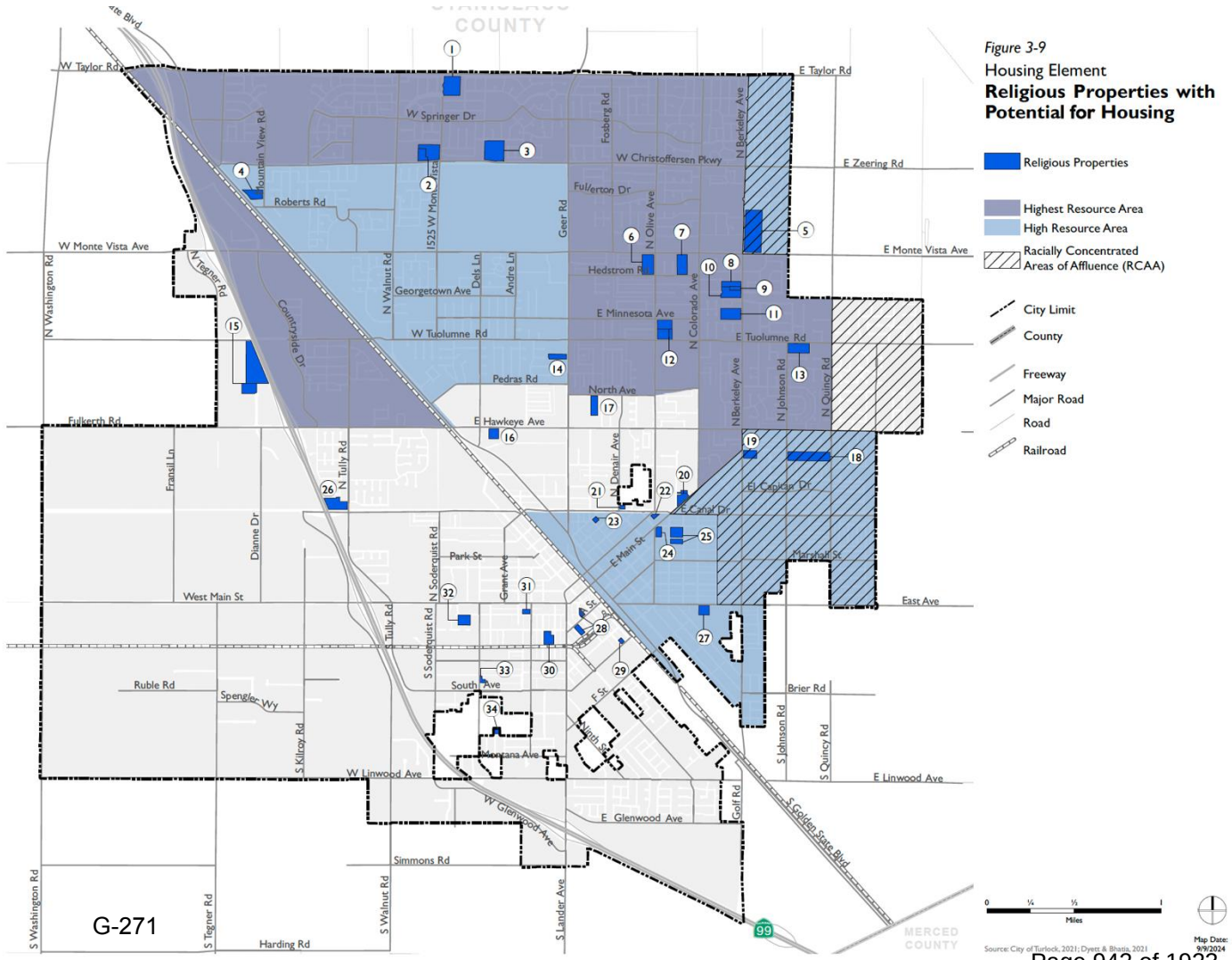
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Congregational Overlay

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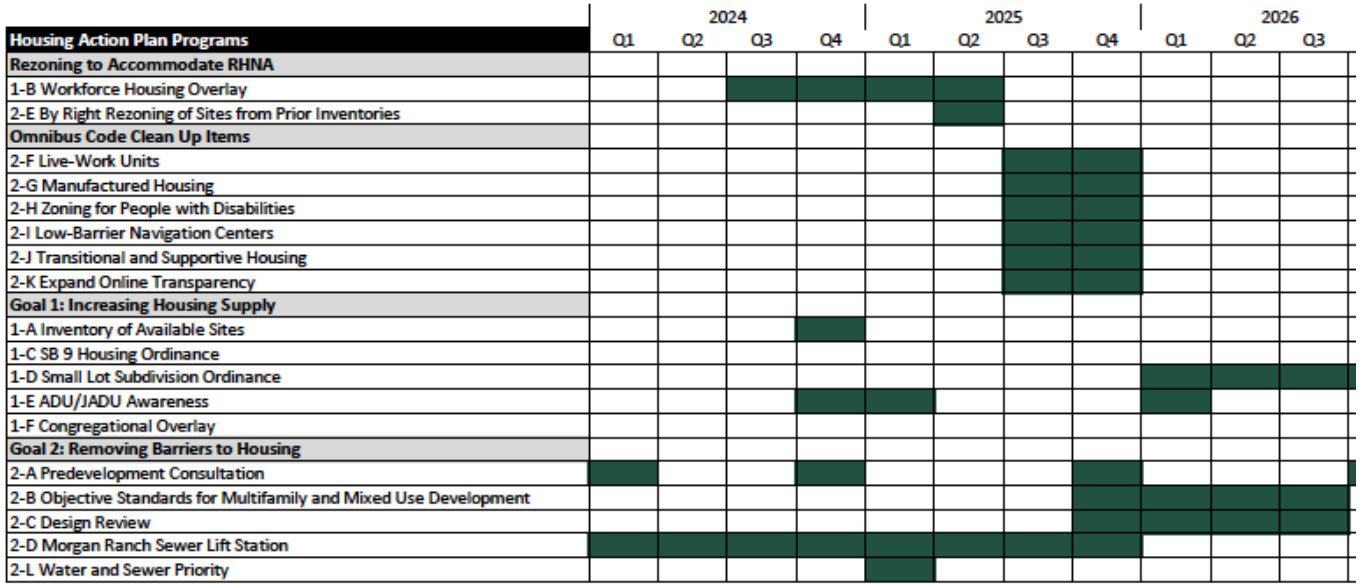
Housing Action Plan

Housing Goals

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- **Goal #4** Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs
- **Goal #5** Affirmatively Further Fair Access to Housing for All in Turlock
- **Goal #6** Monitor the Effectiveness of Housing Programs

Implementation

- Action Plan contains 43 programs to be implemented over the 8-year planning period
- Timing, responsible department, and funding source indicated for each
- An implementation timeline for Housing Action Plan prepared showing sequence in view of available staff resources





Community Comments

Outreach Recap

- Draft Housing Element released Oct 3, 2024
- Notification sent to owners of sites with Workforce Housing Overlay on Draft Inventory
- Several overlay site owners have expressed interest in developing housing
- Planning Commission reviewed the Draft Housing Element and recommended submittal to HCD



Next Steps

Next Steps and Timing

City Council Meeting ---------- Jan 28

HCD Review (90 days) ---------- Jan 31 – May 1

Planning Commission Study Session on Workforce Housing Overlay ---------- Mar 2025

Adoption Hearings ---------- May/June 2025

RESOLUTION NO. 2026-106

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

ADOPTING GENERAL PLAN AMENDMENT 2026-01 (2023-2031 HOUSING ELEMENT AND COMMERCIAL-RESIDENTIAL MIXED-USE DISTRICT)

WHEREAS, State Housing Element law (Government Code Sections 65580 et seq.) requires every city and county in California to adopt a comprehensive General Plan that includes seven mandated elements; and

WHEREAS, pursuant to Section 65302 of the California Government Code, the City of Turlock has prepared a Housing Element as one of the required seven mandatory elements contained in its General Plan; and

WHEREAS, the Housing Element is one of the required elements and the only element reviewed and certified by the State Housing and Community Development Department (HCD); and

WHEREAS, the purpose of the Housing Element is to encourage the provision ofan adequate and diverse supply of safe and affordable housing in all communities, consistent with Statewide housing goals; and

WHEREAS, the Housing Element consists of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing, pursuant to California Government Code Section 65580; and

WHEREAS, all California localities are required by Article 0.6 of the Government Code Sections 65580 through 65590 to adopt housing elements as part of their general plan, and submit amended elements to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, the City of Turlock submitted the draft Housing Element to HCD for review on January 31, 2025. Subsequent revised Housing Elements addressing comments from HCD were submitted on September 18, 2025, November 13, 2025, May 5, 2026 and July 2, 2026; and

WHEREAS, on July 3, 2026 the City of Turlock received verification from HCD that the revised draft element meets the statutory requirements and can be certified once all necessary rezoning has been completed and the Element has been adopted; and

WHEREAS, to meet the RHNA shortfall and comply with Housing Element requirements the City of Turlock is amending the Land Use and Economic Development Element of the General Plan to create a Commercial Residential Mixed-Use (CRMU) designation and is amending the General Plan designation of various properties; and

WHEREAS, a duly noticed public hearing was held by the Turlock Planning Commission on August 6, 2026, to consider public testimony on the proposed project and

its environmental determination; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution No. 2026-27, recommending that the City Council adopt General Plan Amendment 2026-01, including the Housing Element and Commercial-Residential Mixed-Use District.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

1. The recitals and findings set forth above are true and correct and incorporated herein by reference.
2. Find that General Plan Amendment 2026-01 (Housing Element and Commercial Residential Mixed-Use District) meets the following findings:
    a. That the proposed General Plan Amendment does conform to the provisions and standards of the General Plan.
    b. That the proposed General Plan Amendment is consistent with the balance of the General Plan.
    c. That the proposed General Plan Amendment is necessary to implement the goals and objectives of the General Plan.
    d. That the public necessity, convenience, and general welfare require the proposed amendment.
    e. That the proposed General Plan Amendment will not cause substantial environmental damage.
3. Find and determine that the project is exempt from CEQA in accordance with Section 21080.085 of the Public Resources Code.
4. The City Council adopts the Housing Element, provided as Attachment A, to this Resolution, as part of General Plan Amendment 2026-01 and directs staff to submit the adopted Housing Element to HCD.
5. The City Council amends the Land Use and Economic Development Element of the General Plan as provided in Attachment B to this Resolution.
6. The City Council amends the General Plan designation of multiple parcels as identified in Attachment C to this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of August, 2026, by the following vote:

AYES:	Abram, Bixel, Monez, Phillips, Bublak	(5)
NOES:	None	(0)
NOT PARTICIPATING:	None	(0)
ABSENT:	None	(0)

ATTEST:

Nichole Fiez, City Clerk,
City of Turlock

DEVELOPMENT SERVICES

156 S. BROADWAY, SUITE 120 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5640 | FAX 209-668-5107| TDD 1-800-735-2929

MEMORANDUM

RE: NOTICE OF REMOVED Attachment A, Attachment B and Attachment C to Resolution 2026-106

Please Note: Attachment A, Attachment B and Attachment C to Resolution 2026-106 have been removed due to the size of the documents and to avoid reader confusion. (These Attachments are identical to those attached to the draft resolution provided as Exhibit A to the staff report.)

Should you wish to review a full and complete copy of Resolution 2026-106, it is available from the City Clerk's Office.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

RESOLUTION IN THE MATTER OF RESCINDING AND REPLACING RESOLUTION 2026-106 AND ADOPTING GENERAL PLAN AMENDMENT 2026-01 (2023-2031 HOUSING ELEMENT AND COMMERCIAL-RESIDENTIAL MIXED-USE DISTRICT)

WHEREAS, State Housing Element law (Government Code Sections 65580 et seq.) requires every city and county in California to adopt a comprehensive General Plan that includes seven mandated elements; and

WHEREAS, pursuant to Section 65302 of the California Government Code, the City of Turlock has prepared a Housing Element as one of the required seven mandatory elements contained in its General Plan; and

WHEREAS, the Housing Element is one of the required elements and the only element reviewed and certified by the State Housing and Community Development Department (HCD); and

WHEREAS, the purpose of the Housing Element is to encourage the provision of an adequate and diverse supply of safe and affordable housing in all communities, consistent with Statewide housing goals; and

WHEREAS, the Housing Element consists of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing, pursuant to California Government Code Section 65580; and

WHEREAS, all California localities are required by Article 0.6 of the Government Code Sections 65580 through 65590 to adopt housing elements as part of their general plan, and submit amended elements to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, the City of Turlock submitted the draft Housing Element to HCD for review on January 31, 2025. Subsequent revised Housing Elements addressing comments from HCD were submitted on September 18, 2025, November 13, 2025, May 5, 2026 and July 2, 2026; and

WHEREAS, on July 3, 2026 the City of Turlock received verification from HCD that the revised draft element meets the statutory requirements and can be certified once all necessary rezoning has been completed and the Element has been adopted; and

WHEREAS, to meet the RHNA shortfall and comply with Housing Element requirements the City of Turlock is amending the Land Use and Economic Development Element of the General Plan to create a Commercial Residential Mixed-Use (CRMU) designation and is amending the General Plan designation of various properties; and

WHEREAS, a duly noticed public hearing was held by the Turlock Planning Commission on August 6, 2026, to consider public testimony on the proposed project and

its environmental determination; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution No. 2026-27, recommending that the City Council adopt General Plan Amendment 2026-01, including the Housing Element and Commercial-Residential Mixed-Use District.

WHEREAS, on August 11, 2026, the City Council considered and approved introduction of the General Plan Amendment 2026-01, including the Housing Element and Commercial-Residential Mixed-Use District, and inadvertently adopted Resolution No. 2026-106 prior to completion of the final public hearing requirement for a General Plan amendment as required by Government Code Section 65355.

WHEREAS, the City council then held the planned public hearing on August 25, 2026, where it considered public testimony on the proposed General Plan Amendment 2026-01, including the Housing Element and Commercial-Residential Mixed-Use District.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

1. The recitals and findings set forth above are true and correct and incorporated herein by reference.
2. Resolution No. 2026-106 is hereby rescinded in its entirety.
3. Find that General Plan Amendment 2026-01 (Housing Element and Commercial Residential Mixed-Use District) meets the following findings:
    a. That the proposed General Plan Amendment does conform to the provisions and standards of the General Plan.
    b. That the proposed General Plan Amendment is consistent with the balance of the General Plan.
    c. That the proposed General Plan Amendment is necessary to implement the goals and objectives of the General Plan.
    d. That the public necessity, convenience, and general welfare require the proposed amendment.
    e. That the proposed General Plan Amendment will not cause substantial environmental damage.
4. Find and determine that the project is exempt from CEQA in accordance with Section 21080.085 of the Public Resources Code.
5. The City Council adopts the Housing Element, provided as Attachment A, to this Resolution, as part of General Plan Amendment 2026-01 and directs staff to submit the adopted Housing Element to HCD.
6. The City Council amends the Land Use and Economic Development Element of the General Plan as provided in Attachment B to this Resolution.
7. The City Council amends the General Plan designation of multiple parcels as identified in Attachment C to this Resolution.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 25th day of August, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock







City of Turlock

2023-31 Housing Element

REVISED DRAFT

August 6, 2026
Volume 1

City of Turlock

2023-31 Housing Element

REVISED DRAFT

August 6, 2026
Volume 1

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

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1 Introduction

Purpose and Objectives

All California cities and counties are required to have a Housing Element included in their General Plan which establishes housing objectives, policies, and programs in response to community housing conditions and needs. This Housing Element has been prepared to respond to current and near-term future housing needs in the City of Turlock and provide a framework for the community's longer-term approach to addressing its housing needs.

The Housing Element contains goals, updated information, and strategic directions (policies and implementing actions) that the City is committed to undertaking. Housing affordability in Stanislaus County and in California is a critical issue. Over the past 30 years, housing costs have ballooned, driven by rising construction costs and land values, and homeownership in Turlock and throughout Stanislaus County has become a distant dream for many people. The typical home value in Turlock in January 2024 was more than $476,000, an increase of 100 percent over the past decade. The double-edged sword of steep home prices is apparent as subsequent generations are priced out of the local housing market. Similarly, high housing costs have become a significant obstacle to hiring teachers, first responders, and others essential to the community.

This Housing Element touches many aspects of community life. It builds upon the goals, policies, and implementing programs contained in the City's 2015-2023 Housing Element and other City policies and practices to address housing needs in the community. The overall focus of the Housing Element is to preserve and enhance community life, character, and serenity through the provision of adequate housing opportunities for people at all income levels, while being sensitive to the small-town character of Turlock that residents know and love.

The following are some of the specific purposes of the Housing Element update:

1. **Address Regional Housing Needs Allocation (RHNA).** Ensure capacity for the development of new housing to meet the RHNA of 5,802 housing units at all income levels for the 2023-2031 planning period.
2. **Provide a Variety of Housing Opportunities.** Provide a variety of housing opportunities proportionally by income to accommodate the needs of people who currently live, work, and go to school in Turlock, such as older adults, large families, students, teachers, and first responders.
3. **Provide Equal Housing Opportunities.** Provide for fair and equal housing opportunities for all persons, regardless of protected characteristics, including but not limited to, age, ancestry, sex, gender, gender expression, sexual orientation, religion, disability, family status, race, creed, color, or national origin.

4. **Address Affordable Housing Needs.** Continue existing and develop new programs and policies to meet the projected affordable housing need of extremely low, very low, low, and moderate-income households.
5. **Address the Housing Needs of Special Need Groups.** Continue existing and develop new programs and policies to meet the projected housing needs of persons living with disabilities, unhoused people, older adults, female-headed households, students, and other special needs households in the community.
6. **Remove Potential Constraints to Housing.** Evaluate potential constraints to housing development and encourage new housing in locations supported by existing or planned infrastructure, while maintaining existing neighborhood character. Develop programs to help remove or reduce barriers to the development of housing for all income levels.
7. **Maintain Existing Housing.** Maintain the existing housing stock to assure high quality maintenance, safety, and habitability of existing housing resources.
8. **Provide Adequate Housing Sites.** Identify appropriate housing sites within specified areas that have the potential to accommodate or are proximate to transportation, shopping and schools, and the accompanying zoning required to accommodate housing development.
9. **Promote Energy Efficiency.** Continue to promote energy efficiency in residential development to lower energy use through energy-efficient urban design and through better design and construction in individual projects.

Legal Requirements

State law requires each city, town, and county in California to adopt a General Plan containing at least seven elements, including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code sections 65580-65589. Although the Housing Element must follow State law, it is by its nature a local document. The focus of the Turlock Housing Element is on the needs and preferences of Turlock residents and workers as they relate to housing in the community. Within these parameters, the intent of the Element is also to comply with State law requirements.

Unlike the other mandatory General Plan elements, the Housing Element requires periodic updating and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development — HCD. According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives, and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate sites that will be zoned and available within the Housing Element planning period — between 2023 and 2031 — to meet the City's share of regional housing needs at all income levels.
- Be submitted to HCD to review and certify that the Housing Element complies with State law.

State law establishes detailed content requirements for Housing Elements and establishes a regional "fair share" approach to distributing housing needs throughout all communities in the Stanislaus Council of Governments (StanCOG) region. The law recognizes that for the private sector and non-profit housing sponsors to address housing needs and demand, local governments must adopt land use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Turlock's Housing Element was last updated in 2015 to plan for the years 2015-2023. This Housing Element update reflects the RHNA as determined by StanCOG for the Sixth Cycle Housing Element update, covering the years 2023-2031. The RHNA is a State-mandated process intended to ensure every city, town, and county plans for enough housing production to accommodate future growth. HCD assigns each region of the state an overall RHNA allocation. StanCOG distributes a "fair share" portion of that allocation to each local jurisdiction in Stanislaus County. Each city and county must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Turlock must identify sites sufficient to accommodate 5,802 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1-1. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need. More detail on the RHNA allocation process is described in Chapter 3 as well as in Appendix C.

Table 1-1: Turlock Regional Housing Needs Assessment, 2023-2031

Income Level	*AMI*	*Needed Units*	*Percent of Needed Units*
Very-Low-Income	0-50%	1,305	22.5%
Low-Income	51-80%	903	15.6%
Moderate-Income	81-120%	1,096	18.9%
Above-Moderate-Income	>120%	2,498	43.0%
Total		**5,802**	**100.0%**

Source: HCD State Income Limits, 2024; City of Turlock, 2024; Dyett & Bhatia, 2024

HOUSING ELEMENT LAW: STATE CHANGES

Various amendments have been made to Housing Element law since adoption of the 2015-23 Housing Element, especially since 2017. Some of the key changes for 6th cycle RHNA and Housing Element update include:

- Assembly Bill (AB) 72 (2017), codified in Government Code section 65585, provides additional authority to State HCD to scrutinize housing elements and enforce housing element noncompliance and other violations of state housing laws.

- AB 879 (2017), which amended Government Code sections 65400, 65583, and 65700 and Health and Safety Code section 50456, and AB 1397 (2017), which amended Government Code sections 65580, 65583, and 65583.2, require additional analysis and justification of sites listed on a local government's housing sites inventory, additional explanation of the realistic capacity of those listed sites, and further scrutiny of governmental and nongovernmental constraints that limit the production of housing.
- AB 686 (2018), which amended Government Code sections 65583 and 65583.2, requires local governments to Affirmatively Further Fair Housing (AFFH) by including in revised housing elements (1) an assessment of fair housing; (2) equitable distribution of housing to meet the needs of households at all income levels and dismantle segregated living patterns with integrated and balanced living patterns; (3) policies and programs that address fair housing barriers and promote fair housing patterns; and (4) a comprehensive, collaborative, accessible, inclusive, and equity-driven public engagement approach.
- AB 215 (2021), which amended Government Code section 65585, extends the housing element compliance review process by requiring local governments to make draft housing elements available for public review prior to submittal to State HCD rather than conducting concurrent review. The draft must be made publicly available for at least 30 days, and the local government must consider and incorporate public comment for at least 10 business days, before sending the draft to State HCD. AB 215 also increased State HCD's review period of the first draft element submittal from 60 to 90 days and within 60 days of its receipt for a subsequent draft amendment or adoption. However, the January 31, 2023, statutory deadline remains the same, even as these new requirements have significantly added to the time a city needs to complete the overall housing element update process.
- AB 1398 (2021), which amended Government Code sections 65583, 65583.2, and 65588, revises the consequences for local governments that do not meet the deadline for housing element adoption. Local governments must complete rezoning no later than one year from the statutory deadline for adoption of the housing element if that jurisdiction fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline. The City retains the three-year rezoning period if the housing element is adopted within 120 days of the statutory deadline.
- AB 1304 (2021), which amended Government Code sections 8899.50, 65583, and 65583.2, clarifies that a public agency has a mandatory duty to comply with existing Housing Element Affirmatively Furthering Fair Housing (AFFH) requirements. AB 1304 revises the items to be included in AFFH analysis and requires that analysis to be done in a specified manner. In addition, the housing inventory must analyze the relationship of the sites identified in the inventory to the city's duty to affirmatively further fair housing.

The contents of this Housing Element comply with these amendments and all other requirements of Housing Element law.

Community Involvement

Community involvement is an integral component of the Housing Element process. The City of Turlock employed a range of public outreach and engagement strategies to solicit meaningful community input that has informed the Draft 2023-2031 Housing Element. These strategies included a citywide survey that garnered over 1,500 responses, pop-up outreach at popular locations around town, web and social media engagement, and public meetings before the Planning Commission and

City Council, as well as ongoing communication with the community online via social media and the project webpage. Details of outreach activities and community input are included in Appendix G. A summary of these engagement activities is described below, together with a summary of how feedback is reflected in the Housing Element:

- **Web and Social Media –** At the outset of the process, a webpage was created on the City's website to serve as a one-stop information portal for the Housing Element Update. The webpage provided contextual information on legal requirements and key concepts and housed draft documents for public review. Updated content was posted to the City website and on social media regularly to keep the community informed of progress.
- **Pop-Up Outreach -** Using a "go to them" strategy to raise awareness of the project and provide community members with additional in-person opportunities for input, City staff conducted pop-up events in 2023 at locations where community members gather, such as National Night Out event held at Columbia Park. Events were structured as "chalk board chats" that provided community members with opportunities to learn about the project and share quick feedback on what strategies the Draft Housing Element and Environmental Justice Element should prioritize.
- **Focus Group Discussions -** To gain insight into issues and opportunities related to housing production and supportive services, a series of focus group discussions was conducted with subject matter experts, including affordable housing developers, market rate developers, and architects with experience in Turlock and Stanislaus County; and service providers catering to the needs of older adults, low income residents, the homeless and other special needs groups. Input received informed development of programs in the Housing Action Plan.
- **Citywide Survey** – In order to gather community input to inform updates to the Housing Element, a survey was mailed to every household in Turlock. The survey was conducted February 1, 2024, to March 1, 2024, and provided residents with an opportunity to help identify and evaluate strategies for accommodating and encouraging new housing to serve local needs to help the City meet the legal requirements for the Housing Element. In total, more than 1,500 respondents participated in the survey. The results of the survey informed the selection of sites and key strategies for accommodating RHNA.
- **Public Review Period -** The Draft Housing Element has been released for a 30-day public review period starting in September 2024. Revisions made in response to comments from HCD were posted for public review in September 2025. Subsequent revisions were posted on the City's website and made available for public comment for a period of 7 days with each resubmittal to HCD.
- **Decision-Maker Meetings** – A series of study sessions before the Planning Commission and City Council was held as the components of the Housing Element were developed and refined, providing additional opportunities for public input and decision-maker review. A joint Planning Commission and City Council study session was held in June 2023 to provide an overview of the legal requirements for the Housing Element and solicit feedback on project priorities. The Planning Commission held a study session on the preliminary sites inventory and key strategies for the Housing Element in July 2024, and feedback was used to refine the sites analysis and specific strategies for accommodating RHNA and furthering fair housing in Turlock. Upon close of the 30-day public review period, the Draft Housing Element and public comments were presented to the Planning Commission and City Council. Adoption hearings before the Planning Commission and City Council are planned for summer 2026.

Organization of the Housing Element

The Housing Element is a required component of the General Plan, published under separate cover. It is an eight-year plan that is updated more frequently than other General Plan elements to ensure its relevancy and accuracy. This Housing Element consists of the following major components organized as described below:

- **Chapter 1 - Introduction:** Provides an introduction to the purpose of the document and the legal requirements for a Housing Element, together with an overview of the community and the community involvement process.
- **Chapter 2 – Community Profile:** Documents population characteristics, housing characteristics, and current development trends in Turlock and to characterize local conditions, needs, and challenges.
- **Chapter 3 – Housing Resources:** Presents an overview of land suitable and available for construction of new housing to meet needs at all economic levels along with projections of their realistic capacity for housing on available sites during the planning period and an overview of administrative and financial resources to support housing planning and production.
- **Chapter 4 - Housing Action Plan:** Articulates housing goals, policies, and programs to address the City's identified housing needs, including those of special needs groups and the findings of an analysis of fair housing issues in the community.
- **Appendix A – Sites Inventory:** Presents a parcel-by-parcel inventory of sites identified to accommodate the City's RHNA together with other pertinent details in the electronic inventory form provided by the State for use in Housing Elements.
- **Appendix B – Housing Needs Assessment:** Presents a profile of the community, including demographic and economic characteristics, commute patterns, and environmental conditions in the city.
- **Appendix C – Constraints Analysis:** Includes an analysis of constraints to housing production and maintenance in Turlock. Constraints include market-based factors, regulatory and process constraints, and environmental considerations that may affect housing production.
- **Appendix D – Fair Housing Assessment:** A detailed analysis of fair housing conditions in Turlock, including an assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities based on available federal, State, and local data; an assessment of contributing factors; an identification of fair housing goals based on the analysis; and a series of actions to achieve the goals.
- **Appendix E – Fifth Cycle Accomplishments:** Summarizes the City's achievements in implementing goals, policies, and actions under the previous Housing Element as well as an assessment of which programs to carry forward, modify or discontinue based on an evaluation of past performance.
- **Appendix F – Additional Analysis and Information in Support of Housing Projections:** Includes additional details to demonstrate the viability of sites included on the inventory of housing sites and the projections for housing development during the 2023-31 period.

- **Appendix G – Outreach Materials:** Includes outreach materials, summaries, and a description of how community and stakeholder input has been reflected in the Housing Element.

General Plan Consistency

State law requires that the General Plan and all of its elements comprise an integrated, internally consistent, and compatible statement of policies. The City of Turlock General Plan was adopted in September 2012, and the Housing Element, published under separate cover, was certified and adopted in 2015. The Sixth Cycle Housing Element Update is consistent with the General Plan and will further several of its key objectives related to downtown development, housing affordability, and infill and transit-oriented development. Specifically, by promoting housing and mixed use development downtown, the Housing Element is consistent with General Plan Policy 2.4-a, which seeks to encourage development of downtown as a mixed-use, day and evening activity center with new residential development in and near downtown, and with Policy 2.4-g, which aims to facilitate and incentivize development of residential and mixed-use projects through the development review, permitting, and fee processing. The inclusion in the Housing Element of strategies to foster a range of housing types in Turlock neighborhoods is consistent with General Plan Policy 2.5-a, which seeks to increase the diversity in the citywide mix of housing types by encouraging development of housing at a broad range of densities and prices, including small-lot single-family, townhouses, apartments, and condominiums. By emphasizing infill development, the Housing Element is consistent with General Plan Policy 2.9-c, which seeks to relieve pressures to convert valuable agricultural lands to urban uses by encouraging infill development, and by focusing new higher density housing downtown and along corridors served by transit in Turlock, the Housing Element is consistent with General Plan policies 2.5-g and 2.5-h.

State law (Government Code 65302(h)(1) through (4)) requires that California cities and counties identify disadvantaged communities within territory covered by the general plan and adopt an Environmental Justice Element with goals and policies to reduce the unique or compounded health risks in disadvantaged communities, promote civic engagement in the public decision-making process, and prioritize improvements and programs that address the needs of disadvantaged communities. Accordingly, in parallel with the Sixth Cycle Housing Element Update, the City has initiated the creation of the Environmental Justice Element to ensure compliance with State law.

Residents of neighborhoods in the southwest of Turlock experience higher rates of poverty, housing cost burden and overcrowding. Residents of these areas also experience higher rates of asthma and cardiovascular disease than other areas of the city and are more exposed to traffic and diesel particulate matter from trucks. The rate of households without health insurance is slightly higher in these neighborhoods than in other parts of the city, and tree canopy coverage is lower. With the projected increase in average summertime temperatures and the number of extreme heat days in coming decades, air quality and related health conditions will likely be exacerbated. The Environmental Justice Element and programs in the Housing Action Plan address the specific issues at play in Turlock's DACs, ensuring consistency between these elements of the General Plan.

In 2022, the City participated in a comprehensive update of the 2017 Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan. As part of the process, the City of Turlock prepared and adopted a Local hazard Mitigation Plan (LHMP), which implements the Federal Emergency Management Agency's (FEMA) Mitigation Planning regulations (44 CFR 201), the federal Disaster Mitigation Act of 2000, and the Floodplain Management Plan requirements of FEMA's Community

Rating System (CRS). The City is required to have a FEMA-approved hazard mitigation plan to be eligible for disaster recovery assistance and mitigation funding. The LHMP was found in compliance with the Disaster Management Act and approved by the California Office of Emergency Services (CAL-OES) and FEMA, and the Safety Element was amended to incorporate the LHMP by reference. The identification of sites to accommodate the City's Sixth Cycle RHNA was made in consideration of natural and humanmade hazards in the community, ensuring consistency with the Safety Element.

Overall, this Sixth Cycle Housing Element builds upon the City's current, adopted General Plan and is consistent with its goals, policies, and implementation actions. Through implementation of programs in the Action Plan of this Housing Element, the City will continue to review the General Plan and Housing Element annually for internal consistency as amendments are proposed and adopted.

2 Community Profile

Turlock is a Stanislaus County community of about 71,000 residents with strong agricultural roots and relaxed rural feel. The city occupies 16.9 square miles of land within the California State Route 99 corridor, linking it to other Central Valley cities including Stockton and Sacramento to the north and Fresno and Bakersfield to the south. As the home of the California State University, Stanislaus, Turlock offers an opportunity to combine a quality learning environment with small-town feel. Cultural art experiences, sports activities, twenty-four parks, sixteen schools, a full range of medical facilities and the attractiveness of the nearby San Francisco Bay Area and the Sierra Nevada add to the pleasure of living in Turlock. This community profile documents population and housing characteristics, economic conditions, and current development trends to highlight community housing needs as well as issues and opportunities related to housing production. For a more detailed analysis of local housing needs, please see Appendix B: Housing Needs Assessment.

Location and Context

LOCATION AND ACCESS

The City of Turlock is located in southern Stanislaus County about 14 miles south of Modesto, 26 miles north of Merced, and 45 miles south of Stockton, as shown in Map 2-1. Covering an area of approximately 16.9 square miles, the City is an urbanized island, surrounded on three sides by prime agricultural lands in each direction. Highway access is provided by California State Route 99 (SR 99), a north-south highway that runs through the center of Turlock. Stanislaus Regional Transit Authority (StanRTA) provides connections from the Roger K. Fall Transit Center on North Golden State Boulevard to the surrounding cities, such as Keyes, Ceres, and Modesto. Amtrak operates the San Joaquin route from the Turlock-Denair station on North Santa Fe Avenue in Denair, providing multiple daily connections between San Francisco Bay Area and Bakersfield. Within the city, Turlock Transit is the primary bus agency serving residents and visitors of Turlock and provides seven different individual routes to navigate around Turlock, as shown in Map 2-2.

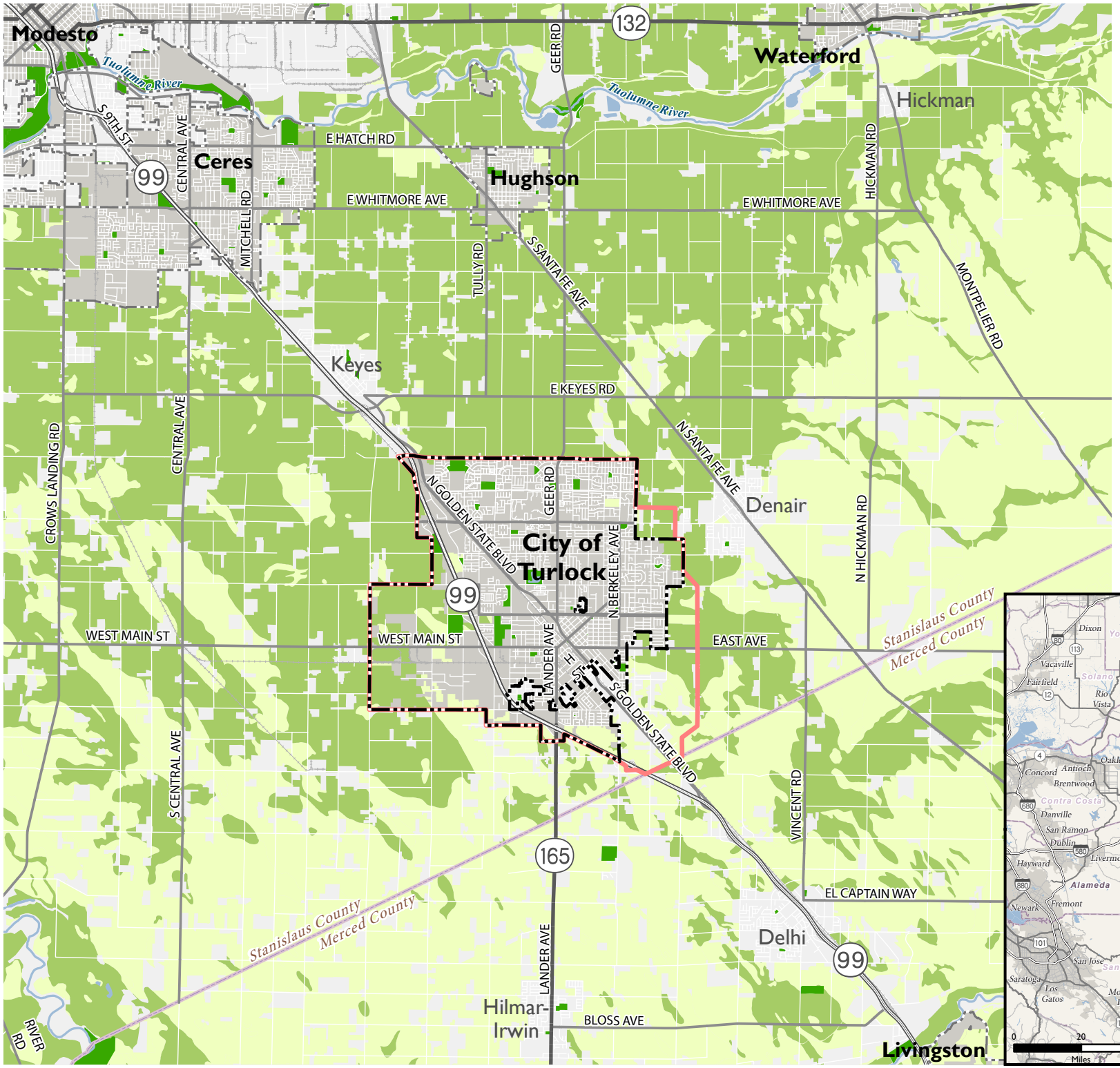
EXISTING LAND USE PATTERN AND USES

Turlock is the second most populous jurisdiction in Stanislaus County, behind Modesto. The city is mostly developed with single-family homes, multi-family apartments, school and educational facilities, industrial facilities, parks and open space, as well as agriculture uses. The single largest land use category in Turlock is public/semi-public at nearly 3,500 acres, which encompasses all publicly owned facilities and private facilities operated to serve the general public. Included in this category are public schools, hospitals, utilities, and cemetery. Single-family residential accounts for about 3,300 acres of land use in the City, while multi-family residential cover about 470 acres. Industrial uses occupy 1,100 acres, agriculture uses occupy 900 acres, commercial and mixed use occupy 670 acres, while parks and recreation occupy 230 acres. Respective percentages for each land use category are depicted in Chart 2-1 below.

Map 2-1

Housing Element

Regional and Local Context



Prime Farmland

Other Farmland*

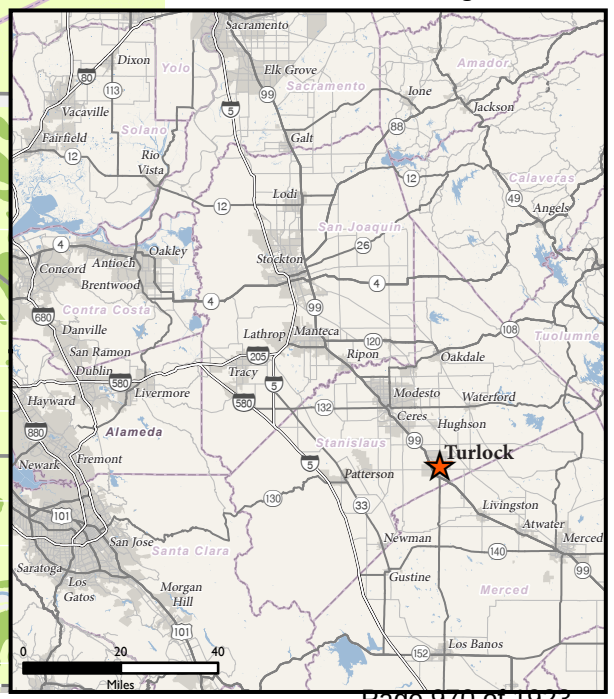
Parks and Recreation

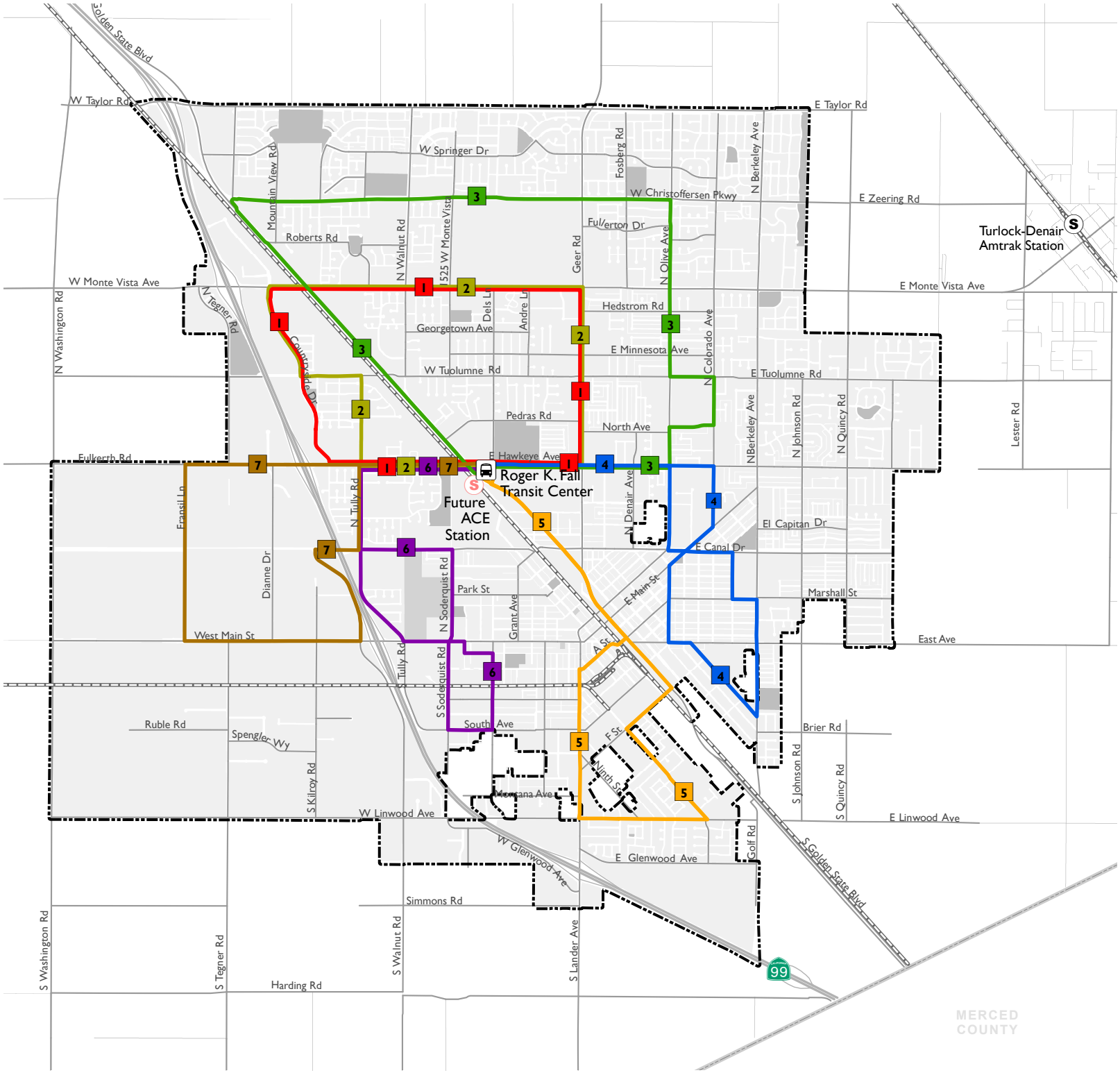
** Other Farmland include Farmland of Statewide Importance, Unique Farmland, and Grazing Land*

0 ½ 1 2 Miles

Source: Farmland Mapping and Monitoring Program, Department of Conservation, 2020; City of Turlock, 2021; Dyett & Bhatia, 2021

Regional Locator





Map 2-2

Housing Element

Transit Routes in Turlock

Route

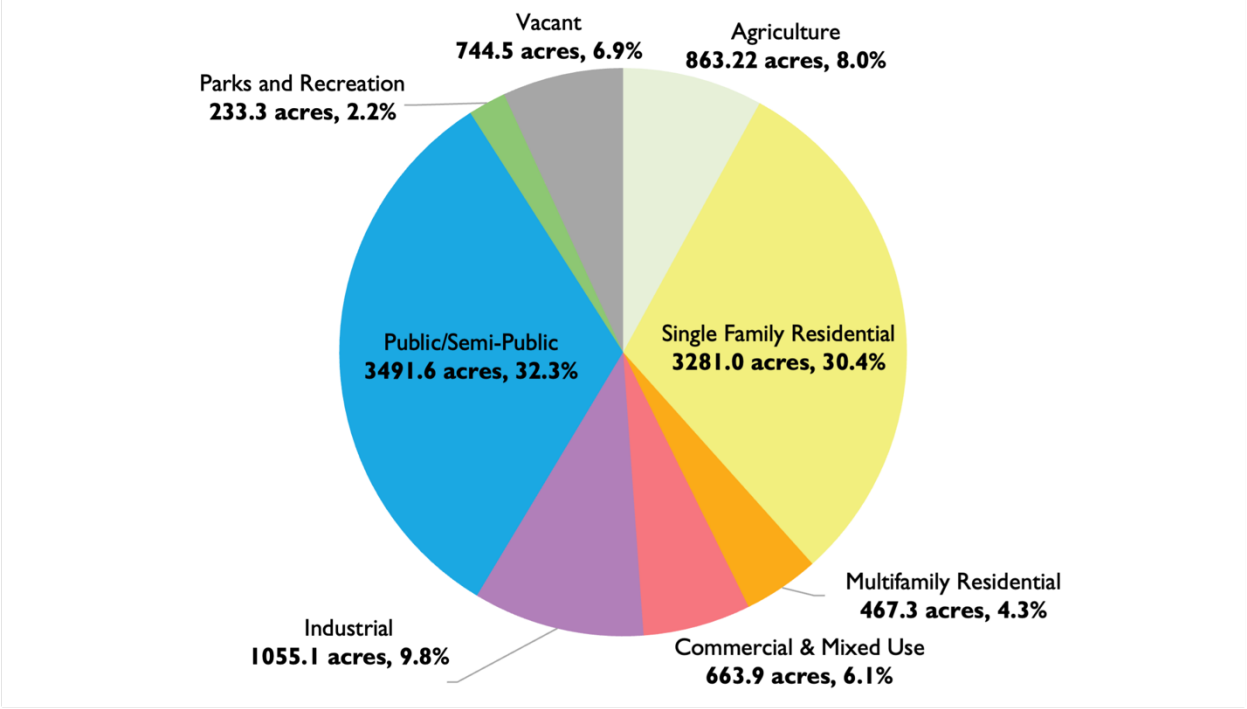
- Route 1: Countryside
- Route 2: Geer
- Route 3: Olive
- Route 4: Colorado
- Route 5: Lander
- Route 6: Soderquist
- Route 7: Fransil

- Parks
- Cemetery/Mortuary
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2022; Dyett & Bhatia, 2022

Chart 2-1: Existing Land Use



AGRICULTURAL RESOURCES AND ENVIRONMENTAL CONDITIONS

Turlock's natural setting and agricultural heritage are an important part of the city. Much of the land encircling the urbanized area of Turlock is categorized as Prime Farmland by the State of California, a designation that means the land has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and crops. Other Farmland that includes Farmland of Statewide Importance, Unique Farmland, and Grazing Land, as displayed on Map 2-1. While Turlock's economic base has expanded substantially beyond farming, the city remains a community physically and socially characterized by its agricultural past and current farming activity. Many of Turlock's major industries are food processors, thus directly tied to agriculture, further discussed below. The City has maintained policies that preserve the belt of agricultural land around the City limits, maintaining Turlock as a stand-alone community within an agricultural region. As such, careful consideration of farmland was vital in selecting and allocating adequate sites for all income categories in Turlock's inventory.

Population Characteristics

POPULATION TRENDS

According to the California Department of Finance (DOF), the total population of the City of Turlock in 2024 was 71,273, an increase of 4.0 percent since 2010 (68,549). As shown in Table 2-1, Stanislaus Council of Governments (StanCOG) projects that by 2040 the population of Turlock will increase approximately 30 percent from the 2010 reported Census population and the 2050 population is projected to increase by approximately 41 percent from the 2010 reported Census population.

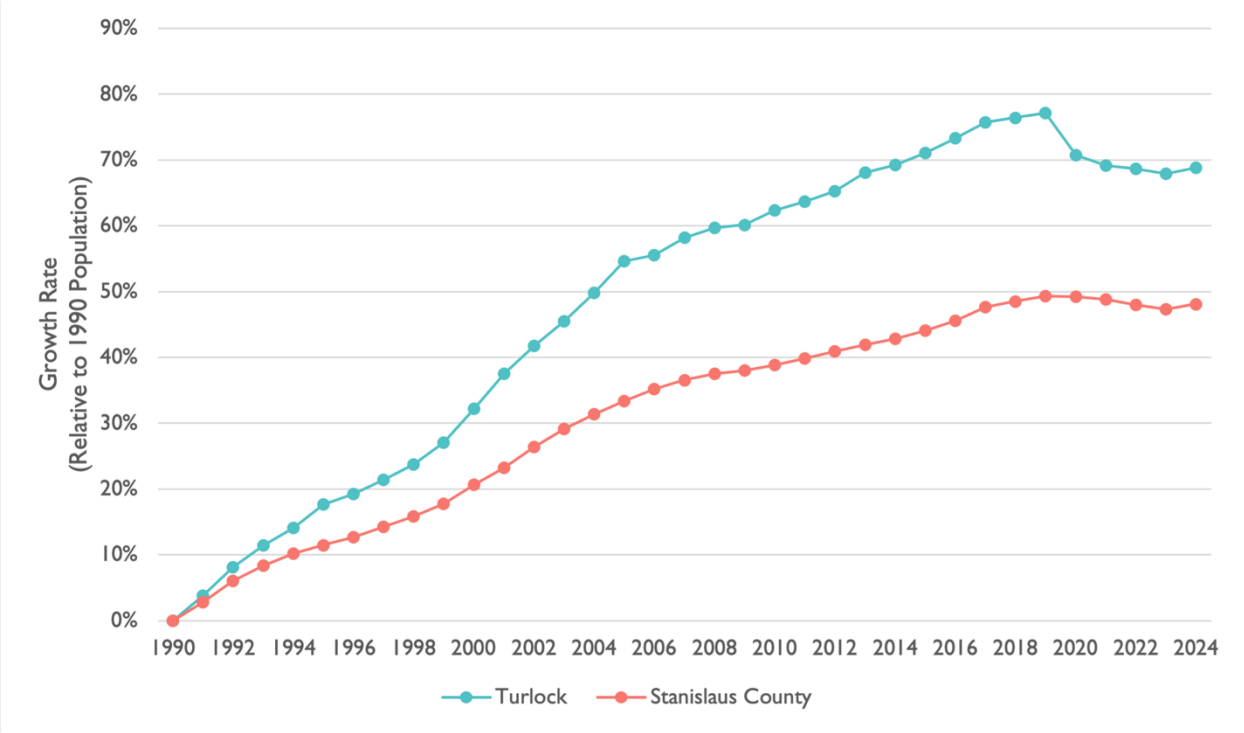
Table 2-1: City of Turlock Population Projections (2010-2050)

2010	*2015*	*2020*	*2025*	*2030*	*2035*	*2040*	*2045*	*2050*
68,549	72,247	75,030	80,342	83,293	85,935	89,159	92,803	96,641

Source: Stanislaus County Demographic & Employment Forecast 2021, California Department of Finance, E-5 series

The DOF has also provided population estimates for the years 1994 to 2024 in Turlock and Stanislaus County. Shown in Chart 2-2, these data points represent the population growth in each of the geographies relative to their populations in 1990. As evidenced in the plot, Turlock has seen a higher relative growth rate than Stanislaus County during the 1990 to 2020 period. However, since 2020 growth in Turlock has declined slightly more than growth in Stanislaus County. Between 2023 and 2024, there was a slight increase in population growth in both Turlock and the County.

Chart 2-2: Historic Population Growth Turlock and Surrounding Areas (1990-2024)

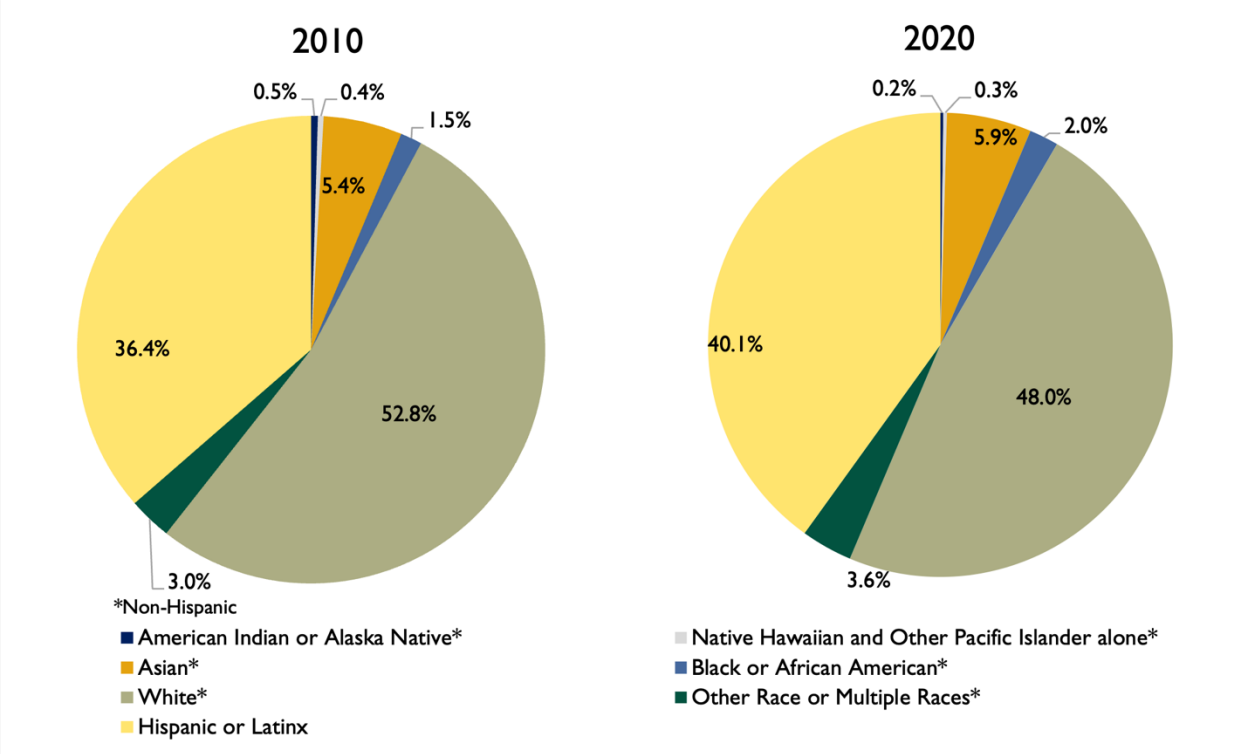


Source: California Department of Finance, E-5 Series

RACE AND ETHNICITY

Chart 2-3 presents the racial and ethnic composition of the City of Turlock's population in 2010 and 2020 as reported in the U.S. Census (for 2010) and in American Community Survey five-year data (for 2020). Since 2010, Turlock has seen an increase in its Hispanic population from 36.4 percent to 40.1 percent, which remains the city's second largest single racial or ethnic group, aside from non-Hispanic White. During the same period, the non-Hispanic White population has decreased both in total numbers and share of the city's overall population, while the non-Hispanic Asian and non-Hispanic Black or African American populations have increased slightly. Between 2020 and 2022, the trend continued and the non-Hispanic White population decreased to 41.2 percent of the population in 2022, while the Hispanic or Latinx population increased to 44.4 percent.

Chart 2-3: Population by Race in Turlock, 2010 and 2020

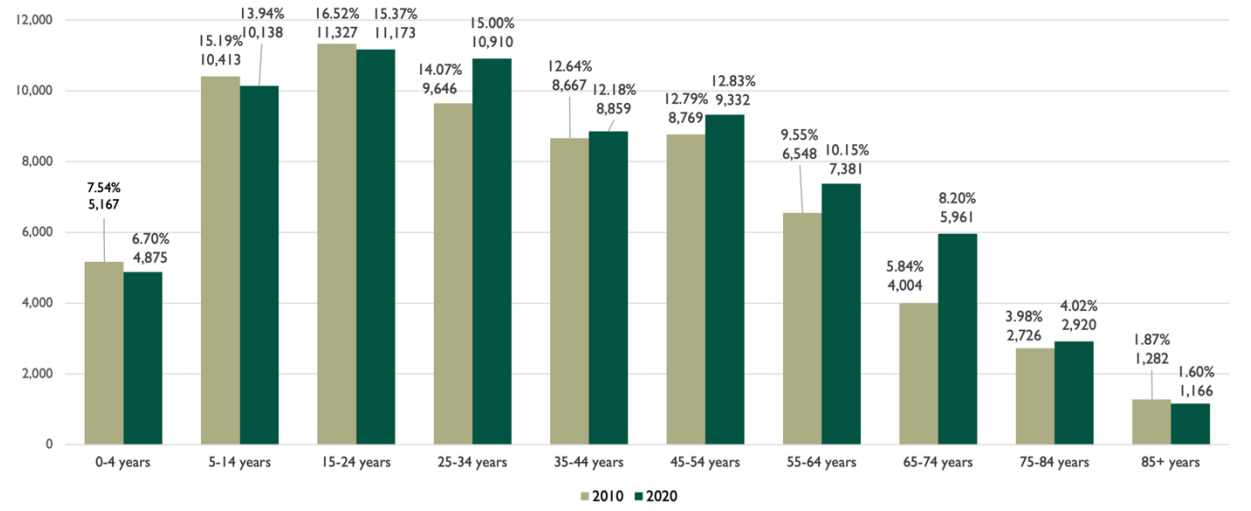


AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2020 ACS five-year estimates, the city's median age is 34.5, which is nearly equal to Stanislaus County's median age of 34.3. Chart 2-4 indicates that older adults in Turlock account for the fastest growing share of the overall population: 13.8 percent of the population was age 65 and over in 2020 compared to 11.8 percent in 2000, despite a small decrease in the population over 85. Notably, by the end of the 2023-2031 planning period, adults within Turlock's 55 to 64 cohort (10.15 percent of the 2020 population) will become seniors. In addition, the share of children, youth, and young adults (under 24) has decreased since 2010, from 41.2 percent of the population in 2000 to 36.0 percent of the population in 2020. Between 2020 and 2022, patterns remained relatively similar, with 13.3 percent of the population over 65, 11.2 percent of the population between 55 and 64 and 36.5 percent under 24. These trends suggest a need for greater attention to the diverse housing needs of older populations, including resources for aging in place or senior housing.

Chart 2-4: Age Distribution in Turlock, 2010 and 2020



Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B01001

GENDER

In 2022, there were 72,307 residents in Turlock; about 46.9 percent of residents were male, while 53.1 percent of residents were female. Female-headed families, including those with children, are identified as a special needs group in State law because they are more likely to be supporting a household with one income, increasing the probability the household is low-income and housing cost-burdened. In Turlock, there are 3,756 female-headed households (15.2 percent of total households) and 1,932 male-headed households (7.8 percent of total households). Female-headed households represented about 11.4 percent of owner-occupied households and 19.8 percent of renter-occupied households. Similarly, in Stanislaus County as a whole, female-headed households represented about 10 percent of owner-occupied households and 22.3 percent of renter-occupied households. Stanislaus County has a slightly higher percentage of renter-occupied female-headed households than Turlock.

INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Stanislaus County, the applicable Area Median Income (AMI) for a family of four in 2024 is $92,600. This is an increase of 33 percent from the 2014 median income of $62,000. The Unites States Department of Housing and Urban Development (HUD) has defined the following income categories for Stanislaus County, based on the median income for a household of four persons for 2024:

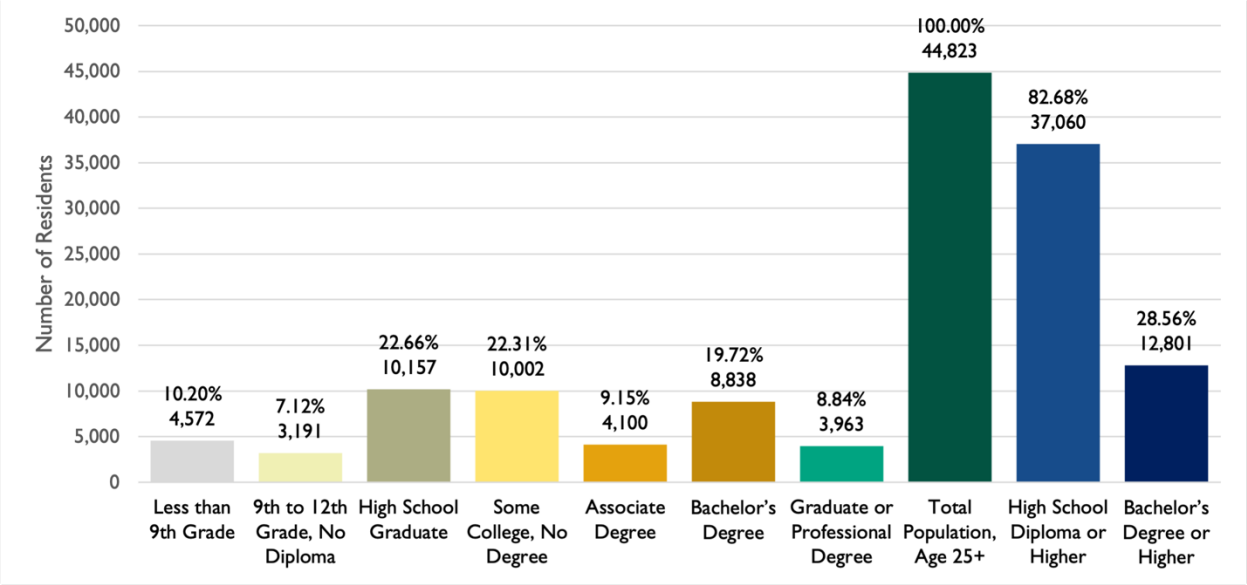
- Extremely low-income: 30 percent of AMI and below ($0 to $31,200)
- Very low-income: 31 to 50 percent of AMI ($31,200 to $45,500)
- Low-income: 51 to 80 percent of AMI ($45,500 to $72,900)
- Moderate-income: 81 to 120 percent of AMI ($72,900 to $92,600)
- Above moderate-income: 120 percent or more of AMI ($92,600 or more)

HUD data for the 2016-2020 period also includes income data. This income data is based on the ACS 2016-2020 estimates, and thus does not align exactly with categories assigned to the 2024 HUD established income levels. Stanislaus County and Turlock have relatively similar distributions of households at each income level. However, Turlock has a slightly greater number of households that made between zero and 30 percent of AMI (13.5 percent) compared to the county (11.1 percent).

EDUCATIONAL ATTAINMENT

As shown in Chart 2-5, the share of the population age 25 and over in Turlock who held a high school diploma or higher was 82.7 percent in 2022. About 28.6 percent of the population in Turlock holds a bachelor's degree or higher. The share of the population with a bachelor's degree or higher has grown steadily in Turlock, from 23.6 percent in 2012 to 28.6 percent in 2022.

Chart 2-5: Educational Attainment Among Those Age 25 Years and Over, 2020



Source: US Census Bureau American Community Survey, 2022, Table B15003; Dyett & Bhatia, 2024

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Turlock may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs that must be addressed by law in the Housing Element include:

- **Extremely-Low-Income Households.** While only representing 0.21 percent of the City's population, American Indian or Alaska Native non-Hispanic residents are most likely to fall below

30 percent AMI and experienced the second highest rates of poverty. They are followed by Black or African American residents who experience the highest rates of poverty. Overall, Turlock has a lower poverty rate (13.1 percent) than the County (15.1 percent).

- **Older Adult Households.** Older adults are the fastest growing segment of the population in Turlock, and 10 percent of the population is aged between 55 and 64 years, which means a relatively large number of residents will become seniors during the 2023-31 planning period. Approximately one-third of older adults are renters and nearly 33 percent qualify as low income, while nearly 20 percent qualify as very low income. Overall, whether renter or owner, around 50 percent of older adult households in Turlock are considered cost burdened, meaning they spend 30 to 50 percent of their income on housing-related costs.
- **Persons with Disabilities.** In the city, there is almost equivalent proportion of persons with disabilities to the City and the County (12.3 percent and 12.7 percent). Over 90 percent of residents with a developmental disability lived at the home of a parent/family/guardian.
- **Female-headed Households.** Female-headed households make up about 15.2 percent of the total households in Turlock. These households are more likely to rent than to own. Nearly 30 percent of all female-headed households with children in Turlock live below the federal poverty level. The special needs of these households should be addressed in the Housing Element Update.
- **Large Households.** There is a smaller share of larger households (5 or more people) in Turlock at 12.6 percent compared to Stanislaus County at 17.8 percent. Turlock also holds a larger share of single-person households at 22 percent compared to 20.3 percent for the County. However, these households tend to be less cost burdened and are less likely to be extremely low-income.
- **Persons Experiencing Homelessness.** As a share of the total population of Stanislaus County, the number of people experiencing homelessness is not large (2,052 individuals). As of January 2024, the rate of homelessness in the county decreased since last year 2023, from 2,091 individuals to 2,052 individuals. The City of Modesto had the highest amount of individuals experiencing homelessness at 1,622, while Turlock was the second highest, by substantially less at 201 individuals.[1]
- **Farmworkers.** Overall, the farmworker population in Stanislaus County has decreased dramatically since 2000 as the mechanization of agriculture has proceeded and the need for seasonal farmworkers declines. However, the number of permanent farmworkers has increased by approximately 2 percent over the same period. Still, farmworkers represent about 4 percent of the total population in Turlock, and number of student migrant workers has decreased only slightly since 2016-2017. Given the seasonal nature of this work for at least a portion of this group, the special needs of this segment of the population is an important consideration.

Housing Market Characteristics

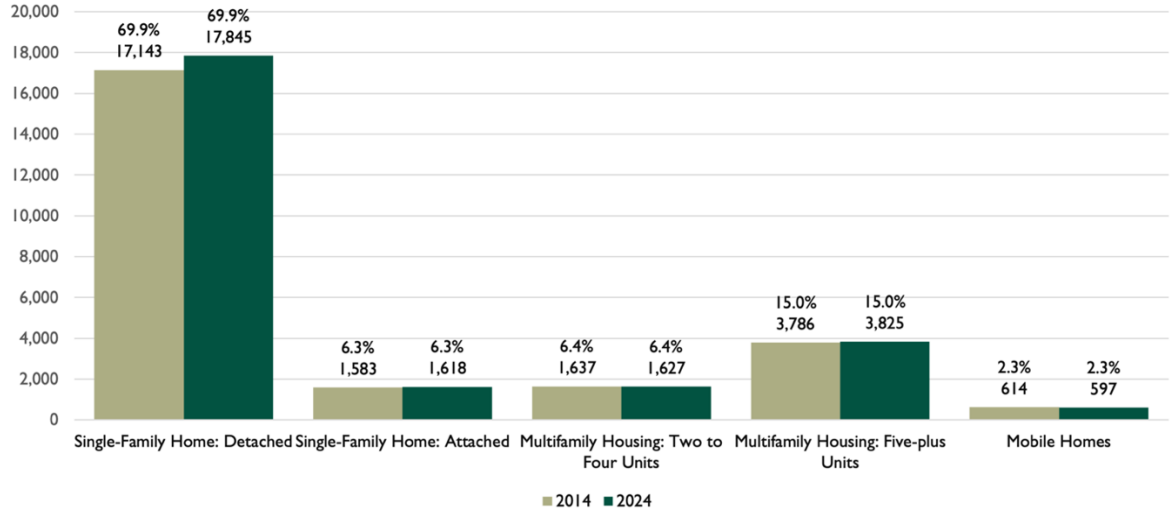
EXISTING TYPOLOGIES

Today, the existing housing stock in Turlock is predominantly comprised of detached single-family homes, as shown on Chart 2-6. There are a few multi-family complexes along key commercial corridors, including Geer Road, West Linwood Avenue, and Downtown. Some residential

[1] Stanislaus Community System of Care (CSOC), 2024. Stanislaus County Homeless Point-In-Time Count. ttps://csocstan.com/wp-content/uploads/2024/07/English-2024-Stanislaus-County-PIT-Homeless-Count-Executive-and-Data-Summary.pdf

neighborhoods in Northwest Turlock, near CSU Stanislaus, have a mix of single-family attached homes, apartments, and condominiums. Between 2014 and 2024, there has been modest housing development in Turlock. The number of detached single-family homes has increased approximately 4 percent during this period. The number of total units has increased by 3 percent over this period driven mostly by the addition of detached single-family homes, which mirrors the housing growth in Stanislaus County as well (increase of 3.4 percent overall). There have been several residential projects in Turlock either approved or under review as of July 2024. These projects would add 847 multi-family units and 290 single-family residential units, as discussed further in Chapter 3: Housing Resources.

Chart 2-6: Housing Stock in Turlock, 2024



Source: California Department of Finance E-5 and E-8 Series City/County Population and Housing Estimates

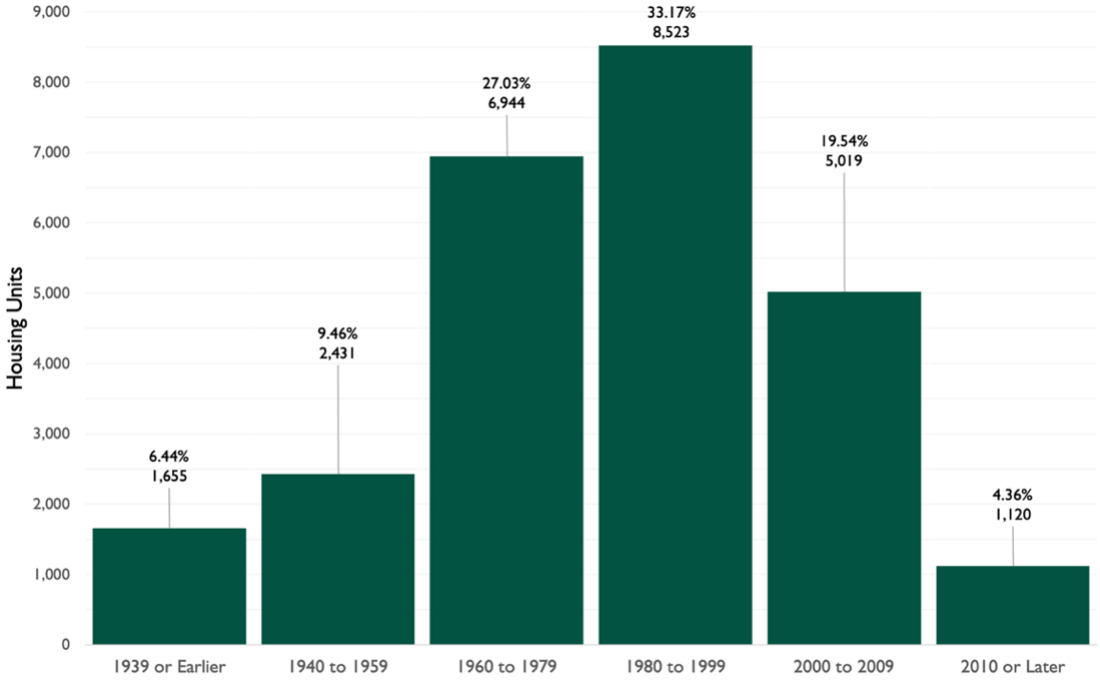
AGE OF HOUSING STOCK

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Turlock, just under 50 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 24 percent of the housing stock has been constructed since 2000, with only 4.4 percent constructed since 2010. See Chart 2-7 for the age of Turlock's housing stock as of 2022.

TENURE

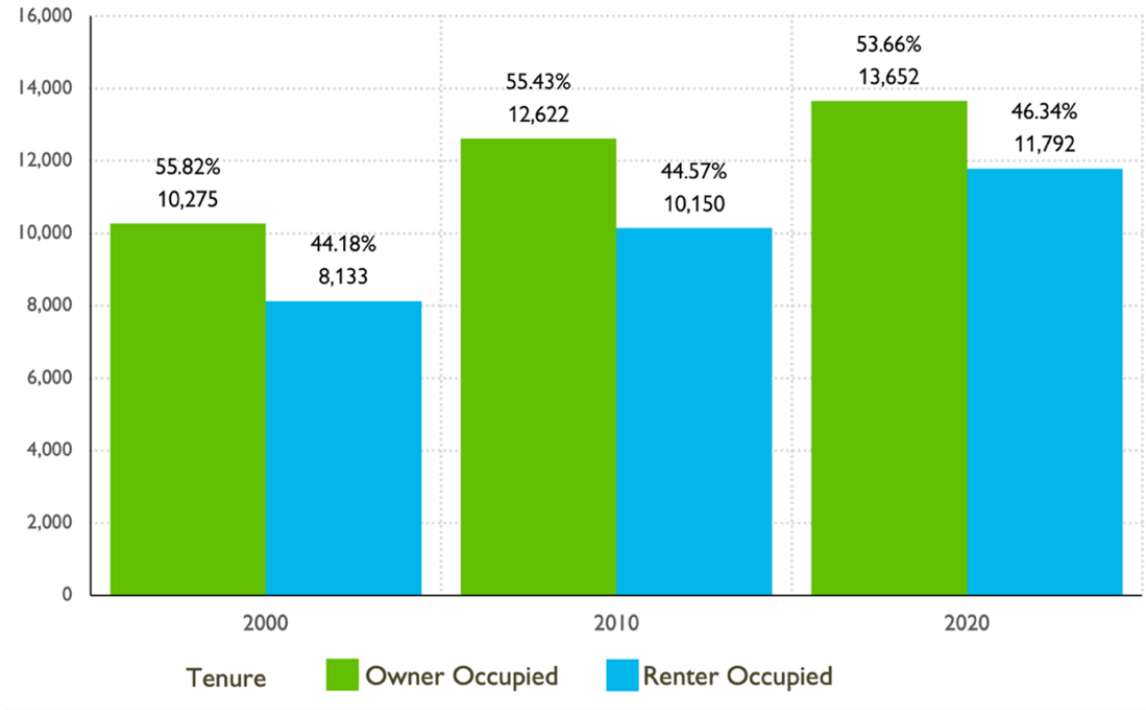
Since 2000, the percentage of renter-occupied households in Turlock has risen slightly. In 2000, the proportion of owners was 55.8 percent, and the proportion of renters was 44.2 percent. However, in 2020 approximately 46.3 percent of all households were occupied by renters, see Chart 2-8. In addition, households occupied by both renters and owners have increased in absolute numbers; while there were 8,133 renter-occupied households and 10,275 owner-occupied households in 2000, there were 11,792 renter-occupied households and 13,652 owner-occupied households in 2020.

Chart 2-7: Age of Turlock Housing Stock, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25034

Chart 2-8: Turlock Household Tenure, 2000 to 2020

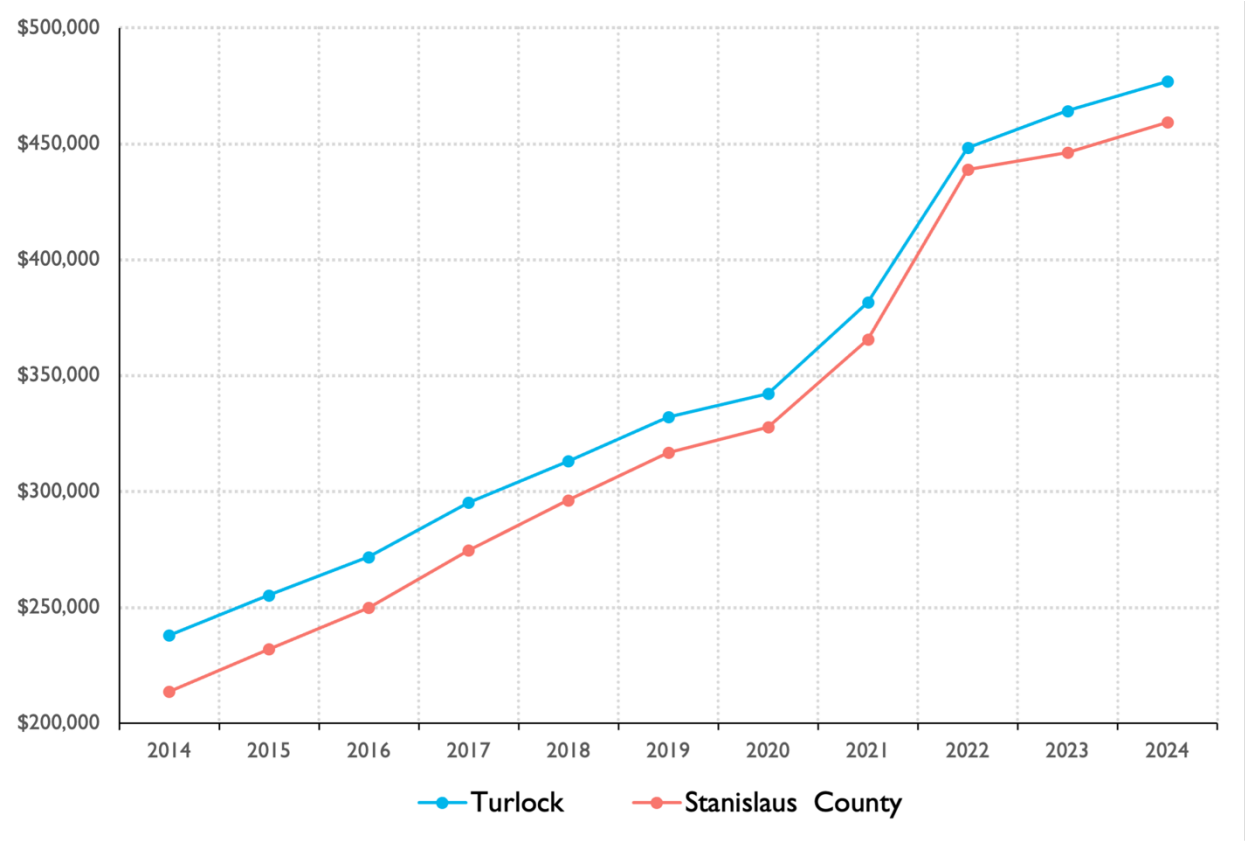


Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25003

AFFORDABILITY

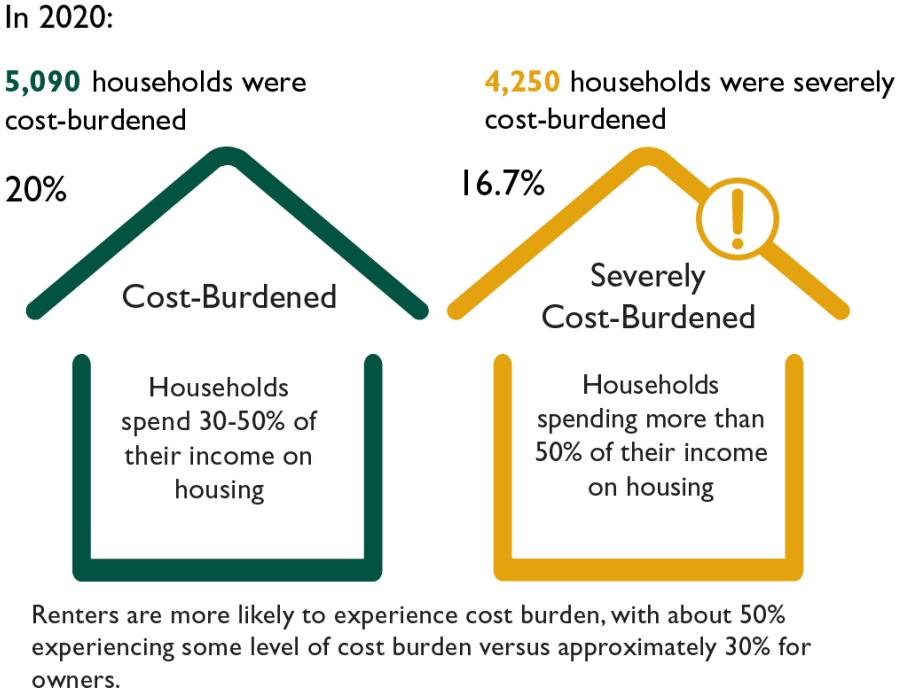
The most commonly used definition of affordable housing comes from HUD. According to HUD, the metric for housing affordability is whether the occupants are paying no more than 30 percent of their income for gross housing costs, including utilities. Turlock has seen a dramatic increase in housing costs in recent years. As shown in Chart 2-9, home values in the city increased by 100 percent between 2014 and 2024. Rents in Turlock and the county were generally stable between the 2012 and 2017 period, increasing by about 4 percent and 4.8 percent. However, between 2017 and 2022 rents spiked in Turlock—increasing by about 40.2 percent—while the county experienced a slightly lower rent increase at approximately 38 percent. This substantial rent increase over between 2017 and 2022 echoes cost of living increases that have occurred across California. In Turlock, 20 percent of households (5,090 households in total) are cost burdened (meaning they spend 30 to 50 percent of their income on housing-related costs), while 16.7 percent (4,250 households in total) are severely cost burdened (spend more than 50 percent of their income on housing) (Chart 2-10). Further, renters are particularly impacted by cost burden, as, unlike homeowners, they cannot build equity with their homes. Renters in Turlock tend to have higher rates of cost burden than owners – for instance, 48 percent of all renters experience some level of cost burden while only 27 percent of owners do.

Chart 2-9: Housing Affordability in Turlock



Source: Zillow, ZHVI January 2011 – January 2024

Chart 2-10 Cost Burden in Turlock



Renters are more likely to experience cost burden, with about 50% experiencing some level of cost burden versus approximately 30% for owners.

Economic Characteristics

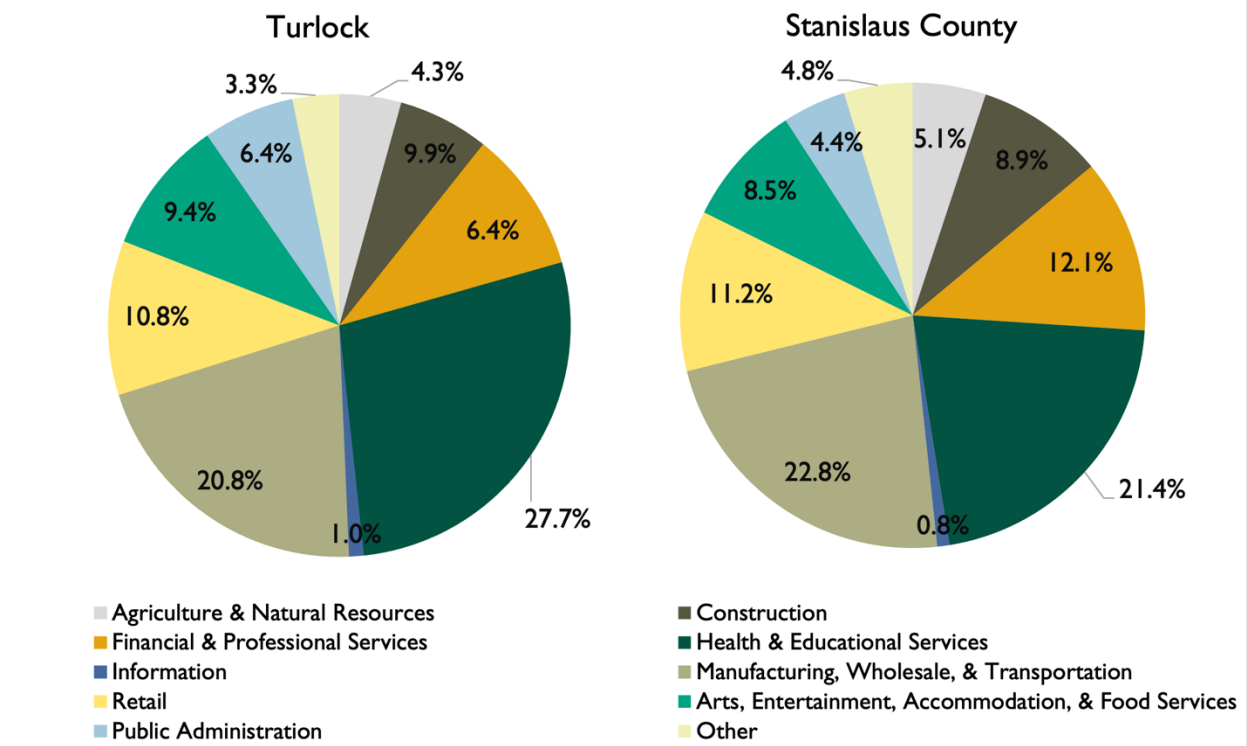
INDUSTRY SECTORS

According to ACS 2022 five-year estimates, there are 31,746 persons in the labor force in the City of Turlock. As seen in Chart 2-11, the largest industry represented among Turlock workers is Health and Educational Services (27.7 percent) which is a greater share of the workforce represented in the industry compared to the county (21.4 percent). Compared to Stanislaus County, employees in the Construction industry account for significantly less of Turlock's employment distribution (6.4 percent) than that of the county (8.9 percent).

MAJOR EMPLOYERS

Table 2-2 provides an overview of the major employers in Turlock. The following four major employers provide the largest employment base for residents and non-residents of the city: Foster Farms Poultry, Turlock Unified School District, Emanuel Medical Center, and California State University Stanislaus, aligning with the two largest industries presented in Chart 2-11 below: Health & Educational Services and Manufacturing, Wholesale and Transportation. All four major employers have an employment base of at least 1,000 people, according to the Stanislaus County Comprehensive Economic Development Strategy 2023-2028. Additionally, Turlock is well-known for its agricultural setting, which has historically provided a basis for the city's industry. Food processing is the primary industry, providing a large number of industrial and manufacturing jobs. Turlock also boasts an agri-business cluster, with several new emerging technical software and laboratories to bolster this cluster.

Chart 2-11: Turlock and Surrounding Areas Employment by Industry, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table S2405

Table 2-2 Major Employers in Turlock

Employer	*Employees*	*Description*
Manufacturing		
Foster Farms Poultry	2,000	Poultry Processor
Blue Diamond Growers	500	Nut Processor
Super Store Industries/Sunnyside Farms	340	Dairy and Juice Products
SupHerb Farms	209	Culinary Herbs and Blends
Associated Feed & Supply Co	191	Animal Feed Processor
Sensient Dehydrated Flavors	182	Food Processor
Non-Manufacturing		
Turlock Unified School District	2,000	School District
California State University Stanislaus	1,000	Public University
Emanuel Medical Center	1,100	Health Care
Amazon	981	Distribution Center
City of Turlock	650	City Government
TID	450	Water and Electric Utility
Home Depot	201	Retailer
Freshpoint	200	DistributionCenter
Crimetek Security	185	Investigation and Security
Costco	180	Retailer

Walmart	165	Retailer
Covenant Retirement and Care	165	Nursing and Residential Care
Target	150	Retailer
Save Mart Supermarkets	145	Retail Grocer
Raley's	134	Retail Grocer
Northern Refrigerated	100	Freight Trucking

Source: Stanislaus County Comprehensive Economic Development Strategy 2023-2028, Table 12

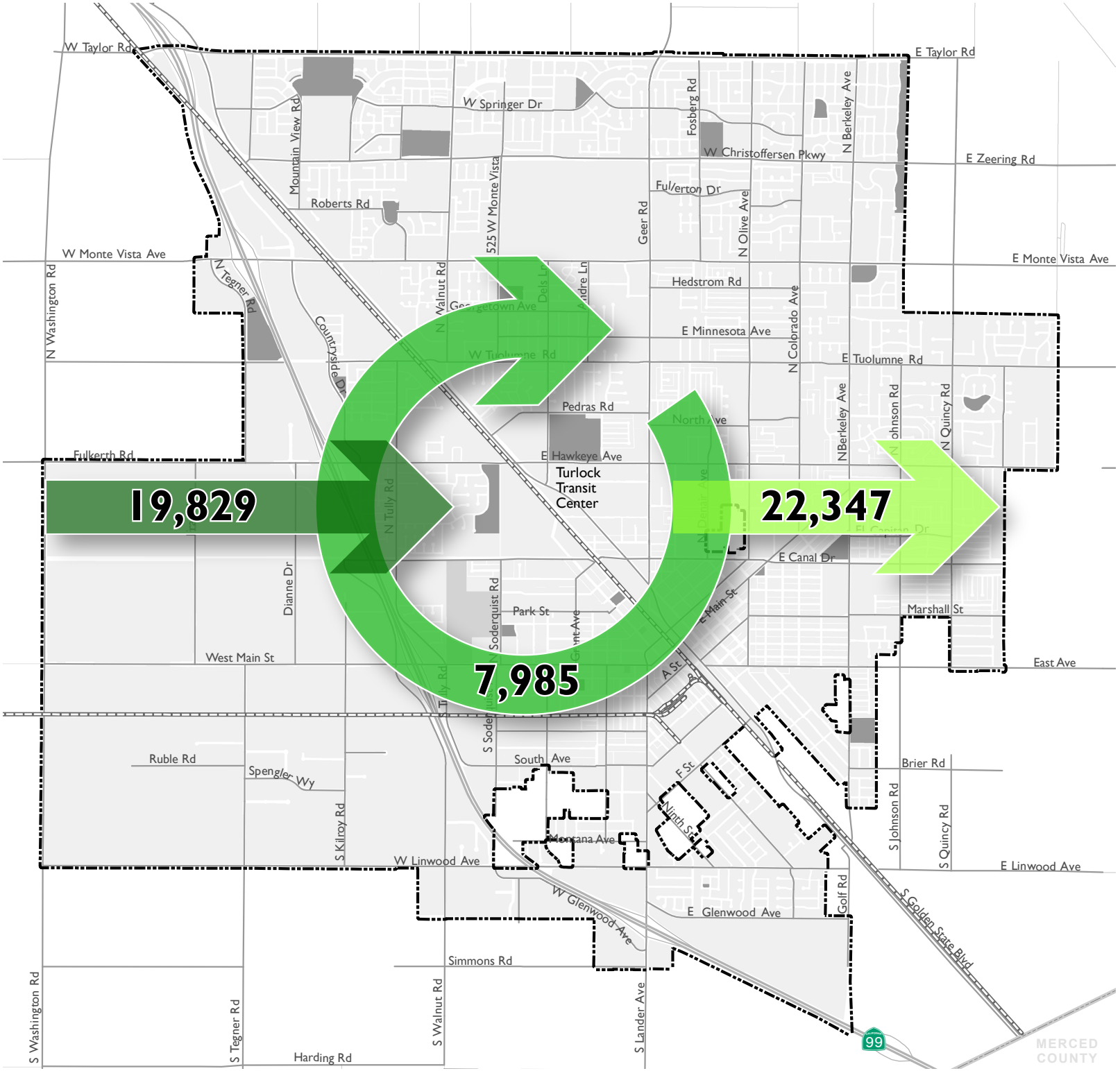
COMMUTING TRENDS

U.S. Census Bureau OnTheMap tool displays where workers are employed and where they live. As shown on Map 2-3, the U.S. Census identified 27,814 workers in the City of Turlock in 2021, of whom 19,829 commute from outside of the city, which represents 71.3 percent of the total worker population. Approximately 7,985 people both live and work in Turlock, which accounts for only 28.7 percent of total worker population. About 22,347 workers who live in Turlock commute outside of the city for work. This means almost three times the number of workers commute out of Turlock compared to those who live and work in the city. Additionally, there are less number of workers who commute into Turlock (19,829) as compared to those who live in Turlock and commute out of the city to work (22,347).

TRANSIT ROUTES

Turlock Transit operates seven different individual routes that serve the communities of Turlock and Denair, as shown in Map 2-2. Routes travel along main corridors in Turlock such as Golden State Boulevard, Hawkeye Avenue, Geer Road, and Lander Avenue, and provide connection to prominent locations in Turlock, including CSU Stanislaus, Emmanuel Medical Center, middle and high schools, and Downtown. HCD guidance and best practices for selecting sites to accommodate lower income RHNA include proximity to transit and access to amenities and jobs.

Additionally, there is planned expansion of regional rail service within San Joaquin Valley and Stanislaus County in the coming years. San Joaquin Regional Rail Commission (SJRCC) oversees the Valley Rail Program, a project that will expand and increase passenger rail in the Northern San Joaquin Valley to Sacramento and the Bay Area. SJRCC was awarded funding for the Altamont Corridor Express (ACE) Ceres-Merced Extension Project in 2023, which envisions extensions of the ACE southward to Merced and includes a station in Turlock. The proposed station would connect to the Turlock Transit Center by an elevated pedestrian bridge and would include over 200 parking spaces. Rail service is anticipated to begin in 2029. The ACE Ceres-Merced Extension would connect Turlock to the North Lathrop Station that provides regional connectivity to Sacramento and the Bay Area.



Map 2-3

Housing Element

Job Inflow and Outflow

- Employed in Selection Area, Live Outside
- Employed and Live in Selection Area
- Live in Selection Area, Employed Outside
- Parks
- Cemetery/Mortuary
- City Limit
- County

0 ¼ ½ 1 Miles

Source: OnTheMap, U.S. Census, [illegible] 2020
Dyett & Bhatia, 2022

Recent Development Trends

During the 2014 to 2024 period, the City saw construction of 1,014 new homes, as shown on Table 2-3. The majority of new homes built were detached single-family houses, with 277 multifamily units constructed. A signature achievement for the City during the 2015-2023 period was the completion of the Avena Bella affordable housing community. Located on a 4.3-acre site in the southwestern part of the community, Avena Bella Phase 2 is a 61-unit affordable housing project consisting of garden-style two-, and three-bedroom apartments oriented around public and open space areas. The LEED Platinum certified project features a community center, pool and computer lab with after-school support for youth. Avena Bella was awarded esteemed Vanguard Award for New Construction from the National Affordable Housing Management Association.

Table 2-3: Units Constructed in Turlock, 2014-2024

Building Type	*2014*		*2024*		*Change*
	Number	*Percent*	*Number*	*Percent*	*(2014 – 2024)*
Single-Family Home: Detached	17,143	69.2%	17,845	69.2%	+702
Single-Family Home: Attached	1,583	6.4%	1,618	6.3%	+35
Multifamily Housing	6,037	24.4%	6,314	24.5%	+277
Total	**24,763**	**100%**	**25,777**	**100%**	**+1,014**

Source: California Department of Finance E-5 and E-8 Series City/County Population and Housing Estimates, City of Turlock, 2024

During the 2015-2023 Housing Element Cycle, the City of Turlock saw more housing approved or constructed than any other city in Stanislaus County except Modesto, as shown in Table 2-4. The City issued permits for 1,438 new homes during the prior cycle and met its RHNA obligations for the Moderate-income category. Continued buildout of the Northeast Turlock Master Plan, East Tuolumne Master Plan, and Northwest Triangle Specific Plan together with development of other vacant sites in the city saw permits issued for 486 new homes in the Above Moderate-income category. While the cost of infrastructure improvements in the Morgan Ranch Master Plan area has been a challenge to development, one property owner in the Master Plan area is preparing an application for a first phase of development in the area which will include apartments and town homes. The City of Turlock has also initiated design of the sewer lift station needed in the Master Plan area and will fund construction of the lift station with sewer impact fees to spur construction of necessary infrastructure for this area.

As in communities throughout California, the cost of construction and the availability of financing is a significant constraint on the development of housing for Low and Very Low-income households. Construction cost is affected by a variety of factors, including the national demand for materials and commodities, and the supply of local construction labor. The availability of financing is affected by factors that the local government cannot control, including interest rates, credit worthiness of borrowers, and the willingness of investors to supply capital for real estate. The principal mechanisms available to the City of Turlock to support the production of housing relate to zoning regulations, permitting and approval processes, and fees, which influence the time and cost required for development.

Table 2-4: StanCOG Jurisdictions 5th Cycle RHNA Performance

	5th Cycle RHNA Allocation					*Units Accommodated During 5th Cycle*					*Percent Accommodated During 5th Cycle*				
Jurisdiction	*VL*	*Low*	*Mod*	*Above Mod*	***Total***	*VL*	*Low*	*Mod*	*Above Mod*	***Total***	*VL*	*Low*	*Mod*	*Above Mod*	***Total***
Ceres	622	399	446	1,104	2,571	0	1	12	71	84	0.0%	0.3%	2.7%	6.4%	3.3%
Hughson	53	34	38	93	218	0	0	0	91	91	0.0%	0.0%	0.0%	97.8%	41.7%
Modesto	1,546	991	1,100	2,724	6,361	103	71	303	1,026	1,503	6.7%	7.2%	27.5%	37.7%	23.6%
Newman	186	119	136	337	778	0	1	3	48	52	0.0%	0.8%	2.2%	14.2%	6.7%
Oakdale	315	202	210	520	1,247	14	44	84	382	524	4.4%	21.8%	40.0%	73.5%	42.0%
Patterson	636	408	416	1031	2,491	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0.0%
Riverbank	321	206	217	536	1280	33	38	0	148	219	10.3%	18.4%	0.0%	27.6%	17.1%
Unincorporated County	538	345	391	967	2241	0	29	44	556	629	0.0%	8.4%	11.3%	57.5%	28.1%
Turlock	**877**	**562**	**627**	**1552**	**3,618**	**18**	**279**	**655**	**486**	**1,438**	**2.1%**	**49.6%**	**104.5%**	**31.3%**	**39.7%**
Waterford	131	84	89	221	525	0	0	2	34	36	0.0%	0.0%	2.2%	15.4%	6.9%

Source: California Department of Housing and Community Development, 2024

3 Housing Resources

The Housing Element is a component of the General Plan which guides planning for housing to meet the current and projected needs of all households in the community. This chapter summarizes the various resources available for the preservation, improvement, and development of housing in Turlock. The analysis includes an evaluation of the availability of land resources available to accommodate the City's share of the region's future housing needs, as well as the administrative resources available to assist in implementing the City's housing programs and policies, and the financial resources available to support housing activities.

Land Resources

Government Code (GC) Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites with the potential for redevelopment. The inventory must identify specific parcels that are available for residential development and be accompanied by an analysis of public facilities and services capacity to serve the identified sites. Further, the inventory must have sufficient capacity to accommodate the jurisdiction's share of the regional housing need, as determined by the applicable council of governments, in this case Stanislaus Council of Governments (StanCOG).

This section presents the City's inventory, identifying sites available for residential development and their realistic capacity for housing. It identifies planned and recently approved residential projects in Turlock and it details the process for identifying suitable sites, the methodology for calculating capacity, and the availability of public facilities and services available to serve new housing.

LEGAL REQUIREMENTS FOR INVENTORY AND SITES

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's RHNA share. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Land considered suitable for residential development includes the following:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (non-vacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county

- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included in the Housing Element to rezone the site to permit residential use within three years of adoption.

Further, State law stipulates criteria for the adequacy of sites included on the inventory, including that they be zoned to accommodate housing, have appropriate development standards, and be served by public facilities as needed to facilitate the development of a variety of housing products suitable for all income levels. Vacant sites included on prior inventories in two or more consecutive planning periods and non-vacant sites included on the prior period inventory cannot be carried forward to the current planning period to satisfy the need for housing affordable to lower income households unless they are rezoned to allow residential use by right at the default density for the jurisdiction, which in Turlock's case is 20 dwelling units per acre.

Additional suitability criteria apply to sites identified to accommodate lower income RHNA, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities. The intent of these criteria is to help ensure that sites identified for lower income RHNA are viable candidates for housing and can be feasibly developed in the near term. In view of feasibility considerations, parcels that are less than 0.5 acres in size are generally not considered suitable for lower income housing development as smaller parcels may not allow development of a sufficient number of units for proposed affordable housing projects to compete effectively for limited funding resources. Parcels larger than 10 acres in size are also not considered suitable by HCD as development of very large projects may lead to an over concentration of affordable housing in one location or may render proposed affordable housing projects ineligible for funding.

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is the total number of new housing units that the City must plan to accommodate in the 2023-31 planning period. RHNA is split into four categories representing different levels of affordability, based on median income level in the county. RHNA is established through the following process: the California Department of Housing and Community Development (HCD) first determines the estimated need for new housing in each region of California for the planning period, based on population projections and other factors including rates of vacancy, overcrowding, and cost-burden. Each council of governments (COG) then allocates a target to each city or town within its jurisdiction, considering factors such as access to jobs, good schools, and healthy environmental conditions. For Stanislaus County, StanCOG developed and refined a methodology for 2023-31 RHNA allocations with input from local jurisdictions. The StanCOG's Policy Board adopted the 6th Cycle Final RHNA Allocation, Methodology, and Regional Housing Needs Determinations on June 16, 2022. Turlock's Regional Housing Needs Assessment (RHNA) allocation for the 2023-31 planning period has been determined by StanCOG to be 5,802 housing units, including 1,305 units for very low-income households, 903 units for low-income households, 1,096 units for moderate-income households, and 2,498 units for above moderate-income households (Table 3-1). AB 2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the Area Median Income or AMI).

Table 3-1: Regional Housing Needs Allocation (2023-2031)

Income Group	*% of County AMI Number of Units Allocated*	*Percent of Total Allocation*
Very Low	0-50%	1,305	22.5%
Low	>50-80%	903	15.6%
Moderate	>80-120%	1,096	18.9%
Above Moderate	120%+	2,498	43.0%
Total		**5,802**	**100.0%**

Source: Stanislaus Council of Governments, 2022

SITE IDENTIFICATION

To identify potential sites for new housing, a parcel-based analysis of properties within the City limit was conducted using County Assessor data. Vacant sites were identified, along with underutilized non-vacant sites with potential for redevelopment within the planning period. Two primary metrics were used to identify underutilized parcels: assessed value ratio (A/V) and low as-built floor area ratio (FAR). A/V ratio considers the relationship between the value of the land and the improvements constructed on it. Where the value of the land is worth substantially more than the value of the structures on it, there is an incentive for the owner to redevelop with new uses that command higher rents or sales prices. Similarly, a low FAR means that the square footage of buildings is small compared to the overall size of the site, indicating the potential for redevelopment with other uses. A commercially zoned property containing a low-slung shopping center with large areas of surface parking could be considered underutilized, particularly if vacancy rates are high. Areas where vacant and underutilized sites cluster are locations where change is most foreseeable over the planning period and are an important focus of planning activities. Based on this analysis, four "opportunity areas" where change is foreseeable over the planning period were identified: Downtown, North Golden State, Geer Road, and West Main.

Between February 1 and March 1, 2024, over 1,500 residents and property owners in Turlock participated in the Turlock Community Survey. Paper surveys were mailed to over 30,000 addresses listed in a Turlock mailing list, including property owners and renters with addresses in the City. The survey focused on four opportunity areas of Turlock with the greatest potential to accommodate new housing or other types of development in the coming years, and the questions were designed to gather feedback that will help plan where new housing, employment, and shopping should be located and how to achieve other community objectives like improving roadway infrastructure and revitalizing older commercial streets. A survey report was prepared to document community input collected and present key implications for the planning process, which can be found in Appendix G.

Drawing on the community input received, a sites inventory of sites available for housing and key strategies to facilitate housing development on the identified sites was prepared and reviewed with the Planning Commission at a public meeting on July 18, 2024. The inventory and strategies were refined based on feedback from the Planning Commission and included in this Draft Housing Element.

SITE SCREENING/ELIGIBILITY

The inventory for L/VL RHNA includes both vacant and non-vacant sites. All sites were screened for compliance with the site adequacy criteria stipulated in State law, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities as needed to facilitate the development of a variety of housing products suitable for all income levels. Vacant sites included on

prior inventories in two or more consecutive planning periods and non-vacant sites included on the prior period inventory cannot be carried forward to the current planning period to satisfy the City's Lower Income RHNA allocation unless they are rezoned to allow residential use by right at the default density for the jurisdiction. In view of feasibility considerations, parcels that are less than 0.5 acres in size are generally not considered suitable for lower income housing development as smaller parcels may not allow development of a sufficient number of units for proposed affordable housing projects to compete effectively for limited funding resources. Parcels larger than 10 acres in size are also not considered suitable by HCD as development of very large projects may lead to an over concentration of affordable housing in one location or may render proposed affordable housing projects ineligible for funding. Therefore, all sites attributed to L/VL RHNA on the inventory are between 0.5 and 10 acres in size.

Consistent with State law and guidance from HCD, L/VL RHNA sites included on the inventory that are not pipeline projects have been screened to ensure they are not located in FEMA-designated seismic, geologic, or flood hazard areas and that they do not require remediation of contaminated soil or water prior to development. Sites on the inventory identified as suitable for L/VL households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks, and daily services. As shown on Map 3-8, Citywide Sites Inventory, the lower income sites are located on Geer Road, North Golden State Boulevard, Lander Avenue, West Main Street, and throughout Downtown, which are all transit routes on Turlock Transit. The location along these corridors provides good access to schools, shops, and other services throughout Turlock, with regional transit connections available as well. Additionally, all sites are within a 10-minute walking radius of existing parks.

CAPACITY PROJECTIONS

Projections for the capacity of the sites identified to accommodate new housing were based on a review of recently approved and constructed housing in Turlock and surrounding communities. Sites with zoning that permits single-family residential development, including the Very Low Density, Low Density, and Medium Density designations, were assumed to develop with one unit per parcel, consistent with past performance in those districts. To develop realistic capacity projections for sites with zoning that permits multifamily housing, a survey of recently approved and constructed multifamily projects in Turlock and surrounding communities was conducted. The survey identified representative projects in Turlock, Modesto, Merced, Patterson, and Oakdale. Profiles of these projects, including location, applicable zoning, site characteristics, aerial photos, and site plans, are included in Appendix F.

The average as-built density of recent projects surveyed was 30.5 dwelling units per acre (du/ac), with a range from approximately 20 du/ac along commercial corridors to 47 du/ac in downtown settings. Current land use and zoning regulations in Turlock permit housing development at comparable densities in the Downtown Mixed Use and High Density Residential designations, where housing is permitted at up to 40 du/ac. These designations apply in the downtown area and along major arterial roadways, including Geer Road, Christoffersen Parkway, Monte Vista Avenue, and Fulkerth Road as well as in the Morgan Ranch Master Plan area. In these locations, residential development on available sites was assumed at 80 percent of the maximum permitted density, which is comparable to the average as built density of recent high density projects surveyed. For both vacant sites and non-vacant sites, the assumed density was applied to the gross site area; for example, a 1-acre site with a maximum permitted density of 40 du/ac was assumed to have a realistic capacity for 32 new homes, reflective of the densities in other recently approved projects in Turlock and surrounding communities.

AFFORDABILITY ASSUMPTIONS

State law allows jurisdictions to use higher density as a proxy for lower income affordability. Pursuant to Government Code section 65583.2(c)(3), a density of at least 20 du/ac is deemed affordable to lower income households in Turlock. Accordingly, sites that meet the suitability criteria described above and that permit density of 20 du/ac or more are counted toward lower income RHNA. Sites that are too small or otherwise do not meet the suitability criteria, but which have zoning that permits at least 20 du/ac are counted toward Moderate and Above Moderate income RHNA. Sites zoned for single-family residential development are counted toward Above Moderate income RHNA.

As described more fully in Appendix F, a study of what Moderate income households of various sizes in Turlock can afford to pay for housing in comparison to typical rents and sales prices in the area indicates that, on a per square foot basis, rental housing is within the maximum affordable monthly payment for households making between 80 and 120 percent of the countywide area median income. However, the typical home price of for sale product exceeds the maximum affordable to Moderate income households of all sizes. Additionally, a review of multifamily housing built in Turlock since 2010 indicates that the vast majority are rental apartments, and all multifamily housing built in the city during the 2015-2023 cycle was rental product. Therefore, for the purpose of realistic projections, this analysis assumes that on sites zoned for higher density housing that do not meet the lower income suitability criteria, 75 percent of the units will be affordable to Moderate income households and 25 percent will be affordable to Above Moderate income households.

CAPACITY UNDER CURRENT ZONING

This section introduces the capacity for new housing in Turlock under current zoning (without rezoning), accounting for State guidance for site suitability. Maps showing the sites where housing development is projected are within each opportunity area and citywide are also provided.

Pipeline Projects

According to HCD Guidance, projects that have been approved, permitted, or received a Certificate of Occupancy during the projection period (June 30, 2023 – December 15, 2031) can be counted toward the 2023-31 cycle RHNA. Table 3-2 details these pipeline projects and they are shown on Map 3-1. In total, there are 17 projects that involve construction of 1,282 units, including 6 very low- and low-income units, 370 moderate-income units, and 906 above moderate-income units. Assignments to income categories represent commitments from project proponents. Affordability determinations for pipeline projects shown in the Table 3-2 were made by looking at the sale price of each unit if the unit had been sold at the time the report was being prepared. If the unit had not been sold, then City staff asked the builder for the estimated listing price of the unit if it was to be a for sale unit. If the unit was to be a rental unit, then staff researched the rental rate for the specific unit, or if that information was not available, staff looked at comparable rents for other units of similar size within the same area. Staff then put the for sale or for rent rate into the affordability calculator provided by HCD to determine the appropriate income category against which the units should be counted. The rent or sales price affordable to Moderate income units varies from year to year, but for example, in 2021 a 4 bedroom home with a sale price of 325,000 would have been classified as Moderate income and a 4 bedroom home for rent at a rental price of $2000 would have been classified as moderate income based on the affordability calculator provided by HCD. Table F-9 in Appendix F provides the actual rent or sales prices of pipeline projects where available as compared to the maximum affordable household housing cost, based on State income limits for Stanislaus County. The actual rent and sales prices are not available for the majority of projects listed on Table 3-2 as they are not yet on the market; however, to the extent information on actual rents and sales prices is available it has been incorporated into Table F-9 in Appendix F. For the rental projects listed, the data shown in

Table F-9 represents comparable rents from Zillow for projects in the same areas of the City, offering comparable amenities, and of as similar age as possible. The table demonstrates that actual rents and sales prices fall within the established income limits for the typical household expected to occupy the pipeline units.

Of the 17 pipeline projects, five have been entitled but have not yet pulled building permits or commenced construction. Development Services staff reports that the applicants for all five projects are currently working on financing. The remaining 12 projects are all either under construction or actively working on next phase development activities. All of the pipeline projects are anticipated to be completed within the planning period; however, as shown in Table 3-5, the inventory has sufficient buffer capacity to accommodate RHNA at all income levels even if none of the pipeline projects that have not yet started construction are completed. In addition to the 17 pipeline projects, there is one pending application for a 7-unit multifamily development at 151 Syracuse not included as a complete application has not yet been received.

Table 3-2: Pipeline Projects

Address	*APN(s)*	*Project Description*	*Project Status*	*Site Size (acres)*	*Income Category*			*Total Units*
					Very Low and Low	*Moderate*	*Above Moderate*	
4118 N Tegner Rd	087-026-001-000	Construct seven 3-story townhouse style buildings with a patio or balcony, garage or carport, rooftop terraces and parking spaces. Construct driveway entrances for the project.	Approved 5/3/22	1.74		31		**31**
4131 Geer Rd	071-066-067-000	Construct nine 3-story buildings with patio or balcony. Construct parking or carports, landscaping, clubhouse and pool, and 900 sq. ft. outdoor play area.	Approved 1/31/23	8.58		130	131	**261**
1150 Angelus St	050-005-059-000	Construct triplex apartment building; each unit with two bedrooms, one bathroom, kitchen, living room, and outdoor patio area. Paving, 5 parking spaces and landscaping included.	Project Completed 11/19/24	0.84		3		**3**

Address	*APN(s)*	*Project Description*	*Project Status*	*Site Size (acres)*	*Income Category*			*Total Units*
					Very Low and Low	*Moderate*	*Above Moderate*	
1598 East Ave	043-027-034-000	Rezone property from Community Commercial to Low Density Residential to allow subdivision of parcel into 6 lots	Approved 2/27/24	0.91			6	**6**
521 W. Linwood Ave.	050-017-015	Demolition of two current buildings, building of two new buildings: 4-bedroom home for youth and combination learning center/outpatient behavioral health services	Approved Building Permit Issued 3/17/25	0.82	6			**6**
2630 Roberts Rd	087-027-001 through 087-027-016	Subdivide 2.7 acre parcel into 16 single family residential lots and divide two existing commercial lots into four lots and a remainder	Approved Grading permit issued 4/18/25	2.7			16	**16**
700, 710, & 720 S Soderquist Rd	050-005-064; 050-005-065; 050-005-067	Construction of a triplex on parcel #4, and duplexes on parcel #3 and #1	Approved Construction Complete	0.62		7		**7**
3007 E Tuolumne Rd	073-013-004	3 year time extension	Approved 4/5/18 Under Construction	1.22			60	**60**
3200 Atherstone Rd	087-029-003	Increase number of units for condominium project from 140 to 175, 3 year time extension granted 6/7/18	Approved 1/17/2019	7.15			175	**175**
1137, 1201, & 1233 Fifth Street	043-059-001; 043-016-004; 043-016-006;	Subdivide three parcels into 178 single-family residential lots	Approved 5/11/2021	15.66			178	**178**

Address	APN(s)	Project Description	Project Status	Site Size (acres)	Income Category			Total Units
					Very Low and Low	Moderate	Above Moderate	
			Under Construction					
1525 W. Monte Vista	071-004-009	Construct a total of 12 three-story buildings	Approved 8/13/2021 Building Permits issued 8/29/25 Under construction	12		174	174	**348**
337 West Avenue South	050-003-042	Subdivide the approximately 2.67-acre parcel, into 30 single-family residential lots.	Approved 10/22/24	2.67			30	**30**
300 N. Soderquist Road	061-003-040	Construct a residential 5-plex multifamily dwelling	Approved 7/16/2024 Building Permit issued 8/22/25	0.46		5		**5**
905 Flower Street	061-004-006	Construct four additional two-story units and adding an additional bedroom to the six existing units on the .72-acre property	Approved 7/16/2024 In Building Plan review	0.72		11		**11**
985 Park Street	061-002-063	Construct a 1,140 square foot single-story duplex on a 0.88-acre lot.	Approved 11/4/2024	0.88		9		9
1601 W Monte Vista & 3201 Four Seasons	087-012-053; 087-008-085	Subdivide two parcels totaling 13.61 acres, into 114 single-family residential lots.	Approved 2/25/2025 Improvement Plans in review, working on final map	13.61			114	114
3130 E Tuolumne Rd	073-016-007	Subdivide one 11.42-acre parcel into 22 single	Approved 6/10/25 Improvement Plans in	11.42			22	22

Address	APN(s)	Project Description	Project Status	Site Size (acres)	Income Category			Total Units
					Very Low and Low	Moderate	Above Moderate	
		family residential lots.	review working on final map					
TOTAL					**6**	**370**	**906**	**1,282**

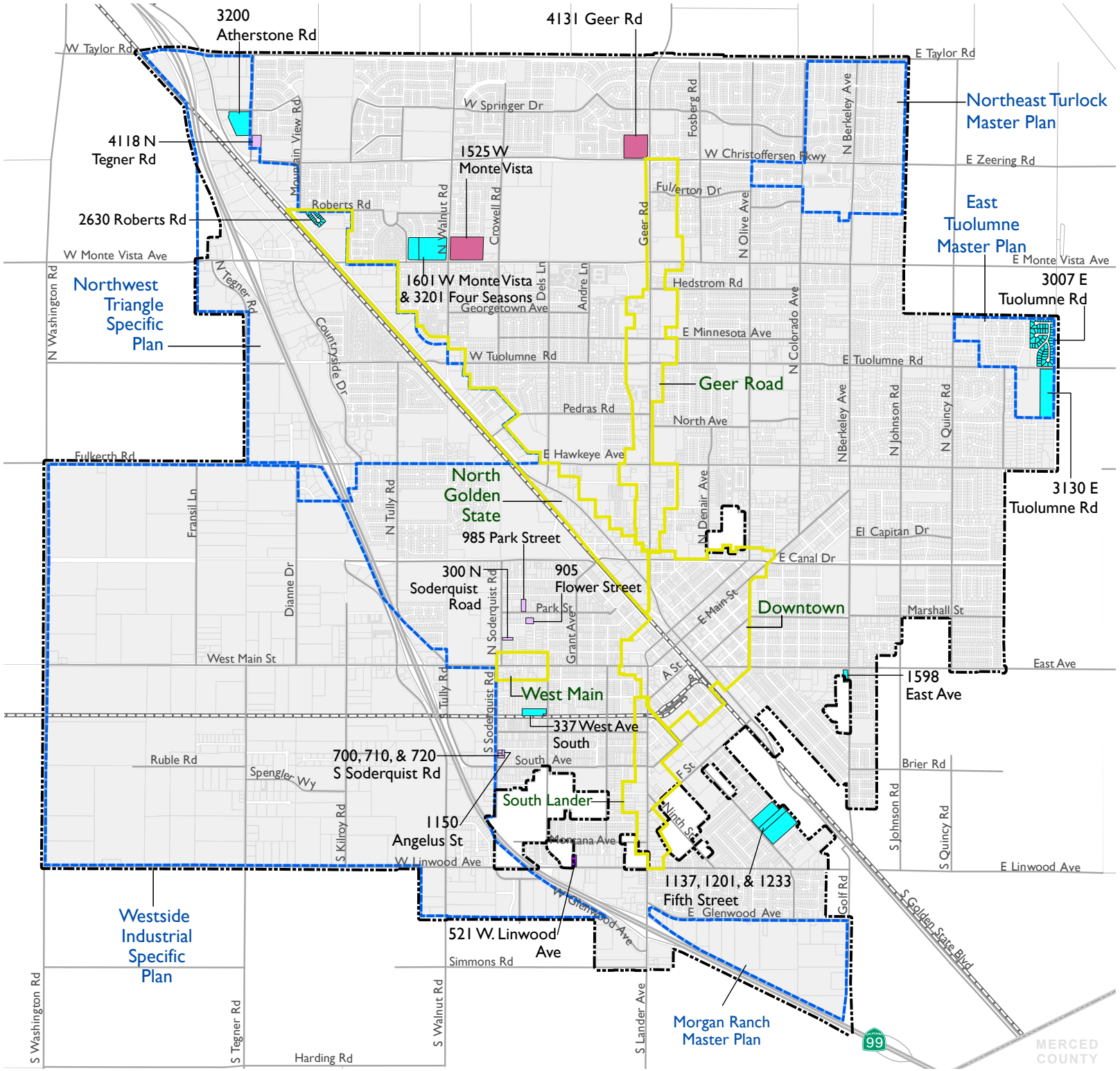
Source: City of Turlock, 2025; Dyett & Bhatia, 2025

Morgan Ranch Master Plan

Adopted in 2015, the Morgan Ranch Master Plan outlines land use and development standards for the 170.7-acre Plan Area, a roughly triangular area that is bounded by State Highway 99 to the south, Golf Road to the east, and Glenwood Avenue to the north. The Plan Area includes 120.2 acres of land classified for Medium Density Residential and 15 acres of land classified to High Density Residential. Located on both sides of the new Morgan Ranch arterial road, Medium Density Residential (7.5 to 9 du/ac) is the predominant land use classification within the Plan Area and is intended to provide entry-level housing opportunities of single-family homes and duplexes within easy walking and biking distance to neighborhood parks and the new elementary school. The sites inventory can accommodate 875 single-family homes in these areas, which would be market rate homes affordable to above moderate-income households. The Master plan also includes a High Density Residential (17 to 40 du/ac) land use classification intended to support compact development, provide housing choices to match changing demographics, and facilitate needed affordable housing with a variety of designs. The High Density Residential classification applies to four parcels within the Master Plan area: two parcels along Golf Road in the northeastern part of the Master Plan area, and two parcels in the northwestern part of the Master Plan area. Each of the four parcels meets the eligibility criteria established in State law for sites identified to accommodate lower income RHNA, including that they are between 0.5 and 10 acres in size, free from environmental constraints, zoned to accommodate housing, have appropriate development standards, and that capital improvements are planned to serve them. As such, the sites inventory assumes 450 VL/L units on these four parcels. Additional detail of site suitability and realistic capacity on these parcels is provided in Appendix F.

Downtown

Downtown Turlock is the city's business and historic district, with shops, eateries, offices, and potential for redeveloping underutilized areas along East Olive Avenue, East Main Street, South Center, and North Thor. With its narrow streets, short blocks, and historic buildings, the Downtown area is a walkable environment with transit options. HCD best practices for selecting sites to accommodate lower income RHNA include proximity to transit and access to amenities and jobs. In the citywide survey of Turlock residents, respondents indicated the highest level of support for housing in a mixed-use format downtown, with residential uses located above shops (see Appendix G).



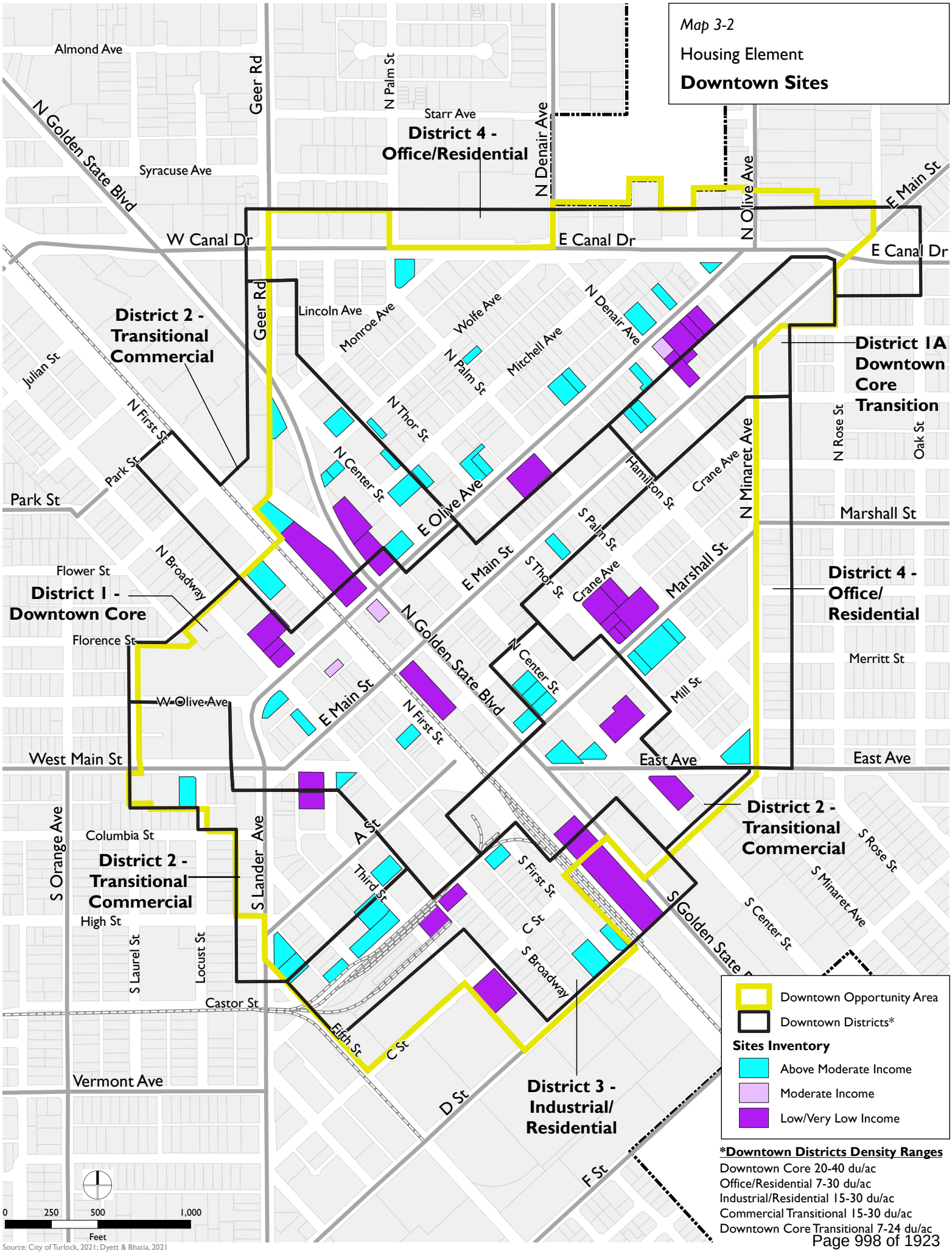
Source: City of Turlock, 2021; Dyett & Bhatia, 2021

As shown in Map 3-2, there are five Downtown Overlay Districts as defined in the Turlock Downtown Design Guidelines and Zoning Regulations document: Downtown Core (DC), Downtown Core Transition (DCT), Transitional Commercial (TC), Industrial Residential (IR), and Office Residential (OR). Residential development at up to 40 du/ac is permitted in the Downtown Core, up to 30 du/ac on properties in TC, IR, and OR overlay districts, and up to 24 du/ac in the DCT overlay district. Parcel size tends to be small; the majority of the sites are less than half an acre in size. There are few vacant parcels, but there is strong potential for redevelopment of older, underutilized commercial properties and some surface parking lots within the downtown area. Additionally, ownership patterns indicate opportunities for redevelopment, as there are 10 clusters of adjacent parcels under common ownership downtown. Adjacent parcels under common ownership can be developed together, and the resulting economies of scale help with the financial feasibility of redevelopment. Sites that meet the criteria established in State law for lower income RHNA sites were assigned to the Very Low and Low (VL/L) income category, while sites that did not meet the criteria were counted toward the Moderate and Above Moderate-income categories. As described above, for non-vacant sites outside the Downtown Core, the gross site acreage was considered in the capacity calculation. On this basis, 425 VL/L income units, 12 Moderate income units, 280 Above Moderate income units were assumed in the Downtown area, for a total of 717 housing units. Sites are shown on Map 3-2. Projections for the downtown area represent approximately 11 percent of the total capacity of the inventory and 17 percent of the total capacity for L/VL income units.

As documented in Appendix F, there has been little development downtown in recent years - whether residential or non-residential. Therefore, through Program 1-G in the Action Plan, the City will work with downtown property owners to understand barriers to redevelopment and identify regulatory, process, and other incentives to address them. Downtown zoning standards currently waive parking requirements in the DC zone and reduce parking requirements by 50 percent in all other downtown zones. Additionally, the downtown area is part of the pedestrian priority area in the Capital Facility Fee (CFF) Program so impact fees are lower in this area than in any other part of the city. Accordingly, outreach efforts will explore zoning amendments to further incentivize redevelopment, such as increased building height; reduced landscaping requirements in the IR and DCT zones; increased lot coverage in the DCT, TC, and OR zones; and/or a local density bonus program. Efforts will also focus on the 10 adjacent clusters under common ownership and seek to identify other incentives for coordinated redevelopment of small sites. Based on input from Downtown property owners, the City will implement zoning amendments and other related incentives to stimulate residential and mixed use development downtown during the planning period.

Accessory Dwelling Units

Accessory Dwelling Units can be built either as detached units on residential lots or incorporated into the primary structure. As such, there is potential for ADUs in established neighborhoods throughout Turlock. Since they are typically smaller than a single-family home, ADUs and Junior ADUs can be "affordable by design," meaning they cost less to build, buy, or rent. As such they can offer affordable opportunities for older adults living on fixed incomes, students, retail employees, and lower income households. Safe harbors in State Housing Element law allow for the use of local trends since 2018 to project the future rate of ADU production. On average, from 2018 to 2024, the City has issued construction permits for 41 ADUs (Table 3-3). By this measure, Turlock can project at least 7 ADUs per year throughout the planning period; however, as noted in HCD's Housing Element Site Inventory Guidebook, this methodology represents "a conservative option [that] only account[s] for the effect of the new laws without local promotional efforts or incentives." Since 2022, the annual production trend has increased steadily with more than three times the number of permits issued in


Map 3-2
Housing Element
Downtown Sites
Almond Ave
Geer Rd
N Palm St
Starr Ave
District 4 - Office/Residential
N Denair Ave
N Olive Ave
E Main St
N Golden State Blvd
Syracuse Ave
W Canal Dr
E Canal Dr
E Canal Dr
Geer Rd
Lincoln Ave
Monroe Ave
Wolfe Ave
N Denair Ave
District 2 - Transitional Commercial
Julian St
N First St
Park St
Park St
N Palm St
Mitchell Ave
N Thor St
N Center St
E Olive Ave
Hamilton St
Crane Ave
N Minaret Ave
N Rose St
Oak St
District 1A Downtown Core Transition
Marshall St
S Palm St
S Thor St
Crane Ave
Marshall St
Flower St
N Broadway
District 1 - Downtown Core
Florence St
E Main St
N Golden State Blvd
N Center St
Mill St
Merritt St
District 4 - Office/ Residential
W Olive Ave
E Main St
N First St
West Main St
East Ave
East Ave
S Orange Ave
Columbia St
District 2 - Transitional Commercial
S Lander Ave
A St
Third St
S First St
S Rose St
S Minaret Ave
S Center St
High St
S Laurel St
Locust St
C St
S Broadway
S Golden State
District 2 - Transitional Commercial
Castor St
Fifth St
C St
Vermont Ave
D St
District 3 - Industrial/ Residential
F St
Downtown Opportunity Area
Downtown Districts*
Sites Inventory
Above Moderate Income
Moderate Income
Low/Very Low Income
*Downtown Districts Density Ranges
Downtown Core 20-40 du/ac
Office/Residential 7-30 du/ac
Industrial/Residential 15-30 du/ac
Commercial Transitional 15-30 du/ac
Downtown Core Transitional 7-24 du/ac
0
250
500
1,000
Feet
Source: City of Turlock, 2021; Dyett & Bhatia, 2021

2024 than in 2021, and based on a suite of programs to further incentivize and facilitate ADU production incorporated into the Draft Housing Element, the inventory assumes 10 ADU construction permits per year through 2031 for a total of 80 ADUs throughout the planning period.

Based on a statewide study of ADU affordability,[1] it is assumed that 60 percent of the ADUs/JADUS constructed in the City of Turlock over the planning period (48 units total) will be affordable to low and very low-income households, 30 percent of these units (24 units total) will be affordable to moderate-income households, and 10 percent (8 units total) will be affordable for above moderate-income households.

Table 3-3: Recent ADU Approvals

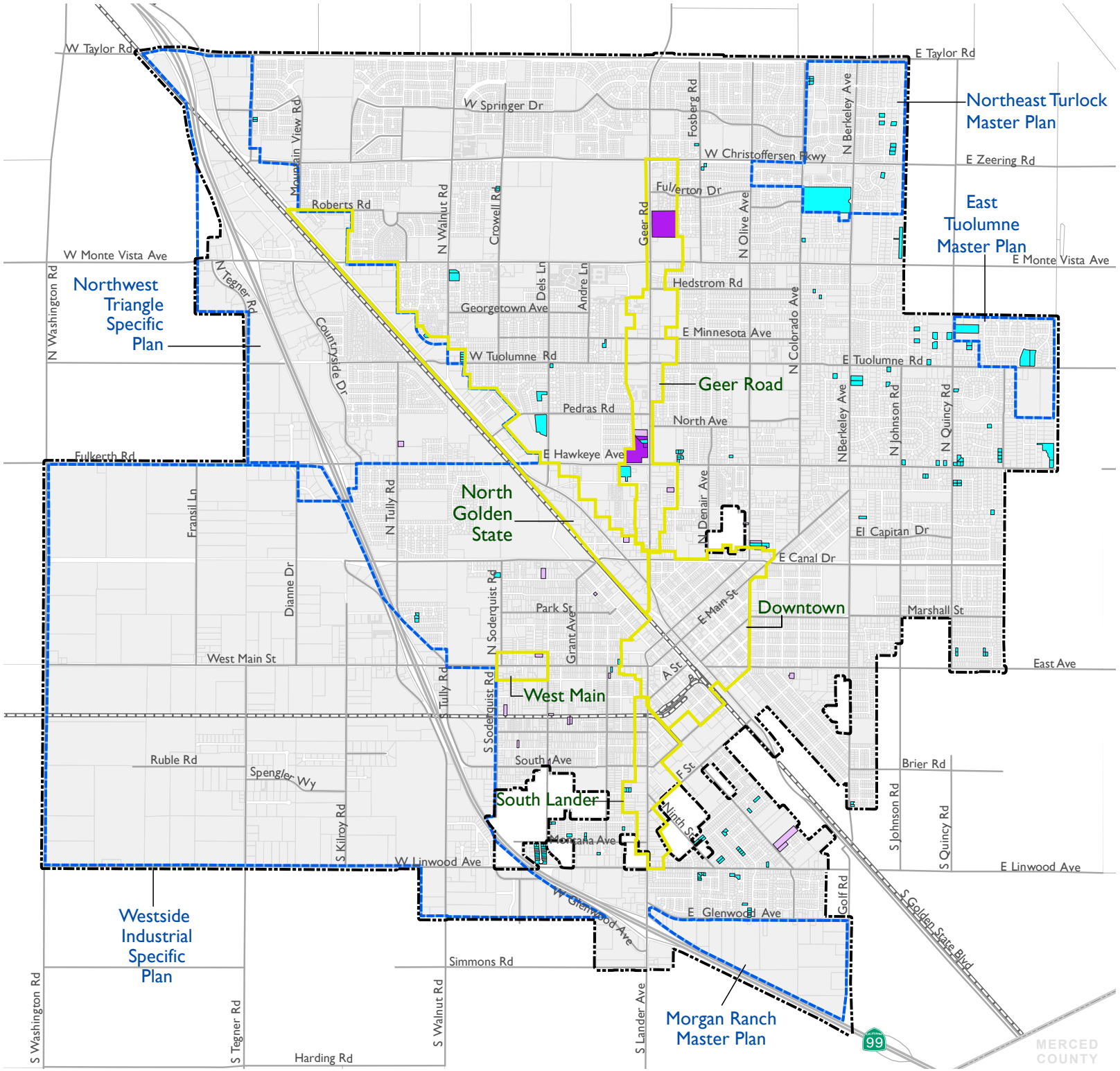
Year	ADU Building Permits Issued
2018	2
2019	3
2020	2
2021	5
2022	5
2023	8
2024	16
Total	**41**
Annual Average (2018-2024)	**5.85**

Source: City of Turlock, Annual Progress Reports, 2018-2024

Vacant Residential Land

Outside of master plan and specific plan areas, there is a total of 189 vacant parcels designated for residential use. Of these parcels, 21 are designated as Very Low Density Residential, 134 are designated as Low Density Residential, 2 are designated Low-Medium Density Residential, 19 are designated as Medium Density Residential, and 13 are designated as High Density Residential. The Very Low, Low, and Low-Medium Density designations all permit single family housing. Vacant sites with these designations are projected to be developed with one unit each, counted toward Above Moderate RHNA. The High Density Residential designation permits housing at up to 40 du/ac, which is at a level deemed affordable to lower income households. Projected units on vacant High Density Residential sites that meet the criteria for lower income RHNA are counted toward VL/L RHNA. Sites that are too small or otherwise do not meet the criteria are counted toward Moderate and Above Moderate income RHNA using the assumptions described above. Overall, vacant residential land in Turlock can accommodate 393 very low- and low-income housing units, 133 moderate income units, and 576 above moderate-income units, for a total of 1,102 housing units. Map 3-3 shows the location of vacant residential parcels within the City limit.

[1] Association of Bay Area Governments, "Affordability of Accessory Dwelling Units: A report and recommendations for RHNA 6", September 8, 2021.



Map 3-3

Housing Element

Vacant Residential Sites

- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Opportunity Area
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Summary of Capacity Under Current Zoning

Based on strategies discussed above, under current zoning, there is capacity for 4,506 new units which represents 78 percent of the City's RHNA allocation of 5,802 units (Table 3-4). However, additional capacity to accommodate 1,296 units is needed, including 886 units at densities above 20 du/ac which are deemed affordable to lower income households. To bridge this gap, rezoning will be needed.

Table 3-4: Units Accommodated Under Current Zoning

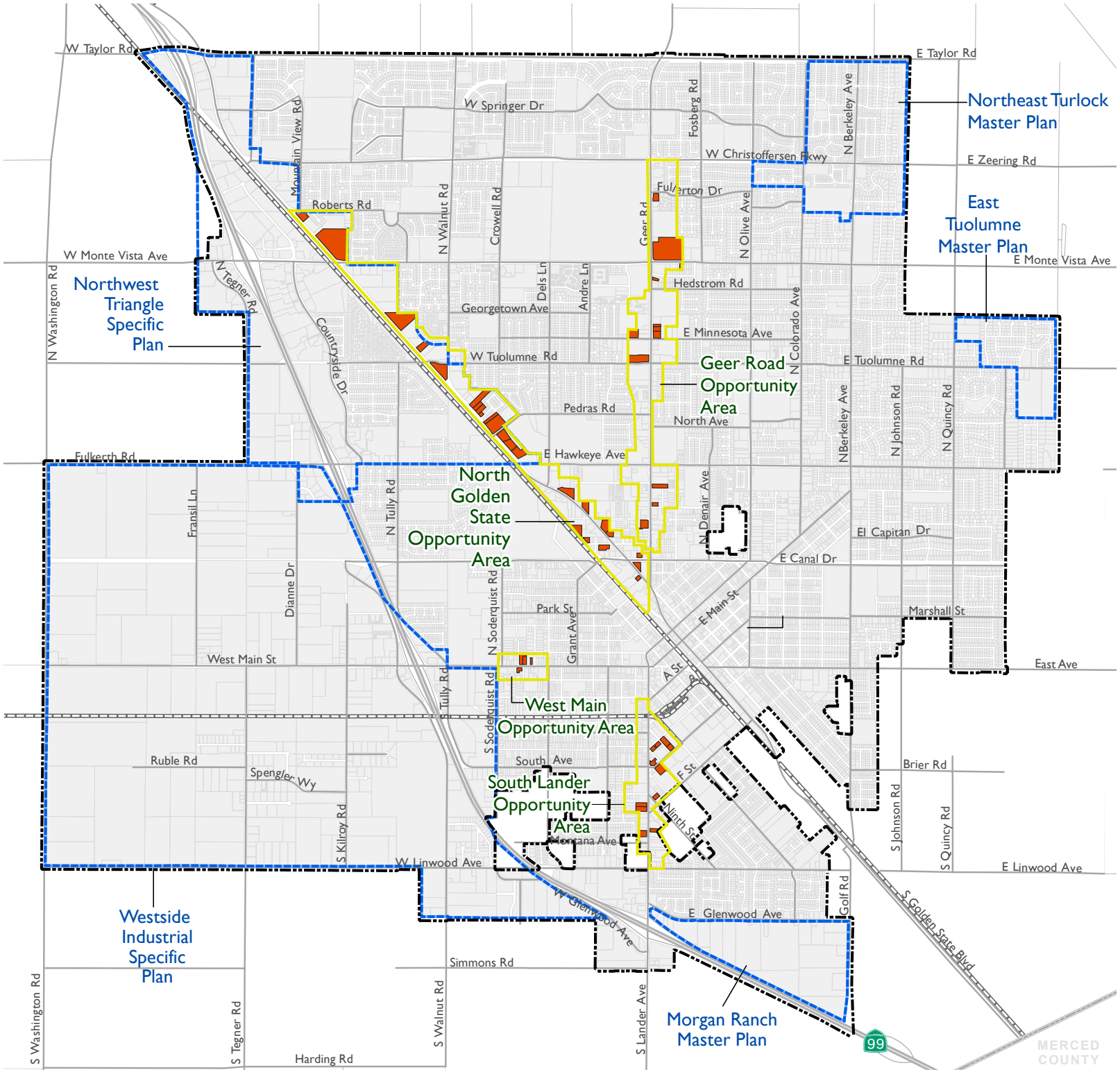
Location/Strategy	*Very Low and Low*	*Moderate*	*Above Moderate*	*Total*
Pipeline Projects	6	370	906	**1,282**
Morgan Ranch Master Plan	450		875	**1,325**
Downtown	425	12	280	**717**
ADUs	48	24	8	**80**
Vacant Residential Land	393	133	576	**1,102**
Subtotal (A)	**1,322**	**539**	**2,645**	**4,506**
RHNA	2,208	1,096	2,498	5,802
% RHNA	60%	49%	106%	78%

ADDITIONAL HOUSING POTENTIAL BY OPPORTUNITY AREA

Based on the community wide survey conducted in the spring of 2024, four areas were identified for potential rezoning to accommodate additional housing as needed to meet Turlock's RHNA obligations. The rezoning strategy would involve a new commercial-residential mixed use (C-RMU) base zone that would apply to underutilized commercial properties in these areas. The new C-RMU zoning would permit multifamily housing suitable for teachers, restaurant and service workers, firefighters, police officers, and others employed in Turlock in these areas in both 100 percent residential and mixed use formats. The C-RMU zoning would allow housing "by right" subject to objective design standards at up to 35 dwelling units per acre and meet the requirements of Government Code Section 65583.2(h) for sites rezoned to accommodate a shortfall of lower income RHNA including:

- Permit multifamily development "by right," subject to objective standards;
- Permit at least 16 units per site at a density of at least 20 du/ac;
- Permit 100 percent residential developments; and
- If mixed use is permitted, require that at least 50 percent of the floor area in a mixed use development be for residential uses.

This section of the chapter introduces the areas where the C-RMU zoning would apply and their capacity for housing with the new zoning , accounting for community input received and State guidance for site suitability. Map 3-4 shows the location of sites to be rezoned C-RMU. A description of development potential in each area and maps depicting sites in each area that can potentially accommodate new housing are included. All of the sites identified to accommodate a shortfall of lower income RHNA meet the requirements of Government Code Section 65583.2(h).



Map 3-4

Housing Element

Sites Rezoned to Accommodate RHNA Shortfall

- Commercial-Residential Mixed Use
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

North Golden State

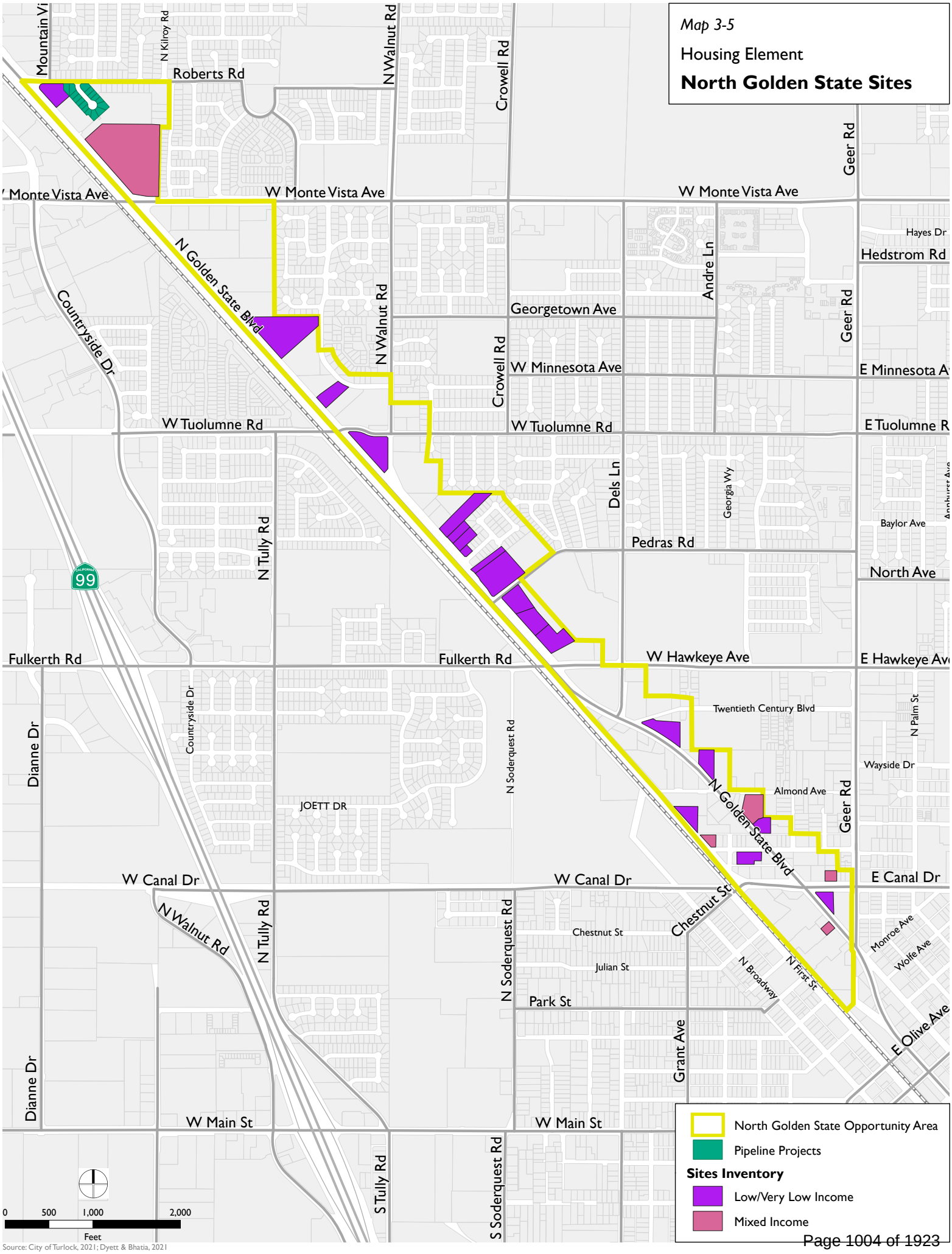
The North Golden State corridor extends along North Golden State Boulevard, from West Tuolumne Road down to Geer Road. Today, this segment of the corridor features a variety of service commercial uses, auto-oriented business, and retail shopping centers, some with large surface parking lots and undeveloped land that could present opportunities for redevelopment. Turlock Transit Routes 3 and 5 travel on North and South Golden State Roads and provide connection to John H. Pitman High School, CSU Stanislaus, Emmanuel Medical Center, Turlock Transit Center, and shopping and restaurants in Turlock Town Center. Parcel size varies from 0.3 acres to approximately 11 acres and is generally larger than sites in the Downtown and West Main opportunity areas. Larger sites offer more opportunity for housing units and a variety of housing types and income categories. Further, there are three clusters of adjacent sites under common ownership offering some of the best opportunities for redevelopment, averaging site size of 1.74 acres. Adjacent sites under common ownership can be developed together, offering economies of scale and helping with the financial feasibility of redevelopment.

In the citywide survey, the North Golden State opportunity area received the highest level of support for high density housing, with respondents indicating preference for 4-5 story apartments (Appendix G). Survey responses also indicated support for mixed-use development along the corridor and highlighted the need for installation of pedestrian and bicycle infrastructure as development occurs. Current zoning applicable along the corridor (Community Commercial and Heavy Commercial) does not permit housing, so the C-RMU zone would be applied to vacant and underutilized sites in the area to facilitate the development of multifamily housing to help meet local need. C-RMU sites are projected to develop at 28 du/ac, which represents 80 percent of the maximum permitted capacity and is consistent with the densities seen in recently constructed and approved projects. As described above in the Affordability Assumptions section, C-RMU sites that meet the criteria for lower income sites are counted toward L/VL RHNA, while sites that do not are counted toward Moderate and Above Moderate RHNA. On this basis, 775 VL/L income units, 291 Moderate, and 95 Above Moderate income units were assumed in the North Golden State area, for a total of 1,161 housing units. Sites are shown on Map 3-5.

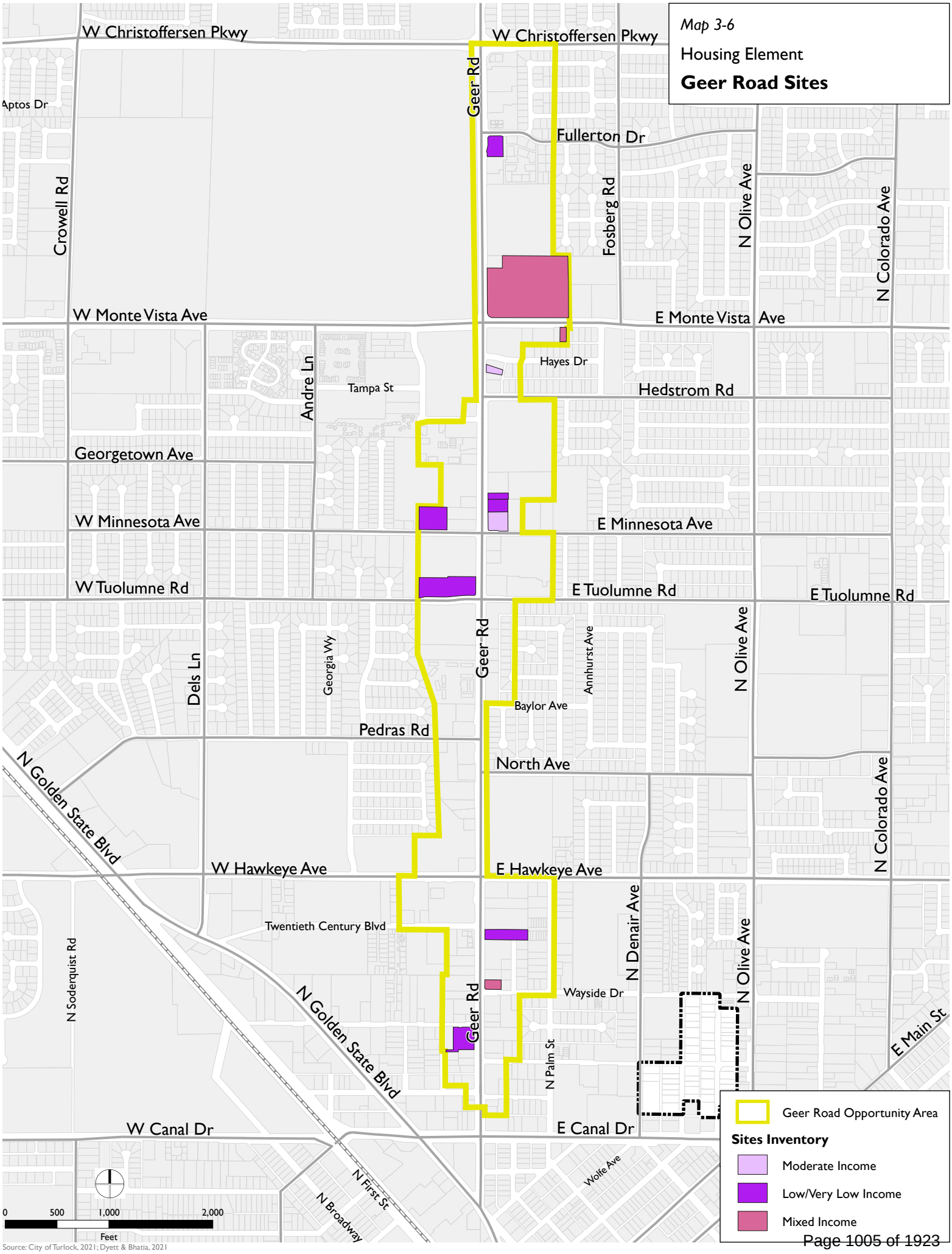
Geer Road

The Geer Road corridor extends along Geer Road, from Canal Drive up to Christoffersen Parkway. Existing development along the corridor consists of a mix of single-family and medium density residential, strip malls featuring fast-food restaurants and banks, and large vacant parcels. Current General Plan land use and zoning for the area permits High and Medium Density Residential along Geer Road and Fulkerth Road, as well as Community Commercial on Geer Road between Monte Vista Avenue and Tuolumne Road. Turlock Transit Routes 1 and 2 travel on Geer Road and provide connection to CSU Stanislaus, Turlock Transit Center, and shopping and restaurants on Countryside Drive. Existing buildings in the area are typically 1- and 2-stories in height with surface parking partially screened from view with trees and landscaping. Vacant land along the corridor with zoning that currently permits housing was accounted for above; however, there are also underutilized parcels with commercial zoning that does not currently permit housing. The size of these parcels is relatively small, ranging from 0.2 acres to approximately 10 acres.

In the citywide survey, there was solid (although not unanimous) support for additional high-density housing along the corridor, including apartments, townhomes, and duplexes and triplexes (Appendix G: Community Survey Report). Accordingly, the C-RMU zone would be applied to underutilized commercial sites to help accommodate local need. C-RMU sites are



Source: City of Turlock, 2021; Dyett & Bhatia, 2021



Source: City of Turlock, 2021; Dyett & Bhatia, 2021

projected to develop at 28 du/ac, which represents 80 percent of the maximum permitted capacity and is consistent with the densities seen in recently constructed and approved projects. As described above in the Affordability Assumptions section, C-RMU sites that meet the criteria for lower income sites are counted toward L/VL RHNA, while sites that do not are counted toward Moderate and Above Moderate RHNA. On this basis, 198 VL/L income units, 255 Moderate income units, and 74 Above Moderate income units were assumed in the Geer Road area, for a total of 527 housing units. Sites are shown on Map 3-6.

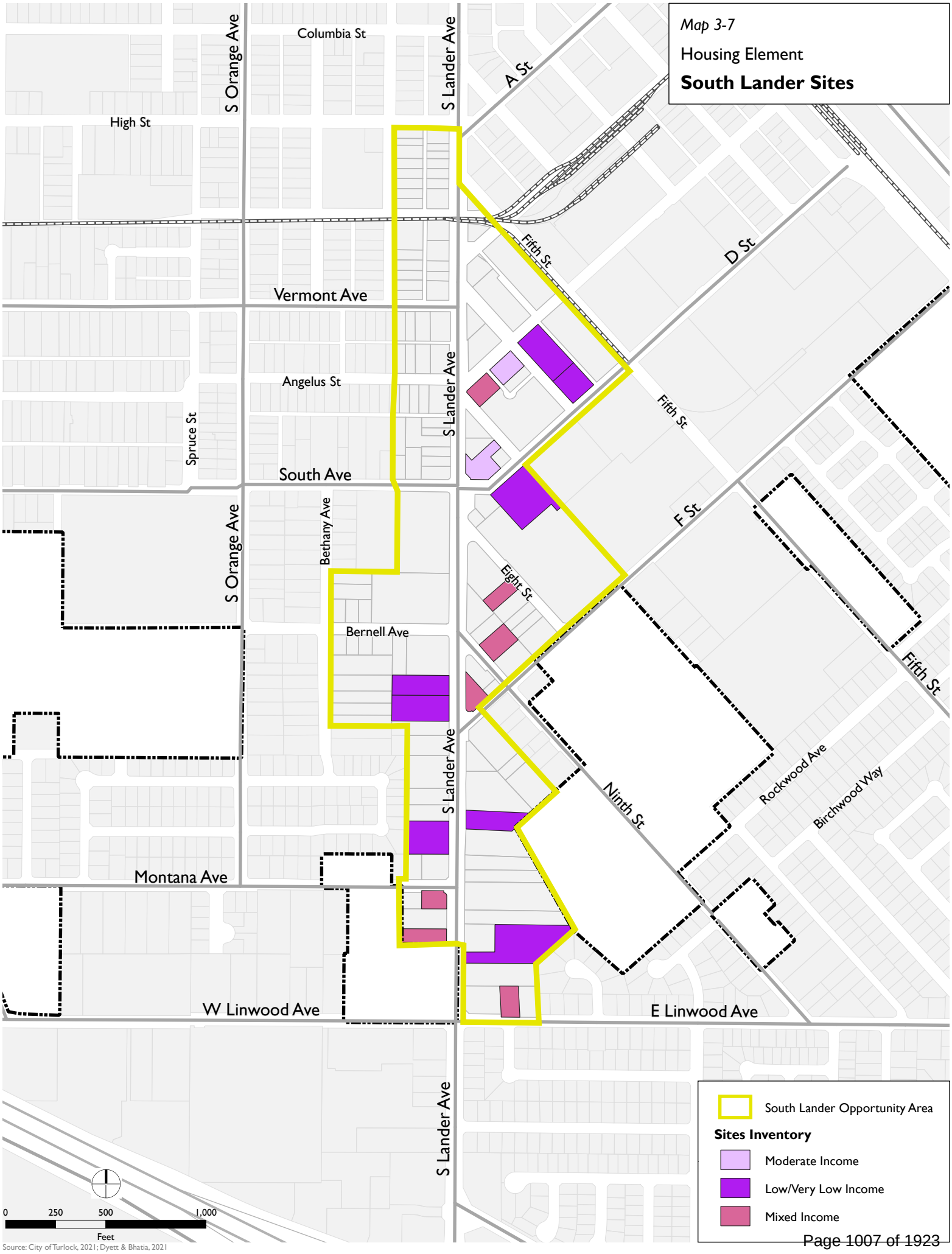
South Lander

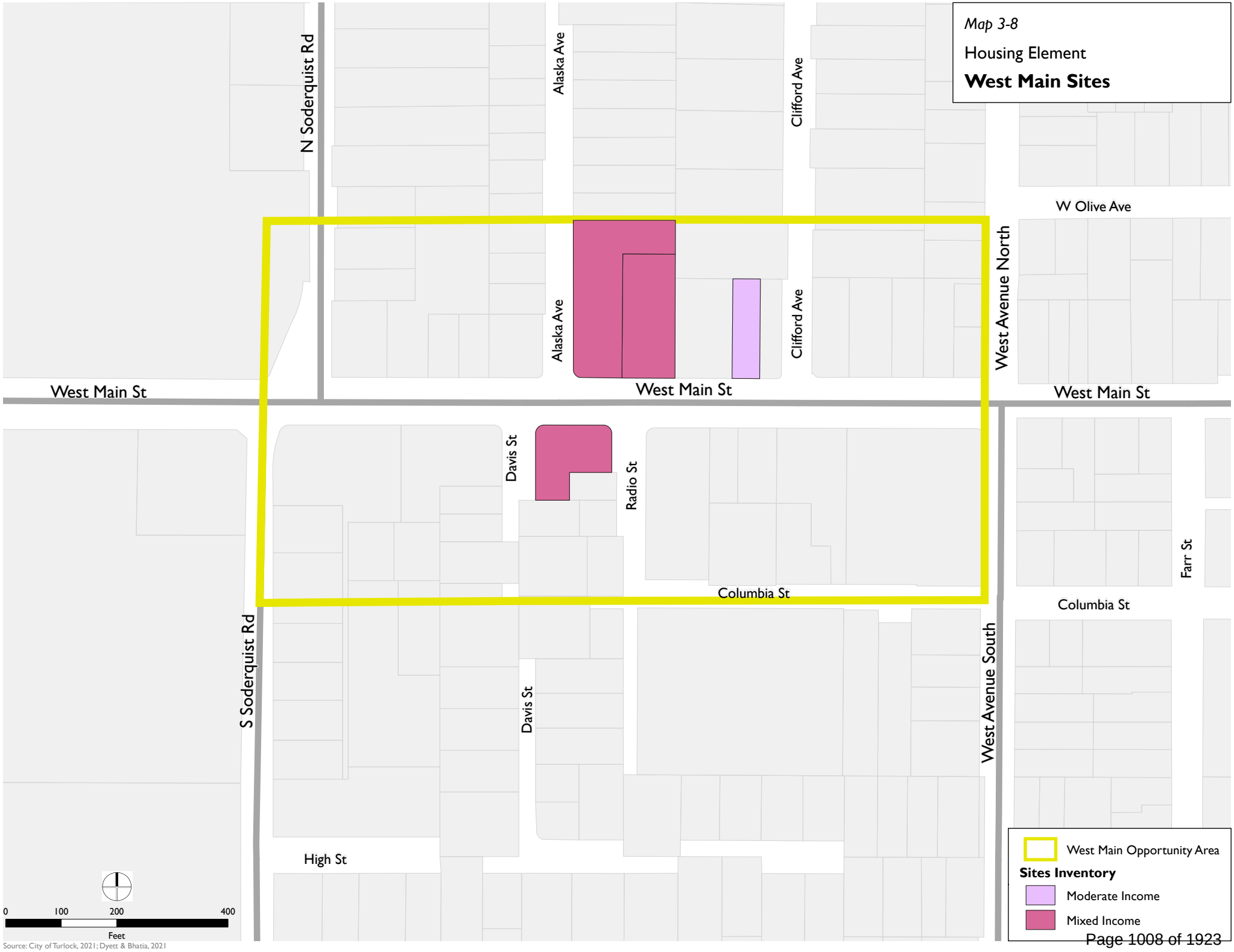
The South Lander opportunity area is located south of downtown along Lander Avenue and features a range of auto-related and industrial businesses today, along with single-family housing amidst businesses. Turlock Transit Routes 5 travels on South Golden State Road and Lander Avenue, and provide connection to Downtown, Turlock Transit Center, and shopping and restaurants in Turlock Town Center. There are a number of underused properties, including some with parking lots, that offer redevelopment potential. The size of underutilized parcels varies from 0.20 to 1.3 acres and is generally smaller than sites in other opportunity areas. Base zoning for these parcels is Community Commercial and Heavy Commercial, which does not permit housing.

In the Citywide survey, there was support for adding a mix of housing types, including apartments, townhomes, duplexes/triplexes, and garden apartments. Community comments indicated support for low-income housing in South Lander. Accordingly, the C-RMU zone would be applied to underutilized commercial sites to help accommodate local need. C-RMU sites are projected to develop at 28 du/ac, which represents 80 percent of the maximum permitted capacity and is consistent with the densities seen in recently constructed and approved projects. As described above in the Affordability Assumptions section, C-RMU sites that meet the criteria for lower income sites are counted toward L/VL RHNA, while sites that do not are counted toward Moderate and Above Moderate RHNA. On this basis, 193 VL/L income units, 70 Moderate income units, and 14 Above Moderate income units were assumed in South Lander area, for a total of 277 housing units. Sites are shown on Map 3-7.

West Main

The West Main opportunity area extends along West Main Street from North Soderquist Road to West Avenue. Today it is home to a mix of commercial, residential, and public uses including auto-related business, restaurants, neighborhood retail and services, and Osborn Elementary School. Turlock Transit Route 6 travels on West Main Street and provides connection to Osborn Elementary School, Turlock Memorial Park, and Turlock Transit Center. A number of commercial properties along this corridor have large areas of surface parking or older buildings that present opportunities for redevelopment with housing. The Community Commercial zoning district that applies to these sites does not currently permit housing. In the citywide survey, there was fair support for smaller-scale multifamily housing, such as duplexes/triplexes, garden apartments, townhomes, and 2-3 story apartments. Respondents supported development that reflects the existing character and style of the surrounding neighborhood, which includes lower building heights and tree-lined streets. Comments from survey respondents also highlighted some needs for this area, including the development of grocery stores and open space and parks. To facilitate the addition of housing in the area, the C-RMU zone would be applied to underutilized commercial properties Sites are shown on Map 3-8. C-RMU sites are projected to develop at 19 du/ac, which represents 80 percent of the maximum permitted capacity and is consistent with the densities seen in recently constructed and approved projects. As described above in the Affordability Assumptions


Map 3-7
Housing Element
South Lander Sites
Columbia St
S Orange Ave
S Lander Ave
A St
High St
Fifth St
D St
Vermont Ave
Angelus St
Spruce St
South Ave
F St
Bethany Ave
Eight St
Bernell Ave
Rockwood Ave
Birchwood Way
Ninth St
Montana Ave
W Linwood Ave
E Linwood Ave
South Lander Opportunity Area
Sites Inventory
Moderate Income
Low/Very Low Income
Mixed Income
0
250
500
1,000
Feet
Source: City of Turlock, 2021; Dyett & Bhatia, 2021



Source: City of Turlock, 2021; Dyett & Bhatia, 2021

section, C-RMU sites that meet the criteria for lower income sites are counted toward L/VL RHNA, while sites that do not are counted toward Moderate and Above Moderate RHNA. On this basis, 25 Moderate income units and 6 Above Moderate income units were assumed in the West Main area, for a total of 31 housing units.

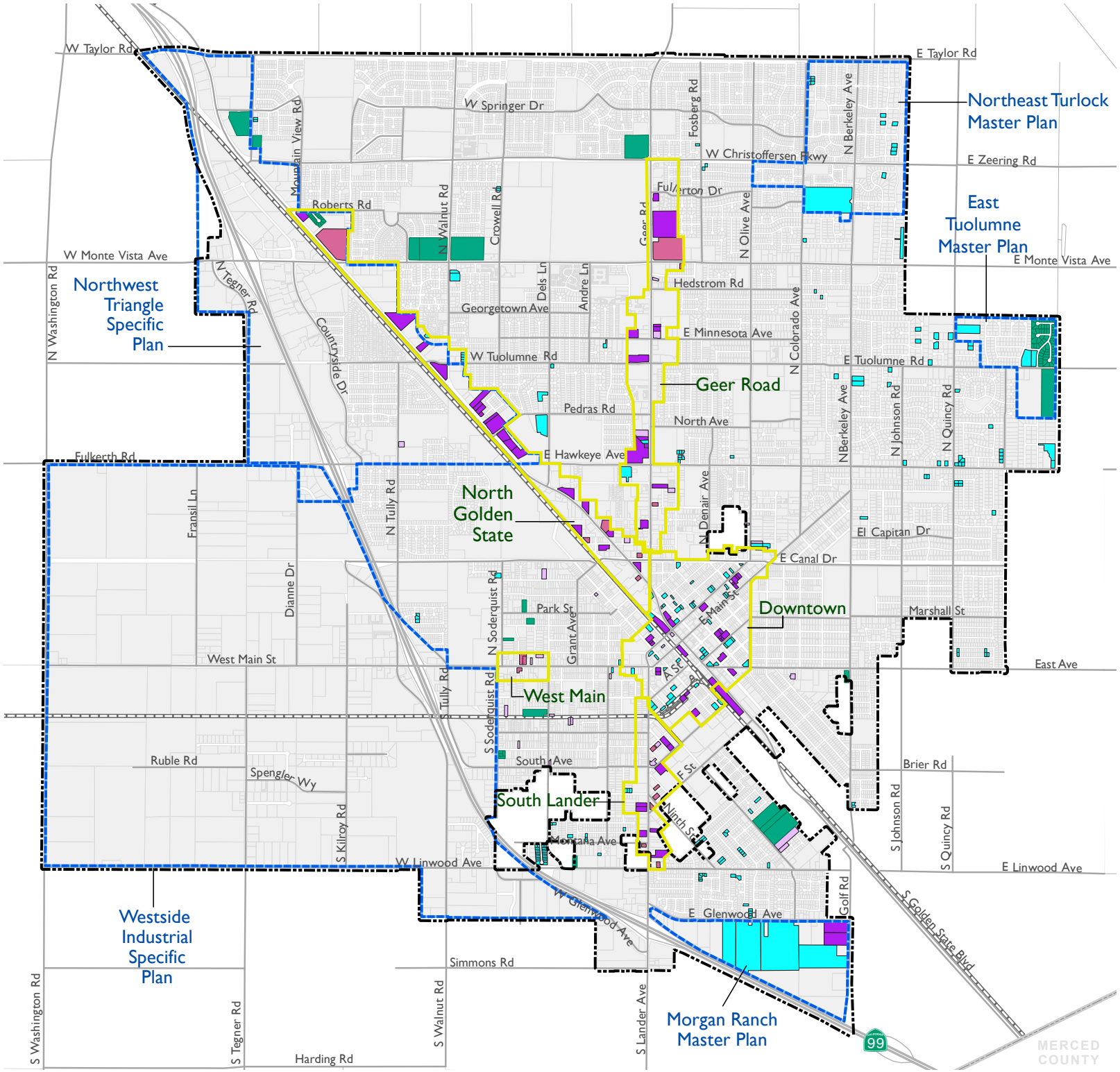
SUMMARY OF RHNA CAPACITY

Table 3-5, below, summarizes the realistic capacity projected for the inventory with the proposed C-RMU zone. It accounts for development of vacant residential land, pipeline projects, ADU production, and development on underutilized commercial sites in opportunity areas where the C-RMU zone would apply. Per State guidance, ADUs are not assigned to individual sites, but rather projected on a citywide basis. Map 3-9 shows the inventory sites at a citywide scale.

Overall, the draft sites inventory demonstrates capacity meet RHNA obligations at all income levels with a buffer. The buffer is required to ensure that there is sufficient capacity to meet RHNA obligations at all times during the planning period, in the event that some sites on the inventory actually develop at lower densities than envisioned. HCD recommends that communities plan for a buffer of at least 10 percent for their RHNA at all income levels. Appendix A contains the full sites inventory in the format required under State law.

Table 3-5: Summary of RHNA Capacity

Location/Strategy	*Very Low and Low*	*Moderate*	*Above Moderate*	*Total*
Units Accommodated Under Current Zoning				
Pipeline Projects	6	370	906	**1,282**
Morgan Ranch Master Plan	450		875	**1,325**
Downtown	425	12	280	**717**
ADUs	48	24	8	**80**
Vacant Residential Land	393	133	576	**1,102**
Subtotal (A)	**1,322**	**539**	**2,645**	**4,506**
RHNA	2,208	1,096	2,498	5,802
% RHNA	60%	49%	106%	78%
Rezoning				
North Golden State	775	291	95	**1,161**
Geer Road	198	255	74	**527**
South Lander	193	70	14	**277**
West Main	0	25	6	**31**
Subtotal (B)	**1,166**	**641**	**189**	**1,996**
GRAND TOTAL (A+B)	**2,488**	**1,180**	**2,834**	**6,502**
RHNA	2,208	1,096	2,498	5,802
% RHNA	113%	108%	113%	112%



Map 3-9

Housing Element

Citywide Sites Inventory

Sites Inventory

- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Mixed Income

- Residential Pipeline Projects
- Opportunity Area
- Specific/Master Plan Area

- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Approximately 60 percent of Turlock's RHNA allocation is accommodated on vacant sites, while the remaining 40 percent is accommodated on sites that are non-vacant, meaning they contain buildings or other significant improvements that are permanent and add significantly to the value of the property. Per State law, if the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, analysis is required to demonstrate the viability of sites for redevelopment with housing during the planning period. This analysis is included in Appendix F.

ADDITIONAL LAND RESOURCES AVAILABLE FOR HOUSING

Other lands with capacity for housing in the City of Turlock include properties owned by religious institutions and residentially zoned land that meets the eligibility criteria for Senate Bill 9 (SB9). This land is not included on the inventory of available housing sites because, as described above, with the proposed C-RMU zone, there is sufficient capacity to meet RHNA obligations at all levels. However, much of this land is located in the north and the east of Turlock in areas identified by the State as High or Highest Resource areas where the existing housing stock is predominantly low density single-family homes. By promoting a wider range of housing types affordable to different income demographics, the City can help affirmatively further fair housing, consistent with requirements in State law. Programs have been included in Chapter 4 Housing Action Plan to address this.

Places of Workshop and Housing

New State laws recognize religious institutions as important partners in affordable housing development and seek to provide incentives to facilitate construction by churches, synagogues, and mosques, such as through the reduced parking requirements available to religious facilities seeking to develop affordable housing on their properties by way of AB 1851. Examples of faith-based affordable housing projects include the Grove Church Tiny Homes Project in Riverside which was completed in 2018 and the Mulberry Village Tiny Homes project in Riverside completed in 2022.

There are at least 34 religiously owned properties in Turlock with vacant land and/or surface parking lots that could be developed with affordable housing, as shown on Map 3-10. The City can conduct outreach to the local faith-based community to understand if there is interest in pursuing affordable housing projects on properties they own and gain an understanding of what the City could do to support housing development by faith-based property owners. On the basis of this outreach, a refined list of candidate properties will be developed together with specific actions the City could take to facilitate the development of affordable housing by interested faith-based institutions, which could include zoning amendments to permit residential development at densities of at least 20 du/ac, permit streamlining procedures, and technical assistance. Program 1-F in Chapter 4 Housing Action Plan envisions the creation of a Congregational Overlay and associated development standards, as well as implementation of a program of technical assistance and development support for interested faith-based institutional property owners, which may include the preparation of factsheets; introductions to qualified design professionals, construction contractors, property management firms, and affordable housing operators; consultations on navigating the development application process.

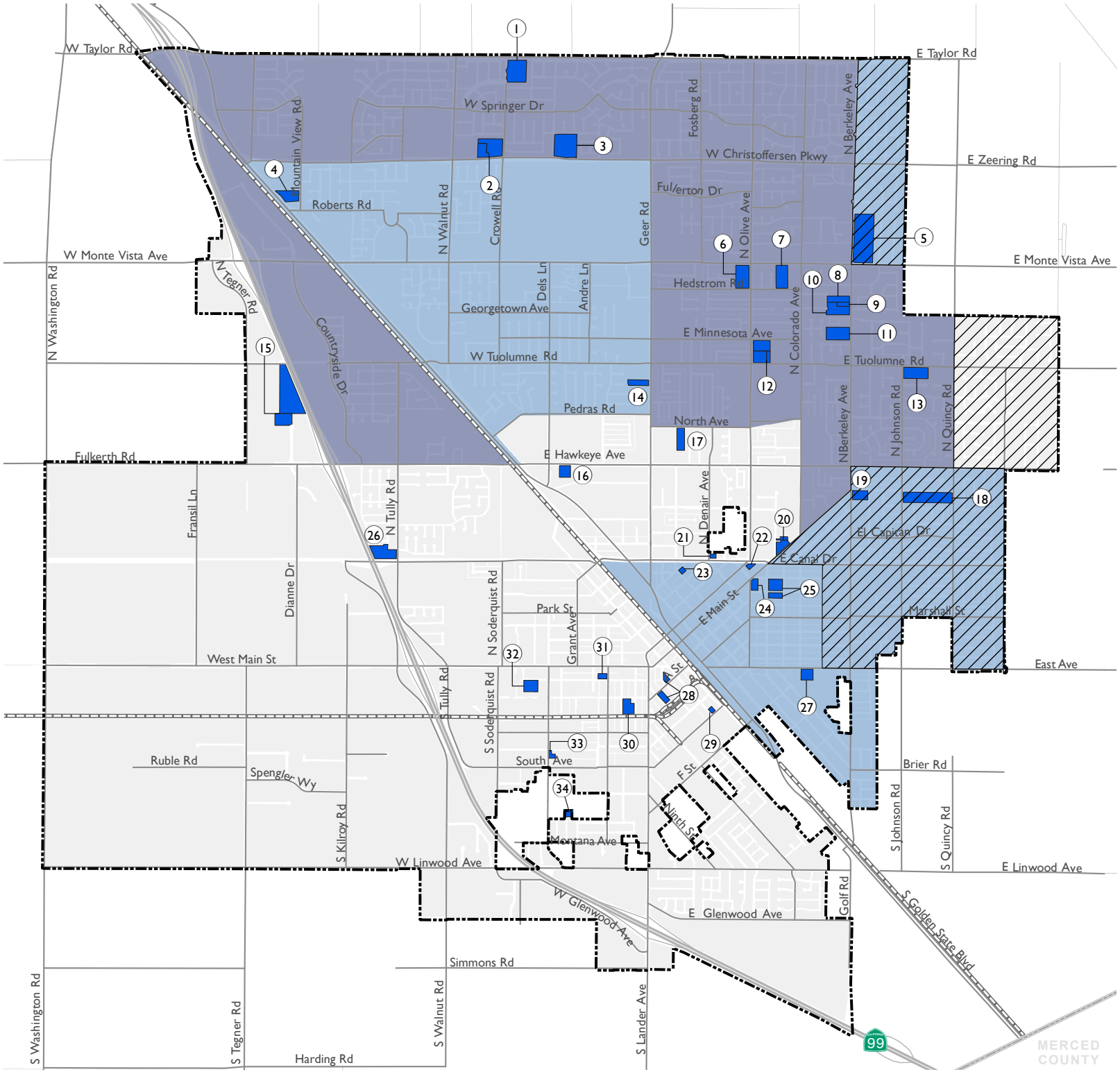
Senate Bill 9 Housing

Senate Bill 9 (SB9), also called the California Housing Opportunity and More Efficiency (“HOME”) Act,

Map 3-10

Housing Element

Religious Properties with Potential for Housing



Religious Properties

Highest Resource Area

High Resource Area

Racially Concentrated Areas of Affluence (RCAA)

City Limit

County

Freeway

Major Road

Road

Railroad

SITE NUM	APN
1	071-002-012-000
2	071-001-014-000, 071-001-015-000
3	071-064-066-000
4	087-030-007-000
5	073-007-011-000
6	072-011-029-000
7	072-012-058-000
8	072-017-006-000
9	072-017-007-000
10	072-017-008-000
11	072-021-003-000,
12	072-024-016-000, 072-024-017-000, 072-024-018-000
13	073-015-049-000
14	071-013-016-000
15	088-010-023-000, 088-010-055-000
16	042-010-019-000
17	072-032-006-000
18	051-002-018-000
19	051-024-023-000
20	042-026-039-000, 042-026-035-000
21	042-024-007-000
22	061-031-012-000
23	061-029-001-000
24	061-032-061-000
25	061-033-002-000, 061-032-057-000
26	089-008-004-000
27	043-026-020-000
28	043-045-015-000, 043-048-047-000
29	043-049-030-000
30	050-024-027-000
31	050-020-041-000
32	050-003-048-000
33	050-030-001-000
34	050-011-042-000

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

is a California state law that enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property without the need for discretionary review or public hearing. The law gives qualifying property owners the right to a maximum total of four units across the two lots, whether as single-family dwellings, duplexes, and/or ADUs. In Turlock, there are over 190 single-family zoned properties that meet the eligibility criteria and that may be good candidates for SB9 housing development (based on A/V ratio) if the owners choose to pursue that option. Smaller scale housing on these properties, shown on Map 3-11, could provide Moderate income households with additional opportunities for homeownership and/or rental units affordable to Moderate and Lower income households. Through Program 1-C in the Action Plan, the City will enact regulations to facilitate SB9 housing for interested homeowners in Turlock, and to promote SB9 housing through community outreach activities, including providing informational handouts at the planning counter, posting information on the City website, raising awareness through email newsletters, and providing information at City events.

Financial Resources

As a small community, and especially since the loss of Redevelopment Agencies statewide, Turlock has limited availability of funds for affordable housing activities. The primary sources of funding and financing are federal and State programs, which the City's Housing Program Services Division leverages to provide local programs and services. Through these funding sources, the City creates and maintains affordable housing for lower and moderate income households.

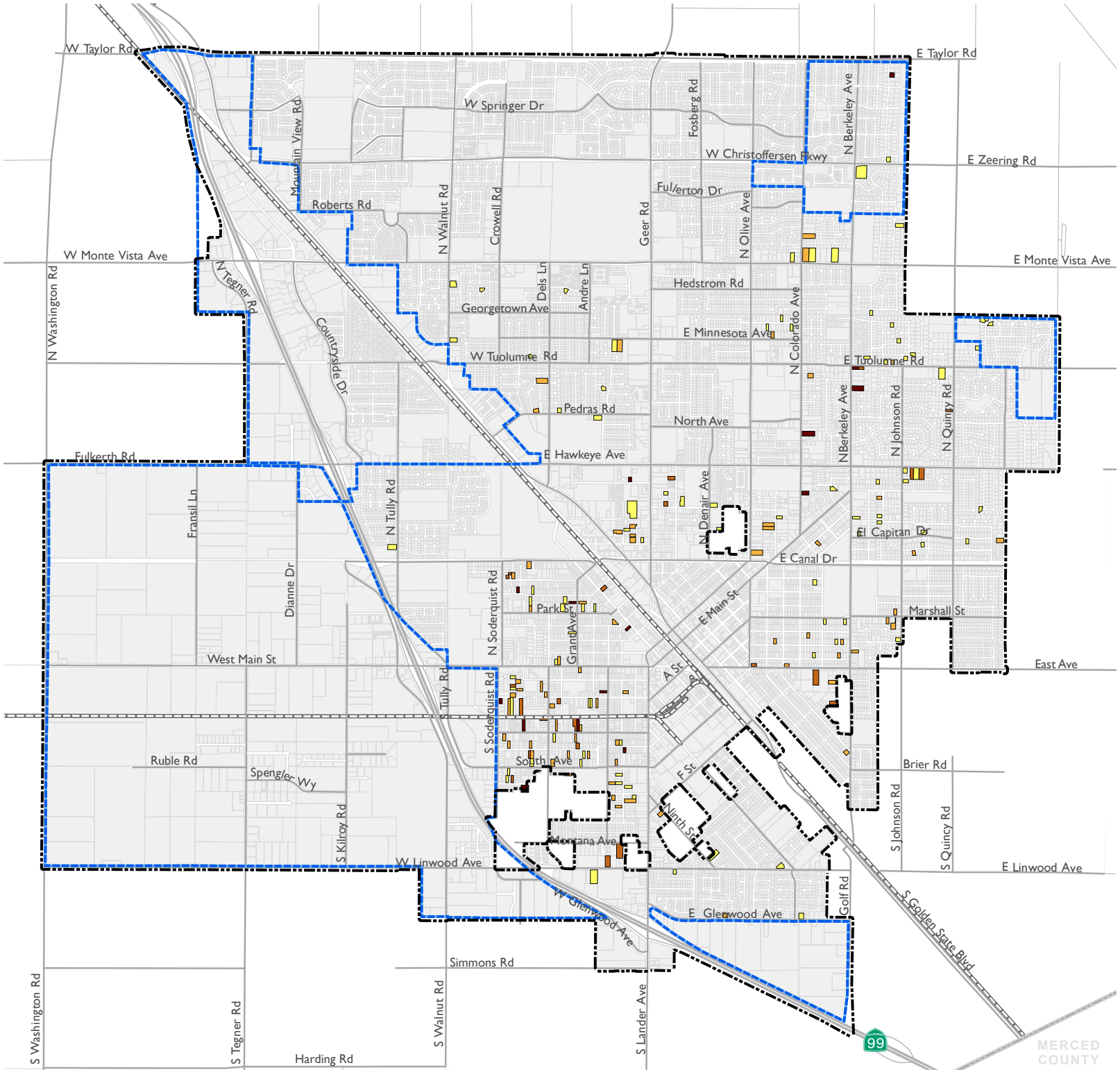
FEDERAL

Community Development Block Grant (CDBG) Funds

Through the CDBG program, United States Department of Housing and Urban Development (HUD) provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, home ownership assistance, and also clearance activities. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Turlock typically receives approximately $650,000 annually, for a five-year total of $3,250,000 from the U. S. Department of Housing and Urban Development (HUD).

HOME Investment Partnerships Program (HOME)

The HOME program provides Federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance. HOME funds are available to Turlock/Stanislaus County HOME Consortium, which includes Stanislaus Urban County and the City of Turlock. Since the 2023-2024 fiscal year, Stanislaus County leads the HOME Consortium, while the City of Turlock is a partner. The HOME Consortium has been awarded an additional estimated $1.2 million in annual HOME funds, for a five-year total of $6,000,000.



Map 3-11

Housing Element

SB9 Candidate Housing Sites

AV Ratio (Improvement/Land Value)

- Up to 0.25
- > 0.25 - 0.5
- > 0.5 - 0.75
- > 0.75 - 0.99

- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

STATE

Permanent Local Housing Allocation

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. The first year of SB 2 funds are available as planning grants to local jurisdictions. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes and will be distributed using the same formula used to allocate federal CDBG. This funding is known as the Permanent Local Housing Allocation (PLHA) and can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of RHNA
- A Housing Element certified by the State HCD is a prerequisite for receiving PLHA fund

Public Financing

The State Housing and Community Development Agency, and HUD, offer construction, rehabilitation, and permanent financing as low as three percent to qualified applicants such as housing authorities or private non-profit developers. These funds are competed for based on participation of other funding sources and local need.

No Place Like Home Program

The No Place Like Home program provides loans to eligible counties to acquire, design, construct, rehabilitate, and/or preserve permanent supportive housing for persons who are experiencing homelessness or chronic homelessness, or who are at risk of chronic homelessness, and who need mental health services. The No Place Like Home Program has the potential to aid affordable housing projects around the State and in Turlock, though a challenge includes how to finance projects.

LOCAL

First Time Home Buyers Program

The City's Turlock First Time Home Buyers (FTHB) Program helps eligible applicants purchase a home with down payment assistance of up to $50,000 or 40 percent (whichever is less) of the sales price of a home. These funds are made possible through federal and State programs.

Housing Rehabilitation Loan

The City of Turlock's Rehabilitation Loan Program helps homeowners and investors preserve and upgrade their homes with a low interest loan. The following areas can be repaired with loan funds:

electrical, plumbing, roofing, broken windows, foundation, pest control, interior/exterior paint, floor coverings, fencing, bathroom & kitchen remodel. City of Turlock staff can assist with application forms, on-site survey of property; determination of repairs needed, bids from qualified contractors, and overview of construction process. These funds are made possible through federal and State programs

Public Service Grants

The Housing Program Services Division provides annual funding to nonprofit organizations through a competitive application process, allocating federal funding available through the CDBG Program. Nonprofits apply for funding to assist individual proposed public service activities in Turlock. A variety of activities are assisted, including teen mother services, free food for the low income, cold weather shelter homeless services, gang prevention services at the local elementary schools and high school.

Administrative Resources

The City of Turlock's Housing Program Services Division creates, maintains and sustains affordable housing opportunities in the community, primarily for persons of low and moderate income, as well as other at risk or vulnerable populations such as the elderly, disabled and the homeless. The Division seeks out grants and other opportunities to develop, rehabilitate or provide loans for the production of low- and moderate-income housing in our community. Specifically, this production of affordable housing units is achieved by assisting families in rehabilitating their homes or rental units through low interest loans, providing down payment assistance to First Time Home Buyers as well as developing new housing units through community collaborations. Through the CDBG program, the Division also provides assistance for public improvements such as curbs, gutters and sidewalks in low-to-moderate income neighborhoods, public service programs for eligible non-profits and agencies, which provide services to individuals who are low-to-moderate income and fair housing services. The Housing Program Services Division administers the following programs locally:

Fair Housing

The Housing Program Services Division offers fair housing resources and contracts with nonprofit organizations to provide services to support fair housing in Turlock. The City of Turlock contracts with Project Sentinel, a fair housing agency which investigates housing discrimination complaints, helps people with disabilities overcome barriers to housing, and provides information and counseling on fair housing and landlord/tenant law. The Division also offers fair housing information from HUD as well.

Foreclosure Resources

The Housing Program Services Division details various resources and organizations that can aid residents about foreclosure. The City's website lists California Housing Finance Agency brochures and videos, ClearPoint Credit Counseling Solutions, a HUD-approved housing counseling agency that offers foreclosure prevention and intervention, as well as other resources that homeowners can call if they feel in danger of facing foreclosure.

Community Resources

The City of Turlock Housing Program Services Division has collected programs and services in the Community Resource Handbook, which includes organizations, websites, hotlines, and services supporting the community. The Community Resource Handbook outlines resources for children and youth services, financial information and assistance, foreclosure information, home repair, senior services, shelter and homeless services, military and veterans resources, among others. The Community Resource Handbook is available on the City's website and at all City Departments at City Hall.

PUBLIC AGENCIES AND NONPROFIT ORGANIZATIONS

Additionally, a variety of public and non-profit agencies serve as resources in the implementation of housing activities in Turlock, as described below. These agencies play an important role in meeting the housing needs of the City. In particular, they are critical in the providing resources for various special needs groups in the community.

Center for Human Services

Center for Human Services is a nonprofit organization serving youth and families in Stanislaus County. CHS serves over 20,000 clients a year through programs in the areas of shelter, juvenile justice services, mental health counseling, school-based services, family resource centers, and substance abuse prevention and treatment. Specifically, CHS offers housing programs with longer-term support (up to two years) to help 18–24-year-olds develop independent living skills and work toward permanent housing.

Family Promise

Family Promise is a national nonprofit that mobilizes communities to help homeless and low-income families achieve lasting independence. Family Promise of Modesto focuses on three main areas of support, making an impact and difference on the homeless community, which include shelter, hospitality, and housing stability. Family Promise operates an Interfaith Hospitality Network, which gives opportunity for people from many faiths and backgrounds to provide shelter, meals and hope to local families in need. Additionally, all adults sheltering with Family Promise agree to participate in intensive case management services. This program helps parents connect to resources they need for education, childcare and job search. New Beginnings, the financial education program, teaches money management concepts and accountability.

Habitat for Humanity

Habitat for Humanity is a community service organization that renovates and builds homes with the goal of eliminating poverty and providing decent shelter for all. Through volunteer labor and tax-deductible donations of money and materials, Habitat for Humanity constructs or rehabilitates homes in partnership with the families that will become the owners of the properties. Rehabilitated or newly constructed homes are sold to the families for the cost of materials through a mortgage that does not include interest or profit. Habitat for Humanity Merced & Stanislaus Counties is actively working with jurisdictions to find and acquire appropriate properties for residential development and redevelopment.

HAVEN/Women's Center of Stanislaus

Healthy Alternatives to Violent Environments (HAVEN)/ Women's Center of Stanislaus is the only dedicated, comprehensive provider of supportive services and advocacy for survivors of domestic violence, sexual assault and human trafficking, regardless of age or gender, in Stanislaus County. The Women's Center provides comprehensive services, including an emergency shelter and serves 2,250 individuals annually. Services provided include support groups for domestic violence and sexual assault, case management services to explore resources available to improve safety, and confidential shelter services for women, men, and children. There is a Turlock office of HAVEN located at 301 Starr Avenue.

Legacy Health Endowment

Legacy Health Endowment (LHE) provides funding and technical support to create healthcare solutions and facilitate improved wellness within Stanislaus and Merced Counties. LHE's role is to assist public/private efforts to create solutions that prevent catastrophic healthcare consequences, as well as serve as a catalyst to improve access to and the quality of healthcare for those who are part of the greater LHE Community. LHE's mission is to improve the health and healthcare of all residents residing within Stanislaus and Merced Counties by increasing access to various healthcare services and educating people about healthy lifestyle decision.

Prodigal Sons and Daughters

Prodigal Sons and Daughters is a faith-based nonprofit organization that offers free services to those affected by addiction and those in the community in need. Services include one-on-one counseling that supports clients to change self-defeating behaviors/habits and management of emotions, grief and trauma support, community connections support for daily living, life skills courses, and learning groups of all topics. Prodigal Sons and Daughters is located in Turlock and available to all families in the Central Valley.

Project Sentinel and Stanislaus County Mediation Center

Project Sentinel is a government-supported fair housing agency dedicated to promoting and developing fairness and equality of opportunity for all people. The program covers Turlock, Modesto, and Stanislaus County residents. They can mediate Landlord/Tenant disputes with the owner or manger, inform the owner or manager of the law, refer you to a state or federal enforcement agency or to a fair housing attorney for legal assistance and are a HUD approved mortgage counseling agency. There is no charge for any of these services.

Stanislaus Community System of Care

The Stanislaus Community System of Care (CSoC) is the regional Continuum of Care (CoC). A CoC is an integrated system of care that guides and tracks homeless individuals and families through a comprehensive array of housing and services designed to prevent and end homelessness. The Stanislaus CSoC provides a variety of resources and support to persons experiencing homelessness and leads homelessness prevention efforts in Stanislaus County.

Stanislaus County Affordable Housing Corporation

Stanislaus County Affordable Housing Corp (STANCO) is a nonprofit organization that promotes the construction and development of affordable housing opportunities for the residents of Stanislaus County, California. STANCO originally organized for the purpose of acquiring land or existing housing and converting the use to affordable housing. Since 1991, STANCO has served Modesto and Stanislaus County by providing or managing over 200 affordable units of housing for families and shared individuals.

STANCO provides transitional and permanent supportive housing to persons with mental health disabilities, as well as owns and operates housing units at rents below market rates for persons who meet certain income eligibility as required by various governmental regulatory agreements. Recently, STANCO has contracted with governmental agencies and other nonprofits to provide property management services for shelter and affordable housing units for those entities.

Stanislaus County Department of Aging & Veterans Services

Stanislaus County Department of Aging and Veterans Services' mission it to help seniors and veterans obtain services and benefits they need to live secure, healthy, independent lives. Senior and Caregiver Programs provided by the department include In-Home Services, Senior Housing Assistance, Meals on Wheels, and Emergency Financial. The department offers a Senior Information Line where seniors may call for more details and assistance in finding housing. In addition, the Office of Veteran Services within the department can assist veterans with compensation for service-related disabilities, home loan benefits (application for certificate of eligibility and program information), and medical benefits.

Stanislaus Homeless Alliance

Stanislaus Homeless Alliance (SHA) is a collaborative entity formed to align homelessness services, planning, and funding among stakeholders in Stanislaus County. The Stanislaus Homeless Alliance consists of community leaders working to end homelessness. SHA promotes alignment and coordination of homeless services funding in Stanislaus County. SHA consists of one primary voting member and one alternate member from each of the following entities: Stanislaus County, City of Modesto, City of Turlock, City of Ceres, West County City, Focus on Prevention Stewardship Council, CSOC Leadership Council, and the Housing Authority of Stanislaus County. SHA brings stakeholders and residents together to identify needs, service gaps, and potential solutions and partnerships to address housing and homelessness needs within the region.

Stanislaus Regional Housing Authority

The Housing Choice Voucher program is a rental assistance program that helps very low-income families to live in market-rate housing units rather than public housing, and is administered by the Stanislaus Regional Housing Authority. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD. SRHA programs include the federal Housing Choice voucher program (formerly known as Section 8 rental assistance program), Conventional Low Rent program, Farm labor program, Migrant Farm labor program, and Conant Place Senior Community located in Modesto, available to seniors in Stanislaus County.

SRHA also administered the Emergency Rental Assistance Program (ERAP) in 2021, distributing emergency rental funds to support people experiencing financial distress as a result of the COVID-19 pandemic. During Direct Federal Allocation (Phase 1) of ERAP, Turlock received a total funding of

$2,189,177, while during State Allocation (Phase 2) of ERAP, Turlock received a total funding of $2,610,895. Eligible households applied through Web Portal, where SRHA then assigned each household to a credit union. Credit unions worked with eligible households on the rental assistance applications. The SRHA then finalized eligibility and distributed funds to landlords and utility companies on behalf of households, as needed.[2]

Turlock Gospel Mission

Turlock Gospel Mission works to end homelessness through the restoration of relationships with God, family and the community. Turlock Gospel Mission offers three meals per day, Monday – Friday, emergency overnight shelter for women and their children, a Women's Restoration Program, and the region's only Day Shelter offering a multitude of services including case management, transportation, and shelter from inclement weather.

United Way of Stanislaus County

United Way is a non-profit organization that aims to help families achieve financial stability by providing support and resources for early care and education, affordable housing, and asset building. United Way also runs Stanislaus County's 2-1-1 program, a free service that connects callers and texters with information about critical health and human services available to them. 2-1-1 has a range of housing related referral services, including housing expense assistance, emergency housing and services for homeless individuals and families, affordable housing options, landlord/tenant assistance, and connection to housing stability services, such as legal services.

We Care Program

We Care Program (WCP)'s mission is to provide transitional and emergency shelter, day center resources, and in collaboration with other agencies, support services to assist homeless individuals in becoming self-sufficient. The WCP provides shelter services for 49 homeless men a night. These individuals fall at or below 80 percent of the area median income and are ineligible for assistance from any other social service agency. WCP also offers a permanent supportive housing program for individuals who are chronically homeless and offer case management and support to clients. WCP also offers a rapid re-housing program for homeless families or individuals to create a plan for long-term housing, offering help with security deposits, first month's rent and utility deposit to enable them to move into new housing.

In addition, WCP runs a four-unit apartment complex and two houses, all managed by Landlords Property Management, which are providing long term affordable housing options to families with low income who are in need in Turlock.

[2] Stanislaus Homeless Alliance, 2021. Available: https://csocstan.com/wp-content/uploads/2021/06/2021-03.10_FINAL_SHA_Presentation.pdf

4 Housing Action Plan

The Housing Action Plan describes the specific goals, policies, and programs the City will undertake to achieve the long-term housing objectives set forth in the Turlock Housing Element. These goals, policies, and programs are intended to provide a framework for increasing the range of housing options in the community, removing barriers and constraints to housing construction, ensuring the continued maintenance of existing housing, and providing equal access to housing opportunities and services for all who live and work in Turlock.

The City's housing policies and implementing programs are organized around six key goals that correspond to community priorities. Quantified and qualitative objectives are described under each program. Geographic targeting and metrics for monitoring progress toward fair housing objectives are detailed in Appendix D, Table D-9. Assumptions are based on past program performance, development trends, land availability, realistic capacity, and future program funding. A timeline depicting the implementation timing and sequence of the programs is included at the end of this chapter.

Goal 1: Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents

Policy 1-1 Maintain sufficient land designated and appropriately zoned for housing to achieve a complementary mix of single-family and multi-family development to accommodate RHNA allocations at all levels throughout the planning period.

Policy 1-2 Promote development of a variety of housing types, sizes, and densities that meet community needs based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.

Policy 1-3 Continue to encourage the provision of a variety of housing choices and types in the community, including innovative forms of housing.

Policy 1-4 Continue to partner with and support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes. Participation of non-profit and for-profit developers in an advisory role when implementing housing programs is desirable to help understand the needs and opportunities in the community.

Policy 1-5 Provide technical assistance to developers, non-profit organizations, or qualified private sector interests in the application and development of affordable housing projects for federal and local financing.

Policy 1-6 Seek federal and state financial assistance to facilitate the provision of necessary public improvements, including, but not limited to water, sewer, storm drainage, and transportation infrastructure benefiting new residential development.

Policy 1-7 Continue to allow manufactured housing units in single-family detached areas to provide a mix of affordable and moderate-income homes.

Policy 1-8 Support California State University Stanislaus (CSUS) and/or private developers building rental housing for students, and support mixed use and multifamily projects close to the CSUS campus.

Programs

Program 1-A **Inventory of Available Sites.** Maintain and publish an inventory of properties available for residential development on the City's website, updating it at regular intervals.

Responsibility: Development Services Department

Timeframe: Publish inventory by January 2025; updates to be made quarterly throughout the planning period.

Objective: At least 5,802 new housing units, consistent with RHNA obligations

Funding: General Fund (staff time)

Program 1-B **Rezoning to Accommodate RHNA Shortfall.** The City will adopt Zoning Code amendments in the form of a new Commercial-Residential Mixed Use (C-RMU) District as a means of promoting the construction of housing for teachers, nurses, firefighters, police officers, restaurant and services workers, and others employed in Turlock. The C-RMU district will apply to vacant and underutilized parcels in the North Golden State, Geer Road, West Main, and South Lander Opportunity Areas shown on Map 3-8, providing property owners with the option to redevelop their land with housing or mixed use projects should they elect to do so. The C-RMU district will permit multifamily housing development at between 20 and 35 dwelling units per acre and will:

- Allow for mixed use development and 100 percent residential buildings on commercial properties within the overlay, with at least 50 percent of the floor area in a mixed use development required to be for residential uses;
- Permit multifamily housing at between 20 and 35 units per acre;
- Provide a ministerial approval process for developments in which at least 20 percent of the units are affordable to lower income households during the planning period, consistent with Government Code 65583.2 (h) and (i); and
- Incorporate objective design and development standards that facilitate achieving the maximum permitted density and ensure appropriate buffering of adjacent residential land uses.

Responsibility: Development Services Department

Timeframe: Adopt amendments creating the C-RMU base zoning district concurrent with Housing Element adoption

Objective: 641 moderate and 1,166 lower income RHNA units by 2030

Funding: REAP grant

Program 1-C **SB 9 Housing Ordinance.** SB 9 is a State law that allows division of lots in single-family residential districts to facilitate the development of smaller scale housing that may be more affordable in existing neighborhoods. The new requirements, which are codified in Government Code sections 65852.21.21 and 66411.7, require ministerial approval of a housing development with no more than two primary units in a single-family zone or subdivision of a parcel in a single-family zone into two parcels subject to compliance with objective development standards and requirements in the State law. This program commits the City to enacting regulations to comply with SB 9 and facilitating SB9 housing for interested homeowners in Turlock, and to promoting SB9 housing through community outreach activities, including providing informational handouts at the planning counter, posting information on the City website, raising awareness through email newsletters, and providing information at City events. Promotional activities will target homeowners in High and Highest Resource Areas (Map D-12) to diversify the range of housing types and affordability in these locations, and in areas of high segregation and poverty (Map D-8) to increase opportunities for homeownership in these locations.

Responsibility: Development Services Department

Timeframe: Adopt the SB 9 Ordinance by Q1 2028; conduct community outreach bi-annually following adoption of the ordinance, with annual progress reporting to HCD through APRs

Objective: Increase opportunities for homeownership, diversify the range of housing types in Turlock, and expand housing choices and affordability in single-family neighborhoods

Funding: General fund (staff time)

Program 1-D **Small Lot Subdivision Ordinance.** A small lot subdivision is a project that constructs several free-standing single-family houses or duplexes on lots that are smaller than conventional single-family lots. Unlike apartments, which are rented, or condominiums, which come with costly condo board fees and assessments, the houses in a small lot subdivision are owned fee simple, meaning that each unit is owned individually. Common areas like driveways or open space are typically governed by a simple maintenance agreement rather than a costly and bureaucratic homeowners association. By reducing lot size (while still providing separation from neighboring homes) and by avoiding condo fees, small lot subdivisions make home ownership more affordable. Under current zoning in Turlock, minimum lot size ranges from 4,500 square feet in the R-L4.5 zone to 14,500 square feet in the R-E zone. Through this program, the City will identify appropriate locations for small lot subdivisions and adopt an ordinance to facilitate their development as part of a strategy to increase the supply of entry level homes and expand options for homeownership. The ordinance should preclude small lot subdivisions if they do not result in an increase in housing supply relative to the number of existing units on the site in order to prevent the displacement of existing rental units.

Responsibility: Development Services Department

Timeframe: Adopt the ordinance by Q1 2027

Objective: Increase the supply of entry level homes and expand options for homeownership in Turlock, targeting 100 new homes for Moderate income households by 2031 with half in High and Highest Resource neighborhoods (see Table D-9, Appendix D)

Funding: General Fund

Program 1-E **ADU/JADU Awareness.** Since 2023, the City has made seven different fully engineered and pre-approved ADU plan sets developed by a local architectural firm available for interested homeowners to streamline and simplify process of building an ADU. As a next step, the City will initiate a program to raise awareness of options and benefits for homeowners, with the objective of promoting the development of ADUs and JADUs in Turlock. The program will include the following elements:

- Citywide email blasts and newsletter articles advertising incentives and resources available to interested homeowners;
- Preparation of an ADU/JADU application checklist and informational handouts on cost-saving building materials and construction techniques;
- Pop up presence at events around City to raise awareness and answer questions;
- Community seminars providing advice and information to interested homeowners.

Responsibility: Development Services Department

Timeframe: Prepare informational materials and launch program by end of Q1 2025 with updates via Annual Progress Report to HCD

Objectives: Outreach, including newsletters, pop ups, and seminars, will be conducted bi-annually following program inception with the aim of issuing 15 ADU/JADU construction permits annually over the planning period with a focus on High and Highest Resource neighborhoods (see Table D-9, Appendix D)

Funding: General Fund (staff time)

Program 1-F **Congregational Overlay.** The faith-based community can play an important role in providing affordable housing in Turlock. The City has identified 34 sites owned by religious institutions with potential for redevelopment over the planning period should the owners wish to pursue that option (see Map 3-9). Current zoning for most of the properties permits housing development; however, cost and familiarity with the development process can be barriers to development even where supportive zoning is already in place. Therefore, to facilitate production of affordable housing projects on properties owned by religious institutions, the City will:

- Adopt a congregational overlay and associated objective development standards that permits affordable housing development at up to 24 dwelling units per acre by-right (consistent with Government Code section 65583.2 (h)

and (i)) on properties owned by religious institutions where affordable housing is proposed, with associated objective development standards that facilitate achieving the maximum permitted density;

- Provide a program of technical assistance and development support to faith-based organizations wishing to pursue affordable housing developments on their properties. This may include the preparation of factsheets; introductions to qualified design professionals, construction contractors, property management firms, and affordable housing operators; consultations on navigating the development application process;
- Proactively conduct outreach to faith-based organizations in Turlock to raise awareness of programs and incentives available to them for affordable housing development. This may include mailers, phone calls, meetings, and publication of information on the City's website.

Responsibility: Development Services Department

Timeframe: (a) Adopt the overlay by Q4 2028; (b) institute program of technical assistance/support in April of year following rezoning; (c) ongoing with regular reporting annually by April of each year thereafter via Annual Progress Report to HCD

Objective: Increase the supply of affordable housing in Turlock, with a focus on High and Highest Resource neighborhoods. Target construction of 50 units of lower income housing over the planning period in High and Highest Resource neighborhoods (see Table D-9, Appendix D)

Funding: General Fund

Program 1-G **Downtown Development Incentives.** Downtown Turlock is a walkable, mixed use district at the center of the community. While there are few vacant parcels, there is strong potential for redevelopment of older, underutilized commercial properties and some surface parking lots within the downtown area. Zoning regulations currently permit residential development and up to 40 du/ac in the Downtown Core district with waived or reduced parking requirements throughout the area; however, in recent years the area has seen little development activity. Parcel size tends to be small, but there are 10 clusters of adjacent parcels under common ownership which present opportunities for coordinated redevelopment. Through this program, the City will work with Downtown property owners to understand barriers to redevelopment and identify regulatory, process, and other incentives to address them. Incentives may include increased building height; reduced landscaping requirements in the IR and DCT zones; increased lot coverage in the DCT, TC, and OR zones; incentives for coordinated redevelopment of small lots; and/or a local density bonus program. Based on input from Downtown property owners, the City will implement zoning amendments and other related incentives to stimulate residential and mixed use development downtown.

Responsibility: Development Services Department

Timeframe: Meet with property owners and identify incentives by end of Q4 2026; adopt/implement incentives by end of Q2 2027

Objective: Target construction of 717 new housing units downtown, including 425 for lower income households by 2031

Funding: General fund (staff time)

Goal 2: Remove or Reduce Constraints to Housing Production

Policy 2-1 Periodically review and revise City development standards to facilitate quality housing that is affordable to all income demographics.

Policy 2-2 Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

Policy 2-3 Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.

Policy 2-4 Continue to implement a short-term fee deferral pro-gram for single family homes that allows for the deferral of fees until the close of escrow.

Programs

Program 2-A **Predevelopment Consultation.** Continue to offer regularly scheduled predevelopment meetings to developers with a proposed project where developers have an opportunity to meet with various City staff representing numerous City departments (i.e. planning, building, housing, economic development, engineering, fire, etc.) to discuss project design, City standards, necessary public improvements, and funding strategies. At the predevelopment meeting, educate applicants about the City's mechanisms for incorporating affordable units in new residential development projects, such as using density bonuses or including ADU/JADUs. Continue offering a "pre-development tip sheet" to project proponents.

Responsibility: Development Services Department

Timeframe: Beginning Q1 2024 and throughout the planning period

Objective: At least 5,802 new housing units by 2031

Funding: General Fund (staff time)

Program 2-B **Objective Standards for Multifamily and Mixed Use Development.** Turlock is one of 254 jurisdictions in California that has not made sufficient progress toward its Above Moderate and Lower Income RHNA. Accordingly, pursuant to SB423, the City must offer a Streamlined Ministerial Approval Process for housing developments that propose to make at least 10 percent of their units affordable to lower income households. Additionally, the City requires discretionary permits (Minor Discretionary Permits (MDP) or Conditional Use Permits (CUP)) for most multifamily, group homes, and group quarters, and findings the existing ordinance requires for action on both MDPs and CUPs are subjective and, therefore, inconsistent with the requirements of State law, which mandate objective

standards for review of residential projects. Through this program, the City will adopt objective standards to meet the requirements of SB 35 and bring the ordinance into compliance with other provisions of the Housing Accountability Act. The City will also prepare application checklist forms that staff can use to quickly determine whether projects are eligible for expedited processing.

Responsibility: Development Services Department

Timeframe: Prepare objective standards by end of Q2 2026; adopt by end of Q3 2026

Objectives: Compliance with State law

Funding: REAP funds

Program 2-C **Design Review.** Design review of multifamily projects is conducted at the staff level in Turlock with reference to applicable master/specific plan standards and the City's design guidelines, which have not been codified. Through this program, the City will review the design guidelines, translate guidelines into objective standards, and adopt or incorporate into the zoning code. Additionally, as part of this program, the City will amend minor discretionary permit approval findings 2 and 4 to remove subjective findings and replace with objective standards that are based on measurable criteria and verifiable external benchmarks.

Responsibility: Development Services Department

Timeframe: Prepare objective standards by end of Q2 2026; adopt by end of Q3 2026

Objectives: Facilitate development of 2,208 multifamily units by 2031

Funding: General fund and grant funding

Program 2-D **Morgan Ranch Sewer Lift Station.** The Morgan Ranch Master Plan, adopted in 2015, envisions construction of 1,325 new homes in the southern part of Turlock, including 875 single-family homes and 450 multifamily homes. While the City has been in communication with interested developers in the years since adoption, no housing has yet been constructed. A key barrier to development has been the cost of sanitary sewer improvements needed to ensure adequate sanitary sewer facilities to serve future development in the Master Plan area, including a new lift station and new sewer mains. Development fees adopted with the master plan were intended to fund these improvements; however, to assist with the financial feasibility of master plan development, the City will construct a sewer lift station consisting of two pumps with capacity of 1.2 million gallons per day at the Golf Road / Glenwood Avenue intersection in the eastern part of the master plan area.

Responsibility: Public Works

Timeframe: Complete construction by end of Q4 2025

Objectives: Facilitate development of 1,325 new homes by 2031

Funding: CFF funds

Program 2-E **By Right Rezoning of Sites from Prior Inventories.** Several sites on the inventory were also included on prior Housing Element inventories (see Map 4-1). As these sites are also anticipated to accommodate lower income RHNA during the 2023-31 planning period, the City will create a zoning provision to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households.

Responsibility: Development Services

Timeframe: Upon adoption (rezoning to be adopted together with Housing Element)

Objective: 2,208 lower income RHNA units by 2031

Funding: REAP funds

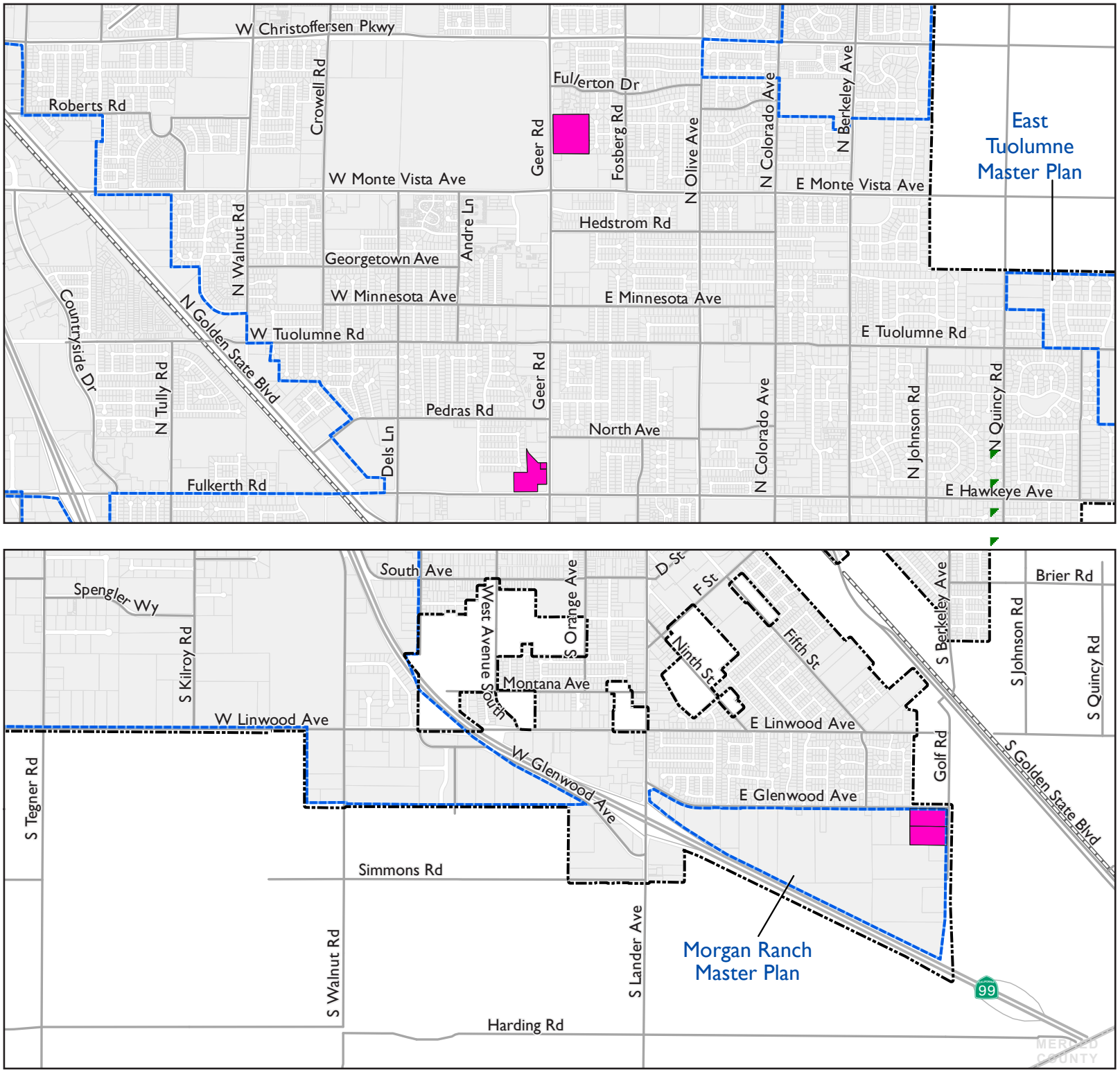
Program 2-F **Live-Work Units.** The Zoning Code includes provisions for home-based work in all residential units and for artist' studios in the downtown area that allow a place of residence for the artist as a secondary use subject to a Minor Discretionary Permit. The Code does not, however, provide for live-work units for workers other than artists. Through this program, the City will identify areas appropriate for live-work uses (such as along North Golden State, South Lander, and Geer in proximity to downtown) and revise the Zoning Code to establish provisions for live-work units other professions and vocations beyond artists who want to live and work in the same space. These provisions would treat live-work development as a commercial use with incidental residential subject to conditions intended to protect other uses both within and adjacent to the live-work unit.

Responsibility: Development Services Department

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Facilitate permits for 110 live-work units by 2031

Funding: REAP funds



Map 4-1

Housing Element

Rezoning to Allow Developments by Right

- Vacant sites included in two or more prior inventories
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Railroad

Parcels

044-025-007-000
044-025-006-000
072-046-001-000
071-015-017-000
071-015-013-000

0 0.125 0.25 0.5 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Program 2-G **Manufactured Housing.** The Turlock Zoning Ordinance defines "manufactured housing" as single-family detached housing built to federal standards and allows such housing in all districts where residential uses are permitted, subject to a Minor Discretionary Permit in the R-M district and a CUP in the R-H district. Manufactured housing is also subject to architectural review. However, requiring a discretionary permit for a manufactured housing unit on a lot where stick-built units are permitted by right conflicts with State law. Further, Government Code Section 65852.3 limits architectural requirements imposed on a manufactured home structure to its roof overhang, roofing material, and siding material. Through this program, the City will revise the zoning ordinance to make manufactured housing subject to the same requirements applicable to stick-built units in the same district and amend the Code to allow small residential structures on a mobile base ("tiny homes") to be treated as a type of ADU.

Responsibility: Development Services Department

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-H **Zoning for People with Disabilities.** Approximately 12 percent of the population in Turlock has a disability, which is comparable to the share of the population of Stanislaus County as a whole. Through this program, the City will amend the zoning ordinance to remove obstacles to providing housing for people with disabilities in Turlock. Amendments will include:

- Revising definitions to incorporate and define the term to refer to "household" and define the term as "one or more persons living together as a single housekeeping unit in a dwelling unit;"
- Including definitions or use classifications for residential care, supportive housing, and transitional housing that classify all accommodations for persons with disabilities as a residential use and cross-reference State law; and
- Establishing use regulations and development standards applicable to housing for persons with disabilities based on the development type.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objectives: Compliance with State requirements

Funding: REAP funds

Program 2-I **Low-Barrier Navigation Centers.** Government Code Section 65660 requires municipalities to allow a Low Barrier Navigation Center (LBNC) to be permitted

by right in mixed-use districts and nonresidential zones that permit multifamily development. LBNC means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it must process them ministerially as required by State law. The City will amend the Zoning Ordinance to:

- Revise the Use Classification Descriptions to identify LBNCs as a type of emergency shelter and define them as "A housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.
- Allowing LBNCs as a by-right use in all zones where mixed-use development is permitted and in all nonresidential zones where multifamily uses are permitted.
- Establish standards applicable to LBNCs that incorporate best practices to entry

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-J **Transitional Housing.** Transitional housing acts as a bridge between a crisis shelter and permanent housing, providing temporary housing while residents develop more independent living skills and stability. Government Code 65583(c)(3) requires that transitional housing be treated as a residential use and be subject only to those restrictions that apply to other residential uses of the same development type in the same zone. While the Turlock Zoning Code permits transitional housing serving six (6) or fewer is permitted by-right in the R-M and R-H zones, the same limit in the number of residents is not imposed on other housing types in the R-M and R-H zones. Additionally, transitional housing is not clearly permitted by right in the DC, DCT, TC, IR, and OR zones, unlike other multifamily housing types. Therefore, the Zoning Code will be updated to remove the 6-person limit on transitional housing developments in the R-M and R-H zone and to permit transitional housing by right in the DC, DCT, TC, IR, and OR zones, subject to the same standards that apply to other residential uses of the same development type in the same zone.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-K **Expand Online Transparency.** Government Code section 65940.1 requires cities and counties to provide transparency in publicizing land use controls and fees. The Planning Office website provides links to a variety of resources as well as links to downloadable versions of Land Use Plans, Regulations, and Studies. The City must also continue to ensure that the on-line version of the City Code is regularly updated and that revisions to review procedures are available on-line as well as in handouts at the Planning counter. This program commits the City to ensuring these requirements are met and to addressing the recently enacted regulations in Government Code section 65913.3 requiring cities to compile lists specifying information applicants must provide to obtain post-entitlement phase permits.

Responsibility: Development Services Department

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-L **Water and Sewer Priority.** State law requires that public agencies providing water or sewer services adopt written policies and procedures that grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households. While there is adequate water supply and sewer capacity to serve existing and projected development under the 2023-31 Housing Element and there has not historically been a need to ration or prioritize supply, to comply with State law the City will adopt a resolution including written procedures for compliance with Government Code Section 65589.7, ensuring that proposed developments that include units affordable to lower-income households are granted priority for water and sewer service allocations and hookups to the City's conveyance system.

Responsibility: Municipal Services

Timeframe: Adopt by end of 2025

Objective: Compliance with Government Code Section 65589.7

Funding: General Fund

Program 2-M **Permit Processing Time Improvements.** Through this program, the City will identify and implement solutions to help reduce the time it takes developers to obtain building permits, including (a) engaging a consultant to audit City processes and documents to identify improvements the Development Services Department can make to help expedite the permit process; and (b) implementing new permitting software which will automate the plan review routing process and track status to help ensure efficient processing. The goal of these efforts is to help improve plan check turnaround times and will add transparency to the process.

Responsibility: Development Services Department

Timeframe: Complete audit by end of Q4 2025; implement software starting Q2 2026.

Objective: Improve plan check turnaround times and will add transparency to the process

Funding: General Fund and Records Management Fees (software purchase and staff time)

Program 2-N **Single-Room Occupancy Units.** A single room occupancy unit provides living and sleeping space for the exclusive use of the occupant but requires that the occupant share sanitary and/or food preparation facilities with others. This type of housing is an alternative housing that is affordable to extremely low-income households. Turlock's current regulations do not recognize Single-Room Occupancy (SRO) units as a type of housing. The Zoning Ordinance will be revised to comply with State law regarding the treatment of SRO units. Changes will include:

- Amending the zoning code to define single-room occupancy (SRO) units as a residential use and establish standards; and
- Allowing SRO-development in new and renovated mixed-use building and in exclusively residential buildings in CL, CH, and CC zones.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-O **Reasonable Accommodation Ordinance.** To eliminate constraints on requests for reasonable accommodation, the City will adopt a reasonable accommodation that sets forth a clear, accessible process for individuals with disabilities—or developers of supportive housing—to request reasonable modifications or waivers of local land use, zoning, and building rules to ensure equal housing access. The ordinance will outline application procedures, criteria for evaluation, timelines for decisions, and an appeals procedure, all to align local practices with federal and California fair housing mandates.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: General Fund

Program 2-P **Supportive Housing.** Supportive housing offers permanent, stable living situations for those in need of a continuum of care plan, such as treatment for adult clients with serious mental illness and co-occurring disorders. Government Code 65583(c)(3) requires that supportive housing be treated as a residential use subject only to those restrictions that apply to other residential dwellings of the

same type in the same zone and that it be permitted by right in all zones where multifamily and mixed uses are permitted. Further, State law establishes time limits for review of supportive housing project applications and prohibits cities from imposing parking requirements on supportive housing developments within a 1/2 mile of a public transit stop. While the Turlock Zoning Code permits supportive housing serving six (6) or fewer by-right in the R-M and R-H zones, the same limit in the number of residents is not imposed on other housing types the R-M and R-H zones. Additionally, supportive housing is not clearly permitted by right in the DC, DCT, TC, IR, and OR zones, unlike other multifamily housing types. Therefore, the Zoning Code will be updated to meet all requirements of Government Code section 65651 regarding by right permanent supportive housing, including by:

- Removing the 6-person limit on supportive housing developments in the R-M and R-H zone;
- Permitting supportive housing by right in the DC, DCT, TC, IR, and OR zones, subject to the same standards that apply to other residential uses of the same development type in the same zone;
- Clarifying that the City will notify proponents of supportive housing developments regarding the completeness of an application within 30 days of receipt, and once the application has been deemed complete, that the City will complete review of the application within 60 days for projects of 50 units or less or within 120 days for projects of 50 units or more, consistent with State law;
- Revising the findings for granting a conditional use permit for licensed group homes for 7 or more residents in Turlock Municipal Code 9-5-604(c) so that they are limited to objective standards that do not constrain these residential uses. Specifically, finding a will be revised to remove the word "adequate," which is subjective, and instead state that the proposed use will meet the applicable objective standards established in the Code for size and shape; and finding c will be revised to state that the proposed use will not exceed applicable objective standards for noise, odors, or other environmental considerations established in the Turlock Municipal Code to ensure land use compatibility; and
- Waiving parking requirements for proposed supportive housing projects located within a 1/2 mile of a public transit stop. In areas where parking is not waived, amend standards to require that off-street parking for group homes of 6 or fewer residents be consistent with requirements for single-family homes and off-street parking requirements for group homes of 7 or more residents be consistent with requirements for multifamily developments; and
- Monitoring and tracking applications for Unlimited and Large Group Homes and at the midpoint in the planning cycle assess whether the CUP requirement or parking requirements have constrained the development of such uses. If either the CUP or parking requirements is found to be a constraint, amend the zoning code to address the constraint within 6 months of the assessment.

Responsibility: Development Services

Timeframe: (a) Complete rezoning by end of Q42026 as part of an omnibus code cleanup; (b) Assess whether the CUP requirement has constrained development of Unlimited and Group Homes by the end of Q2 2027 and if required to address a constraint, implement corrective action by the end of Q4 2027

Objective: Compliance with State requirements

Funding: REAP funds

Program 2-Q **Treatment of Group Homes.** HCD guidance on group homes states that, regardless of the number of residents, group homes that do not provide licensable services should be permitted in all residential zones in the same manner and subject to the same provisions as other single-family and multi-family uses. However, group homes providing licensable services to more than six residents may be conditionally permitted or subject to other discretionary processes to the extent that such requirements and processes do not represent a discriminatory constraint. Per Section 9-3-202 of the Turlock Municipal Code, Unlimited Group Homes (13 or more residents) are not permitted in the R-E, R-L, or R-L4.5 zones and are permitted with a CUP in the R-M zone and with an MDP in the R-H zone. Large Group Homes (between 7 and 12 residents) are not permitted in the R-E zone but are permitted with a CUP in the R-L and R-L4.5 zones and with an MDP in the R-M and R-H zones. No distinction between facilities that offer licensable services and those that do not is made. Therefore, to comply with State law the City will amend the zoning code to permit Unlimited and Large Group Homes that do not provide licensable services by right in the R-E, R-L, R-L4.5, R-M, and R-H zones subject to the same conditions and standards as apply to other permitted residential uses in the same zones.

Responsibility: Development Services

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State requirements

Funding: General fund (staff time)

Program 2-R **Emergency Shelters.** Turlock has established an Emergency Shelter Zoning Overlay which applies in the downtown area and permits these facilities by right, subject to compliance with applicable objective standards. The total number of beds permitted in the overlay is capped at 200, based on usage statistics gathered at the time the Overlay was adopted. Exceptions to the cap are permitted by CUP. However, homeless Point-in-Time (PIT) count data indicates that homelessness has increased since that time and need has been in excess of the 200-bed cap since 2022. Therefore, to ensure that the cap does not preclude the provision of shelter beds needed to meet the need as calculated on the basis of the latest available annual PIT data, the City will increase the cap to 245 beds in Q2 2026 and annually each year thereafter will evaluate the need to raise the cap if needed to accommodate the need as calculated on the basis of the latest available annual PIT data. Linking the annual review to the latest available PIT count data will also ensure that the cap will not deter future emergency shelters that may be needed to accommodate unmet need.

Additionally, amendments to Government Code section 65583, subdivision (a)(4) enacted in 2023 pursuant to Assembly Bill 2339 expanded the definition of "emergency shelters" to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The definition of emergency shelter currently established in Turlock Municipal Code Section 9-1-202 is not consistent with these amendments. Accordingly, through this program the City will revise the definition of emergency shelter in Section 9-1-202 to include other interim interventions consistent with Government Code section 65583, subdivision (a)(4).

Responsibility: Development Services Department

Timeframe: Amend Turlock Municipal Code to increase Emergency Shelter Overlay cap to 245 beds and revise the definition of emergency shelters by Q2 2026

Annually in Q2 each year thereafter, evaluate the need to raise the cap if needed to accommodate the need as calculated on the basis of the latest available annual PIT data and take corrective action as warranted

Objective: Help provide for the needs of homeless individuals in Turlock based on the latest available PIT count**;** comply with State requirements

Funding: General Fund

Program 2-S **ADU Ordinance Review.** Section 9-2-119 of the Turlock Municipal Code established regulations for Accessory Dwelling Units (ADUs). The regulations were amended in May 2024 to comply with recent State requirements. Through this program, the City will submit ADU ordinance to HCD for review and, if necessary, amend the ordinance for compliance with State law based on findings from HCD within six months of receipt.

Responsibility: Development Services Department

Timeframe: Submit ADU ordinance for review in Q2 2026; amend ordinance for compliance with State law within six months of receipt of findings from HCD

Objective: Facilitate construction of 80 ADUs by 2031

Funding: General fund (staff time)

Program 2-T **Master Plan Phasing.** Responsible growth management is a long-standing focus of City policy, which dates back to the adoption of a Growth Management Program in the late 1980s. The General Plan incorporates a growth management strategy intended to provide for the orderly planning of expansion areas, ensure the adequacy of public facilities and infrastructure citywide, protect valuable agricultural land surrounding Turlock, and promote infill development within the City limit. As part of this strategy, General Plan policies 2.5-f and 3.1-g require that 70 percent of one master plan area be complete (ie building permits issued) before development of the next master plan area proceeds in the interest of providing for timely and efficient use of infrastructure and resources. Since 2012

when the General Plan was adopted, buildout of the Northeast Turlock and East Tuolumne Master Plans has been completed or largely completed and the City has seen development of small lot subdivisions on infill parcels; however, through this program the City will review the effectiveness of the General Plan growth management strategy (including policies 2.5-f and 3.1-g) with the next update to the General Plan, anticipated to begin in 2027.

Responsibility: Development Services Department

Timeframe: Complete with adoption of next General Plan Update, anticipated to begin in 2027

Objective: Address potential constraints to housing development

Funding: General fund (staff time)

Goal 3: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods

Policy 3-1 Work to preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Turlock.

Policy 3-2 Promote regular property maintenance, emphasizing the importance to long term housing quality.

Policy 3-3 Encourage compatible design of new residential units to help integrate new housing types into established neighborhoods.

Policy 3-4 Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the recycling of construction and demolition debris.

Policy 3-5 Continue working with Stanislaus County on developing and implementing a strategy to incorporate County islands and upgrade infrastructure. This will likely include a combination of directing shared property taxes towards constructing improvements, and drafting a minimal standards agreement for County upgrades.

Programs

Program 3-A **Home Rehabilitation Loan Program.** The City runs a Rehabilitation Loan Program that helps homeowners and investors preserve and upgrade their homes with a low interest loan. The program is open to homeowners in Turlock who earn less than 80 percent of the Stanislaus County median income, have good credit, and demonstrate the ability to repay the loan while maintaining affordable rent. No down payment is required for participation. The City will undertake the following efforts to increase participation, with specific targeting to residential neighborhoods in DACs:

- Translating the program handout into Spanish and posting on the City website;

- Actively promote participation with public awareness efforts, including mention in citywide email blasts/newsletters; bilingual (EN/ES) fliers in utility mailers; promoting participation and public contact events such as Neighborhood Night Out;
- Amend the program to allow loans to be made available to renter households, subject to financial eligibility and owner approval.

Responsibility: Housing Program Services

Timeframe: Beginning Q1 2024, with reporting via annual action plan

Objectives: Provide 10 loans annually throughout the planning period, targeting DACs west of the BNSF tracks (see Table D-9, Appendix G)

Funding: CDBG and HOME funds

Program 3-B **Acquisition and Rehabilitation of Property for Affordable Housing.** In collaboration with other HOME Consortium members, continue to acquire, rehabilitate, and sell or operate real property and covenants for affordable housing in Turlock. Prioritize housing for households whose incomes are 50 percent of AMI or below, with the remainder available to households making less than 120 percent AMI. Work through a master contractor to rehabilitate the homes to simplify the process, achieve economies of scale, and enable the funding to cover more properties. Properties may be transferred to non-profit agencies to provide property management services.

Responsibility: Housing Program Services

Timeframe: Beginning Q1 2024, with reporting via annual action plan

Objectives: Provide 14 loans annually throughout the planning period, targeting DACs west of the BNSF tracks (see Table D-9, Appendix G)

Funding: CDBG and HOME funds

Program 3-C **Neighborhood Clean Up Programs.** Neighborhood beautification is a priority for Turlock and the City operates a number of community clean up programs to encourage residents to clean up their property and their community. A review of code enforcement actions since 2021 indicates that weed abatement, debris removal, and inoperative motor vehicle abatement are the most common issues. No clear pattern of geographic concentration is evident. In the 2023-31 planning period, the City will continue to operate the following programs promoting the availability with information on the City's website:

- Embrace Turlock's Beauty Day, offering free waste pick up and disposal to Turlock Utility customers citywide;
- Residential recycling, offering a blue cart for commingled (non-sorted) recyclables and a green cart for organic and garden material through a contract with Turlock Scavenger for the collection and disposal of solid waste;
- Leaf Pick Up Day, offering twice annual pick up of leaves and garden waste in all neighborhoods;

- Motor Vehicle Abatement, to keep the streets clear of abandoned motor vehicles by towing vehicles after adequate notice is given to the registered owner; and
- Stanislaus County Household Hazardous Waste Program, accepting household hazardous waste at the County facility at 1710 Morgan Road, Modesto.

Responsibility: Municipal Services Department

Timeframe: At least annually throughout the planning period

Objectives: Enhance neighborhood character and reduce code enforcement actions by at least 25 percent, targeting DACs west of the BNSF tracks (see Table D-9, Appendix G)

Funding: General Fund

Program 3-D **First Time Homebuyers Program Refinements.** Turlock's First Time Home Buyers Program (FTHB) helps eligible applicants purchase a home with down payment assistance of up to $50,000 or 40 percent (whichever is less) of the sales price of a home. The program is open to households making less than 80 percent of the Stanislaus County AMI who have completed First Time Home Buyer counseling course, have good credit, and qualify for a new current market rate first mortgage. The FTHB program has been in operation for 20 years and there are currently 100 active loans in the portfolio; however, participation rates have decreased in the last two years due to market conditions and prevailing interest rates. To expand opportunities for homeownership in Turlock, the City will benchmark the FTHB program against programs offered by other cities with similar income-to-finance ratios and identify refinements, such as increasing the allowable debt-to-income ratio for applicants or adjusting the back end ratio, that could be made.

Responsibility: Housing Program Services

Timeframe: (a) complete benchmarking and identify recommended refinements by end of Q4 2025; (b) amend FTHB program to incorporate recommendations by end of Q2 2026

Objectives: Assist 8 eligible households through the FTHB program over the planning period, targeting participation citywide and in C-RMU zone

Funding: General fund (staff time)

Program 3-E **Place-Based Community Improvement Efforts.** The City is dedicated to improving the quality of life in Turlock's DACs and low income neighborhoods through infrastructure investments and the provision of programs for residents, including:

- Construction of the Columbia Pool, support buildings, restrooms, and site improvements to serve neighborhoods in southwest Turlock (construction completed Q1 2026);
- Accessibility upgrades to the Marty Yerby Recreational Facility including ADA-compliant restroom improvements and front entrance modifications,

along with installation of new lighting, lighting controls, and exhaust fans (completion of construction by end of Q2 2026); This will allow this facility to be utilized again for various youth and afterschool programs and activities;

- Expansion of the Montana Park adding ADA-accessible play areas, sports courts, fitness amenities, picnic spaces, parking, and sustainable bioswale landscaping (completion of construction by end of Q4 2026);
- Repavement and rehabilitation of various street segments (Columbia, Lane, S. Beach, S. Laurel, Farr, Olive, Angelus, S. Orange, Bernell) in the southwest quadrant of Turlock and installation of ADA-compliant access ramps (completion of construction by end of Q4 2026);
- Re-surfacing and re-striping of the multi-purpose court at Columbia Park (completion of construction by end of Q4 2027);
- Establishing a program of incentives to encourage the construction of privately owned publicly-accessible open space and recreational facilities in centrally-located areas underserved by City park facilities. Incentives would be available to projects on and adjacent to sites rezoned to Commercial-Residential Mixed Use in census tracts without existing park facilities and may include bonus density, or waivers or reductions in City fees. Incentives would be identified in consultation with property owners and developers by the end of Q4 2026 and the program would be adopted by end of Q3 2027;
- Identifying strategies to increase access to healthy food for DAC residents in Turlock. Strategies may include partnering with schools and churches to create/expand edible garden programs; offering reduced property tax assessments for land dedicated to community gardens; adopting an urban agriculture incentive zone to facilitate permitting approvals for community gardens; and publicizing calls for healthy food donations to local food banks in City communications. Specific City actions will be incorporated into the General Plan Environmental Justice Element and progress will be evaluated annually following adoption via annual General Plan progress reports to the Planning Commission and City Council. (adopt Environmental Justice Element by end of Q4 2026, with annual reporting through Housing Element APRs each year thereafter)
- Continuing to implement that Active Transportation Plan, which identifies a range of physical and programmatic improvements to strengthen safe routes to schools tailored to the specific needs of schools and planned proportionately throughout the city. Physical improvements include installation of new and widened sidewalks, bike lanes and boulevards, high-visibility crosswalks and markings, curb extensions and ramps, traffic calming features, improved signage and signals, roadway repairs, and safer school access configurations such as loading zones and drop-off areas. Programmatic efforts involve outreach and enforcement measures, including speed surveys, increased traffic enforcement, crossing guards, coordinated pick-up and drop-off management, operational adjustments (such as street sweeping or trash schedules), and partnerships to improve driver behavior and pedestrian safety around schools. (ongoing implementation with annual progress reporting through Housing Element APRs);
- Constructing roadway and utility infrastructure projects identified in the current CIP, which include 103 projects in DACs (complete construction of all projects by end of Q4 2029);

- Recreational programming, including fitness programs, family events, community traditions, arts, social and educational activities, and a wide range of enrichment classes with scholarships available for participation (annually throughout the planning period); and
- Healthy Alternatives to Violent Environments (HAVEN), a program that provides housing resources and services, financial literacy training, and safety planning to low- and moderate-income victims of domestic violence (annually throughout the planning period).

Responsibility: Municipal Services Department

Timeframe: Timing as noted above

Objectives: Improve quality of life in DACs and low income neighborhoods

Funding: A, Measure L, CDBG

Program 3-F **Home Energy and Water Conservation.** Continue to promote energy and water conservation in new and existing homes by:

- Supplying bilingual (EN/ES) energy conservation awareness brochures ("100 Ways to Go Green") in all public meeting places and online;
- Publicizing the availability of State and Turlock Irrigation District energy conservation and renewable energy programs for housing construction and rehabilitation by providing information on the City website and in City newsletters and mailers;
- Periodically updating the "pre-development tip sheet" with information on available energy and water conservation programs; and
- Including a discussion of available programs in predevelopment meetings

Responsibility: Municipal Services

Timeframe: (a) supply brochures and publicize available programs starting Q1 2025, (b) update tipsheet by end of Q2 2025

Objectives: Promote energy and water conservation targeting a 10 percent reduction in new development, citywide by 2031

Funding: General fund (staff time)

Program 3-G **Community Land Trust Collaboration.** A Community Land Trust (CLT) is a nonprofit organization made up of community residents and public representatives that purchases land to serve local community needs, such as by building and managing housing for low- and moderate-income households. Because they own the land, CLTs can provide a range of affordable homeownership opportunities and housing options for generations. The City will explore a collaboration or partnership with the San Joaquin Valley Community Ownership Project to facilitate the establishment of a CLT in Turlock. The San Joaquin Valley Community Ownership Project offers workshops, technical assistance, and networking services to support the establishment of CLTs community-owned agricultural initiatives. Through this collaboration, the City may contribute meeting space, property, funds, or technical expertise. In

particular, efforts should focus on opportunities to acquire rehabilitated housing and land in the southwest of Turlock and in low and moderate income areas for a CLT.

Responsibility: Development Services Department

Timeframe: Target to offer one workshop by end of Q2 2026 and annually thereafter throughout the planning period

Objectives: Promote establishment of a CLT in an LMI neighborhood by 2031

Funding: General fund

Program 3-H **Anti-Displacement Strategy.** According to data from the Urban Displacement Project at the University of California, residents in three Census tracts in Turlock are at risk of displacement. These tracts, shown on Map D-26, have a high concentration of low and moderate income households and one of them is also designated as an area of High Segregation and Poverty. Additionally, senior renters on fixed incomes and other low income households throughout Turlock are at risk of displacement if housing prices continue to rise. Through this program, the City will prepare an anti-displacement strategy with the following components to help prevent displacement of vulnerable residents:

- Preserve Subsidized Affordable Units: Create partnerships with the Stanislaus Regional Housing Authority to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff to provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multi-family units; and restrict conversion of existing units occupied by lower-income households to short term rentals.
- Preserve Naturally Occurring Affordable Housing: Continue to offer a $30,000 grant to income-eligible mobile homeowners for necessary repairs to their mobile homes. Utilizing CDBG funding, the City of Turlock runs a rehabilitation program for income-eligible homeowners designed to expand the supply of decent, safe, sanitary, and affordable housing; to correct health and safety hazards in deteriorating housing, extending the useful life of existing housing. As of 2025, eligibility has been expanded to include mobile homeowners.
- Protect Current Residents: Provide a link on the City's website to the Stanislaus Regional Housing Authority's list of Section 8 rental units; partner with Project Sentinel and nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights.
- Awareness and Marketing: In partnership with Project Sentinel, develop an engagement strategy to disseminate information on tenant rights and protections (e.g., source of income, and State rent stabilization and just cause eviction regulations).

Implementation of Program 3-A Home Rehabilitation Loan Program, Program 5-B Mediation and Enforcement, and Program 5-F Workforce Development Initiatives in coordination with the Anti-Displacement Strategy will also help reduce the risk of displacement for at risk residents citywide and in these targeted areas

Responsibility: Housing Program Services

Timeframe: Prepare anti-displacement strategy by end of Q4 2026, begin implementation in Q1 2027

Objectives: Minimize or prevent displacement of at-risk residents citywide and with an emphasis on tracts with risk of displacement shown on Map D-26. Target preservation of 194 assisted and naturally-occurring affordable housing units over the planning period (see also Table D-9, Appendix D)

Funding: CDBG and HOME funds

Program 3-I **Sidewalk Repair Assistance Program.** Based on an assessment by City staff, sidewalk conditions in Turlock are generally rated as good; however, some older areas of the city have sidewalk conditions rated Fair/Good or Poor/Fair. These areas tend to have higher concentrations of low and moderate income households and are classified as Disadvantaged Communities (DACs) by the State, pursuant to SB 535. Sidewalk conditions can directly affect mobility, safety, access to transit, and access to schools and services—especially for seniors, people with disabilities, children, and those in historically underserved areas where infrastructure has lagged. Therefore, to address disparities in sidewalk conditions, the City will implement Sidewalk Repair Assistance Program to help property owners repair damaged or unsafe sidewalks more affordably and efficiently, with the goal of improving neighborhood safety, accessibility, and walkability. The City will cover 55 percent of eligible sidewalk repair costs up to $1,250 for typical property owners. For income-qualified property owners, the City increases this to up to 85 percent of costs, capped at $2,500—directly benefiting low-income households. This tiered assistance reduces financial barriers for disadvantaged residents who may otherwise delay critical repairs due to cost. The program also includes expanded support to simplify encroachment permitting and administrative steps, helping residents navigate the process more quickly and with fewer hurdles.

Responsibility: Municipal Services Department

Timeframe: Incremental implementation starting in 2026 with a goal of improving conditions to Good throughout the city by 2031

Objectives: Improve sidewalk conditions in census tracts 6099003700, 6099003802, 6099003803, 6099003904, and 6099003906 to Good

Funding: General Fund

Goal 4: Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs

Policy 4-1 Connect those most at risk of becoming unhoused to programs and services that will help prevent them from losing their homes.

Policy 4-2 Increase access to a continuum of housing, including emergency shelters, transitional housing, and supportive housing, to bridge the gap from homelessness to permanent housing by offering structure, supervision, support, and life skills training.

Policy 4-3 Continue to cooperate and coordinate with other jurisdictions and public service organizations to address the needs of the unhoused in the community.

Policy 4-4 Provide information to low-wage employers in Turlock about various City housing programs that may benefit their employees, including the Mobile Home Rental Assistance, Home Rehabilitation Loan, and First Time Homebuyers Programs, as well as other programs providing rental and mortgage assistance.

Policy 4-5 Maintain participation in the Housing Authority to qualify City residents for existing housing assistance and provide information on the availability of Housing Authority programs to qualified residents.

Programs

Program 4-A **Housing for ELI Households and Persons with Special Needs.** Recognizing that local funding capacity for affordable housing has been severely diminished by the dissolution of redevelopment agencies, the City will continue to facilitate production of affordable housing, including units targeted to extremely low income (ELI) households and persons with special needs (elderly, disabled/developmentally disabled, large households, female-headed households, the unhoused, and farmworkers), through the following efforts:

- Reaching out to developers and service providers annually to provide administrative assistance upon request to developers seeking available State and federal funding and/or tax credits for the construction of affordable and special needs housing;
- Using funds from the Housing Program to cover impact fee waivers or offset other project costs;
- Fast-tracking the permit process for developers who partner with non-profits to create affordable and special needs housing units;
- Expanding the existing fee deferral program for developers who commit to providing affordable and special needs housing;
- Granting modifications to development standards and/or providing financial incentives consistent with City regulations and State law to developers who commit to providing affordable and special needs housing.

For housing projects greater than 10 units in size with all units affordable to Low-Very Low- and Extremely Low-Income households, target 10 percent of the units as affordable to Extremely Low-Income households.

Responsibility: Housing Program Services

Timeframe: Beginning in Q1 2024

Objective: 130 units for ELI households and persons with special needs during the planning period

Funding: CDBG funds

Program 4-B **Support for Individuals with Disabilities.** Through this program, the City will partner with the Disability Resource Agency for Independence Living (DRAIL) to promote the availability of programs and services for individuals with disabilities in Turlock. An active member of the California Foundation on Independent Living Centers (CFILC) and the National Council on Independent Living (NCIL), DRAIL is a non-profit 501c3 with offices located in Modesto, Stockton and Sonora. DRAIL partners with individuals with disabilities, their families, and their support teams to increase their independence, advocate for their rights, and create fully inclusive communities. Services offered include advocacy and services for persons with disabilities, including housing referral and navigation; home modifications; and support for acquisition and use of assistive technologies. City actions may include providing information and links to DRAIL programs and services in citywide newsletters; and co-hosting informational events.

Responsibility: Development Services Department

Timeframe: Annually throughout the planning period starting Q1 2025

Objective: Increase in participation in DRAIL programs and services by Turlock residents (2023-31)

Funding: General Fund (staff time)

Program 4-C **Support for Senior Independent Living.** Older adults represent a growing share of the population in Turlock, rising from 11 percent in 2000 to nearly 14 percent in 2020. As they age, older adults may need home renovations or modifications that accommodate disabilities to ensure they can continue to live independently. Many seniors also live in fixed incomes, which makes them vulnerable to displacement with rapidly rising housing costs. The City will support senior Independent living by:

- Revising the zoning ordinance to specifically allow deviations from the setback and height requirements for the purpose of providing accommodation for disabled access to an existing structure upon approval of a Minor Administrative Approval;
- Continuing to offer low-income disabled persons and seniors financial assistance to improve accessibility and safety issues in their homes, including through Housing Rehabilitation Loans for projects that address ADA compliance;
- Using federal and State funds to provide new units of supportive housing for older adults and persons with disabilities and/or to renovate housing so that it is suitable for older adults and persons with disabilities;

- Revising the zoning ordinance to require that all housing development with 20 or more units incorporate features based on the HCD Model Universal Design Local Ordinance to increase housing options for older adults and persons with disabilities.

Responsibility: Development Services Department

Timeframe: Adopt code amendments by end of Q4 2027

Objective: Promote retrofit of existing housing throughout Turlock and development of new units

Funding: General Fund

Program 4-D **Rental and Mortgage Assistance.** Community Housing and Shelter Services (CHHS) provides rental assistance to low income families in Stanislaus County families who have received a 3-Day Notice to Pay Rent or Quit and need assistance in order to avoid eviction. CHHS also provides assistance to qualifying families who need assistance with mortgage payments. Through this program, the City will promote the availability of rental and mortgage assistance and connect residents in need with CHHS staff.

Responsibility: Housing Program Services

Timeframe: Beginning Q1 2025

Objective: Assist 10 household annually throughout the planning period

Funding: General Fund

Program 4-E **Homelessness and Related Services.** Like so many cities in California, Turlock is experiencing the challenges and impacts of homelessness. There are many factors driving homelessness, including mental health, substance abuse, lack of affordable housing, job insecurity, and medical emergencies. Cities are struggling from insufficient levels of funding, staffing, and other resources to address the complexities associated with our unhoused population. The City of Turlock views homelessness as one of the top priorities, and will continue to address homelessness by:

- Providing financial assistance at least annually as funding is available to non-profit groups providing shelter and/or services for homeless individuals, which may include public service grant funding, forgivable loans, or other forms of financial assistance;
- Annually or as grant funding is available, applying for or assisting applications by nonprofit groups for funding related to providing shelter and services;
- Providing technical assistance to non-profit groups applying for and/or supporting grant applications
- Remaining an involved stakeholder in the Continuum of Care (CoC) and the newly formed Stanislaus Homeless Alliance (SHA), organizations that function to bring stakeholders and residents together to identify needs,

service gaps, and potential solutions and partnerships to address housing and homelessness needs within the region; and

- Publishing a resource guide and a list of service providers in the Turlock area on the City website, including addresses, hours of operation and links to provider websites.

Responsibility: Housing Program Services

Timeframe: Beginning Q1 2025

Objective: To continue to address and find resolution for the unhoused over the planning period

Funding: CDBG funds

Program 4-F **Mobile Home Rent Subsidies.** Continue to administer the Mobile Home Rent Subsidy program, which provides assistance to eligible existing mobile homeowners who pay space rental amounts exceeding 30 percent of their income to mobile home park operators. Annual certifications are required to determine continuous eligibility. Rehabilitation grants or very low interest rate loans will be available to current residents to make minor repairs on their homes.

Responsibility: Housing Program Services

Timeframe: Annually throughout the planning period starting Q1 2025

Objective: Continue to administer the program for current mobile homeowner residents

Funding: CDBG and HOMERDA Successor Agency funds

Program 4-G **Publicize Availability of Public Service Grants and Related Services.** Using a portion of its annual CDBG allocation, the City provides public service grants to non-profit groups each year for services such as emergency shelters, meals on wheels, eye care for seniors and youth outreach in Turlock. To better promote the availability of these grants and increase the number and range of applicants, the City will publicize the availability of grants through actions such as:

- Publicizing grant availability on the City website and social media;
- Emailing a noticing of availability to non-profit organizations that the City has worked with in the past, based on a list updated annually;
- Contact developers/providers of permanent and migrant farmworker housing to ensure that these entities are also made aware of available funding; and
- Promoting the availability of funds at meetings of the Turlock Community Collaborative, a group of local nonprofit organizations, government agencies, businesses, and citizens.

Additionally, to promote the availability of services offered by the City, including those provided by public service grant recipients, the City will publicize the availability of services through actions such as:

- Promoting available services on the City website and social media;
- Distributing promotional fliers at public contact events; and
- Providing promotional fliers to Turlock non-profits to post on their bulletin boards.

Responsibility: Housing Program Services

Timeframe: Annually throughout the planning period starting Q1 2025

Objective: Promote the availability of funding for non-profit service providers in Turlock and increase the number and range of grant applications

Funding: CDBG

Program 4-H **Pursue State and Federal Funds in Support of Housing Development.** The City will continue to pursue available and appropriate State and federal funding sources to support efforts to: construct housing meeting the needs of extremely low-, very low-, low, and moderate-income households, people experiencing homelessness; and permanent and migrant farmworker housing; to assist persons with rent payments required for existing housing units, to provide supportive services; and to provide on- and off-site improvements and public facilities, in support of affordable housing projects. Specifically, the City will:

- Meet annually (and keep in contact with them throughout the year) with private nonprofit and for-profit affordable housing providers and public agencies interested in constructing affordable housing, and permanent and migrant farmworker housing, providing special needs housing or shelter, and/or providing supportive services for low-income and special needs residents, including people experiencing homelessness. The purpose of the meetings will be to provide support for funding applications, including technical assistance, for funding requests for affordable housing projects and programs during the subsequent 12 to 24 months. In setting up these annual meetings, the City will invite participation via direct notices sent to private and public entities that have provided housing or supportive services in Turlock or that expressed an interest in doing so in the past.
- Provide support on an ongoing basis to other entities (nonprofit organizations, for-profit affordable housing providers, and public agencies), as requested each year,, that apply directly for state or federal funds. Examples of support to be provided by the City include: (1) expedited processing of planning permits that are needed before an applicant can submit a State or federal funding request or receive funds; (2) providing information to complete a funding request (such as demographic, housing, or economic

statistics in support of an application), 3) providing letters of support for projects or programs that the City has approved (including preliminary or conceptual approval); and (4) identifying housing and service opportunities.

- Annually or as grant funding is available, apply directly for State and Federal funding under programs in which the City must be the applicant, with a goal of securing $1 million by 2028 and $2 million by 2031.

In pursuing State and federal funding, and working with other private and public entities to provide affordable housing and supportive services, the City seeks to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, such as very low-income seniors, persons with disabilities who cannot live independently, persons with developmental disabilities, people experiencing homelessness farmworkers and their families, low-income large families, and single-parent households.

Responsibility: Housing Program Services

Timeframe: Annual meetings from 2023-2031; depending on funding deadlines for specific state and federal programs, 2023-2031; semi-annual review and assessment of funding opportunities based on (1) funding availability, cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests

Objective: Support development of 1,305 very low income units over the planning period and provide for the needs of special needs populations

Funding: General Fund

Program 4-I **Density Bonus Application Procedures.** Section 9-2-103 the Turlock Zoning Ordinance references the provisions of State law related to density bonuses under California Government Code Section 65915. The ordinance is structured to always reference the most current codified requirements so that it remains current and there is no need for frequent amendments to track changes in State law. Density bonus applicants make use of the City's uniform development application form, which includes a section used for determining the applicable density bonus under State law. Application and submittal requirements, review parameters, approval authority and processing timelines are specified in Section 9-5 of the Zoning Ordinance. To ensure that clarity for applicants, the City will amend the text of Section 9-2-103 to clarify the form to be used and cross-reference Section 9-5 where the application procedures and timeframes are established.

Responsibility: Development Services Department

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State law and clarity for density bonus applicants

Funding: General fund (staff time)

Program 4-J **Expiring Covenants**. If funding is available, or through interested certified Community Housing Development Organizations (CHDO) and/or non-profit organizations, pursue a program to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. In the event that efforts are not successful, the City will:

- Coordinate with qualified entities
- Ensure compliance with noticing the tenants
- Assist with funding or support funding applications
- Provide outreach education and support to tenants

Responsibility: Housing Programs Services

Timeframe: Complete rezoning by Q4 2026 as part of an omnibus code cleanup

Objective: Compliance with State law and clarity for density bonus applicants

Funding: General fund (staff time)

Goal 5: Affirmatively Further Fair Access to Housing for All in Turlock

Policy 5-1 Ensure that existing and proposed housing in Turlock is available to households regardless of ethnicity, race, family composition or source of income.

Policy 5-2 Enforce fair housing laws and address discrimination in the building, financing, selling, or renting of housing based on race, religion, family status, national origin, disability, or other protected class.

Policy 5-3 Work collaboratively with local non-profit, public, and private sector partners to raise awareness and achieve implementation of fair housing practices.

Policy 5-4 Expand the range of housing types in Turlock in order to better accommodate the varied housing needs of current and future residents.

Policy 5-5 Continue to provide funds when necessary to mitigate the unsettling impacts of temporary and permanent re-location during the construction or rehabilitation of any housing project that has received public funds. Qualified households can receive a grant in the amount based on HUD's requirements under the Uniform Relocation Act.

Programs

Program 5-A **Fair Housing Information.** To ensure that all households have equal opportunity to live in the City regardless of their ethnicity, race, household composition, or source of income, the City will continue to inform property owners, staff

members, current residents, and those seeking housing in Turlock regarding fair housing rights and responsibilities by:

- Making information available in English and Spanish on the City website and at the housing counter about fair housing requirements, fair housing programs, and agencies where cases of suspected discrimination can be reported.
- Requiring that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.
- Encouraging owners and real estate professionals to provide tenants with brochures on their rights and establish procedures for tenants to report discrimination.
- Making sure Housing Program Services staff are aware of fair housing requirements and resources in order to help them recognize and respond to possible instances of discrimination and report to the appropriate NGOs.

Responsibility: Housing Program Services

Timeframe: Prepare Spanish language materials by end of Q2 2025; refresh informational materials and post to City website by end of Q4 each year as appropriate; conduct annual staff information session in Q1 each year

Objective: Provide and regularly maintain information, targeting areas shown on Map D-26 and tracts with high concentrations of low and moderate income households in particular

Funding: General Fund and planning grants

Program 5-B **Mediation and Enforcement.** Disability was the primary basis for fair housing complaints in Turlock between 2014 and 2019, accounting for more than 70 percent of all complaints. Race and familial status each accounted for approximately 12 percent of complaints. In Turlock, linguistically isolated households where adults have difficulty speaking English tend also to be concentrated in areas with the highest rates of renters, rent burdened households, and low/moderate income residents who may be at greater risk of eviction or have greater need for landlord-tenant mediation services. Through this program, the City will contract with Project Sentinel for comprehensive, bilingual fair housing services of complaint investigation, community outreach and education, problem solving and dispute resolution. Services will be provided by trained counselors who advise callers of their rights and help the parties reach resolutions, civil rights protection, rescind evictions, refunded deposits, improved code compliance, privacy rights respected, and predatory lending practices averted. Efforts will focus on persons with disabilities, female headed households, and ethnic minorities and areas with higher concentrations of linguistically isolate households (see Map 4-2) in particular, informing the community and target populations about fair housing and the respective housing rights and responsibilities and offering complaint/problem resolutions through education, conciliation and enforcement referral.

Responsibility: Housing Program Services

Timeframe: Ongoing 2023-2031; provide complaint/problem resolution services for 30 households annually by the end of each year

Objective: To assist 30 households annually throughout the planning period, targeting areas shown on Map D-26 and tracts with high concentrations of low and moderate income households in particular

Funding: CDBG Funds

Program 5-C **Anti-Discrimination and Fair Housing Training.** In Stanislaus County, tenant complaints disproportionately involve small, independent landlords who may not be aware of fair housing law or their responsibilities. Through this program, the City will support Project Sentinel and the California Apartment Association (CAA) Central Valley branch in developing and conducting trainings on anti-discrimination and fair housing practices for small, independent realtors and property managers. City support may include participation in trainings or provision of meeting space.

Responsibility: Housing Program Services

Timeframe: Contact partners by Q1 2025; annual coordination on support activities throughout the planning period

Objective: Increase awareness of fair housing practices among small, independent real estate professionals and lenders

Funding: General Fund (staff time)

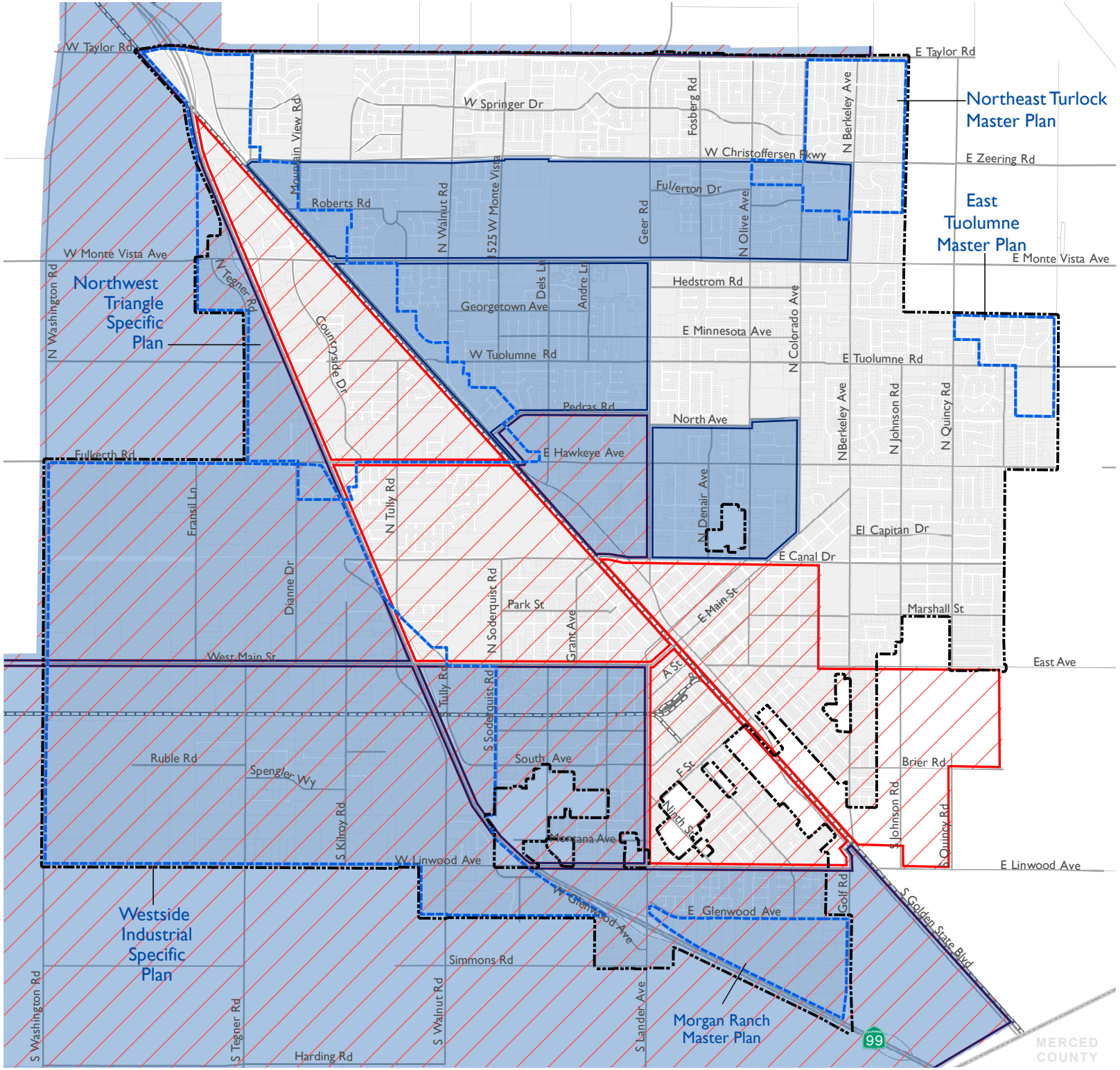
Program 5-D **Disavowal of Racially Restrictive Covenants.** Stanislaus County has launched a program to let residents disavow racially restrictive covenants that might exist in the deeds of their homes. While the Supreme Court ruled such covenants were unenforceable in 1948, an unknown number of homes in the county still contain these restrictions, which effectively prevented Black, Chinese, Japanese and other racial or ethnic groups from owning or occupying homes in certain areas, effectively denying them the opportunity to accumulate generational wealth through homeownership. Although the recorded documents are never removed from the public records, modifications and amendments can be recorded to alert the public that the document is no longer valid. The City will promote participation of Turlock homeowners in this initiative at annually public contact events, in Citywide newsletters, and by posting information on the City website.

Responsibility: Housing Program Services

Timeframe: Post information to City website and send e-newsletter by end of Q3 2025; annually each year of the planning period thereafter

Objective Participation of 100 homeowners in County program by 2031

Funding: General Fund (staff time)



Map 4-2

Housing Element

Concentrations of Linguistically Isolated Households in Turlock

Statewide Ranking by Census Tract Linguistic Isolation Percentile

- Top 25%
- SB 535 Disadvantaged Community
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2021

Program 5-E **Home Sharing and Tenant Matching.** Home-sharing and tenant matching programs pair existing homeowners with renters in need of space and may also offer supportive services such as background checks, applicant interviews/screening, and facilitation of living together agreements. These programs make efficient use of existing housing stock and provide affordable rental rates without the need for new construction. Home sharing can be a particularly effective tool to support independent living for seniors and disabled residents while also increasing local housing opportunities for students and lower income earners who work or attend school in Turlock. The Senior Advocacy Network, a non-profit located in Modesto, runs the HomeShare! program that matches Home Providers (people who have a room to rent) with Home Seekers (people who are looking for a room to rent) free of charge, based on shared interests, lifestyles and needs. The City will work with Senior Advocacy Network to expand the program to Turlock, promoting participation by local homeowners by providing information via the website, City newsletters, and public contact events, referring interested parties to HomeShare! program.

Responsibility: Housing Program Services

Timeframe: Beginning in Q3 2025, (a) publish information on City website and update annually as appropriate; (b) publicize the program in City newsletters annually; (c) conduct public outreach annually

Objective: 100 home sharing matches over the planning period, with geographic targeting to homeowners in High Resource neighborhoods

Funding: General Fund and partnership with nonprofit

Program 5-F **Workforce Development Initiatives.** Data indicates that households with the highest rates of unemployment and the lowest rates of educational attainment are concentrated in areas north and west of downtown in Census tracts designated by the State as Disadvantaged Communities (DACs). These areas also have the highest concentrations of female headed households, who are disproportionately low income in Turlock, where about 36 percent of households are headed by a single woman with children live below the poverty line. Through this program, the City will collaborate with Stanislaus County Workforce Development (SCWD) and non-profit groups such as America's Job Center of California (AJCC) and Central Valley Opportunity Center (CVOC) to connect Turlock residents with workforce development programs and services. Efforts should target areas with the highest rates of unemployment and the lowest rates of educational attainment in particular. City actions will include promoting the availability of the following programs and services with links posted to the City website and posters/fliers available at community centers in Turlock:

- Job training, career counseling, job search assistance, and skills development programs offered by SCWD, CVOC, and Goodwill Industries of San Joaquin Valley;

- CalWORKs (California Work Opportunity and Responsibility to Kids), which provides temporary financial assistance, job training, and employment services to eligible low-income families, including single mothers and female heads of household;
- Dislocated Worker Programs providing career coaching, skills assessments, vocational training, and connections to employers specifically for individuals who have lost jobs, including female heads of household;
- Family Self-Sufficiency (FSS) Program, which helps low-income families receiving housing assistance to increase their income and reduce dependence on government assistance through case management, employment counseling, financial planning, and goal-setting for economic independence; and
- Project YES (Youth Employment Services), which offers job readiness training, GED preparation, and paid internships for youth (including young mothers) looking to enter the workforce.

Responsibility: Housing Program Services

Timeframe: Post materials by end of Q3 2025, updating periodically throughout the planning period; coordinate annually with SCWD and non-profit partners to track participation rates, targeting a 15 percent increase in the annual number of program participants above the 2025 baseline rate over the planning period with a focus on low income single women citywide and in southwest Turlock

Objective: Increase participation rate of eligible Turlock households and boost labor market participation rates in Turlock

Funding: General Fund

Goal 6: Monitor the Effectiveness of Housing Programs

Policy 6-1 Ensure that the City is meeting State requirements as well as the housing needs of current and future residents by developing and carrying out procedures for tracking progress toward achieving adopted housing goals and objectives.

Policy 6-2 The City will continue a regular monitoring and update process to assess housing needs and achievements and to provide a process for modifying policies, programs and resource allocations as needed in response to changing conditions.

Policy 6-3 Work with community groups, other jurisdictions and agencies, non-profit housing sponsors and the building and real estate industry when implementing Housing Element programs.

Policy 6-4 Provide outreach and information to the community on the availability of programs to address individual housing needs, and will actively involve the community through information, outreach, and review.

Programs

Program 6-A **Annual Review.** Assess Housing Element implementation and ensure that consistency with the General Plan is maintained through annual review by the Development Services Department and Planning Commission. Provide opportunities for public input and discussion, in conjunction with State requirements for a written review by April 1 of each year, as per Government Code Section 65400. Based on the review, establish annual work priorities for the Development Services Department and Planning Commission.

Responsibility: Housing Program Services

Timeframe: Annually by April 1 of each year

Objectives: Annual review of the Housing Element

Funding: General fund (staff time)

Program 6-B **Ensure Adequate Sites Available to Meet City's Share of RHNA.** To ensure adequate sites remain available for residential development to accommodate the City's Regional Housing Need Allocation (RHNA) for all income categories, the City shall annually review its Inventory of Available Sites to ensure the City can accommodate its share of the RHNA throughout the planning period. As development projects are considered, the City shall not take action to permit fewer units on a site than projected on the Inventory of Available Sites unless: 1) the reduction is consistent with the general plan and housing element; and 2) the remaining sites identified in the Inventory of Available Sites are adequate to accommodate the City's share of the RHNA. If the remaining sites are not adequate to accommodate the City's share of the RHNA, the City will identify (and rezone, if necessary) sufficient additional sites to meet the City's share of the RHNA. Further, the City will monitor the progress of entitled and pipeline projects listed in Table 3-2 including the rent and sales prices of completed projects, undertaking a formal evaluation of status by the end of Q1 2027. If the evaluation determines that sufficient progress toward completion of these projects has not been made and the capacity of the inventory is not sufficient to meet the City's RHNA obligations for all income categories at that time, the City will identify and implement corrective actions by the end of Q4 2027. These actions may include identifying regulatory or process incentives to assist with development feasibility; rezoning; or further process streamlining.

Responsibility: Development Services Department, Planning Commission

Timeframe: (a) Complete review and submit report by April 1 of every year; (b) undertake formal evaluation of entitled and pipeline projects by end of Q1 2027; (c) if needed, undertake corrective action to ensure no net loss by end of Q4 2027

Objective: Adequate Sites Available for City Share of RHNA

Funding: General fund (staff time)

Program 6-C **ADU and JADU Trends.** The City will monitor ADU and JADU permitting/construction trends and affordability in Turlock, reporting

performance in its Housing Element Annual Progress Reports. If actual performance is not in line with projections in December 2027, the City will review and take action as needed to ensure compliance with "no-net loss" provisions of State law. As appropriate, corrective actions will include:

- Identifying additional regulatory, process, or financial incentives, based on property owner feedback and updating the municipal code to implement them; or
- If actual production and affordability of ADUs is far from anticipated trends, amending the housing element, identifying additional sites as needed to accommodate RHNA, rezoning within 1 year of the corrective action evaluation.

Responsibility: Development Services Department

Timeframe: (a) reporting with annual report to HCD in April 2024; annually by April of each year thereafter (b) December 2027 for corrective action evaluation (if needed) (c) end of December 2028

Objectives: Track progress toward Sixth Cycle RHNA production goals ensure compliance with State law

Funding: General Fund

Program 6-D **Development and Replacement Unit Requirements.** The City will require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements apply to sites identified in the inventory that currently have residential uses, or within the past five years (based on the date the application for development was submitted) have had residential uses that have been vacated or demolished, and were:

- Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households.

Responsibility: Development Services Department

Timeframe: Beginning in Q4 2024

Objective: Protection of existing housing

Funding: General fund (staff time)

Quantified Objectives

California Government Code Section 65583[b] requires that housing elements contain quantified objectives for the maintenance, preservation, and construction of housing. The quantified objectives shown in Table 4-1 set a target goal for Turlock to strive for, based on needs, available resources, and constraints.

Table 4-1: 2023-2031 City of Turlock Quantified Objectivities

Income Category	*New Construction*[1]	*Rehabilitation*[2]	*Conservation/Preservation*[3]
Extremely Low[4]	130	11	15
Very-Low	1,75	27	37
Low	903	42	128
Moderate	1,096	--	--
Above Moderate	2,498	--	14
TOTALS	**5,802**	**80**	**194**

1. The total new construction objective is equal to Turlock's RHNA allocation.
2. Assumes assistance to 10 households annually throughout the planning period through the City's Home Rehabilitation Loan Program (Program 3-A). During the 2015-23 cycle, the City facilitated rehabilitation of 15 affordable units for lower income households, two of which were for households earning less than 30 percent AMI and five of which were for households earning between 30 and 50 percent AMI. Accordingly, the quantified objectives for rehabilitation reflect the same distribution between income categories for the Sixth Cycle. Home rehabilitation loans from the City and the County are means tested programs typically only available to lower income households. Similarly, income eligibility limits for PG&E weatherization grants typically mean that these funds are only available to lower income households.
3. Assumes preservation of 14 existing low income homes in Turlock annually throughout the planning period with the use of HOME and CDBG funds for acquisition and rehabilitation of substandard housing (Program 3-B). The quantified objectives for preservation reflect the same distribution between income categories as assumed for rehabilitation, based on the Fifth Cycle funding record. Assumes an additional 67 low income households receive mediation services that prevent displacement through Program 5-B Mediation and Enforcement over the planning period, based on an annual rate of 13 individuals assisted over the 8-year period and a success rate of 65 percent. Assumes that 1 low income household will continue receiving mobile home rent subsidies through Program 4-F throughout the planning period, Assumes that 14 percent of the 100 matches targeted through Program 5-E Home Sharing help senior households age in place, consistent with share of Turlock population aged 65 plus.
4. Stanislaus Council of Governments (StanCOG) RHNA methodology did not assign extremely low income units to jurisdictions. Based on past trends, the City targets 130 extremely low income units over the planning period, which represents 10 percent of the Very Low RHNA allocation.

Housing Action Plan Programs	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2	2026 Q3	2026 Q4	2027 Q1	2027 Q2	2027 Q3	2027 Q4
Rezoning to Accommodate RHNA																
1-B Rezoning to Accommodate RHNA Shortfall			■	■	■	■	■	■	■	■	■					
2-E By Right Rezoning of Sites from Prior Inventories											■					
Omnibus Code Clean Up Items																
2-F Live-Work Units											■	■				
2-G Manufactured Housing											■	■				
2-H Zoning for People with Disabilities											■	■				
2-I Low-Barrier Navigation Centers											■	■				
2-J Transitional Housing											■	■				
2-K Expand Online Transparency											■	■				
2-N Single-Room Occupancy Units											■	■				
2-O Reasonable Accomodation Ordinance											■	■				
2-P Supportive Housing														■	■	■
2-S ADU Ordinance Review										■						
2-Q Treatment of Group Homes											■	■				
4-I Density Bonus Application Procedures											■	■				
4-J Expiring Covenants											■	■				
Goal 1: Increasing Housing Supply																
1-A Inventory of Available Sites				■												
1-C SB 9 Housing Ordinance													■	■	■	■
1-D Small Lot Subdivision Ordinance													■			
1-E ADU/JADU Awareness				■	■				■				■			
1-F Congregational Overlay																■
1-G Downtown Development Incentives												■	■	■		
Goal 2: Removing Barriers to Housing																
2-A Predevelopment Consultation	■			■				■				■				■
2-B Objective Standards for Multifamily and Mixed Use Development								■	■	■	■					
2-C Design Review								■	■	■	■					
2-D Morgan Ranch Sewer Lift Station	■	■	■	■	■	■	■	■								
2-L Water and Sewer Priority								■								
2-M Permit Processing Time Improvements								■	■	■						
2-R Emergency Shelters											■	■				

	2028				2029				2030				2031			
Housing Action Plan Programs	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Rezoning to Accommodate RHNA																
1-B Rezoning to Accommodate RHNA Shortfall																
2-E By Right Rezoning of Sites from Prior Inventories																
Omnibus Code Clean Up Items																
2-F Live-Work Units																
2-G Manufactured Housing																
2-H Zoning for People with Disabilities																
2-I Low-Barrier Navigation Centers																
2-J Transitional Housing																
2-K Expand Online Transparency																
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2-O Reasonable Accomodation Ordinance																
2-P Supportive Housing																
2-S ADU Ordinance Review																
2-Q Treatment of Group Homes																
4-I Density Bonus Application Procedures																
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Goal 1: Increasing Housing Supply																
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1-D Small Lot Subdivision Ordinance																
1-E ADU/JADU Awareness																
1-F Congregational Overlay																
1-G Downtown Development Incentives																
Goal 2: Removing Barriers to Housing																
2-A Predevelopment Consultation																
2-B Objective Standards for Multifamily and Mixed Use Development																
2-C Design Review																
2-D Morgan Ranch Sewer Lift Station																
2-L Water and Sewer Priority																
2-M Permit Processing Time Improvements																
2-R Emergency Shelters																

Housing Action Plan Programs	2024				2025				2026				2027			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Goal 3: Preserve and Enhance Existing Housing																
3-A Home Rehabilitation Loan Program	■				■				■				■			
3-B Acquisition and Rehabilitation of Property for Affordable Housing	■				■				■				■			
3-C Neighborhood Clean Up Programs				■				■				■				■
3-D First Time Homebuyers Program Refinements	■	■	■	■	■	■	■	■	■	■						
3-E Place-Based Community Improvement Efforts	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
3-F Home Energy and Water Conservation	■	■	■	■	■	■										
3-G Community Land Trust Collaboration	■	■	■	■	■	■	■	■	■	■	■	■	■			
3-H Anti-Displacement Strategy	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
3-I Sidewalk Repair Assistance Program									■				■			
Goal 4: Special Needs Housing and Services																
4-A Housing for ELI Households and Persons with Special Needs	■				■				■				■			
4-B Support for Individuals with Disabilities					■				■				■			
4-C Support for Senior Independent Living					■	■	■	■	■	■	■	■	■	■	■	■
4-D Rental and Mortgage Assistance					■				■				■			
4-E Homelessness and Related Services					■				■				■			
4-F Mobile Home Rent Subsidies					■				■				■			
4-G Publicize Availability of Public Service Grants					■				■				■			
4-H Pursue State and Federal Funds in Support of Housing Development					■				■				■			
Goal 5: Fair Housing																
5-A Fair Housing Information	■	■	■	■	■	■		■	■			■	■			■
5-B Mediation and Enforcement				■				■				■				■
5-C Anti-Discrimination and Fair Housing Training	■	■	■	■	■			■				■				■
5-D Disavowal of Racially Restrictive Covenants	■	■	■	■	■	■	■	■				■				■
5-E Home Sharing and Tenant Matching							■	■				■				■
5-F Workforce Development Initiatives	■	■	■	■	■	■	■	■				■				■
Goal 6: Monitoring Progress																
6-A Annual Review		■				■				■				■		
6-B Ensure Adequate Sites Available to Meet City's Share of RHNA					■			■				■	■			■
6-C ADU and JADU Trends		■				■				■				■		■
6-D Development and Replacement Unit Requirements				■				■				■				■

Housing Action Plan Programs	2028				2029				2030				2031			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Goal 3: Preserve and Enhance Existing Housing																
3-A Home Rehabilitation Loan Program	■				■				■				■			■
3-B Acquisition and Rehabilitation of Property for Affordable Housing	■				■				■				■			■
3-C Neighborhood Clean Up Programs				■				■				■				■
3-D First Time Homebuyers Program Refinements																
3-E Place-Based Community Improvement Efforts				■				■				■				■
3-F Home Energy and Water Conservation																
3-G Community Land Trust Collaboration																
3-H Anti-Displacement Strategy																
3-I Sidewalk Repair Assistance Program	■				■				■				■			
Goal 4: Special Needs Housing and Services																
4-A Housing for ELI Households and Persons with Special Needs	■				■				■				■			
4-B Support for Individuals with Disabilities	■				■				■				■			
4-C Support for Senior Independent Living																
4-D Rental and Mortgage Assistance	■				■				■				■			
4-E Homelessness and Related Services	■				■				■				■			
4-F Mobile Home Rent Subsidies	■				■				■				■			
4-G Publicize Availability of Public Service Grants	■				■				■				■			
4-H Pursue State and Federal Funds in Support of Housing Development	■				■				■				■			
Goal 5: Fair Housing																
5-A Fair Housing Information	■			■	■			■	■			■	■			
5-B Mediation and Enforcement				■				■				■				■
5-C Anti-Discrimination and Fair Housing Training				■				■				■				■
5-D Disavowal of Racially Restrictive Covenants				■				■				■				■
5-E Home Sharing and Tenant Matching				■				■				■				■
5-F Workforce Development Initiatives				■				■				■				■
Goal 6: Monitoring Progress																
6-A Annual Review		■				■				■				■		
6-B Ensure Adequate Sites Available to Meet City's Share of RHNA				■				■				■				■
6-C ADU and JADU Trends		■		■		■				■				■		
6-D Development and Replacement Unit Requirements				■				■				■				■

Appendix A

Sites Inventory



Please Start Here, Instructions in Cell A2, Table in A3:B17	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables. Sites Inventory Form, Version 2.3, Updated April 5, 2023.	
General Information	
Jurisidiction Name	TURLOCK
Housing Element Cycle	6th
Contact Information	
First Name	Katie
Last Name	Quintero
Title	Planning Manager
Email	KQuintero@turlock.ca.us
Phone	2096685825
Mailing Address	
Street Address	156 S. Broadway, Ste. 120
City	Turlock
Zip Code	95380
Website	
https://www.cityofturlock.org/buildinginturlock/planninglandusepermitting/housingelementupdat	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
TURLOCK	123 W OLIVE AVE	95380	061-011-014-000	A	Downtown	OC Downtown Core	0	40	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Automotive car sales. 312 sqft single storey building on a 0.2 acre lot.		
TURLOCK	N BROADWAY	95380	061-011-015-000	A	Downtown	OC Downtown Core	0	40	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0.32 acre surface parking lot of construction company. Consolidated site under common ownership with two other sites.		
TURLOCK	219 N BROADWAY	95380	061-011-016-000	A	Downtown	OC Downtown Core	0	40	0.56	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32	0	0	32	Construction company site.		
TURLOCK	107 3RD ST	95380	043-045-012-000	B	Downtown	OC Downtown Core	0	40	0.28	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Furniture store. Old structure; built in 1927		
TURLOCK	250 MARKET ST	95380	043-045-020-000	B	Downtown	OC Downtown Core	0	40	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	22	0	0	22	Furniture store. Old structure; built in 1927		
TURLOCK	3RD & MARKET ST	95380	043-045-019-000		Downtown	OC Downtown Core	0	40	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	201 WEST MAIN ST	95380	061-016-040-000		Downtown	OC Downtown Core	0	40	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Vacant		
TURLOCK	132 1ST ST	95380	061-016-030-000		Downtown	OC Downtown Core	0	40	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Commercial building, built in 1951.		
TURLOCK	237 S 99 HWY	95380	061-018-016-000		Downtown	OC Downtown Core	0	40	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Auto Sales shop (798 sq ft building, built in 1961) and a temporary shade structure. Low FAR of 0.09		
TURLOCK	203 GOLDEN STATE BLVD	95380	061-019-026-000		Downtown	OC Downtown Core	0	40	1.69	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	60	0	0	60	Welding building with large surface parking lot.		
TURLOCK	416 EAST MAIN AVE	95380	061-025-018-000		Downtown	OC Downtown Core	0	40	0.19	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Commercial building with thrift store, 760 sq ft building, built in 1947.		
TURLOCK	10 EAST MAIN ST	95380	061-018-045-000		Downtown	OC Downtown Core	0	40	0.80	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28	0	0	28	Commercial building with large surface parking. Built in 1921.		
TURLOCK	28 LANDER AVE	95380	061-016-012-000		Downtown	OC Downtown Core	0	40	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Commercial building (meal prep kitchen), close to Downtown, transit access. Low FAR of 0.19.		
TURLOCK	210 N GOLDEN STATE BLVD	95380	061-019-023-000		Downtown	OC Downtown Core	0	40	0.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20	0	0	20	Gas station with very low FAR of 0.08.		
TURLOCK	1ST ST	95380	061-016-002-000		Downtown	OC Downtown Core	0	40	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Surface parking lot.		
TURLOCK	141 N GOLDEN STATE BLVD	95380	061-018-025-000		Downtown	DC Downtown Core	0	40	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Surface parking lot.		
TURLOCK	609 EAST MAIN ST	95380	061-028-013-000	C	Downtown	DCT Downtown Core Transition	0	24	0.17	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Single storey structure with office use, built in 1909.		
TURLOCK	613 EAST MAIN ST	95380	061-028-012-000	C	Downtown	DCT Downtown Core Transition	0	24	0.19	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Non conforming Use, structure built in 1916.		
TURLOCK	531 E OLIVE AVE	95380	061-029-065-000	D	Downtown	OR Office Residential	0	30	0.32	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Chiropractor office with surface parking lot.		
TURLOCK	609 E OLIVE AVE	95380	061-029-064-000	D	Downtown	OR Office Residential	0	30	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	11	Office building with hair salon. Large surface parking lot		
TURLOCK	705 EAST MAIN ST	95380	061-031-029-000	E	Downtown	DCT Downtown Core Transition	0	24	0.26	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Commercial building, built in 1915.		
TURLOCK	161 N DENAIR AVE	95380	061-031-001-000	E	Downtown	OR Office Residential	0	30	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Surface parking lot for plant nursery.		
TURLOCK	742 E OLIVE AVE	95380	061-031-052-000	E	Downtown	OR Office Residential	0	30	0.52	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Plant Nursery. Built in 1970s		
TURLOCK	754 E OLIVE AVE	95380	061-031-005-000	E	Downtown	OR Office Residential	0	30	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Plant Nursery. Built in 1970s		
TURLOCK	764 E OLIVE AVE	95380	061-031-006-000	E	Downtown	OR Office Residential	0	30	0.26	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	0	0	31	Plant Nursery. Built in 1970s		
TURLOCK	409 E OLIVE AVE	95380	061-024-027-000	F	Downtown	OR Office Residential	0	30	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Single story run down structure used as a restaurant.		
TURLOCK	401 E OLIVE AVE	95380	061-024-028-000	F	Downtown	OR Office Residential	0	30	0.26	Mixed Use	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Restaurant.		
TURLOCK	301 THIRD ST	95380	043-049-066-000	G	Downtown	IR Industrial Residential	0	30	0.44	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Old Industrial shed building, built in 1964. Large surface parking lot.		
TURLOCK	200 B ST	95380	043-049-045-000	G	Downtown	IR Industrial Residential	0	30	0.25	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16	Warehouse building with office uses. Built in 1925. Low FAR of 0.17		
TURLOCK	400 MARSHALL ST	95380	061-026-003-000	H	Downtown	OR Office Residential	0	30	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	424 MARSHALL ST	95380	061-026-002-000	H	Downtown	OR Office Residential	0	30	0.65	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	432 MARSHALL ST	95380	061-026-001-000	H	Downtown	OR Office Residential	0	30	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	23	23	Vacant		
TURLOCK	401 MARSHALL ST	95380	061-025-038-000	I	Downtown	PD Planned Development	0	40	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	407 MARSHALL ST	95380	061-025-037-000	I	Downtown	PD Planned Development	0	40	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	219 S THOR ST	95380	061-025-039-000	I	Downtown	PD Planned Development	0	40	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	431 MARSHALL ST	95380	061-025-058-000	I	Downtown	PD Planned Development	0	40	0.69	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	CRANE AVE	95380	061-025-061-000	I	Downtown	PD Planned Development	0	40	0.46	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	CRANE AVE	95380	061-025-060-000	I	Downtown	PD Planned Development	0	40	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42	0	0	42	Vacant		
TURLOCK	326 S CENTER ST	95380	061-017-002-000	J	Downtown	TC Transitional Commercial	0	30	0.19	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Single-story structure used for auto sales business with surface parking lot.		
TURLOCK	311 S GOLDEN STATE BLVD	95380	061-017-003-000	J	Downtown	TC Transitional Commercial	0	30	0.33	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	Surface parking lot for auto sales business on adjacent lot.		
TURLOCK	0 3RD ST	95380	043-049-075-000		Downtown	IR Industrial Residential	0	30	0.73	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17	0	0	17	Vacant		
TURLOCK	3RD ST	95380	043-048-040-000		Downtown	IR Industrial Residential	0	30	0.44	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	Vacant		
TURLOCK	B ST	95380	043-048-017-000		Downtown	IR Industrial Residential	0	30	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	B ST	95380	043-048-007-000		Downtown	IR Industrial Residential	0	30	0.50	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	12	12	Vacant		
TURLOCK	1ST & D ST	95380	043-049-002-000		Downtown	IR Industrial Residential	0	30	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	11	Vacant		
TURLOCK	326 WOLFE AVE	95380	061-024-050-000		Downtown	OR Office Residential	0	30	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	755 E OLIVE AVE	95380	061-030-016-000		Downtown	OR Office Residential	0	30	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	682 E OLIVE AVE	95380	061-028-070-000		Downtown	OR Office Residential	0	30	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	323 N PALM ST	95380	061-029-016-000		Downtown	OR Office Residential	0	30	0.10	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	314 MITCHELL AVE	95380	061-024-057-000		Downtown	OR Office Residential	0	30	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Vacant		
TURLOCK	EAST & MINARET AVE	95380	026-010-009-000		Downtown	OR Office Residential	0	30	0.41	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	9	9	Vacant		
TURLOCK	0 E OLIVE AVE	95380	061-030-028-000		Downtown	OR Office Residential	0	30	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	513 N PALM ST	95380	061-023-041-000		Downtown	OR Office Residential	0	30	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Vacant		
TURLOCK	378 N GOLDEN STATE BLVD	95380	061-019-014-000		Downtown	TC Transitional Commercial	0	30	0.08	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	324 N CENTER ST	95380	061-019-003-000		Downtown	TC Transitional Commercial	0	30	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	311 MITCHELL AVE	95380	061-024-064-000		Downtown	TC Transitional Commercial	0	30	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	475 S GOLDEN STATE BLVD	95380	043-050-004-000		Downtown	TC Transitional Commercial	0	30	0.66	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	0	0	15	Vacant		
TURLOCK	N 1ST ST	95380	061-011-007-000		Downtown	TC Transitional Commercial	0	30	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	11	Vacant		
TURLOCK	238 S CENTER ST	95380	061-018-014-000		Downtown	TC Transitional Commercial	0	30	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	214 S CENTER ST	95380	061-018-013-000		Downtown	TC Transitional Commercial	0	30	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	240 S CENTER ST	95380	061-018-015-000		Downtown	TC Transitional Commercial	0	30	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	223 5TH ST	95380	043-048-045-000		Downtown	TC Transitional Commercial	0	30	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Commercial building (264 sq ft building) with auto repair business and large surface parking lot.		
TURLOCK	301 N FRONT ST	95380	061-019-027-000		Downtown	TC Transitional Commercial	0	30	0.38	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Old Warehouse building with large surface parking lot. Low AV Ratio of 0.02.		
TURLOCK	216 N GOLDEN STATE BLVD	95380	061-019-012-000		Downtown	TC Transitional Commercial	0	30	0.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	0	0	13	Restaurant, built in 1986 and food truck on site. Low FAR of 0.05.		
TURLOCK	325 S CENTER ST	95380	061-026-034-000		Downtown	TC Transitional Commercial	0	30	0.68	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	16	Car wash, built in 1964.		
TURLOCK	281 E OLIVE AVE	95380	061-019-009-000		Downtown	TC Transitional Commercial	0	30	0.30	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Auto repair shop, built in 1938. Large surface parking lot.		
TURLOCK	314 LANDER AVE	95380	043-048-043-000		Downtown	IR Industrial Residential	0	30	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Vehicle sales, 240 sq ft, build in 1990. Very low FAR of 0.02.		
TURLOCK	441 S CENTER ST	95380	043-050-013-000		Downtown	TC Transitional Commercial	0	30	0.53	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	0	0	12	Restaurant with food truck on site. Large surface parking lot. Very low FAR of 0.01 and low AV Ratio of 0.19		
TURLOCK	499 S GOLDEN STATE BLVD	95380	043-051-016-000		Industrial	Industrial	0	30	3.62	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	86	0	0	86	Industrial building, built in 1930. Low FAR of 0.36.		
TURLOCK	440 E OLIVE AVE	95380	061-025-006-000		Downtown	OR Office Residential	0	30	0.66	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	0	0	15	Bank with surface parking lot.Built in 1958		
TURLOCK	499 S 1ST ST	95380	043-049-058-000		Downtown	IR Industrial Residential	0	30	0.21	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Warehouse building, run down structure with large surface parking low. Low FAR of 0.21.		
TURLOCK	S 1ST ST	95380	043-049-011-000		Downtown	IR Industrial Residential	0	30	0.21	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Warehouse building. Low AV Ratio (0.56) and Low FAR (0.32)		
TURLOCK	700 E OLIVE AVE	95380	061-031-002-000		Downtown	OR Office Residential	0	30	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Insurance building with surface parking lot.		
TURLOCK	280 WEST MAIN ST	95380	050-020-013-000		Downtown	TC Transitional Commercial	0	30	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Insurance building with surface parking lot on 0.36ac lot.		
TURLOCK	401 N CENTER ST	95380	061-024-067-000		Downtown	TC Transitional Commercial	0	30	0.30	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Mixed-use building, built in 1952 with auto sales shop and offices.		
TURLOCK	310 MITCHELL AVE	95380	061-024-063-000		Downtown	TC Transitional Commercial	0	30	0.36	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Commercial property, built in 1928.		
TURLOCK	701 E OLIVE AVE	95380	061-030-013-000		Downtown	OR Office Residential	0	30	0.35	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Medical building with large surface parking lot.Low FAR of 0.17.		
TURLOCK	487 N GOLDEN STATE BLVD	95380	061-019-015-000		Downtown	TC Transitional Commercial	0	30	0.27	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Car wash with parking lot. Bus stops adjacent to site. Low FAR of 0.22		
TURLOCK	4211 COUNTRY WALK LN	95382	073-046-003-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	1851 MILESTONE WAY	95382	073-046-029-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	3960 BILTMORE DR	95382	073-048-046-000		Very Low Density Residential	PD Planned Development	0	3	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
TURLOCK	1850 GEMSTONE WAY	95380	073-040-044-000		Very Low Density Residential	R-E Residential Estate	0	3	1.57	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	4223 TAPESTRY WAY	95382	073-046-012-000		Very Low Density Residential	PD Planned Development	0	3	0.32	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4263 TAPESTRY WAY	95382	073-046-010-000		Very Low Density Residential	PD Planned Development	0	3	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4101 COUNTRY WALK LN	95382	073-046-031-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4061 COUNTRY WALK LN	95382	073-046-030-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	2293 E TUOLUMNE RD	95382	073-043-004-000		Very Low Density Residential	PD Planned Development	0	3	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	SWANPARK DR	95382	073-037-009-000		Very Low Density Residential	R-E Residential Estate	0	3	0.51	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	KENSINGTON CT	95382	073-034-017-000		Very Low Density Residential	PD Planned Development	0	3	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	SWANPARK DR	95382	073-037-005-000		Very Low Density Residential	R-E Residential Estate	0	3	0.65	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	SWANPARK DR	95382	073-037-002-000		Very Low Density Residential	R-E Residential Estate	0	3	0.51	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	KENSINGTON CT	95382	073-034-014-000		Very Low Density Residential	PD Planned Development	0	3	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	1851 WARING RD	95382	073-019-075-000		Very Low Density Residential	PD Planned Development	0	3	2.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	6	6	Vacant		
TURLOCK	1801 WARING RD	95382	073-019-077-000		Very Low Density Residential	PD Planned Development	0	3	0.49	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	N QUINCY RD	95382	073-013-009-000		Very Low Density Residential	R-E Residential Estate	0	3	3.30	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Vacant		
TURLOCK	2545 AUGUSTA PL	95382	073-044-022-000		Very Low Density Residential	PD Planned Development	0	3	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	2535 AUGUSTA PL	95382	073-044-021-000		Very Low Density Residential	PD Planned Development	0	3	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	2500 FAIRBANKS RANCH RD	95382	073-052-066-000		Very Low Density Residential	R-E Residential Estate	0	3	2.33	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	6	6	Vacant		
TURLOCK	2664 LEPIN LN	95380	073-053-061-000		Very Low Density Residential	PD Planned Development	0	3	1.30	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	3	3	Vacant		
TURLOCK	1309 5TH ST	95380	043-060-023-000		Medium Density Residential	R-M Medium Density Residential	0	15	2.87	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	34	0	34	Vacant		
TURLOCK	1325 5TH ST	95380	043-060-024-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.67	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	7	Vacant		
TURLOCK	1079 N OLIVE AVE	95380	042-021-040-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.16	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	Vacant		
TURLOCK	SOUTH & WEST COR OF AVE	95380	050-030-040-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	Vacant		
TURLOCK	1039 ANGELUS ST	95380	050-005-006-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	Vacant		
TURLOCK	CASTOR ST	95380	050-026-045-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	Vacant		
TURLOCK	CASTOR ST	95380	050-026-047-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	Vacant		
TURLOCK	350 S WEST AVE	95380	050-025-001-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	Vacant		
TURLOCK	337 S WEST AVE	95380	050-003-042-000		Medium Density Residential	R-M Medium Density Residential	0	15	2.64	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	31	0	31	Vacant		
TURLOCK	0 HIGH ST	95380	050-002-050-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.58	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Vacant		
TURLOCK	1376 EAST AVE	95382	043-026-005-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.41	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	Vacant		
TURLOCK	300 N SODERQUIST RD	95380	061-003-040-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.45	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5	Vacant		
TURLOCK	440 JULIAN ST	95380	061-010-033-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	Vacant		
TURLOCK	843 CHESTNUT ST	95380	051-005-012-000		Medium Density Residential	PD Planned Development	0	15	0.74	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	8	Vacant		
TURLOCK	323 COLUMBIA ST	95380	050-020-037-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	2	Vacant		
TURLOCK	GEER RD	95380	071-041-010-000		Medium Density Residential	R-M Medium Density Residential	0	15	1.37	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	0	16	Vacant		
TURLOCK	1345 N PALM ST	95380	042-013-011-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.49	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	5	Vacant		
TURLOCK	151 W SYRACUSE AVE	95380	042-004-000-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.59	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	6	0	6	Vacant		
TURLOCK	120 CLIFFORD AVE	95380	061-004-028-000		Medium Density Residential	R-M Medium Density Residential	0	15	0.39	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	Vacant		
TURLOCK	4045 MEDEIROS RD	95382	087-015-007-000		Low-Medium Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4055 MEDEIROS RD	95382	087-015-006-000		Low-Medium Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ZEERING RD	95382	072-050-002-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ZACH CT	95380	044-057-028-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	WEST AVE	95380	050-016-039-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	WAGNER DR	95380	044-057-020-000		Low Density Residential	R-L Low Density Residential	0	7	0.24	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	VOLK AVE	95380	050-016-016-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	TUOLUMNE RD	95382	073-014-036-000		Low Density Residential	R-L Low Density Residential	0	7	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	TEAKWOOD ST	95380	044-056-016-000		Low Density Residential	R-L Low Density Residential	0	7	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	QUINCY RD	95380	051-037-046-000		Low Density Residential	R-L Low Density Residential	0	7	0.18	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	QUINCY RD	95380	051-037-047-000		Low Density Residential	R-L Low Density Residential	0	7	0.19	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	QUINCY RD	95380	073-023-019-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	QUINCY RD	95380	073-032-014-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	PADDOCK LN	95207	073-025-005-000		Low Density Residential	R-L Low Density Residential	0	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	OPPELT WAY	95380	051-040-035-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	OPPELT WAY	95380	051-039-015-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	N WALNUT RD	95382	071-048-001-000		Low Density Residential	R-L Low Density Residential	0	7	1.26	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	Vacant		
TURLOCK	N WALNUT RD	95382	071-048-002-000		Low Density Residential	R-L Low Density Residential	0	7	0.41	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Vacant		
TURLOCK	N HIGHLANDS AVE	95380	050-016-018-000		Low Density Residential	R-L Low Density Residential	0	7	0.16	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	MYERS WAY	95380	051-040-040-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	MYERS WAY	95380	051-040-041-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	MYERS WAY	95380	051-039-017-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	MONTANA AVE	95380	050-032-053-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	LINWOOD AVE	95380	043-057-015-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	LAMBERT WAY	95380	061-040-011-000		Low Density Residential	PD Planned Development	0	7	0.48	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Vacant		
TURLOCK	LA SALLE DR	95382	072-035-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.34	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	HAWKEYE RD	95380	073-023-007-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAWKEYE RD	95380	073-023-008-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAWKEYE AVE	95380	073-020-041-000		Low Density Residential	R-L Low Density Residential	0	7	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	HAWKEYE AVE	95380	073-018-043-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	HAWKEYE AVE	95380	073-018-021-000		Low Density Residential	R-L Low Density Residential	0	7	0.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-005-000		Low Density Residential	PD Planned Development	0	7	0.10	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-004-000		Low Density Residential	PD Planned Development	0	7	0.09	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-005-000		Low Density Residential	PD Planned Development	0	7	0.13	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-007-000		Low Density Residential	PD Planned Development	0	7	0.08	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GREENWOOD LN	95380	044-056-006-000		Low Density Residential	PD Planned Development	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	GLASGOW ST	95380	044-057-029-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	FOSBERG RD	95382	072-055-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	FOREST DR	95380	051-037-049-000		Low Density Residential	R-L Low Density Residential	0	7	0.19	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	FOREST DR	95380	051-037-048-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	PEARLENE AVE	95380	043-058-028-000		Low Density Residential	R-L Low Density Residential	0	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-057-004-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-057-003-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-057-002-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-057-001-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	ENGLISH AVE	95380	043-058-027-000		Low Density Residential	R-L Low Density Residential	0	7	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	EMERALD WAY	95380	073-023-009-000		Low Density Residential	R-L Low Density Residential	0	7	0.25	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	DOO CT	95380	073-014-026-000		Low Density Residential	R-L Low Density Residential	0	7	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	DEILS LN	95380	073-045-012-000		Low Density Residential	R-L Low Density Residential	0	7	0.97	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Vacant		
TURLOCK	DEILS LN	95380	071-025-003-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	DAUBENBERGER RD	95380	073-025-048-000		Low Density Residential	R-L Low Density Residential	0	7	0.22	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	DAUBENBERGER RD	95380	073-025-047-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	DAUBENBERGER RD	95380	073-025-046-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	DAUBENBERGER RD	95380	073-025-045-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CROWELL RD	95380	071-063-001-000		Low Density Residential	PD Planned Development	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CROWELL RD	95380	071-063-002-000		Low Density Residential	PD Planned Development	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	COLORADO AVE	95380	050-032-051-000		Low Density Residential	R-L Low Density Residential	0	7	9.66	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	170	170	Vacant		
TURLOCK	CLARK ST	95380	050-032-052-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CLARK ST	95380	050-018-009-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CHRISTINE WAY	95380	051-036-067-000		Low Density Residential	R-L Low Density Residential	0	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	CHRISTINE WAY	95380	051-036-066-000		Low Density Residential	R-L Low Density Residential	0	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	BUTTE WAY	95380	050-016-045-000		Low Density Residential	R-L Low Density Residential	0	7	0.26	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BOXWOOD WAY	95380	043-011-021-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BOXWOOD WAY	95380	043-011-020-000		Low Density Residential	R-L Low Density Residential	0	7	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BOXWOOD WAY	95380	043-054-017-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BOXWOOD WAY	95380	043-054-018-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	BLUEFIELD AVE	95380	072-050-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	BLOSSOM DR	95381	044-056-008-000		Low Density Residential	PD Planned Development	0	7	0.09	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	AKRON DR	95381	072-017-026-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	AKRON DR	95381	072-017-013-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	880 MONTANA AVE	95380	050-010-030-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	860 MONTANA AVE	95380	050-010-031-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	820 MONTANA AVE	95380	050-010-050-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	800 MONTANA AVE	95380	050-010-051-000		Low Density Residential	R-L Low Density Residential	0	7	0.11	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	485 VILLA WOODS DR	95380	043-059-023-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	468 SPARKLE CT	95380	089-016-076-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4627 CHERRY BLOSSOM LN	95382	072-002-084-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4620 COLORADO AVE	95382	072-002-083-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4617 CHERRY BLOSSOM LN	95382	072-002-086-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4610 COLORADO AVE	95382	072-002-085-000		Low Density Residential	R-L Low Density Residential	0	7	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4607 CHERRY BLOSSOM LN	95382	072-002-088-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	4600 COLORADO AVE	95382	072-002-087-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	448 SPARKLE CT	95380	089-016-077-000		Low Density Residential	R-L Low Density Residential	0	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	374 WEST MAIN ST	95380	050-030-008-000	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
TURLOCK	1470 ESPERANZA CT	95380	050-010-042-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1461 ESPERANZA CT	95380	050-010-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1460 ESPERANZA CT	95380	050-010-043-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1451 ESPERANZA CT	95380	050-010-037-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1450 ESPERANZA CT	95380	050-010-044-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1441 ESPERANZA CT	95380	050-010-036-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1440 ESPERANZA CT	95380	050-010-045-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1431 ESPERANZA CT	95380	050-010-035-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1430 ESPERANZA CT	95380	050-010-046-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1421 ESPERANZA CT	95380	050-010-034-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1420 ESPERANZA CT	95380	050-010-047-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1411 ESPERANZA CT	95380	050-010-033-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1410 ESPERANZA CT	95380	050-010-048-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1401 ESPERANZA CT	95380	050-010-032-000		Low Density Residential	R-L Low Density Residential	0	7	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1400 ESPERANZA CT	95380	050-010-049-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Vacant		
TURLOCK	1201 BURMAN DR	95382	072-009-033-000		Low Density Residential	R-L Low Density Residential	0	7	0.20	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	1057 9TH ST	95380	043-054-025-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	1053 9TH ST	95380	043-054-024-000		Low Density Residential	R-L Low Density Residential	0	7	0.23	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	1052 S BERKELEY AVE	95380	043-062-087-000		Low Density Residential	R-L Low Density Residential	0	7	0.12	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	1042 S BERKELEY AVE	95380	043-062-086-000		Low Density Residential	R-L Low Density Residential	0	7	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	0 ESPERANZA CT	95380	050-010-052-000		Low Density Residential	R-L Low Density Residential	0	7	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	2	2	Vacant		
TURLOCK	0 EDWARD DR	95380	051-024-038-000		Low Density Residential	R-L Low Density Residential	0	7	0.33	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	0 AMBERWOOD LN	95380	044-060-089-000		Low Density Residential	R-L Low Density Residential	0	7	0.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAMPTON WAY	95382	071-026-003-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAMPTON WAY	95382	071-026-004-000		Low Density Residential	R-L Low Density Residential	0	7	0.16	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAMPTON WAY	95382	071-026-005-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	HAMPTON WAY	95382	071-026-006-000		Low Density Residential	R-L Low Density Residential	0	7	0.15	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	0 PORSCHE STRASSE	95382	088-008-060-000		Low Density Residential	R-M Medium Density Residential	0	15	0.27	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Vacant		
TURLOCK	237 BERNELL AVE	95380	050-014-043-000		Low Density Residential	R-L Low Density Residential	0	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	285 BERNELL AVE	95380	050-014-045-000		Low Density Residential	R-L Low Density Residential	0	7	0.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	255 BERNELL AVE	95380	050-014-044-000		Low Density Residential	R-L Low Density Residential	0	7	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Vacant		
TURLOCK	890 N OLIVE AVE	95380	042-026-025-000		High Density Residential	R-H High Density Residential	0	30	0.29	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Vacant		
TURLOCK	888 N OLIVE AVE	95380	042-026-027-000		High Density Residential	R-H High Density Residential	0	30	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	11	11	Vacant		
TURLOCK	808 N OLIVE AVE	95380	042-026-023-000		High Density Residential	R-H High Density Residential	0	30	0.42	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	10	10	Vacant		
TURLOCK	906 N OLIVE AVE	95380	042-026-022-000		High Density Residential	R-H High Density Residential	0	30	0.58	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	13	13	Vacant		
TURLOCK	930 N OLIVE AVE	95380	042-026-002-000		High Density Residential	R-H High Density Residential	0	30	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	Vacant		
TURLOCK	TULLY RD	95380	088-010-036-000		High Density Residential	PD Planned Development	0	30	0.48	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	11	0	11	Vacant		
TURLOCK	940 PEDRAS RD	95382	071-014-008-000		High Density Residential	R-H High Density Residential	0	30	3.39	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	80	0	80	Vacant		
TURLOCK	0 20TH CENTURY BLVD	95380	042-011-049-000		High Density Residential	R-H High Density Residential	0	30	1.90	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	45	45	Vacant		
TURLOCK	1807 GEER RD	95382	071-015-011-000		High Density Residential/Office	R-H High Density Residential	0	30	0.59	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	0	0	14	Vacant		
TURLOCK	1733 GEER RD	95382	071-015-012-000		High Density Residential/Office	R-H High Density Residential	0	30	0.40	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	9	9	Vacant		
TURLOCK	GOLF RD	95380	044-025-010-000		Medium Density Residential	R-L 4.5 Low Density Residential	0	15.99		Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	912 E GLENWOOD AVE	95380	044-065-005-000		Medium Density Residential, Public, Park	R-L Low Density Residential	0	9	28.60	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	1016 E GLENWOOD AVE	95380	044-065-002-000		Park	R-L Low Density Residential	0	9	1.02	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	Vacant		
TURLOCK	800 E GLENWOOD AVE	95380	044-065-004-000		Medium Density Residential, Park	R-L Low Density Residential	0	9	19.75	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	0	0	Vacant		
TURLOCK	Morgan Ranch Master Plan	95380	044-023-024-000		Medium Density Residential	R-L Low Density Residential	0	9	9.30	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	875	875	Vacant		
TURLOCK	2125 GOLF RD	95380	044-025-007-000		High Density Residential	R-H High Density Residential	0	30	4.91	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	142	0	0	142	Vacant		
TURLOCK	2001 GOLF RD	95380	044-025-006-000		High Density Residential	R-H High Density Residential	0	30	4.81	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	133	0	0	133	Vacant		
TURLOCK	500 E GLENWOOD AVE	95380	044-023-005-000		High Density Residential, Public	C-H Heavy Commercial/Light Industrial	0	30	5.30	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	123	0	0	123	Older owner-occupied single-family residence which will be vacated with sale of property as part of Morgan Ranch Master Plan implementation. Owner has deffered maintence in recent years in view of impending sale and demolition.		
TURLOCK	432 E GLENWOOD AVE	95380	044-023-031-000		Community Commercial, High Density Res	C-H Heavy Commercial/Light Industrial	0	30	7.98	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	55	0	0	55	Older owner-occupied single-family residence which will be vacated with sale of property as part of Morgan Ranch Master Plan implementation. Owner has deffered maintence in recent years in view of impending sale and demolition.		

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

For Stanislaus County jurisdictions, please format the APNs as follows: 999-999-999-999

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1
TURLOCK	1810 DIVANIAN DR	95380	071-014-013-000	0	0	0	0	Shortfall of Sites	1.74	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Vacant	Vacant	YES - Current	Consolidated Site: K
TURLOCK	1814 DIVANIAN DR	95382	071-014-012-000	0	0	0	0	Shortfall of Sites	1.35	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Vacant	Vacant	YES - Current	Consolidated Site: K
TURLOCK	1828 DIVANIAN DR	95382	071-014-011-000	64	64	0	0	Shortfall of Sites	1.49	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	128	Vacant	Vacant	YES - Current	Consolidated Site: K
TURLOCK	1199 PEDRAS RD	95382	071-011-038-000	0	0	0	0	Shortfall of Sites	3.43	Community Commercial	PD Planned Development	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Vacant	Vacant	YES - Current	Consolidated Site: L
TURLOCK	1189 PEDRAS RD	95382	071-011-045-000	57	58	0	0	Shortfall of Sites	0.69	Community Commercial	PD Planned Development	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	115	Vacant	Vacant	YES - Current	Consolidated Site: L
TURLOCK	2020 DIVANIAN DR	95382	071-072-048-000	0	0	0	0	Shortfall of Sites	0.24	Heavy Commercial	PD Planned Development	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Vacant	Vacant	YES - Current	Consolidated Site: M
TURLOCK	2032 DIVANIAN DR	95382	071-072-049-000	0	0	0	0	Shortfall of Sites	0.74	Heavy Commercial	PD Planned Development	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Non-Vacant	Industrial	YES - Current	Consolidated Site: M
TURLOCK	2040 DIVANIAN DR	95382	071-072-050-000	22	22	0	0	Shortfall of Sites	0.61	Heavy Commercial	PD Planned Development	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	44	Vacant	Vacant	YES - Current	Consolidated Site: M
TURLOCK	475 W SYRACUSE AVE	95380	042-006-003-000	0	0	2	8	Shortfall of Sites	0.37	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	10	Vacant	Vacant	YES - Current	
TURLOCK	2050 DIVANIAN DR	95382	071-011-016-000	28	28	0	0	Shortfall of Sites	2.03	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	56	Vacant	Vacant	YES - Current	
TURLOCK	3536 N GOLDEN STATE BLVD	95382	087-027-017-000	17	18	0	0	Shortfall of Sites	1.27	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	35	Vacant	Vacant	YES - Current	
TURLOCK	1000 N FRONT ST	95380	042-006-008-000	13	13	0	0	Shortfall of Sites	0.95	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	26	Non-Vacant	Industrial	YES - Current	
TURLOCK	338 W SYRACUSE AVE	95380	042-008-017-000	22	21	0	0	Shortfall of Sites	0.83	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	23	Non-Vacant	Industrial	YES - Current	
TURLOCK	1148 N GOLDEN STATE BLVD	95380	042-006-011-000	15	14	0	0	Shortfall of Sites	1.05	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	29	Non-Vacant	Commercial	YES - Current	
TURLOCK	2313 N WALNUT RD	95382	088-013-049-000	33	33	0	0	Shortfall of Sites	2.37	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	66	Non-Vacant	Commercial	YES - Current	
TURLOCK	2700 N GOLDEN STATE BLVD	95382	088-007-004-000	72	72	0	0	Shortfall of Sites	5.15	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	144	Non-Vacant	Commercial	YES - Current	
TURLOCK	61 W CANAL DR	95380	042-009-032-000	0	0	8	2	Shortfall of Sites	0.37	Office	C-O Commercial Office	Office	CR-MU Commercial Residential Mixed Use	0	35	10	Non-Vacant	Commercial	YES - Current	
TURLOCK	942 N GOLDEN STATE BLVD	95380	042-005-039-000	9	9	0	0	Shortfall of Sites	0.66	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	18	Non-Vacant	Commercial	YES - Current	
TURLOCK	2500 N GOLDEN STATE BLVD	95380	088-007-025-000	16	15	0	0	Shortfall of Sites	1.11	Community Commercial	C-H Heavy Commercial/Light Industrial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	31	Non-Vacant	Commercial	YES - Current	
TURLOCK	1000 N GOLDEN STATE BLVD	95380	042-005-038-000	0	0	31	10	Shortfall of Sites	1.49	Medium Density Residential	C-H Heavy Commercial/Light Industrial	Medium Density Residential	CR-MU Commercial Residential Mixed Use	0	35	41	Non-Vacant	Commercial	YES - Current	
TURLOCK	624 N GOLDEN STATE BLVD	95380	061-022-001-000	8	9	0	0	Shortfall of Sites	0.63	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	17	Non-Vacant	Commercial	YES - Current	
TURLOCK	1318 GOLDEN STATE BLVD	95380	042-010-013-000	21	22	0	0	Shortfall of Sites	1.56	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	43	Non-Vacant	Commercial	YES - Current	
TURLOCK	2413 W MONTE VISTA AVE	95380	087-004-051-000	0	0	238	79	Shortfall of Sites	11.35	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	317	Non-Vacant	Commercial	YES - Current	
TURLOCK	693 N GOLDEN STATE BLVD	95380	061-041-016-000	0	0	6	2	Shortfall of Sites	0.29	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	8	Non-Vacant	Commercial	YES - Current	
TURLOCK	2650 GEER RD	95382	072-018-001-000	0	0	0	0	Shortfall of Sites	0.53	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	0	Non-Vacant	Commercial	YES - Current	Consolidated Site: O
TURLOCK	2650 GEER RD	95382	072-014-057-000	11	11	0	0	Shortfall of Sites	0.27	Community Commercial	PD Planned Development	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	22	Non-Vacant	Commercial	YES - Current	Consolidated Site: O
TURLOCK	1035 GEER RD	95380	042-004-048-000	14	15	0	0	Shortfall of Sites	1.05	Office	C-O Commercial Office	Office	CR-MU Commercial Residential Mixed Use	0	35	29	Vacant	Vacant	YES - Current	
TURLOCK	MINNESOTA RD	95380	071-009-034-000	18	19	0	0	Shortfall of Sites	1.35	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	37	Vacant	Vacant	YES - Current	
TURLOCK	E MONTE VISTA AVE	95382	072-010-005-000	0	0	4	1	Shortfall of Sites	0.19	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	5	Vacant	Vacant	YES - Current	
TURLOCK	1366 GEER RD	95380	042-012-004-000	13	13	0	0	Shortfall of Sites	0.95	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	26	Vacant	Vacant	YES - Current	
TURLOCK	101 E MONTE VISTA AVE	95380	072-007-013-000	0	0	216	71	Shortfall of Sites	10.25	Community Commercial/Office	C-C Community Commercial	Community Commercial/Office	CR-MU Commercial Residential Mixed Use	0	35	287	Vacant	Vacant	YES - Current	
TURLOCK	3700 GEER RD	95382	072-057-053-000	9	10	0	0	Shortfall of Sites	0.69	Medium Density Residential/O	PD Planned Development	Medium Density Residential/O	CR-MU Commercial Residential Mixed Use	0	35	19	Non-Vacant	Commercial	YES - Current	
TURLOCK	2405 GEER RD	95382	071-028-021-000	32	33	0	0	Shortfall of Sites	2.33	Community Commercial	PD Planned Development	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	65	Non-Vacant	Commercial	YES - Current	
TURLOCK	1202 GEER RD	95380	042-012-013-000	0	0	7	2	Shortfall of Sites	0.33	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	9	Non-Vacant	Commercial	YES - Current	
TURLOCK	3012 GEER RD	95382	072-010-055-000	0	0	6	0	Shortfall of Sites	0.23	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	6	Non-Vacant	Commercial	YES - Current	
TURLOCK	2600 GEER RD	95382	072-018-002-000	0	0	22	0	Shortfall of Sites	0.80	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	22	Non-Vacant	Commercial	YES - Current	
TURLOCK	6TH & D ST	95380	043-047-004-000	0	0	0	0	Shortfall of Sites	0.47	Industrial	I General Industrial	Industrial	CR-MU Commercial Residential Mixed Use	0	35	0	Non-Vacant	Industrial	YES - Current	Consolidated Site: R
TURLOCK	550 C ST	95380	043-047-005-000	18	18	0	0	Shortfall of Sites	0.83	Industrial	I General Industrial	Industrial	CR-MU Commercial Residential Mixed Use	0	35	36	Non-Vacant	Industrial	YES - Current	Consolidated Site: R
TURLOCK	D ST	95380	043-002-019-000	17	18	0	0	Shortfall of Sites	1.26	Industrial	I General Industrial	Industrial	CR-MU Commercial Residential Mixed Use	0	35	35	Non-Vacant	Industrial	YES - Current	
TURLOCK	1471 LANDER AVE	95380	050-019-010-000	0	0	9	2	Shortfall of Sites	0.42	Community Commercial	C-H Heavy Commercial/Light Industrial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	11	Non-Vacant	Mixed Use	YES - Current	
TURLOCK	645 9TH ST	95380	043-001-009-000	0	0	9	2	Shortfall of Sites	0.41	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	11	Non-Vacant	Commercial	YES - Current	
TURLOCK	1105 LANDER AVE	95380	050-015-038-000	11	12	0	0	Shortfall of Sites	0.85	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	23	Non-Vacant	Commercial	YES - Current	
TURLOCK	690 C ST	95380	043-046-011-000	0	0	7	2	Shortfall of Sites	0.33	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	9	Non-Vacant	Commercial	YES - Current	
TURLOCK	1083 LANDER AVE	95380	050-015-030-000	9	9	0	0	Shortfall of Sites	0.65	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	18	Non-Vacant	Commercial	YES - Current	
TURLOCK	1341 LANDER AVE	95380	050-018-039-000	11	11	0	0	Shortfall of Sites	0.80	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	22	Non-Vacant	Mixed Use	YES - Current	
TURLOCK	1302 LANDER AVE	95380	043-004-009-000	8	8	0	0	Shortfall of Sites	0.60	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	16	Non-Vacant	Industrial	YES - Current	
TURLOCK	716 LANDER AVE	95380	043-046-023-000	0	0	13	0	Shortfall of Sites	0.48	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	35	13	Non-Vacant	Industrial	YES - Current	
TURLOCK	680 C ST	95380	043-046-003-000	0	0	9	0	Shortfall of Sites	0.33	Heavy Commercial	C-H Heavy Commercial/Light Industrial	Heavy Commercial	CR-MU Commercial Residential Mixed Use	0	35	9	Non-Vacant	Mixed Use	YES - Current	
TURLOCK	973 WEST MAIN ST	95380	061-003-027-000	0	0	0	0	Shortfall of Sites	0.49	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	30	0	Non-Vacant	Commercial	YES - Current	Consolidated Site: P
TURLOCK	1009 WEST MAIN ST	95380	061-003-028-000	0	0	17	5	Shortfall of Sites	0.71	Medium Density Residential	C-C Community Commercial	Medium Density Residential	CR-MU Commercial Residential Mixed Use	0	30	22	Non-Vacant	Commercial	YES - Current	Consolidated Site: P
TURLOCK	1030 WEST MAIN ST	95380	050-002-060-000	0	0	5	1	Shortfall of Sites	0.34	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	30	6	Non-Vacant	Commercial	YES - Current	
TURLOCK	923 WEST MAIN ST	95380	061-004-049-000	0	0	3	0	Shortfall of Sites	0.20	Community Commercial	C-C Community Commercial	Community Commercial	CR-MU Commercial Residential Mixed Use	0	30	3	Non-Vacant	Commercial	YES - Current	
TURLOCK	GEER RD	95380	072-046-001-000	120	120	0	0	Shortfall of Sites	9.99	High Density Residential	R-H High Density Residential	High Density Residential	R-H High Density Residential	0	30	240	Vacant	Vacant	YES - Current	
TURLOCK	GEER RD	95380	071-015-017-000	0	0	0	0	Shortfall of Sites	5.54	High Density Residential	R-H High Density Residential	High Density Residential	R-H High Density Residential	0	30	0	Vacant	Vacant	YES - Current	Consolidated Site: S
TURLOCK	GEER RD	95380	071-015-013-000	70	69	0	0	Shortfall of Sites	0.28	High Density Residential	R-H High Density Residential	High Density Residential	R-H High Density Residential	0	30	139	Vacant	Vacant	YES - Current	Consolidated Site: S

s

Table C: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R-E Residential Estate	Very low density concentrations of single-family dwellings, ranging from 0.2 du/ac to three du/ac.
R-L4.5 Low Density Residential	Single-family dwellings, ranging from less than three du/ac to seven du/ac.
R-M Medium Density Residential	Single-family and medium density multifamily dwelling units, ranging from seven du/ac to fifteen du/ac.
R-H High Density Residential	Multiple-family dwelling units, ranging from fifteen du/ac to thirty du/ac.
C-O Commercial Office	Commercial and residential uses with areas for business and professional office.
C-C Community Commercial	Wide range of retail stores, restaurants, hotels and motels, commercial recreation, personal services, business services and financial services and for limited office and residential uses.
C-H Heavy Commercial/Light Industrial	Range of retail, wholesale and service businesses not generally suitable in other commercial districts because they attract heavy automobile and truck traffic or have certain adverse impacts.
C-RMU Commercial Residential Mixed Use	Permits housing development by right at up to a maximum density of 35 du/ac on urban infill sites within North Golden State, Geer Road, and South Lander, and a maximum density of 30 du/ac within West Main opportunity area.
I General Industrial	Full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for location in Turlock.
PD Planned Development	Use of special design criteria for maximum utility of the site and maximum design flexibility within density limitations. The purpose of PD is encourage variety and avoid monotony in developments through the use of alternative development standards.
DC Downtown Core	Shopping, dining, and entertainment are encouraged in an area where buildings shall be high density. Buildings shall range from two (2) to four (4) stories in height in order to encourage a mix of commercial, office, and residential uses. Housing is permitted at a maximum density of 40 du/ac.
DCT Downtown Core Transition	Single and multi-family residential, business and professional offices, medical and dental offices and clinics, restaurants, residences, photography studios, artists studios, art galleries, public uses, government offices, day care centers, personal services, private schools, dance schools, and financial institution. Housing is permitted at a maximum density of 24 du/ac.
TC Transitional Commercial	Office and commercial buildings that cater to the auto-oriented consumer, residential (single and multi-family) uses are permitted. Housing is permitted at a maximum density of 30 du/ac.
IR Industrial Residential	Agricultural/industrial buildings, residential (single and multi-family) uses. Housing is permitted at a maximum density of 30 du/ac.
OR Office Residential	Business and professional offices, cultural institutions, day care centers, medical and dental clinics, personal services, residential (single and multi-family) and other similar uses. Housing is permitted at a maximum density of 30 du/ac.

Appendix B

Housing Needs Assessment



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B Turlock Housing Needs Assessment

This section outlines the characteristics of Turlock and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the city. Both local and regional changes since the previous Housing Element are assessed to provide the full scope of housing needs. Analysis in each of the sections below will inform the housing programs and policies.

Local housing needs data for Turlock and Stanislaus County largely rely on 2016-2020 five-year American Community Survey (ACS) and 2015-2019 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates, among other sources.

B.1 Population Characteristics

According to the California Department of Finance (DOF), the total population of the City of Turlock in 2024 was 71,273, an increase of 4.0 percent since 2010 (68,549). As shown in Table B-1, Stanislaus Council of Governments (StanCOG) projects that by 2040 the population of Turlock will increase approximately 30 percent from the 2010 reported Census population and the 2050 population is projected to increase by approximately 41 percent from the 2010 reported Census population.

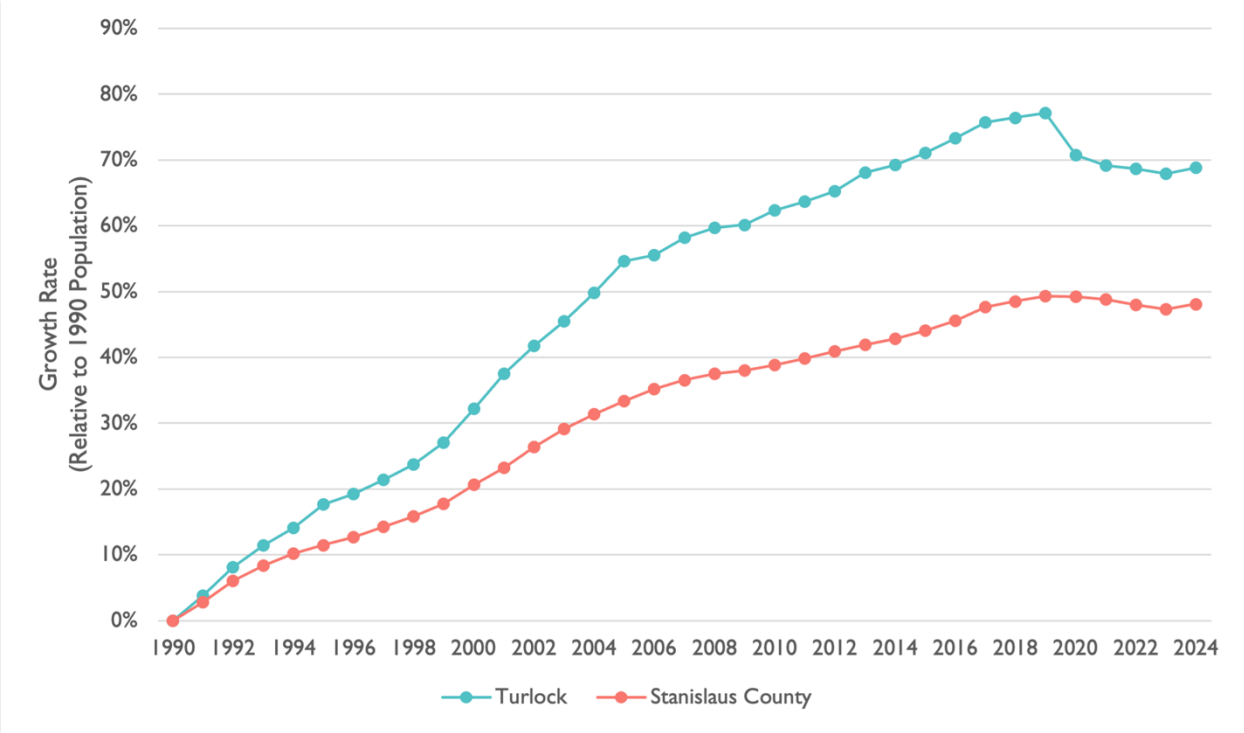
Table B-1: Turlock Projected Population (2010-2050)

2010	*2015*	*2020*	*2025*	*2030*	*2035*	*2040*	*2045*	*2050*
68,549	72,247	75,030	80,342	83,293	85,935	89,159	92,803	96,641

Source: Stanislaus County Demographic & Employment Forecast 2021, California Department of Finance, E-5 series

The DOF has also provided population estimates for the years 1994 to 2024 in Turlock and Stanislaus County. Shown in Chart B-1, these data points represent the population growth in each of the geographies relative to their populations in 1990. As evidenced in the plot, Turlock has seen a higher relative growth rate than Stanislaus County during the 1990 to 2020 period. However, since 2020 growth in Turlock has staggered slightly more than growth in Stanislaus County. Between 2023 and 2024, there was a slight increase in population growth in both Turlock and the County.

Chart B-1: Historic Population Growth Turlock And Surrounding Areas (1990-2024)



Source: California Department of Finance, E-5 Series

POPULATION BY AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2020 ACS five-year estimates, the city's median age is 34.5, which is nearly equal to Stanislaus County's median age of 34.3. The data in Table B-2 indicates that older adults in Turlock are growing to hold a slightly larger share of the overall population; 13.8 percent of the population was age 65 and over in 2020 compared to 11.8 percent in 2000, despite a small decrease in the population over 85. Notably, by the end of the 2023-2031 planning period, adults within Turlock's 55 to 64 cohort (10.15% of the 2020 population) will become seniors. In addition, the share of children, youth, and young adults (under 24) has decreased, representing 41.2 percent of the population in 2000 and 36.0 percent of the population in 2020. Between 2020 and 2022, patterns remained relatively similar, with 13.3 percent of the population over 65, 11.2 percent of the population between 55 and 64 and 36.5 percent under 24. These trends may suggest greater attention to the diverse housing needs of older populations, including resources for aging in place or senior housing.

Table B-2: Population by Age, City of Turlock (2000-2020)

Age Group	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
0-4 years	4,505	8.07%	4,875	4,875	4,875	6.70%
5-14 years	9,493	17.01%	10,138	10,138	10,138	13.94%
15-24 years	8,993	16.11%	11,173	11,173	11,173	15.37%
25-34 years	8,063	14.45%	10,910	10,910	10,910	15.00%
35-44 years	8,040	14.41%	8,859	8,859	8,859	12.18%
45-54 years	6,352	11.38%	9,332	9,332	9,332	12.83%
55-64 years	3,759	6.74%	7,381	7,381	7,381	10.15%
65-74 years	3,121	5.59%	5,961	5,961	5,961	8.20%
75-84 years	2,411	4.32%	2,920	2,920	2,920	4.02%
85+ years	1,073	1.92%	1,166	1,166	1,166	1.60%
Total	**55,810**	**100%**	**72,715**	**72,715**	**72,715**	**100%**

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B01001

RACE AND ETHNICITY

Table B-3 presents the racial and ethnic composition of the City of Turlock's population in 2000, 2010, and 2020 as reported in the U.S. Census (for 2000 and 2010) and in American Community Survey five-year data (for 2020). Since 2000, Turlock has seen a large increase in its Hispanic or Latinx population from 29.4 percent to 40.1 percent, which remains the city's second largest single racial or ethnic group, aside from non-Hispanic White. The non-Hispanic White population has decreased both in their total numbers and in their share of the city's overall population, while the non-Hispanic Asian and non-Hispanic Black or African American populations have increased slightly. Between 2020 and 2022, the non-Hispanic White population has continued to decrease, constituting 41.2 percent of the population in 2022, and the Hispanic or Latinx population increased to 44.4 percent.

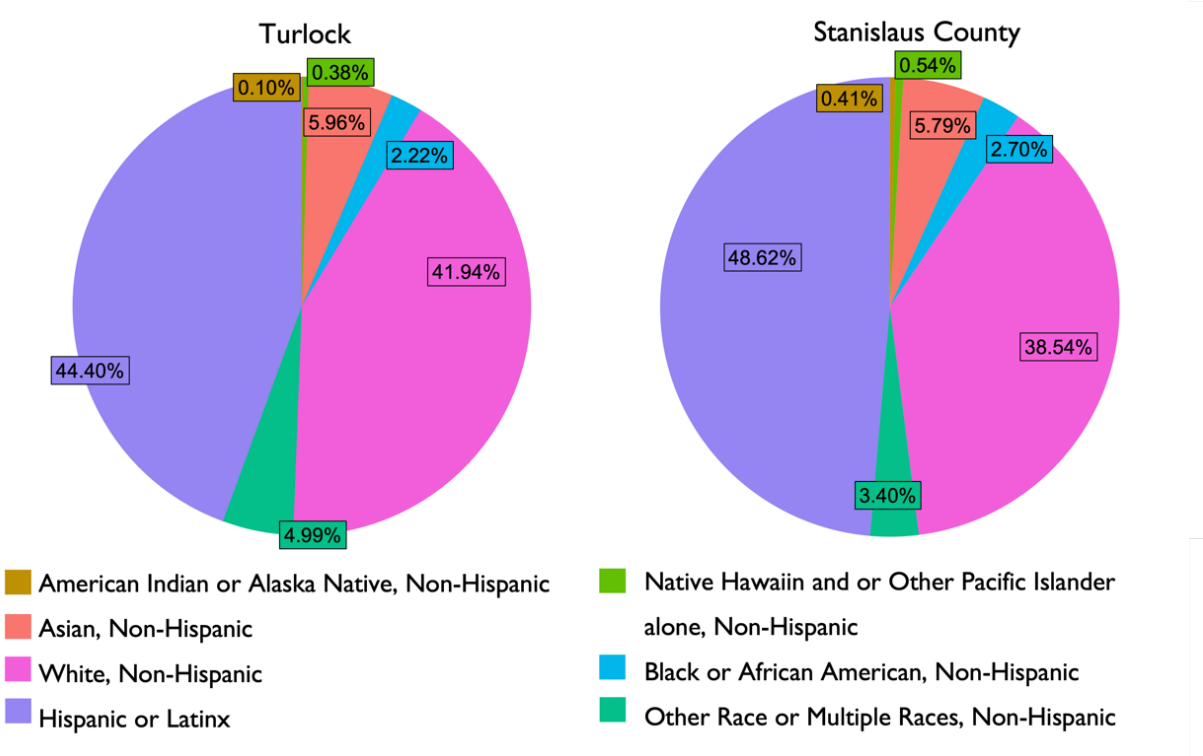
Table B-3: Population by Race, City of Turlock (2010-2020)

Racial/Ethnic Group	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
American Indian or Alaska Native, Non-Hispanic	523	0.94%	316	0.46%	150	0.21%
Native Hawaiian and Other Pacific Islander alone, Non-Hispanic	153	0.27%	271	0.40%	182	0.25%
Asian, Non-Hispanic	2,518	4.51%	3,728	5.44%	4,280	5.89%
Black or African American, Non-Hispanic	798	1.43%	1,018	1.49%	1,476	2.03%
White, Non-Hispanic	33,717	60.41%	36,220	52.84%	34,900	48.00%
Other Race or Multiple Races, Non-Hispanic	1,679	3.01%	2,039	2.97%	2,595	3.57%
Hispanic or Latinx	16,422	29.42%	24,957	36.41%	29,132	40.06%
Total	**55,810**	**100%**	**68,549**	**100%**	**72,715**	**100%**

Source: U.S. Census 2000; U.S. Census 2010; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B03002

Furthermore, as seen in Chart B-2, demonstrating data from 2022, Turlock's non-Hispanic White population holds a larger share of the population compared to its surrounding areas. Despite the shrinking of Turlock's non-Hispanic White population and growth of the Hispanic or Latinx population since 2000, the non-Hispanic White population has a smaller margin of difference between the Hispanic or Latinx population compared to Stanislaus County. Overall, Turlock has a slightly larger non-Hispanic White population than when compared to its surrounding areas.

Chart B-2: Turlock and Surrounding Area Population by Race/Ethnicity, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B03002

B.2 Household Characteristics

HOUSEHOLD SIZE

According to ACS five-year estimates data, the average household size in Turlock in 2022 was around 2.90, which is exactly the same as the city's household size in 2012. Turlock's average is lower than the average for Stanislaus County as a whole (3.1). As seen in Table B-4, the share of Turlock's population in 2022 living in a one-person household (22.0 percent) was larger than that of Stanislaus County (20.3 percent). Similarly, two-person households account for 32.2 percent of the households in Turlock compared to Stanislaus County (29.2 percent). Instead, Stanislaus County has a much larger share of households of five or more persons (17.8 percent) than Turlock (12.6 percent).

HOUSEHOLD CHARACTERISTICS

A summary of household characteristics in the City of Turlock and Stanislaus County is provided in Table B-5. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-

person household) or where the householder shares the home exclusively with people to whom they are not related. According to the ACS data (2018-2022), the greatest share (47.3 percent) of households in Turlock are married-couple family households. Overall, family households account for 70.3 percent of households in Turlock, which is slightly less than Stanislaus County (74 percent). However, Turlock has a greater share of single-person households (22.0 percent) than Stanislaus County (20.3 percent).

Table B-4: Turlock and Surrounding Areas Household Size, 2022

Household Size	*Turlock*		*Stanislaus County*	
	Number	*Percent*	*Number*	*Percent*
1-Person Household	5,438	21.99%	35,730	20.33%
2-Person Household	7,971	32.23%	51,262	29.17%
3-4-Person Household	8,197	33.14%	57,504	32.72%
5-Person or More Household	3,127	12.64%	31,251	17.78%
Total	24,733	**100%**	175,747	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B11016

Table B-5: Turlock and Surrounding Areas Household Types, 2022

Household Types	*Turlock*		*Stanislaus County*	
	Number	*Percent*	*Number*	*Percent*
Female-Headed Family Households	3,756	15.19%	26,179	14.90%
Male-headed Family Households	1,932	7.81%	14,105	8.03%
Married-couple Family Households	11,689	47.26%	89,808	51.10%
Other Non-Family Households	1,918	7.75%	9,925	5.65%
Single-person Households	5,438	21.99%	35,730	20.33%
Total	**24,733**	**100%**	**175,747**	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B11001

HOUSEHOLD INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Stanislaus County, the applicable Area Median Income (AMI) for a family of four in 2024 is $92,600. This is an increase of 33 percent from the 2014 median income of $62,000. HUD has defined the following income categories for Stanislaus County, based on the median income for a household of four persons for 2024:

- Extremely low-income: 30 percent of AMI and below ($0 to $31,200)
- Very low-income: 31 to 50 percent of AMI ($31,200 to $45,500)

- Low-income: 51 to 80 percent of AMI ($45,500 to $72,900)
- Moderate-income: 81 to 120 percent of AMI ($72,900 to $92,600)
- Above moderate-income: 120 percent or more of AMI ($92,600 or more)

Table B-6 shows the HUD definitions for Stanislaus County's maximum annual income level for each income group, adjusted by household size. This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.

Table B-6: HUD Income Levels by Household Size (Stanislaus County, 2024)

	Maximum Income Level				
Household Size	*Extremely Low*	*Very Low*	*Low*	***Median***	*Moderate*
1 Person	$19,150	$31,900	$51,050	$64,800	$77,750
2 Persons	$21,900	$36,450	$58,350	$74,100	$88,900
3 Persons	$25,820	$41,000	$65,650	$83,350	$100,000
4 Persons	$31,200	$45,500	$72,900	**$92,600**	$111,100
5 Persons	$36,580	$49,200	$78,750	$100,000	$120,000
6 Persons	$41,960	$52,850	$84,600	$107,400	$128,900
7 Persons	$47,340	$56,500	$90,400	$114,800	$137,750
8 Persons	$52,570	$60,150	$96,250	$122,250	$146,650

Source: HUD Income Limits 2023

The HUD Comprehensive Housing Affordability Strategy 2016-2020 release also provides income data. This income data is based on the ACS 2016-2020 estimates, and thus does not align exactly with categories assigned to the 2024 HUD established income levels. Table B-7 provides this data. Stanislaus County and Turlock have relatively similar distributions of households at each income level. However, Turlock has a slightly greater number of households that made between zero and 30 percent of AMI (13.5 percent) compared to the county (11.1 percent).

Table B-7: Turlock and Surrounding Areas Households by Household Income Level

	Turlock		*Stanislaus County*	
	Number	*Percent*	*Number*	*Percent*
0%-30% of AMI	3,430	13.48%	19,440	11.12%
31%-50% of AMI	3,265	12.83%	21,580	12.34%
51-80% of AMI	4,040	15.88%	31,225	17.86%
81%-100% of AMI	2,680	10.53%	17,855	10.21%
>100% of AMI	12,030	47.28%	84,725	48.46%
Total	**25,445**	**100%**	**174,825**	**100%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

B.3 Employment

OCCUPATION AND LABOR FORCE

According to ACS 2022 five-year estimates, there are 31,746 persons in the labor force in the City of Turlock. As seen in Table B-8, the largest industry represented among Turlock workers is Health and Educational Services (27.7 percent) which is a greater share of the workforce represented in the industry compared to the county (21.4 percent). Compared to Stanislaus County, employees in the Construction industry account for significantly less of Turlock's employment distribution (6.4 percent) than that of the county (8.9 percent).

Table B-8: Turlock and Surrounding Areas Employment by Industry, 2022

	Turlock		*Stanislaus County*	
	Number	*Percent*	*Number*	*Percent*
Agriculture & Natural Resources	1,371	4.32%	12,069	5.09%
Construction	2,019	6.36%	21,016	8.86%
Financial & Professional Services	3,147	9.91%	28,648	12.08%
Health & Educational Services	8,796	27.71%	50,815	21.43%
Information	328	1.03%	2,014	0.85%
Manufacturing, Wholesale, & Transportation	6,604	20.80%	54,115	22.82%
Retail	3,426	10.79%	26,462	11.16%
Arts, Entertainment, Accommodation, & Food Services	2,983	9.40%	20,190	8.52%
Public Administration	2,033	6.40%	10,470	4.42%
Other	1,039	3.27%	11,311	4.77%
Total	**31,746**	**100%**	**237,110**	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table S2405

EMPLOYMENT GROWTH TRENDS

According to California Employment Development Department Local Area Unemployment Statistics (LAUS), Turlock experienced an unemployment rate of 5.6 percent in 2024. While this rate is a 52.5 percent decrease from unemployment rates in 2011, it is a 16.7 percent increase from the 2020 unemployment rate (4.8 percent). However, this is still relatively lower than the 7.7 percent unemployment rate for Stanislaus County in 2024.

Table B-9: Turlock Unemployment Rate (2011-2024)

2011	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*
11.8%	10.0%	7.2%	6.7%	5.5%	5.5%	4.8%	8.1%	5.1%	4.8%	5.6%

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas annual updates, 2010-2024..

B.4 Special Needs Groups

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Turlock may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely low-income households
- Older adult households
- Persons with disabilities, including developmental disabilities
- Large households
- Female-headed households
- Persons experiencing homelessness
- Farmworkers

EXTREMELY LOW-INCOME RESIDENTS

California State Housing Law requires local governments to address the needs of "Extremely Low-Income" populations, which refers to households with incomes below 30 percent of the Area Median Income (AMI) for the community. In addition to those families making less than 30 percent of AMI, the Federal Poverty Level (FPL) is a threshold established by the federal government that remains constant throughout the country (and thus does not correspond to AMI). Federal statistics can also help the City quantify the extent of the extremely low-income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. For 2022, the FPL for a family of four is $27,750, which is less than Stanislaus County's threshold for 30 percent of AMI in 2023. This means that households that qualify as extremely low-income in Turlock are also considered as living below the FPL.

As seen in Table B-10 and detailed further in Table B-33, about 3,425 households (13.4 percent) in Turlock–fall below 30 percent of AMI. The Stanislaus Council of Governments (StanCOG) RHNA methodology did not assign extremely low-income units to jurisdictions; however, HCD's Building Blocks website states that "local agencies may calculate the projected housing need for ELI households by ... [p]resum[ing] that 50 percent of very low-income households qualify as ELI households." On this basis, the projected future need for ELI households is 652 units. Table B-10 details household income distribution by race in Turlock, which notes at 66.7 percent, American Indian or Alaska Native (non-Hispanic) households in Turlock area most likely to fall below 30 percent of AMI. Households that identify as Black or African American (non-Hispanic) and White (non-Hispanic) have a prevalence of 29.6 percent and 13.3 percent, respectively, of those who are below 30 percent of AMI. White (non-Hispanic) and Asian (non-Hispanic) households have the lowest prevalence of extremely low-income households at 13.1 percent and 8.4 percent, respectively.

According to ACS 2022 five-year estimates, Turlock has a poverty rate of 13.1 percent. This is lower than the poverty rate of 15.1 percent in Stanislaus County overall. Poverty rates have dropped in Turlock and Stanislaus County overall since 2015, from 17.5 percent and 20.3 percent, respectively. Table B-11 displays the poverty status by race among Turlock residents.

Table B-10: Household Income Distribution by Race (City of Turlock)

Racial/Ethnic Group	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*	*Total*
American Indian or Alaska Native (Non-Hispanic)	66.67%	16.67%	0.00%	0.00%	16.67%	100.00%
Asian / API (Non-Hispanic)	8.43%	10.26%	18.70%	9.16%	53.45%	100.00%
Black or African American (Non-Hispanic)	29.57%	14.34%	6.27%	5.20%	44.62%	100.00%
White (Non-Hispanic)	13.25%	11.09%	13.52%	11.90%	50.24%	100.00%
Hispanic or Latinx	13.07%	16.16%	21.21%	9.15%	40.40%	100.00%
All Households	**13.42%**	**12.76%**	**16.07%**	**10.69%**	**47.06%**	**100.00%**

Notes

1. The CHAS 2015-2019 dataset does not include the "Other (including multiple races, non-Hispanic)" race/ethnicity category

U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Poverty is highest among those who identify as Black or African American (23.1. percent) and lowest among those who identify as Asian or Asian Pacific Islander (9.2 percent).

Table B-11: Poverty Status by Race (City of Turlock, 2022)

Racial/Ethnic Group	*Percent Below Federal Poverty Line*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	14.1%
Native Hawaiian and Other Pacific Islander (Hispanic and non-Hispanic)	11.2%
Asian (Hispanic and Non-Hispanic)	9.2%
Black or African American (Hispanic and Non-Hispanic)	23.1%
White (Hispanic and Non-Hispanic)	13.2%
White (Non-Hispanic)	12.2%
Other Race (Hispanic and Non-Hispanic)	14.1%
Multiple Races (Hispanic and Non-Hispanic)	10.9%
Hispanic or Latinx	14.1%

Notes

1. Data for all groups, except White, are not available by Hispanic origin for this metric

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table S1701

While rates of poverty and residents below 30 percent AMI are lower in Turlock than the county as a whole, 76.6 percent (2,625 households) of ELI households in Turlock experience some level of cost burden or overpayment (Table B-33). As further detailed in Table B-28, disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. Majority of ELI households (75.36 percent) are renters, while 24.64 percent are owners. Lower-income households in Turlock (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-32, among ELI households, 3.9 percent are considered overcrowded while 0.73 percent are severely overcrowded. According to the gross rental estimates (i.e., including utilities and other costs) from Table B-40 and monthly affordable payments presented in Table B-37, extremely-low-income

households in Turlock would not be able to afford to rent an appropriately sized unit. However, larger extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a two-bedroom unit. All other income levels, including very low, low and moderate households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income household, which may require subsidies to ensure housing affordability.

The City's Consolidated Annual Performance and Evaluation Report (CAPER) for 2023-2024 identifies that 76 percent of households (882 households) who received support through the Community Development Block Grant (CDBG) funds were extremely low income households.[1] In the past, the City has allocated CDBG public service funds to community organizations that have provided direct services to extremely-low income households and the homeless, such as emergency shelter, transitional, permanent supportive, and rapid re-housing services. The Turlock HOME Consortium, and Stanislaus Urban County work to reduce poverty and number of ELI households 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.[2] The City of Turlock is particularly focused on ensuring quality housing options to ELI 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.

While the share of extremely low-income households in Turlock is lower than in the county as a whole, their needs are acute. Therefore, programs have been added to the action plan to address the needs of extremely low income households by facilitating the construction of affordable and supporting housing for extremely-low income households. Program 4-A, Housing for ELI Households and Persons with Special Needs, provide administrative assistance to developers seeking funding or tax credits, as well as facilitate projects for extremely low-income households by granting modification to development standards and expedition of review process. Program 4-D Rental and Mortgage Assistance would involve providing rental assistance to extremely low, very low, and low income families in Stanislaus County families who have received a 3-Day Notice to Pay Rent or Quit and need assistance in order to avoid eviction. Through this program, the City will promote the availability of rental and mortgage assistance and connect residents in need with Community Housing and Shelter Services (CHHS) staff.

OLDER ADULTS

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. Table B-12 shows the distribution of Turlock residents aged 65 and over by racial group compared to the population of other age groups. The majority of those aged 65 and over in Turlock identify as White (73.4 percent), followed by Other Race (12.4 percent), and Asian (6.6 percent). In Turlock, the proportion of those 65 and older who are either White or Asian is greater than it is among younger age groups. In contrast, the proportion of younger residents who identify as Other

[1] City of Turlock and Turlock/Stanislaus County HOME Consortium, 2024. Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Year 2023-2024. Available: https://www.cityofturlock.org/_pdf/hppr.asp?id=46

[2] City of Turlock, 2024. City of Turlock Annual Action Plan For CDBG funds & Turlock/Stanislaus Urban County HOME Consortium funds. Available: /https://cityofturlock.org/_pdf/hppr.asp?id=48

Race, Multiple Races, or Black or African American is greater. In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity.

Table B-12: Senior and Youth Population by Race (City of Turlock, 2022)

	Age 0-17		*Age 18-64*		*Age 65+*	
Race	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	67	0.35%	238	0.55%	23	0.23%
Native Hawaiian and Other Pacific Islander (Hispanic and Non-Hispanic)	71	0.37%	190	0.44%	63	0.62%
Asian (Hispanic and Non-Hispanic)	931	4.90%	2,731	6.31%	675	6.61%
Black or African American (Hispanic and Non-Hispanic)	622	3.28%	954	2.20%	61	0.60%
Multiple Races (Hispanic and Non-Hispanic)	3,503	18.44%	5,307	12.26%	626	6.13%
Other Race (Hispanic and Non-Hispanic)	3,982	20.97%	9,090	21.00%	1,266	12.39%
White (Hispanic and Non-Hispanic)	9,816	51.68%	24,784	57.25%	7,504	73.44%
Total	18,992	**100%**	43,294	**100%**	10,218	**100%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B01001(A-G)

Low incomes among older adults may require a specific governmental response. As seen in Table B-12, according to the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 20.1 percent of households with at least one older adult aged 62 and over in Turlock have an income below 30 percent of AMI, which is higher than the rate of 13.5 percent found among the overall population in Turlock. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all. As seen in Table B-13, senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes. Among renters with at least one older adult aged 62 and over in the household, 38.6 percent are considered extremely low-income.

Table B-13: Senior Households[1] by Income and Tenure (City of Turlock)

	Owner Occupied		*Renter Occupied*		*All Senior Households*	
Income Group	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	690	12.09%	960	38.55%	1650	20.13%
31%-50% of AMI	715	12.53%	600	24.10%	1315	16.05%
51%-80% of AMI	1,045	18.32%	390	15.66%	1435	17.51%
81%-100% of AMI	535	9.38%	250	10.04%	785	9.58%
>100% of AMI	2,720	47.68%	290	11.65%	3010	36.73%
Total	5,705	100%	2,490	100%	8,195	100%

Notes:

1. HUD considers senior households to be those with a householder who is aged 62 or older.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Table B-14 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on housing costs, and more than 50 percent of their income on housing costs. As shown in the table, senior households considered extremely low-income (making less than 30 percent of AMI) are most likely to be spending more than 50 percent of their overall household income on housing costs at 43.9 percent. However, senior households who are considered very low-income (making between 31 and 50 percent AMI) are more likely to spend over 30% of income on housing costs at 88.9 percent compared to 71.9 very low-income senior households. This indicates that both very low-income and extremely low-income senior households may require housing support.

Table B-14: Cost-Burdened Senior Households[1] by Income Level (City of Turlock)

% of Income Used for Housing Costs	*0%-30% of AMI*	*31%-50% of AMI*	*51%-80% of AMI*	*81%-100% of AMI*	*>100% of AMI*
<30% of Income	28.15%	11.11%	61.86%	72.56%	93.47%
30%-50% of Income	24.93%	73.91%	20.93%	19.56%	4.93%
>50% of Income	46.92%	14.98%	17.21%	7.89%	1.60%
Total	100.00%	100.00%	100.00%	100.00%	100.00%

Notes:

1. For the purposes of this table, HUD considers senior households to be those with a householder who is aged 62 or older.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Other potential elderly housing needs that may require a specific governmental response include:

- **Assisted living facilities**. Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.
- **Relocation assistance**. Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.
- **Mobility impairment**. Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services. Table B-15 shows the prevalence of different types of disabilities among seniors over age 65 in Turlock. The most prevalent type of disability is ambulatory difficulty, experienced by 24.4 percent of Turlock seniors. An ambulatory difficulty refers to a mobility impairment that causes significant difficulty walking or climbing stairs.

Senior Housing

Currently, Turlock has 1,252 units across 12 properties specifically reserved for senior housing as shown on Table B-16. None of the developments is affordable only, but eight of the 12 developments accept Section 8 vouchers, which means that up to 1,003 units are potentially available to older adults meeting the income requirements for affordable housing. Senior housing may be most attractive to the oldest cohort (85 years and older), as younger seniors often prefer to continue living independently.

The City supports the construction of senior housing, particularly near services such as shopping, medical care, and recreation, to prepare for the aging population.

Table B-15: Seniors (Age 65 and Over) by Type of Disability (City of Turlock, 2022)

Disability	*Percentage of Seniors*
With an ambulatory difficulty[1]	24.41%
With an independent living difficulty[2]	20.65%
With a hearing difficulty[3]	12.44%
With a self-care difficulty[4]	12.92%
With a cognitive difficulty[5]	16.46%
With a vision difficulty[6]	8.78%

Notes:

1. Ambulatory difficulty refers to having serious difficulty walking or climbing stairs.
2. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.
3. Hearing difficulty refers to those who are deaf or have serious difficulty hearing.
4. Self-care difficulty refers to having difficulty bathing or dressing.
5. Cognitive difficulty refers to having difficulty remembering, concentrating or making decisions due to a physical, mental, or emotional problem.
6. Vision difficulty refers to those who are blind or have serious difficulty seeing.

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2018-2022, Table S1810

Table B-16: Senior Housing

Facility Name	*Address*	*Units*	*Affordable*	*Project Type*
Alpha Bothum Manor	223 Bothum Road	82	-	Seniors only – Section 8 accepted
Arbor Manor Senior Apartments	140 W. Minnesota Avenue	49	-	Seniors only – No Section 8
Cherry Tree Village Apartments	139 W. Minnesota Avenue	104	-	Families & Seniors – Section 8 accepted
Covenant Village of Turlock	2125 North Olive	50	-	Seniors 62 and older, private pay
Crane Terrace Senior Apartments	1318 East Canal Drive	44	-	Seniors 62 and older – Section 8 accepted
Denair Manor Apartments	550 Wayside Drive	70	-	Seniors 62 and older
East Avenue Manor	1500 East Avenue	89	-	Seniors only – Section 8 accepted
Villas Parkside Apartments	381 W. Hawkeye Avenue, M-3	104	-	Families & Seniors – Section 8 accepted
Northview Apartments	1749 North Olive Avenue	50	-	Families & Seniors – Section 8 accepted
Park Knoll Apartments	1100 Pedras Road	350	-	Families & Seniors – Section 8 accepted
Parkwood Apartments	3800 Crowell Road	180	-	Families & Seniors – Section 8 accepted
The Silvercrest Apartments	865 Lander Avenue	80	-	Seniors 62 and older
Total		**1,252**		

Source: City of Turlock, 2024

PERSONS WITH DISABILITIES

Persons with disabilities have physical or mental impairments that require special housing designed for self-sufficiency. According to 2022 American Community Survey estimates, 8,851 persons (12.3 percent of the non-institutionalized population) in Turlock had a disability. This proportion is close in value to Stanislaus County (12.7 percent).

Disability can further be broken down into six categories. The Census Bureau provides the following definitions for these disability types:

- Hearing difficulty: deaf or has serious difficulty hearing.
- Vision difficulty: blind or has serious difficulty seeing even with glasses.
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions.
- Ambulatory difficulty: has serious difficulty walking or climbing stairs.
- Self-care difficulty: has difficulty dressing or bathing.
- Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

These disability types are counted separately and are not mutually exclusive, as an individual may report more than one disability; thus, these counts should not be summed. Table B-17 provides a breakdown of Turlock's population by disability type. The most prevalent disability was ambulatory difficulty at 7.7 percent.

Table B-17: Turlock Disability by Type, 2022

Disability	*Percentage of the Civilian Non-Institutionalized Population*
With an ambulatory difficulty	7.65%
With a cognitive difficulty	5.95%
With an independent living difficulty	4.90%
With a self-care difficulty	3.52%
With a hearing difficulty	3.34%
With a vision difficulty	2.06%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022)

Further, residents with disabilities may have more difficulty in finding employment. In Turlock, according to 2022 ACS estimates, approximately 0.4 percent of the civilian noninstitutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while 7.6 percent of those with no disability were unemployed. The census considers individuals to not be in the labor force if they are not employed and are either not available to take a job or are not looking for one. This category typically includes discouraged workers, students, retired workers, stay-at-home parents, and seasonal workers in an off season who are not looking for work.

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which

a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals.

Developmental Disabilities

Since January 2011, per SB 812 as codified in Section 65583, housing elements are required to address the housing needs of individuals with a developmental disability within the community. The analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues—or can be expected to continue—indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability but shall not include other disabling conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities. DDS consumer data provides an estimate of the number of Turlock residents with a developmental disability. Table B-18 shows that the vast majority of residents with a developmental disability (92.5 percent) live in the home of a parent/family/guardian. Further, approximately 62 percent (475 persons) of the population that has a developmental disability is under the age of 18, while the remaining 43 percent (331 persons) is over 18 years old.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Table B-18: Turlock Population with Developmental Disabilities by Residence[1], 2022

Residence Type	*Number*	*Approximate Percent*
Home of Parent/Family/Guardian	<705	92.52%
Community Care Facility	28	3.67%
Independent/Supported Living	40	5.25%
Intermediate Care Facility	<11	1.44%
Foster/Family Home	<22	2.89%
Other	<22	2.89%
Total	**>762**	

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2022

LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important consideration, as many large families especially in California do not have sufficient income to afford larger homes or apartments. As shown in Table B-19, the 2022 American Community Survey reported 3,283 large households with five or more members, including 1,524 owner-occupied households and 1,759 renter-occupied households. About 11.68 percent of owner-occupied households and 15.31 percent of renter-occupied households were considered large households.

Table B-19: Turlock Household Size by Tenure, 2022

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
1 Person Household	2,516	19.28%	3,197	27.83%
2 Person Household	4,834	37.05%	3,295	28.68%
3 Person Household	1,903	14.58%	1,513	13.17%
4 Person Household	2,271	17.40%	1,725	15.01%
5 Or More Person Household	1,524	11.68%	1,759	15.31%
Total	13,048	100%-	11,489	**100%**

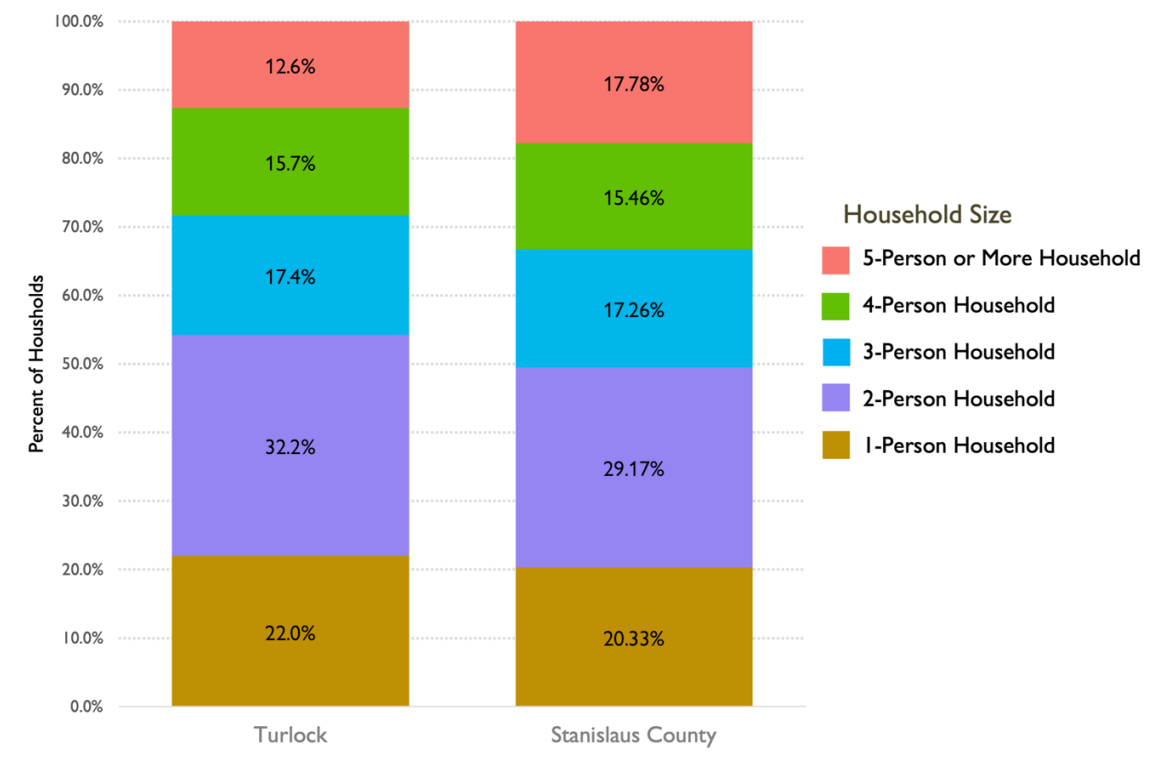
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25009

In comparison to surrounding jurisdictions, Turlock has a lower proportion of large family households. Chart B-3 shows that about 12.6 percent of households in Turlock are considered large households while 17.8 percent in Stanislaus County are.

In addition to household income, cost burden can be used to determine the extent of housing needs for large family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Table B-20, about 30.9 percent of large families experience some level of cost burden (either regular or severe), while 37.5 percent of all other

household types experience cost burden. Large families are more likely to experience cost burden but less likely to experience severe cost burden compared to all other household types in Turlock.

Chart B-3: Turlock and Surrounding Area Household Size, 2022



Source: SJV Data Workbook, Turlock; U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25009

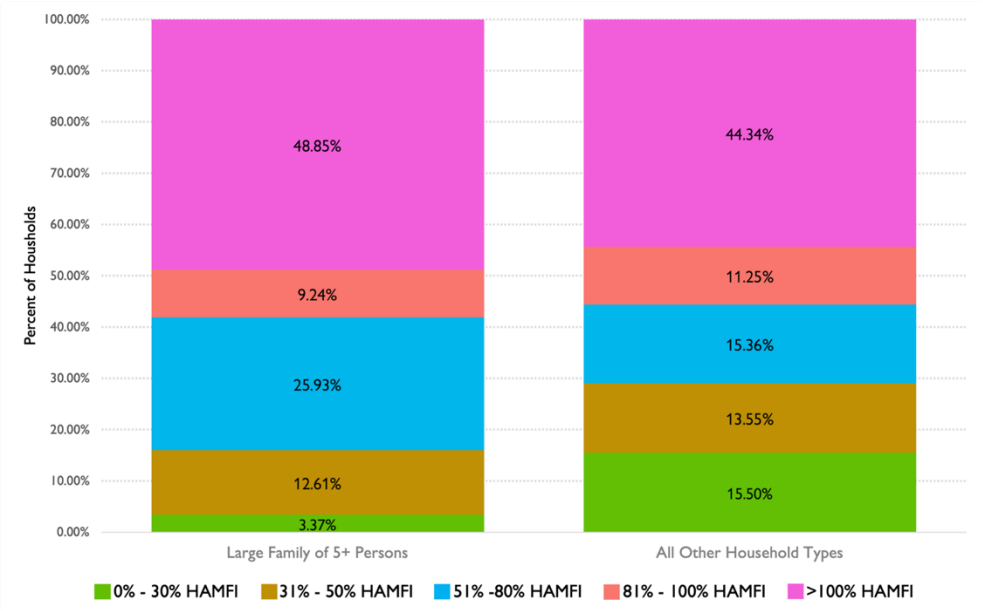
Table B-20: Turlock Cost Burden by Household Size

	Large Family (5+ Persons)		*All Other Household Types*	
Income Category	*Number*	*Percent*	*Number*	*Percent*
No Cost Burden	1,935	69.11%	13,928	62.54%
Cost Burden	740	26.43%	4,344	19.51%
Severe Cost Burden	125	4.46%	3,999	17.96%
Total	2,800	100.00%	22,271	100.00%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Of the large families within Turlock, approximately 16 percent are considered extremely low- or very low-income households (i.e., households below 50 percent AMI). This is lower than the proportion for all other household types at 29.1 percent (see Chart B-4). Turlock also has a greater share of low-income households of larger families at 25.9 percent relative to all other household types at 15.4 percent.

Chart B-4: Turlock Household Size by Household Income Level



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. As shown in Table B-21 there are 3,756 female-headed households and 1,932 male-headed households in Turlock. These groups constitute 15.2 percent and 7.8 percent, respectively, of Turlock's total number of households. Female-headed households represented about 11.4 percent of owner-occupied households and 19.8 percent of renter-occupied households.

Table B-21: Turlock Household Type by Tenure, 2022

	Owner-Occupied		*Renter-Occupied*	
Household Type[1]	*Number*	*Percent*	*Number*	*Percent*
Married-Couple Family Households	8,240	60.57%	3,449	30.99%
Householders Living Alone	2,567	18.87%	2,871	25.80%
Female-Headed Family Households	1,554	11.42%	2,202	19.78%
Male-Headed Family Households	627	4.61%	1,305	11.73%
Other Non-Family Households	615	4.52%	1,303	11.71%
Total	13,603	100%	11,130	100%

Notes

1. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25011

Table B-22 below shows the number of female-headed households that were below the poverty line. About 30 percent of female-headed households with children were under the poverty line, while only 9.8 percent of households without children were. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing.

Table B-22: Turlock Female-Headed Households by Poverty Status[1], 2022

	Households With Children		*Households Without Children*	
Poverty Level	*Number*	*Percent*	*Number*	*Percent*
Above Poverty Level	1,648	70.04%	1,266	90.24%
Below Poverty Level	705	29.96%	137	9.76%

Notes
1. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B17012

PERSONS EXPERIENCING HOMELESSNESS

Individuals and families who are homeless have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of housing that serves homeless clients. Homelessness is a countywide issue that demands a strategic, regional approach that pools resources and services. A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last ten days of January. The unsheltered PIT Count is conducted annually in Stanislaus County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community.

According to HUD, a CoC is a "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." In Stanislaus County, Stanislaus Community System of Care oversees the CoC Program. Table B-23 provides an estimate of the homeless population by household type and shelter status in Stanislaus County. According to the 2025 PIT Count, there were 1,136 sheltered homeless persons and 950 unsheltered persons in Stanislaus County. These values have increased since 2013, in which there were 556 sheltered homeless persons and 645 unsheltered persons.

Table B-23: Homelessness by Household Type and Shelter Status in Stanislaus County, 2025

	Families	*Adult Only*	*Child Only*	*Unaccompanied Youth*	*Parenting Youth*	*Veteran*
Shelter Status						
Sheltered	119	749	0	48	18	25
Unsheltered	2	912	1	2	0	34

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2025

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

The racial/ethnic breakdown of Stanislaus County's homeless population is shown in Table B-24. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 12.5 percent of the unhoused population in the county, but only three percent of the overall population. Additionally, those who identify as White (Hispanic and Non-Hispanic), are also represented disproportionately among the unhoused population, as they make up 50 percent of homeless Stanislaus residents but only.8 percent of its overall population respectively.

Per HCD's requirements, jurisdictions also need to supplement county-level data with local estimates of people experiencing homelessness. The 2025 PIT Count identified 241 persons experiencing homelessness in the City of Turlock. This is an increase of 121 people (99.1 percent) from the 121 unhoused individuals who were counted in the 2018 count.

There are currently two homeless or transitional shelters in Turlock that include the Turlock Gospel Mission Shelter and We Care Turlock. The City maintains a web page called Homelessness in Turlock that includes a resource guide and a list of service providers in the Turlock area including addresses, hours of operation and links to provider websites.[3] The City updates this guide every six months.

In July 2021, the City of Turlock declared an unsheltered homeless crisis focused on reducing health and safety dangers associated with encampments. During this period, efforts to connect people with shelter and services were intensified and continue which includes City staff connecting people experiencing homelessness with Stanislaus County CARE TEAM Program. The CARE Team Program focuses on helping to restore the individuals in the community causing the most significant distress in the community and for themselves. Discussions with City housing staff noted that due to the City's state-of-emergency, homelessness encampments have dwindled in recent years; however, some encampments remain within California Department of Transportation (Caltrans) right-of-way and near Downtown.

Table B-24: Racial/Ethnic Group Share of General and Homeless Population in Stanislaus County

Racial/Ethnic Group	*Share of Homeless Population*	*Share of Overall Population*
American Indian or Alaska Native (Hispanic and Non-Hispanic)	4.0%	1.3%
Native Hawaiian or Other Pacific Islander (Hispanic and Non-Hispanic)	<1.0%	0.9%
Asian (Hispanic and Non-Hispanic)	2.0%	6.3%
Black or African American (Hispanic and Non-Hispanic)	10.0%	3.0%
White (Hispanic and Non-Hispanic)	50.0%	40.8%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	7.0%	28.6%
Hispanic/Latinx	26.0%	50.9%
Non-Hispanic/Latinx	67.0%	49.1%

[3] City of Turlock, 2025. Homelessness in Turlock. Available: https://www.turlock.ca.us/government/homelessnessinturlock/

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2023

Several programs serving people experiencing homelessness have been supported in recent years through the City's Public Services grants utilizing Community Development Block Grant (CDBG) funding, including:

- The United Samaritans Foundation's Emergency Food Box assisted 331 low-to moderate-income individuals and homeless families by providing monthly food support, and its Senior Congregate Lunch Program served 33 elderly residents with nutritious meals and social engagement opportunities.
- Healthy Alternatives to Violent Environment (HAVEN) aided 11 domestic violence survivors with housing-related support.
- Project Sentinel provided housing counseling and tenant-landlord dispute resolution services to 13 low-income individuals.

United Samaritans Foundation is located on 220 South Broadway, about 0.2 miles away from the Turlock Hospel Misson Shelter and 0.1 miles away from We Care Turlock. People residing in either of the homeless or transitional shelters in Turlock would be able to access the emergency food box and monthly food support via walk if necessary. HAVEN Turlock Office is located slightly north of Downtown Turlock, where people experiencing homeless may access via walk or transit, while Project Sentinel is located in Modesto, accessible via transit from Downtown.

Turlock Gospel Mission Shelter and We Care Turlock are within Downtown Turlock that has access to other amenities and services that serve people experiencing homelessness, such as health care, transportation, retail, employment, and social services that people experiencing homeless can walk to from the shelters. Downtown Turlock has proximity to local transit lines, including Turlock Transit and Stanislaus Regional Transit Authority bus service. This area sits just south of the Turlock Town Center shopping center, which is home to grocery stores, pharmacies, banks, and medical offices, and is served by local bus routes, including service to Emanuel Medical Center, a full-service hospital in the city.

Additionally, the City of Turlock actively participates in regional initiatives to address homelessness through partnerships with the Stanislaus Community System of Care (CSOC) and the Stanislaus Homeless Alliance (SHA). The City of Turlock Care Team collaborates with the Stanislaus County Care Team to offer resources to individuals experiencing homelessness in our community.

Furthermore, the City is actively looking for opportunities to create new transitional and permanent supportive housing. In the Housing Action Plan, Programs 2-J Transitional Housing and 2-P Supportive Housing, plans to facilitate production of affordable housing by amending the zoning code to comply with State law regarding the treatment of transitional and supportive housing facilities. Further, Program 4-H, Pursue State and Federal Funds in Support of Housing Development, aims to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, including people experiencing homelessness, by pursuing available State and federal funding sources to support efforts to construct housing.

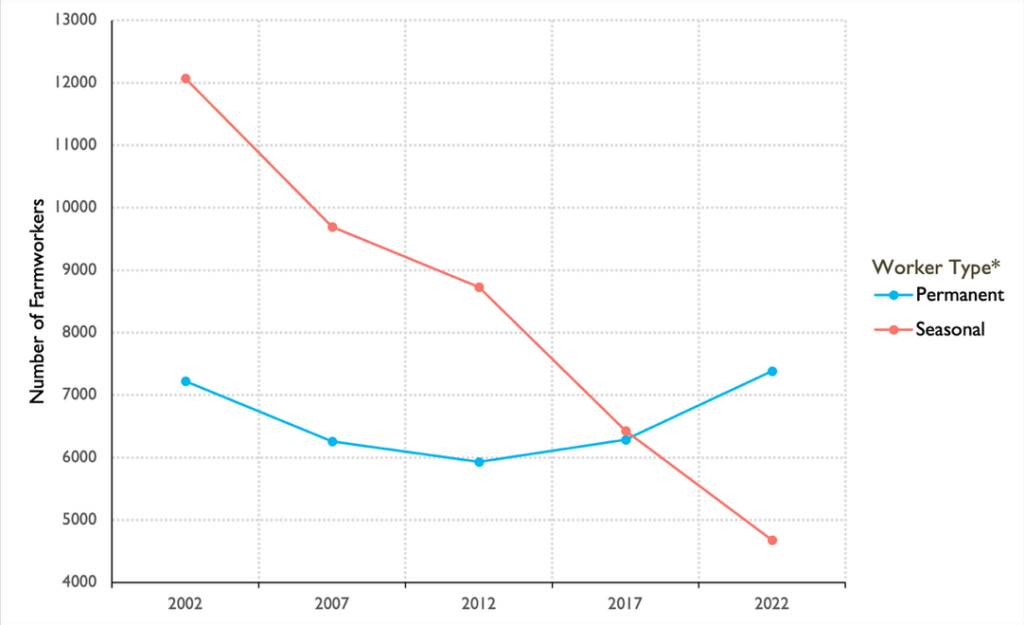
FARMWORKERS

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often-unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing

that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates.

Given the high rate of urbanization in Turlock, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require. Although farmworkers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farmworkers and the proportion of migrant farmworkers. In Stanislaus County, there has been a continual decrease in the number of seasonal farmworkers, and an overall slight increase in the number of permanent farmworkers since 2002. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, between 2002 and 2022 Stanislaus County experienced a 61.2 percent decrease in the number of seasonal farmworkers (i.e., those that have worked on a farm 150 days or less) and a 2.3 percent increase in the number of permanent farmworkers. In 2022, there were 12,064 farmworkers in total in Stanislaus County. See Chart B-5 for detailed trends.

Chart B-5: Farm Labor in Stanislaus County (2002-2022)



*Farmworkers are considered permanent if they work over 150 days a year; seasonal if they work under 150 days a year

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

In the local setting, estimating the size of the agricultural labor force can be especially problematic due to undercounts and inconsistent definitions across government agencies. According to the Census ACS five-year estimates, there were 1,371 Turlock residents employed in the "agriculture, forestry, fishing and hunting" industry in 2020 – about 4.4 percent of the labor force. This is slightly less than Stanislaus County (5.0 percent). Determining the breakdown by seasonal and permanent workers can be even more difficult. Data from the California Department of Education provides one local estimate by also tracking the student population of migrant workers at any grade level, available in Table B-25. In Stanislaus County, there were 3,849 reported student migrant workers in the 2016-2017 school year. Stanislaus County saw an increase of 635 migrant workers in the 2017-18 academic year, totaling 4,484 migrant student workers. This population decreased slightly between 2018 and 2020, with a slight

bump in 2020-2021 and 2021-2022, totaling 4,332 then 4,364 for these respective school years. The 2022-2023 school year saw a decrease in the student population of migrant workers to 3,827 students.

Table B-25: Migrant Worker Student Population[1], (2016-2023)

Academic Year	*Stanislaus County*
2016-2017	3,849
2017-2018	4,484
2018-2019	4,294
2019-2020	4,224
2020-2021	4,332
2021-2022	4,364
2022-2023	3,827

1. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data, Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020; 2021-2022; 2022-2023

Another potential indicator of the size of the farmworker population in Turlock can be found in data on programs and services delivered to special needs populations. City of Turlock Housing Program Services Division staff, who administer programs that serve special needs groups in the community indicate that demand from farmworkers is minimal. While the City does not track inquiries from this group specifically, staff indicate that anecdotally there have been no inquiries from farmworkers in the last year. Demand for services and programs is highest among female headed households and seniors in Turlock.

Farmworkers are usually unable to compete for housing as they tend to be low-income. Housing types appropriate to accommodate the housing needs of seasonal and permanent farmworkers range from single-family, multi-family, manufactured housing, mobile homes, single room occupancy, and second units (ADUs). A Farmworker Health Study conducted by University of California, Merced Community and Labor Center stated about 92 percent of farmworkers in California were likely to be renters and many were subject to substandard housing conditions, such as overcrowding and poor ventilation.[4] The results suggest that farmworkers may experience negative health outcomes as a result of both the demanding nature of the job itself and their housing situation and conditions, which can further contribute to deteriorated health. The findings of this study have been validated by organizations such as California Rural Legal Assistance Foundation that provide service to farmworker populations and their families.[5]

Regionally, a variety programs and services are available to farmworkers and their families. The Stanislaus Regional Housing Authority operates seasonal migrant housing centers under the California Department of Housing and Community Development's Office of Migrant Services. These centers provide affordable, temporary housing for eligible farmworker families during peak harvest seasons. The Housing Authority of the County of Stanislaus also maintains farm labor and migrant housing units throughout the agricultural areas of the county that offer a decent living environment for farmworkers, including 92 migrant housing units in Empire, 40 units in Patterson, and 84 units in Westley. Additionally, the Central Valley Opportunity Center (CVOC) offers several programs to assist

[4] University of California Merced (UC Merced) Community and Labor Center, 2022. Farmworker Health in California. Available: https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf

[5] California Rural Legal Assistance Foundation, 2024. CRLAF Celebrates the Release of Statewide Farmworker Health Study. Available: https://www.crlaf.org/single-post/crlaf-celebrates-the-release-of-statewide-farmworker-health-study

farmworkers and their families, such as vocational training, ESL classes, and General Education Development (GED) instruction. CVOC operates a Farmworker Resource Center in Modesto and Patterson that provide emergency services, such as rental assistance, food distribution, temporary shelter, and utility support.[6]

Given that farmworkers in Turlock make up a small percentage of the population and tend to be permanent residents, their needs are similar to those of other lower-income residents. As such, housing programs in the Housing Action Plan intended to increase the availability of affordable housing for lower income households would also benefit farmworkers. Program 1-B, Workforce Housing Overlay, envisions Zoning Code amendments in form of a Workforce Housing Overlay to promote the construction for teachers, nurses, firefighters, police officers, restaurant and services workers, and others like farmworkers in opportunity areas. This program would allow for establish a by right density of 20 du/ac and provide a ministerial approval process for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. Further, adoption of the Housing Element, specifically Program 4-A, Housing for ELI Households and Persons with Special Needs, would facilitate production of affordable housing, including units targeted to extremely low income and persons with special needs (farmworkers) by providing administrative assistance developers. Program 4-G would ensure the City publicize the availability of grants and contact developers/providers of permanent and migrant farmworker housing (such as Housing Authority of the County of Stanislaus) to ensure that these entities are also made aware of available funding. Further, Program 4-H, Pursue State and Federal Funds in Support of Housing Development, would ensure the City continue to pursue available and appropriate State and Federal funding sources to support efforts to construct housing meeting the needs of extremely low-, low-, and moderate-income households, and permanent and migrant farmworker housing.

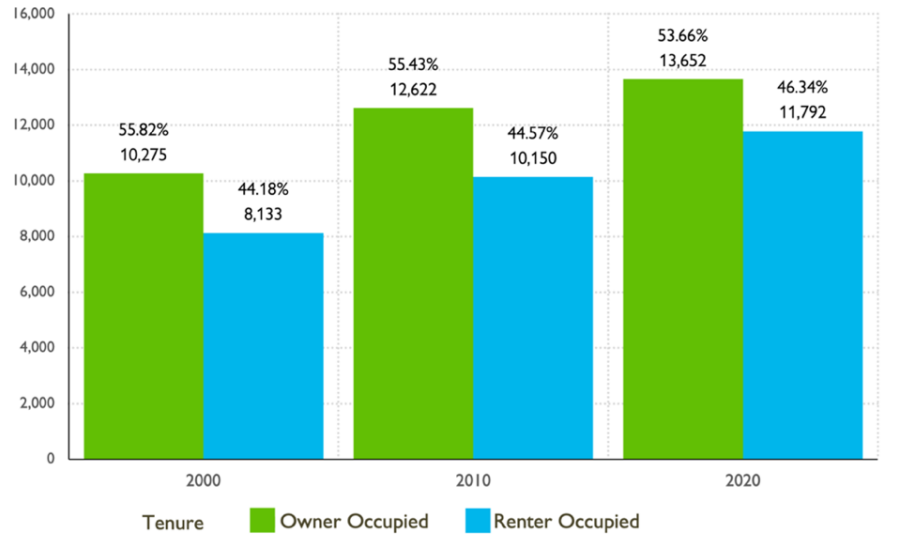
B.5 Housing Stock Characteristics

HOUSING TENURE

Since 2000, the percentage of renter-occupied households in Turlock has risen slightly. In 2000, the proportion of owners was 55.8 percent and the proportion of renters was 44.2 percent. However, in 2020 approximately 46.3 percent of all households were occupied by renters, see Chart B-6. In addition, households occupied by both renters and owners have increased in absolute numbers; while there were 8,133 renter-occupied households and 10,275 owner-occupied households in 2000, there were 11,792 renter-occupied households and 13,652 owner-occupied households in 2020.

[6] Central Valley Opportunity Center, 2025. Stanislaus FRC Services. Available: https://www.cvoc.org/services-4?utm_

Chart B-6: Turlock Household Tenure (2000 – 2020)



Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25003

Turlock's household tenure differs from patterns seen in the county, see Table B-26. Stanislaus County has higher rates of owner-occupied housing (60.5 percent) than does Turlock (55 percent).

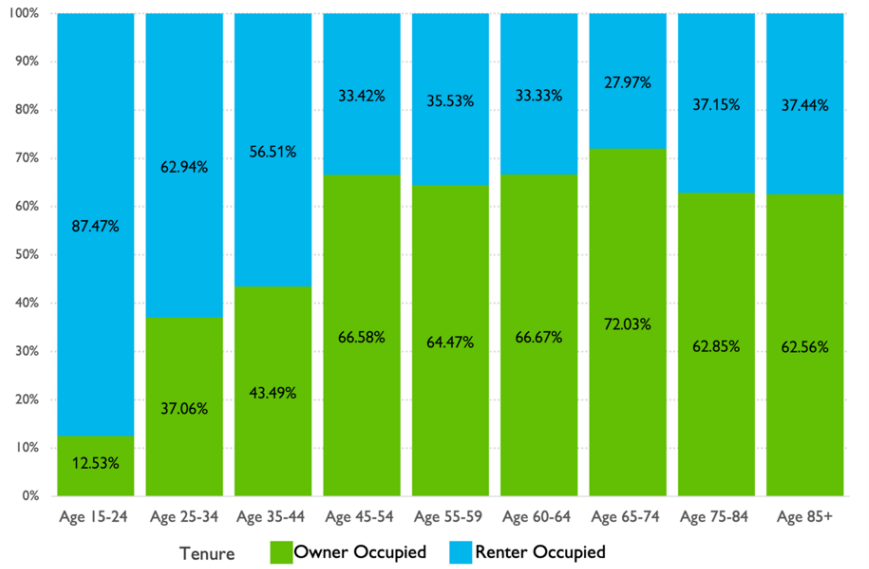
Table B-26: Turlock and Surrounding Areas Household Tenure, 2022

	Owner-Occupied		*Renter-Occupied*	
Region	*Number*	*Percent*	*Number*	*Percent*
Turlock	13,603	55.00%	11,130	45.00%
Stanislaus County	106,359	60.52%	69,388	39.48%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25003

The age of a resident—as well as the year the resident moved to the unit, race/ethnicity, household income, and housing type—can influence household tenure rates in a jurisdiction. Shown in Chart B-7, the majority of younger residents (34 years and below) are renters in Turlock. This trend also extends to residents aged 35-44 where 56.5 percent are renters in Turlock. While a greater proportion of residents above 45 years and above are owners, it should be noted that about 37 percent of those aged 75 years and over are renters. This reflects a need for a variety of housing types for residents of all ages – including group homes and affordable rental as well as ownership units.

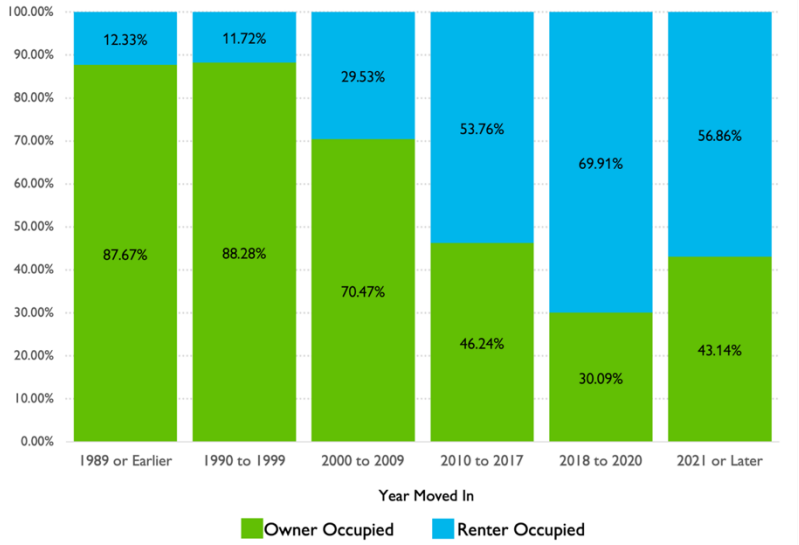
Chart B-7: Turlock Housing Tenure by Age, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25007

Ownership rates also change depending on the year the resident has moved into their current residence. Shown in Chart B-8, most residents who have moved to their current residence since 2010 are renters, which shows a mostly increasing share over time. Residents who have lived in their housing units for a longer period (i.e., since before 2010) are overwhelming owners. While the trend towards increasing shares of renters started in 2010, it likely that the 2008 financial crisis exacerbated the trend, with a leap from 20.5 percent renters among those who moved in between 2000 to 2009 to 53.8 percent renters among those who moved in between 2010 to 2017. An increase in the share of renters continued for those who moved between 2018 and 2020, reaching 69.9 percent renters, with a slight decrease for those who moved between 2021 or later to 56.9 percent. Combined with Chart B-7, this data emphasizes that the majority of younger residents and those in other age groups who are moving are more likely to rent than to own.

Chart B-8: Turlock Housing Tenure by Year Moved to Current Residence, 2022



Source: Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25038

Racial and ethnic disparities in tenure exist in Turlock, shown in Table B-27. Households considered to be Native Hawaiian and Other Pacific Islander, Multiple Races, American Indian or Alaska Native, and White of any ethnicity tend to be owner-occupied, while households considered to be Asian, Black or African American, Hispanic of Latinx, or other race of any ethnicity are largely renter-occupied. Asian households of any ethnicity have the highest renter-occupied rates at 67.6 percent as of 2020.

Table B-27: Turlock Housing Tenure by Race/Ethnicity, 2022

	Owner-Occupied		*Renter-Occupied*	
Racial/Ethnic Group[1]	*Number*	*Percent*	*Number*	*Percent*
American Indian or Alaska Native*	53	58.24%	38	41.76%
Native Hawaiian and Other Pacific Islander*	44	88.00%	6	12.00%
Asian*	321	32.36%	671	67.64%
Black or African American*	221	39.18%	343	60.82%
Hispanic or Latinx	4,304	49.08%	4,466	50.92%
Other Race*	2,092	48.20%	2,248	51.80%
Multiple Races*	1,318	58.42%	938	41.58%
White*	9,174	56.61%	7,031	43.39%
White, Non-Hispanic	7,775	59.44%	5,305	40.56%

Notes
*Hispanic and Non-Hispanic

1. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.
2. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25003(A-I)

Disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. In Turlock, the majority of lower-income households—those making less than 80 percent of AMI—are renters, while the majority of households making above 80 percent of AMI are owners. See Table B-28 for the complete breakdown by income group. This indicates that homeownership is likely out of reach for many lower-income households. Considering the disproportionate racial/ethnic share of renters in Turlock, especially among Black or African American and Hispanic or Latinx households, this highlights a need to target both economic as well as racial/ethnic disparities to affirmatively further fair housing, analyzed in detail in the Fair Housing Appendix.

Table B-28: Turlock Housing Tenure by Income Level

	Owner-Occupied		*Renter-Occupied*	
Income Group[1]	*Number*	*Percent*	*Number*	*Percent*
0%-30% of AMI	845	24.64%	2,585	75.36%
31%-50% of AMI	1,175	35.99%	2,090	64.01%
51%-80% of AMI	1,915	47.40%	2,125	52.60%
81%-100% of AMI	1,505	56.16%	1,175	43.84%

Greater than 100% of AMI	8,210	68.25%	3,820	31.75%

Notes

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas. The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Rates of homeownership also typically depend on the type of housing available. Most detached single-family homes are owner-occupied, see Table B-29. However, a significant share of these units—slightly over one-fourth—are renter-occupied. Further, about 53.7 percent of attached single-family homes are occupied by renters. Nearly all of Turlock's multifamily housing stock is owner-occupied. Meeting affordability needs, especially for renters, must consider the type of housing available to residents.

Table B-29: Turlock Housing Tenure by Housing Type, 2022

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Detached Single-Family Homes	12,578	74.69%	4,262	25.31%
Attached Single-Family Homes	297	46.26%	345	53.74%
Multi-Family Housing	130	2.01%	6,349	97.99%
Mobile Homes	575	77.49%	167	22.51%
Boat, RV, Van, or Other	23	76.67%	7	23.33%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2022), Table B25032

HOUSING TYPE

During the 2014 to 2024 period, the City saw construction of 1,014 new homes, as shown on Table B-30. The majority of new homes built were detached single-family houses, with 277 multifamily units constructed. A signature achievement for the City during the 2015-2023 period was the completion of the Avena Bella affordable housing community. Located on a 4.3-acre site in the southwestern part of the community, Avena Bella Phase 2 is a 61-unit affordable housing project consisting of garden-style two-, and three-bedroom apartments oriented around public and open space areas. The LEED Platinum certified project features a community center, pool and computer lab with after-school support for youth. Avena Bella was awarded esteemed Vanguard Award for New Construction from the National Affordable Housing Management Association.

Table B-30: Turlock Housing Type Trends, 2014 – 2024

	2014		*2024*		*Change*
Building Type	*Number*	*Percent*	*Number*	*Percent*	*(2014 – 2024)*
Single-Family Home: Detached	17,143	69.2%	17,845	69.2%	+702
Single-Family Home: Attached	1,583	6.4%	1,618	6.3%	+35
Multifamily Housing	6,037	24.4%	6,314	24.5%	+277
Total	**24,763**	**100%**	**25,777**	**100%**	**+1,014**

Source: California Department of Finance E-5 and E-8 Series City/County Population and Housing Estimates, City of Turlock, 2024

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there is more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there is more than 1.5 persons per room. Overcrowding typically occurs when there is an inadequate supply of affordable housing. As shown in Table B-31, 1,886 out of 24,733 occupied housing units in Turlock were either overcrowded or severely overcrowded (7.6 percent). This is equal to the rate in Stanislaus County (7.6 percent).

Table B-31: Overcrowding[1] Severity by Region

	Not Overcrowded		*Overcrowded*		*Severely Overcrowded*	
Region	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Turlock	22,847	92.37%	1,245	5.03%	641	2.59%
Stanislaus County	162,433	92.42%	9,802	5.58%	3,512	2.00%

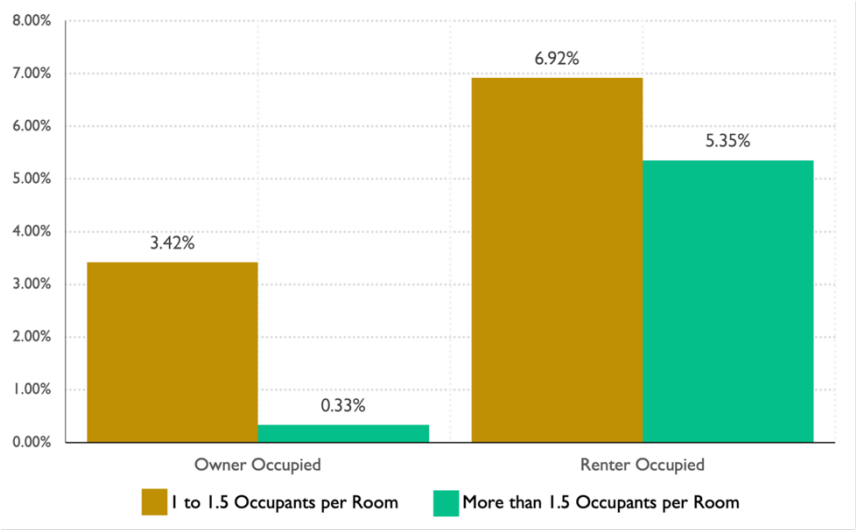
Notes

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B25014

Renters tend to experience overcrowding more often than owners. As shown in Chart B-9, about 12.3 percent of renter-occupied households experience some level of overcrowding while only 3.7 percent of owner-occupied households do. Rates of severe overcrowding are more than ten times as high among renters than they are among owners.

Chart B-9: Overcrowding by Tenure and Severity in Turlock, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25014

Renters may experience higher rates of overcrowding because they are more likely to be lower income than are homeowners. Lower-income households in Turlock (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. For instance, as shown in Table B-32, among extremely-low-income households (i.e., those making less than 30 percent of AMI) 3.9 percent are considered overcrowded while 0.73 percent are severely overcrowded. Among households making between 31 to 50 percent of AMI and 51 to 80 percent of AMI, 8.1 percent and 10.5 percent are

considered overcrowded. This may reflect a lack of both affordable housing and housing to meet the needs of all income levels. Notably, even households making over 100 percent of AMI have a slightly higher rate of severe overcrowding compared to those making less than 30 percent of AMI.

Table B-32: Overcrowding[1] by Income Level and Severity in Turlock

Income Group[2]	*Overcrowded*	*Severely Overcrowded*
0%-30% of AMI	3.94%	0.73%
31%-50% of AMI	8.12%	0.00%
51%-80% of AMI	5.08%	5.45%
81%-100% of AMI	1.27%	0.15%
Greater than 100% of AMI	2.39%	1.17%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

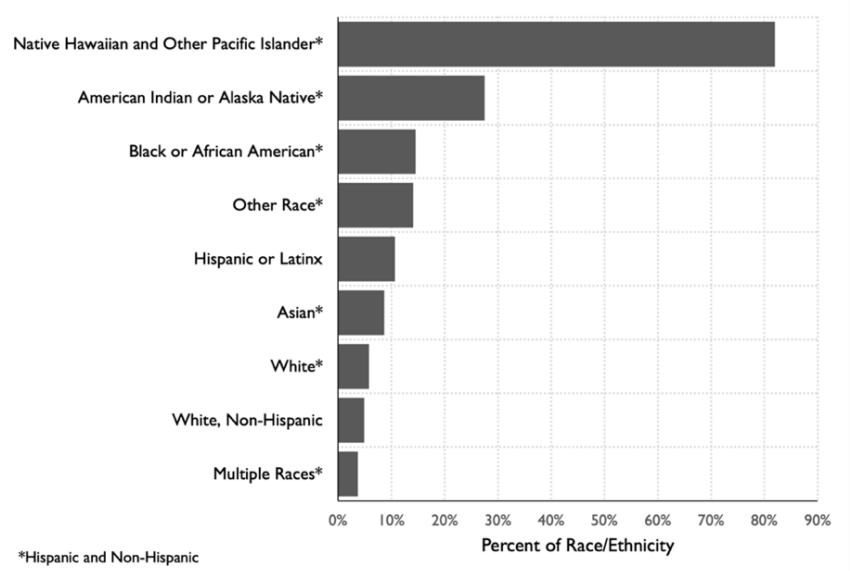
2. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas. The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

Like tenure, rates of overcrowding are unevenly distributed by race/ethnicity. Chart B-10 below demonstrates the breakdown of overcrowding within various racial/ethnic groups in Turlock. The According to the Census Bureau, it "does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here." In addition, "[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled 'Hispanic and Non-Hispanic' are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units."

Overall, overcrowding is more prevalent among people of color in Turlock, as shown in Chart B-10. Notably; however, with a rate of 82 percent, Native Hawaiians and Other Pacific Islanders are nearly three times more likely to experience overcrowding than any other group. Native Hawaiians and Other Pacific Islanders account for only 0.25 percent of the population, which represents a disparate outcome for this group. There is a similar disproportionate impact for American Indian or Alaska Native and Black or African American groups, who experience 27.5 percent and 14.5 percent of overcrowding in their households respectively.

Chart B-10: Overcrowding by Race/Ethnicity in Turlock, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25014(A-I)

COST BURDEN

Cost burden, or overpayment, is defined as monthly shelter costs in excess of 30 percent of household income. Severe cost burden is defined as paying over 50 percent of household income for shelter costs. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of cost burden by tenure and income category. Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

According to 2016-2020 CHAS estimates, a total of 5,090 households in Turlock experienced cost burden (20 percent) while an additional 4,250 households experienced severe cost burden (16.7 percent). The means that just over a third of all Turlock households experience some level of cost burden. Of the 9,340 households experiencing some level of cost burden, 1,705of them are considered moderate- or above-moderate-income and 7,635 are considered lower-income. This indicates that housing affordability is a particularly pressing issue for lower-income households in Turlock. Further, renters are particularly impacted by cost burden since renters are limited to the rental market while owners can build equity with their homes. Renters in Turlock tend to have higher rates of cost burden than owners – for instance, 48.1 percent of all renters experience some level of cost burden while only 26.9 percent of owners do. Rates are further unevenly distributed between renters and owners by income level, as demonstrated in Table B-33 below.

Table B-33: Cost-Burdened Households in Turlock by Income and Tenure[1]

	Renters		Owners		Total Households[2]	
Income Category	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Extremely-Low-Income (Under 30% HAMFI[3])						
No Cost Burden/Not Computed	625	5.30%	175	1.28%	800	3.14%
Cost Burden	265	2.25%	265	1.94%	530	2.08%
Severe Cost Burden	1,695	14.36%	400	2.93%	2,095	8.23%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	255	2.16%	390	2.86%	645	2.53%
Cost Burden	820	6.95%	345	2.53%	1,165	4.58%
Severe Cost Burden	1,020	8.64%	440	3.22%	1,460	5.74%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	780	6.61%	875	6.41%	1,655	6.50%
Cost Burden	1,060	8.98%	805	5.90%	1,865	7.33%
Severe Cost Burden	285	2.42%	235	1.72%	520	2.04%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	1,660	14.07%	1,440	10.55%	3,100	12.18%
Cost Burden	2,145	18.18%	1,415	10.37%	3,560	13.99%
Severe Cost Burden	3,000	25.42%	1,075	7.88%	4,075	16.01%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	4,465	37.84%	8,540	62.59%	13,005	51.11%
Cost Burden	465	3.94%	1,065	7.81%	1,530	6.01%
Severe Cost Burden	65	0.55%	110	0.81%	175	0.69%
All Income Groups						
No Cost Burden/Not Computed	6,125	51.91%	9,980	73.14%	16,105	63.29%
Cost Burden	2,610	22.12%	2,480	18.18%	5,090	20.00%
Severe Cost Burden	3,065	25.97%	1,185	8.68%	4,250	16.70%

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.
2. Discrepancies in sums are due to rounding errors.
3. HUD Area Median Family Income (HAMFI).

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020 release

HOUSING VACANCY

Housing vacancy rates provide one metric to assess the balance between the supply and demand of housing in a region. Low vacancy rates occur when demand outpaces the supply of housing, while high vacancy rates indicate an oversupply of housing. Housing costs also tend to be higher with low vacancy rates. Estimates from the 2018-2022 ACS indicate that 959 (3.7 percent) out of the 25,692

housing units in the City were vacant, which is slightly lower than in the county (4.1 percent), as shown in Table B-34.

Table B-34: Turlock Vacant Units by Type, 2022

	Turlock		*Stanislaus County*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
For Rent	418	1.63%	1,919	1.05%
For Sale	122	0.47%	1,011	0.55%
For Seasonal, Recreational, Or Occasional Use	7	0.03%	376	0.21%
Other Vacant	299	1.16%	2,218	1.21%
Rented, Not Occupied	66	0.26%	353	0.19%
For migrant workers	0	0.00%	0	0.00%
Sold, Not Occupied	47	0.18%	1,693	0.92%
Total Vacant Housing Units	959	3.73%	7,570	4.13%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25032

PERMITTED HOUSING

As discussed previously, there was only modest housing development in Turlock during the previous housing element cycle. Using data provided in the California Department of Housing and Community Development (HCD) 5th Cycle Annual Progress Report Permit Summary, the number of building permits issued from 2015 to 2023 is available by income group. In total, 1,177 permits were issued during this period, or about 32.5 percent of the 5th cycle RHNA. Most of this development occurred at the low to moderate income ranges, with 247 units permitted for low-income households and 641 units permitted for moderate-income households. 18 very-low-income units were permitted, and 271 above moderate-income units were permitted. See Table B-35 for the proportion of the RHNA met by income level during this period.

Table B-35: Housing Permitting in Turlock (2015 – 2023)

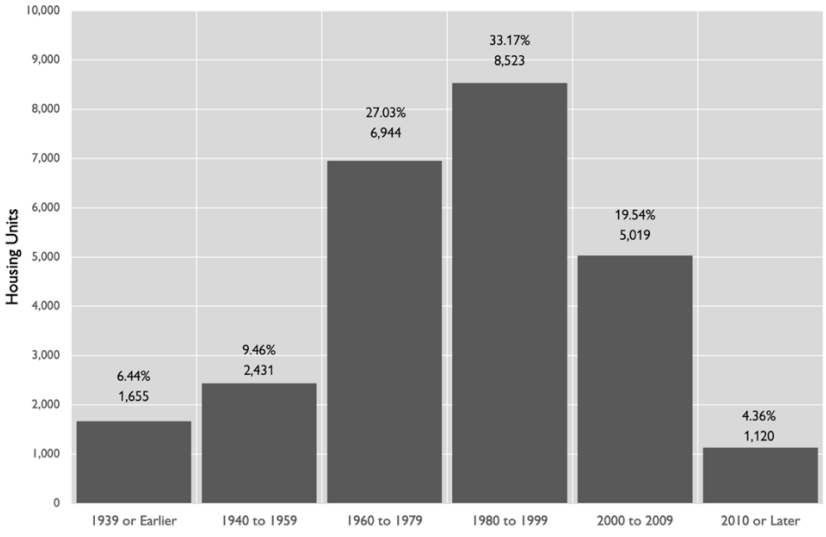
Income Group	*Number of Permits*	*Percent of 5th Cycle RHNA*
Very Low Income	18	0.50%
Low Income	247	6.83%
Moderate Income	641	17.72%
Above Moderate Income	271	7.49%
Total	1,177	32.53%

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2023)

HOUSING CONDITIONS

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Turlock, about 16 percent of the housing stock was constructed prior to 1960 and is over 65 years old. Just under 50 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 24 percent of the housing stock has been constructed since 2000, with only 4.4 percent constructed since 2010. See Chart B-11 for the age of Turlock's housing stock as of 2022.

Chart B-11: Age of Turlock Housing Stock, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25034

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substantial housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Any household living in substandard conditions is considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions. According to 2022 ACS, as shown in Table B-36, about 0.42 percent of owners lack complete kitchen facilities while approximately 2 percent of renters do. Further, approximately 0.66 percent of owners lack complete plumbing facilities while 0.40 percent of renters do. In total, there are 134 occupied housing units with incomplete plumbing facilities and 283 units with incomplete kitchen facilities. These percentages are comparable to the City of Modesto, where 0.1 percent of owners lack plumbing facilities, while 0.4 percent of renters do, as well as Stanislaus County, where 0.38 percent of units lack complete plumbing facilities and 0.31 percent lack complete kitchen facilities.

Table B-36 Substandard Housing Issues, 2022

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Incomplete Kitchen Facilities	57	0.42%	226	2.03%
Incomplete Plumbing Facilities	90	0.66%	44	0.40%
No telephone service available	69	0.51%	89	0.80%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25053, Table B25043, Table B25049

Maps B-1 and B-2 display substandard housing conditions for owner and renter occupied households by tract. Owner-occupied households with most substandard housing issues are concentrated in Tract 39.04, which encompasses Downtown, historically the oldest neighborhood in Turlock, and some parts of Stanislaus County. Tracts in northeast Turlock, Tract 36.09 and 39.07, have a higher concentration of households experiencing substandard conditions compared to the rest of Turlock. When looking at Map B-2, renter-occupied households with highest percent of substandard housing conditions are located in northern Turlock in Tract 36.10 west of Geer Road and south of Downtown east of Golden State Boulevard, and within the area home to California State University, Stanislaus. Renter occupied households that also face higher percentages of substandard housing include Tract 39.06 and Tract 38.03, which feature County islands, areas of unincorporated county land that are surrounded by incorporated Turlock on all sites. Overall, substandard conditions in Turlock are not overly concentrated in any single area or particularly high as a percentage of existing housing even in the tracts with the highest share. Further, some of the tracts with the highest share of substandard housing are High and Highest Resource neighborhoods, such as Tract 36.10.

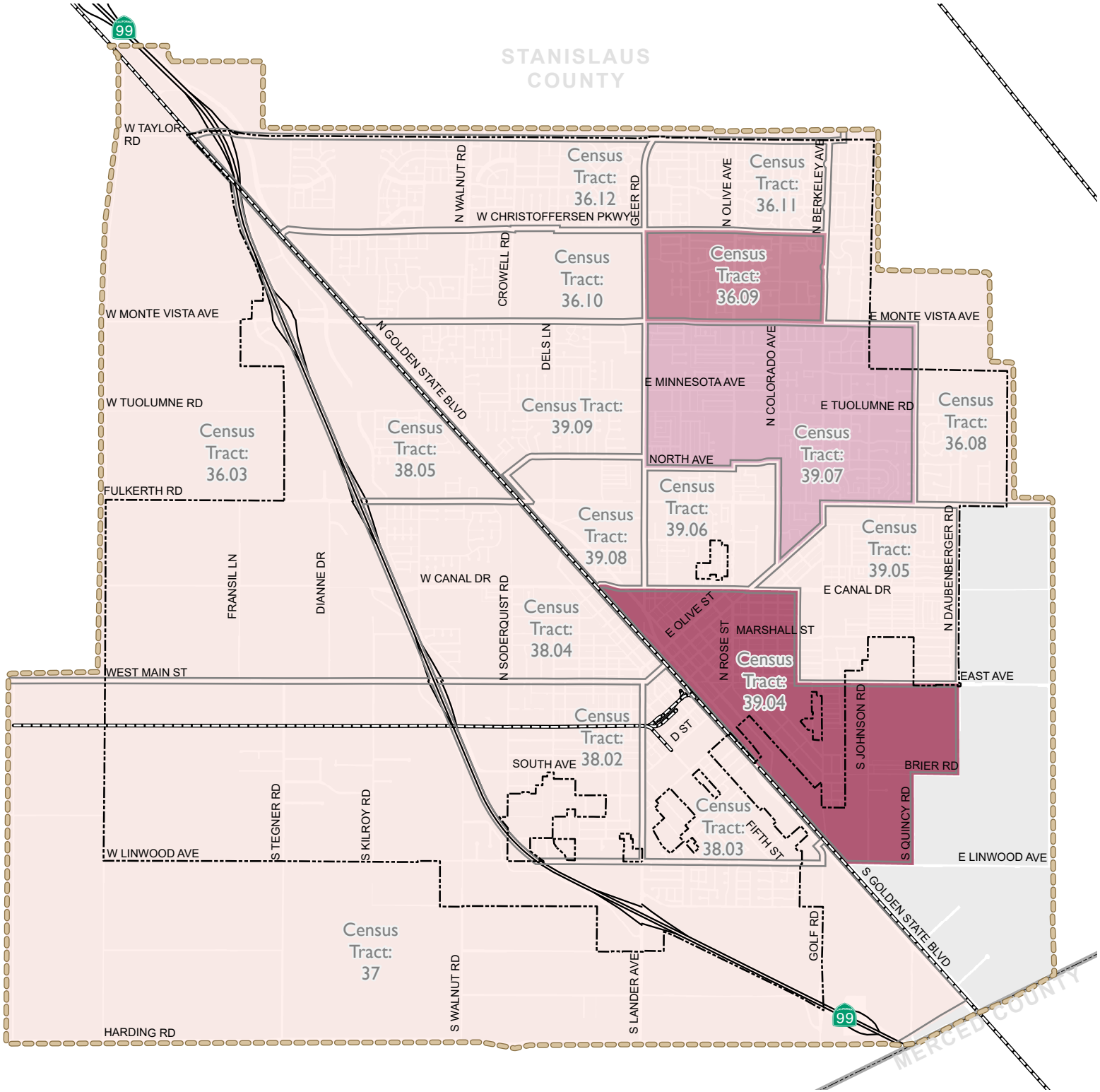
While the City does not have data on units in need of repair and rehabilitation, information from the City's Housing Rehabilitation Loan Program applications provides a sense of the spatial pattern of housing conditions in the city. The City of Turlock offers this program to allow homeowners and income-qualified rental property owners the opportunity to repair or upgrade their homes through low-interest loans. The program is funded by HUD through Community Development Block Grant (CDBG) and HOME sources. Eligible projects include health-and-safety improvements like electrical fixes, plumbing, roofing, heating and cooling systems, window replacements, accessibility modifications (e.g., wheelchair ramps, grab bars, roll-in showers), pest control, fencing, and interior/exterior renovations.[7] Map B-3 displays the rehabilitation grant applications received from 2014 to 2023, where the red triangle denotes where application were funded and the orange triangle denotes where there was interest and an application was submitted. In total, there were 15 applications funded, and 52 applications

[7] City of Turlock, 2025. Housing Rehabilitation Loan. Available: https://www.cityofturlock.org/housingprograms/housingrehabilitationloan/

submitted. It is important to note many times applications were not funded due to incomplete applications, applicants not qualifying for the income standards, or timeliness of applications. There is a cluster of interest in the center of Turlock, just south of the Golden State Boulevard in Tract 38.04. Most rehabilitation applications were funded in Tract 39.09 and Tract 38.03; however, there is no clear spatial pattern of interest or funded applications in Turlock as program interest is spread throughout the city. Overall, based on Census data and a review of rehabilitation loan grant data, substandard housing conditions in Turlock are not overly concentrated in any single area or particularly high as a percentage of existing housing even in the tracts with the highest share. However, Code Enforcement staff estimates that as much as 10 percent of the total existing housing stock (approximately 2,500 units citywide) may be in need of rehabilitation, based on inspections undertaken in the course of code enforcement activities and their working knowledge of conditions in Turlock. Staff further estimates that rehabilitation needs are highest in older, more centrally located neighborhoods and lower in more recently constructed subdivisions in the north and east of the city. The City will implement Program 3-A and continue to promote the Housing Rehabilitation Loan Program to improve substandard housing conditions in Turlock.

B.6 Housing Costs and Affordability

Several housing market characteristics, like high levels of cost burden or overcrowding, may indicate high housing costs and a lack of affordability within a community. This section summarizes housing costs in Turlock and assesses the extent to which housing is affordable for residents of the city.



Map B-1

Substandard Housing Conditions – Owner-Occupied Households

Percent of Owner Occupied Households with Two or More Issues

- 0.0%
- 0.1% - 0.8%
- 0.9% - 1.8%
- 1.9% - 2.3%

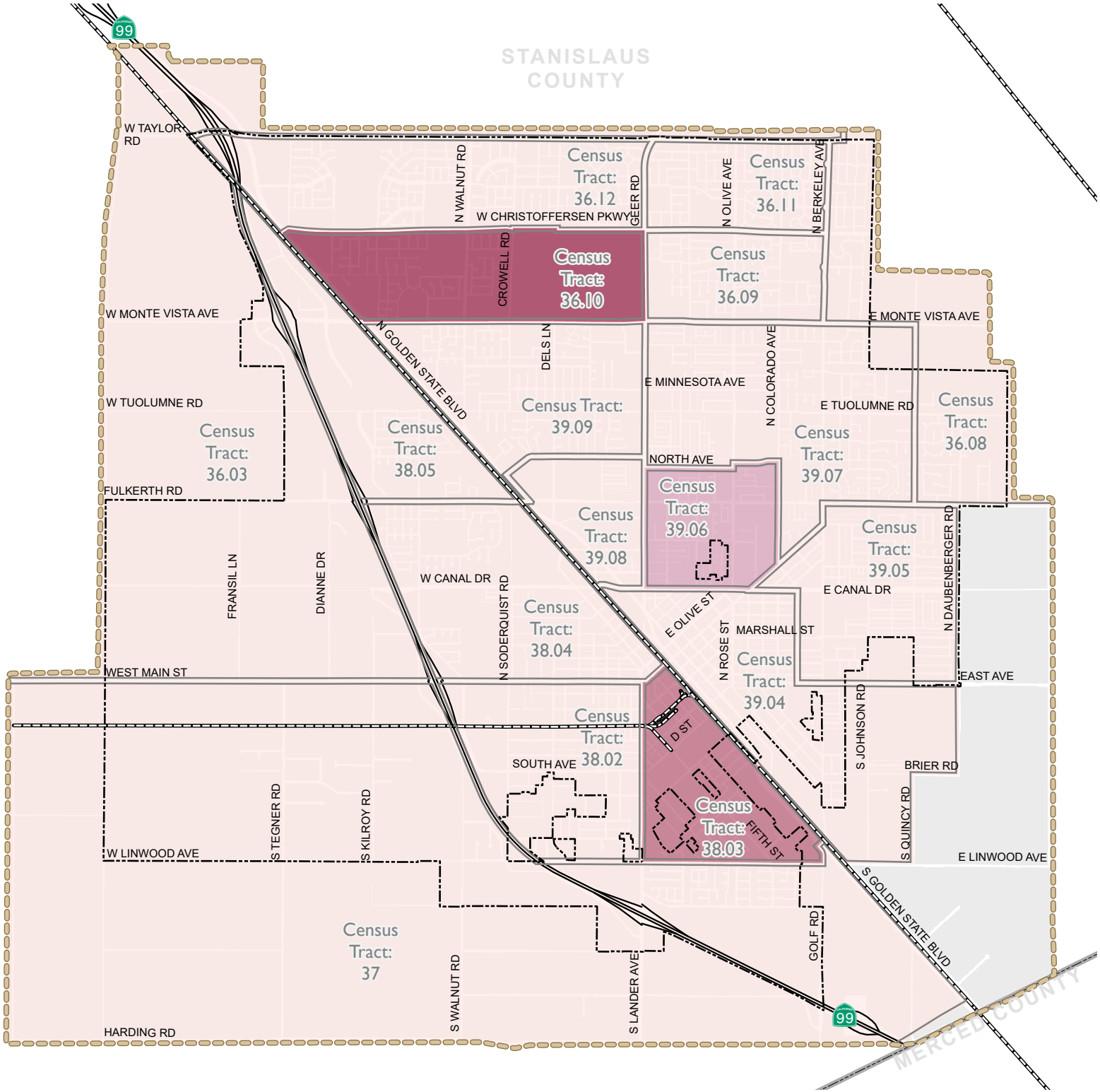
- Study Area Boundary
- City Limit & County Island
- County
- Railroad

0 ¼ ½ 1 Miles

Source: American Community Survey (ACS), 2023; City of Turlock, 2023; Dyett & Bhatia, 2024

Map B-2

Substandard Housing Conditions – Renter-Occupied Households



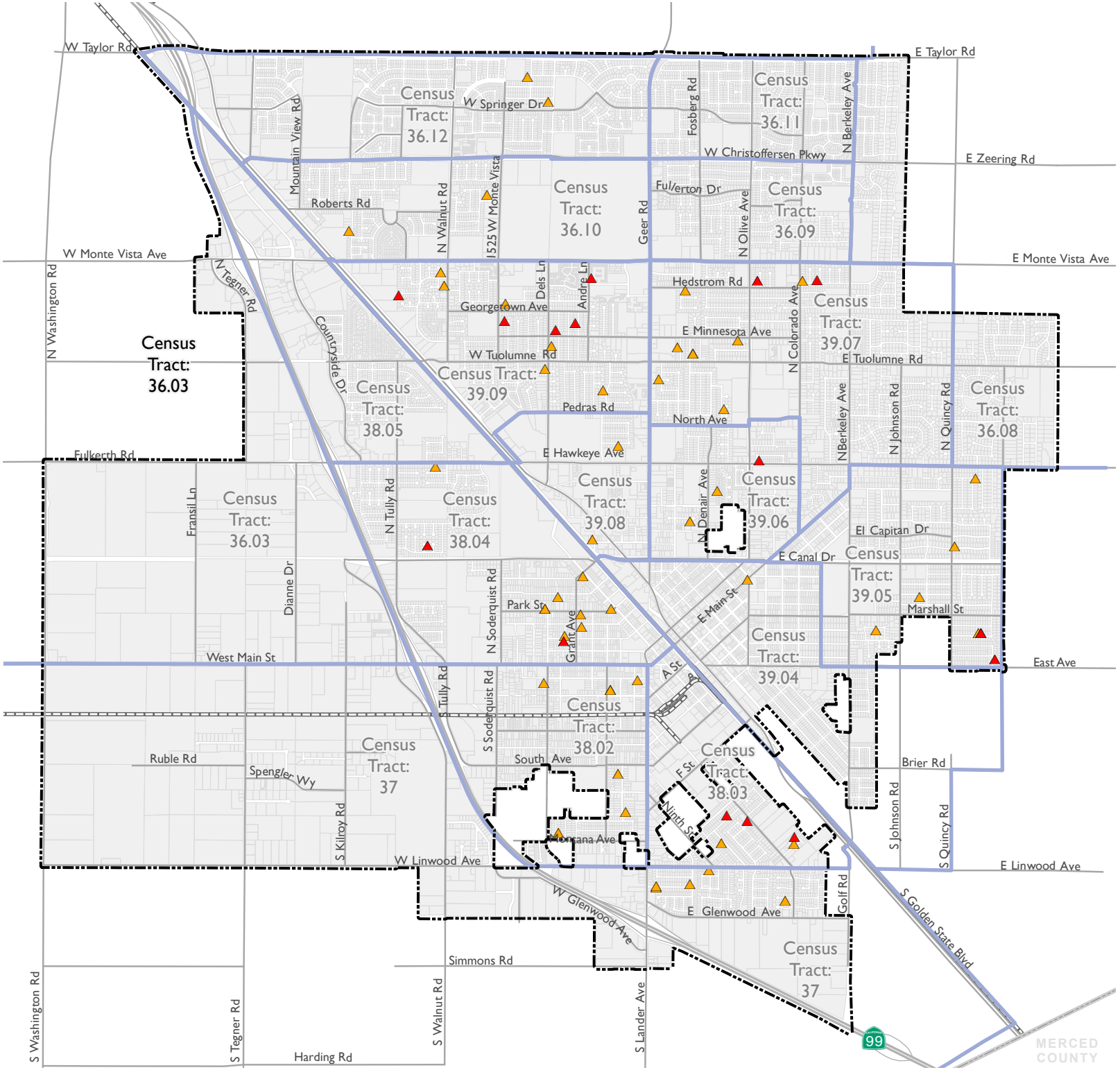
Percent of Renter Occupied Households with Two or More Issues

- 0.0%
- 0.1% - 1.0%
- 1.1% - 2.3%
- 2.4% - 4.6%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

0 ¼ ½ 1 Miles

Source: American Community Survey (ACS), 2023; City of Turlock, 2023; Dyett & Bhatia, 2024



Map B-3

Rehabilitation Grant Applications (2014-2023)

- Rehabilitation Grant Applications - Funded
- Rehabilitation Grant Applications - Interested/Applied
- Census Tracts
- City Limit
- County
- Freeway
- Major Road
- Railroad

0 ¼ ½ 1 Miles

Source: City of Turlock, 2024; Dyett & Bhatia, 2024

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability can be estimated by comparing the cost of renting or owning a home in Turlock with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Turlock are shown in Table B-37. This table shows what type of household can afford what size and type of housing. The affordability of the city's housing stock by tenure and income group is discussed below. HCD has estimated the 2023 Stanislaus County AMI to be $92,600, which is an increase of 45.35 percent from the 2014 median income of $62,000.

Table B-37: City of Turlock Housing Affordability by Income Group

		Affordable Monthly Payment[2]		*Housing Costs*			*Maximum Affordable Price*	
				Utilities		*Taxes &*		
Household Size	*AMI Limits[1]*	*Renter*	*Owner*	*Renter[3]*	*Owner*	*Insurance[4]*	*Renter*	*Owner[5]*
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$17,750	$444	$444	$240	$240	$155	$204	$8,992
2 Person (1 Bedroom)	$20,250	$506	$506	$254	$254	$177	$252	$13,880
3 Person (2 Bedroom)	$24,860	$622	$622	$293	$293	$218	$329	$20,381
4 Person (3 Bedroom)	$30,000	$750	$750	$332	$332	$263	$418	$28,589
5 Person (4 Bedroom)	$35,140	$879	$879	$373	$373	$307	$506	$36,613
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$29,550	$739	$739	$240	$240	$259	$499	$44,221
2 Person (1 Bedroom)	$33,800	$845	$845	$254	$254	$296	$591	$54,412
3 Person (2 Bedroom)	$38,000	$950	$950	$293	$293	$333	$657	$59,761
4 Person (3 Bedroom)	$42,200	$1,055	$1,055	$332	$332	$369	$723	$65,295
5 Person (4 Bedroom)	$45,600	$1,140	$1,140	$373	$373	$399	$767	$67,877
Low-Income (51%-80% AMI)								
1 Person (Studio)	$47,250	$1,181	$1,181	$240	$240	$413	$941	$97,435
2 Person (1 Bedroom)	$54,000	$1,350	$1,350	$254	$254	$473	$1,096	$114,911
3 Person (2 Bedroom)	$60,750	$1,519	$1,519	$293	$293	$532	$1,226	$127,961
4 Person (3 Bedroom)	$67,500	$1,688	$1,688	$332	$332	$591	$1,356	$141,010
5 Person (4 Bedroom)	$72,900	$1,823	$1,823	$373	$373	$638	$1,450	$149,679
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$77,750	$1,944	$2,268	$240	$240	$794	$1,704	$227,555
2 Person (1 Bedroom)	$88,900	$2,223	$2,593	$254	$254	$908	$1,969	$263,930
3 Person (2 Bedroom)	$100,000	$2,500	$2,917	$293	$293	$1,021	$2,207	$295,608
4 Person (3 Bedroom)	$111,100	$2,778	$3,240	$332	$332	$1,134	$2,446	$327,287
5 Person (4 Bedroom)	$120,000	$3,000	$3,500	$373	$373	$1,225	$2,627	$350,820

1. AMI limits based on 2023 HCD State Income Limits for Stanislaus County, other assumptions are derived from Zillow estimates (as of January 2022) and the National Association of Realtors. The 2023 Stanislaus County AMI is $92,600.

2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).

3 Utilities are estimated according to the 2021 Stanislaus County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration,

and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.

4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.

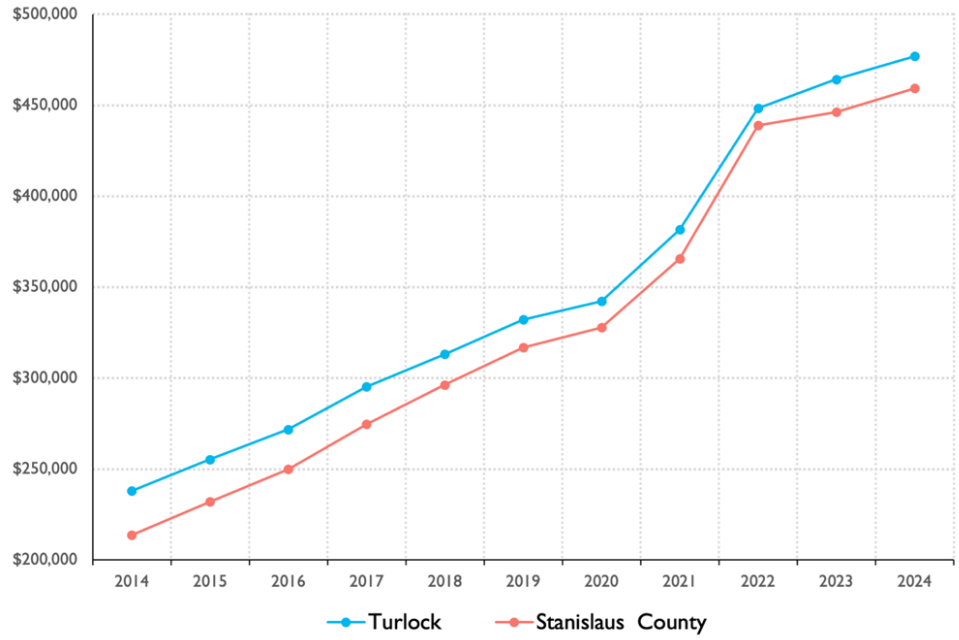
5. Assumed 30-year amortization, 5.84% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2023; Stanislaus Housing Authority Utility Allowance Schedule, 2022; Zillow Mortgage Rates, January 2022; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2022

OWNERSHIP COSTS

Like many cities in the California, housing costs in Turlock have continued to rise over the last two decades. Home values are tracked using the Zillow Home Value Index (ZHVI), which is a smoothed, seasonally adjusted measure of the typical value for homes in the 35th to 65th percentile range. The regional ZHVI estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. As demonstrated in Chart B-12, home values in Turlock closely follow the trends in Stanislaus County. Average home values have continuously risen in Turlock since 2014 from $237,915, reaching nearly $476,933 by January 2024.

Chart B-12: Turlock and Regional Area Zillow Home Value Index (ZHVI), 2014-2024



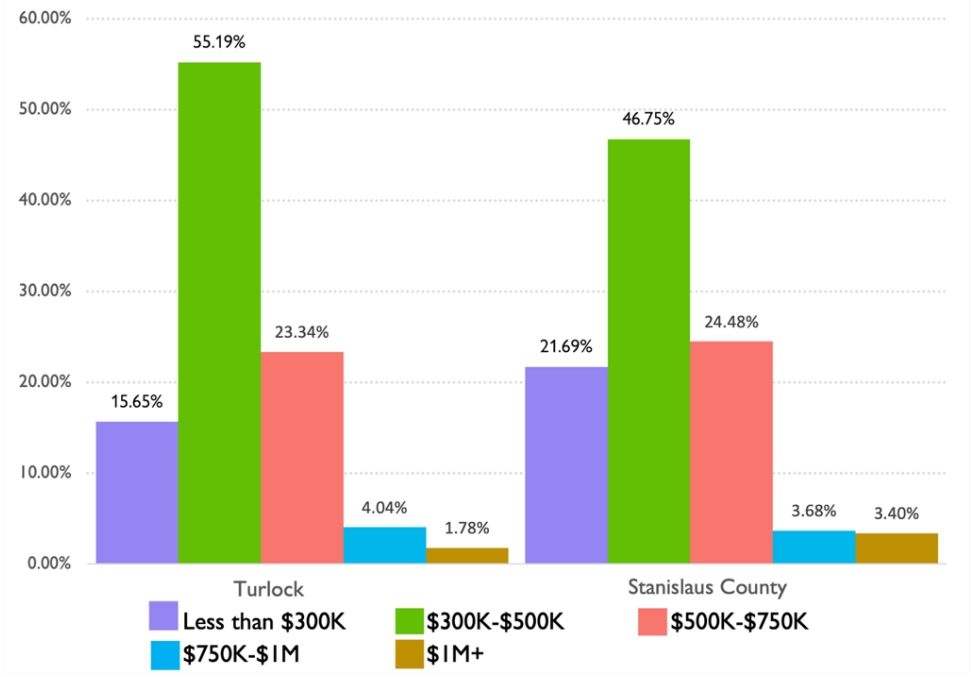
Source: Zillow, ZHVI January 2011 – January 2024-

In addition to the ZHVI, ACS provides estimates of home values for owner-occupied units. Shown in Chart B-13, this data confirms the similarity in home value across the region as indicated by the ZHVI. The ZHVI estimates the typical Turlock household is valued over $300,000, and the ACS similarly indicates that most units (about 55.2 percent) are valued between $300,000 and $500,000. It is important to note that around 15.7 percent of units are valued under $300,000 in Turlock.

The ZHVI tracks a variety of types of owner-occupied housing units, including both single-family homes and condominiums. Table B-38 provides a breakdown of the ZHVI by housing type and size between 2014 and 2024. In total, housing value has increased by about 100 percent between 2014 and 2024. One-bedroom units in particular have seen a significant increase in value by about 215.8 percent during

the period. As of 2024, the highest value housing type in Turlock is a four-bedroom housing unit at $556,911.

Chart B-13: Turlock and Regional Area Owner-Occupied Unit Values, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table S2506 and S2507

Table B-38: Turlock Zillow Home Value Index (ZHVI, 2014 – 2024)

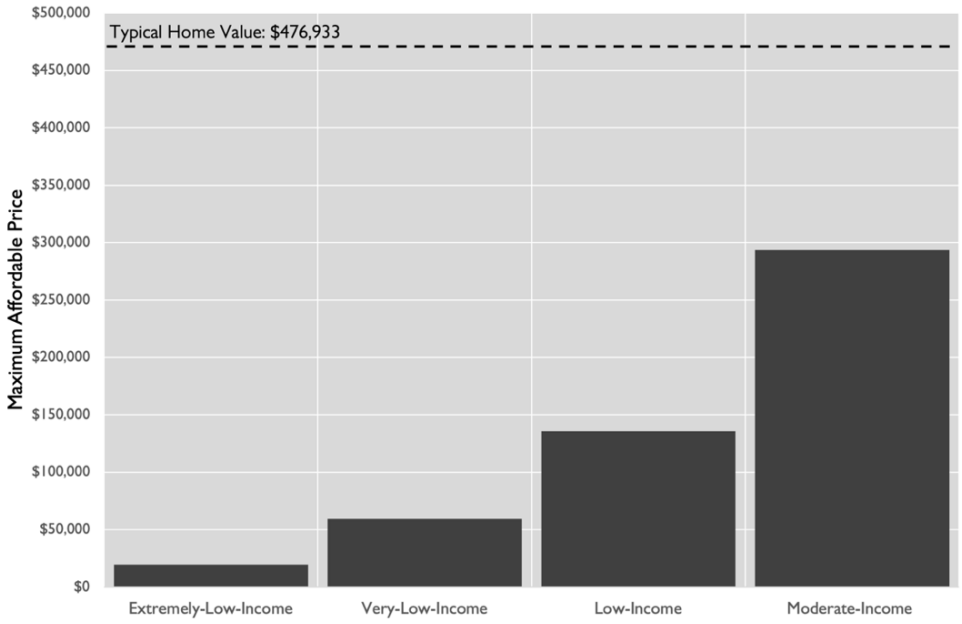
Housing Type	*January 2014 ZHVI*	*January 2024 ZHVI*	*Percent Change (2011 – 2022)*
Total	$237,915	$476,933	100.46%
Single-Family	$226,855	$479,856	111.53%
Condo	$148,115	$309,217	108.77%
1 Bedroom	$89,689	$283,246	215.81%
2 Bedrooms	$137,119	$355,830	159.51%
3 Bedrooms	$207,646	$456,355	119.78%
4 Bedrooms	$285,128	$556,911	95.32%

Source: Zillow Home Value Index, January 2011 and January 2022

Given the ZHVI estimates provided in Table B-38 and housing affordability levels from Table B-37 it is apparent that homeownership is typically out of reach for lower-income households of all sizes. While some larger households may be able to afford units that have fewer bedrooms, this would lead to overcrowding. For instance, a four-person low-income household would be able to afford a $135,601 unit, which would not even be sufficient to purchase a one-bedroom unit per the ZHVI. Moderate-income households of any size, on the other hand, would also be unable to afford to purchase a home at the appropriate size. This demonstrates an affordability gap for all households in the city, as such households generally would not be able to afford to buy a home without significant subsidy. Increased housing production for a range of housing types would also help to increase affordability, but this analysis shows that housing prices have increased substantially. Chart B-14 visualizes the affordability

gap for the typical household, which is defined as a four-person household living in a three-bedroom housing unit.

Chart B-14: Ownership Affordability Gap for the Typical Household



Note: The typical household is a four-person, three-bedroom housing unit

Source: Zillow Home Value Index, January, 2024; Dyett & Bhatia, 2024

RENTER COSTS

In 2022, according to ACS estimates, the median contract rent in Turlock was $1,206. According to the Census, contract rent is the monthly rent agreed upon regardless of any furnishings, utilities or services that may be included. Data regarding contract rent excludes units for which no cash rent is paid. Table B-39 illustrates that rent in Turlock is nearly equal to the county during the same year. Rents in Turlock and the county were generally stable between the 2012 and 2017 period, increasing by about 4 percent and 4.8 percent. However, between 2017 and 2022 rents spiked in Turlock—increasing by about 40.2 percent—while the county experienced a slightly lower rent increase at approximately 38 percent. This substantial rent increase over between 2017 and 2022 echoes cost of living increases that have occurred across California.

Table B-39: Turlock and Regional Area Rents[1] (2012 – 2022)

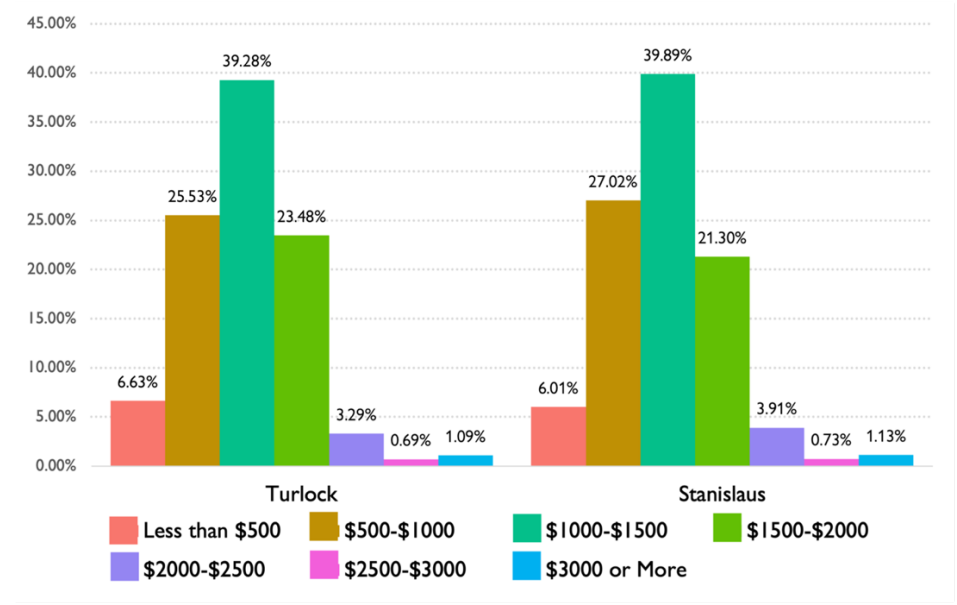
Jurisdiction	*2012 Median Contract Rent*	*2017 Median Contract Rent*	*2022 Median Contract Rent*
Turlock	$827	$860	$1,206
Stanislaus County	$824	$864	$1,192

1. County and regional counts are weighted averages of jurisdiction median using rental unit counts from the relevant year.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, from 2008–2012; 2012-2017; 2018-2022, B25058

The distribution of contract rent by region is also provided by the ACS for 2022. As demonstrated in Chart B-15, most (71.4 percent) renter-occupied units in Turlock have contract rents below $1,500. This is similar to the county, where about 73 percent of units have contract rents below $1,500. Further, just under 2 percent of the Turlock and county rental stock have contract rents above $2,500. While rents have risen at a fast pace between 2017 and 2022, both the City and the County still remain a slightly more affordable option for renters compared to the state median contract rent in 2020 at $1,699.

Chart B-15: Contract Rents for Renter-Occupied Units, 2022



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25056

Moderate Income households are those making between 81 and 120 percent of the local area median income. Specifically, for Stanislaus County, a 2-person (1 bedroom) household in Turlock ranges from $54,000 to $88,900 annually. Based on HCD income limits and affordable housing cost estimates shown on Table B-37, the affordable monthly rent for a 2-person (1 bedroom) household in this income category ranges from $1,350 to $2,223 per month and the affordable house price is up to $263,930. For a 3-person household (2 bedroom) in Turlock, moderate income households range $60,750 to $100,000 annually. The affordable monthly rent for a 3-person (2 bedroom) household in this income category ranges from $1,519 to $2,500 per month and the affordable house price is up to $295,608. For a 4-person (3 bedroom) household in Turlock, moderate income households ranges from $67,500 to $111,100 annually. The affordable monthly rent for a 4-person (3 bedroom) household in this income category ranges from $1,688 to $2,778 per month and the affordable house price is up to $327,287. When comparing the affordable monthly rent of Table B-37 to the average asking rent prices in Turlock of Table B-40, the results indicate that rental units of appropriate size, up to 3-bedrooms, would be available in a range affordable to 2- to 4-person households in the Moderate income category.

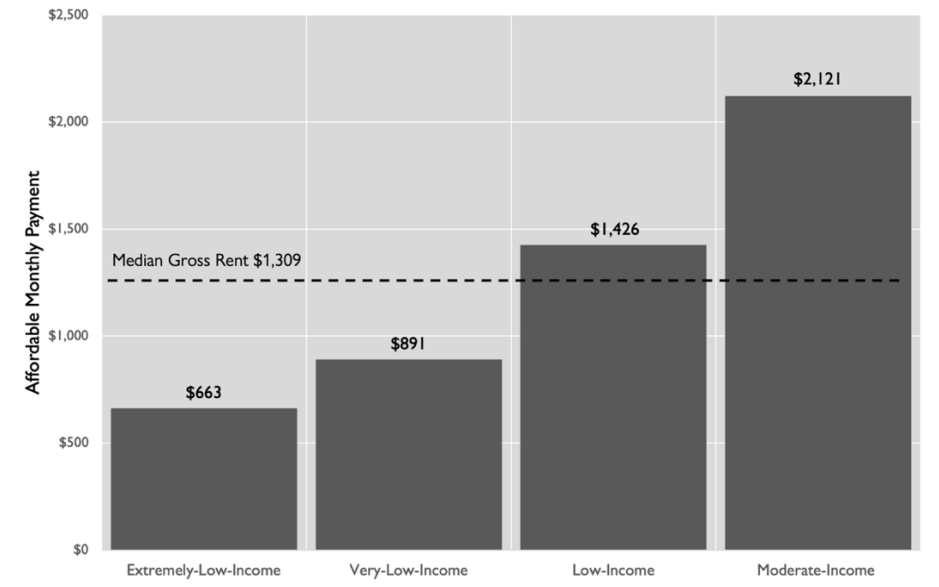
Table B-40: Average Asking Rents in Turlock, 2024

	Average Size (sf)	*Average Rent ($/mo)*	*Average Rent ($/sf/mo)*
Studio	429	$1,096	$2.55
1-Bedroom (2 Person)	635	$1,346	$2.11
2-Bedroom (3 Person)	895	$1,441	$1.61
3-Bedroom (4 Person)	1,072	$1,813	$1.69

Source: Rental Market Trends in Turlock, CA, Apartments.com, 2024

According to the gross rental estimates (i.e., including utilities and other costs) from Table B-40 above and monthly affordable payments presented in Table B-37, extremely-low-income households in Turlock would not be able to afford to rent an appropriately sized unit. However, larger extremely-low-income households could afford to a rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a two-bedroom unit. All other income levels, including very low, low and moderate households, would be able to afford to rent an appropriately sized unit. Chart B-16 demonstrates this affordability gap for the typical extremely-low-income household, which may require subsidies to ensure housing affordability.

Chart B-16: Rental Affordability Gap for the Typical Household



Note: The typical household is a four-person, three-bedroom housing unit.
Source: IPUMS USA, 2015-2019 ACS; Dyett & Bhatia, 2021

B.7 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of assisted low-income rental units that are "at risk" of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031). The California Housing Partnership (CHP) estimates that there are 4,254 low-income rental units in Stanislaus County. Table B-41 shows that while most units in the county are at low risk of conversion, there are 87 units (2.0 percent) at moderate risk and 179 units (4.0 percent) at high risk. In addition, Stanislaus County has experienced the loss of 170 affordable units (3.8 percent) between 1999 and 2023. There are currently 104 units at risk of conversion by 2031 in the City of Turlock. As such, Program 4-J, Expiring Covenants, would pursue a program to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. More information is available in Chapter 4: Housing Action Plan. While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table B-41: Assisted Units at Risk of Conversion

	Turlock		*Stanislaus County*	
Risk Level[1]	*Number*	*Percent*	*Number*	*Percent*
Moderate	0	0.00%	87	2.00%
High	0	0.00%	179	4.04%
Very High	0	0.00%	0	0.00%
Lost Affordable Homes	0	0.00%	170	3.84%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:
   - Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
   - Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
   - Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Source: California Housing Partnership, Preservation Database, 2024

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at risk of converting to market rate uses to supplement the aggregate numbers provided in Table B-41. The assisted housing inventory is available in Table B-42 below.

Table B-42: Turlock Assisted Housing Inventory

Project Name	*Project Address*	*Project Type*	*Total Units*	*Affordable Units*	*Date Constructed*	*Affordability End Date*
Avena Bella	500 W Linwood Ave	Family	80	79	2013	2067
Avena Bella, Phase 2	500 W Linwood Ave	Family	61	60		1/21/2077
Denair Manor	550 Wayside Dr	Seniors 62+	70	70	1979	2074
Crane Terrace Apartments	1318 E Canal Drive	Seniors 62+	44	44	2006	2060
Cherry Tree Village	139 W Minnesota Ave	Family & Seniors	194	104	2003	2056
Turlock Silvercrest	895 Lander Ave	Seniors 62+	80	80	2002	11/30/2041
Parkwood Apartments	3800 Crowell Road	Family	180	180	1978	2053
Villas Parkside Apartments	381 W Hawkeye Ave	Family & Seniors	104	104	1973	2029
Total			**813**	**721**		

Source: California Housing Partnership, 2024

COST ANALYSIS

State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments." The typical development cost of affordable housing projects in Turlock is about $393,799 per unit. Estimates are derived from the average projected development costs per unit provided in recent California Tax Credit Allocation Committee (TCAC) project tax credit applications, see Table B-43. If the 141 units identified by the CHP as facing some level of risk converted to market rate housing during the 10-year period, the total replacement cost would be about $55,525,612.

Table B-43: Typical Development Costs of Affordable Housing

Project Name	*TCAC Application Year*	*Per Unit Cost*[1]
Church Lane	2017	$418,536
Montevista Senior Apartments	2018	$292,056
Hilltop Commons	2020	$470,804
Average		**$393,799**

1. Derived from stated "true cash per unit cost" or "effective per unit costs", where applicable, in TCAC project applications.

Source: California Tax Credit Allocation Committee, Project Staff Reports 2017-2020

The cost of preservation for the typical affordable housing project can be estimated by finding the difference between fair market rent and affordable rent. As shown in Table B-36 the affordable monthly rental payment for a very-low-income, four-person household in Turlock is $1,713. In fiscal year 2021 the HUD Fair Market Rent (FMR), or gross rent estimate, in the Oakland-Fremont, CA HUD Metro FMR

area for a three-bedroom unit was $3,196. The difference between these two prices is the "affordability gap," which is about $1,483 in Turlock. Given this affordability gap, the total cost of preserving all 141 at-risk units would be approximately $209,103 per month or $2,509,236 per year. This translates to a cost of $25,092,360 over the 10-year period, or $177,960 per unit. This is likely an overestimation of cost, since the FMR area that Turlock is part of includes Bay Area jurisdictions with much higher rental costs. Even so, preservation costs are lower than replacement costs.

RESOURCES FOR PRESERVATION

There are two primary resources available for preserving at-risk units – public agencies, nonprofit housing corporations, and tenant groups; and public financing or subsidy programs. HCD maintains a current list of all "qualified entities" across the state, which are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of affordable housing developments. Table B-44 provides the list of all qualified entities for Stanislaus County. The City would work with these organizations to preserve the housing units in danger of conversion. Additional housing resources, including funding sources, that the City utilizes are discussed further in Chapter 3.

Table B-44: Qualified Entities in Stanislaus County

Qualified Entity	*City*	*Contact*
ACLC, Inc	Stockton	(209) 466-6811
Self-Help Enterprises	Visalia	(559) 802-1620
Modesto Redevelopment Agency	Modesto	(209) 577-5247
Housing Authority of the County of Stanislaus	Modesto	(209) 523-0705
ROEM Development Corporation	Santa Clara	(408) 984-5600 Ext 17
Volunteers of America National Services	Sacramento	(916) 917-6848

Source: HCD, May 2021

B.8 Energy Conservation

Conservation of energy is an important issue in housing development today not only due to the cost of energy, which can be a substantial portion of monthly housing costs for both owners and renters, but also due to an emerging interest in sustainable development, energy independence, and reduction of greenhouse gas emissions in line with new legislation such as the Global Warming Solutions Act of 2006 (AB 32).

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses, and by designing buildings to be more energy efficient. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not

suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

While construction of energy efficient buildings does not lower the purchase price of housing, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation that incorporates energy conservation considerations. Rebate programs run by the local and State utilities are described below.

The City of Turlock has updated its General Plan. In order to comply with AB 32 and SB 375, the City has incorporated numerous policies and programs into the updated General Plan, aimed at reducing energy consumption and greenhouse gas emissions in buildings and through sustainable land use and transportation planning. New residential development that takes place in Turlock will have to comply with these new policies as well.

INTEGRATING LAND USE AND TRANSPORTATION PLANNING

The City of Turlock seeks to minimize energy consumption through integrating land use and transportation planning in its General Plan policies. Infill development, mixed uses, and higher density development enable residents to access goods and services without a car, or in shorter and fewer car trips; dense, pedestrian-oriented areas encourage walking and cycling. High density residential projects also use less energy per unit for heating and cooling than single family homes. Policies in the Land Use, Transportation, and City Design Elements of the current General Plan encourage development that, by nature of its design, reduces energy consumption.

By virtue of its location, compact development pattern, and by the presence of several large local employers, residents of Turlock tend to work locally as compared with many other Central Valley cities. Approximately 45 percent of the city's employed residents work in Turlock, and over 80 percent work in Stanislaus County. Additionally, approximately 75 percent of residents commute less than 30 minutes to work.

BUILDING DESIGN AND CONSTRUCTION

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest of days of collective settlement. These methods can be categorized in three ways:

First: building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:

- Locating windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
- Use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
- "Burying" part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;

- Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
- Locating openings and using ventilating devices to take advantage of natural air flow; and
- Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.

Second: building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:

- North-south orientation of the long axis of a dwelling;
- Minimizing the southern and western exposure of exterior surfaces in hot climates; and
- Location of dwellings to take advantage of natural air circulation and evening breezes.

Third: Use of landscaping features to moderate interior temperatures. Such techniques include:

- Use of deciduous shade trees and other plants to protect the home;
- Use of natural or artificial flowing water; and
- Use of trees and hedges as windbreaks.

In addition to natural techniques that have been used for millennia, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- Use of solar energy to heat water;
- Window glazing to repel summer heat and trap winter warmth;
- Weather-stripping and other insulation to reduce heat gain and loss; and
- Use of energy-efficient home appliances.

Turlock's abundant sunshine provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months, as well. Natural space heating can be substantially increased through the proper location of windows and thermal mass.

City Policies

Within the Open Space and Conservation Element of the City of Turlock's current General Plan, the City outlines several goals and policies pertaining to Energy Conservation. As part of the residential design review process, all developments must be evaluated against the Energy Conservation Guidelines. These guidelines include that all residential developments should be oriented to be within 22.5 degrees of the east-west axis to maximize south-wall and minimize west-wall exposure, roof overhangs, wood trellises and other sunshade devices should be provided to shape the east and west building surfaces and windows, deciduous tree cover should be provided to shade streets and parking areas and to reduce summer heat radiation, use of solar collectors of water, space and swimming pool heating should be encouraged, and construction material conservation is to be encouraged.

REBATE PROGRAMS

The City also has a policy to support Turlock Irrigation District (TID) and Pacific Gas and Electric (PG&E) programs to encourage retrofit measures such as weather-stripping and insulation. PG&E provides gas, and TID provides electric service to Turlock residents. These companies offer company a variety of energy conservation programs and information services that are available to residents.

PG&E Rebates

PG&E offers rebates on the purchase of Smart Thermostats, electric heat pump storage water heater, backup power generator, and portable batteries. Customers of PG&E are eligible for rebates on thermostats of $50-$120, depending on the needed appliance, electric heat pump storage water heater rebates of $300, backup power generator rebates of $300-$500, and portable battery rebates of $300-$500.

Turlock Irrigation District Rebates

Turlock receives its electricity supply from TID. TID has developed numerous energy efficiency and demand reduction programs for its customers, both residential and commercial. The residential customer programs are as follows:

- LED Lights Rebate for replacing incandescent bulbs
- Residential Rebate Programs: Rebates for purchasing and installing energy-efficient appliances including Energy Star refrigerators, Energy Star clothes washers, Energy Star room air conditioner or mini split A/C, induction stove tops, heat pump or electric water heater, Energy Star windows and sun screens.
- Shade Tree Rebate: Rebates for the purchase of up to three trees plants for shade purposes

ALTERNATIVE ENERGY DEVELOPMENT

Solar energy is a viable alternate energy source for the City of Turlock. There are two basic types of solar systems: active and passive.

Active Solar Systems

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays to generate electricity and can substantially reduce electric bills. Technological improvements have made the cells increasingly efficient and reduced their cost.

Passive Solar Systems

In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool. Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house and to provide it with hot water and electricity. This may mean lower energy costs for Turlock residents.

SUMMARY OF KEY FINDINGS

Findings Regarding Statutorily Defined Special Needs Groups.

- **Extremely-Low Income Residents:** American Indian or Alaska Native non-Hispanic residents are most likely to fall below 30 percent AMI and experienced the second highest rates of poverty, while only representing 0.21 percent of the City's population. They are

followed by Black or African American residents who experience the highest rates of poverty. Overall, Turlock has a slightly lower poverty rate (13.1 percent) than the County (15.1 percent)

- **Older Adult Residents:** Approximately one-third of older adults are renters and nearly 33 percent qualify as low income, while nearly 20 percent qualify as very low income. Overall, around 50 percent of older adult households in Turlock are considered cost burdened, whether renter or owner. Notably, 10 percent of the population is aged between 55 and 64 years, which means a relatively large number of residents will become seniors during the 2023-31 planning period.

- **Persons with Disabilities:** In the city, there is almost equivalent proportion of persons with disabilities to the City and the County (12.3 percent and 12.7 percent). Over 90 percent of residents with a developmental disability lived at the home of a parent/family/guardian.

- **Large Families:** There is a smaller share of larger households (5 or more people) in Turlock at 12.6% compared to Stanislaus County at 17.8%. Turlock also holds a larger share of single-person households at 22% compared to 20.3% for the County. However, these households tends to be less cost burdened and are less likely to be extremely low-income.

- **Female-Headed Households:** Female-headed households make up about 15.2 percent of the total households in Turlock. These households are more likely to rent than to own. Nearly 30 percent of all female-headed households with children in Turlock live below the federal poverty level. The special needs of these households should be addressed in the Housing Element Update.

- **Persons Experiencing Homelessness:** As a share of the total population of Stanislaus County, the number of people experiencing homelessness is not large; however, the rate of homelessness in the county has nearly doubled since 2018. Additionally, more than 40 percent of people experiencing homelessness in Stanislaus County are unsheltered, which represents an urgent need that should be addressed through a coordinated effort with the County and other Stanislaus jurisdictions. Further, people of color are disproportionately represented among those experiencing homelessness: Hispanic, African American, and American Indian or Alaska Native homeless persons make up 35.6 percent, 12.5 percent, and 5.3 percent of homeless Stanislaus residents respectively, but account for only 0.13 percent, 0.05 percent, and 0.01 percent of the overall population.

- **Farmworkers:** Overall, the farmworker population in Stanislaus County has decreased dramatically since 2000 among seasonal farmworkers as the mechanization of agriculture has proceeded. However, the number of permanent farmworkers has increased approximately 2 percent. Still, farmworkers represent about 4 percent of the total population in Turlock, and number of student migrant workers has decreased only slightly since 2016-2017. Given the seasonal nature of this work for at least a portion of this group, the special. needs of this segment of the population should be considered in the Housing Element Update.

- **Demographics:** Turlock is a fast-growing community. The city has grown at a much faster rate than Stanislaus County since 2000 and is projected to add another 20,000 residents by 2050, which represents a nearly 29 percent increase over the period. Since 2000, the population has aged slightly. The share of residents aged over 65 has grown by 2 percent

while share of residents aged less than 24 has decreased by 5.2 percent. Ethnically, the older adult population in Turlock is overwhelmingly White. However, Turlock is becoming more diverse. Since 2000, the share of residents who identify as Hispanic has increased dramatically from 29.42 percent to 40.06 percent, while the share who identify as White has decreased from 60.41 percent to 48 percent. Other races make up a relatively small and stable share of the population.

- **Income.** Household income levels are generally on par with the county; however, over 42 percent of households in Turlock make less than 80 percent of the area median income, meaning a very large share qualifies as lower income by HUD standards. Notably, people of color are disproportionately lower income in Turlock. Strikingly, more than 23 percent of African American residents and nearly 14 percent of Native Americans live below the federal poverty level. These two groups in particular have special needs that should be considered in the Housing Element Update.

- **Cost Burden:** A substantial portion of the local population in Turlock experiences housing cost burden: 20 percent of households devote more than 30 percent of their income to housing costs while nearly 17 percent devote more than 50 percent. Almost half of all renters in Turlock experience cost burden. This indicates a strong need for rental assistance and stabilization programs to help keep people in their homes proactively and prevent homelessness.

- **Overcrowding:** Overall, the rate of overcrowding is equivalent in Turlock (7.6 percent) and Stanislaus County (7.6 percent). However, although they represent a relatively small share of the total population, Native Hawaiians and Other Pacific Islanders are three times more likely to experience overcrowding than other races and ethnicities.

- **Housing Quality:** In Turlock, just under 50 percent of the housing stock was constructed prior to 1980, making it more than 40 years old. As such, programs to assist with maintenance and repair should be a focus in the Housing Action Plan. However, the percentage of households living in substandard conditions in Turlock is very low, indicating that, overall, housing is generally in good condition. A review of code enforcement actions in Turlock in recent years indicates that vehicle and weed abatement are the primary issues addressed and that there is no clear pattern of housing related code violations in any one neighborhood.

- **Housing Tenure:** Renters represent a robust share of the total number of households in Turlock at 45 percent. This is a slight increase over 2000, but still a sizable share of the overall population in comparison to other communities. As such, an emphasis on rental assistance, rent stabilization, and homeownership assistance may be warranted in the Action Plan of the Housing Element Update. Renters tend to be people who have arrived in the community more recently than homeowners and they are more likely to be African American, Hispanic, or Native American.

- **Vacancy:** Vacancy rates in the community are very low for both rental (1.63 percent) and for sale units (0.47 percent).

- **Production and Need at Various Income Levels.** Housing production has not kept pace with population growth: the total number of housing units in the community increased by only 2.78 percent between 2000 and 2020, even as population increased by approximately

35 percent. Correspondingly, home values in Turlock have more than doubled since 2012. The local housing stock in Turlock is predominantly composed of single-family homes (approximately 70 percent). About 25 percent of homes are multifamily units and these are almost exclusively rental units (98.0 percent). Mobile homes account for 2.2 percent of the total housing stock, primarily concentrated in 2 mobile home parks located in east central Turlock. Approximately 0 assisted units are at risk of conversion in Turlock compared to 170 units in the County.

- **Housing Affordability:** Home values in Turlock have doubled since 2014, with the value of smaller units (1 and 2-bedrooms) seeing the steepest increases. This indicates a mismatch of supply and demand. The Housing Action Plan should include strategies to promote and incentivize the production of smaller units to meet this demand. At $476,933 in 2024, however, the average home value in Turlock was well beyond reach for Moderate- and lower-income households. Contract rents (exclusive of utilities) in Turlock increased by nearly 5 percent between 2012 and 2017 and by about 40 percent between 2017 and 2022. While substantial, this rate of increase is markedly lower than that seen on the ownership market and overall rental housing is relatively more affordable.

- **Energy Conservation.** While energy conservation remains an important goal for the City, affordability of various upgrades may be out of reach for a larger proportion of citizens, as many energy efficiency related rebates have expired since 2015. Notably, TID's solar rebates program has come to an end.

Appendix C

Constraints Analysis



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C Housing Constraints Analysis

State law requires housing elements to identify and evaluate potential and actual governmental and non-governmental constraints that affect a jurisdiction's ability to maintain and improve existing housing and develop housing to meet its housing needs. Governmental constraints can include land use regulations, fees and exactions, and processing and permitting times, among others. Non-governmental constraints can be infrastructural, environmental, or market based. This Chapter evaluates these constraints to help identify any approaches Turlock could use to reduce or overcome them and improve its ability to meet its housing needs.

C.1 Governmental Constraints

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can also affect all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

LAND USE AND DEVELOPMENT REGULATIONS

Turlock regulates the type, location, density, and scale of residential development through the General Plan, Zoning Ordinance, Subdivision Ordinance, Specific Plans, and a variety of building and site development standards, all of which must be consistent with the General Plan. These requirements are intended to protect the health, safety, and general welfare of the community but such regulations, associated procedures and processing fees can also reduce the City's ability to meet its housing objectives by decreasing the feasibility and increasing the cost of developing housing. This part of the Housing Element discusses existing governmental constraints as well as policies and programs Turlock could enact to overcome obstacles and promote needed housing development.

GENERAL PLAN

The Turlock General Plan, which the City Council adopted in September 2012, is the primary land use control document. The Plan's elements and policies reflect eight themes intended to realize an overarching vision for Turlock to "grow sensibly and compacting, maintaining its small-town feel, while enhancing quality of life, meeting housing needs, and providing high quality jobs and recreation opportunities for its diverse population." Six of the themes are particularly relevant to this analysis:

- Establish limits to urban growth that will maintain Turlock as a freestanding city surrounded by productive agricultural land.
- Maintain an economically and socially diverse population by promoting a greater variety of housing types citywide and a localized mix of housing types in some areas.
- Attract new businesses to Turlock to create well-paying jobs and maintain a good jobs/housing balance.
- Implement sustainable development and green building principles in municipal projects and new private development projects and foster development that encourages alternatives to auto use, especially for non-commute trips.
- Revitalize and enhance older areas of Turlock. Create an economic and social balance among different city sectors. Enhance the County islands within the City limits, and annex them into the City if feasible.
- Manage growth using the Master Planning process to implement General Plan policies and enhance Turlock's quality of life.[1]

Consistent with State law requires, General Plan establishes the location and amount of land that will be allocated to residential development and specifies the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

The current General Plan Land Use Element defines four land use classifications that are exclusively residential (Very Low Density, Low Density, Medium Density, and High Density Residential), as well as a Downtown Mixed-Use classification that allows freestanding residential and residential mixed-use projects. The General Plan also identifies several areas where residential and non-residential uses may be combined. These designations allow properties to be developed at the highest density or FAR allowed by each classification and are mapped as Medium Density Residential/Office, High Density Residential/Office, and Community Commercial/High Density Residential. The residential classifications allow densities ranging from 0.2 units per acre to 30 units per acre, exclusive of second units and density bonuses for affordable housing. As discussed in Chapter 4, there are currently adequate sites for new housing in each of the land use categories. Therefore, the residential land use regulations in the General Plan are not to be viewed as a constraint. As the General Plan undergoes its comprehensive update, this range of permissible densities is expected to be maintained or increased; policies that would allow for a greater variety of residential development types are also under consideration.

SPECIFIC PLANS AND MASTER PLANS

Turlock has adopted several Specific Plans and Master Plans to guide growth in specified areas in accord with the City's Residential Annexation Policy. The Policy was adopted in 1998 to implement its 1992 General Plan. The Annexation Policy (City Council Resolution No. 98-036) was intended to focus annexations and growth to one quadrant of the city at a time to allow timely and efficient construction of infrastructure. The Specific and Master Plans implement General Plan policies based on analysis of land use, circulation, public facilities, infrastructure, and financing issues affecting their development potential, often prior to annexation by the City. Master Plan areas primarily unincorporated land within planning area. These include (SE 2 and 3) primarily north of East Linwood, SE1 designated Medium Density

[1] Turlock General Plan, Adopted September 2012, pp. 1-2 to 1-4.

Residential between Highway 99 and low-density residential neighborhood to north, and Montana West from 99 to Sander Avenue.

Table C-1: General Plan Land Use Classifications and Residential Density

Designation	*Classification*	*Maximum/Minimum Density*
VLDR	Very Low Density Residential	0.2 – 3.0
LDR	Low Density Residential	3.0 – 7.0
LDR-MDR	Low and Medium Density Residential	5.0 – 10.0
MDR	Medium Density Residential	7.0 – 15.0
HDR	High Density Residential	15.0 – 40.0
DT	Downtown Mixed Use	7.0 – 40.0
O	Office	NA
CC	Community Commercial	NA
HC	Heavy Commercial	NA
HWC	Highway Commercial	NA
RC	Regional Commercial	NA
I	Industrial	NA
BP	Business Park	NA
PUB	Public/Semi-Public	NA
P	Park	NA
UR	Reserve	NA

Northwest Triangle Specific Plan (1995, amended 2004)

New residential development was proposed to occur first in Turlock's northwest quadrant and the Northwest Triangle Specific Plan was adopted in 1995 to allow development in that area. The Northwest Triangle Specific Plan (NWTSP) covers an area of approximately 800 acres in the triangle created by Golden State Boulevard to the east, Highway 99 to the west, and Fulkerth Road to the south. Its four goals are to implement the General Plan; allow development to proceed without unnecessary delay (by facilitating the approval of subsequent development projects consistent with the Specific Plan policies); provide for efficient extension of services; and establish funding mechanisms for the improvements.

Much of the NWTSP area has been built out. Low density residential and community commercial development dominates the southern part of the plan area. Highway-oriented commercial uses occupy the northern part of the plan area along Monte Vista Avenue. Some agricultural land remains in the southwest area, along West Tuolumne Road. The Pedretti Park community ball fields are also in the plan area. Additionally, there are several other parcels adjacent to the plan area that were not included in the plan or annexed that could be included in the Specific Plan area, but this would require an update to the Specific Plan and associated environmental documentation.

North Turlock Master Plan (2001)

The North Turlock Master Plan (NTMP), completed in 2001, guided development in the Northwest quadrant of the City. The NTMP plan area is just east of the NWTSP, bounded by Tegner Road to the west, Christofferson Parkway to the south, Crowell Road to the east, and Taylor Road and the Turlock Irrigation District Lateral 3 to the north. The plan area encompasses approximately 370 acres. At the time of the plan's creation, the land under study was not yet annexed to the city.

The primary objective of the NTMP was to incorporate "smart growth" planning and design principles into the development of cohesive neighborhoods. The plan established a wide range of land uses, including low, medium, and high density residential, commercial, office, schools, and park sites. Furthermore, the residential, school, and open space areas were to be linked by a network of pedestrian and bike trails. As built, the neighborhoods in the NTMP include other "neo-traditional" design elements such as narrower streets, a diversity of housing types, homes oriented towards the street, and several streets with wide landscaped medians. The NTMP plan area also includes Turlock's second high school, John H. Pitman (the first high school to be built in Turlock since 1904), and the new Regional Sports Complex.

Northeast Turlock Master Plan (2004)

The Northeast Turlock Master Plan (NETMP), focused on an area at the northeast corner of the City. Covering approximately 255 acres, the plan area is bounded on the north by Taylor Road and the Turlock Irrigation District Lateral 3; on the east by the rear parcel lines of the lots that front the east side of Berkeley Avenue; on the south by the midpoint between Christofferson Parkway and Monte Vista Avenue; and on the west by Colorado Avenue, with a rectangular "finger" that stretches along Christoffersen Parkway to Olive Avenue. At the time of the plan's creation, the subject area was not yet annexed to the city.

The NETMP pursued the goal of expanding carefully guided primarily residential development to the northeastern edge of Turlock and integrating it into the rest of the city. At the same time, the NETMP endeavored to create a well-defined "edge," maintaining a clear separation between Turlock and the neighboring community of Denair. Nearly all the land in the plan area prior to development was productive agriculture, but the area was designated for growth in the 1992 General Plan. As built, the NETMP area consists primarily of low-density residential development, transitioning into very low-density residential development toward the plan area's eastern edge. A greenbelt buffer, creating a transition zone from urban to rural uses between Turlock and Denair, includes detention areas and a community trail.

East Tuolumne Master Plan (2005)

The East Tuolumne Master Plan (ETMP) was adopted in 2005. The plan area covers approximately 100 acres along East Tuolumne Road between North Quincy and North Waring Roads. The purpose of the ETMP is like the Northeast Turlock Master Plan—to create a smooth transition from urban to rural land uses along the City's eastern border, while creating a distinct boundary between Turlock and Denair. The plan calls for the development of very low density (generally less than three dwelling units per acre) single family homes, with some open space and trails. However, since the plan's adoption, the market conditions in Turlock have not supported developing the land in this manner. The planning area remains largely agricultural with a few existing estate homes.

COUNTY ISLAND STRATEGY

The Turlock Planning Area includes several "County Islands," areas of unincorporated county land that are surrounded by incorporated Turlock on all sides. The islands are a result of piecemeal annexation over the years and property owners' interests and preferences. Generally, the county islands are not served by City infrastructure or services; some have no curb and gutter improvements, and their roads are not maintained to City standards. Similarly, Stanislaus County is technically responsible for their public safety services.

Annexing the county islands and bringing their public infrastructure up to City standards would help ameliorate public health and safety concerns in these areas several of which include older residential development. However, willingness on the part of landowners and Stanislaus County is necessary for incorporation, as is funding for infrastructure upgrades. Turlock is in the process of negotiating a cost-sharing strategy with the County that would split the cost burden between the two jurisdictions. For the largest of the islands (the "Montana-West" area), incorporation would likely take place through a master planning process like that for other unincorporated areas outlined later in this chapter. The Montana-West

master plan area is not subject to the phasing policy that restricts when master plan development may proceed and could proceed at any time.

While a formal master planning process may not take place for incorporation of the smaller county islands, property owners seeking annexation must still demonstrate that they have a plan to finance the needed improvements to bring their properties up to City infrastructure standards. At the time that annexation is being considered, the City and property owners may also reexamine the General Plan land uses designated on the properties and determine whether higher density/intensity uses are warranted or desirable, especially if increasing the intensity of development would improve the financial feasibility of incorporation. Turlock has initiated the annexation of the 16-acre Kenwood-Starr unincorporated "island", which Staff anticipates will be completed within the eight-year planning period. This area includes 52 residential parcels developed with older single-family homes, many of which are not well-maintained. Stanislaus County has already begun upgrading the infrastructure in the area including storm drain facilities, water lines, sanitary sewer facilities, sidewalks, and streetlights. Much of the estimated $5,270,000 cost of the improvements is being funded by the American Rescue Plan Act of 2021 (ARPA).[2]

GROWTH MANAGEMENT PROGRAM

Following the City's rapid growth in the 1980s, the City of Turlock implemented several strategies for controlling the type, pace, and location of urban development. A growth management program was adopted in the early 1990s, which was later replaced in 1998 with a Residential Annexation Policy that focuses annexations and growth to one quadrant of the city at a time. Residential development in the northwest and northeast quadrants has proceeded since the 1990s via several Master and Specific Plan processes. This is in accordance with policies put in place in the current General Plan (adopted in 1993 and updated in 2002), which require that unincorporated areas for new development be pre-zoned prior to city annexation, that adequacy of public facilities be established, and that new development be contiguous to existing development. The current General Plan continues the policies (2.5-f and 3.1-g) requiring that 70 percent of one master plan area be complete (ie building permits issued) before development of the next master plan area proceeds, which allows for timely and efficient use of infrastructure and resources.

Some commenters on the Draft Housing Element have expressed the view that these policies, which have been in place since the General Plan was adopted in 2012, represent a constraint on housing development. Staff notes that at the time the General Plan was adopted there were three existing master plan areas that were less than 70 percent complete: Northeast Turlock (approximately 50 percent complete in 2012), East Tuolumne (0 percent complete in 2012), and Morgan Ranch (0 percent complete in 2012). In the intervening years, development has proceeded in the master plan areas, and the Northeast Turlock Master Plan is now 100 percent complete, while the East Tuolumne Master Plan is nearing completion (building permits have not yet been issued for a small area of approximately 20 lots). Additionally, as noted in the Draft Housing Element, the City has funded the construction of a sewer lift station to assist with infrastructure feasibility for the Morgan Ranch Master Plan area and is in discussions with developers about modifications to minimum lots sizes to facilitate redevelopment in Morgan Ranch. Further, staff notes that, anecdotally, there is evidence that the master plan requirements have supported infill growth within the City limit, pushing developers to think more creatively about the design of projects as opposed to building formulaic subdivisions on agricultural land outside the City limit. As examples, staff points to two projects constructed or proposed by Florsheim Homes. With the Crowell Subdivision/Atrium project, Florsheim purchased underutilized land from a church within the City limit and developed it with single-family housing and Florsheim is currently pursuing a small lot subdivision on three adjacent parcels on Fifth Street.

2 Stanislaus County, Board Action Summary, September 20, 2022. https://www.stancounty.com/bos/agenda/2022/20220920/DIS01.pdf

Overall, the City does not have a limit on the number of building permits that can be issued each year. Research informing the General Plan update shows that ample vacant land exists for residential development within the City's study area boundary to accommodate projected future population and employment growth over the next 20 years (see details in Chapter 4, and Appendix D: Growth Capacity Analysis of Planning Area Boundary). Therefore, growth controls do not pose constraints on housing development in Turlock. Additionally, the City has adhered to the provisions of AB 2292, which prevent the downzoning of a residential property without the concomitant up-zoning of a comparable property. The City has not engaged in any systematic down-zoning of residential property, and keeps a record of all rezones, including some that were approved prior to the legislation. Down-zoning has not been permitted without documentation that the loss of dwelling units can be recaptured elsewhere in the city. Updates on the City's "no net loss" efforts are reported in the Housing Element Annual Reports. Nevertheless, a new program has been added to the Action Plan in Chapter 4 calling for the City to review the growth management strategy and policies 2.5-f and 3.1-g with the next update to the General Plan, anticipated to begin in 2027.

ZONING CODE

The Turlock Zoning Ordinance (Turlock Municipal Code, Title 9) establishes five residential districts and allow residential uses in most other districts subject to specific requirements. Tables C-2 and C-3 list the housing types the Turlock Zoning Code allows in each district where residential uses are permitted with the required entitlement. Table C-6 summarizes the density, size, and parking requirements of the residential zoning districts.

Table C-2: Permitted Housing Types by Residential Zoning District

	Zoning District				
Use Type	*R-E*	*R-L*	*R-4.5*	*R-M*	*R-H*
Single Family	P	P	P	P	P
Second Dwellings[1]	P	P	P	P	P
Housing[2]	P[1]	P[1]	P[1]	P[1]	P[1]
Multi-Family	X	X	X	MDP	MDP
Condominiums	PD	PD	PD	PD	PD
Group Homes					
13 or more	X	X	X	CUP	MDP
7 to 12	X	CUP	CUP	MDP	MDP
6 or fewer	P	P	P	P	P
Group Quarters					
13 or more	X	X	X	CUP	CUP
7 to 12	X	CUP	CUP	MDP	MDP
6 or fewer	P	P	P	P	P
Emergency Shelters	X	CUP	CUP	CUP	CUP
Manufactured Housing[3]	P	P	P	MDP	CUP
Mobile Home Park[4]	X	CUP	CUP	CUP	CUP

Table C-2: Permitted Housing Types by Residential Zoning District

	Zoning District				
Use Type	*R-E*	*R-L*	*R-4.5*	*R-M*	*R-H*
Supportive and Transitional Housing[1]	P[1]	P[1]	P[1]	P[1]	P[1]

Notes:

P Permitted

X Not Permitted

PD Planned Development

CUP Conditional Use Permit

MDP Minor Discretionary Permit

MAA Minor Administrative Approval

1. Subject to TMC 9-2-119.
2. Employee, supportive and transitional housing serving 6 or fewer permitted as single-family unit, projects serving 7 or more subject to restrictions applicable to residential development of same type in same zone.
3. Subject to architectural review to ensure compatibility with adjacent residential buildings in terms of scale, height, and exterior design and treatment as provided in the design guidelines, including but not limited to roof pitch and style, window and door detailing, exterior materials, textures, colors, and finishes.
4. Subject to requirements for TMC 9-2-111, Mobile home development

Table C-3: Permitted Housing Types by Non-Residential Zoning District

Use Type	*Zoning District*									
	A	*C-O*	*C-C*	*C-H*	*C-T*	*DC*	*DCT*	*TC*	*IR*	*OR*
Single-Family	P	X	X	X	X	P	P	P	P	P
Employee Housing[1]	P	P	--	--	--	--	--	--	--	--
Caretaker Unit[2]	X	X	X	CUP	X	X	X	X	--	--
Second Dwellings	P	--	--	--	X	--	--	X	--	--
Multi-Family	X	X	X	X	X	P	P	X	P	P
Group Homes[3]										
13 or more	X	MDP	X	X	X	X	X	CUP	CUP	CUP
7 to 12	P	MDP	X	X	X	MAA	MAA	MDP	CUP	MDP
6 or less	P	P	X	X	P					
Artists' studio w. residential[4]	X	MDP	P	P	MDP	MDP	P	MDP	--	--
Group Quarters										
13 or more	X	MDP	X	X	X	X	X	CUP	CUP	CUP
7 to 12	MDP	MDP	MDP	MDP	X	MAA	MAA	MDP	CUP	MDP
6 or fewer	P	P	P	P	P	P	P	P	P	P
Emergency Shelters[5]	X	CUP	CUP	CUP	X	X	X	CUP	CUP	CUP

Table C-3: Permitted Housing Types by Non-Residential Zoning District

Use Type	*Zoning District*									
	A	*C-O*	*C-C*	*C-H*	*C-T*	*DC*	*DCT*	*TC*	*IR*	*OR*
Manufactured Housing	MAA[2]	--	--	--	--	P[2]	P[2]	P[2]	P[2]	P[2]
Mobile Home Parks	X	X	X	X	X	X	X	X	X	X

Notes:

P Permitted

X Not Permitted

PD Planned Development

CUP Conditional Use Permit

MDP Minor Discretionary Permit

MAA Minor Administrative Approval

1. Any employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural use and subject to the same permitting requirements.
2. Subject to architectural review to ensure compatibility with adjacent residential buildings in terms of scale, height, and exterior design and treatment as provided in the design guidelines, including but not limited to roof pitch and style, window and door detailing, exterior materials, textures, colors, and finishes.
3. Subject to requirements of Article 2, Emergency Shelters, if site is in emergency shelter overlay district.
4. Artists' studios in the downtown area may also be a place of residence for the artist as a secondary use. Artists' studios must be compatible with adjacent uses and shall not be a nuisance regarding noise and dust.
5. Subject to requirements of Article 2, Emergency Shelter Regulations when located in Emergency Shelter Overlay District.

The Zoning Code includes provisions for home-based work in all residential units and for artist' studios in the downtown area that allow a place of residence for the artist as a secondary use subject to a Minor Discretionary Permit. The Code does not, however, provide for work-live units for workers other than artists. The Zoning Code should be revised to establish provisions for work-live units as an alternative approach to accommodating those engaged in other professions and vocations who want to live and work in the same space. These provisions would treat work-live development as a commercial use with incidental residential subject to conditions intended to protect other uses both within and adjacent to the work-live occupancy. Many cities have found work-live development as a good way to provide affordable housing and workspaces while reducing the pollutants generated by commuting. Work-live occupancies can also help to generate support for retail commercial and service uses in the areas where they locate.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements for site coverage, parking, and open space can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market. Building a higher number of smaller units can reduce costs and provide additional housing opportunities for smaller households but does not necessarily accommodate the needs of larger families. Larger units can be made available to families, but because of their size and lower density, the cost of these units is higher.

LANDSCAPING

Landscaping is required for all zoning districts. Residential districts require 30 percent of the site to be landscaped. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative

masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the city by providing relief from developed and paved areas. It also improves water quality by filtering surface water runoff. All landscaping is installed by the developer and must be approved prior to occupancy of any building. Additionally, subdivisions must, to the extent possible, promote energy conservation through passive/natural heating and cooling. Landscaping that provides shade helps achieve that design consideration.

Table C-4: Development Standards for Residential Zones

Zoning District	*Bldg Height (ft.)*	*Yard Setback (ft.)*			*Minimum Lot Area (sq. ft.)*	*Lot Area/ Dwelling Unit (sq.ft.),or max density*[1]	*Open Space*
		Front	*Side*	*Rear*			
Residential Estate (RE)	35	30	10	20	14,500	14,500	NA
Low Density Residential (RL)	35	15	5	10	5,000	5,000	NA
Low Density Residential 4.5 (RL 4.5)	35	15	0-10	10	4,500	4,500	900 sf
Medium Density Residential (RM)	35	20	10-20	10/ story	6,000	NA	500 sf
High Density Residential (RH)	40	20	10-20	10/ story	7,500	NA	500 sf

Source: City of Turlock Zoning Ordinance https://www.codepublishing.com/CA/Turlock/#!/Turlock09/Turlock093.html#9-3-203

Table C-5: Development Standards for Residential Uses in Mixed-Use and Overlay Zones

Zoning District	*Bldg Height (ft.)*	*Yard Setback (ft.)*			*Maximum coverage*	*Typical FAR*	*Landscaping*
		Front	*Side*	*Rear*			
Downtown Core (DC)	60	0[1]	0	0	NA	3.0 for mixed use 1.0 for retail commercial	None
Downtown Core Transitional (DCT)	45	10	5	10	60%	1.0	15% of lot area [3]
Transitional Commercial (TC)	45	10	5	10	45%	1.5	10% of lot area[3]
Industrial/ Residential (IR)	35	15	5	10	NA	10 du/ac	25% of lot area
Office/Residential (OR)	35	15	5	10	NA	10 du/ac	10% of lot area

Parking

Turlock requires two off-street parking spaces per unit for single-family units in low density residential districts and up to 1.5 spaces per unit in medium- and high-density residential districts. Residential development in the Downtown Core and transition areas is facilitated by reduced parking requirements. In the DC zone, no off-street parking provision is required; in the DCT zone, parking requirements are half of what the base residential zones require.

Table C-6: Off-Street Parking Requirements for Residential Units

Use Type	*Required Spaces per Unit*	*Additional Regulations*
Single-Family	2.0	
Multi-Family	1.5 plus 1 guest space per 4 units	No parking required in Downtown Core (DC); 50% of parking required per Chapter 9-2 for uses located in in Downtown Core Transition (DCT)
Second Dwelling Unit	1.0	May be tandem
Group Home[1]	1.0 per 400 sq. ft. of gross floor area	No parking required in Downtown Core (DC); 50% of parking required per Chapter 9-2 for uses located in in Downtown Core Transition (DCT)
Emergency Shelter	1.0 per employee by shift plus 1.0 for every 10 beds	
Mobile Home Parks	Same as required for district in which park is located.	

Notes:

1. Includes community care facilities, residential care facilities for the elderly, intermediate care facilities, nursing homes, assisted living facilities, alcohol and drug recovery, and other similar facilities that provide twenty-four (24) hour nonmedical services, supervision.
2. 1.0 space per unit designed for people with disabilities.

AB 2097 (Friedman), signed into September 2022, prohibits cities from imposing minimum parking requirements on residential, commercial, or other development if the project is within one-half mile of a major transit stop unless it makes certain findings supported by evidence in the record. Major transit stops, as defined by Public Resources Code Section 21064.3, means an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a service interval of 15 minutes or less during the morning and evening peak periods. There are no transit facilities in Turlock which meet this definition.

Height and Bulk Restrictions

Turlock allows building heights up to 35 feet (usually three stories) in all residential districts. As shown in Table C-7, Turlock has established more liberal standards for building height, coverage, and bulk in the overlay districts to encourage infill development while maintaining the traditional character of the areas where these regulations apply.

Table C-7: Height and Bulk Restrictions for Residential Units in Downtown Overlay Districts

Zoning District	*Height (ft.)*	*Lot Coverage (%)*	*Floor Area Ratio (FAR)*

Downtown Core (DC)	60	100	3.0
Downtown Core Transition (DCT)	45	60	1.0
Transitional Commercial (TC)	45	45	1.5
Industrial Residential (IR)	50	100	1.5
Office Residential (OR)	40	60	0.8

ZONING FOR VARIETY OF HOUSING TYPES

Multi-Family Housing

The current Zoning Ordinance allows multi-family development in the Medium Density Residential (RM) and High Density Residential (RH) districts and in five Downtown Overlay Districts. In the residential districts multi-family projects require approval of a Minor Discretionary Permit and are also subject to Design Review; in the Downtown Overlay Districts multi-family development that complies with the applicable standards of the district where it is located is permitted by right. (See Tables 5.1-2-B and -C)

During the 2014 to 2024 planning period, the City saw construction of 1,014 new homes; the majority of new homes built were detached single-family houses, with 277 multifamily units constructed. Even though most of Turlock's housing is in single-family detached units, the proportion of multi-family units has increased more rapidly comprising 27 percent in 2021 compared with 32 percent statewide and 14 percent in the Modesto SMSA.

Accessory Dwelling Units (ADUs)

From the end of 2018 to the end of 2024, Turlock processed 27 applications for accessory dwelling units (ADUs); 11 projects were completed including four garage conversions and four new detached units. The project costs ranged from $2,000 to $200,000 with a median value of $27,500. During 2023, the city issued permits for 8 ADUs and 5 projects were completed while in 2024 16 ADUs were permitted.[3]

The City Council adopted revisions to Section 9-2-119 Second Units of the Zoning Ordinance in May 2024 to comply with the most current State requirements. The Action Plan includes Program 1-E for updating the handout summarizing the ADU requirements and the discussion of "second dwelling" units on the City website. Program 1-G commits the City to submitting the ADU regulations to HCD for review to ensure compliance with recent State law.

Turlock received funding under the SB-2 program to pay for preparation of seven fully engineered plan sets that will be made available to the public at no charge. The plans, which are being prepared by an architectural firm working for Stanislaus County, Turlock, and the other cities in the County, will provide three options for ADUs smaller than 750 square feet, three larger ADUs, and a seventh option that consists of an ADU built above a garage.

Affordable Housing Density Bonus

Section 9-2-103 of the Zoning Ordinance includes a short summary of the purpose and requirements for affordable housing density bonuses with a cross-reference to the requirements codified in California Government Code Section 65915. The ordinance is structured to always reference the most current codified requirements so that it remains current and there is no need for frequent amendments to track changes in

[3] City of Turlock, Annual Progress Report, 2023 and 2024.

State law. Density bonus applicants make use of the City's uniform development application form, which includes a section used for determining the applicable density bonus under State law. Application and submittal requirements, review parameters, approval authority and processing timelines are specified in Section 9-5 of the Zoning Ordinance. Turlock has not established any additional bonuses or incentives for affordable housing or childcare facilities. During the eight-year period from December 31, 2015, to December 31, 2023, Turlock did not receive any applications for housing projects eligible for a density bonus under Government Code Section 65915.

Employee Housing

The State Employee Housing Act (Health and Safety Code Section 17000 *et seq*.) and associated regulations govern the requirements for construction, maintenance, use, and occupancy of privately-operated housing for five or more employees including living quarters provided in connection with any work, whether rent is involved or not, and housing in rural areas provided for agricultural workers. State law generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. This provision applies not only to farmworkers but also to non-agricultural household employees, including those working for religious, educational, and other establishments.

Employee housing is defined pursuant to Section 17008 of the California Health and Safety Code and includes farm worker housing. In non-agricultural residential zones, accommodations for six or fewer employees are deemed a single-family structure pursuant to Section 17021.5 of the California Health and Safety Code. It is important to note the City of Turlock does not contain any land within city limits zoned for agriculture. Chapter 9-3, Article 1, of the Municipal Code outlines regulations to preserve and protect agricultural land from urban development if land were zoned for agriculture in the future. Further, within Chapter 9-1, Definitions, the Turlock zoning code specifies that employee housing "shall be as defined in Section 17008 of the California Health and Safety Code and shall include farm worker housing. In nonagricultural residential zones, accommodations for six (6) or fewer employees shall be deemed a single-family structure pursuant to Section 17021.5 of the California Health and Safety Code. In agricultural zones, accommodations of no more than thirty-six (36) beds in a group quarter or twelve (12) units or spaces designed for use by a single family or households shall be deemed a permitted agricultural land use pursuant to Section 17021.6 of the California Health and Safety Code." Further, in Chapter 9-3, Base District Regulations, both Agricultural and Residential use classifications specify that "Employee, supportive, and transitional housing serving six (6) or fewer people is permitted by right. Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.", and the Agricultural use classifications specify that "Any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural use and subject to the same permitting requirements." The Turlock zoning code is in compliance with the Employee Housing Act and no amendment is needed. Additionally, Turlock's zoning and permitting processes comply with Health & Safety Code Section 17021.8 by providing a streamlined, ministerial approval process for eligible agricultural employee housing developments, and do not subject such developments to a conditional use permit, design review, or other discretionary approvals. The City will continue to monitor its zoning ordinance to ensure compliance.

The most recent US Census Bureau American Community Survey (ACS) five-year estimates reported that there were 1,405 Turlock residents employed in the "agriculture, forestry, fishing and hunting" industry in 2020 representing about 4.5 percent of the labor force. This is slightly below Stanislaus County (5.2 percent) but considerably higher than the 2.1 percent of jobs in this category statewide. Although agriculture remains important to Turlock's economy and the economy of Stanislaus Count, jobs in this sector are not limited to workers involved in agricultural production and include a variety of titles such as engineers, technicians, heavy machine operators, and managerial positions with Foster Farms, California Dairies, and other larger agricultural processing companies based in Turlock as well as a wide variety of smaller crop farmers,

orchard growers, egg producers, honey farms, wineries, and agricultural support companies with fewer than five employees.

Determining the breakdown by seasonal and permanent workers can be even more difficult. Based on the California Department of Education tracking of the student population of migrant workers, there were 3,849 reported student migrant workers in Stanislaus County in the 2016-2017 school year and 4,335 in 2020-2021, the most recent reported school year. According to County data, less than half of the 12,713 agricultural workers reported in 2020 worked 150 or more days a year. These temporary workers are probably have a greater need for affordable housing than workers with permanent positions.

The City of Turlock doesn't qualify for U.S. Department of Agriculture funding for agricultural worker housing because its population exceeds 50,000. Instead, the City works with Stanislaus County, agricultural stakeholders, and developers/builders of farmworker housing in Stanislaus County and greater Turlock to identify available and suitable sites for farmworker housing. Turlock also uses the State density bonus provisions under Government Code Section 65915 to approve additional density and grant incentives and concessions for qualifying farmworker housing projects.

Because of the small size of Turlock's farm worker population, the housing needs of this group are addressed through its standard affordable housing strategies. There is no housing designated for farm workers in Turlock, but both seasonal and permanent farm worker housing can be found in the nearby unincorporated communities of Westley and Empire and in other communities in Stanislaus County.

Mobile Homes and Manufactured Housing

State law requires that mobile homes (or manufactured homes) on permanent foundations be permitted by right in residential zones, subject to the same development standards and processes as single-family homes but does not require municipalities to permit mobile home parks.

The Turlock Zoning Ordinance defines "manufactured housing" as single-family detached housing built to the National Manufactured Housing Construction and Safety Standards Act of 1974 including structures known as manufactured homes, which do not have a permanent hitch for relocation. (Section 9-1-202 Definitions). Section 9-3-202, Use Classifications, allows manufactured housing in all districts where residential uses are permitted but requires a Minor Discretionary Permit in the R-M district and a CUP in the R-H district where single-family dwellings are permitted by right. Manufactured housing is also subject to architectural review "to ensure compatibility with adjacent residential buildings in terms of scale, height, and exterior design and treatment as provided in the design guidelines, including but not limited to roof pitch and style, window and door detailing, exterior materials, textures, colors, and finishes."

Requiring a CUP or other discretionary review to allow installation of a manufactured housing unit on a lot where stick-built units are permitted by right conflicts with State law. Government Code Section 65852.3 also states that architectural requirements imposed on a manufactured home structure shall be limited to its roof overhang, roofing material, and siding material. The cost and time required to obtain a CUP or other discretionary approval including design approval is a constraint to using manufactured housing. Moreover, this requirement also conflicts with Section 9-5-1002 Applicability of the Zoning Ordinance, which states that design guidelines are advisory for permitted uses.

Section 9-2-111 Mobile Home Development of the Zoning Ordinance allows mobile home parks on any site at least an acre in size where residential use is permitted subject to approval of a conditional use permit. Parks must meet all standards applicable to other development in the zoning district but allows modification to allow for the "unique site design requirements" of this use.

The Action Plan proposes to revise the zoning ordinance to make manufactured housing subject to the same requirements applicable to stick-built units in the same district. The Plan also proposes to amend the Code and other regulations to allow small residential structures on a mobile base ("tiny homes") to be treated as a type of ADU.

Single Room Occupancy (SRO)

Single-room occupancy (SRO) units are small, one-room units occupied by a single individual or couple that may have either shared or private bathroom and kitchen facilities. This type of housing is an alternative housing that is affordable to extremely-low-income households. The Fairfax Zoning Code does not define or establish any requirements specific to SRO housing although, as mentioned above, other chapters of the Municipal Code recognize these establishments as a type of multi-unit rental housing. As such, SRO housing would be allowed in the CL (Limited Commercial), CH (Highway Commercial), and CC (Central Commercial) zones subject to approval of a use permit. In the CH and CC zones, residential uses are only allowed above the ground floor.

Because of the potential SROs offer as an accommodation for very low-income individuals or couples, this Housing Action Plan includes a program to amend the Zoning Code to include a definition and standards for developing SRO housing, especially to meet the Town's need to accommodate homeless and very low-income persons and households.

C.2 Housing For Persons with Special Needs

PERSONS WITH DISABILITIES

The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act all require municipalities to enact regulations allowing modifications to development regulations to ensure that people with disabilities have equal access to housing. Many cities have met these mandates by adopting specific regulations allowing eligible applicants to request a modification or exception to any provision in the zoning or subdivision laws that create an obstacle to providing such access. These federal and State statutes and the State housing element requirements also require municipalities to analyze and remove constraints to providing housing for persons with disabilities. These requirements limit the extent to which agencies can regulate housing to accommodate persons with disabilities including residential care facilities, housing for recovering alcoholics and drug users, sober living homes, and supportive and transitional housing.

The 2016 Housing Element included a program to revise its ordinances to meet the requirement for reasonable accommodation. In response, the City amended the Turlock Municipal Code to add the following language before each Municipal Code Section under property development regulations for each zoning district, which includes Article 2 Residential Districts (R-E, R-L, R-L4.5, R-M, R-H):

> *"The following schedule prescribes the development regulations for each residential district. Deviations from the setback and height requirements for the purpose of providing accommodation for disabled access to an existing structure may be permitted upon approval of a minor administrative approval pursuant to Article 3 of Chapter 9-5 TMC."*

Minor administrative approvals are those which are routine in nature and do not require a public hearing. The purpose of minor administrative approvals is to provide speedy approval over the counter or within a time period of approximately five (5) to ten (10) working days, depending on the complexity of the specific proposal. The City of Turlock has approved requests for deviations from development standards for reasonable accommodations through building permits when the improvements require a building permit. Exceeding the allowable hardscaped area of a front yard is one example of a development standard that was

allowed to be deviated from to accommodate an accessible ramp in the front yard of a home. There have been no requests for reasonable accommodation have been denied in Turlock.

FEMALE-HEADED HOUSEHOLDS

More than a quarter (27.9 percent) of Turlock households are headed by women without a spouse or partner. This proportion is slightly higher than the percentage of female-headed households countywide and statewide (25.3 and 26.2 percent respectively). Although single women comprise close to half of all female-headed households, 24.1 percent include children under 18, which is slightly higher than the County as a whole (23.0 percent) and significantly higher than Statewide (17.9 percent). More importantly, 27.8 percent of all households headed by women have incomes below the poverty line.[4] There are no special constraints that regulations pose to female-headed households but problems that lower-income households in general are exacerbated by the lower wages women earn and the availability of affordable childcare. Elderly women living alone have higher rates of poverty and even though some may be in owner-occupied housing, their lower incomes make it particularly difficult to maintain their homes.

TRANSITIONAL AND SUPPORTIVE HOUSING

Supportive Housing

Supportive housing is generally defined as permanent, affordable housing with on-site or off-site services that help residents who fall within the "target population" under state law improve their health status, and maximize their ability to live and, when possible, work in the community. Services may include case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. Supportive housing is further defined as "housing with no limit on length of stay and that is occupied by a target population as defined in the Government Code and subdivision (d) of Section 53260 of the California Health and Safety Code, that provides, directly or indirectly, a significant level of on-site or off-site services to help residents retain housing, improve their health status, and maximize their ability to live and, when possible, work in the residents' community. (California Health and Safety Code Section 50675.14 (b))

"Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Transitional housing units are "residential units operated under program requirements that call for (1) the termination of any assistance to an existing program recipient and (2) the subsequent recirculation of the assisted residential unit to another eligible program recipient at some predetermined future point in time, which point in time shall be no less than six months into the future." "Transitional housing" (California Health and Safety Code Section 50675.2 (h)) means buildings configured as rental housing but operated under program requirements that require the termination of

[4] U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012

assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Regulations Regarding Transitional and Supportive Housing

State law requires that transitional and supportive housing be treated as a residential use and be subject only to those restrictions that apply to other residential uses of the same development type in the same zone. This housing can take several forms, including group housing or multi-family units, and typically includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

The State has enacted additional requirements that jurisdictions must address in their regulation of supportive housing. These include:

- Allowing supportive housing as a use by-right in all zones where multi-family and mixed-uses are permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria in State law;
- Approval of an application for supportive housing that meets these criteria within specified periods; and,
- Eliminating parking requirements for supportive housing located within ½ mile of public transit.

SB 2, which amended the State housing law effective January 1, 2008, clarified that transitional and supportive housing types must be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Turlock Zoning Ordinance defines Group homes as any licensed or unlicensed "congregate housing arrangement for a group of unrelated individuals that share a condition, characteristic, or status not typical of the general population. This classification includes community care facilities, residential care facilities for the elderly, intermediate care facilities, nursing homes, assisted living facilities, alcohol and drug recovery, and other similar facilities that provide twenty-four (24) hour nonmedical services, supervision, or assistance for sustaining the activities of daily living, treatment, or for the protection of the individual. "(Section 9-1-202 Definitions)

As noted in Table C-2, in Turlock, multifamily dwelling units are permitted by Minor Discretionary Permit in R-M and R-H zones. Multifamily dwelling units are also permitted by-right in all Downtown overlay districts, which include DC, DCT, TC, IR, and OR zones. Mixed-use development is permitted by-right in the DC zone, and conditionally permitted in DCT, IR, OR zones within Downtown.

Currently, transitional housing serving six (6) or fewer is permitted by-right in the R-M and R-H zones without any discretionary action. It is not clear whether transitional housing is permitted by-right or conditionally permitted in the Downtown overlay districts. To comply with State law, the Zoning Ordinance needs to be revised to remove the limits on number of people in transitional housing and permit transitional housing by right in the DC, DCT, TC, IR, and OR zones.

Similarly, while the Turlock Zoning Code permits supportive housing serving six (6) or fewer by-right in the R-M and R-H zones, the same limit in the number of residents is not imposed on other housing types in the R-M and R-H zones, and supportive housing is not clearly permitted by right in the DC, DCT, TC, IR, and OR zones, unlike other multifamily housing types. Additionally, the Code does not clearly establish timeframes for approval of applications as specified in State law or provide exemptions from parking requirements for proposed supportive housing projects located within one 1/2 mile of transit.

Accordingly, Programs 2-J and 2-P have been added to the Housing Action Plan to bring the Zoning Ordinance into fully compliance with applicable State law.

Residential Care Facilities

Since the passage of SB 520 in 2001, cities and counties have been required to permit supportive multifamily or single-family housing for the disabled in any residential zone that permits non-designated single or multifamily housing. In December 2022, HCD published a technical advisory on group homes which provides guidance for local jurisdictions in identifying and removing constraints on and discrimination against group homes. The technical advisory notes that "although the Group Home [Technical Advisory] focuses on group homes operating as single-family residences, the same principles apply to those operating, for example, as multifamily residences in multifamily zones." Specifically, HCD guidance on the treatment of group homes in local zoning states that:

> *Group homes that operate as single-family residences and that do not provide licensable services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences. This is true even if these homes have more than six residents. Because these homes are not providing licensable services, they should be treated the same as other residences.*
>
> *Group homes that operate as single-family residences and that provide licensable services to six or fewer residents should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences. This complies with, among other things, the Health and Safety Code protections for these smaller, licensed group homes.*
>
> *Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes. Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures. In addition, any substantive requirements for these group homes must still comply with the local government's obligations to remove constraints on housing for persons with disabilities, affirmatively support it, and prevent discrimination against it.*

The Turlock Municipal Code permits group homes with six or fewer persons in any residential zone, as well as the agricultural and commercial office districts, without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. The development of group homes is therefore a market issue, not a regulatory issue. As of August 2024, Turlock had seven adult residential facilities with an approved capacity of 36 persons and 13 residential facilities for seniors with a capacity of 527 persons. Two adult residential facilities with a capacity for 10 persons and five senior residential facilities approved to accommodate 278 persons closed between 2014 and 2021. According to data from the State Department of Social Services Licensing Division, it appears that some of the closed facilities reopened under different management. [5]

As noted above, HCD guidance states that, regardless of the number of residents, group homes that do not provide licensable services should be permitted in all residential zones in the same manner and subject to the same provisions as other single-family and multi-family uses. However, group homes providing licensable services to more than six residents may be conditionally permitted or subject to other

[5] California Department of Social Services https://www.ccld.dss.ca.gov/carefacilitysearch/FacList?facType=740&facility=&Street=&city=Turlock&zip=&county=&facnum=

discretionary processes to the extent that such requirements and processes do not represent a discriminatory constraint. Per Section 9-3-202 of the Turlock Municipal Code, Unlimited Group Homes (13 or more residents) are not permitted in the R-E, R-L, or R-L4.5 zones and are permitted with a CUP in the R-M zone and with an MDP in the R-H zone. Large Group Homes (between 7 and 12 residents) are not permitted in the R-E zone but are permitted with a CUP in the R-L and R-L4.5 zones, and with an MDP in the R-M and R-H zones. No distinction between facilities that offer licensable services and those that do not is made. Therefore, to comply with State law, Program 2-P has been added to the Action Plan, pursuant to which the City will amend the zoning code to permit Unlimited and Large Group Homes that do not provide licensable services by right in the R-E, R-L, R-L4.5, R-M, and R-H zones subject to the same conditions and standards as apply to other permitted residential uses in the same zones, including parking standards. The Turlock Municipal Code requires one parking space per 400 square feet of gross floor area in group homes. While, this requirement is waived in the Downtown Core (DC) zone and reduced by 50 percent in the Downtown Core Transition (DCT) zone, in other zones it could result more required spaces for group homes than for other residential uses in the same zone. Additionally, AB 2162 (Government Code 65654) prohibits a local jurisdiction from establishing minimum parking requirements for supportive housing located within a half mile of a public transit stop.

There are no regulations relating to the siting of special needs housing in relationship to distance or location to one another. There are no special conditions for group homes that also provide services, such as counseling, if there will be six persons or fewer in residence, or if the larger facility is in a commercial zone or civic center. Unlimited and Large Group Homes providing licensable services to more than six residents would continue to require a CUP or MDP in zones where they are permitted. Similar facilities providing licensable services in Turlock, such as convalescent hospitals and day care centers, are subject to similar requirements. As such, these requirements do not represent a discriminatory constraint. Additionally, project proponents proposing group homes that provide licensable services to more than six disabled residents would be able to request exceptions to permitting processes through the City's reasonable accommodation procedures instead of conditional use procedures, consistent with federal and State law.

Turlock Municipal Code 9-5-604 establishes the following findings that must be made for granting of any CUP. There are no special requirements for group homes:

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.

Findings (b) and (d) include objective standards based on measurable requirements that can be externally verified. Findings (a) and (c), however, rely on interpretation or judgment by public officials, rather than uniformly verifiable, quantifiable criteria. Therefore, to ensure that conditional use permits for unlicensed facilities of 7 or more residents are issued on the basis of objective standards and that the required findings so that they are limited to objective standards that do not constrain these residential uses. Specifically, through Program 2-P in the Action Plan, finding (a) will be revised to remove the word “adequate,” which is subjective, and instead state that the proposed use will meet the applicable objective standards established in the Code for size and shape; finding (c) will be revised to state only that the proposed use will not exceed applicable objective standards for noise, odors, or other environmental considerations established in the Turlock Municipal Code to ensure land use compatibility.

INDIVIDUALS EXPERIENCING HOMELESSNESS

The 2025 homeless Point-In-Time (PIT) count tallied 2,086 persons countywide as displayed in Table C-8a, including 241 in Turlock and 1,603 in Modesto.[6] The number of people experiencing homelessness in Turlock has increased slightly from 9.8 percent in 2024 to 11.55 percent in 2025; however, the share of people experiencing homelessness in Turlock has stayed relatively the same the past four years, though overall Stanislaus County PIT Count has increased. The Turlock homeless PIT count in 2025 tallied 241 individuals (11.55 percent), which was almost the same as the share counted in 203 (233 individuals, 11.14 percent) and 2022 (211 individuals, 11.36 percent).[7]

Table C-8a Stanislaus County Point-in-Time (PIT) Count (2022-2025)

Year	*2022*		*2023*		*2024*		*2025*	
	Count	*Percent*	*Count*	*Percent*	*Count*	*Percent*	*Count*	*Percent*
Turlock	**211**	**11.36%**	**233**	**11.14%**	**201**	**9.80%**	**241**	**11.55%**
Stanislaus County	1,857	100.00%	2,091	100.00%	2,052	100.00%	2,086	100.00%

Source: Stanislaus County Community Services Agency Homeless Management Information System (HMIS) Team

Interim housing, which includes (but is not limited to) short term emergency shelters, women's shelters and other emergency shelters, transitional shelters, and halfway houses, is currently permitted in all residential zones with a CUP but not by right. State law (SB 2 (Cedillo)) requires all jurisdictions to have at least one zone (where residential uses are allowed) in which at least one year-round emergency shelter is permitted by right. In order to address State law requirements, the City has adopted an Emergency Shelter Zoning Overlay in 2011 in Chapter 9-4 which applies in the downtown area and permits the development of such facilities without discretionary review subject to compliance with applicable objective standards.

The overlay, shown in Map C-1, applies to about 14.93 acres of Downtown and includes sites with base zoning of Heavy Commercial (CH), Community Commercial (CC), Industrial (I), Industrial Residential (IR), or Transitional Commercial (TC) zoning districts, all of which permit residential uses. The updated zoning establishes objective development and management standards as allowed by the State. These standards include:

- A maximum number of beds depending on the zone;
- A district-wide cap on the number of beds, to be reviewed annually by the Turlock City Council at a formal public meeting;
- Outdoor screening requirements if in proximity to residential zones;
- Lighting requirements for outdoor areas;
- Off-street parking at a rate of one space per employee by shift plus one place for every 10 beds; however, parking available on street along the street frontage of the property on which the shelter is located may also be counted toward satisfying the off-street parking requirement.;
- Security plan and personnel requirements;

[6] Executive Summary, 2025 Stanislaus County Homeless Point-in-Time Count, /https://csocstan.com/wp-content/uploads/2025/06/2025-Final-PIT-Report-English-.pdf

[7] Executive Summary, 2023 Stanislaus County Homeless Point-in-Time Count, https://www.stancounty.com/newsfeed/pdf/executive-summary-english.pdf

- No outdoor activity between 10pm and 8am; and
- Requirements for keeping pets on site.

In 2011, the Turlock City Council established a cap of 200 beds within the Emergency Shelter Overlay and referencing that cap, the Turlock Municipal Code Section 9-4-205 establishes a limit on the number of beds in any single shelter broken down as follows within downtown zoning districts:

- Forty (40) beds in the community commercial (C-C) and downtown transitional commercial (TC) districts;
- Seventy-five (75) beds in the heavy commercial (C-H) zoning district; and
- One hundred (100) beds in the industrial (I) and downtown industrial residential (IR) zoning districts.

The cap and the related objective standards for non-discretionary permit approval were originally established based on shelter bed occupancy trends and input from homeless service providers. Specifically, the cap was developed based on a study of the usage statistics gathered during the operation of the Turlock cold-weather shelter from 2004 to 2008 and by reviewing the demand for homeless shelter provided by nonprofit organizations at the time that the ordinance was developed. The current ordinance allows for exceptions to the cap by CUP. Per Section 9-4-203, the cap is reviewed annually by the Turlock City Council at a formal public hearing. There have not been applications for shelters that would result in approaching or exceeding the cap in any year since it was enacted; however, as shown on Table C-8a, PIT data shows the number of homeless individuals has generally increased year-on-year since 2022 and the need has consistently exceeded 200 beds. Therefore, to ensure that the cap does not preclude the provision of shelter beds needed to meet the need as calculated on the basis of the latest available annual PIT data, through Program 2-R the City will increase the cap to 245 beds in Q2 2026 and annually each year thereafter will evaluate the need to raise the cap if needed to accommodate the need as calculated on the basis of the latest available annual PIT data. Further, as discussed in greater detail below, the projected need for shelter beds based on the most recent PIT count data can easily be accommodated on vacant sites within the emergency shelter overlay. The provision for an annual review of the cap in the Municipal Code and Program 2-R will allow for considerations of increased need for shelter beds on an ongoing basis throughout the Sixth Cycle and beyond. Linking the annual review to the latest available PIT count data will also ensure that the cap will not deter future emergency shelters that may be needed to accommodate unmet need. As such the cap does not represent a constraint on emergency shelters. The other approval standards established in the Code are all objective and consistent with the provisions for emergency shelter standards established in Gov Code 65583.(a)(4)(B). The standards have been used in the approval of facilities within the overlay, including existing facilities, since adoption in 2008 and do not represent a constraint on the establishment of shelters in Turlock.

Recent amendments to the requirements in Government Code Section 65583(a)(4) require local governments with zoning that only allows shelters by-right on sites zoned for nonresidential uses to demonstrate these sites are located near amenities and services that serve people experiencing homelessness, such as health care, transportation, retail, employment, and social services, or that the local government provides free transportation to these services or offers them on site. Downtown Turlock meets the requirements of Government Code Section 65583(a)(4) due to its proximity to local transit lines, including Turlock Transit and Stanislaus Regional Transit Authority bus service. In Turlock, emergency shelters are permitted in Downtown within the IR Industrial Residential and TC Transitional Commercial districts. This location features easy access to amenities, jobs, retail, and healthcare. This area sits just south of the Turlock Town Center shopping center, which is home to grocery stores, pharmacies, banks, and medical offices, and is served by local bus routes, including service to Emanuel Medical Center, a full-service hospital in the city.

As noted above, the 2025 Point-in-Time Count found 241 persons experiencing homelessness in the City of Turlock. At about 200 square feet per bed per State requirements,[8] approximately 48,200 square feet of building area would be required to accommodate this need. There are currently two shelters run by non-profit groups in Turlock that provide shelter for homeless individuals, including Turlock Gospel Mission, who operate an 80-bed shelter and WeCare Program, who operate a 49-bed shelter that serves chronically homeless men over age of 18. Together these facilities offer a total of 129 beds. As such, this leaves a gap of 112 beds or 22,400 square feet of building area (at the 200 square feet per bed standard) to accommodate the unmet need of unsheltered people in Turlock. Accounting for the 129 existing beds within the emergency shelter overlay, the additional 112 beds would be accommodated by increasing the area-wide 200-bed cap as proposed through Program 2-R.

The sites inventory identifies 10 vacant sites within the Emergency Shelter Overlay with a total site area of 650,280 square feet, as shown in Table C-8b. The vacant parcels range in size from 0.15 acres (6,447 square feet) to 1.87 acres (81,388 square feet) and have an average size of 0.65 acres (28,249 square feet). As shown on Map C-1, the vacant parcels are all regularly shaped and dimensions or access to the street network would not present a challenge for development. One of the parcels (APN 043-049-002-000) is currently owned by Turlock Gospel Mission, an organization that currently operates an emergency shelter elsewhere in Turlock. As discussed in greater detail in Section C.6 of this Constraints Analysis, there are no environmental constraints that would preclude or complicate development of these vacant sites. Specifically, these vacant sites are not located within a FEMA-delineated flood hazard area or within areas of geological or seismic hazards identified by the U.S. Geological Survey. Further, there are no humanmade hazards that would preclude development: no known cases of unremediated hazardous materials; no Williamson Act contracts; no airport and use regulations that would constrain development. Assuming the emergency shelters are single-story shelters, building area would be about 85 percent of the site area to account for circulation. As such, there is about 552,738 square feet of building area within the inventory to accommodate the unsheltered need. This square footage is well in excess of the 22,400 square feet of building area required to accommodate the 2025 Point-in-Time Count unmet need of 112 beds.

In addition to other revisions necessary to bring the Zoning Code into compliance with State law through Program 2-R, the City will amend the code to revise the definition of emergency shelter in Section 9-1-202 to expand the definition of "emergency shelters" to include other interim interventions consistent with Government Code section 65583, subdivision (a)(4), and through Program 2-I to include provisions applicable to Low Barrier Navigation Centers (LBNC), a type of emergency shelter. LBCNs focus on helping homeless individuals and families to more quickly obtain permanent housing. Government Code Section 65583.2 (i) stipulates that LBNCs shall be permitted by right in any mixed-use or non-residential district where multi-family housing is permitted subject to certain conditions. The Action Plan also commits the city to pursuing financial assistance and partnering with nonprofit agencies in support of housing development. Program 4-H, Pursue State and Federal Funds in Support of Housing Development, aims to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, including people experiencing homelessness, by pursuing available State and federal funding sources to support efforts to construct housing. Furthermore, Program 2-J, Transitional Housing, and Program 2-P, Supportive Housing, plans to facilitate production of affordable housing by amending the zoning code to comply with State law regarding the treatment of transitional and supportive housing facilities, respectively. The City maintains a web page called Homelessness in Turlock that includes a resource guide and a list of service providers in the Turlock area including addresses, hours of operation and links to provider websites. See Appendix B, Housing Needs Assessment, of this Housing Element for more information about homelessness in Turlock and available resources.

[8] California Government Code Section 65583 (I)

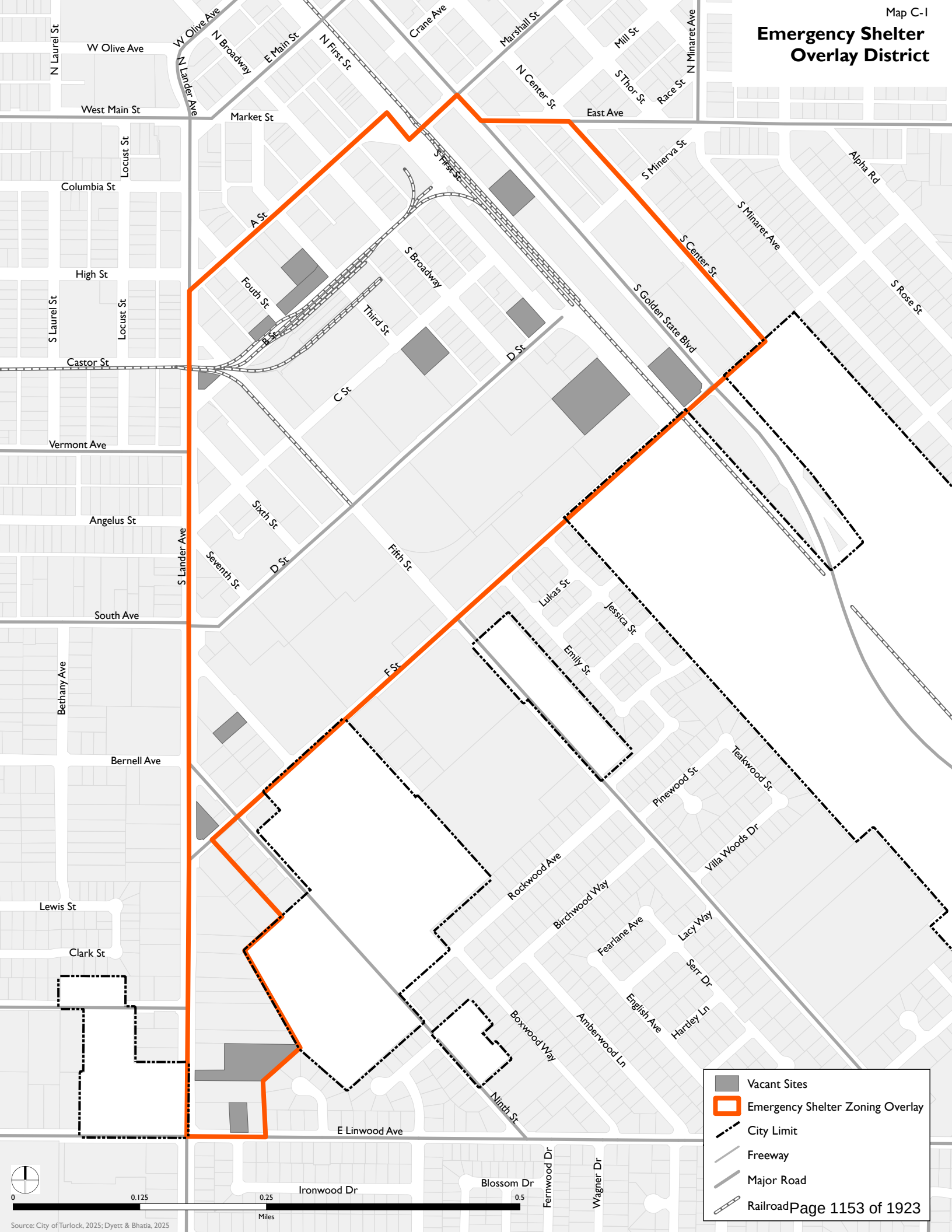
Table C-8b Parcel Characteristics of Vacant Sites in the Emergency Shelter Overlay

APN	*Address*	*Owner*	*Existing Use*	*Current Zoning*	*Acres*	*Square Feet*
043-007-006-000	129 E LINWOOD AVE	RAJPUT KIRTI ET AL	Vacant	C-H	0.33	14,386
043-006-008-000	1500 LANDER AVE	IMTIAZ IQRA	Vacant	C-H	1.55	67,555
043-003-002-000	1082 LANDER AVE	RJ COMPANY LLC	Vacant	C-H	0.29	12,796
043-001-002-000	614 8TH ST	PADILLA MIGUEL	Vacant	C-H	0.28	12,335
043-047-010-000	LANDER AVE	FOSTER POULTRY FARMS	Vacant	C-C	0.15	6,447
043-036-017-000	S 1ST ST	TURLOCK UNIFIED SCHOOL DISTRICT	Vacant	I	1.87	81,388
043-051-015-000	650 S 99 HWY	YOKOI YAE	Vacant	I	0.96	41,899
043-048-017-000	B ST	SJCA 3 LLC	Vacant	IR	0.19	8,439
043-048-007-000	B ST	SJCA 3 LLC	Vacant	IR	0.50	21,988
043-048-040-000	3RD ST	HARVEST CHURCH OF TURLOCK INC	Vacant	IR	0.44	19,012
043-050-004-000	475 S GOLDEN STATE BLVD	GUARANTY HOLDINGS OF CALIFORNIA INC	Vacant	TC	0.66	28,846
043-049-002-000	1ST & D ST	TURLOCK GOSPEL MISSION	Vacant	IR	0.47	20,475
043-049-075-000	0 3RD ST	HACKLER RENTALS LLC	Vacant	IR	0.73	31,670
				Average	**0.65**	**28,249**

Source: City of Turlock, 2021; Dyett & Bhatia, 2025

Map C-1

Emergency Shelter Overlay District



Source: City of Turlock, 2025; Dyett & Bhatia, 2025

C.3 Development Review Process, Fees, and Exactions

The cost associated with developing residential units is related to the fees or other exactions required of developers but also the length of time needed to conduct project review and issue land use entitlements. Lengthy review periods increase financial and carrying costs and fees and exactions add to expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents, and can, therefore, affect affordability. In addition to charging applicants for the cost of reviewing their applications, Turlock has established a system of impact fees to pay for constructing the public facilities needed to support new development including water and sewer transportation and treatment, storm drainage, streetlights, traffic signals, parks and other capital facility development costs. The City has also enacted fees to pay for the cost of developing master plans.

The time allowed for project review and approval is consistent with that provided by State law. Depending on the conformity of a project application with the General Plan and the Zoning Ordinance, and magnitude and complexity of a development proposal, the time required to process a project varies greatly from one project to another. Factors which can affect the length of development review on a proposed project include a rezoning or General Plan amendment requirement, public meetings required for Planning Commission or City Council review, or a required Negative Declaration or Environmental Impact Report (EIR). Table C-9 identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete every step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances). A residential project on an appropriately zoned parcel would only require a Minor Discretionary Permit (staff-level review) and Design Review.

A single-family subdivision that is consistent with the zoning of the parcel is processed as a Vesting Tentative Subdivision Map or Tentative Subdivision Map depending upon how the applicant chooses to submit the map. The Subdivision Map is taken to the Planning Commission for review for one public hearing. A map that is exempt from CEQA is taken to Planning Commission within 60-70 days from receiving a complete application. A map that requires a Negative Declaration or Mitigated Negative Declaration is taken to Planning Commission within 90-100 days of receiving a completed application. Turlock Municipal Code 11-5-303 contains the findings for review of the tentative map. These findings are the same findings in Section 66474 of the Subdivision Map Act. A single-family home being built on an existing lot which is not being subdivided and is consistent with zoning is only subject to a building permit, no land use entitlements or discretionary actions are required.

Property owners within a 500' radius of the project are mailed public notices, and a public notice sign is required to be installed on the project site. At the beginning of the year a Planning Commission submittal calendar is published by the Planning Department so applicants know based upon their submittal date, the date of the Planning Commission meeting their item will be heard. This creates certainty for applicants on land use entitlement processing times.

For multifamily development that is consistent with zoning a Minor Discretionary Permit (MDP) is required. This is a staff level approval and is issued within 8 to 10 weeks for project Exempt from CEQA and within 10 to 12 weeks for projects which require a Negative Declaration or Mitigated Negative Declaration. The findings for Minor Discretionary Permits are in Section 9-5-312 of the Turlock Municipal Code and are as follows:

> **9-5-312 Minor discretionary permit: Approval: Findings: Conditions.**

> (a) The Development Services Director or his/her designee may approve, conditionally approve, or disapprove an application for a minor discretionary permit. In approving a minor discretionary permit application, the Development Services Director or his/her designee shall find that the following are fulfilled or shall impose reasonable conditions to ensure that they are fulfilled:
>
> (1) The proposal is consistent with the Turlock General Plan, the zoning ordinance and all other adopted plans for the site;
>
> (2) The proposal is in harmony with the existing or proposed development in the general area or neighborhood and will be compatible with adjacent structures and uses, including those on adjoining properties;
>
> (3) The proposal is consistent with the development plan, terms, conditions, and/or intent of any planned development or conditional use permit currently in effect on the property;
>
> (4) Any structural elements contained within the proposal are of high quality design consistent with the intent of the City Design Element of the Turlock General Plan and the exterior design, appearance, materials, and colors will not cause the nature of the neighborhood to materially depreciate;
>
> (5) The proposal will not otherwise constitute a nuisance or be detrimental to the public safety, health, and welfare of the neighborhood and community.
>
> (b) An approved or conditionally approved minor discretionary permit shall become effective on the date that it is acted upon by the City.

Adjacent property owners are mailed a public notice, and the project is routed to all interested agencies for review and comment. No public hearing is conducted, MDPs are issued at staff level unless appealed to Planning Commission. Turlock staff say that the City's typical processing procedures and time frames do not pose undue constraints to the ability of project applicants to develop multi-family and lower-income housing projects. However, minor discretionary permit approval findings 2 and 4 require personal or subjective judgment and as such do not represent objective standards as required under State housing law. Therefore, as part of Program 2-C in the Action Plan, the City will amend minor discretionary permit approval findings 2 and 4 to remove subjective findings and replace with objective standards that are based on measurable criteria and verifiable external benchmarks. Specifically, the revised findings should reference applicable objective standards related to exterior design, appearance, materials, and colors in the Zoning Ordinance.

Turlock received various housing applications in recent years, ranging from single-family, multifamily, and ADUs. Specifically for multifamily, an application for Tegner Townhomes, a 31-unit multifamily residential project, was received in February 2022 and approved in May 2022. The project required approval of a Minor Discretionary Permit and a design review. The project was categorically exempt from provisions of CEQA under Section 15332 In-Fill Development Projects. Another application for a 261-unit multifamily residential project at 4121 Geer Road was received in April 2022 and approved in January 2023. The project also required approval of a Minor Discretionary Permit and design review. The project was approved with an initial study and negative declaration. Lastly, an application for a 348-unit family residential project at 1525 W. Monte Vista Avenue was received in May 2021 and approved in August 2021. Similar to other multifamily applications, this project required approval of a Minor Discretionary Permit and a design review. The project was approved with an initial study and negative declaration.

Use Permits

The Turlock Zoning Ordinance establishes several different types of approval for projects subject to discretionary review--Minor Discretionary Permits (MDP) are reviewed and may be approved by the Development Services Director unless the applicant or other affected person requests a hearing or submits a statement opposing the project; Conditional Use Permits (CUP) require review and approval by the Planning Commission. The findings the existing ordinance requires for action on both MDPs and CUPs are subjective and, therefore, inconsistent with the requirements of State law, which mandate objective standards for review of residential projects.

Certain review and approval procedures may run concurrently, and the City encourages joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan**,** a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector. Processing timelines comply with the Permit Streamlining Act (Government Code Section 65920 *et seq.* and could not be made much shorter, if at all, without violating State laws, particularly as they relate to public noticing, compliance with the California Environmental Quality Act, etc. The City received a grant under the SB 2 program to prepare objective standards to meet the requirements of SB 35, which will also bring the ordinance into compliance with other provisions of the Housing Accountability Act.

The City also offers an optional Planned Development process that may be used by property owners and developers proposing residential projects that do not conform to the standards for established zoning districts. The procedures are established in Section 9-2-113 of the Turlock Municipal Code with the intent of encouraging variety in developments by allowing greater freedom and flexibility with the use of alternative development standards and providing a mechanism whereby the City may authorize desirable developments consistent with the Turlock General Plan. Deviations from setback requirements, minimum lot size and lot dimension requirements are an example of the types of standards an applicant may ask for through a Planned Development. Planned Developments require two public hearings. The Planned Development application is first heard by the Planning Commission and the Planning Commission makes a recommendation on the application to the City Council. The City Council hears the Planned Development request and if approved the item then goes back to the next Council meeting for a second reading and is enacted 30 days after the second reading. The PD Zone is applied to a property after approval to codify the standards established through the process. Planned Development is not a barrier to housing production in Turlock; rather it is a flexible tool that permits a wider variety of creative and innovative designs tailored to site-specific conditions.

Table C-9: Development Review and Approval Procedures – Turlock

Action/Request and Fee	*Processing Time**	*Fee*
Conditional Use Permit	8 to 12 weeks	Including Planning Commission hearing.
Minor		$4,338
Medium		$7,409
Major		$10,821
Minor Discretionary Permit	5 to 6 weeks	Staff Level Review
Minor		$2,879
Medium		$5,628
Major		$8,111
Design Review (no fee)	Concurrent with other permits	Staff Level Review
Environmental Impact Report	Per CEQA requirements	17 % of EIR consultant
Negative Declaration	Per CEQA requirements plus time for document preparation	$2,250 to $6,231 if additional studies are required
General Plan Amendment	4 to 6 months (applications processed once per quarter)	$13,836 including Planning Commision and City Council hearings
Rezone	4 to 6 months	Including City Council and Planning Commission hearings
Minor (< 5 acres)		$8,300
Major (> 5acres)		$9,468
Planned Development Application Review	4 to 6 months	
Minor (< 5 acres)		Minor $10,944
Major (> 5acres)		Major $14,356
Amendment		Minor Amend. $5,491 (Planning Commission)
		Major Amend. $7,198 (City Council)
Parcel Map	3 months	$2,198
		Extension $1,196
Tentative Subdivision Map	50 days	Including Planning Commission hearing.
0-10 acres		$ 7,283
11-20 acres		10,126
21-50 acres		12,970
> 50 acres		15,472
Variance	3 months	$3,104
Development Agreement		$15,125 plus fees for additional actions

Notes:

* From date application is deemed complete.

Source: City of Turlock Planning Fees, Eff. Janury 1, 2023; Application Instructions, p. 3

Design Review

Turlock requires design review for projects that are subject to a minor administrative permit, minor discretionary permit, conditional use permit or other discretionary approval (Turlock Zoning Ordinance, Section 9-5-1002) including multi-family rental units in the R-M and R-H districts and all condominium development. As noted above, the current ordinance also requires design review for manufactured units on lots where single-family homes are permitted by right, which appears to conflict with State law. The Ordinance states that design guidelines are advisory for permitted uses but doesn't explain how the City conducts this advisory review.

The citywide design guidelines are advisory for permitted uses and explicitly intended to provide examples of potential design solutions and help to explain the Zoning Ordinance's mandatory regulations (p. iv). [9] The Downtown Design Guidelines are more detailed but, like the citywide design guidelines, are out of date.[10] Both documents include a combination of prescriptive and advisory provisions that Turlock could use as a basis for developing objective standards that meet State requirements for review of residential development.

Pre-Application Review

When developers have a project proposal, Turlock invites them to a Predevelopment Meeting. These meetings, held each week free of charge, provide developers with an opportunity to meet with various City staff representing numerous City departments (e.g. planning, building, housing, redevelopment, engineering, fire, etc.) to strategize about project design, City standards, necessary public improvements, and funding opportunities (where appropriate).

Application Fees

A brief survey shows that the City of Turlock charges somewhat above-average planning application fees when compared to its neighboring jurisdictions. For example, Turlock requires a deposit of $8,275 for a General Plan amendment, while Modesto, Stanislaus County, Ceres, and Patterson fees are all less. In Turlock, the average cost for a 20-lot subdivision would be between $5,070 and $7,230, while in Patterson, Ceres, and Stanislaus County, the total cost is several thousand dollars less. However, Turlock's fees are designed to recover costs for all City departments, not just the Planning Division's costs of reviewing the application. Table 5.1-3 details the planning application fees of Turlock and its neighboring jurisdictions. Turlock has enough vacant residentially zoned land to accommodate its housing needs for Above Moderate Income housing, making it unlikely that a General Plan amendment or a zoning change would be necessary for new single-family housing development built in the city. Residential projects that meet all applicable development and design standards and in which 20 percent or more of the units are affordable to lower income households may be developed by right on properties included in in the Sites Inventory. Projects that are located on a site in any Downtown Overlay District are also permitted by right.

[9] City of Turlock Design Guidelines, Undated https://www.cityofturlock.org/_pdf/files/DesignGuidelines.pdf

[10] City of Turlock Downtown Design Guidelines & Zoning Districts, Adopted September 23, 2003 https://www.cityofturlock.org/_pdf/files/DowntownDesignGuidelines.pdf

Table C-10: Planning Application Fees – Turlock and Surrounding Jurisdictions

Jurisdiction	*Conditional Use Permit*	*Rezone*	*Tentative Subdivision Map*	*Variance*
Turlock	$4,338 to $10,821	$8,300 to $9,468	$7,823 to $15,472	$3,104
Modesto	$6,041 ($1,584 for SF dwelling)	$4,323	$6,195	$2,877 ($1,584 for SF dwelling)
Stanislaus County	$5,549 (non-agricultural zone)	$12,162	$8,954 + $30/lot	$4,913

Source: Turlock Planning Fees, eff. 1/1/23; Modesto Planning Division Fee Schedule, eff. 9/1/23; Stanislaus County Planning Services Fee Schedule, eff. 7/22/23

Impact Fees

Impact fees, land dedications, or improvements are required for most new residential development to ensure public parkland is sufficient to meet City standards and to provide other necessary infrastructure (streets, sewers, and storm drains) to support new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the extent and adequacy of existing improvements and nature of the project. A Capital Facility Development Fee to offset the cost of transportation, police, general government, and fire protection is assessed to each new housing unit constructed in the city. The amount of the fee is determined by the land use type and the quadrant in which the project is located. On average, the per-unit fee cost is $8,993 for low density residential and $6,472 for high density residential. This fee can be deferred for projects with affordable units if it can be clearly demonstrated that the fee (alone) will increase the cost of the housing so that it is no longer affordable to low-income households.

Table C-11 lists the development impact fees charged for a representative single-family unit (at 6 dwelling units per acre and with a unit size of 2,000 square feet) and multifamily unit (at 20 dwelling units per acre and with a unit size of 1,000 square feet). Due to some efficiencies associated with developing multifamily housing, the total fee amount for the multifamily unit is nearly $9,000 lower than the single-family unit ($21,812 versus $30,582).

Development impact fee schedules are updated quarterly to account for increases in construction costs. In 2015, Turlock established a fee deferral program for residential development similar to its existing program for commercial and industrial development. The program allows Development Impact Fees to be deferred until close of escrow. The City also participates in the Statewide Community Infrastructure Program (SCIP), which allows property owners to have selected fees for public capital improvements and development impact fees to be financed by the issuance of tax-exempt bonds by the California Statewide Communities Development Authority (CSCDA), a joint powers authority sponsored by the League of California Cities and the California State Association of Counties.

Table C-11: Development Impact Fees (Effective 1 January 2023)

Fee	*Single Family (assumes 6 du/ac and a 2,000 SF unit)*	*Multifamily (assumes 20 du/ac and a 1,000 SF unit)*	*When Due*
Water Grid	$2,457	$2,457	Building Permit
Water Frontage	$48	$48	Map Recording or Building Permit
Water Connection	$2,250	$2,250	Building Permit or Water Permit
Waste Water Plant Capacity	$3,719	$3,719	Building Permit
Sewer Frontage	$2023	$25	Building Permit or Sewer Permit
Sewer Connection	$1,800	$1,800	Sewer Permit
Sewer Trunk Capacity	$3032	$2399	Building Permit
Master Storm Development	$8642	$15,136	Final Map
Capital Facility Development[1]			Building Permit
SE Quadrant	*$8,638*	*$6,252*	Building Permit
SW Quadrant	*$9,394*	*$6,721*	Building Permit
NE Quadrant	*$8,966*	*$6,455*	Building Permit
NW Quadrant	*$9,590*	*$6,842*	Building Permit
Northwest Triangle SP Area	*$8,378*	*$6,091*	Building Permit
Average	$8,993	$6,472	Building Permit
School[2]	$9,120	$4,560	Building Permit
Building Permit Tax[3]	$125	$100	Building Permit
Park Improvement	$1,268	$1,268	Building Permit
Street Light Development			Building Permit
Total Fees per Unit[4]	**$30,582**	**$21,812**	

1. Community Facilities Development fee includes transportation, police, fire, and general government.
2. School fees based on Turlock Unified School District rate of $4.56 per square foot. Some land within Turlock city limits lies in the Denair Unified School District, where fees are $2.97 per square foot.
3. Covers water well, transportation, traffic signal, public safety, and park development. Fee is based on number of bedrooms; calculation assumes 3 bedrooms for single family and 2 bedrooms for multifamily.
4. Total includes the *average* Capital Facility Development fee.
5. Assumes 40 feet of frontage/unit ($11.67/foot on non-arterial for SF and 60 feet of frontage for MF on arterial ($23.33 /foot)

Source: City of Turlock Development Services, Development Impact Fees, Effective 1 July 2023 to 30 September 2023 https://www.cityofturlock.org/_pdf/devimpactfee.asp?id=64

Additionally, there are development impact fees associated with the Master and Specific Plan areas in which much new residential development occurs. These fees generally cover additional sewer, storm drainage, transportation, and water infrastructure above the standard development impact fees levied by the City, to reflect the cost of extending services to newly developed residential areas. In the past, these fees have ranged from $3,000 per unit for the Northwest Triangle Specific Plan Area to over $55,000 per unit in the East Tuolumne Master Plan Area. New development occurring on vacant parcels in these areas would be subject to these additional fees; however, the housing sites identified in this document for affordable housing are located outside of the existing Master and Specific Plan Areas in the northwest and northeast.

The Turlock Unified School District (TUSD) and the Denair Unified School District (DUSD) serve the City of Turlock. TUSD and DUSD have school impact fees on new development of $4.56 and $2.97 per square foot, respectively. These fees can add significantly to the cost of development, but they are consistent with the amount established by California Government Code Section 65995 et seq. Senior housing is exempt from school fees because it does not impact the demand for schools.

Fees as a Percentage of Development Costs

The following Table C-12 illustrates the total development costs for a typical single-family home in Turlock, taking the sample unit used in Table C-11 above as an example: a 2,000 square foot home built at a density of six units per acre. The analysis assumes the unit is part of a 50-lot subdivision in a master plan area with average impact fees. As the table shows, total fees make up approximately 11 percent of the total development cost for a typical single-family unit in Turlock.

Table C-12: Total Development Cost and Fee Percentage for One Typical Single-Family Home

Development Component	*Fee or Cost*	*Percent of Total Development Costs*
Construction[1]	$156,000	55.8%
Land[2]	$77,167	27.6%
Impact Fees[3]	$30,580	10.9%
Permitting Fees[4]	$277	0.1%
Subtotal: Fees	**$30,857**	**11.0%**
Other Soft Costs[5]	$15,600	5.6%
Total	***$279,624***	***100.0%***

1. Assumes construction costs of $78 per square foot.
2. Assumes average residential land price of $463,000 developed at six units per acre.
3. Assumes the average impact fee for a single family home.
4. Assumes fees for parcel map, subdivision map, and Minor Discretionary Permit for a 50-unit subdivision.
5. Assumes that other soft costs (besides fees), including architecture, administrative, etc. are approximately 10 percent of construction costs.

Source: Dyett & Bhatia

SB 35 Streamlining

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their RHNA, requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements. The City did not make sufficient progress toward its Above Moderate RHNA for the 5th cycle planning period (2015 – 2023) and is therefore subject to SB 35. The Action Plan proposes to amend the Zoning Code to establish regulations consistent with State law to review and make decisions on projects eligible for processing under SB 35 including applicable objective development standards. Associated programs include preparation of application forms that Staff can use to quickly determine whether projects are eligible for expedited processing. The City has not received any SB35 applications to date.

SB9 California Housing Opportunity and More Efficiency (HOME) Act

SB9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, requires cities to allow one additional residential unit onto parcels zoned for single-dwelling units. Turlock has not amended its regulations to permit duplexes in qualifying single family zoning districts or to allow subdivision of qualifying lots ministerially pursuant to SB9. The Action Plan includes a program to provide information to familiarize owners with the SB 9 program and revise the Zoning and Subdivision Ordinances to implement the State law.

Building Codes and Enforcement

Turlock has adopted the 1997 Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings and all the State's 2022 building and construction codes including Residential, Existing Buildings, Green Building, and the Fire Code.[11] The Uniform Code for the Abatement of Dangerous Buildings applies to all buildings, old or new. These building codes ensure structural integrity and facilitate the City's efforts to maintain a safe housing supply. The City has engaged two consulting firms, Bureau Veritas-North America Inc., and CSG Consultants, to provide plan review services. All applications for significant residential projects, including substantial improvements, are submitted electronically and the Building in Turlock website provides extensive information about the plan review process, submission requirements, predevelopment meetings and other procedural issues. The website also includes a fee estimating tool.[12] The City of Turlock has not adopted any local amendments to the building code that impact the cost or supply of housing, as noted by City planning staff. The City of Turlock Building Regulations can be found in Title 8 of the Turlock Municipal Code[13] and at Turlock City Hall.

Responsibility for code enforcement is shared between City departments. For cases involving illegal storage of property, parking violations, and weed abatement, the Code Enforcement Unit, a division within the Police Department, takes the lead. The Code Enforcement Unit is dedicated to improving the quality of life in the City of Turlock for its residents. The Unit accomplishes this through public education regarding and enforcement of local and State regulations. The Development Services Department is responsible for code enforcement on other matters. Planning Division staff takes the lead on complaints for issues such as fences constructed in the wrong location, structures constructed within the required setback areas, and unpermitted uses of structures. Building Division staff takes the lead on complaints regarding construction done without required permits.

The City of Turlock works with property owners to bring their properties into compliance by giving them time needed to make the required corrections. The goal of code enforcement is compliance and is not punitive. Turlock Municipal Code Title 2 establishes the Administrative Citation process that can be used for code enforcement cases. Property owners with limited incomes may be unable to afford the repairs required to meet code standards. To help address this, Turlock dedicates Community Development Block (CDBG) funding to provide loans and grants to rehabilitate single- and multi-family affordable housing. In FY-2022-23 the City allocated $900,000 for this purpose. Additionally, the City provides$5,000 for families

[11] Building in Turlock, Current Code and Design Criteria https://www.cityofturlock.org/buildinginturlock/buildingsafety/currentcodedesigncriteria.asp

[12] City of Turlock, 2025. Building in Turlock, Development Fee Estimate. Available: https://www.cityofturlock.org/buildinginturlock/developmentfeeestimate/

[13] City of Turlock, 2025. Turlock Municipal Code, Title 8 Building Regulations. Available: https://www.codepublishing.com/CA/Turlock/#!/Turlock08/Turlock081.html#8-1.

who need to be temporarily relocated during construction, but these funds are only sufficient to pay for about 10 units.[14]

Length of Time Between Planning Approval and Permits

The time between planning application approval and building permit issuance is influenced by multiple factors, many of which are out of the city's control. These factors include the time it takes the design professionals to prepare the construction drawings for the buildings and the civil improvement plans for the site work, secure financing and select contractors. It is also common for applicants to get properties entitled for development and then market to see the property with the approved land use entitlement to prospective builders which can also add time between approval and permits as the property owners try to find and negotiate with prospective builders. It can sometimes also lead to amendments being needed to the original entitlements if the builder is interested in the project but wants to make significant enough changes from the previous approval which requires amendment.

Planning approvals are good for one year but if plans have been submitted to the Building or Engineering Division for building, grading or encroachment permits the land use entitlement remains in effect unless the Building or Engineering applications or permits expire. Applicants can also apply for time extensions for their Planning approvals if needed.

On average it takes 4 to 8 months from planning approval to building permit plan submittal and on average it takes 3 to 12 months from building permit plan submittal to building permit issuance. The time from building permit submittal to issuance is largely affected by the time it takes for the design professionals to make the necessary revisions to respond to plan check comments.

The City does allow for concurrent review of construction drawings with the land use entitlement processing. This is at the risk of the applicant as any changes required through the entitlement process would have to be updated in the construction drawings. The City is actively looking at ways to reduce the time it takes to obtain permits. The City has hired Rafetalis Group to evaluate the processes in the Development Services Division to make recommendations for improvements. As part of this process the consultant has interviewed staff, interviewed contractors, applicants and design professionals who have worked in Turlock as well as are in the process of reviewing all department processes and documents. The report generated from this review will help guide improvements the department can make to help expedite the permit process. The City is also in the process of purchasing new permitting software which will automate the plan review routing process and will track time spent in review while alerting staff to upcoming deadlines to ensure projects stay on track. The software is budgeted for in the FY2025-6 Annual Budget and a vendor has been selected. Once the software is in place, applicants will also be able to sign in and see in real time where their projects are in the review process. This will also help improve plan check turn around times and will add transparency to the process.

Requests to Develop at Densities Below Inventory Assumptions

State Housing Element law requires the non-governmental constraints analysis to evaluate developer requests to build at densities below that assumed in the Housing Element sites inventory. The projected densities used for the realistic capacity of sites on the inventory in Appendix A were developed based on a survey of recent residential development projects in Turlock and other peer jurisdictions. Several recent projects in the City of Turlock have been built at or above the densities assumed in the inventory. For example, 1525 West Monte Vista currently under construction in the R-H zone has an as built density of

[14] City of Turlock, Annual Action Plan for CDBG Funds & Turlock/Stanislaus Urban County HOME Consortium Funds, Fiscal Year 2022-2023

29 units per acre, whereas the inventory assumes that sites in the R-H zone will be constructed at 24 units per acre, representing 80 percent of the maximum permitted density of 30 units per acre. The Avena Bella project at 500 West Linwood has an as built density of 33 units per acre, which exceeds the assumption of 28 units per acre used for sites in the Workforce Housing Overlay.

Nevertheless, it is possible that projects may be permitted at densities that are within the permitted range established in the Turlock Zoning Code but that are lower than those assumed in the inventory. The inventory includes a buffer of 15 percent to help ensure the "no-net loss" provisions of State law will be observed if some sites do not develop at the densities projected. Additionally, through Program 6-B the City will annually monitor progress and ensure adequate capacity is available to meet RHNA obligations at all times or to take corrective action as needed.

ENVIRONMENTAL REVIEW

Environmental review, in compliance with State and federal requirements, runs concurrent with the land use entitlement process. The City of Turlock follows applicable requirements, and the process is detailed in the City of Turlock CEQA Implementation Procedures, which outline the steps described below and depicted in Figure C-1 CEQA Overview flowchart, excerpted from the CEQA Implementation Procedures document.

Preliminary Review

The first step in the CEQA process is a preliminary review by City Staff. During this review, all pre-application information or formal development applications submitted to the City are evaluated to determine if CEQA applies and if they can be classified as projects under CEQA. If a development proposal is deemed a project, it is subject to further environmental review unless it is found to be exempt from the requirements of CEQA. Determination as to whether a development application is a proposed activity that is subject to CEQA (§21080, §15060) is made on the basis of criteria established in State law which stipulate that a "project" is subject to CEQA if:

- The activity involves a discretionary approval by the City;
- The activity will result in a direct or reasonably foreseeable indirect physical change in the environment;
- The activity is a project as defined by CEQA (§15378);
- A project is an activity undertaken by the City, or is financed by the City in part or whole, or is a private activity requiring City approval and has the potential for resulting in a direct or indirect physical change in the environment.

If a development application is deemed not a project, then it is exempt from CEQA requirements. If a development proposal is deemed a project, it may require formal environmental review starting with an Initial Study), or it may be exempt from the requirements of CEQA.

Environmental Analysis

For projects that are not exempt, City Staff must perform an environmental analysis or Initial Study. The Initial Study aids City Staff in determining the environmental effects of the project and the corresponding course of action required under CEQA. Based upon the results of the Initial Study, City Staff makes a determination of the project's potential environmental impacts. Depending upon the significance of the project's environmental impacts, either a Negative Declaration or Mitigated Negative Declaration or an Environmental Impact Report (EIR) is prepared.

Public Disclosure

After deciding which environmental determination is required for the project, staff informs the applicant and the public of the environmental determination and prepares the appropriate documentation. City Staff normally prepares Negative Declarations and Mitigated Negative Declarations, while Environmental Impact Reports (EIRs) are typically prepared by an environmental consulting firm under contract with the City of Turlock.

Agency Approval and Notice of Determination

Once the environmental documents have been prepared and approved by the appropriate decision-making body, a Notice of Determination is filed within five working days of approval with the County Clerk. The County Clerk and/or the Office of Planning and Research are required to post this notice for a 30-day period. During that period, a writ of mandate may be filed challenging the adequacy of the environmental document and/or the procedures followed to adopt the environmental document. Filing of the Notice of Determination begins a 30-day statute of limitation period for court challenges based on the California Environmental Quality Act. If a NOD is not filed, then the statute of limitation period on court challenges is 180 days. During the 180-day period, the NOD may be filed at any time to establish a 30-day statute of limitation period from date of filing.

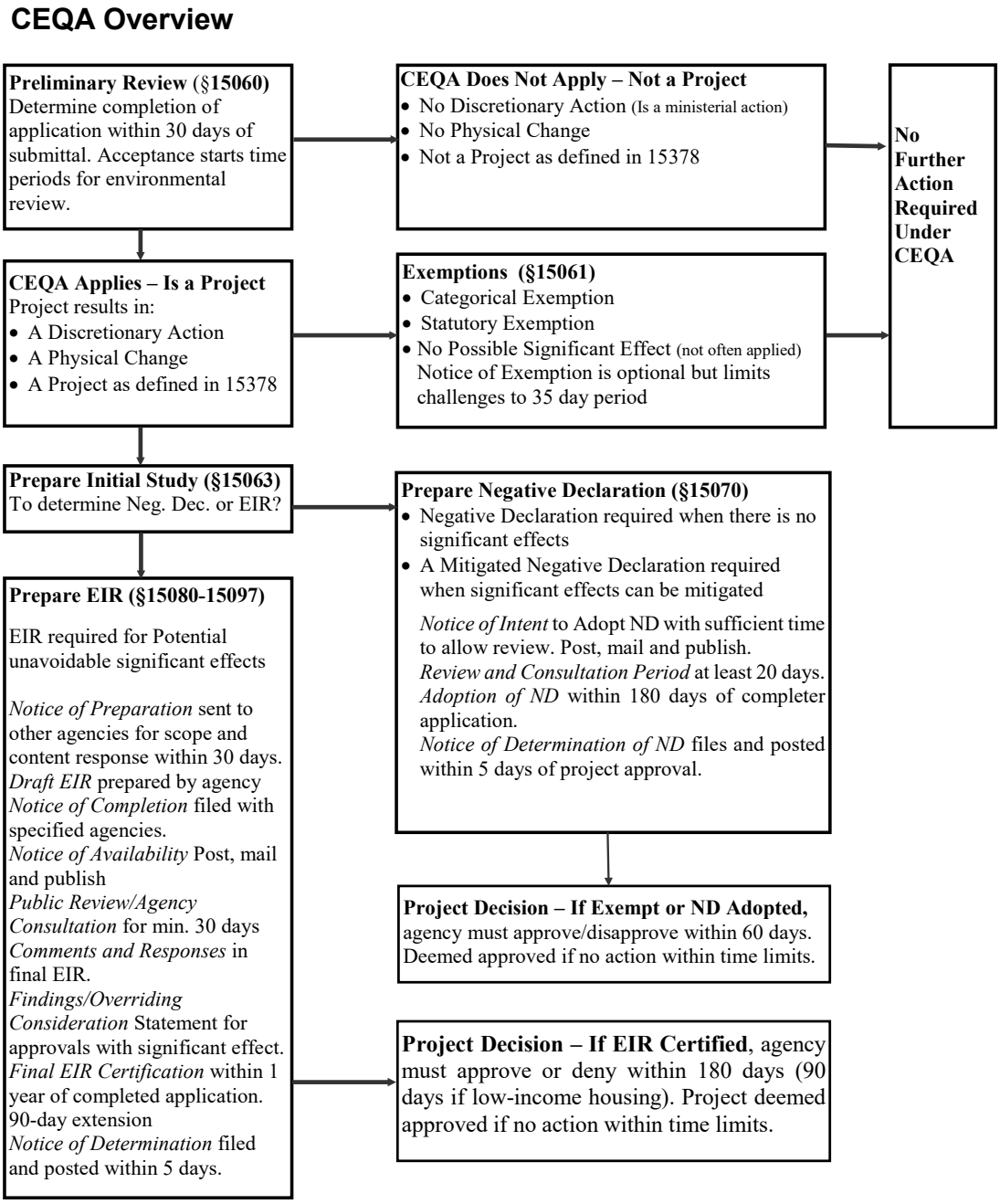
Pre-Application Discussion

Upon the request of a potential applicant, the City of Turlock CEQA Implementation Procedures require that staff provide consultation prior to the filing of an application. This gives the applicant an opportunity to discuss with staff the type of discretionary action, potential alternatives, mitigation measures, and any potential and significant effects on the environment of a given project. If the pre-application review is not requested, City staff should ideally determine whether CEQA applies prior to the filing of a project application so that the applicant can submit the Environmental Questionnaire with application submittal and save processing time. If City staff is unable to determine if CEQA applies prior to application submittal, then the determination must be made within 30 days of application submittal in conjunction of determining application completeness.

CEQA and Permit Streamlining Act Compliance

The City complies with the Permit Streamlining Act through the procedures established in the City of Turlock CEQA Implementation Procedures. Additionally, as noted above, the City is also in the process of purchasing new permitting software which will automate the plan review routing process and will track time spent in review while alerting staff to upcoming deadlines to ensure projects stay on track. Once in place, every permit (e.g., Architectural Review Permit, Use Permit, Environmental Permit) application received in the Development Services Department will be entered into the system and a due date of within 30-days will be set for the initial application review and any subsequent resubmittals. If a project is exempt from CEQA, the Notice of Exemption findings will be made through the permit approval letter. If an Initial Study or EIR is required, an Environmental Review application will be submitted by the applicant and the required CEQA timing requirements will be tracked through the system to further ensure the City complies with CEQA streamlining provisions.

Figure C-1 CEQA Overview Flowchart



C.4 Off-Site Improvements

Per Chapter 11-5 of the Turlock Municipal Code,[15] developers of residential subdivisions are required to provide each lot with connections to the City sanitary sewer system, the City domestic water supply, and gas, electric, telephone, and cable television services. Subdivisions must also be provided with storm drainage facilities, or pay a fee, in accordance with the City's adopted Storm Drain Master Plan. Subdivisions must also include sidewalks (in most cases, except where very low-density zoning permits their exclusion), paved streets, and street trees. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety, and general welfare of the public.

Chapter 7-2 of the Municipal Code addresses regulations related to off-street improvements[16]. Curbs, gutters, and sidewalks are the off-site improvements the City most frequently required for new residential development that are not on infill sites. Curbs, gutters, and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relatively safe traffic movement. Roadways are classified by the City according to traffic needs as follows:

- Arterial - Six lanes, 100 to 110 foot right-of-way, with left turn median
- Major Collector- Four lanes, 94 foot right-of-way, with two bicycle lanes
- Collector – Two lanes with 60-foot right-of-way
- Local - Two lanes with 50 to 54-foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project and participate in regional transportation system improvements through payment of the Capital Facility Development fee (see Table C-10 above).

Comparing to other Stanislaus County jurisdictions, the City of Turlock imposes standard on and off-site improvements. The City of Modesto requires a variety of improvements for new developments. Typical on- and off-site improvements for new development include improvements to the adjacent traffic signals and sidewalks and sanitary sewer and stormwater connections. Other off-site improvements include the installation of sewer, water, and storm drain lines. The installation of streetlights, street signage, fire hydrants, and street trees is also required for single-family subdivisions and certificate of occupancy for multifamily development. Neighboring City of Ceres also imposes on- and off-site improvement standards to support new residential development similar to the City of Modesto and Turlock, such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, utility easements, and landscaping. Lastly, the City of Riverbank requires land improvements, such as off-site improvements that include curbs, gutters, sidewalks of at least four feet in width, pavement, adequate drainage, and street lighting, that are comparable to other jurisdictions.

[15] City of Turlock, 2025. Chapter 11-5 Subdivision Maps. Available: https://www.codepublishing.com/CA/Turlock/#!/Turlock11/Turlock115.html%2311-5

[16] City of Turlock, 2025. Chapter 7-2 Street Improvements. Available: https://www.codepublishing.com/CA/Turlock/#!/Turlock07/Turlock072.html%237-2

The City of Turlock does not impose any additional or unusual constraints beyond the standard improvements comparable to surrounding jurisdictions. As residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of housing development and do not represent a constraint to development. According to City staff, on- and off-site improvements cost about 2.7 percent on average per unit, per subdivision, based on recent single family subdivisions developments.

Although requirements for on- and off-site improvements do add to the overall cost of development, they are necessary to ensure provision of vital infrastructure services to residents. Based on the recent pipeline projects submitted and entitled citywide for a range of housing types (Table 3-2 Pipeline Projects), the City's site improvement requirements do not create an undue constraint on development.

Transparency in Development Regulations

State Government Code Section 65940.1 requires cities and counties to provide transparency in publicizing land use controls and fees. Turlock provides links to a variety of resources on the planning and construction process from a web portal for the Planning, Building & Safety, and Engineering Departments called Building in Turlock.[17] Users can use this page to navigate to pages providing a wide variety of information about planning and building requirements, procedures, and fees along with contact information for each Division with a role in the development process. Division pages make it easy to estimate and pay for permit fees schedule meetings and inspections and download information sheets. There is also a link for providing customer feedback. The Planning & Land Use Permitting page provides links to the General Plan, Zoning Code, and other adopted plans and design guidelines as well as information, schedules, and submittal deadlines for the Planning and Building staff and links to websites for related Boards and Commissions.

In 2022, The Department of Housing and Urban Development (HUD) conducted remote monitoring of the Turlock's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) to ensure compliance with applicable federal requirements. HUD made six findings and one concern in addition to identifying several unresolved issues from previous audits in 2010, 2014, and 2019. Even though the HUD monitor reportedly indicated that the findings and concerns were "normal", some of them should be considered as obstacles that affect Turlock's ability to meet its housing needs.

See Table C-13 for a list of the recent findings and corrections. The HUD monitor also expressed concern that Turlock appeared to be overlooking a requirement that recipients of HUD funding must direct employment, training and contracting opportunities to low-income individuals and the businesses that employ these persons within their community. (The definition of "Finding" is a deficiency in a program performance based on a violation of statutory or regulatory requirement. A "Concern" is defined as a deficiency in program performance that is not based on a statutory or regulatory requirement but is brought to the grantee's attention.)[18]

[17] Building in Turlock https://www.turlock.ca.us/buildinginturlock/

[18] *Turlock Journal*, October 3, 2022 https://www.turlockjournal.com/news/government/housing-funding-audit-highlights-city-council-discord/

Table C-13: Findings and Corrective Actions, HUD

Finding	*Corrective Action*
The City of Turlock incorrectly classified a $1,000 grant to allow a homeowner to rent a portable storage unit to store their furniture and other personal items while their home was being rehabilitated.	Return the $1,000 and then reapply for the funds under the correct CDBG activity.
The City of Turlock lacks a current Residential Anti-displacement and Relocation Assistance Plan.	City of Turlock must update its current Displacement Plan to reflect new requirements and submit it to HUD.
There is an absence of dated signatures of all parties on the beneficiary written agreement for a Ceres First-Time Homebuyer project as well as Turlock's Avena Bella Phase II project.	Submit a revised HOME policies and procedures to include specific requirements that written agreements include dated signatures of all parties.
There is an absence of many federally required provisions in the City of Turlock's loan agreement with Avena Bella.	Submit an amended loan agreement to include the requirements.
The amount of HOME funds invested in the Avena Bella Phase II project was not at or below the applicable maximum per-unit subsidy limit. The limit was exceeded by $133,625.	City of Turlock must repay the $133,615 to the HOME Investment Trust Fund account.
The City of Turlock does not have comprehensive written policies and procedures as required under HOME regulation.	The City must submit a revised HOME policies and procedures to meet all requirements.

In March 2023, the City engaged CohnReznick LLP to conduct a review of Housing Department records regarding use of funds from the HUD CBG and HOME Investment Partnership Programs for the purchase, rehabilitation, and sale of real estate to support the City's Neighborhood Stabilization Program. The consultant's findings identified several issues similar to those identified in the August 2022 HUD Monitoring Report but focused on the Housing Rehabilitation Program. The CohnReznick report also attributed some of the problems to the fact that the City experienced a significant amount of turnover in recent year including a number of key positions in the Housing Department.[17] On July 31, 2024 the Department of Housing and Urban Development San Francisco Regional Office officially informed the City that sufficient information had been provided to close all of the prior findings. Additionally, from May 20th to May 24th, 2024, HUD conducted remote monitoring of the City's CDBG-CV program in order to assess the City's performance and compliance with applicable Federal program requirements. HUD's review of the City's program performance resulted in the identification of zero findings and zero concerns, as communicated in the FY2024 Monitoring Report.

C.5 Non-Governmental Constraints

Non-governmental constraints range from environmental factors such as flooding, wildfire, and seismic hazards to economic conditions including the cost and availability of financing, labor supply, the cost of materials and, more recently, supply chain problems. These conditions can hamper residential development and are, for the most part, beyond the ability of local government to control. Nevertheless, there are approaches cities might use to help offset the impacts of these constraints through their planning and regulation of land use and development.

In Turlock as throughout California, the major non-governmental constraints to residential development are the cost of land, construction costs, and the availability and cost of financing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The ability to address the underserved needs of the citizens of the City of Turlock is challenging, especially since so many of the impediments to providing services are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the variety of agencies providing services. Funding limitations exist at all levels. The private market influences the selling and rental prices of all types of housing, which includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

Current Housing Market

Like other communities in California's Central Valley and beyond, Turlock has experienced a decline in new housing production during the past decade. From 2000 to 2009, the housing stock increased by 4,962 units. Since then, construction rates have sharply declined with only 1,014 of Turlock's housing units added between 2014 and 2024, according to California Department of Finance and City of Turlock.[19] Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries but appear to be more dramatic in the homebuilding sector because of the susceptibility of the industry to changes in federal fiscal and monetary policies. There is little that cities can do to affect this major constraint.

Availability of Financing

One of the significant components to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980s saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around 10 percent. The decade of the 1990s has seen interest rates drop dramatically, fluctuating between six and eight percent. Through 2008, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. For the first time since the 1960s, some mortgage rates have fallen below six percent. Between 2004 and 2006, many Americans were able to utilize very low and adjustable interest rates to purchase homes otherwise out of their price range.

Through mid-2008, home mortgage financing was readily available to residents of Turlock and California at large. Now, with interest rates are currently in the range of six to almost eight percent, it can be significantly more difficult to obtain a home purchase loan. In response to the contribution of mortgage-backed securities to the current financial crisis, people with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates. Due to a decline in supply as well as the increased cost of new housing units, the median value of owner-occupied homes in Turlock increased by 12.1 percent between 2010 and 2020 to $329,900. This is a 65.4 percent increase above the median in 2000 but still only 38.7 percent of the median value of housing statewide. [20] During the same period, the proportion of owner-occupied housing in Turlock dropped from 55.8 to 53.7 percent, due not only to the cost of home-ownership but also to the creation of additional rental housing.[21] Since October 2020, mortgage rates have more than doubled — rising to 8.022 percent as of this

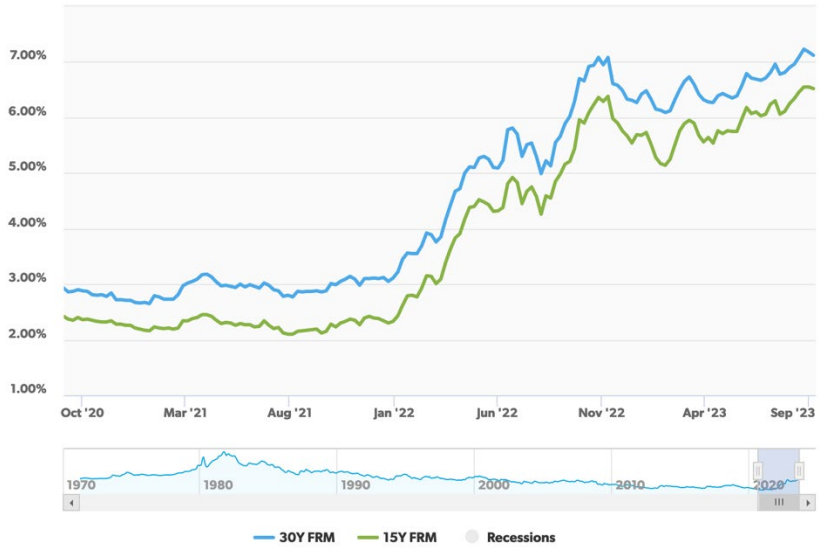
[19] City of Turlock Housing Element Update 2023-2031 Chapter 2: Community Profile.

[20] U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077

[21] U.S. Census Bureau, Census 1980(SF1), 1990(SF1), 2000(SF1); ACS 16-20 (5-year Estimates), Table B25042

writing, the highest they've been since 2000— in response to moves by the Federal Reserve to control inflation. In January 2022, a buyer would have paid around $2,100 a month in principal and interest for a $500,000 home loan. 12 months later, that same loan would cost about $2,900 a month.

Chart C-1: National Mortgage Rates



Source: Freddie Mac, Mortgage Rates https://www.freddiemac.com/pmms

Assuming a 10 percent down payment, and a 30-year fixed rate mortgage, the Principal-Interest-Taxes-Insurance (PITI) payment as of this writing would be $2,401.[22] This means a household would need an annual income of $96,040 to be able to afford to buy a home in Turlock in today's market, which is 58 percent more than the $60,700 median income of Turlock households according to the U.S. Census ACS estimates.[23] As Table C-14 shows, even if mortgage rates dropped to 5.0 percent, more than half of Turlock's households couldn't afford to buy a home in the city today.

Table C-14: Monthly Housing Cost and Income Required

Interest Rate	*Selling Price*	*Net Monthly Payment[1]*	*Income Required[2]*
5.0%	$329,900	$1,876	$75,040
6.0%	$329,900	$2,063	$82,520
7.0%	$329,900	$2,258	$90,320
8.0%	$329,900	$2,461	$98,440
9.0%	$329,900	$2,672	$106,880

1. Assumes a 10 percent down payment and Taxes and Insurance at $283 per month.
2. Assumes 30 percent of income towards net monthly payment.

First Time Homebuyers Program

The need to assist low-income entry-level homebuyers has always been an aspect of a comprehensive housing program, and the City of Turlock has established a First Time Homebuyers Program (FTHB) for this purpose. The FTHB program helps eligible applicants purchase a home with down payment assistance

[22] Bankrate Mortgage Calculator https://www.bankrate.com/mortgages/mortgage-calculator/

[23] U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

of up to $50,000 or 40percent (whichever is less) of the sales price of a home. Households must have incomes at or below 80 percent of the Stanislaus County AMI. For a typical four-person household this income limit is $67,500. Given the current economic conditions and the increasing difficulty of obtaining home purchase financing for lower income households, continuation of the FTHB program is a high priority for the City. The Housing Action Plan continues the program.

Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs in Stanislaus County vary depending upon the quality, size, and the materials being used. Construction costs for a two-story, stucco on wood frame single family unit range from $150 to $340 per square foot or $300,000 to $680,000 for a 2,000 square foot home. These "hard" construction costs do not include costs associated with permits and fees, land acquisition, site work and lot improvement, design, marketing, or administrative overhead ("soft" costs). Soft costs generally account for approximately 33 percent of overall construction costs.[24] A random sample of newly constructed homes available for sale in Turlock ranged from 1,718 to 2,344 square feet and had a median listing price of $579,995 and an average cost per square foot of $296. [25]

Residential construction costs have fluctuated over the last seven years in the northern San Joaquin Valley. While costs increase over the years to some extent, market factors dictate the extent to which prices change beyond inflation. From 2000 to 2004, construction costs increased annually at an average of less than three percent per year; from 2004 to 2005, costs increased 11 percent. Since 2005, the rate of cost increase has varied from three percent to seven percent as the housing market heated up. The current economic downturn has not spelled relief from cost increases, as from 2008 to 2009, construction costs are estimated to increase by over seven percent. Other regions of California have seen similar price jumps, so the current construction cost conditions are not unique to Turlock.[26]

Construction Financing

Like loans for home purchases, construction loans for new housing are also now increasingly difficult to obtain. In previous years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). Recently, due to market conditions and government regulations, banks have started to require larger investments by the builder. Complicated projects such as mixed-use developments are among the more difficult to finance. Nonprofit developers may also find it difficult to secure funding from the private sector. Limited construction financing is therefore also a likely contributor to the recent decline in new construction; while conditions may improve over the course of the planning period, it will remain a constraint in the short term.

Cost of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is therefore a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain city approvals for the largest number of lots possible on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (i.e., streets, water lines, etc.) over the maximum number of units.

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[24] RSMeans. "Square Foot Construction Costs, 30th ed." R. S. Means Company, Inc., 2008.

[25] Realtor.com https://www.realtor.com/realestateandhomes-search/Turlock_CA/type-single-family-home/shw-nc

[26] Ibid.

Land costs are often difficult to estimate, and there is no single publicly available database that records urban land prices. A study conducted by researchers from the Federal Housing Finance Agency (FHFA) has estimated the price of residential land based on appraisals of single-family parcels conducted between 2012 and 2019. No data are available for Turlock specifically but the median value for a quarter-acre single-family parcel in Stanislaus County was estimated at $77,500.[27] Recent sales information for the Turlock from Realtor.com show that the land costs for a large, relatively level site ranged from $63,710 to $90,000 per acre. On the other end, small infill sites were on the market for as much as 1.38 million per acre.[28]

As the availability of vacant residential land becomes scarcer over time, the cost of vacant land in Turlock will increase. As a rule, if the land cost component remains within 35 percent of development costs, then the availability of land should not pose a significant constraint on the development of housing for all income groups. A 1,500 square foot home with hard construction costs of $300 per square foot, plus an additional 33 percent for soft costs, would have total construction costs of $598,500. With residential land prices in Turlock of $63,710 to $90,000 per acre, and assuming that the home is built on property zoned for seven units per acre, the land cost for each home would be less than $13,000 and well within the percentage typically allowed for land costs indicating that land costs are within a reasonable range and should not pose a constraint.

C.6 Environmental Constraints

While many cities in California confront significant environmental constraints on housing development, Turlock is located such that many of the environmental hazards that other communities face are virtually nonexistent. The City is not near any active faults; its flat terrain precludes the danger of landslides; and its agricultural soils are not subject to shrink-swell or subsidence. The topography and nature of urban and agricultural development makes the risk of wildfires very low. There are no areas within the City limits located in floodplains (including special flood hazard areas delineated by the Federal Emergency Management Agency) and virtually no wetlands aside from those in existing parks or on farms or pastures outside the City limits. While the flat terrain may occasionally lead to minor flooding on impervious areas during large storm events, this is not considered to be a constraint to housing development as City infrastructure can handle the stormwater runoff.

Further, Turlock and other communities in Stanislaus County do, however, face risks from incidents associated with the County's nine largest dams. Even though the probability of a major dam break is unlikely the effects of such a disaster would be catastrophic, which is why the County's Hazard Mitigation Plan identifies Dam Incidents as a Priority Hazard. The New Exchequer and Don Pedro Dams are of particular concern and are rated as Extremely High hazards by the California Department of Water Resources, Division of Safety of Dams.[29] A major breach in the Don Pedro Dam, an earthen embankment dam across the Tuolumne River, about 35 miles northeast of Turlock, would inundate the entire city; the New Exchequer Dam on the Merced River would primarily affect the southeastern part of the City.

The local hazards posing a more critical concern to Turlock and most of California's Great Valley are all related to climate change including extreme heat, drought, and severe weather effects such as high winds,

[27] William Larson et al., Working Paper 19-01: The Price of Residential Land for Counties, ZIP codes, and Census Tracts in the United States, 1/2/2019, updated 11/9/2020. https://www.fhfa.gov/PolicyProgramsResearch/Research/Pages/wp1901.aspx

[28] Realtor.com https://www.realtor.com/realestateandhomes-search/Turlock_CA/type-land/nc-hide

[29] Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan: 2022-2027 Update, Annex H. City of Turlock, pp. 13-15.

tornadoes, and heavy rain. Extreme heat makes air conditioning essential, which contributes to the cost of housing. The frequency with which higher temperatures occur has had an impact on the provision of electricity and is likely to make auxiliary generators essential for housing in those areas, like the Valley, that are particularly prone to high temperatures.

Table C-15: Local Hazards Likely to Affect Housing

Hazard Type	*Geographic Extent*[1]	*Probability of Future Occurrence*[2]	*Magnitude/ Severity*[3]	*Overall Significance* [4]	*Priority Hazard*
Dam Incidents	Extensive	Unlikely	Catastrophic	High	Yes
Extreme Heat	Significant	Highly likely	Critical	High	Yes
Drought	Extensive	Likely	Critical	High	Yes
High Wind/Tornado	Extensive	Highly likely	Critical	High	No
Severe Weather: Hail, Heavy Rain, Thunderstorms, Lightning	Extensive	Highly likely	Critical	High	No
Dense Fog	Extensive	Likely	Critical	Medium	No
Earthquake	Extensive	Occasional	Critical	Medium	No
Flood	Limited	Likely	Negligible	Low	No
Wildfire	Limited	Occasional	Negligible	Low	No

Notes:

1. Limited: Less than 10% of planning area; Significant: 10-50% of planning area; Extensive: 50-100% of planning area
2. Highly Likely: Near 100% chance of occurrence in next year or happens every year.

Likely: Between 10 and 100% chance of occurrence in next year or has a recurrence interval of 10 years or less.

Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.

Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

3. Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths

Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability

Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability

Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid.

4. Low: minimal potential impact Medium: moderate potential impact High: widespread potential impact

Source: Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan: 2022-2027 Update, Annex H. City of Turlock, p. 10

Considering humanmade hazards in Turlock, there are none that would preclude development of housing. There are no sites that contain a Williamson Act land contracts or conservation easements that would deter housing development of the proposed RHNA units. The Housing Element sites inventory supports the first General Plan theme that set out to "establish limits to urban growth that will maintain Turlock a freestanding city surrounded by productive agricultural land." Sites on the inventory promote infill development and mixed-use neighborhoods within City limits, and the Housing Element does not anticipate any conversion of prime agricultural land. Additionally, the closest airport to the City of Turlock

is located approximately 8 miles east of the city. The airport is not only outside the incorporated City limits, but is also situated in the adjoining Merced County, meaning none of the housing sites in the inventory are located within the Airport Influence Area nor airport land use compatibility zones. As such, the airport compatibility does not serve as a constraint to housing development. Further, the physical development pattern of the city features uniform, rectangular lots organized around a grid network. As such, parcel shape and access do not represent significant development constraints in Turlock.

State law stipulates for the adequacy of sites identified for lower income RHNA on the housing sites inventory, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities. All sites were screened for consistency with these criteria. No lower income sites on the inventory are in areas of natural hazard risk; however, as shown on Table C-16, there are 15 sites that contain hazardous materials based on a search of State databases. All sites are closed leaking underground storage Tank (LUST) cleanup sites where hazardous conditions have been remediated and do not pose a risk to human safety As such, hazardous materials do not represent a development constraint for the implementation of the Housing Element inventory.

Table C-16 Hazardous Sites in 6th Cycle Housing Element

Site Address	*Existing Land Use*	*Site Size (acres)*	*Opportunity Area*	*Capacity Projected (units)*	*Hazard Site Type*	*Site*
237 S 99 HWY	Commercial	0.20	Downtown	6	Closed LUST Cleanup Site	TOWN SERVICE CASE / GOODRICH OIL CASE #1&2
325 S CENTER ST	Commercial	0.68	Downtown	13	Closed LUST Cleanup Site	Center Car Wash
214 S CENTER ST	Vacant	0.20	Downtown	4	Closed LUST Cleanup Site	FERNANDES SPEED SHOP
141 N GOLDEN STATE BLVD	Commercial	0.17	Downtown	6	Closed LUST Cleanup Site	CHEVRON # 90678
210 N GOLDEN STATE BLVD	Service Station	0.58	Downtown	19	Closed LUST Cleanup Site	ARCO #6161
216 N GOLDEN STATE BLVD	Commercial	0.58	Downtown	13	Closed LUST Cleanup Site	BEACON STATION CASE # 01/BEACON STATION #54 CASE # 02
997 N GOLDEN STATE BLVD	Industrial	0.85	North Golden State	17	Closed LUST Cleanup Site	KIRKES ELECTRIC INC
1000 N FRONT ST	Industrial	0.95	North Golden State	25	Closed LUST Cleanup Site	UNOCAL BULK PLANT NO. 0796 (FMR)
2032 DIVANIAN DR	Industrial	0.74	North Golden State	20	Closed LUST Cleanup Site	MILLER MANUFACTURING
2500 GEER RD	Commercial	0.39	Geer Road	9	Closed LUST Cleanup Site	SEVEN 11 # 16185
2590 GEER RD	Commercial	0.45	Geer Road	10	Closed LUST Cleanup Site	SHELL SERVICE STATION
2901 GEER RD	Service Station	0.40	Geer Road	10	Closed LUST Cleanup Site	CHEVRON # 91760
1202 GEER RD	Service Station	0.33	Geer Road	8	Closed LUST Cleanup Site	WAYSIDE EXXON
1398 GEER RD	Vacant	1.92	Geer Road	53	Closed LUST Cleanup Site	REFLECTIONS CAR WASH
1318 GOLDEN STATE BLVD	Commercial	1.56	North Golden State	41	Closed LUST Cleanup Site	MANUEL BOKIDES TEXACO

Source: Geotracker, State Water Resources Control Board (SWRCB), 2024 and Envirostor, Department of Toxic Substances Control (DTSC), 2024, Dyett and Bhatia, 2025

C.7 Infrastructure

The availability of infrastructure and services to meet new demands created by new residential development is another potential constraint to housing development.

WATER AND WASTEWATER

Water supply in Turlock originates from groundwater pumped from City-owned and operated wells from the underlying Turlock Groundwater Subbasin. City-owned wells extract groundwater and treat it as necessary to potable standards throughout the water service areas. To reliably meet future water demands, the City now receives wholesale surface water from Turlock Irrigation District (TID) supplied by the Stanislaus Regional Water Authority (SRWA) Regional Surface Water Supply Project (RSWSP). The City of Turlock and Ceres formed the SRWA as a Joint Powers Authority (JPA) in 2011 to provide a diversified and sustainable water supply portfolio for both Cities. As of 2023, both Cities relied solely on groundwater from the Turlock Subbasin, which had become less reliable due to both the decline in water quality and the increasing number of regulated contaminants. SRWA evaluated various water supply options and identified the Tuolumne River as a surface water supply that could be used in conjunction with the Cities' groundwater supplies to provide a long-term, reliable drinking water supply for both Cities. The City plans to continue using groundwater as a source of potable water supply in the future and plans to maintain and replace groundwater wells as needed to provide a minimum emergency supply capacity in the future.

According to the City's 2020 Urban Water Management Plan, the City has adequate projected supply to meet demand in normal, single dry year, and five-year drought scenarios between 2025 and 2045. Table C-16 displays the five consecutive dry years supply and demand comparison as noted in the Urban Water Management Plan. The City's drought risk was specifically assessed between 2021 and 2025, assuming that the next five years are dry years. In each case, water supplies comfortably exceed water demands. This remains true whether the drought occurs in 2021, 2045, or any year between. The Draft Housing Element would result in up to 6,671 units. Assuming an average flow or use of 47 gpd (gallons per year) for residential projects[30], buildout of the Housing Element inventory would generate an additional 2,809 AF of water by 2031, well within the existing capacity of the 3,650 AF as shown on Table C-16. Therefore, there will be sufficient water for the Draft Housing Element and accommodation of RHNA.

[30] California Water Efficiency Partnership, 2024. Indoor Residential Water Use Standard. Available: https://calwep.org/indoor-residential-water-use-standard/

Table C-17: Five Consecutive Dry Years Supply and Demand Comparison – (Potable DWR Table 7-4)

		2025	*2030*	*2035*	*2040*	*2045* (Opt)*
First year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650
Second year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650
Third year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650
Fourth year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650
Fifth year	Supply totals	11,091	11,826	12,632	13,519	14,493
	Demand totals	7,441	8,176	8,982	9,869	10,843
	Difference	3,650	3,650	3,650	3,650	3,650

* Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.

Notes: Volumes are in MG. In all year types, if potable demand cannot be met from Surface Water alone, it is assumed that groundwater will supply all remaining demand.

Wastewater service within the City of Turlock is provided by the City's Municipal Services Department, which oversees the treatment of domestic and industrial wastewater through its Water Quality Control Division. The City of Turlock owns, maintains, and operates its own sanitary sewer collection system and associated facilities, including 225 miles of gravity sewer pipelines, 24 lift stations, force mains, and the Turlock Regional Water Quality Control Facility (RWQCF). The Turlock RWQCF has a design capacity of 20 million gallons of wastewater per day (mgd). The facility currently treats an average flow of 8.5 mgd. All wastewater generated within the sewer service area is conveyed to the Turlock RWQCF, which provides tertiary treatment of wastewater from the City of Turlock, Ceres and the community service districts of Keyes and Denair. The facility employs advanced tertiary treatment methods, including coagulation/flocculation, filtration, and efficient disinfection techniques. In 2022, the City initiated a Chemical System Upgrades Project, replacing the existing chlorine gas disinfection system with a new sodium hypochlorite system, and upgrading coagulant and dichlorination systems. The City of Turlock 2013 Sewer System Master Plan outlines a Capital Improvement Plan for the pipeline system and improvements to the pump stations.

The Turlock General Plan and associated EIR identify adequate water and sewer conveyance infrastructure to serve a projected total of 37,120 homes, 31,920,900 square feet of employment uses, and 104,480 residents in 2030. With 25,777 existing homes in 2024 and an additional capacity for 6,816 new units through 2031 as identified in the sites inventory, the City's Sixth Cycle RHNA allocation falls well within General Plan growth projections. Development of the Housing Element sites inventory would take place primarily as

infill development in established areas of Turlock that are well-served by water, sewer, and electrical infrastructure. As such, adequate conveyance infrastructure exists to serve projected housing development in these areas. New development in these infill areas would be required to connect to existing water and sewer systems. A portion of the sites inventory (1,325 new homes) would be constructed in the Morgan Ranch Master Plan area, located in the southern part of Turlock. The sites inventory assumes full buildout of the master plan's residential development program by 2030. The Master Plan identifies water, sewer, and electrical infrastructure needed to support planned residential and non-residential development along with funding and financing mechanisms to facilitate its provision. Additionally, Program 2-D, Morgan Ranch Sewer Lift Station, commits the City to constructing a sewer lift station to assist with the financial feasibility of master plan development. The sewer lift station will consist of two pumps with capacity of 1.2 million gallons per day at the Gold Road/Glenwood Avenue intersection in the eastern part of the master plan area addressing the cost of sewer infrastructure that has been a key constraint on development. Therefore, planned infrastructure is adequate to serve projected residential development in the Morgan Ranch Master Plan Area.

Accordingly, existing and planned infrastructure identified in the Turlock General Plan and Morgan Ranch Master Plan is both accessible and available to serve buildout of the sites inventory, and there is sufficient total water and sewer capacity to accommodate the RHNA through 2031.

WATER AND SEWER FOR AFFORDABLE HOUSING

Government Code 65589.7 and SB 1087 that public agencies providing water or sewer services adopt written policies and procedures that grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households. As described above, there is adequate water supply and sewer capacity to serve existing and projected development under the 2023-31 Housing Element and there has not historically been a need to ration or prioritize supply. Nevertheless, to comply with Government Code Section 65589.7, Program 2-L has been added to the Housing Action Plan to ensure that proposed developments that include units affordable to lower-income households are granted priority for water and sewer service allocations and hookups to the City's conveyance system.

ENERGY CONSERVATION

Conservation of energy is an important issue in housing development today not only due to the cost of energy, which can be a substantial portion of monthly housing costs for both owners and renters, but also due to an emerging interest in sustainable development, energy independence, and reduction of greenhouse gas emissions in line with new legislation such as the Global Warming Solutions Act of 2006 (AB 32). Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses, and by designing buildings to be more energy efficient. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

While construction of energy efficient buildings does not lower the purchase price of housing, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water

and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation that incorporates energy conservation considerations.

Turlock Irrigation District (TID) offers numerous energy efficiency and demand reduction programs for its customers. TID operates a weatherization program available to all lower-income TID CARES customers who own or rent their homes, apartments, or mobile homes, and use electricity from TID. The program provides energy efficient measures such as electric water heater replacement, outlet and switch gaskets, wall air conditioner replacement, replacement of broken windows, refrigerator, microwave, swamp coolers and the installation of insulation, sunscreens, weatherstripping, and some repairs. TID also offers residential rebate programs, where customers can receive rebates for purchasing and installing energy-efficient appliances including Energy Star refrigerators, Energy Start clothes washers, Energy Star room air conditioner or mini split A/C, induction stove tops, heat pump or electric water heater, Energy star widows and sun screens.

Program 3-F, Home Energy and Water Conservation, ensures the City will continue to promote energy and water conservation in new and existing homes by publicizing the availability of State and Turlock Irrigation District energy conservation and renewable energy programs for housing construction and rehabilitation by providing information on the City website and in City newsletters and mailers; periodically updating the "pre-development tip sheet" with information on available energy and water conservation programs; and including a discussion of available programs in predevelopment meetings with developers of housing. This program, along with strategies and programs the City of Turlock is promoting and implementing as part of the Housing Element, will further local and statewide energy conservation goals.

Appendix D

Assessment of Fair Housing



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D Assessment of Fair Housing

California Government Code Section 65583 (c)(5) requires cities to affirmatively further fair housing opportunities and promote housing throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by state and federal fair housing ad planning law. AB 686 (2019) defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. Section 65583 (c)(10) (A) requires the Housing Element to include an assessment of fair housing which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity,
- An analysis of available data and knowledge to identify integration and segregation patterns, disparities in access to opportunities, and disproportionate needs, and displacement,
- An assessment of contributing factors, including local and regional historical origins and current policies and practices,
- Identification of fair housing goals and actions, giving highest priority to factors that limit or deny fair housing choice or access to opportunity; and
- Strategies and actions to implement priorities and goals.

CITY OVERVIEW

Turlock is in the San Joaquin Valley, comprised of Stanislaus, Merced, and Fresno counties, and is part of the Central Valley Region encompassing 19 counties from Redding to Bakersfield. The Valley is predominantly rural with a few more densely populated urban centers including Turlock, Modesto to the northwest and Merced to the southeast of Turlock. Turlock is the second-largest city in Stanislaus County with an estimated population of 71,924 as of this writing compared with 217,484 for Modesto.[1] The population in both cities has declined since the 2020 Census, a reduction of 1.06 percent in Turlock and 0.54 percent in Modesto. The U.S. Department of Housing & Urban Development (HUD) requires a regional analysis as a part of assessing fair housing to help identify fair housing issues in a broader context, which allows jurisdictions to address regional issues with scale-appropriate solutions. To that end, this assessment contextualizes its analysis of Turlock with an analysis of the county and the broader Central Valley regions' fair housing patterns and trends when applicable.

[1] World Population Review https://worldpopulationreview.com/us-cities/turlock-ca-population

PUBLIC OUTREACH

This assessment considers feedback from the public received during the development of the Regional Analysis of Impediments to Fair Housing Choice, Fiscal Year 2020-2025, prepared by Stanislaus County for the Stanislaus Urban County and the Cities of Turlock and Modesto in conjunction with the preparation of their HUD-mandated Consolidated Plan. The outreach process in Turlock included a meeting with the Turlock Community Collaborative on February 18, 2020, and a public hearing before the Turlock City Council on May 12, 2020. The Community Collaborative is a group of local nonprofit organizations, government agencies, businesses, and cities founded in 2002 to provide information and support to nonprofit agencies working in the community. The Collaborative's members include several organizations active in fair housing issues such as California Rural Legal Assistance, Community Housing and Shelter Services, Housing and Economic Rights Advocates, Project Sentinel, and the Stanislaus County Mediation Center.[2]

As required by HUD, the Turlock/Stanislaus County HOME Consortium consulted with organizations that address fair housing, civil rights, and the needs of persons with disabilities during preparation of the 2023 HOME-ARP Allocation Plan including Project Sentinel, California Rural Legal Assistance, Community Housing and Shelter Services, The Consortium held two facilitated virtual consultation sessions in December 2022 including one that focused on fair housing with the Disability Resources Agency for Independent Living and the LGBTQ Collaborative. The Consortium also reached out to other stakeholders at a meeting held by the Stanislaus Community System of Care governance body in January 2023 and encouraged all consultation session participants to complete an on-line survey. Participants included a variety of organizations serving persons experiencing homelessness and at risk of homelessness, persons fleeing or attempting to flee violence, and other populations at risk if housing instability.[3]

DATA/RESOURCES CONSULTED

Many of the data sources used to prepare Turlock's housing needs assessment (Appendix B) also provided information to support this evaluation of fair housing in the city. Primary data sources include AFFH Mapping and Data Resources provided by the State Department of Housing and Community Development (HCD), the 2020 United States Census, the 2016-2020 American Community Survey, the Stanislaus Urban County and City of Turlock Consortium Consolidated Plan, Fiscal Year 2020-2025, and the following:

- Taking Stock: A Comprehensive Housing Report for the San Joaquin Valley in 2022, Regional Early Action Planning (REAP), Data Profile
- City of Turlock 2015-2023 Housing Element
- Stanislaus County Regional Analysis of Impediments to Fair Housing Choice (AI)
- California Tax Credit Allocation Committee TCAC/HCD Opportunity Area Maps
- Home Mortgage Disclosure Act Data, 2007-2017
- American Communities Project: Diversity and Disparities, Brown University[4]
- Urban Displacement Project, UC Berkeley[5]

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[2] Turlock Community Collaborative, 2023 Member Directory, 2023.

[3] Turlock/Stanislaus County HOME Consortium, HOME-ARP Allocation Plan, submitted to HUD March 2023.

[4] Brown University, American Communities Project, 2022. Available: https://www.brown.edu/academics/spatial-structures-in-social-sciences/diversity-and-disparities

[5] Chapple, K., & Thomas, T., and Zuk, M, 2021. Urban Displacement Project, Berkeley, CA: Urban Displacement Project.

D.1 Fair Housing Resources

Fair housing services are an essential component of proactive efforts to further fair housing. They help to ensure that a variety of housing options are accessible to State and federally protected groups, including those based on race, color, gender, religion, national origin, familial status, disability, age, marital status, ancestry, source of income, sexual orientation, genetic information, or other arbitrary factors. Fair housing services also help Turlock residents understand and protect their right to access housing. In addition to the HUD Office of Fair Housing and Equal Opportunity, California Department of Fair Employment and Housing (DFEH), and the California Department of Consumer Affairs, local agencies and organizations providing services to Turlock residents and those seeking housing in the community include:

- Community Housing and Shelter Services (CHHS)
- City of Turlock Housing Services
- California Rural Legal Assistance
- Project Sentinel and Stanislaus County Mediation Center
- Families de la Raza Unida de Turlock
- Stanislaus County Bar Association Lawyers Referral Service
- Stanislaus County Regional Housing Authority
- Stanislaus County Family Justice Center

FAIR HOUSING SERVICES, ENFORCEMENT AND OUTREACH CAPACITY

Fair housing enforcement and outreach capacity refers to the ability of a city and the fair housing agencies and organizations serving the community to provide information about fair housing rights and responsibilities to community members including residents and housing providers. Outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The US Department of Housing and Urban Development (HUD) has several programs that fund State and local agencies to conduct fair housing services and activities, including the Fair Housing Assistance Program (FHAP) and the Fair Housing Initiatives Program (FHIP). These groups communicate with housing providers, conduct investigations, perform testing to help determine if someone has experienced discrimination, and provide information and assistance. The FHAP funds the California Department of Fair Employment and Housing (DFEH) to enforce Federal fair housing laws in California. The closest FHIP to Turlock is Project Sentinel, a non-governmental organization (NGO) based in Modesto that HUD funds to provide education, outreach, and enforcement. Housing discrimination complaints can be filed directly with HUD, with the State Department of Fair Employment and Housing, or with Fair Project Sentinel.

Housing discrimination complaints are one method to evaluate the extent of fair housing issues in a community. Turlock contracts with Project Sentinel to provide fair housing and tenant-landlord counseling services. Project Sentinel, a nonprofit organization offering a variety of fair housing resources and services in much of Northern California, is the primary organization providing individuals in Turlock and the rest of Stanislaus County with assistance for filing complaints about violations of fair housing law with state and national agencies. The organization also provides outreach and education to housing providers, property managers, and service providers, dispute resolution, and housing counseling. Resources are offered in English, Spanish, Vietnamese, and Chinese. Project Sentinel has an office in Modesto where Turlock

residents can obtain assistance with housing problems such as discrimination, mortgage foreclosure and delinquency, rental issues including repairs, deposits, privacy, dispute resolution, home buyer education, post purchase education and reverse mortgages. The city also provides information about Project Sentinel's programs on a page at the Housing Programs website (https://www.cityofturlock.org/housingprograms/fairhousing/) with downloadable copies of some informational materials including materials produced by HUD and State agencies.

Annually, Project Sentinel processes over 10,000 initial contacts; handles over 400 housing discrimination complaints and over 1,700 landlord tenant and community dispute cases; counsels over 750 homeowners; and provides monthly workshops on housing topics to its service area. During Fiscal Year 2019-2020, Project Sentinel received 545 calls for fair housing information within the Stanislaus Urban County area resulting in a total of 12 fair housing cases and 32 tenant/landlord cases handled by the agency.

Additionally, California Rural Legal Assistance (CRLA) has 17 offices statewide including headquarters in Modesto. CRLA operates a state-wide Fair Housing and Foreclosure Prevention Program under guidance of HUD that assists victims of housing discrimination. They focus on the needs of farmworker communities, those living in unincorporated areas, and other underserved areas of California that have been subject to segregation and historic patterns of discriminatory housing and lending practices.

Turlock collaborates with the Stanislaus County, the city of Modesto, and the Stanislaus Regional Housing Authority that receive entitlement funding from HUD. One of the requirements for maintaining eligibility for federally funded programs such as the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant programs, and other state and local programs is to "actively further fair housing choice" through:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI),
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records

The 2024-2025 Annual Action Plan the City of Turlock submitted to HUD as the application for funding from the CDBG program and HOME Consortium funds, commits Turlock to funding organizations, including We Care Program, United Samaritans, Center for Human Services, Healthy Alternatives to Violent Environments (HAVEN) to provide supportive services to homeless and low-income populations, specifically to assist in fair housing education and counseling on housing discrimination.[6] For the 2024-2025 financial year, the City of Turlock committed to providing fair housing support services for 30 households with CDBG funds.

Fair housing complaints are not the only indication of fair housing conditions, but data from Stanislaus Regional Housing Authority, along with records published by the State Department of Fair Employment and Housing (DFEH), provide a basis for viewing Turlock in a broader context. The 2020-2025 Analysis of Impediments (AI) reports that between 2014 and 2019 complaints regarding housing in Turlock included 30 related to disability, five complaints related to race, and five related to familial status with fewer than five complaints filed in cases related to national origin, gender/sex, arbitrary reasons, and age. Relative to Stanislaus County, Modesto had a significant number of complaints (165) compared to other jurisdictions in the County. This may be because Project Sentinel has a physical office in Modesto but could also be due

[6] City of Turlock Annual Action Plan For CDBG funds & Turlock/Stanislaus Urban County HOME Consortium funds Fiscal Year 2024-2025. Available: https://www.cityofturlock.org/_pdf/hppr.asp?id=45

to the amount of outreach or advertising to the public in Modesto, partnerships with other organizations, or the number of fair housing violations occurring. The larger number may therefore reflect successful community outreach as opposed to a greater prevalence of housing discrimination.

The 2020 AI reported that as of 2016, though many people who speak a language other than English at home are bilingual, there are also residents who report speaking English "less than very well" in all parts of the County. More than 20 percent of residents in Waterford, Newman, Ceres, and the Unincorporated County report speaking English less than "very well". While Spanish is the predominant language of these residents, Turlock also has at least five percent of residents who speak another language and speak English less than "very well". Linguistically isolated households are located in areas of Turlock west of SR99, southwest of downtown, both west and south of CSU Stanislaus. Communication regarding fair housing issues and solutions to closing any findings should consider there might be language barrier.

FAIR HOUSING COMPLIANCE

California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2) FEHA Regulations (California Code of Regulations (CCR), title 2, sections 12005-12271) Government Code section 65008 covers actions a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.

HCD guidance on Affirmatively Furthering Fair Housing requires an analysis of compliance with existing fair housing laws and regulations. Examples of State fair housing laws include the California Fair Employment and Housing Act ("FEHA," Gov. Code, Section 12900 – 12996) and FEHA Regulations (CCR, Section 12005 – 12271). Government Code section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.

HCD guidance on Affirmatively Furthering Fair Housing requires an analysis of compliance with existing fair housing laws and regulations. Examples of State fair housing laws include:

- **California Fair Employment and Housing Act (FEHA)** (Part 2.8 (commencing with section 12900) of Division 3 of Title 2)
- **California Government Code section 8899.50**, which requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.
- **Government Code section 11135 et seq.**, which requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of one's membership or perceived membership in a protected class.
- **Density Bonus Law (Gov. Code, Section 65915.)**
- **Housing Accountability Act (Gov. Code, Section 65589.5.)**
- **No-Net-Loss Law (Gov. Code, Section 65863)**
- **Least Cost Zoning Law (Gov. Code, Section 65913.1)**
- **Excessive subdivision standards (Gov. Code, Section 65913.2.)**

- **Limits on growth controls (Gov. Code, Section 65302.8.)**
- **Housing Element Law (Gov. Code, Section 65583, esp. subds. (c)(5), (c)(10).)**

The City of Turlock complies with State fair housing laws, including but not limited to California Fair Employment and Housing Act (FEHA); FEHA Regulations; and Government Code sections 65008, 8899.50, and 11135 et seq. As a recipient of CDBG and HOME funds, the City is required to maintain Affirmatively Furthering Fair Housing (AFFH) certification and to demonstrate compliance through its Consolidated Plan and Annual Action Plans, which are submitted to HUD for approval prior to receipt of the CDBG and HOME funds. To the extent that funds are federal or State funds are directed to Turlock in the future, compliance will be demonstrated and maintained through that mechanism. From May 20th to May 24th, 2024, HUD conducted remote monitoring of the City's CDBG-CV program in order to assess the City's performance and compliance with applicable Federal program requirements. HUD's review of the City's program performance resulted in the identification of zero findings and zero concerns, as communicated in the FY2024 Monitoring Report. Additionally, the Federal Fiscal Year 2024 Turlock monitoring review provided an opportunity to address open findings from previous HUD monitoring reviews. The city provided its most recent responses to HUD open findings from prior years. All findings are now closed, and no further response is needed.

The City of Turlock complies with State Density Bonus Law (Gov. Code, Section 65915.), the Housing Accountability Act (Gov. Code, Section 65589.5.), and the No-Net-Loss Law (Gov. Code, Section 65863). Section 9-2-103 of the Turlock Zoning Ordinance includes a short summary of the purpose and requirements for affordable housing density bonuses with a cross-reference to the most current State requirements in California Government Code Section 65915. Turlock has not established any additional bonuses or incentives for affordable housing or childcare facilities, nor has the City enacted any local ordinances, such as rent control or rent freezes, inclusionary regulations, or eviction protection ordinances. Turlock has not denied any affordable housing project in its jurisdiction, and through this Housing Element, commits to implementing a plan to ensure adequate sites to accommodate its RHNA obligations during the planning period, and to comply with other legal requirements. In preparing this Housing Element, Turlock has reviewed its Zoning Code to identify regulations that create potential constraints to housing development some of which also interfere with efforts to further fair housing. The Action Plan in Chapter 4 of this Housing Element includes programs intended to reduce constraints to residential development that will also help Turlock further fair housing.

The City of Turlock received the Notice of Violation letter from the California Department of Housing and Community Development (HCD), dated June 19, 2025, regarding non-compliance with homelessness provisions and other housing element requirements. The City provided a response on July 2, 2025 clarifying the context for a recent City Council decision regarding support for County PLHA funding of an existing emergency shelter in Downtown Turlock and enumerating various efforts the City is undertaking to address homelessness citywide. The response letter also reiterated the City's commitment to achieving a compliant and certified Housing Element and provided a detailed schedule for achieving that objective.

The Notice of Violation cited a decision by the Turlock City Council on April 22, 2025 regarding support of an application for Stanislaus County Permanent Local Housing Allocation Program (PLHA) funding by We Care, a non-profit group that operates an emergency shelter for homeless men in Turlock. The Notice of Funding Availability (NOFA) issued by Stanislaus County required a letter of support and certified City Council resolution, which the City was prepared to provide in exchange for a commitment from We Care to help mitigate the health and safety impacts from its shelter operations in the surrounding downtown business area. In February 2025, the City suggested either 10 hours of additional street clean up or opening We Care restrooms during daytime hours after clients had to leave the shelter as potential mitigation. At a

City Council meeting on April 8, 2025 when the letter of support and certified resolution were to be considered, the We Care Program Coordinator informed the City Council that she did not have the authority to agree to any mitigation efforts, and accordingly consideration of the item was continued until the next Council meeting to give the Program Coordinator the opportunity to talk with the We Care board. Initially, in advance of the April 22 City Council meeting, the We Care Program Coordinator had indicated that shelter restrooms would be made available during the day; however, 5 minutes prior to the scheduled start of the meeting the We Care Program Coordinator informed the City Manager that the restrooms would not be available during the day. As a result, the City Council declined to provide the letter of support and resolution, as there was no partnership commitment by We Care. Subsequently, on April 25, 2025 the We Care Program Coordinator contacted the City Manager to commit to providing daytime bathrooms and the Mayor and City Clerk put a call for a special meeting on Monday May 5 to reconsider the We Care PLHA funding item; however, a quorum could not be convened. Consequently, the application deadline passed and the PLHA funds reverted to the County. As of November 2025, the County has not issued a new NOFA. Nevertheless, the We Care shelter continues to operate in Downtown Turlock. The facility closed temporarily during the summer as it does annually and reopened again in August 2025. Additionally, the Turlock Gospel Mission homeless shelter, which accepts men, women, and families, has operated continually in Turlock throughout 2025.

Although We Care's County PLHA application was not approved for this recent round of funding, the City of Turlock continues to take actions to prevent homelessness and provide for the needs of people experiencing homelessness in Turlock through various means:

- In October 2024, the City transferred a fourplex to We Care with a forgivable loan covering the acquisition costs. This project has housed 11 low-income tenants and provides We Care with approximately $4,000 in monthly rental income. Turlock has previously transferred another fourplex and a duplex to We Care with forgivable loans, which not only house low-income households but also provide the organization with monthly rental income that can be used to support We Care's shelter operations.
- Four units, comprising two single-family dwellings and one duplex, are being transferred to the United Samaritans Foundation (USF) with a forgivable loan to cover acquisition costs. These properties have created affordable housing for 14 individuals, helping prevent homelessness. USF will receive an approximate monthly rental amount of $4,000 from these properties, which can be used to support other programs administered by USF for the special needs population.
- The City of Turlock has three other residential properties in the rehabilitation process. Two of these are proposed for transfer to non-profit agencies through a Request for Proposals (RFP) process, with forgivable loans. This will increase the supply of affordable housing while also providing capacity-building opportunities for non-profits that serve special needs populations.

Last fiscal year, several programs serving the homeless were also supported through the City's Public Services grants utilizing Community Development Block Grant (CDBG) funding, including:

- The United Samaritans Foundation's Emergency Food Box assisted 331 low-to moderate-income individuals and homeless families by providing monthly food support, and its Senior Congregate Lunch Program served 33 elderly residents with nutritious meals and social engagement opportunities.
- We Care's Emergency Shelter provided overnight accommodations to 28 homeless men.
- The Center for Human Services reached two homeless or unsheltered youth with street outreach and case management.
- Healthy Alternatives to Violent Environment (HAVEN) aided 11 domestic violence survivors with housing-related support.

- Project Sentinel provided housing counseling and tenant-landlord dispute resolution services to 13 low-income individuals.

For the 2025-2026 fiscal year, the City of Turlock has allocated CDBG public service grant funding for several community support programs, including:

- The United Samaritans Foundation's Emergency Food Box Program is expected to serve approximately 300 homeless individuals and families.
- The Center for Human Services plans to support 20 homeless and unsheltered youth, ages 13-24, in the Turlock area.
- HAVEN expects to assist 50 individuals with essential housing-related services, focusing on low to moderate-income residents who are victims of domestic violence.
- Project Sentinel estimates it will serve 30 individuals by providing comprehensive counseling, education, information, and referrals related to housing discrimination, tenant-landlord disputes, and home foreclosure.

Additionally, the City of Turlock actively participates in regional initiatives to address homelessness through partnerships with the Stanislaus Community System of Care (CSOC) and the Stanislaus Homeless Alliance (SHA). The City of Turlock Care Team collaborates with the Stanislaus County Care Team to offer resources to individuals experiencing homelessness in our community.

Building on this commitment to preventing homelessness and providing for the needs of people experiencing homelessness in Turlock, the City is working to complete the statutorily required analysis related to special needs populations and incorporate programs to address identified needs, including for people experiencing homelessness, into the Housing Element as needed to substantially comply with State Housing Element Law.

On September 5, 2025, a Turlock property owner informed the City that he has filed a housing discrimination complaint against the City with the Civil Rights Department. While the City has had no communications from the Civil Rights Department or any other agency regarding this complaint, the property owner informed City staff that a representative would be contacting him on December 16, 2025 to conduct a telephone intake interview. The property owner's complaint stems from City enforcement actions regarding a large shade structure erected in the backyard of 1842 Moonbeam Way without a building permit and within the setbacks. Based on complaints from neighbors, the City informed the property owner of 1842 Moonbeam Way of code violations and outlined three options available to bring the structure into compliance. City staff has met with the property owner on multiple occasions to outline the options available to him, but the property owner has not elected to pursue any of the remedies available to him. The code enforcement actions taken by the City in relation to this matter do not relate to nor have they prevented the permitting or construction of any housing units.

The City is not aware of any other any findings, lawsuits, consent decrees, judgments, and any other legal matters regarding fair housing.

LENDING PRACTICES

Discrimination in lending practices can be a major contributor to fair housing issues in a community because it limits the ability of individuals to live in a location of their choosing. The Home Mortgage Disclosure Act (HMDA) requires financial institutions, including banks, savings associations, credit unions, and other lenders, to annually disclose mortgage data to the public. HMDA financial data by itself

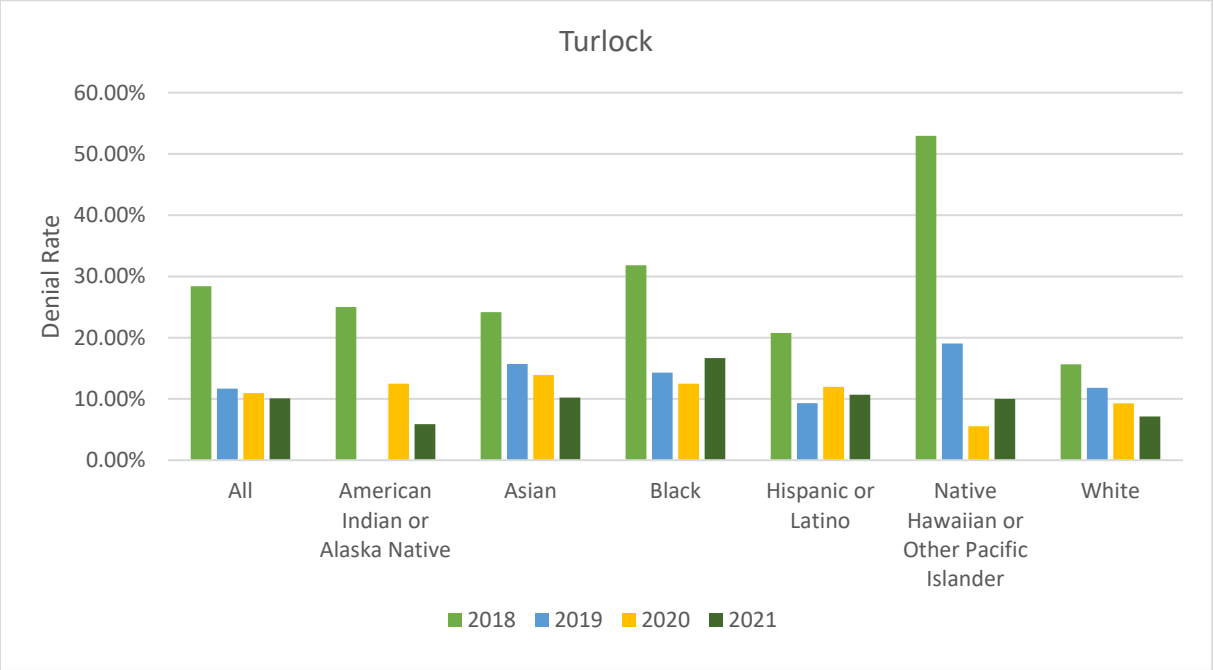
is insufficient to conclusively identify instances of discrimination in lending but analysis of HMDA data is useful for exploring discrepancies in lending outcomes and identifying areas of concern.

Based on 2018 HMDA data, the 2020-2025 Regional AI for Stanislaus Urban County and the Cities of Turlock and Modesto found that out of 16,00 loans originated in Stanislaus County, 2,327 loans (14.5 percent) originated in Turlock. In 2018, Turlock experienced the highest approval rate in Stanislaus County at 59.5 percent which is higher than the national approval rate of 53.4 percent. Countywide in 2018, White applicants were approved for loans at a rate of 63.8 percent, compared with Hispanic applicants at a rate of 59.7 percent, Black applicants at a rate of 57.1 percent, and Asian applicants at a rate of 55.4 percent. In Turlock in 2018, White applicants were approved for loans at a rate of 65.5 percent, Asian applicants at a rate of 59.5 percent, Hispanic applicants at a rate of 58.7 percent, and Black applicants at a rate of 55.0 percent. Compared to the County, White and Asian applicants were approved at a higher rate in Turlock, while Black and Hispanic applicants were approved at a lower rate. The data does not indicate the grounds for the denial, and it cannot be proven on the basis of this data that the denials were not justified on the basis of standard financial criteria; however, the trend suggests both a potential for bias within the financial system and a need for financial literacy training among non-Whites to help those groups better understand how to improve their credit scores.

Charts D-1 and D-2 provide an overview of lending patterns in Turlock when compared to the county and over time. Chart D-1 confirms the findings of the 2020-2025 AI showing that potentially discriminatory lending patterns have continued at the county level up until the year 2021. Turlock has similarly seen uneven lending patterns, and as of 2021 (the most recent year that data is available) Black applicants had the highest loan denial rates, followed by Hispanic or Latino applicants. Further, since 2018, White applicants in Turlock have consistently experienced lower than average loan denial rates. The wider variation in loan denial rates for American Indian or Alaska Native and Native Hawaiian or Other Pacific Islander applicants is due to the low number of applicants during the period who identified as such. Chart D-3 and Chart D-4 show that in 2021, the City had higher loan approval rates for both home improvement and home purchase loans than the Stanislaus County.

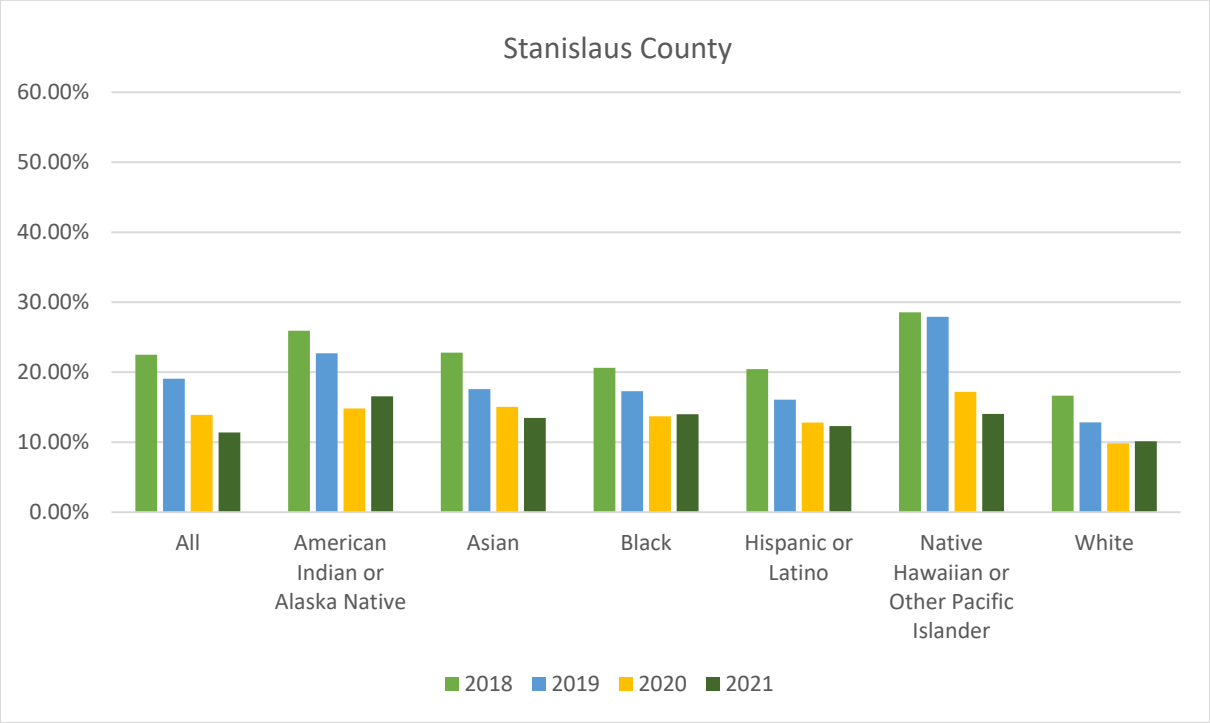
Based on the identified disparities of lending patterns for residents of color and a history of discriminatory lending practices, the 2020-2025 AI recommended further fair lending investigations/testing into the disparities identified through the HMDA data analysis. More generally, it recommended that jurisdictions like Turlock may prefer lending institutions with a Community Reinvestment Act (CRA) rating of "Outstanding" and may exclude those with a rating of "Needs to Improve" or "Substantial Noncompliance" according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC). The AI also recommended Turlock and other jurisdictions to strengthen partnerships with lenders to discuss lenders' community reinvestment goals, including home mortgages, home improvement loans, and community development investments to be made in low- and moderate-income neighborhoods in the Stanislaus Urban County and in the City of Turlock.

Chart D-1: HMDA Loan Denial Rates by Race/Ethnicity, Turlock



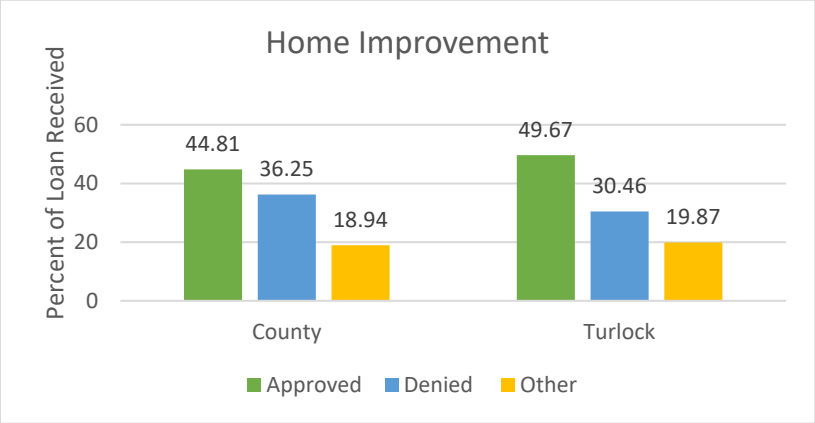
Source: Home Mortgage Disclosure Act Data, 2018-2021

Chart D-2: HMDA Loan Denial Rates by Race/Ethnicity, Stanislaus County



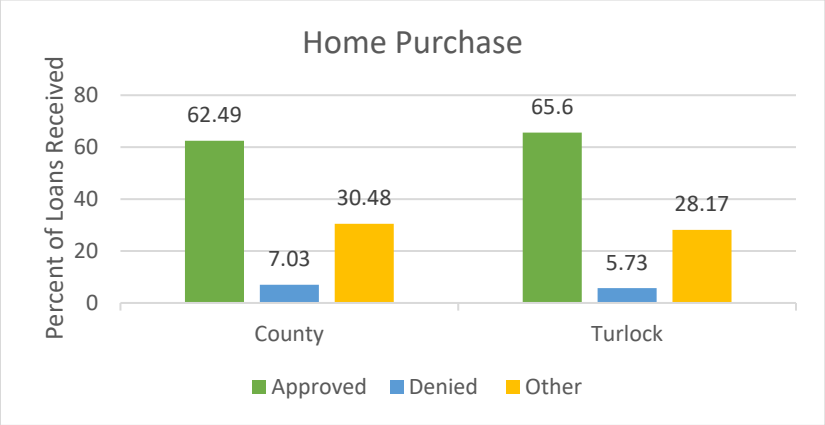
Source: Home Mortgage Disclosure Act Data, 2018-2021

Chart D-3: HMDA Home Improvement Loan Applications, 2021



Source: Home Mortgage Disclosure Act Data, 2021

Chart D-4: HMDA Home Purchase Loan Applications, 2021



Source: Home Mortgage Disclosure Act Data, 2021

BROKERAGE SERVICES

Real estate brokers or salespersons whose business is in Turlock may belong to one of several associations but most likely the Central Valley Association of Realtors (CVAR). Like all associations, CVAR has a Multiple Listing Service (MLS)—Paragon MLS—and is part of the NORCAL MLS Alliance, an MLS data integration project across the seven leading MLSs in Northern California. CCAR is bound by the Code of Ethics and Standards of Practice of the National Association of Realtors (NAR), which explicitly states in Article 10 that members shall not discriminate against any person based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. In addition to adopting the ethics standards set by the NAR, the state branch promotes its own diversity and inclusion programs, such as the Latino Initiative Voices in Action program, which provide educational materials for members on homeownership opportunities and fraud prevention.

PROPERTY MANAGEMENT

Project Sentinel identified the largest rental companies in Stanislaus County as Liberty Property Management, Cornerstone Property Management, Matel Realtors, Marshall Perty, GreenGate Property Management, and Stanislaus Property Management. Half of these companies belong to California Apartment Association (CAA), the country's largest trade association for rental property owners and managers. However, there are a substantial number of owners who rent out units without going through a

property management company, generally referred to as "mom and pop" landlords, or small, independent landlords. CAA reports that the majority of these small, independent landlords are not CAA members due to the time and cost to join, even though the actual benefits of joining may outweigh the costs when they run into issues. CAA also finds that most landlords who call the helpline are these small, independent owners. CAA encourages them to attend training and to utilize services as members.

CAA supports the spirit and intent of all local, State, and Federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. When signing up to become a member of the California Apartment Association, new members agree to abide by the following provisions of their Code of Ethics and Code of Equal Housing Opportunity. The Code of Equal Housing Opportunity reads as follows:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis;
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our resident's tenancy;
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

CAA provides members with tenant screening services, application forms, and other types of landlord tenant forms, which if used by CAA members provide legal procedures for processing rental applications and resolving tenant issues. Further, should landlords stay within these guidelines, they will likely avoid committing housing violations. CAA offers a landlord helpline where landlords can call and speak to an attorney about their responsibilities. Lastly, all members receive a fair housing flyer to post on-site at their properties which states that it is illegal to discriminate based on the protected classes. When CAA receives complaints about potential fair housing violations, the association provides tenants with information on their rights and then refers them to the California Department of Fair Employment and Housing to file a claim. The Executive Director of CAA's Central Valley branch stated that her experience has been that most tenant complaints are about non-CAA members. The director said that these non-CAA members are independent landlords with little training and are unaware of the laws. For this reason, CAA makes additional efforts to reach these smaller operations throughout outreach events and the landlord helpline. Considering there is a large proportion of property owners who are not CAA members, Turlock and other Stanislaus County jurisdictions that contract with Project Sentinel can collaborate on outreach, education, and training to small, independent landlords about fair housing topics and regulations. Respondents to a Housing Element survey conducted by Stanislaus County identified landlord-tenant counseling and education/information on tenant rights as the two services needed most in their communities.[7]

Although recent declines in the population of Turlock and other Stanislaus County communities may relieve the shortage of affordable housing in the short-term, Stanislaus County and its communities are projected to grow over the next 40 years, which means that the shortage of affordable housing can be expected to continue. Landlords have little incentive to rent units to applicants with vouchers, disabilities,

[7] Stanislaus County Draft 2023-2031 Housing Element, 2023. Available: https://www.stancounty.com/planning/pl/pdf/draft-2023-2031-housing-element.pdf

households with children, or other protected groups when they can find tenants able to afford to market rents. Programs that prioritize housing development for persons with disabilities, families with children, and those most at risk of homelessness, may be particularly effective.

D.2 Segregation and Integration

Patterns of segregation within a community can be a result of public or private actions, whether intentional or unintentional, that affect where different racial and ethnic groups and individuals in other protected classes live. Racial and ethnic characteristics are probably the most common and well-known basis for housing discrimination, but segregation may also be based on disability, familial status, and the level and source of household income. This section explores patterns and trends of segregation based on race and ethnicity, disability, familial status, and income level in the City of Turlock and the surrounding region. These groups are not mutually exclusive, and there may be considerable overlap across each protected class. Historically throughout the U.S., including in California and Stanislaus County, restrictive and exclusionary zoning practices have contributed to racial and economic segregation.

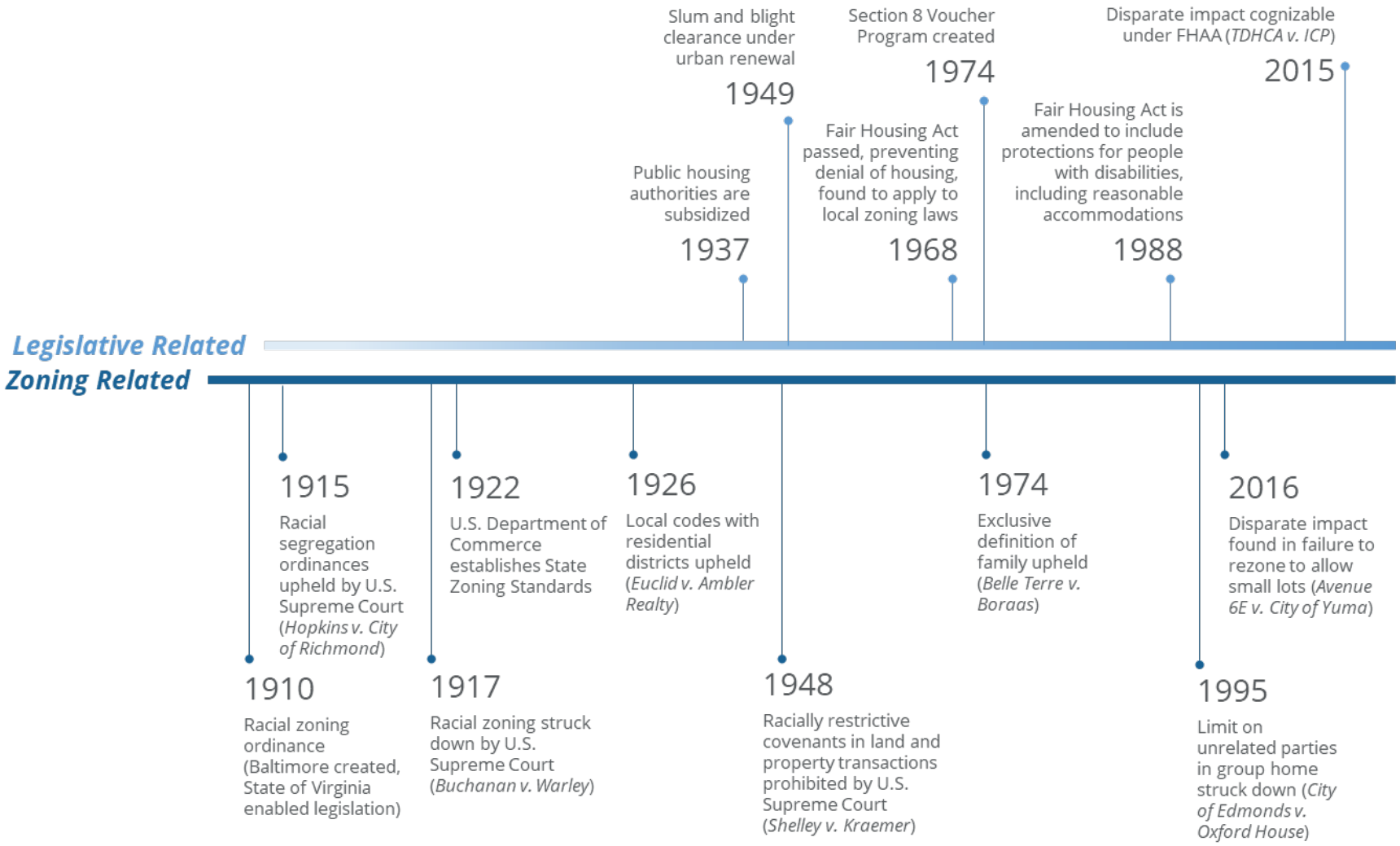
After the Civil War, John W. Mitchell, a wealthy land speculator, bought 100,000 acres where Turlock is now located, that were used for large herds of cattle and sheep as well as growing wheat. By the early part of the 20th century, Turlock had become the heart of a major agricultural area, which stands true today. Japanese immigrants from rural farming and fishing areas arrived in California to fill a labor shortage created by the 1882 Chinese Exclusion Act, which prohibited Chinese immigration to the U.S. California lawmakers soon passed racist ordinances targeting *issei* (first-generation) farmers: the California Alien Land Law of 1913 barred Asian immigrants from owning agricultural land or signing leases longer than three years. Newly arrived Japanese had few employment opportunities, but they were able to find jobs as agricultural workers. See Chart D-5 for a more detailed timeline of segregation's history in relation to fair housing practices.

Due to resentment toward Chinese and Japanese immigrants, especially from jobless White residents, many of whom had moved to California from the Dust Bowl, a series of severe dust storms swept across the mid-west states of Oklahoma, Arkansas, Kansas, and Texas during the 1930s, growers began recruiting Blacks from the south. Blacks continued to move to the area after Japanese residents were moved into internment camps. Turlock was the site of one of several temporary detention camps established during the first phase of the mass incarceration of 97,785 Californians of Japanese ancestry during World War II. The so-called Turlock Assembly Center was located at the Stanislaus County Fairgrounds from April 30 to Aug. 12, 1942.[8] At the height of its population, 3,692 people lived in barracks constructed on the fairgrounds.[9] The Stanislaus County Fairgrounds is now located in central Turlock, in Tract 38.04 where it and surrounding tracts are deemed racially integrated, as shown on Map D-1. Due to a boom in population attributed to the expansion of State Route 99 in the 1970s, Turlock grew west to meet the freeway's north-south path. This area is also where most of the city's low-medium segregation tracts are located, as well as the City's only High Segregation and Poverty tract (see discussion in Section D.3 and Map D-1 below).

[8] California Historical Landmarks in Stanislaus County, Temporary Detention Camps for Japanese Americans – Turlock Assembly Center. Available: https://noehill.com/stanislaus/cal0934.asp

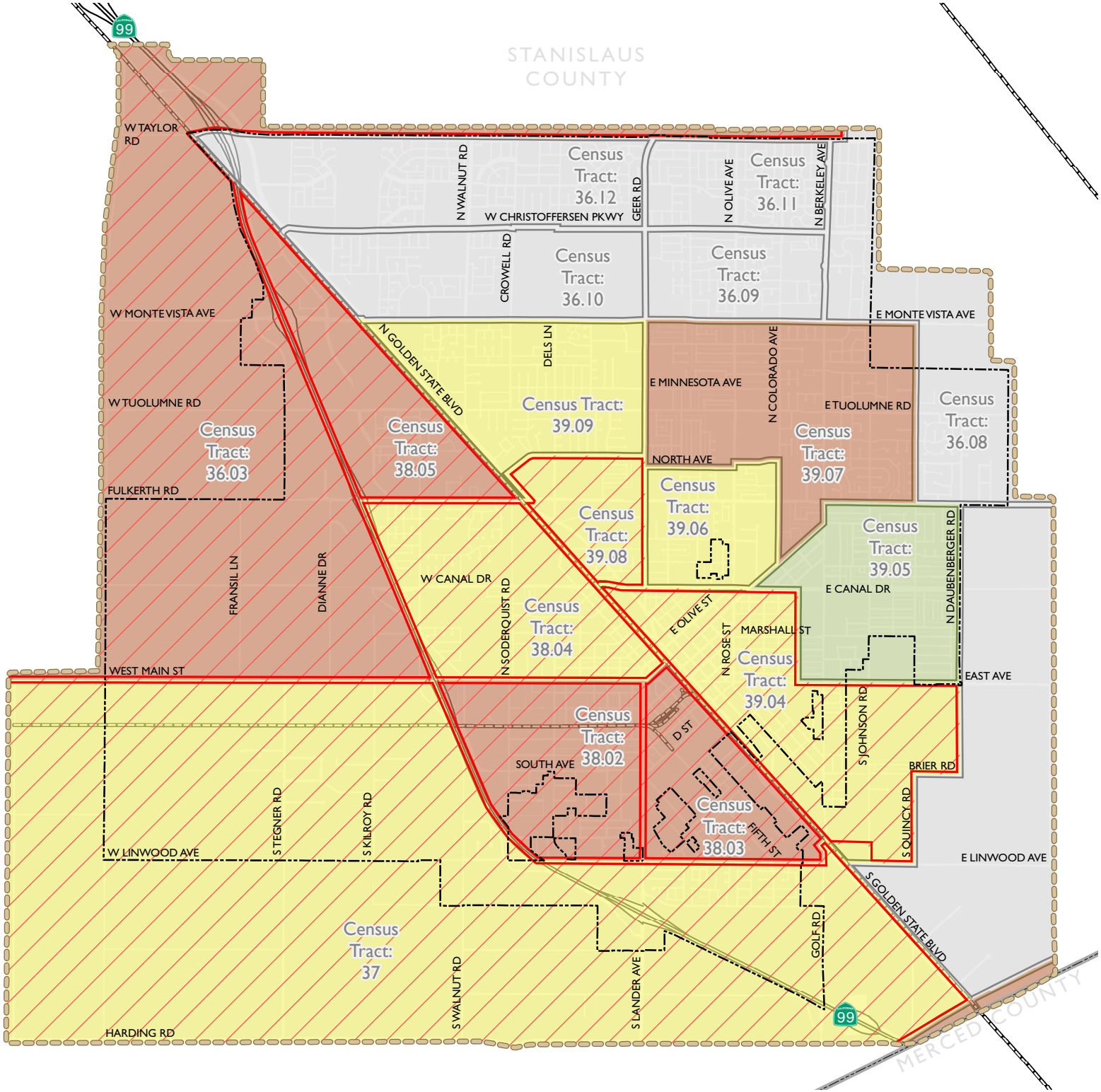
[9] Turlock Journal, 2009. Turlock Japanese American assembly center to be memorialized. Available: https://www.turlockjournal.com/news/local/turlock-japanese-american-assembly-center-to-be-memorialized/

Chart D-5: Timeline of Segregation Policies in the United States



Map D-1

Turlock Neighborhood Segregation



- SB 535 Disadvantaged Community
- Racially Integrated
- Low-Medium Segregation
- High White Segregation
- No Data Applicable to 2021 Census Tract Boundary

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: CalEPA, 2022; HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

During World War II, many Black and White agricultural workers moved to California's urban areas to fill jobs in the defense industry and other employment sectors. Additionally in this same timeframe the federal government initiated the Bracero program to attract workers from Mexico to help address a shortage of farmworkers. After the program ended in 1964, Mexican farmworkers continued to come to the Central Valley for agricultural work. Non-Hispanic Whites remain the largest racial group in Turlock and Stanislaus County, but Hispanics are now the second largest ethnic group comprising about 48 percent of the countywide population.

In addition to these ethnic groups, the southern part of Turlock has been known historically as "Little Urmia" because of the immigration of Assyrians in the early 20th century. Early Assyrian settlers began to arrive in the United States during the last part of the 19th century and came mainly from northwestern Iran (Urmia region) as early as 1910 but the migration increased due to the genocide committed against them before, during and after World War I by the Turks, Kurds, and Moslem Persians. By 1915, when the total population of Turlock was about 1,500, there were ten Assyrian families living in Turlock. By 1921, the Assyrian community had grown to become known as "little Urmia." According to the 2020 US Census, 5.8 percent of Turlock residents reported that they had Assyrian ancestry, most located in southern Turlock in racially integrated Tract 37.

Historic segregation patterns in Turlock may be a factor that continues to affect the disparate characteristics of neighborhoods. Map D-1 shows neighborhood segregation in Turlock. The most racially integrated areas of Turlock today include Tract 38.04, where former internment camps were located, and Tract 37, where Assyrian settlers immigrated and settled. By contrast, Tract 39.05 in Turlock is classified as high White segregation, which can be traced back to the early immigration of White residents in central, east Turlock. Turlock has one census tract that meets the criteria for designation as High Segregation and Poverty tract, Tract 38.02. As discussed in Section D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence, the population of this tract is predominantly Hispanic and has seen a decrease in non-Hispanic White residents that reflects Turlock's overall demographic changes.

Additionally, the most racially integrated areas of Turlock today are Census tracts designated by the State as Disadvantaged Communities (DACs), or low-income areas disproportionately affected by environmental pollution and other hazards that can lead to negative health effects. According to City Housing Division staff, these areas are more integrated compared to other areas in Turlock due to the affordability, age of housing units, and mix of uses. As buildings age and initial construction costs are paid off, they may become less desirable due to wear and tear, which can contribute to lower prices, allowing all races opportunity to access housing. Additionally, City staff noted homeowners in these integrated areas may rent out their housing units or rooms at a lower price than market-rate, thus making housing more affordable in these areas compared to others. Lastly, integrated areas in Turlock are composed of a mix of residential, industrial, and commercial uses, making these areas less desirable than single-family neighborhood, thus allowing them to be more affordable for all races.

Racially/Ethnically Concentrated Areas of Affluence (RCAAs) census tracts are located along the very eastern edge of the city (Tract 39.05), while one RCAA is located outside the city to the east (Tract 36.08). The RCAA tract in Turlock is 71.6 percent White (Hispanic or Latino) and has 79.6 percent of units occupied by owners, and 98.2 percent of homes are single family dwellings (the highest percent in all Turlock tracts). Further detail about these RCAA is included in Section D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence.

CHANGE IN PATTERNS OVER TIME

Turlock's racial and ethnic patterns of segregation need to be understood in the context of changing regional and local demographics. As shown in Table D-1, the population of Turlock increased by 2.7 percent between 2010 and 2020. Non-Hispanic White residents are still the largest population but have decreased by 12.8 percent and is only slightly larger than the Hispanic or Latino residents of any race, which grew by 15.4 percent between 2010 and 2020. The City's non-Hispanic or Latino Asian and non-Hispanic or Latino Black populations each increased by around a third. The non-Hispanic or Latino Other Race or Multiple Races population had the largest increase, increasing by two-thirds. The non-Hispanic or Latino American Indian/Alaska Native and non-Hispanic or Latino Native Hawaiian/Pacific Islander populations changed marginally, increasing by 0.25 percent and decreasing by 2.1 percent, respectively. These patterns directionally resemble the County's diversity, which saw increases in non-Hispanic or Latino Black, non-Hispanic or Latino Asian, and non-Hispanic or Latino Other Race or Multiple Races populations and Hispanic or Latino populations; a decrease in non-Hispanic or Latino White population; and marginal changes in non-Hispanic or Latino American Indian/Alaska Native and non-Hispanic or Latino Native Hawaiian/Pacific Islander populations.[10] However, the City saw greater change in magnitude among each racial and ethnic group. This growth in the Hispanic, non-Hispanic or Latino Black, and non-Hispanic or Latino Other Race or Multiple Races population could be reflecting the trend in the movement of Black and Latino households from the Bay Area to San Joaquin and Stanislaus Counties in search of more affordable housing.[11]

Despite the diversity of the County, the population is unevenly distributed geographically by race/ethnicity. In Turlock, Salida, and Modesto, between 36 to 49 percent of the population is non-Hispanic White. The three CCDs with the highest concentrations of non-Hispanic White people are Hughson, Oakdale, and Waterford, which are adjacent to each other in the eastern end of the county. Westport, Newman, and Patterson, adjacent to one another in the western part of the county, have the lowest non-Hispanic White population percentages, and are adjacent to each other on the western side of the county.

In the Turlock (including Ceres), Salida, and Modesto CCDs, in the center of the county, the White population ranges from 36.60 percent to 48.90 in the Turlock subdivision. In 2020, Stanislaus County had the highest percent of non-Hispanic White residents among the eight counties in the greater San Joaquin Valley region and Merced County, just south of Stanislaus County, had the lowest percent among the eight counties in the greater San Joaquin Valley region.

The State approved legislation in 2021 that requires counties to establish a program to redact racial covenants that barred Black, Chinese, Japanese and other racial or ethnic groups from owning or occupying homes in certain areas of the county. Although such restrictions have been illegal and unenforceable for more than half a century, they remain in many property documents as a review of covenants in Modesto showed. Government Code Section 12956.2 requires counties to identify and redact such covenants that remain in records. Stanislaus County is hiring a vendor to meet this requirement, but has published a form

[10] California Department of Finance, Table P-2D, County Population by Total Hispanic and Non-Hispanic Race (2010-2060). https://dof.ca.gov/forecasting/demographics/projections/

[11] Terner Center for Housing Innovation. 2018. "Disparity in Departure: Who Leaves the Bay Area and Where Do They Go?" https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Disparity_in_Departure.pdf

that allows property owners and other parties to undertake the process for individual properties in the meantime.[12, 13]

Table D-1 displays the population dynamics within census tracts by race and ethnicity between 2010 and 2020. Change in non-Hispanic or Latino American Indian/Alaska Native populations and non-Hispanic or Latino Native Hawaiian/Pacific Islander populations within census tracts did not have a predominant trend and are quite mixed. Non-Hispanic or Latino Asian populations increased within all but two tracts, with the highest increase (252.6 percent) in Tract 39.08, a Low Resource area by California Tax Credit Allocation Committee (TCAC) measures. Non-Hispanic or Latino Black populations increased within all but two tracts, with a larger decline in Tract 39.05, a tract considered to be High Resource and a Racially Concentrated Area of Affluence. The largest increase of Non-Hispanic or Latino Black residents within tracts were Tracts 36.03 and 38.03, both Moderate Resource areas designated as Disadvantaged Communities. Non-Hispanic or Latino Other Race or Multiple Races increased within every tract. The largest increases (between 134.4 and 137.2 percent) were in Tracts 39.04 and 39.05, both of which are High Resource. By contrast, Non-Hispanic or Latino White populations consistently decreased within each tract between 6.3 and 19.4 percent, with the exception of Tract 38.05, which saw no change. The Hispanic or Latino population of any race increased within all tracts between 2010 and 2020, except for Tract 36.08 and a small decrease in Tract 38.02. All tracts in Turlock saw population increases except for Tract 36.08 at a 19.3 percent decrease and Tract 38.02's small decrease of 2.3 percent. Information on TCAC resource areas is explained further in Section D.4 Disparities in Access to Opportunity.

PERSONS WITH DISABILITIES

Persons with disabilities may face discriminatory housing practices based on their disability, including the lack of accessible dwellings and refusal by housing providers to offer reasonable accommodations. Data shows that from a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. A disabled person with a mobility limitation requires housing that is physically accessible.

[12] The Modesto Bee, 2023. "Stanislaus County to search for records revealing white-only neighborhoods and racism." Available: https://www.modbee.com/news/local/article273097685.html

[13] Stanislaus County, 2022. "Stanislaus County Clerk-Recorder's Office Restrictive Covenant Modification Program Implementation Plan". Available: https://www.stancounty.com/clerkrecorder/pdf/restrictive-modification-program.pdf

Table D-1: Population Change by Race/Ethnicity within Turlock Census Tracts, 2010-2020

	American Indian/Alaska Native (NH)			*Asian (NH)*			*Black (NH)*			*Native Hawaiian/Pacific Islander (NH)*			*Other Race, Multiple Races (NH)*			*White (NH)*			*Hispanic or Latino (any race)*			***Total***		
Tract	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change	2010	2020	Percent change
36.03	13	13	0.0%	30	21	-30%	4	9	125.0%	1	3	200.0%	70	135	92.9%	2,188	2,050	-6.3%	1,646	1,781	8.2%	3,952	4,012	**1.5%**
36.04 in 2010, 36.08 in 2020)	48	27	-43.8%	234	328	40.2%	31	34	9.7%	6	7	16.7%	181	353	95.0%	5,274	3,883	-26.4%	2,318	1,898	-18.1%	8,092	6,530	**-19.3%**
36.09 (Part of 2010 Tract 36.05)	34	13	23.5%	647	372	25.8%	158	50	-1.3%	46	15	-21.7%	327	199	23.9%	4,744	2,026	-10.5%	2,051	1,018	37.5%	8,007	3,693	**6.4%**
36.10 (Part of 2010 Tract 36.05. See 36.09 for 2010 data)	-	29		-	442		-	106		-	21		-	206		-	2,219		-	1,803		-	4,826	
36.11 (Part of 2010 Tract 36.06)	41	16	-12.2%	1,262	636	40.0%	183	76	35.0%	41	11	-7.3%	376	193	62.8%	6,019	2,140	-8.8%	2,916	1,100	12.8%	10,838	4,172	**5.9%**
36.12 (Part of 2010 Tract 36.06. See 36.11 for 2010 data)	-	20		-	1,131		-	171		-	27		-	419		-	3,347		-	2,188		-	7,303	
37	33	35	6.1%	242	253	4.5%	37	64	73.0%	24	39	62.5%	119	138	16.0%	1,862	1,664	-10.6%	2,476	2,803	13.2%	4,796	4,996	**4.2%**
38.02	30	33	10.0%	96	158	64.6%	66	97	47.0%	8	6	-25.0%	79	127	60.8%	1,223	1,069	-12.6%	4,358	4,234	-2.8%	5,860	5,724	**-2.3%**
38.03	7	6	-14.3%	243	197	-18.9%	22	50	127.3%	21	10	-52.4%	58	69	19.0%	723	630	-12.9%	1,930	2,083	7.9%	3,004	3,045	**1.4%**
38.04	50	54	8.0%	215	210	-0.02%	85	114	34.1%	27	22	-18.5%	147	205	39.5%	2,577	2,076	-19.4%	3,349	4,145	23.8%	6,450	6,826	**5.8%**
38.05	14	10	-28.6%	218	441	102.3%	31	51	64.5%	19	20	5.3%	85	164	92.9%	1,194	1,194	0.0%	1,106	1,207	9.1%	2,667	3,087	**15.7%**
39.04	19	13	-31.6%	55	124	125.4%	44	61	38.6%	20	22	10.0%	94	223	137.2%	2,384	2,099	-12.0%	1,758	2,190	24.6%	4,374	4,732	**8.2%**
39.05	18	22	22.2%	53	60	13.2%	24	13	-45.8%	4	6	50.0%	93	218	134.4%	3,065	2,688	-12.3%	614	933	52.0%	3,871	3,940	**17.8%**
39.06	28	34	21.4%	124	251	102.4%	162	197	17.8%	28	15	-46.4%	151	249	64.9%	2,339	1,895	-19.0%	2,048	2,488	21.5%	4,880	5,129	**5.1%**
39.07	21	34	61.9%	251	307	22.3%	91	122	34.1%	15	7	-53.3%	224	362	61.6%	5,658	4,999	-11.6%	1,200	1,735	44.6%	7,460	7,566	**1.4%**
39.08	7	10	42.9%	57	201	252.6%	39	80	105.1%	3	14	366.7%	95	145	52.6%	1,133	955	-15.7%	892	1,044	17.0%	2,226	2,449	**10.0%**
39.09	34	29	-14.7%	164	269	64.0%	88	125	42.0%	27	39	44.4%	223	370	65.9%	3,573	3,414	-9.0%	1,691	2,379	40.7%	5,980	6,625	**10.8%**
Total	397	398	**0.25%**	3,891	5,401	**38.8%**	1,065	1,420	**33.3%**	290	284	**-2.1%**	2,322	3,775	**62.6%**	43,956	38,348	**-12.8%**	30,353	35,029	**15.4%**	82,457	84,655	**2.7%**

I. NH refers to non-Hispanic or Latino.

II. Percent change for tracts with boundary changes was calculated by combining the 2020 values of the singular 2010 tract, subtracting the combined values from the 2010 value, and dividing by the 2010 value.

Source: U.S. Census Bureau Decennial Census, Table P-9 Hispanic or Latino, and not Hispanic or Latino by Race (2010-2020)

During the last planning period, the City of Turlock approved two requests for deviations from development standards for reasonable accommodations through building permits when the improvements require a building permit. Exceeding the allowable hardscaped area of a front yard is one example of a development standard that was allowed to be deviated from to accommodate an accessible ramp in the front yard of a home. No requests for reasonable accommodation have been denied in Turlock during the last planning period. Housing staff at the City details Turlock city staff provides resources such as brochures and web materials to those in need. City staff also makes an effort to go to older adults and people with disabilities who cannot come to City Hall for information. City staff also mentioned Legacy Health Endowment, a nonprofit foundation serving in Stanislaus and Merced Counties, that is dedicated to improving residents' health by funding and supporting healthcare services and wellness education.[14] It makes its resources directly available to the community through patient-centered programs, such as affordable generic medicine via its $2 Medication Program, nursing scholarships, mental health initiatives, and online grant applications and resources. Staff noted that Legacy Health Endowment are actively involved within the Turlock community and have found older adults and people with disabilities greatly benefit from their services.

According to 2021 ACS five-year estimates, 7,576 persons (10.5 percent of the non-institutionalized population) in Turlock had a disability. This proportion is slightly lower than Stanislaus County (12.2 percent) and Modesto (13.7 percent). The most common disabilities in the city are ambulatory (28.0 percent of people with disabilities), independent living difficulty (21.6 percent) and hearing difficulty (12.4 percent). As shown in Map D-2, the northern and eastern portions of the city fewer than ten percent of the population has disabilities while in the rest of Turlock, at least 10 to 20 percent of residents are disabled. There is one Turlock census tract, Tract 39.08 in the center of Turlock, in which persons with disabilities exceed 20 percent of the total tract's population, which is the threshold HCD typically uses as an indicator of overconcentration. Further, group homes and licensed adult residential care facilities are located throughout the city, with concentrations in the northern and southern portions of Turlock as shown in Map D-3. There are 17 licensed residential care facilities within Turlock: two adult day programs and 15 adult residential facilities. There is a cluster of facilities in southern Turlock comprised of four separate structures operating as the Paulson Community for developmentally disabled ambulatory adults, intentionally designed to create a welcoming, neighborhood–like atmosphere. Other residential care facilities are found in central Turlock near the Emanuel Medical Center. People with disabilities have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. People with disabilities may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and, possibly, architectural services to design features to allow those with disabilities to live independently. During the consultation process conducted as part of the HOME-ARP Allocation Plan, the Turlock/Stanislaus HOME Consortium in 2022, service providers reported that individual with disabilities may find affordable housing in smaller cities or rural areas, but these areas are frequently not accessible for a person's disability (e.g., wheelchair inaccessible) or are far from needed medical care, healthy food, or transportation.[15]

FAMILIAL STATUS

Familial status, and particularly discrimination against families with children, may be another basis for discriminatory housing practices. Such discrimination can limit the choices of where families can live and

[14] Legacy Health Endowment, 2025. About LHE. Available: https://legacyhealthendowment.org/about-lhe/
[15] Turlock/Stanislaus County HOME Consortium, pp. 9-10.

lead to geographic concentrations within a community. Statistically, female-headed households with children are more likely to be targets of discrimination than other families with households because of their lower income or source of income. Within Turlock, as indicated in Table D-2, most children under 18 years live in married-couple households. About 23 percent of children live in female-headed households with no spouse present compared with 10 percent of children live in male householder, no spouse present households. Female-headed households represented about 10.3 percent of owner-occupied households and 19.3 percent of renter-occupied households. Female-headed households are as common in Turlock as they are in Stanislaus County, as the County has 22 percent female-headed households and 68 percent married-couple households. For female-headed households in Turlock, City staff shared they typically have two to three children and are a predominant group seeking housing assistance, though specific age demographics weren't collected. In Modesto, the other urban center in the County, households with children under 18 are 24.9 percent female-headed households and 65.4 percent married-couple households.

Housing Division staff directs female-headed households to resources from a couple of local organizations such as Healthy Alternatives to Violent Environments (HAVEN), United Samaritans, local churches, and school districts. HAVEN has a collaborative relationship with the City of Turlock to secure office space to bring services closer to home for residents living in the southern portion of Stanislaus County.[16] HAVEN offers supportive services for survivors of domestic violence, sexual assault, and human trafficking. HAVEN provides an emergency shelter for survivors and children, with food, clothing, and a place to sleep, as well as case management/crisis intervention services, and support groups. United Samaritans Foundation offers emergency food boxes and mobile lunch programs for those in need. Turlock Gospel Mission Day Center offers clothing and hygiene supplies, while the Turlock Unified School District operates a Family Resource Center (FRC) where families can receive resources, programs, and services based on the needs and interests of our diverse families. Support at the FRC is specialized to support foster youth, students experiencing homelessness, and refugees/newcomers. City staff is versed in resources available in Turlock and can point special needs groups to a direction that suits their needs.

Table D-2: Children Under 18 Years in Turlock Households, 2022

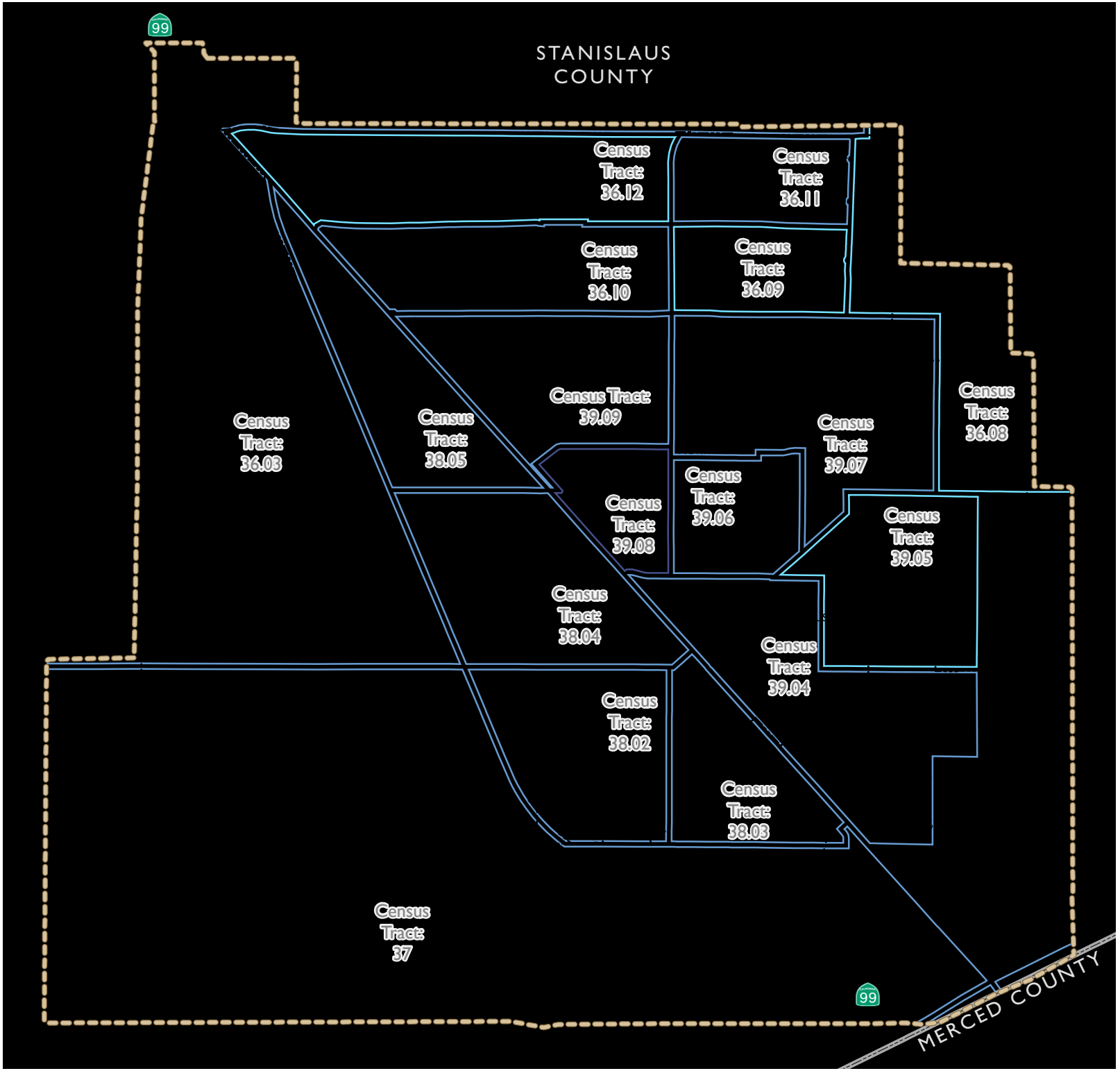
Household type	*Number*	*Percent*
Married couple	12,588	66%
Male Householder, No Spouse Present	1,920	10%
Female Householder, No Spouse Present	4,353	23%
Total	18,978	100.0%

Source: U.S. Census Bureau, 2022 ACS Five-Year Estimates (Table S0901)

[16] HAVEN, 2025. Turlock Office. Available: https://www.havenstan.org/turlock-office

Map D-2

Persons with Disabilities



Percent of Population with a Disability (ACS, 2017-2021) - Tract

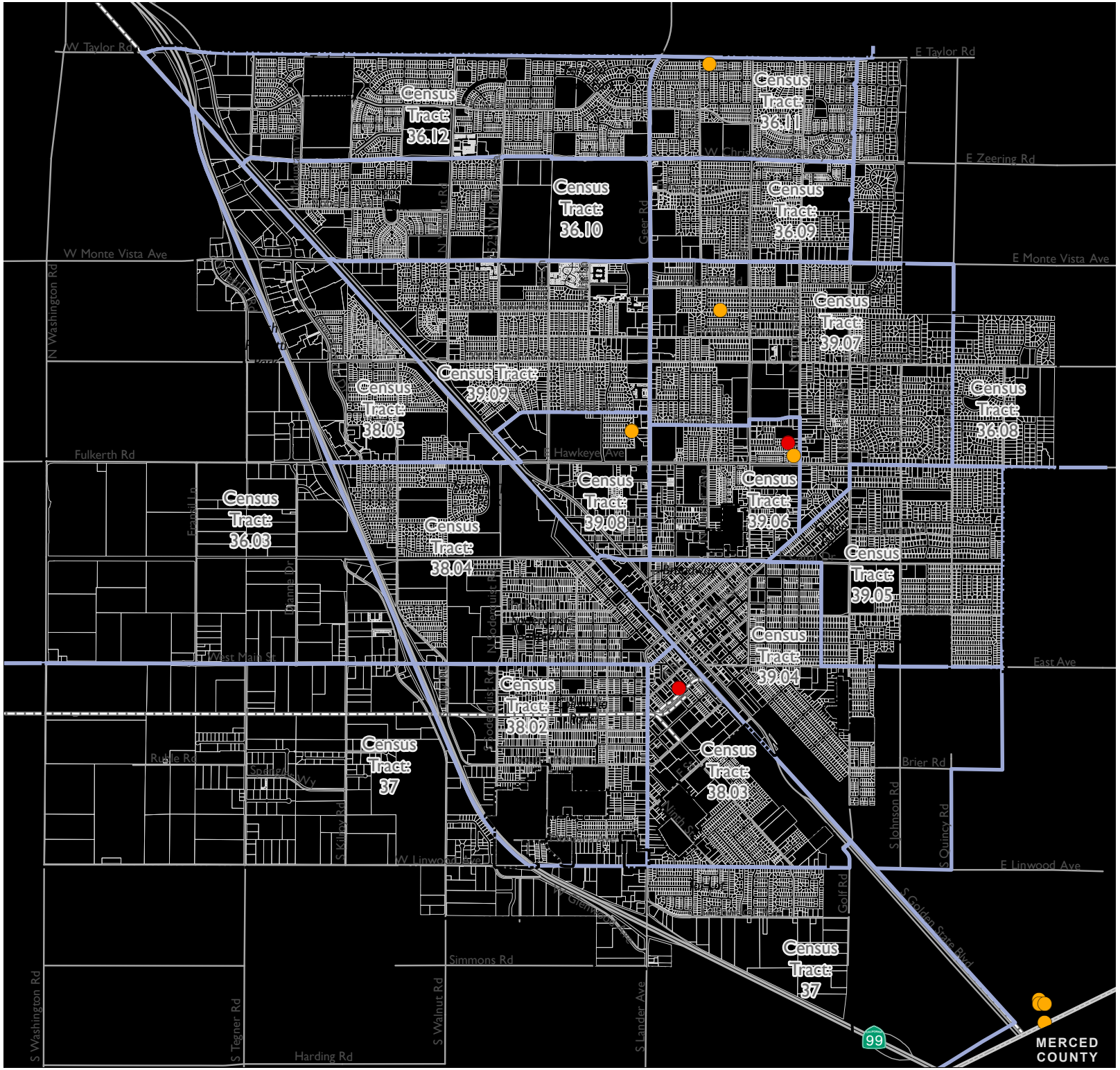
- < 10%
- 10% - 20%
- 20% - 30%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; American Community Survey (ACS) (2017-2021); City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-3

Residential Care Facilities in Turlock

- Adult Day Program
- Adult Residential
- Census Tracts
- City Limit
- County
- Freeway
- Major Road
- Railroad

0 ¼ ½ 1 Miles

Source: California Department of Social Services, 2025; City of Turlock, 2024; Dyett & Bhatia, 2024

Map D-4 and Map D-5 show the percentage of children in each census tract that live in different types of family households and indicate there are some patterns of geographic concentration in Turlock based on familial status. For instance, Map D-4 shows a lower comparative share of children living in female-headed households outside of the city's center and a higher concentration of female-headed households living in census tracts north and west of downtown (where more than 20 percent of households are female-households). Map D-5 shows a higher concentration of married-couple households having children in the northeast portions of Turlock, in Tracts 36.11, 36.09, and 36.08, while, married-couples with less percent of children and located in southern Turlock around tract 38.02. Higher concentrations of female-headed households living north and west of downtown is likely linked to housing affordability and proximity to resources, according to Housing Division staff. In tracts more removed from the center of the city, particularly those in east Turlock, 80 to 100 percent of households are married-couple households while 20 percent or less of households are female-headed. Childcare facilities are located throughout the city and are not drawn to a specific locational direction in Turlock as shown on Map D-6. However, there is a concentration of child care centers and day care centers in census tract 39.04, which is within close proximity to tract 39.06 that has the highest percentage of female-headed households. In Turlock, about 35.7 percent of female-headed households with children were under the poverty line, while only 13.1 percent of households without children were. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing due to their financial vulnerability. Affordable housing is not evenly distributed throughout Turlock and female-headed households are concentrated in lower resource areas. Greater access to affordable housing in areas outside the center of the city would aid in the integration of female-headed households. Outside of Turlock and Modesto, female-headed households are better integrated, but they are also less common, indicating that this may be a greater issue in the County's urban centers.

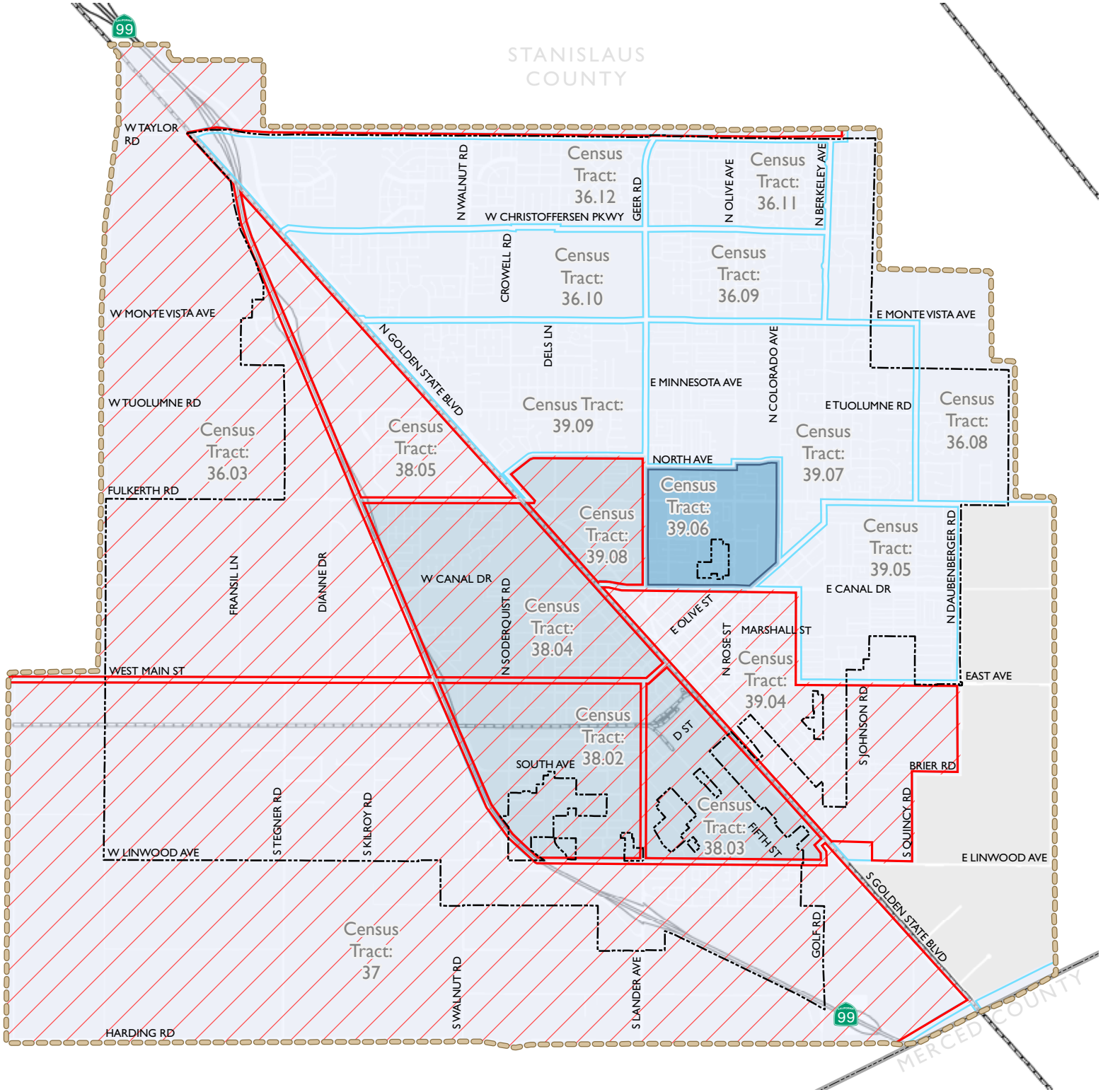
INCOME LEVEL

Geographic concentration by income, including concentration of poverty, is another type of segregation that may exist within a jurisdiction. The concentration of low- or moderate-income (LMI) individuals provides one method to gauge the extent of such segregation. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI – based on the HUD income definition of up to 80 percent area median income (AMI). Map D-7 provides the distribution of LMI block groups across Turlock; the central area of the City along South Golden State Boulevard, south of Fulkerth Road, and north of West Linwood Avenue is an LMI area, as well as the southeastern portions of the City, extending to the City limits and Merced County boundary. Higher concentrations of LMI households are located near central areas of Turlock due to older, more affordable housing located near services and transit in these areas, according to City staff.

Poverty rates and the concentration of poverty over time can provide an insight into the economic wellbeing of households and individuals in the region and in Turlock. As of 2020, both Turlock (15 percent) and Stanislaus County (13.5 percent) had a higher overall rate of poverty than the State (12.6 percent). Further, as shown on Table D-3, no race or ethnicity is significantly impacted more than another, as all races/ethnicities hover around 11 to 15 percent poverty rate. Overall, the rate of poverty for most ethnic groups is lower in Turlock than the County, though Hispanic/Latino and Two or More Races experience slightly higher rates of poverty. As shown in Map D-8, areas with higher percentage of poverty are located in central Turlock and west of Golden State Road, with one census Tract 39.08 exceeding 30 percent of population below poverty line. In 2020, between renter-occupied units and owner-occupied units, 19.6 percent of people below the poverty line owned where they lived, while 80.4 percent of people below the poverty line rented. Knowing which groups locally and regionally face the greatest economic challenges can inform targeted programs for financial literacy training and other fair housing programs.

Map D-4

Percent of Children in Female Headed Households



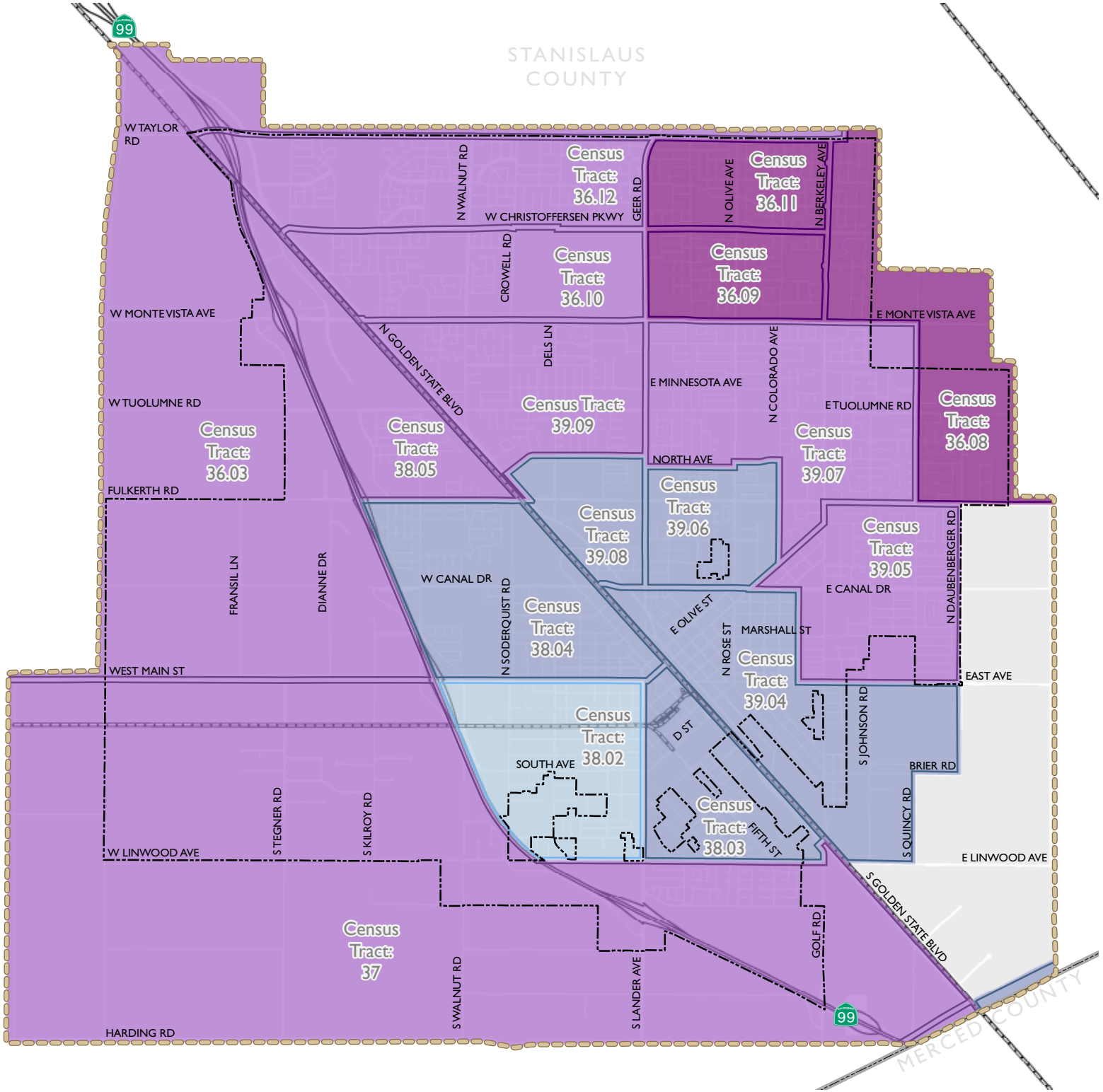
SB 535 Disadvantaged Community
Less than 20%
20% - 40%
40% - 60%

Study Area Boundary
City Limit & County Island
County
Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: CalEPA, 2022; HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-5

Percent of Children in Married-Couple Households

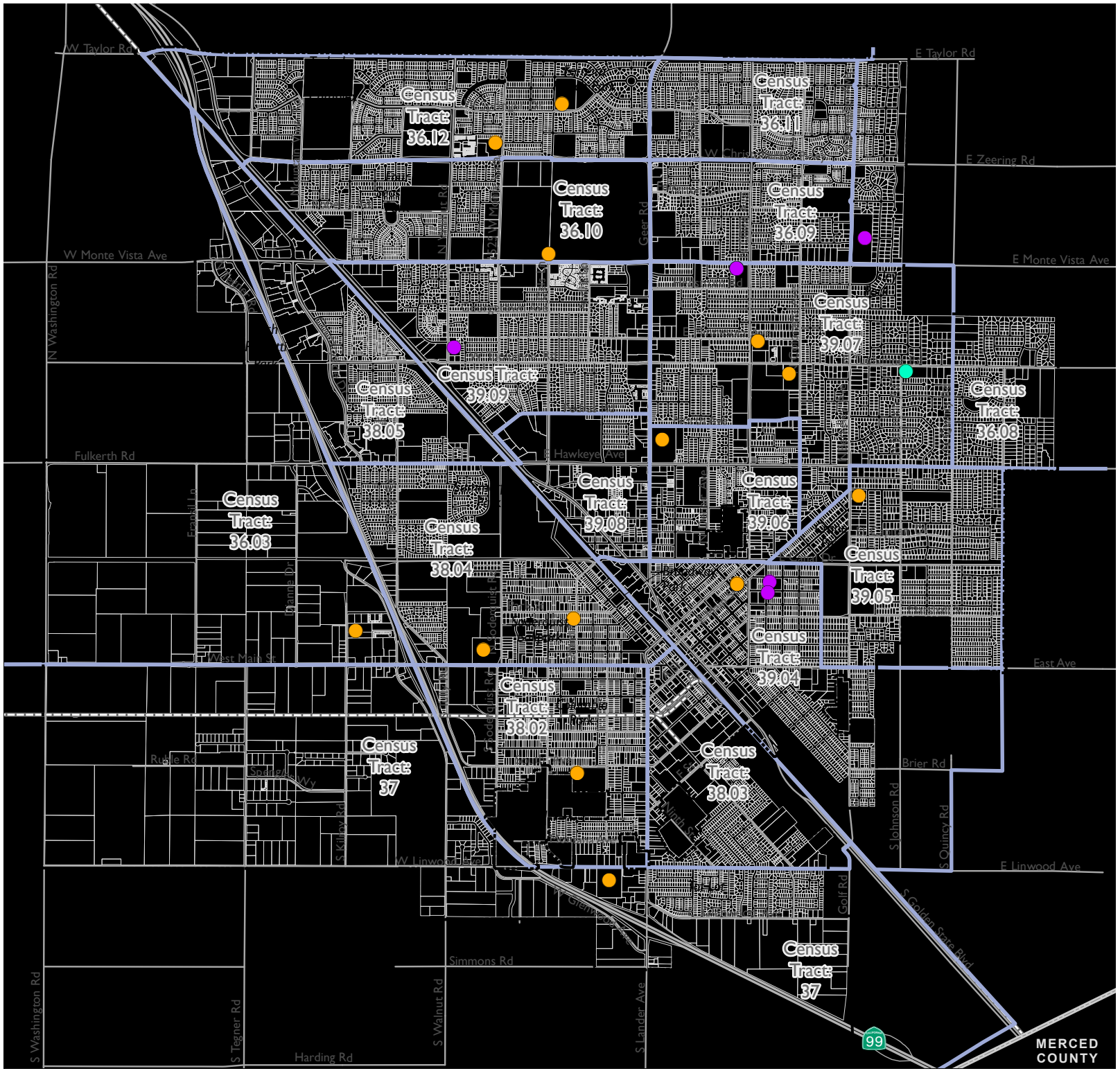
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-6

Childcare Facilities in Turlock

- Day Care Center
- Infant Center
- Single Licensed Child Care Center

- Census Tracts

- City Limit
- County

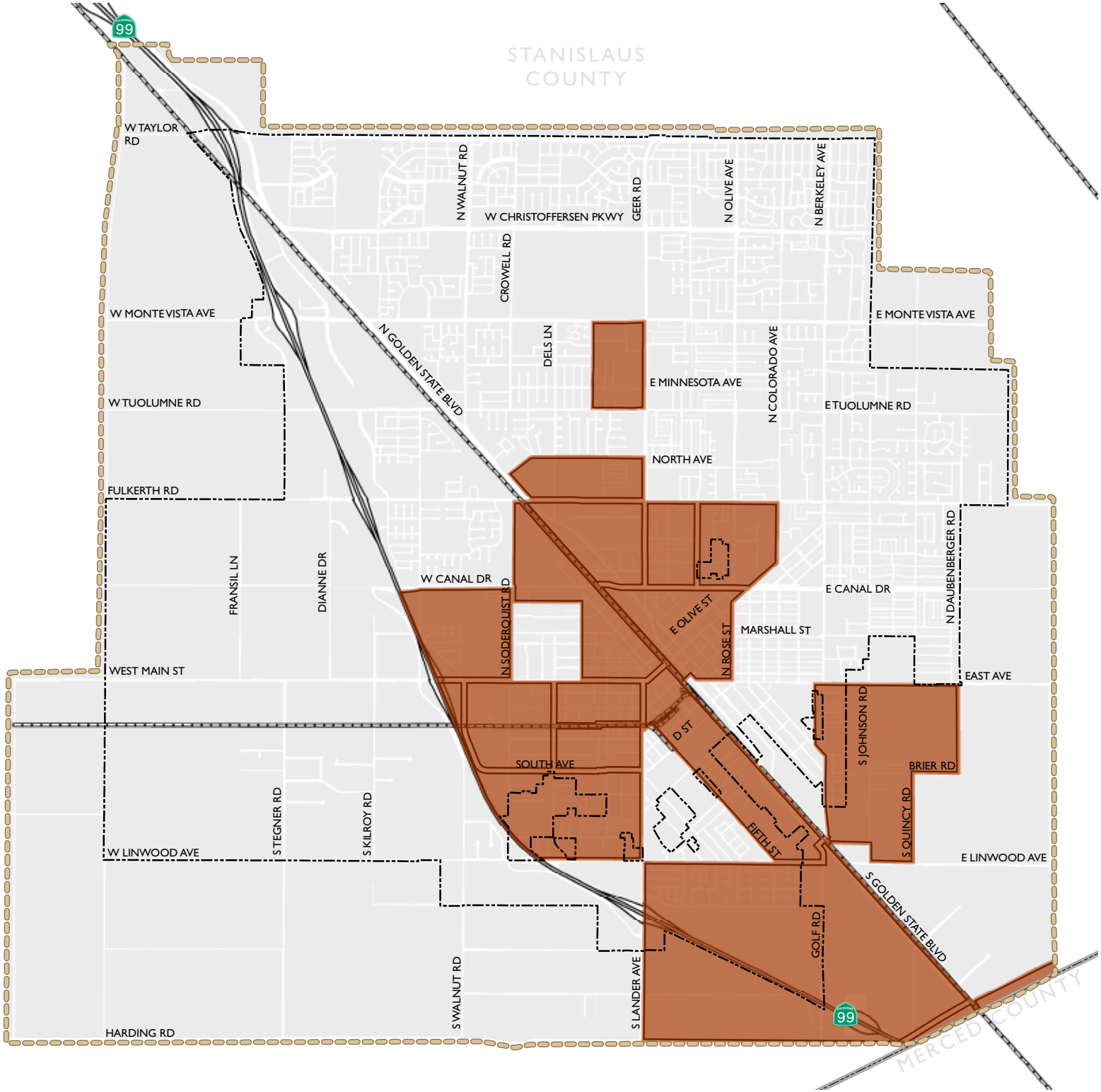
- Freeway
- Major Road
- Railroad

0 ¼ ½ 1 Miles

Source: California Department of Social Services, 2025; City of Turlock, 2024; Dyett & Bhatia, 2024

Map D-7

Low- to Moderate-Income Population, Block Group



Low to Moderate Income Population (HUD)

Block Groups with 51% or greater Low to Moderate Income Population

Study Area Boundary

City Limit & County Island

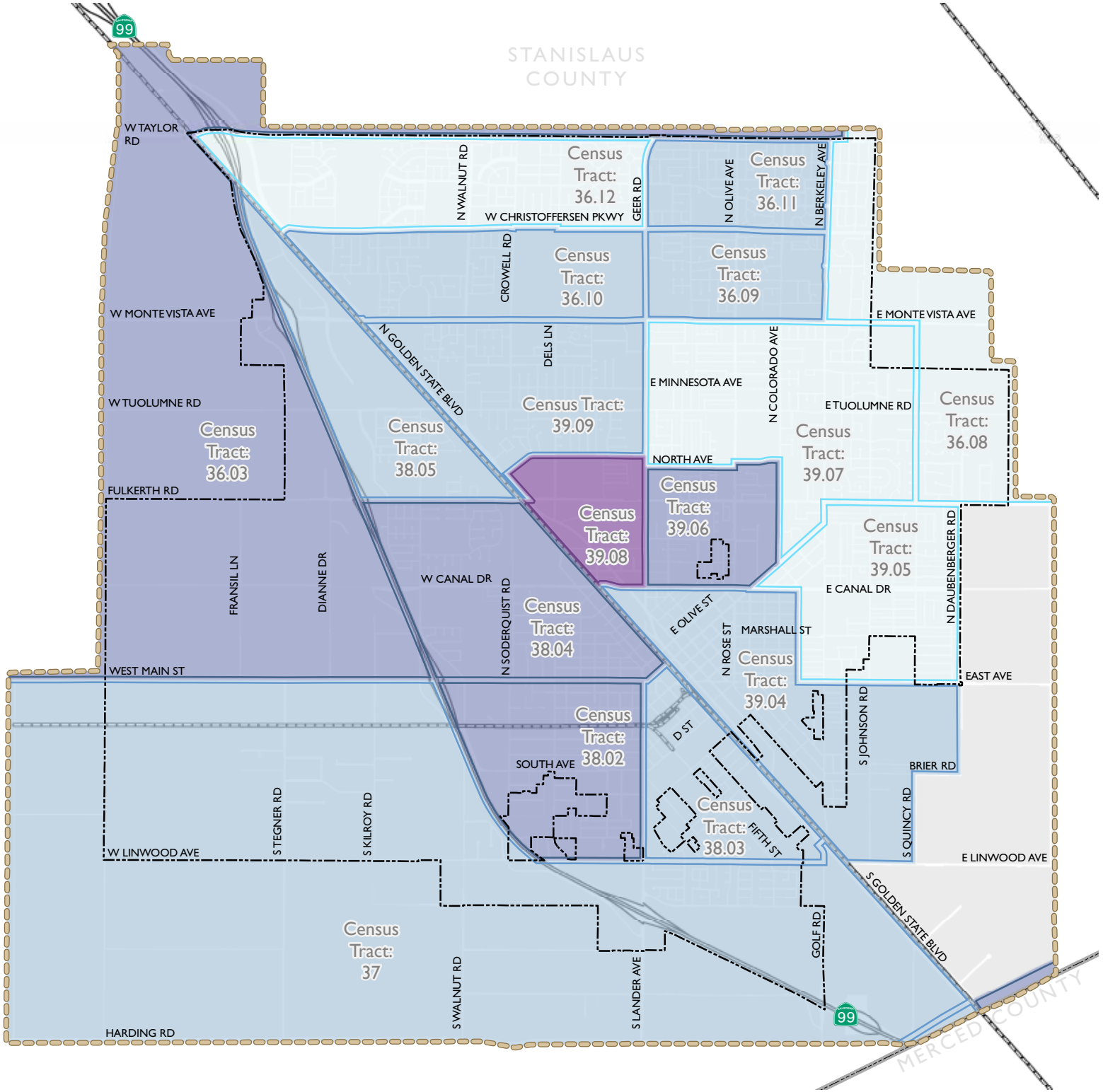
County

Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HUD, 2020; City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-8

Poverty Status (2019)

Percent of Population whose income in the past 12 months is below poverty level (2017-2021)

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: American Community Survey (ACS) (2017-2021); City of Turlock, 2021; Dyett & Bhatia, 2024

Table D-3: Poverty Status in the Past 12 Months by Race/Ethnicity, 2020

Race/Ethnicity	*Turlock*	*County*	*State*
White alone, not Hispanic or Latino	11.3%	11.2%	8.8%
Black alone	15.5%	19.3%	19.6%
American Indian and Alaska Native alone	13.9%	17.2%	18.4%
Asian alone	14.6%	17.5%	10.0%
Native Hawaiian and Other Pacific Islander alone	8.4%	12.1%	12.2%
Some other race alone	12.8%	12.8%	17.3%
Two or more races	13.8%	11.6%	11.7%
Hispanic or Latino origin (of any race)	15.3%	11.6%	16.2%

Source: U.S. Census Bureau, 2020 ACS 5-year estimates subject table (S1701)

Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. In Turlock, most lower-income households (those making less than 80 percent of AMI) are renters, while the majority of households making above 80 percent of AMI are homeowners. Multi-family residential is heavily concentrated in tracts along North and South Golden State Boulevard, while tracts located in the northeast portion of the City are majority single-family homes. Considering the disproportionate racial/ethnic share of renters in Turlock (see Table B-27 in the Appendix B: Housing Needs Assessment) and that majority of the people below the poverty line are renters, neighborhood stabilization and homeownership strategies are pivotal in alleviating these patterns to further fair housing within Turlock. Further, expanding the areas where multifamily residential is permitted can also alleviate the concentration of poverty and low-income areas in Turlock.

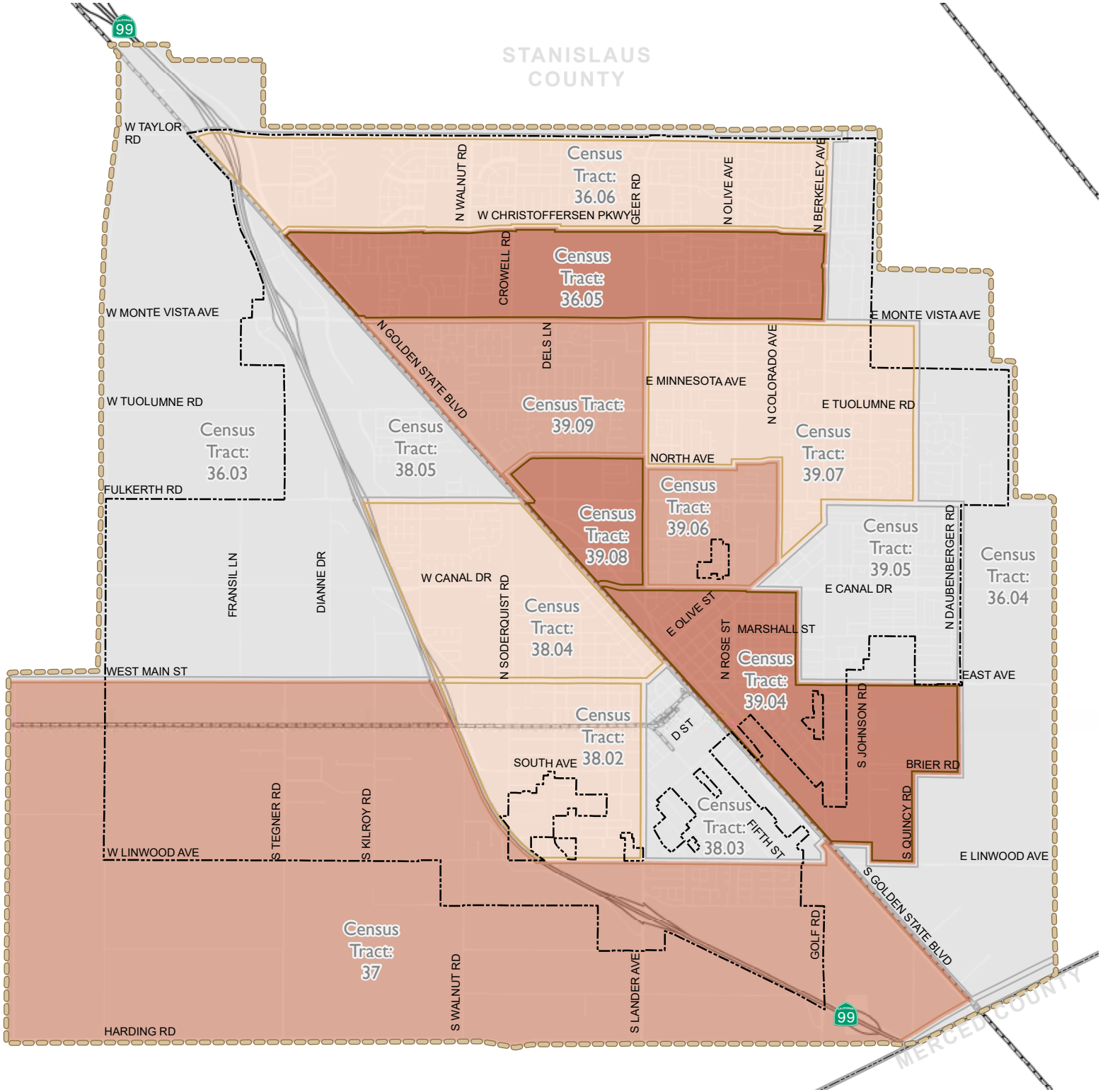
HOUSING CHOICE VOUCHERS

Housing Choice Vouchers (HCVs) allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned housing, where the choice of housing is put in the hands of the individual family. In Turlock, as seen in Map D-9, there is a concentration of Housing Choice Vouchers relative to low to moderate income population along South Golden State Road in Downtown and Geer Road. In total, there are three tracts in Turlock where 15 to 30 percent of renter occupied units use the HCVs; two of the tracts (39.08 and 39.04) overlap with block groups with 51 percent or greater of the population with low to moderate incomes, but otherwise there is little overlap between the location of HCVs and areas with lower incomes. City staff noted Stanislaus Regional Housing Authority issues over 3,000 vouchers, with rent limits based on HUD's Benefit Payment Standards. Recipients choose units based on family size, affordability, and proximity to services. City staff noted affordability was the primary concern for voucher recipients when selecting housing, rather than proximity to work. The tracts with over 15 percent of renter occupied housing units using HCVs are largely in areas determined by the Tax Credit Allocation Committee (TCAC) as Moderate Resource and High Resource; one tract, Tract 39.08, is located near Downtown within close proximity to shops, services, transit, and jobs. In Stanislaus County, Modesto is the other city with concentrations of HCV users, particularly in southwest and north Modesto. During the consultation process the Turlock/Stanislaus HOME Consortium conducted in 2022, service providers reported that potential renters find the application process daunting. Moreover, because of the shortage of affordable rental housing in Turlock and the County as a whole, landlords are able to discriminate based on voucher usage, along with other factors including protected class status.[17]

[17] Turlock/Stanislaus County HOME Consortium, pp. 9-10.

Map D-9

Housing Choice Vouchers



HCV Public Percent

- 0.0%
- 0.1% - 5%
- 5% - 15%
- 15% - 30%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

Subsidized and Income Restricted Housing

There are technically two housing authorities in Stanislaus County; the Stanislaus Regional Housing Authority (SHRA) administers the programs of Riverbank Housing Authority. The Stanislaus Regional Housing Authority (SRHA,) a nonprofit, public corporation, is committed to addressing the unmet housing needs of residents and communities in the county. The Authority is governed by a citizen's commission appointed by the County Board of Supervisors. In addition to the HUD subsidized units, Low-Income Housing Tax Credits (LIHTC), general funds, and state housing funds are also used to develop affordable units; however, Stanislaus County's recent housing production using LIHTC, is low compared to the rest of the state.

Together, SHRA and Riverbank Housing Authority provide access to 6,335 subsidized housing units that include 736 public housing units, 1,060 project-based Section 8 units, and 4,460 housing choice vouchers (as of when the Stanislaus County 2020-2025 AI was published). Since 2008, HUD has recognized SHRA as "high performing" because it scores a cumulative 90 out of 100 points for a variety of inspection points (physical condition, financial condition, and management). A challenge many housing authorities face, SHRA has long waiting lists for its units with a waiting time of ten years for public housing and only occasional openings for housing choice voucher applications.

Between 2016-2018, only 55 low-income housing units were created in the County compared to 18,803 in the rest of the State. Modesto's HUD-funded affordable housing stock comprised more than 70 percent of the affordable housing in the County. As of 2018, 4.6 percent of Turlock's housing stock qualified as affordable units (1,202 units or 19.1 percent of all affordable units in the County).[18] As of 2018, Stanislaus County had 6,302 affordable units (3.5 percent of housing stock). In summary, Turlock and Modesto are where subsidized housing is concentrated within the County, with an even greater concentration existing within Modesto.

There are subsidized housing options located throughout Turlock that are income restricted and accept HCVs:

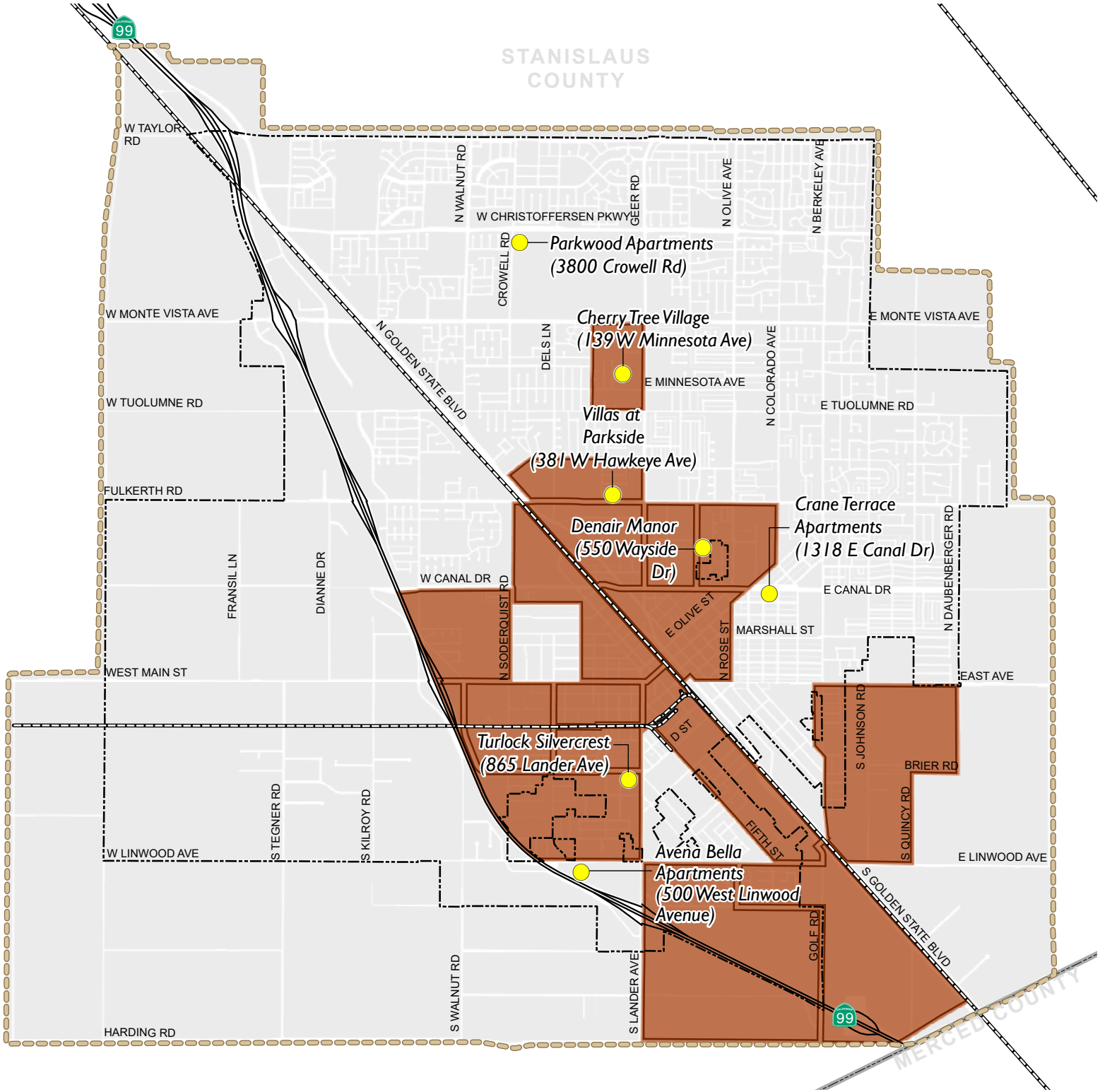
- **Avena Bella Apartments.** Avena Bella Phase 1 introduced 28 income restricted units, while Phase 2 provides 61 income restricted units. Avena Bella is located on the southern edge of Turlock.
- **Cherry Tree Village.** Cherry Tree Village is an income restricted apartment complex with 104 units, located in the northern part of Turlock.
- **Crane Terrace Apartments.** Crane Terrace is a senior restricted complex with 44 income restricted units, located in the western part of Turlock.
- **Denair Manor.** Denair Manor is a senior restricted complex with income restrictions located in central Turlock.
- **Parkwood Apartments.** Parkwood has 178 income restricted units and is located the northern part of Turlock.

[18] 2018 HUD Picture of Subsidized Housing data; DP04, Selected Housing Characteristics, ACS 5-year estimates (2013- 2017)

- **Turlock Silvercrest.** Silvercrest is a senior restricted complex with 78 income restricted units, located in the southern part of Turlock.
- **Villas ats Parkside.** Lake Park has 103 income restricted units in central Turlock.

Map D-10 shows the subsidized housing options located throughout Turlock that are income restricted and accept HCVs. Most are located in central Turlock such as Villa at Parkside, Denair Manor, Crane Terrace Apartments and Silvercrest Residence, with close proximity to Downtown and access to transit. The southern most subsidized housing option is Avena Bella Apartments, located on the southern edge of Turlock adjacent to Highway 99. Notably, there are no subsidized housing options in northeastern Turlock, where the census tracts are High and Highest Resource.

Buildout of the inventory would increase the share of LMI households in Highest and High Resource tracts in Turlock and decrease that share of LMI households in Moderate Resource tracts, thereby improving the overall balance of income segments in different areas throughout the residential part of the city. Further, the development of ADUs/JADUs and affordable housing on properties owned by religious institutions through the congregational overlay (Program 1-F) would create additional housing opportunities for LMI households in High and Highest Resource areas beyond as further discussed and shown in Table D-8. These strategies would further contribute to a better balance of housing types within the community, would increase affordable housing and access to opportunity for lower and moderate income households in High and Highest Resource tracts in Turlock.



Map D-10

Location of Publicly Subsidized Housing in Turlock

Subsidized Housing Developments

Low to Moderate Income Population (HUD)

Block Groups with 51% or greater Low to Moderate Income Population

Study Area Boundary

City Limit & County Island

County

Railroad

0 ¼ ½ 1 Miles

Source: HUD, 2020; City of Turlock, 2021; Dyett & Bhatia, 2024

D.3 Racially/Ethnically Concentrated Areas of Poverty and Affluence

HUD defines racially or ethnically concentrated areas of poverty (R/ECAPs) as census tracts where 50 percent or more of the population is non-White and more than 40 percent of the households have incomes below the poverty line or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. There are five R/ECAPs in the central part of Stanislaus County, where Turlock, Modesto, and Ceres, the three most populous cities in the county are located. None of these R/ECAPS are in Turlock but one census tract (Tract 38.02) in Turlock does meet the Tax Credit Allocation Committee/HCD criteria as a High Segregation and Poverty (HSP) tract (Map D-11). The California Tax Credit Allocation Committee and HCD (TCAC/HCD) established a Fair Housing Task Force that created an alternate set of criteria that it considered more appropriate for evaluating access to opportunity than the HUD R/ECAP criteria. Because using absolute thresholds could result in comparisons among very different areas of the state (e.g. rural farming communities and dense, urbanized neighborhoods in coastal cities), the TCAC/HCD approach scores census tracts relative to other tracts in the same region. The methodology filters areas meeting standards for both racial segregation (overrepresentation of people of color relative to the entire county) and poverty (30 percent of the population living below the poverty line) and rates them according to scores based on nine economic, educational and environmental indicators. The higher composite scores mean more access to resources that offer residents a better chance at economic advancement, positive educational outcomes, and better physical and mental health. [19]

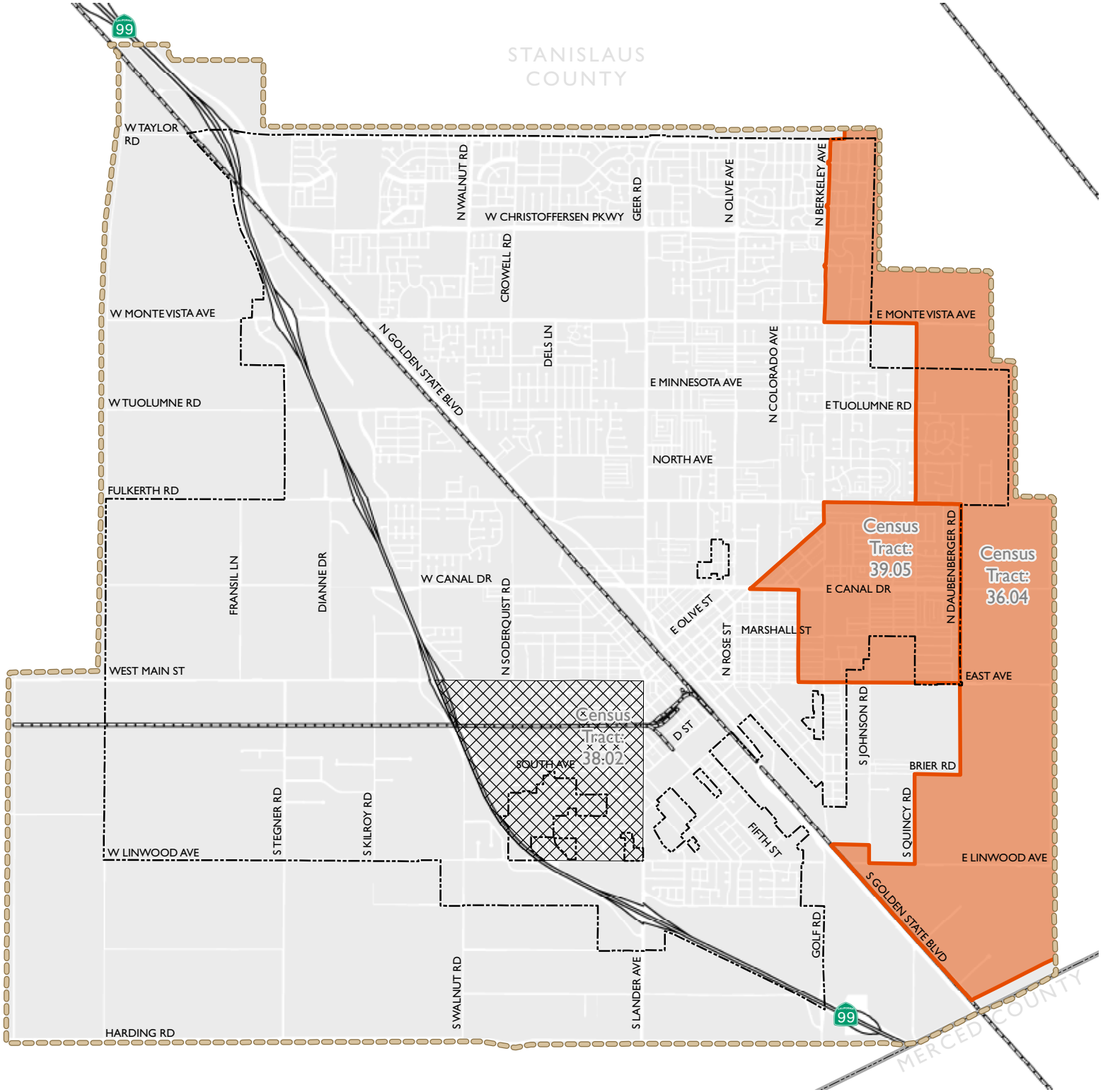
As discussed above, Turlock has only one census tract that meets the criteria for designation as High Segregation and Poverty compared with four in Modesto and one in Ceres. In Turlock, Tract 38.02 - the High Segregation and Poverty tract is bordered on the west by SR-99, intersected by the railroad, and includes three unincorporated county islands. The population of this tract is predominantly Hispanic (73.9 percent according to the 2020 decennial Census). Since 1990, Tract 38.02 has seen an increase in Hispanic or Latino residents and a decrease in non-Hispanic White residents that reflects Turlock's overall demographic changes.

From 2010 to 2020, the percentage of households living below the poverty line increased more in Tract 38.02 than it did citywide (1.8 in the HSP tract compared 0.5 citywide). As of 2020, the average income in the HSP census tract was $41,580 while in Turlock as a whole it was $78,930, almost 90 percent higher.

[19] Office of The State Treasurer (STO), California Fair Housing Task Force, 2020. Methodology for the 2020 TCAC/HCD Opportunity Map. Available: https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf

Map D-11

Segregation and Income, R/ECAP and RCAA Locations



Racially Concentrated Areas of Affluence (RCAA)

High Segregation & Poverty

Study Area Boundary

City Limit & County Island

County

Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2021 & 2023; City of Turlock, 2021; Dyett & Bhatia, 2024

Residents of Tract 38.02 are more likely to be renters than elsewhere in Turlock. Although the proportion of renter-occupied housing in Turlock only increased by 2.1 percent between 2000 and 2010, the percentage of renter occupied housing in the Tract 38.02 increased 12.9 percent, with 70.2 percent of residents in renter occupied housing in 2020.

Tract 38.02 is designated as Disadvantaged Community (DAC) under SB535, indicating it has a high share of lower income residents disproportionately impacted by pollution and adverse health outcomes. Calenviroscreen data, developed by the State to help characterize conditions in DACS throughout California, indicates that Tract 38.02 ranks in the 95th percentile for pollution exposure and the 94th percentile for rate of poverty statewide. Given its proximity to SR-99, exposure to fine particulate matter (92nd percentile) and diesel particulate matter (0th percentile) in the tract also ranks among the highest in California, although it should be noted that there are a total of 8 DACs in Turlock and Tract 38.02 is not substantially more impacted by pollution than other DACs, nor is the rate of poverty more acute. Existing land use in Tract 38.02 is predominantly residential, with a mix of single-family and multifamily homes in both the incorporated and unincorporated parts of the tract. Other notable land uses include Wakefield Elementary School, Montana Park, three churches and various heavy commercial/industrial uses adjacent to the freeway in the western part of the tract. Current zoning generally matches existing land use, with areas in the northern incorporated park of the tract zoned for High Density Residential uses and areas in the southern incorporated park of the tract zoned for Low Density Residential uses, with areas adjacent to the freeway zoned Industrial. Census data does not indicate a preponderance of substandard housing in the area, although the City received several applications for rehabilitation grants from property owners between 2014 and 2023, suggesting there is some need for rehabilitation of homes in the area. Program 3-E in the Action Plan identifies a series of projects to improve infrastructure, amenities and quality of life in Turlock's disadvantaged communities, including Tract 38.02. These projects include construction of the Columbia Pool, support buildings and restrooms, to serve neighborhoods in southwest Turlock, and re-pavement and rehabilitation of various street segments and installation of ADA-compliant ramps and resurfacing and re-striping of the multi-purpose court at Columbia Park.

Tract 38.02 and other centrally located tracts typically contain older housing stock that was constructed prior to the 1980s. Unlike Turlock's newer subdivisions, these areas do not have assessment districts that providing funding for roadway construction and maintenance. Therefore, to improve roadway conditions in older residential neighborhoods without assessment districts Turlock and Stanislaus voters have passed two ballot measures that provide ongoing sources of funding for improvements. With the approval of Measure A, a three-quarter cent transactions and use (sales) tax, the Turlock City Council has committed 55 percent of this new revenue to its Roads Program. For the last two fiscal years, the City has allocated $36.2 million to its Roads Program from Measure A dollars alone. With the additional assistance of a $29.5 million-dollar bond issuance and the County Measure L program, within fiscal year 2024-2025 the City has budgeted $48.4 million in expenditures for the Roads Program with 89 percent going toward construction. The City's financial forecast for the Roads Program projects this trend of allocation of resources to continue for the next three to five fiscal years.

This area is mostly zoned as high density residential within City limits, with some low-density residential housing located sparingly throughout the county island. Within the county island, low density residential development is the predominant land use, with a significant number of vacant and or underutilized parcels. In this area, the development of the Workforce Hosing Overlay would allow housing development at up to 35 du/ac on major corridors like Lander Avenue. Turlock planned for the development and financing of this area by relying on the subdivision process and creating the Montana-West Master Plan Area.

As noted above, Tract 38.02 contains three unincorporated county islands. Stanislaus County is working to address infrastructure needs within unincorporated developed neighborhoods of the County, including

County Islands in the Turlock sphere of influence. In recent years the County has tried to guide infrastructure improvements and support the annexation of unincorporated pocket areas to surrounding cities. This includes prioritizing residential neighborhoods with public health and safety needs with installation of sewer mainlines, and potable water systems. In May 2021, the Board of Supervisors approved its priorities for use of $107 million in American Rescue Plan Act of 2021 (ARPA) funding allocated to Stanislaus County. To date of the $107 million, $55.8 million has been assigned to Community Infrastructure – Urban Pockets/County Communities. ARPA funds provide a unique opportunity for Stanislaus County to make substantial progress strategically on the infrastructure needs in its urban pockets and County communities. Additionally, separate from the Housing Element process, the City of Turlock has applied for REAP funding to prepare a master plan for the future annexation of seven unincorporated County islands and associated public infrastructure improvements, including the three islands within Tract 38.02. The master plan will identify infrastructure funding and financing strategies.

While there are no census tracts in Turlock that meet the criteria established by the federal HUD, 12 of 17 tracts in Turlock have been classified as DACs under Senate Bill (SB) 535, one of which also meets the TCAC/HCD criteria for areas of High Segregation and Poverty (HSP). To characterize fair housing conditions in Turlock, DAC tracts were compared non-DAC tracts on the basis of a range of quality of life indicators, including the quality and condition of parks and sidewalks; safe routes to school programs; active transportation improvements; community amenities; and healthy food sales points. Indicators include both quantitative and qualitative factors based on assessments by City staff. The results are summarized in Table D-3b and the location of DAC Census tracts is shown on Map D-11b.

Overall, Turlock provides 2.4 acres of parks per 1,000 residents. The ratio in DACs is slightly lower at 2.2 acres per thousand residents and slightly higher than the citywide average in non-DAC tracts, at 2.4 acres per thousand residents. However, DAC residents tend to have better access to parks than non-DAC residents. A higher share of homes in DACs are within a 10-minute walk of a park than in non-DAC tracts, and DAC tracts 6099003802 (the HSP tract) and 6099003904 have the highest share of land within a 10-minute walk of a park in the city, at 30 percent and 50 percent respectively. By contrast only 24.6 acres of the 2,917 acres in non-DAC tracts is within a 10-minute walk of a park. Park amenities provided in DAC and non-DAC tracts are comparable, and the City has programmed upgrades to Columbia Park facilities and construction of the Columbia Pool, support buildings and restrooms - located in 6099003802 (the HSP tract) - into the CIP. The City has also recently



Map D-11b

Housing Element

Census Tracts

- Advantaged Census Tracts
- Disadvantaged Census Tracts
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: AFFH 2.0, 2021; SB 535, 2022; ACS 5 Year Estimate 2018-2022; City of Turlock, 2021; Dyett & Bhatia, 2021

Map Date: 12/4/2025

Table D-3b Neighborhood Indicators

	Quantitative Data						Qualitative Data				
Census Tracts	*Population (2023)*	*Park Acres/Resident (acre/1000 resident)*	*Area within a 10-minute walk of a community center (acres)*	*Healthy food sales points (number)*	*Childcare facilities (number)*	*Average Percent LMI*	*Park Amenities*	*Park Conditions*	*Sidewalk Conditions*	*Safe Routes to Schools projects (physical and/or programmatic)*	*Capital Improvement Projects*
6099003603	4,045	4.8	0.0	1.0	1.0	0.0%	**Atch Pedretti Park** Baseball field Concession stand Covered area Picnic area Playground Softball fields Volleyball courts		**Physical Conditions: Good.** Combination of properties zoned commercial or industrial. Properties are located within 2 specific plans. The Westside Industrial Specific Plan (WISP) adopted in 2006 and the Northwest Triangle Specific Plan (NWTSP) adopted in 1995. The developed commercial areas, located mostly in the north part of the census tract and within the NWTSP, have sidewalks that	**Roselawn High** - N/A, not included in report	There are seven planned and upcoming capital projects.

							are in good condition most having been constructed within the last 20-years and located in the regional shopping area of Monte Vista Crossing. Some commercial areas within the WISP have been developed for quite some time with sidewalks in good condition. The General Plan, Specific Plans, and Turlock Municipal Code require new development to install frontage improvements that include sidewalks.		
6099003609	3,177	0.0	0.0	0.0	0.0	66.6%	**Physical Conditions: Good.** Located in the northeast quadrant of the city with a combination of residential and	N/A	There is one upcoming capital project.

								commercial zoning and properties. The area is mostly built out but does have a large undeveloped commercial property. Residential development has occurred over the last 30 years with commercial development, along Geer Road, having occurred in the last 20 years. Installation of frontage improvements including sidewalks occurred upon development of the parcels. Future development of development properties in the area will be required to install frontage improvements including sidewalks.		
6099003610	5,366	0.8	0.0	0.0	1.0	49.5%	**Four Seasons Park** Barbeques	**Physical Conditions: Good.** Located	**Turlock Junior** *Physical:* Installing bike lanes and an	There is one upcoming

Covered area Open space Picnic areas Playground Walking paths	in the northwest quadrant of the city with a combination of residential and commercial zoning and properties. The area is mostly built out. Commercial and residential projects have been entitled for the respective undeveloped properties in the census tract. Existing residential development began in the late 1990s with commercial and residential projects entitled within the last 12 months. Sidewalk improvements are a requirement for the development of the vacant properties. Future development of undeveloped properties will require frontage improvements	all-weather paved path, a mid-block crossing point, and widening or buffering the bike lane. Increasing the number of speed limit signs and active speed feedback signage. *Programmatic:* Speed survey and increase enforcement and education.	capital project.

								including sidewalks.		
6099003700	4,933	0.1	0.0	1.0	1.0	54.6%	**Tot Lot** Basketball court Playground Open space	**Physical Conditions: Fair/Good.** Located in the southwest quadrant of the city and within the Westside Industrial Specific Plan (WISP) with a combination of commercial and industrial zoning and properties. A large portion of the southern portion of the census tract is located out of the City limits and within Stanislaus County jurisdiction. The WISP was adopted in 2006. Industrial development has continued for the last 40+ years. Some development occurred prior to the property annexing in to the City. Recent development has included sidewalk	**Cunningham Elementary** *Physical:* Widening walkways, installing ADA ramps, sidewalk improvements, road and broken signal repair. Providing bike lanes, warning signage, and optimizing signals.	There are 31 planned and upcoming capital projects.

									improvements or installation. Future development of undeveloped properties will require frontage improvements including sidewalks.	
6099003802	4,929	1.5	148.3	5.0	1.0	62.1%	**Columbia Park** Barbeques Basketball court Covered area Horseshoes Open space Picnic areas Playgrounds Pool Restrooms Soccer goals Splash park Tennis court Walking paths **Montana Park (First phase completed)** Open space Walking paths	**Physical Conditions: Poor/Fair**. Located in the southwest quadrant of the city with a mix of residential, commercial and light industrial zoning and properties. A portion of the properties in the census tract are located in a county island and are within Stanislaus County jurisdiction. Funding from REAP 2.0 will prepare a master plan for the county islands that will identify infrastructure needs. Some development	**Wakefield Elementary** *Physical:* Formalizing a loading zone, installing a speed sign and pavement markings. Complete streets design with high visibility markings. Road repair. *Programmatic:* Outreach about the loading zone, education, and right on red restriction during school hours.	There are 14 planned and upcoming capital projects.

							occurred prior to the property annexing in to the City. Recent development has included sidewalk improvements or installation. Recent residential development has installed sidewalks in areas the previously had none. Beginning in 2023 the Roads Program has identified and repaired several roads within the census tract. Future development of properties will require frontage improvements including sidewalks.		
6099003803	3,414	0.0	17.0	1.0	0.0	0.0%	**Physical Conditions: Poor/Fair.** Located in the southeast quadrant of the city with a mix of residential, commercial and light industrial	N/A	There are 14 planned and upcoming capital projects.

zoning and properties. A portion of the properties in the census tract are located in a county island and are within Stanislaus County jurisdiction. Funding from REAP 2.0 will prepare a master plan for the county islands that will identify infrastructure needs. The developed industrially zoned properties have no sidewalks or sidewalks in poor condition with little opportunity to install new sidewalks. Residential development in the census tract began in the mid/late 1980s and continues with a residential subdivision currently in construction. The Roads Program has identified several

								roads within the census tract for repair. Future development of properties will require frontage improvements including sidewalks.		
6099003804	6,618	3.2	169.9	2.0	2.0	65.0%	**Broadway Park** Barbeques Basketball court Covered area Picnic areas Playground Restrooms Splash park Walking paths **Soderquist Ballpark** Baseball field Concession stand Open space **Summerfaire Park** Barbeques Basketball court Covered areas Open space Picnic areas Playground Walking paths	**Physical Conditions: Good.** Located in the northwest quadrant of the city with a combination of residential, commercial , and public/semi-public zoning and properties. The area is mostly built out with a few undeveloped commercial properties. Approximately 80 acres in the census tract are the Turlock Cemetery & Memorial Park and 11 acres owned by Turlock School District (Osborn Elementary School). Main	**Osborn Two-Way Immersion Academy** *Physical:* Widening sidewalk, installing bike lanes and bike lane stripe, and curb realignment. *Programmatic:* Increasing education and enforcement.	There are 11 planned and upcoming capital projects.

								Street improvements were completed within the last 10 years including sidewalk repair. Future development of undeveloped properties will require frontage improvements including sidewalks.		
6099003805	3,190	0.9	0.0	2.0	0.0	0.0	**Swanson Centennial Park** Barbeques Covered areas Dog park Open space Picnic areas Playground Walking paths	**Physical Conditions: Good.** Located in the northwest quadrant of the city with a combination of residential, commercial zoning and properties. The residential areas are built out; however several commercial properties are undeveloped Located within the NWTSP and the City's regional commercial center, development in	N/A	There are two planned and upcoming capital projects.

								the area began in the early 2000's. Sidewalks were installed with residential and commercial projects as they developed The most recent residential subdivision was completed in 2016. The remaining undeveloped commercial properties are zoned for commercial use and would be infill projects requiring the installation and/or repair of sidewalks. Future development of undeveloped properties will require frontage improvements including sidewalks.	
6099003904	4,518	2.5	225.1	2.0	2.0	55.0%	**Central Park** Benches Monument **Denair Park** Open space	**Physical Conditions: Fair/Good.** Located in the northeast	There are 10 planned and upcoming

								Picnic area Playground Walking paths **GAR Park** Monument Picnic areas **Quaile Rand Norton Park** Barbeques Dog park Open space Playground Picnic areas Restrooms	quadrant of the city the census tract is developed with single-family and some multifamily development. This is the older part of town and residential projects would be infill in nature. Future development of undeveloped properties will require frontage improvements including sidewalks.		capital projects.
6099003906	5,321	0.0	41.6	3.0	1.0	68.3%			**Physical Conditions: Fair/Good.** Located in the northeast quadrant of the city the census tract has a mix of single-family and multifamily development. Approximately 25 parcels in this census tract are located within a County Island and under	**Dutcher Middle** *Physical:* Installing sidewalk, bike lane symbols and signage, green lanes for visibility, refreshing markings, buffered bike lane, and widening an existing bike lane. Filling in sidewalk gaps and providing a paved path. *Programmatic:* Education about drop-off loop,	There is no planned and upcoming capital projects.

								Stanislaus County jurisdiction for development. The county island is part of the master plan project funded under REAP 2.0 that will look at the infrastructure in the county island for future annexation and development. Future development of undeveloped properties will require frontage improvements including sidewalks.	rescheduling street sweeping, speed enforcement, and designated route for cycling and walk access. **Crowell Elementary** *Physical:* Installing signage, curb extensions and ramps, high visibility crosswalks, and a pedestrian beacon; moving and raising crosswalks, and staff parking lot adjustments. *Programmatic:* Coordinating with nearby church for parents to use as drop-off and pick-up parking, increase education about crosswalks, increasing enforcement.	
6099003908	3,041	12.3	0.0	0.0	0.0	72.3%	**Donnelly Park** Barbeques Basketball court Covered areas Lake	**Physical Conditions: Good.** Located in the northwest quadrant of the city the census tract is	N/A	There are five planned and upcoming capital projects.

							Open space Picnic areas Playground Restrooms Skate park	developed with residential and commercial zoning and properties. Residential development is a mix of single-family and multifamily. Any future residential development would be infill in nature. Future development of undeveloped properties will require frontage improvements including sidewalks.		
6099003909	5,913	0.8	0.0	3.0	1.0	38.6%	**Rotary International Park** Barbeques Basketball court Covered areas Open space Picnic areas Playground Walking paths	**Physical Conditions: Good.** Located in the northwest quadrant of the city the census tract is developed with residential and commercial zoning and properties. Residential development is a mix of single-family and	**Brown Elementary** *Physical:* Repairing and installing sidewalk, refreshing markings, and trimming trees. *Programmatic:* Increase education to drivers, provide a student valet program, assist students crossing bus loop, enforcement	There are five planned and upcoming capital projects.

								multifamily. There are few vacant residential properties in the census tract. Any residential project would be infill in nature and require the installation and/or repair of sidewalks. .	action, adding a crossing guard, rescheduling trash pick-up times.	
Disadvantaged Average	**54,465**	**2.2**	**50.2**	**1.7**	**0.8**	**44.3%**	N/A	N/A		N/A
6099003608	6,300	0.6	0.0	0.0	1.0	0.0%	**Bristol Park** Basketball court Open space Playground Walking paths	**Physical Conditions:** The properties located in this census tract are not located within the City limits and are under the jurisdiction of Stanislaus County. Any development in this area would be referred to the City for comment.	N/A	There is no planned and upcoming capital projects.
609900361l	4,510	3.4	0.0	0.0	0.0	0.0%	**Christofferson Park/Basin** Barbeques Covered area Open space	**Physical Conditions: Good**. Located in the northeast	**Earl Elementary** *Physical:* Installing drainage to prevent pooling, a roundabout or	There is one planned and upcoming

							Picnic areas Playground Walking paths **Dale Pinkney Park** Covered area Picnic area Playground Open space Walking paths	quadrant of the City the properties are zoned residential and developed with single-family homes. Approximately 13 acres are owned by Turlock Joint Union School District and 14 acres by the City of Turlock and developed with Denis Earl Elementary School and a city park. Development of residential properties began in the 1990s and includes properties in the Northeast Turlock Masterplan adopted in 2004. The census tract is built out.	traffic circle for intersection control, a natural desire path, and bike lanes. Adding green color at conflict/merge points, removing free right turns, buffering bike lanes, and creating a wider bike lane.	capital projects.
6099003612	7,987	7.5	0.0	0.0	2.0	0.0%	**BMX Bike Park/Walnut Basin** BMX bike park Open space Soccer fields **Brad Bates Park** Basketball court Open space	**Physical Conditions: Good**. Located in the northwest quadrant of the City the properties are	**Medeiros Elementary** *Physical:* Adding a bike lane stripe, crosswalks, and a midblock crosswalk.	There are five planned and upcoming capital projects.

							Picnic areas Playground Walking paths **Curt Andre Park** Barbeques Covered area Open space Picnic areas Playground Volleyball courts Walking paths **Ferreia Ranch Park** Barbeques Basketball court Covered areas Open space Picnic areas Playground Walking paths **Regional Sports Complex** Ampitheater Baseball field Playground Picnic area Restrooms Soccer fields Softball fields **Traditions Park** Open space	zoned residential and developed with single-family homes. Pitman High School and Turlock Regional Park encompass approximately 70 acres respectively. Development of residential properties began in the 1990s and includes properties located in the Turlock Masterplan adopted in 2001. The census tract is built out.	*Programmatic:* Providing a crossing guard. **Pitman High** - N/A, not included in the report **Walnut Elementary Education Center** *Physical:* Increasing storage in the turn lane, adding a red curb and bike lanes, removing right turns, and decreasing pedestrian crossing distance. *Programmatic:* Providing a crossing guard.	
6099003905	4,422	1.8	24.6	1.0	1.0	0.0%	**Crane Park** Basketball court Barbeques Horseshoes Open space Playground Picnic areas Restrooms Tennis courts Walking paths	**Physical Conditions: Good**. Located in the northeast quadrant of the City the properties are zoned residential and developed with single-family homes. While there are some vacant properties they are infill in	**Julien Elementary** *Physical:* Installing a speed sign, high-visibility sidewalk, and bike boulevard. Formalizing an official pick-up drop-off area, trimming shrubs, repaving the street, and sidewalk widening.	There are four planned and upcoming capital projects.

								nature and not suitable or zoned for large residential projects. Any development of vacant properties would require the installation of sidewalks.	*Programmatic:* Increasing enforcement and providing a crossing guard. **Turlock High** - N/A	
6099003907	7,438	0.9	0.0	4.0	4.0	0.0%	**Markley Park** Basketball court Barbeques Covered area Open space Playground Picnic areas	**Physical Conditions: Good**. Located in the northeast quadrant of the City the properties are zoned residential and developed with single-family homes. Newly constructed subdivisions, Fairbanks Ranch and Les Chateaux are complete or near completion. While there are some vacant residential properties they are infill in nature and would require installation of	N/A	There are two planned and upcoming capital projects.

							sidewalks upon development.			
Advantaged Average	**30,657**	**2.8**	**4.9**	**1.0**	**1.6**	**0.0%**	N/A	N/A	N/A	N/A
City of Turlock Average	85,122	2.4	36.9	1.5	1.1	31.3%	N/A	N/A	N/A	N/A

constructed Montana Park in this tract, and is actively pursuing funding to expand amenities. Based on an assessment Public Works staff, conditions are good in all facilities throughout the city and there are no significant disparities between DACs and non-DAC tracts.

Nevertheless, there are three tracts in the city that do not contain a park facility; all are DACs. Tract 6099003803 is located in an industrial area with some active agricultural uses and associated low density housing. The entirety of the area is within the West Side Industrial Specific Plan Area, where employment uses are envisioned over the long term. Tracts 6099003609 and 6099003906 are centrally located within Turlock, adjacent to the major commercial corridors of North Golden State Boulevard and Geer Road. Commercial properties along both corridors are within opportunity aeras, where new housing is envisioned over the planning period with rezoning to Commercial-Residential Mixed Use. There is little vacant land within these tracts for new parks; however, there may be opportunities to integrate privately owned publicly accessible open space and recreational facilities as underutilized commercial sites are redeveloped. Accordingly, through Program 3-E in the Action Plan, the City will identify a program of potential incentives to encourage the development of privately owned publicly accessible open space and recreational facilities in centrally-located areas underserved by City park facilities.

Most DACs in Turlock are centrally-located within the city in densely developed areas along major commercial thoroughfares. Accordingly, proximity to grocery stores and other healthy food retail sales points is typically better in DACs than in non-DAC tracts. In fact, tract 6099003802 (the HSP tract) has five healthy food retailers, the highest number in the city. On average, DACs have 1.7 supermarkets and corner stores selling fresh meat and produce, whereas the more suburban non-DAC tracts have only 1 health food retailer per tract on average and most non-DAC tracts have none. Access to healthy foods is not merely a question of proximity though; affordability is also a factor. Pursuant to SB 1383, the City has adopted requirements (Turlock Municipal Code 6-3-125) for commercial edible food generators to arrange to have the maximum amount of their edible food, that would otherwise be disposed, be recovered for human consumption, which will help address food insecurity and expand access to healthy food for low income residents. Additionally, through Program 3-E the City will identify strategies to increase access to healthy food for DAC residents in Turlock and incorporate them into the Environmental Justice Element of the General Plan, anticipated for completion in 2026.

Based on an assessment by Public Works staff, sidewalk conditions throughout the city are generally good. In general, non-DAC tracts are contain relatively newer developed subdivisions and accordingly, conditions in those areas are better than in older parts of town where DACs are located. There are three DAC tracts where conditions are rated as fair/good (including tract 6099003802, the HSP tract) and two DAC tracts where conditions are rated poor/fair. The City has received REAP 2.0 funding to support development of a Master Plan that will identify zoning and infrastructure improvements in several of the DACs with less than Good sidewalk conditions, and the City's Roads Program has identified several roads within these census tracts for repair. Additionally, in December 2025, the City Council approved a new Sidewalk Repair Assistance Program to help property owners repair damaged or unsafe sidewalks more affordably and efficiently, with the goal of improving neighborhood safety, accessibility, and walkability.

Sidewalk conditions can directly affect mobility, safety, access to transit, and access to schools and services—especially for seniors, people with disabilities, children, and those in historically underserved areas where infrastructure has lagged. The City will cover 55 percent of eligible sidewalk repair costs up to $1,250 for typical property owners. For income-qualified property owners, the City increases this to up to 85 percent of costs, capped at $2,500—directly benefiting low-income households. This tiered assistance reduces financial barriers for disadvantaged residents who may otherwise delay critical repairs due to cost. The program also includes expanded support to simplify encroachment permitting and administrative steps, helping residents navigate the process more quickly and with fewer hurdles. Through Program 3-I in the

Action Plan, the City will implement the Sidewalk Repair Assistance Program to improve infrastructure in underserved areas, reduce financial barriers for low-income households, and promote equitable access to opportunity.

The City has adopted and is implementing an Active Transportation Plan, which identifies a range of physical and programmatic improvements to strengthen safe routes to schools throughout Turlock. As detailed in Table D-3b, physical improvements include installation of new and widened sidewalks, bike lanes and boulevards, high-visibility crosswalks and markings, curb extensions and ramps, traffic calming features, improved signage and signals, roadway repairs, and safer school access configurations such as loading zones and drop-off areas. Programmatic efforts involve outreach and enforcement measures, including speed surveys, increased traffic enforcement, crossing guards, coordinated pick-up and drop-off management, operational adjustments (such as street sweeping or trash schedules), and partnerships to improve driver behavior and pedestrian safety around schools. Proposed improvements are tailored to the specific needs of schools and planned proportionately throughout the city.

Public works staff also identified the number of ongoing and planned capital improvement projects throughout the city by census tract, as summarized in Table D-3b. These include roadway and utility infrastructure projects in the current CIP. There are a total of 115 CIP projects, the vast majority of which (103) are located in DACs, including 11 in tract 6099003802 (the HSP tract). The need is generally greater in DACs than non-DAC tracts given the relative age of existing infrastructure. CIP projects are planned proportionately throughout the city based on need.

Overall, the analysis indicates that there are disparities between DACs and non-DACs in terms of park acreage, park conditions, and sidewalk conditions. Programs 3-E and 3-I have been added to the Action Plan to help address these disparities. Additionally, Program 3-E includes measures to help lower income residents access affordable healthy foods.

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE

HCD provides a standard definition for Racially/Ethnically Concentrated Areas of Affluence (RCAAs) as a "census tract where 1) 80 percent or more of the population is White, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016)."[20] The Stanislaus Council of Governments and some other Councils of Governments (COGs) use a more flexible definition, which is an area where the percentage of non-Hispanic White residents is more than 1.25 times the average in the COG region and the median income is at least 1.5 times higher than the COG AMI.

Map D-11 shows the locations of RCAAs under this definition; within Turlock, two RCAAs are located along the very eastern edge of the city and one RCAA located outside the city to the east. The RCAA tract in Turlock is 71.6 percent White (Hispanic or Latino), has a median income of $92,500, has 79.6 percent of units occupied by owners, and 98.2 percent of homes are single family dwellings (the highest percent in all Turlock tracts). To the east of Turlock, in the unincorporated community of Denair, the population is 64.6 percent White (Hispanic or Latino and non-Hispanic or Latino), with a median income of $93,060, has 100 percent of units occupied by owners, and 94.1 percent of homes are single family dwellings. Also within the

[20] Office of The State Treasurer (STO), California Fair Housing Task Force, 2020. Methodology for the 2020 TCAC/HCD Opportunity Map. Available: https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf

region, are several census tracts identified as RCAAs surrounding the city of Oakdale, northeast of Turlock, which is in the Modesto MSA.

The existing concentrations of poverty and affluence may have been created and sustained by zoning practices in Turlock. Table D-4 shows the percentage of multi-family housing in the HSP tract opposed to the highest resource tracts (Map D-12). Compared with Turlock's overall percentage of structures with single units and the percentage within the census tract identified as High Segregation and Poverty, the highest and higher resource tracts have a greater percentage of single unit structures than multi-unit structures. Notably, only 3.3 percent of structures within the RCAA tract have two or more units while the percentage of structures in all of Turlock, while structures with two or more units is at 26.5 percent. By contrast, it is noteworthy that while the proportion of renter-occupied housing in Turlock increased by only 2.1 percent between 2000 and 2010, the percentage of renter occupied housing in the HSP census tract increased 12.9 percent, with 70.2 percent of the HSP residents in renter occupied housing in 2020. Proposed revisions to zoning regulations including the development of Congregational Overlay and incentives for deed restricting accessory dwelling units (ADUs) that increase opportunities for developing multi-unit and more affordable housing in the higher resource areas in the northern part of the city could lead to a more even distribution of population by income level.

Table D-4: Units In Structures by TCAC and Census Tract, 2020

TCAC Designation	*Tract*	*1 Unit*	*Percentage of 1 Unit*	*2+ Units*	*Percentage of 2+ Units*
Highest Resource	36.05	4,716	80.9%	1,115	19.1%
Highest Resource	39.09	2,003	80.1%	499	19.9%
Higher Resource	36.06	3,192	84.7%	575	15.3%
Higher Resource (RCAA)	39.05	1,513	96.7%	52	3.3%
Higher Resource	39.07	2,375	82.4%	509	17.6%
High Segregation & Poverty (R/ECAP)	38.02	1,316	75.2%	433	24.8%
City of Turlock	**All**	**18,664**	**73.5%**	**6,724**	**26.5%**

Source: U.S. Census Bureau, Census 2020 ACS Five-Year Estimates (Table A10032)

D.4 Disparities in Access to Opportunity

The CTAC-HCD Task Force Opportunity Maps identify the census tracts with the highest and lowest resources within each region of California, which can be used to analyze disparities in access to opportunities in three categories (domains)--economic, environmental, and education. The maps use specific indicators in each domain to determine a score for each census tract. The highest resource tracts are the top 20 percent of census tracts with the highest index scores relative to the region and high resource tracts are the next 20 percent. The remaining tracts are then evenly divided into the low resource and moderate resource categories. Opportunity maps for each of three domains show how census tracts within each city, county, or region compare with one another. Table D-5 lists the indicators the State used to create the composite scores for each domain, which are further aggregated to create a composite index that determines each tract's resource level.

A neighborhood's score for each economic and educational indicator is determined by whether it falls above or below the median (50th percentile) tract or block group value within the city. Each indicator that falls above the median adds one point to the final score. Additional information about each of the nine indicators and their data sources is provided in the California Fair Housing Task Force, Methodology for Opportunity and High-Poverty & Segregated Area Mapping Tools, January 2024. The Methodology also provides the rationale for and research underlying each of the indicators used to create the composite scores.

Table D-5: Opportunity Indicators and Measures for HCD/TCAC Opportunity Maps

Indicators	*Measure*
Economic	
Above 200 % Poverty	Percent of population above 200 % of Federal poverty line
Adult Education	Percent of adults with bachelor's degree or above
Employment	Percent of adults aged 20-64 employed in the civilian labor force or in armed forces
Median Home Value	Value of owner-occupied units
Environmental Burden	CalEnviroScreen 4.0 site-based pollution indicators
Education	
Math Proficiency	Percent of 4th graders who meet or exceed math proficiency standards
Reading Proficiency	Percent of 4th graders who meet or exceed literacy standards
High School Graduation Rates	Percent of high school cohort that graduated on time
Student Poverty Rate	Percent of students not receiving free or reduced-price lunch

Source: California Fair Housing Task Force, Methodology for Opportunity and High-Poverty & Segregated Area Mapping Tools, January 2024

REGIONAL CONTEXT

HUD has developed a mapping tool that cities can use to identify disparities in access to opportunity within a region. The tool uses census data to generate indicators for scoring census tracts. The higher the index score, the better an area's access to opportunity. The following indicators are scored on a scale from zero to 100.

- Low Poverty — A measure of the degree of poverty in a neighborhood, at the Census tract level.
- School Proficiency — School-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high- and low-performing elementary schools.
- Labor Market — Measure the relative intensity of labor market engagement and human capital in a neighborhood based on employment levels, labor force participation, and education attainment.
- Low Transportation Cost — Estimates of transportation costs for a three-person, single-parent family with income at 50 percent of the median income for renters for the region.
- Transit — Estimates of transportation trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region.
- Jobs Proximity — Quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region or other statistical area. Larger employment centers, like Turlock and Modesto in Stanislaus County, are more heavily weighted.
- Environmental Health — Summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index, the lower the exposure to toxins.

The Stanislaus County Fiscal Year 2020-2025 Regional Analysis of Impediments to Fair Housing Choice (AI) explores the distribution of five of these types of opportunity: transportation, education, employment, access to low poverty neighborhoods, and access to environmentally healthy neighborhoods.

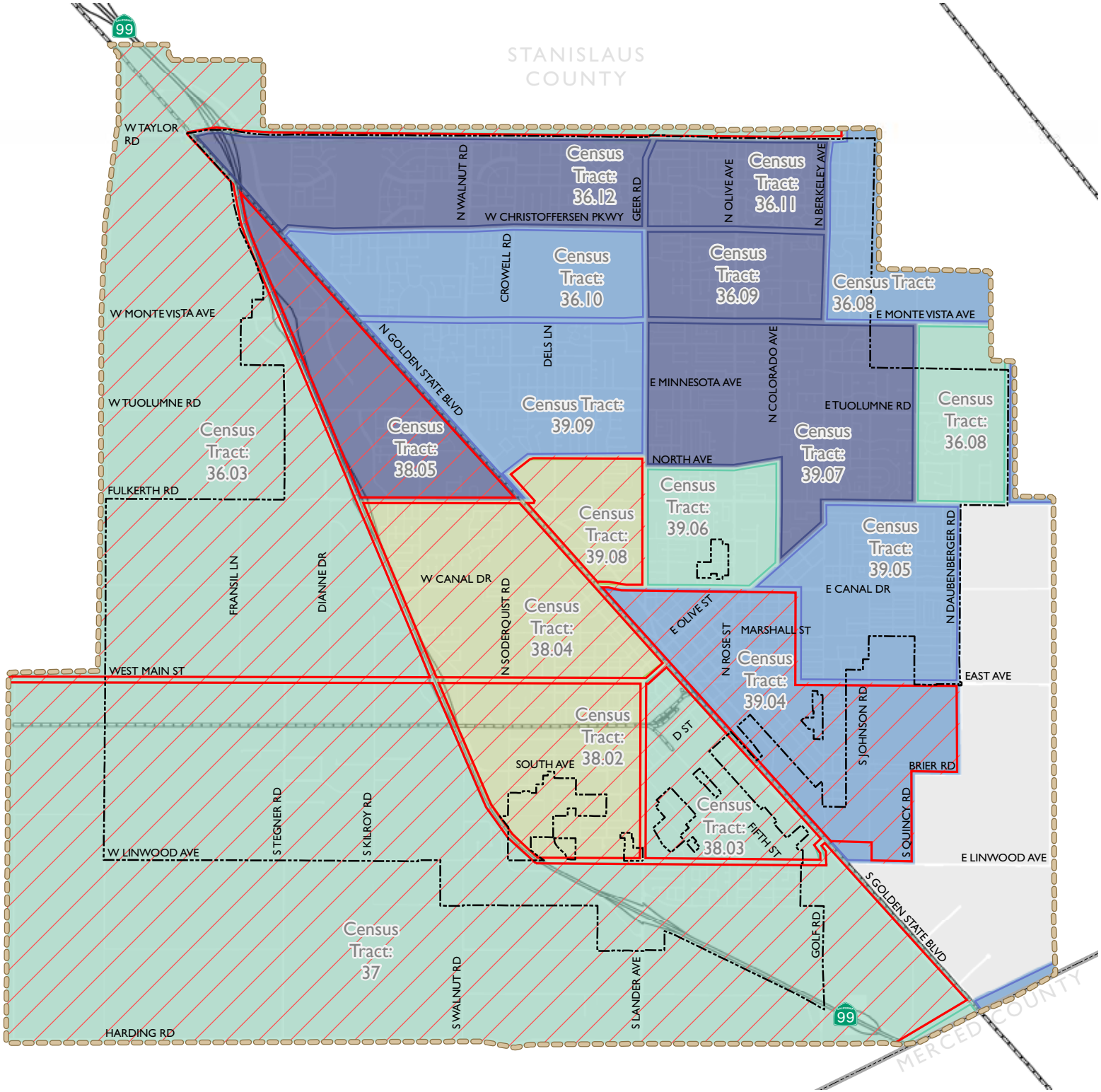
Chart D-6 and Chart D-7 below shows index scores based on the July 2020 HUD data release. In the Stanislaus County region and in Turlock, access to opportunity is generally highest for non-Hispanic Asian and Pacific Islander residents. Residents who identify as Hispanic or non-Hispanic Native American, on the other hand, have the lowest access to opportunity while non-Hispanic White as well as non-Hispanic Black people live in a wider variety of neighborhoods. The major exception to this is the relatively high labor market index scores of non-Hispanic Black, Hispanic, and non-Hispanic Asian and Pacific Islander residents in Turlock outside the Modesto region. Similar patterns are evident for the total population and those that live below the poverty line, as shown in Chart D-7.

CONTEXT

According to the TCAC Opportunity Areas composite score as shown on Map D-12, there is high variation in resource categories in the City of Turlock, as areas identified as Highest, High, Moderate and Low Resource are located throughout Turlock. The Highest Resource areas in the city are in the northern part of the city, generally north of West Christoffersen Parkway and east of Geer Road, while Moderate Resource tracts are west of SR-99 and in the east, and the Low Resource areas in the center of Turlock east of SR-99, as well as southeast by the Merced County boundary. Modesto, the largest city in the region, has a similar distribution of opportunity areas, though includes more tracts that meet the definition of High Poverty and Segregated, while smaller cities including Patterson and Riverbank are more homogeneous with a more limited range of classifications, usually Low and Moderate Resource, among their census tracts.

Map D-12

TCAC Opportunity Areas, Composite Score



SB 535 Disadvantaged Community
Highest Resource
High Resource
Moderate Resource
Low Resource

Study Area Boundary
City Limit & County Island
County
Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: CalEPA, 2022; HCD, 2024; City of Turlock, 2021; Dyett & Bhatia, 2024

Economic Indicators

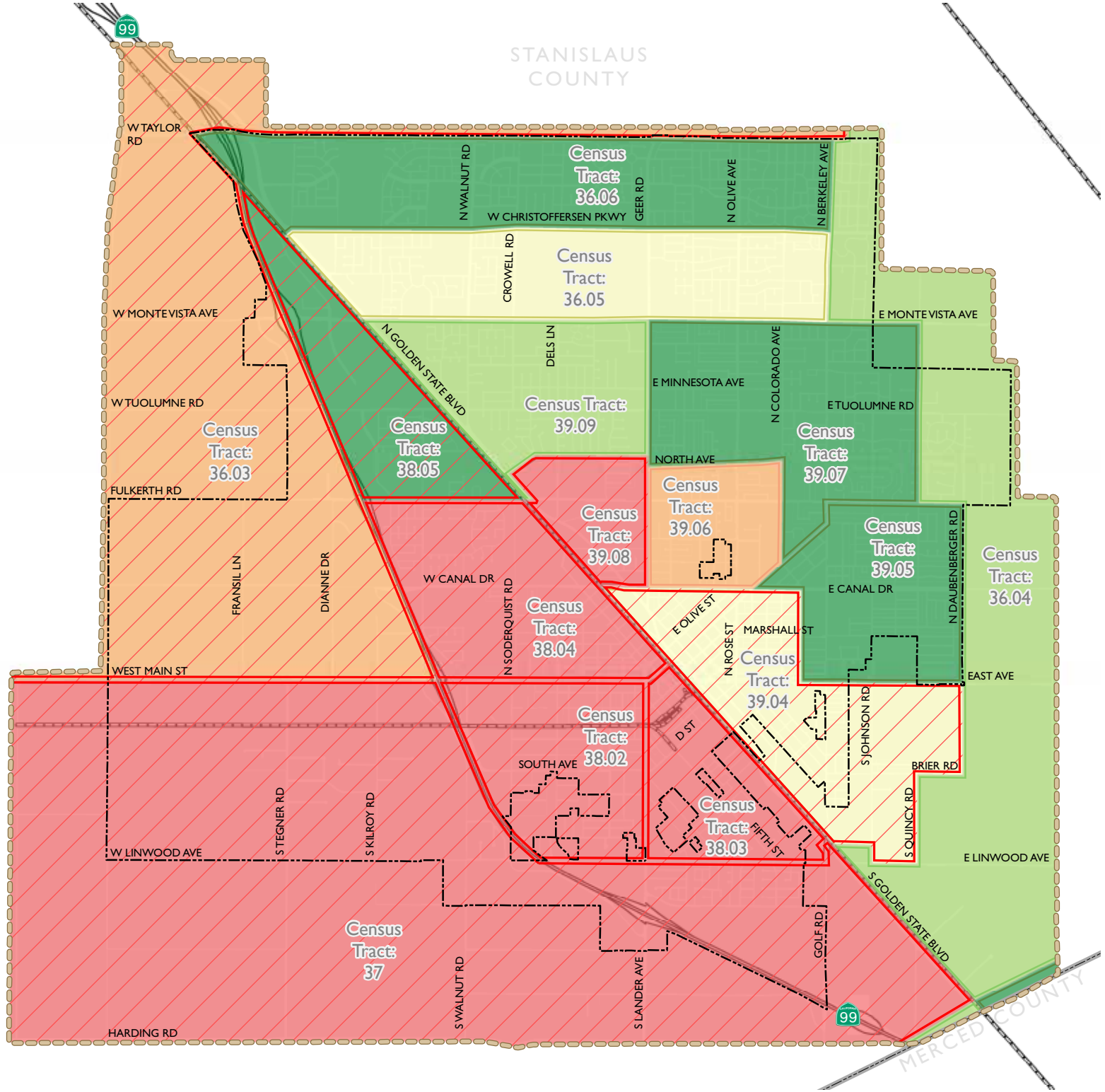
The Task Force methodology uses four indicators to measure economic opportunity: poverty, adult education rate, employment rate, and the median home value of owner-occupied units. Four tracts with less positive economic outcome are adjacent to one another and mostly located west of Golden State Boulevard, along with Tract 39.08 on Geer Road and North Golden State Boulevard (see Map D-13). Overall, Turlock has slightly more tracts classified under less positive economic outcomes than those tracts classified as more positive economic outcomes. Tracts with more positive economic outcomes, scoring greater than 0.8, align with Highest and High Resource areas in the east and north of Turlock.

Touched upon in Chapter 2 of the Draft Housing Element in more depth, there are 31,746 persons in the labor force in the City of Turlock. The largest industry represented among Turlock workers is Health and Educational Services (27.7 percent) which is a greater share of the workforce represented in the industry compared to the county (21.4 percent). Compared to Stanislaus County, employees in the Construction industry account for significantly less of Turlock's employment distribution (6.4 percent) than that of the county (8.9 percent). Further, the following four major employers provide the largest employment base for residents: Foster Farms Poultry, Turlock Unified School District, Emanuel Medical Center, and California State University Stanislaus, aligning with the two largest industries: Health & Educational Services and Manufacturing, Wholesale and Transportation. All four major employers have an employment base of at least 1,000 people, according to the Stanislaus County Comprehensive Economic Development Strategy 2023-2028. Additionally, Turlock is well-known for its agricultural setting, which has historically provided a basis for the city's industry. Food processing is the primary industry, providing a large number of industrial and manufacturing jobs. Turlock also boasts an agri-business cluster, with several new emerging technical software and laboratories to bolster this cluster.

According to California Employment Development Department Local Area Unemployment Statistics (LAUS), Turlock experienced an unemployment rate of 5.6 percent in 2024. While this rate is a 52.5 percent decrease from unemployment rates in 2011, it is a 16.7 percent increase from the 2020 unemployment rate (4.8 percent). However, this is still relatively lower than the 7.7 percent unemployment rate for Stanislaus County in 2024. The tract-level share of employed adults has been shown to be highly correlated with rates of upward economic mobility for low-income children. Adult unemployment is commonly considered to be an indicator of neighborhood disadvantage that affects not just the individuals who do not have jobs, but members of the entire community. Turlock's non-White Hispanic and Latino identifying residents have the lowest Labor Market Index scores followed by non-Hispanic Native Americans, then non-Hispanic Black residents. This pattern extends to Stanislaus County, although the Labor Market Index scores are overall lower in the County than in Turlock (see Chart D-7). In terms of unemployment, Countywide, 70.7 percent of unemployed residents identify as White, with 53.7 percent of them identifying as Hispanic or Latino and 46.3 percent as non-Hispanic or Latino, which is proportional to the county's demographics. In Turlock, 47.2 percent of the White non-Hispanic or Latino population is unemployed, which is comparable to Turlock as 48 percent of the population is White non-Hispanic.

Map D-13

TCAC Opportunity Areas, Economic Score



- SB 535 Disadvantaged Community
- < 0.2 (Less Positive Economic Outcomes)
- > 0.2 – 0.4
- > 0.4 – 0.6
- > 0.6 – 0.8
- > 0.8 (More Positive Economic Outcomes)

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

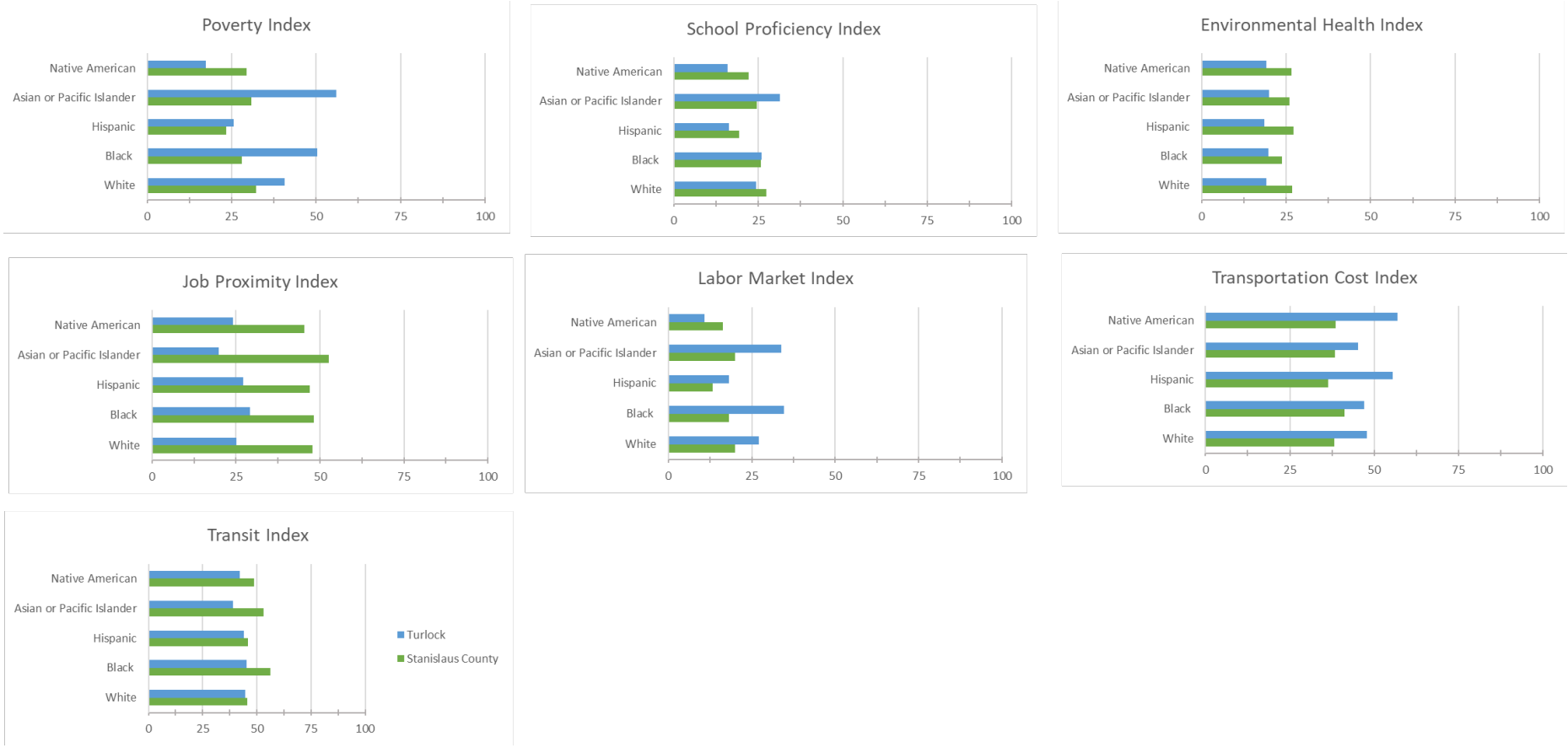
Source: CalEPA, 2022; HCD, 2023; City of Turlock, 2021; Dyett & Bhatia, 2024

Chart D-6: Opportunity Indices, Population Living Above the Poverty Level



Source: HUD, AFFHT0006 Table 12, July 2020

Chart D-7: Opportunity Indices, Population Living Below the Poverty Level



Source: HUD, AFFHT0006 Table 12, July 2020

The Jobs Proximity Index, which measures the physical distance between place of residence and jobs, is similar among all the census tracts in Turlock. However, the data does show differences among race and ethnicities within each tract. Non-White Hispanic residents have the highest Jobs Proximity Index score followed by non-Hispanic Native American and -Hispanic Black residents, who comprise a significant proportion of the city's non-White workers. This means they live close to where they work relative to the White population, as shown in Chart D-7. Turlock is 17 square miles, making access to work in various parts of it or other job centers such as Modesto possible by car. Commute patterns discussed in Chapter 2, Community Profile noted that 71.3 percent of workers in Turlock commute from outside the city, while 7,985 residents live and work in Turlock. Turlock residents can travel throughout Turlock with seven transit routes, where each route connects to the Turlock Transit Center, so residents can also reach Modesto, Ceres, and Keyes by a regional bus route that runs throughout the day.

One of the most pressing issues affecting the world today is the digital divide, a term referring to the gap between those who have access to the internet and related technology and those who do not. The gap impacts individual economic opportunities and outcomes and is most likely to affect lower-income households, people with disabilities, and woman. Map D-14 shows distribution of households with no computer or internet subscription in Turlock. Census tracts with the highest percentage of households with lack of internet access are found in south Turlock (census tract 38.02 and 38.03), as well as central Turlock (39.06). Tract 38.02 is the only tract in Turlock designated as a High Segregation and Poverty tract, while tract 39.06 has the highest concentration of female-headed households.The City is currently in the process of updating the most current economic development strategic plan and is expected to be completed in Fall 2025. The current plan provides detailed updates of demographic, retail and industrial market data to provide a firmer foundation for City economic development efforts going forward. The updated plan will expand on this data and develop a new strategy to update the City's economic development program.

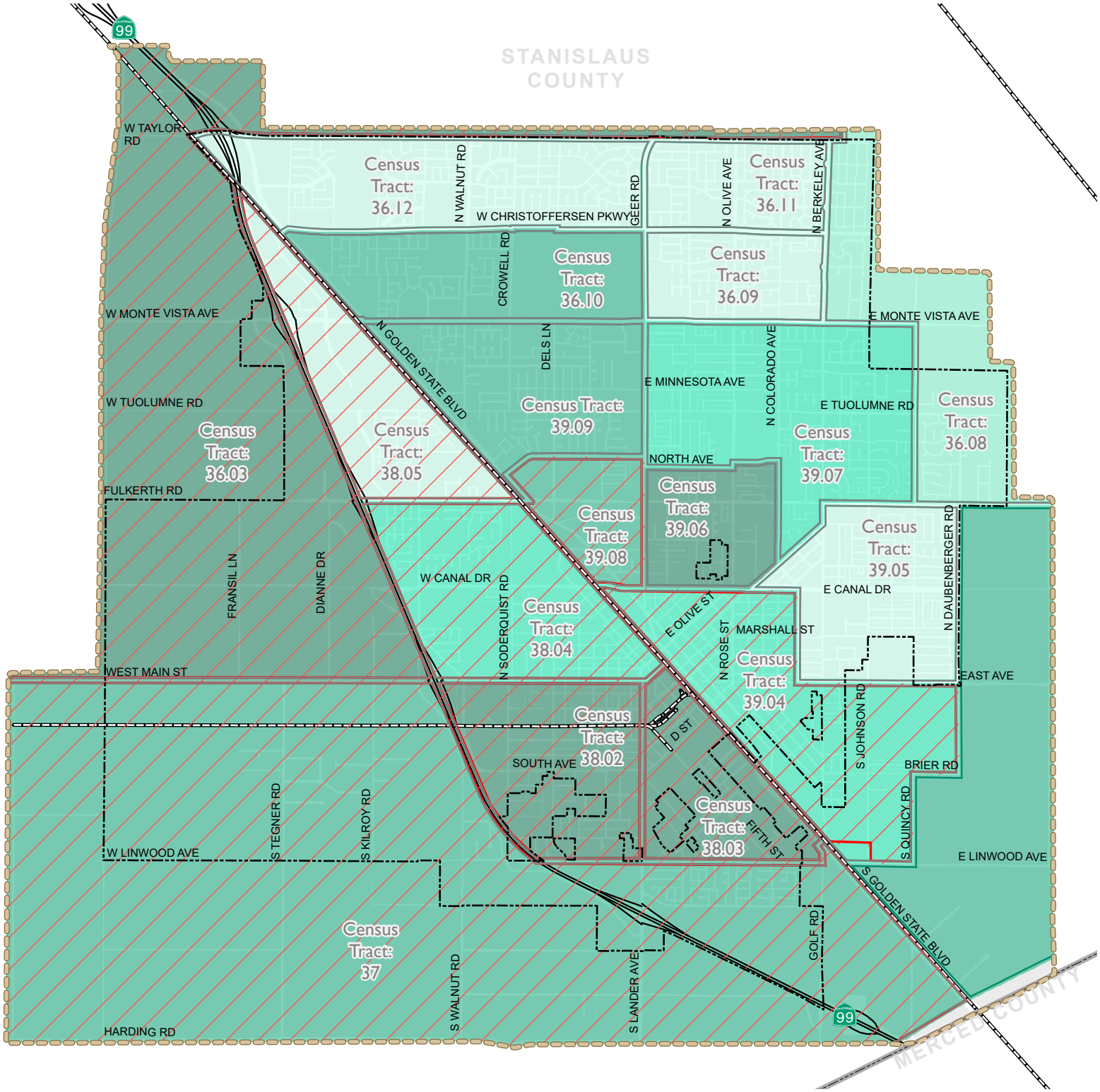
In addition to the City's efforts, there are significant, multi-year economic development programs and initiatives in Stanislaus County that are designed to influence the jobs landscape in the next ten years. The Stanislaus 2030 Investment Blueprint is a comprehensive, collaborative strategy among business, government, and civic stakeholders with the goal of creating more quality jobs and improving financial well-being. Its strategies include talent development, entrepreneurship and small business dynamism, and removal of non-skill barriers to jobs and training. Catering to the food and agricultural sectors of Stanislaus County and Turlock specifically, under Stanislaus 2030, the BioEconomy, Agriculture, & Manufacturing (BEAM Circular) is a key traded-sector initiative focused on the circular bioeconomy within food and agricultural systems. This initiative has received significant funding and is expected to create a large number of quality jobs in bioindustrial manufacturing and related fields.

There are several organizations working to improve access to economic opportunity in Turlock and the greater Modesto region. Opportunity Stanislaus assists communities with their workforce readiness process, introducing people to financial incentives and financing programs, and by helping them locate appropriate sites and buildings to meet their needs. The organization's vision is to attract jobs that give more buying power to the workforce. Turlock works in collaboration with the Valley Sierra Small Business Development Center (SBDC), an arm of the Central California Small Business Development Center, whose mission is to help businesses start, grow, and succeed in the Modesto region. SBDC offers workshops, trainings, and classes for businesses, entrepreneurs, and individuals. It also acts as a resource center for new businesses with owners located in Stanislaus County and Tuolumne County, providing ongoing support to existing businesses. SBDC does not offer grants or loans itself but works closely with financial partners who offer a variety of loan programs, as well as other regional and community funding sources. In addition to support for small businesses, SBDC also provides workforce development services.

All together, these resources offer a variety of ways to access economic opportunity in Turlock likely influenced by variation among the area's industries and workforce skills and experience. The tracts with lower economic opportunity are the tracts concentrated where there are also concentrations of female-headed households, people falling under the poverty line, and multi-family housing. These tracts are likely where low wage workers can afford to live. Access to jobs for groups facing socioeconomic challenges is high as indicated by the Jobs Proximity Index score, likely due to proximity to industries with need for low-wage workers. The Labor Market Index score is higher in Turlock than the County, influenced by Turlock being considered one of the County's two urban centers with job centers and a university. Additionally, economic opportunity is supported by the presence of organizations discussed above working to improve workforce readiness and attract business development throughout the County.

Map D-14

Lack of Internet Access in Turlock



SB 535 Disadvantaged Community

Households with No Computer or Internet Subscription

- 21% - 25%
- 16% - 20%
- 11% - 15%
- 6% - 10%
- 2% - 5%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

0 ¼ ½ 1 Miles

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates; City of Turlock, 2021; Dyett & Bhatia, 2023

Educational Indicators

There are 25 school districts in Stanislaus County, two of which serve Turlock: the Turlock Unified School District (TUSD) or Chatom Union School District (CUSD). Most of Turlock is in the Turlock Unified School District (TUSD). TUSD provides public elementary, middle, high school, in addition to an adult school and a charter school. TUSD elementary school facilities includes Brown Elementary School, Crowell Elementary School, Cunningham Elementary School, Earl Elementary School, Julien Elementary School, Medeiros Elementary School, Osborn Two-Way Immersion Academy, Wakefield Elementary School, and Walnut Elementary Education Center. TUSD middle school facilities include Dutcher Middle School and Turlock Junior High School, while TUSD high school facilities include Pitman High School, Turlock High School, and Roselawn High School. In terms of geographic availability, schools are spread throughout the city. However, there are more TUSD facilities in central Turlock, near Downtown, due to the school district main office and E Cademy Charter At Crane School being located there. CUSD has three facilities, two of which, Crowell Elementary and Crowell pre-school on Clayton Road in the unincorporated area, serve the western parts of tracts 37.00 and 38.02 between West Main Street and Harding Road. Crowell also serves the more sparsely populated unincorporated area to the west. About 85 percent of the Crowell students are economically disadvantaged, meaning their families are below the poverty line, and 76 percent are minority. Crowell's math and reading scores compare poorly with the Turlock Unified School District (15 percent in math and 28 percent in reading compared with 31 and 40 percent in the TUSD).

TUSD assigns students to schools based on their geographic attendance zones, known as "home residence" schools. If families would like to attend a different school within the district, they must submit an intra-district transfer (referred to as a "school of choice" application). However, selection is not guaranteed, as approval is required before enrollment at a non-home school. There are about seven private schools in Turlock. For new master planned area, like the Morgan Ranch Master Plan Area, a new elementary school will be developed and operated by the Turlock Unified School District, as stated in the Morgan Ranch Master Plan. Elementary school design guidelines state the school will be located central to the Morgan Ranch community and to the existing neighborhoods to the north.

Table D-6 summarizes test score results from the 2021-2022 Smarter Balanced assessments of math and English Language Arts (ELA), which forms part of the State's California Assessment of Student Performance and Progress (CAASPP). The proportion of students who meet or exceed standards in ELA or math in Turlock is higher than in Stanislaus County, but lower than in the State. When comparing test results between the two high schools in Turlock, Turlock High School had 23.4 percent of its students meet or exceed the standard for overall achievement and John H. Pitman High had 29.9 percent of its students meet or exceed the standard for overall achievement. Turlock High School serves the south and southeastern part of Turlock while John H. Pitman High School serves the more western and northern part of the city.

Table D-6: CAASP Scores

District/Region	*Percent Met or Exceeded Standard*	
	English Language Arts	*Mathematics*
State of California	47.1%	33.4%
Stanislaus County	37.7%	23.1%
Turlock Unified	40.4%	25.3%

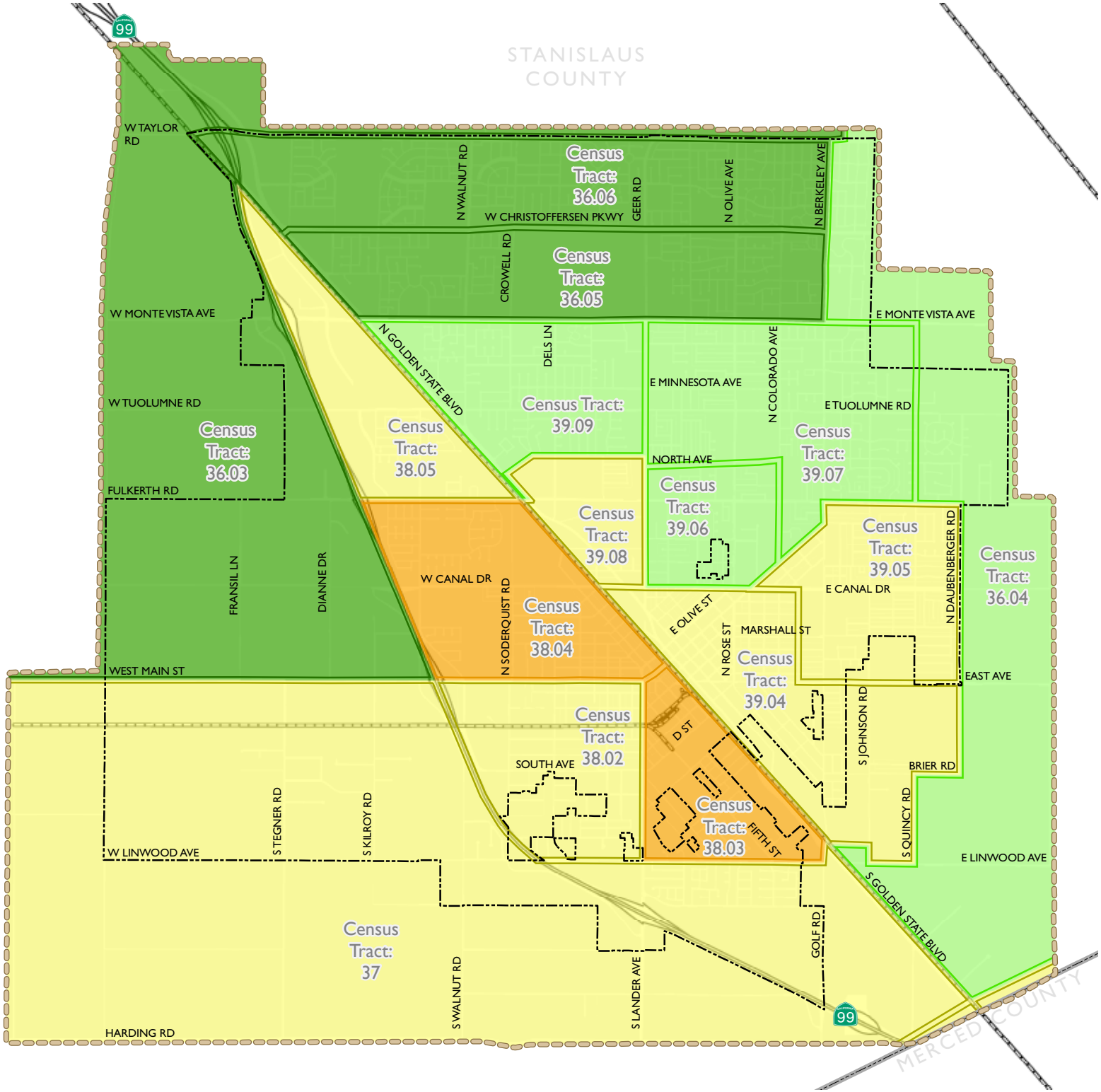
Source: California Department of Education, CAASPP, Smarter Balanced Summative Assessments, 2021-2022

Students of color in Turlock received lower test scores in both math and English than non-Hispanic White students. While non-Hispanic White students received scores (53.0 percent in English and 38.0 percent in math) that are greater than the State and County averages (see Table D-6), students of color received higher scores than the County averages but lower than the State (43.9 percent in English and 30.1 percent in math). In terms of the County, students of color are doing better in Turlock but there is still an educational gap within the city between White and non-White students. Notably, Black (29.7 percent in English and 13.3 percent in math) and Hispanic (32.6 percent in English and 17.2 percent in math) students received the lowest scores while other races/ethnicities scored closer to the average in the city. Barriers to educational opportunity for students of color might relate to housing choice because census tracts with lower educational opportunity scores also have higher shares of the Hispanic and Black populations of the city. Other barriers that are probably contributing to the gap include language, economic factors, and the lack of educational resources between White students and students of color in Turlock.

As Turlock experiences lower levels of educational opportunity compared to the State, both TUSD and CUSD are proactively taking steps to improve scholastic performance for local students and expand on campus support services through a variety of specialized efforts. CUSD provides instructional support programs that include homework support and academic intervention including math and reading and after-school childcare program that provides supervision, homework support, and recreational activities. Further, TUSD operates a Family Resource Center that provides resources, programs, and services to diverse Turlock families, that include school readiness programs for students in need, parent workshops, food distribution drives, and mobile health clinics. Although there are some areas in the City with lower educational opportunity scores, overall Turlock scores higher than the County and its students of color fare better than students on average in the County. Programs provided by CUSD and TUSD can continue to improve the educational opportunity of students in Turlock. Huntington Learning Center of Turlock is an education partner with local schools in Turlock and neighboring communities, located in Downtown Turlock. From individualized to high-dosage tutoring, certified teachers provide support to educators and school districts to help accelerate learning for students through Huntington's accredited programs and data-driven approach to learning. Valley First Tutoring also offers tutoring services in Turlock that could help improve educational outcomes, located along North Golden State Boulevard.

The TCAC Opportunity Areas education score, which quantifies access to educational opportunity, is provided in Map D-15. Eight of Turlock's fifteen tracts, including the area served by the Chatom District, have the second lowest range of education scores, four have outcomes ranging from .50 to .75, and three fall into the "more positive education outcome" category with outcomes above .75. The two most northern census tracts with the best education outcome scores are in the area served by Pitman High School, while none of the tracts with the best education outcome scores are in Turlock High School's boundary. Although there may be a slight difference in the two school boundaries' outcomes, the High Segregation and Poverty tract (tract 38.02) and the Racially Ethnically Area of Affluence tract (tract 39.05) are both located in the lower-performing Turlock High School boundary. Although there are some areas in the city with lower educational opportunity scores, overall Turlock scores higher than the County and its students of color fare better than students on average in the County.

In terms of upper education and vocational opportunities, TUSD also operates the Turlock Adult School that offers a Career Technical Education (CTE) program. The CTE program integrates core academic knowledge with technical and occupational knowledge in order to provide students a pathway to careers and/or post-secondary education in Turlock. Courses include: Associate Child Development Certification, Basic Auto Repair, Certified Nursing Assistant, Code Academy, Digital Skills Boot Camp, Forklift Safety Certification, Microsoft Office Specialist, Professional Truck Driving, QuickBooks Essentials, and Welding, Combination.



Map D-15

TCAC Opportunity Areas, Education Score

- < .25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > .75 (More Positive Education Outcomes)

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2023; City of Turlock, 2021; Dyett & Bhatia, 2024

Environmental Indicators

The environmental opportunity score in the TCAC Opportunity Map is based on CalEnviroScreen 4.0 pollution indicators and values, as shown on Map D-16. CalEnviroScreen is a mapping tool that helps to identify communities disproportionately burdened by multiple pollution sources and with population characteristics making them more sensitive to pollution. The tool uses data of four major types of indicators: exposure (e.g., air quality, lead risk, etc.), environmental effects (e.g., hazardous waste facilities, solid waste sites, etc.), socioeconomic factors (e.g., poverty, unemployment, etc.), and sensitive populations (health conditions that are sensitive to pollution, such as asthma and cardiovascular disease). This data is combined into a single score for each census tract and compared to all other tracts in the state through ranking, with a high-ranked score indicating high pollution burden and high levels of population characteristics that can increase people's sensitivity to pollution's effects. The tracts in the highest 25% of scores are then designated as "disadvantaged communities" (DACs). This designation is part of complying with SB 535 (De Leon, 2012), which requires funds from the State's Cap and Trade Program to be used for programs to reduce emissions of greenhouse gases, with a portion of the funds to projects that provide a benefit to disadvantaged communities (DACs) as identified by the California Environmental Protection Agency (CalEPA). Assembly Bill 1550 (Gomez, Chapter 369, Statutes of 2016) established the currently applicable minimum funding levels:

- At least 25 percent of funds must be allocated toward DACs,
- At least 5 percent must be allocated toward projects within low-income communities or benefiting low-income households, and
- At least 5 percent must be allocated toward projects within and benefiting low-income communities, or low-income households, that are outside of a CalEPA-defined DAC but within ½ mile of a disadvantaged community.[21]

In Turlock, these DACs are in the southwestern part of the City, including Downtown and tracts south and west of Golden State Boulevard (Turlock's DACs are Tracts 36.03, 37, 38.02, 38.03, 38.04, 38.05, 39.04, 39.08, and can be seen in Map D-1). The area's proximity to industrial land uses and SR-99 freeway, the volume of truck traffic on local roads serving auto-service businesses, the presence of hazardous materials facilities and solid waste sites, and drinking water quality contribute to the tracts' high scores. Leaking underground storage tanks can threaten groundwater quality, and Map D-17 shows that Turlock has a high concentration of these sites Downtown and south of Golden State Boulevard.[22] The risk of childhood lead exposure from older homes with lead-based paint follows the same spatial pattern, concentrated in Downtown and south of Golden Gate Boulevard. Map D-18 shows that hazardous waste generators and facilities are more dispersed throughout the city, with the eastern part of the city as an exception. As detailed in Table C-16 in the Constraints Analysis, many hazardous sites within Sixth Cycle Housing Element Opportunity Areas are concentrated along Geer Road, a north-south arterial in the middle of the City, Golden State Boulevard, and Downtown, where these roads intersect. Solid waste sites and facilities, by contrast, are concentrated in the southwestern corner of the City in Tracts 38.02 and 37 (Map D-19). Turlock has historically relied on

[21] CalEPA, California Climate Investments to Benefit Disadvantaged Communities https://calepa.ca.gov/envjustice/ghginvest/ and https://experience.arcgis.com/experience/1c21c53da8de48f1b946f3402fbae55c/page/SB-535-Disadvantaged-Communities/

[22] Office of Environmental Health Hazard Assessment, Groundwater Threats. https://oehha.ca.gov/calenviroscreen/indicator/groundwater-threats

groundwater from the Turlock Groundwater Subbasin.[23] In 2023, it began introducing surface water purchased from the Stanislaus Regional Water Authority and obtained from the Tuolumne River through a Surface Water Integration Project to provide a more resilient water supply. Arsenic and 1,2,3-trichloropropane exceeded the maximum contaminant level (MCL), the highest level of contaminant allowed in drinking water, in Turlock's water supply in 2024.[24] When these compounds are consumed in high concentrations, there is an increased risk of cancer. Nitrate levels also approached the MCL, which can pose health risks to infants and pregnant individuals. The City's Municipal Services Department is closely monitoring contaminant levels. Being surrounded by farmland, agricultural pesticide exposure is high throughout the city, with the highest scores at the perimeter and in Downtown – Tracts 39.06 and 39.08 in the center of the city have no agricultural pesticide data available. Exposure to particulate matter (PM) is also present throughout the city, with high scores for PM 2.5 exposure in all tracts except Tracts 36.03 and 36.04, and high diesel PM exposure in tracts bordering the freeway (Tracts 38.02, 38.04, and 38.05).

Environmental opportunity considers pollution in an environment, but also amenities in an environment, such as tree canopy coverage and access to parks, community facilities, healthy foods. Tree canopy coverage throughout Turlock is lower than the State average, with slightly higher tree canopy coverage just east of Downtown.[25] Parks are present throughout the city, but there is a lower concentration in Downtown and none in the southwestern corner of the city. Relatively large parks are concentrated in the northern section of Turlock. Residential areas in the southern corners and center of the City are not within 10-minute walking access to a park (see Map D-21). Map D-21 also shows cultural and recreational facilities, community centers, and public libraries, which are concentrated on both sides of Golden State Boulevard near Downtown. Data on access to healthy food retailers has limitations, as it requires a threshold of employees or sales to be classified as healthy and may undercount places such as meat and fish markets, ethnic food markets, and other places that could sell healthy foods.[26] According to the Modified Retail Food Index, access to healthy food retailers is higher than the state average in Tracts 38.03, 38.04, 36.07, and 39.05, and below the state average in Tract 38.02, and no healthy retailer data in all other tracts.[27] The Turlock Farmers' Market is in Tract 39.04.

The U.S. Department of Housing and Urban Development (HUD)'s Environmental Health Index metric summarizes potential exposure to harmful toxins at a neighborhood level. In contrast with CalEnviroScreen's scoring value pattern, the higher the index, the lower the exposure to toxins. For the population above the poverty level in the City, all races and ethnicities scored between 19 and 20 for the Environmental Health Index (see Chart D-6). Asian or Pacific Islander residents scored the highest (20.9) and Hispanic residents the lowest, although not by much (19.4). Among those under the poverty level, a similar trend was inferred, Asian or Pacific Islander residents scoring the highest (19.8) and Hispanic residents the lowest with a similarly slim delta (18.5). The City's population both above and below the

[23] City of Turlock. Surface Water Integration Project. https://ci.turlock.ca.us/srwa/

[24] City of Turlock. July 1, 2025. 2024 Water Quality Report. https://www.cityofturlock.org/_pdf/files/CCR_2024.pdf

[25] Public Health Institute. California Healthy Places Index 3.0. https://map.healthyplacesindex.org/?redirect=false

[26] California Department of Public Health. Healthy Communities Data and Indicators Project – Retail Food Environment. https://www.cdph.ca.gov/Programs/OHE/CDPH%20Document%20Library/HCI/Food%20Security%20and%20Nutrition/HCI_%20ModifiedFoodRetailEnvironment_Narrative_2022_2023-11-08.pdf

[27] California Department of Public Health. Modified Retail Food Environment Index 2022. https://www.arcgis.com/apps/dashboards/ed14abbe27e54abcae74577799b06fc7

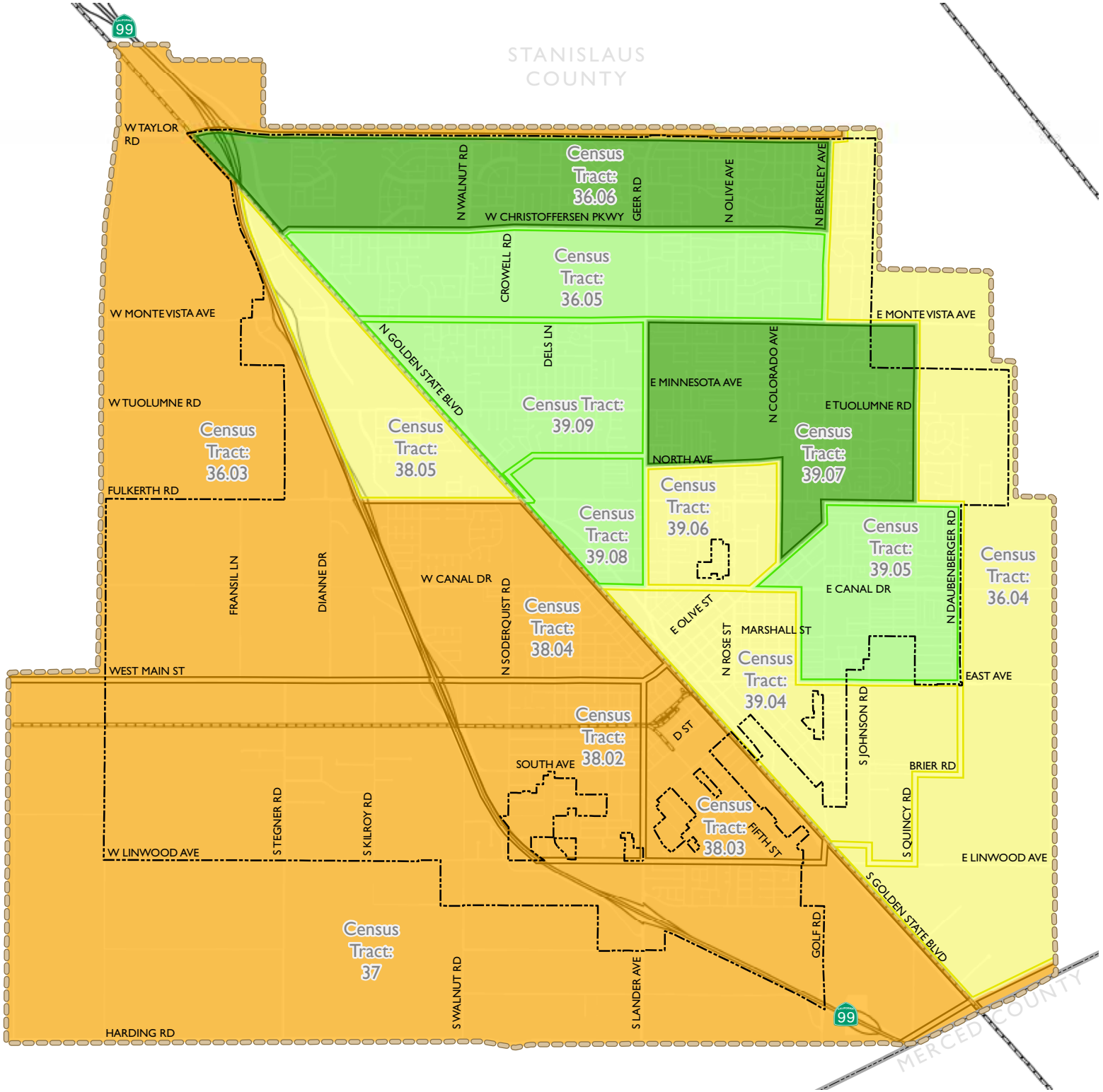
poverty line scored lower than the County, indicating the City has a higher exposure to toxins than the County average.

This spatial pattern of environmental pollutant burden and lack of environmental amenities correlates with the areas of lowest resources and one area of highest segregation and poverty within Turlock. Map D-# visualizes access to environmental opportunity in Turlock based on the TCAC indicators from CalEnviroScreen 4.0. Using TCAC indicators, all Turlock census tracts west of Golden State Boulevard are ranked as having the least positive outcomes. Tracts 36.03, 37.00, 38.02, 38.03. and 38.04 have the lowest potential for positive outcomes (less than 25 percent) and 38.05, which is closer to the more affluent areas in the northern part of the city, scores slightly higher (25 to 50 percent). Tracts with the more positive environmental outcomes are located in north and east Turlock, Tracts 36.06 and 39.07, which also align with Highest Resource areas and High White Segregation areas. The City's Pipeline Projects (see Table 3-2 in Chapter 3) are in Tracts 36.04, 36.05, 36.06, 38.02, 38.03, 38.04, and 39.04, which are predominantly in tracts scoring the lowest and higher potential for positive outcomes. Nearly all of the Pipeline Projects are for Moderate or Above Moderate Income units (370 and 906, respectively, out of 1,282 total units) and are located across all Resource levels and all levels of positive environmental outcomes. Tract 38.02, the only High Segregation and Poverty Tract in Turlock, is in the 98th overall percentile for pollution burdens and vulnerabilities relative to the rest of the State. As DACs exist within Turlock, the City of Turlock is required by SB 1000 to adopt an environmental justice element. By developing an environmental justice element, the City can decrease pollution exposure, increase community assets and improve overall health by addressing unique or compounded health risks in disadvantaged communities.[28] A draft of the environmental justice element will be available in Spring of 2026. The City is already implementing and planning place-based community improvements to improve the quality of life in DACs and low-income neighborhoods – see Program 3-E in Chapter 4, Housing Action Plan. The City should investigate the potential for funding projects that could benefit lower-income residents in Tract 38.02 and other DACs.

[28] Office of Land Use and Climate Innovation. June 2020. General Plan Guidelines. Ch. 4.8: Environmental Justice Element. thttps://lci.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf

Map D-16

TCAC Opportunity Areas, Environmental Score



< .25
(Less Positive Environmental Outcomes)
.25 - .50
.50 - .75
.75 - 1
(More Positive Environmental Outcomes)

Study Area Boundary
City Limit & County Island
County
Railroad

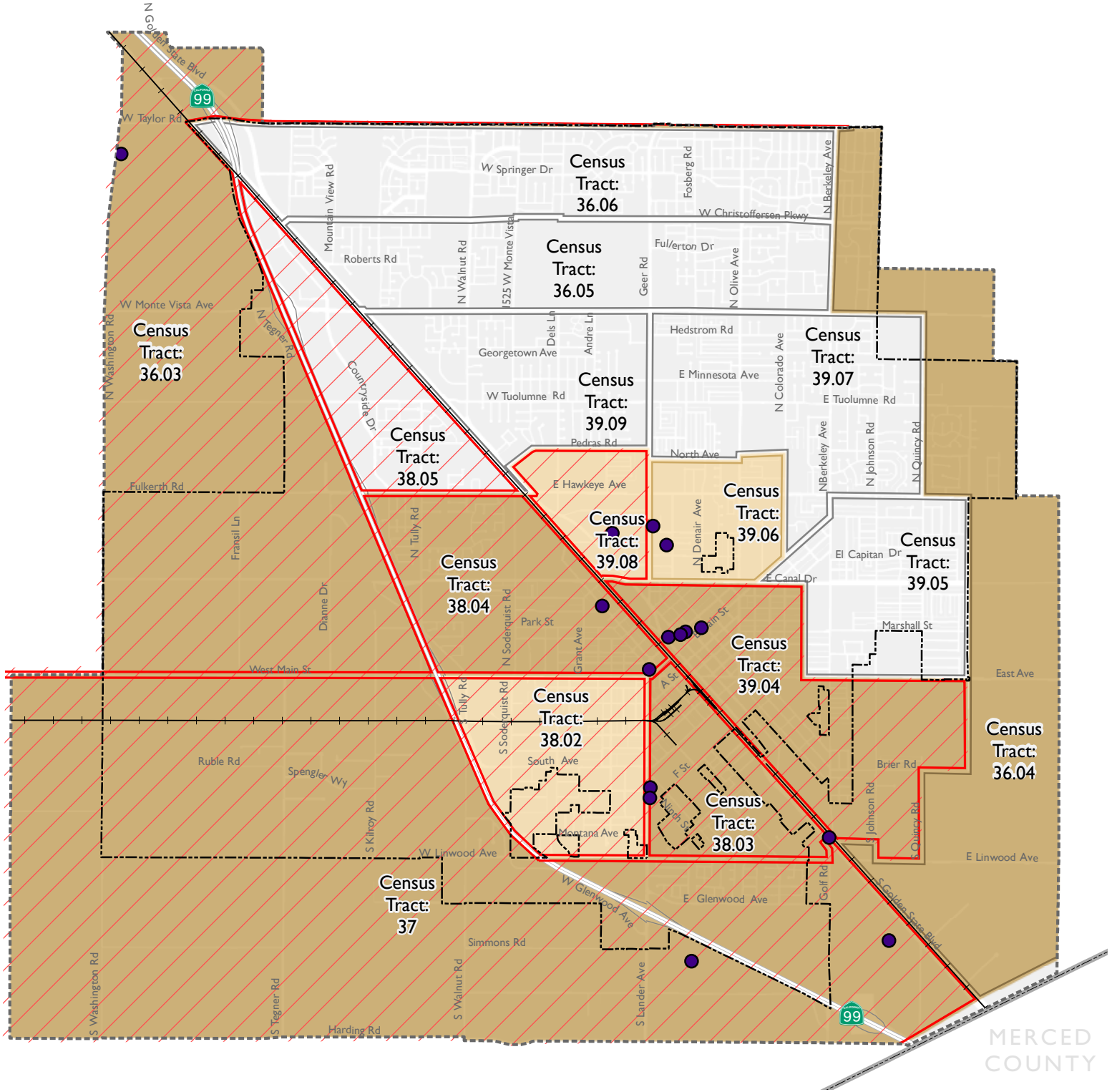
Map Date:
9/20/2024

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Miles

Source: HCD, 2023; City of Turlock, 2021; Dyett & Bhatia, 2024

Map D-17

Threat of Groundwater Contamination



SB 535 Disadvantaged Community

Statewide Ranking by Census Tract

Groundwater Threat Percentile

- Top 25%
- 50% - 75%
- Groundwater Threats Sites
- City Limit
- Study Area
- County Limit
- Freeway
- Railroad

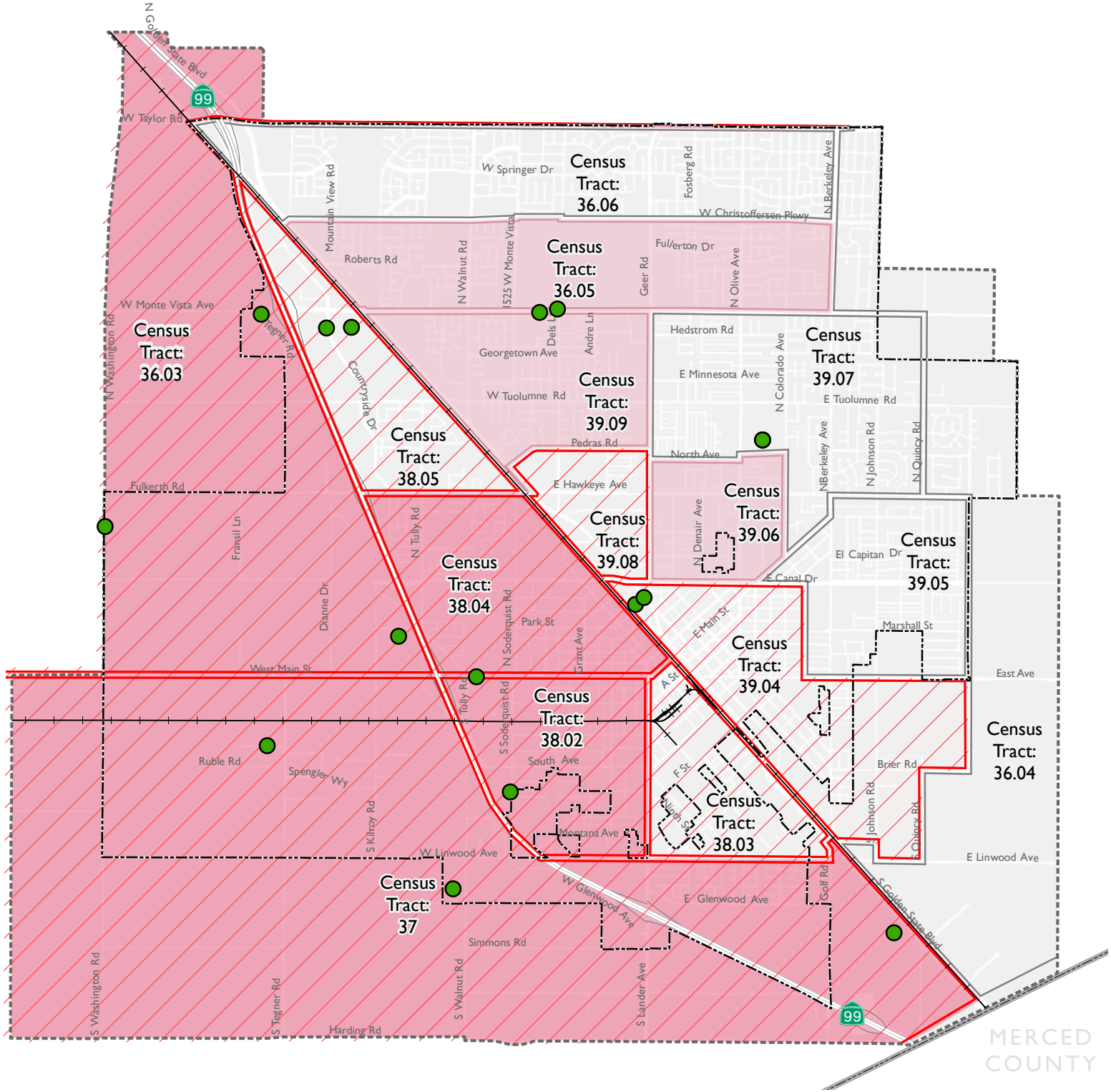
Note: This map shows data from CalEnviroScreen, which uses 2010 Census Tract geographies; boundaries/labels shown may not align with other maps that use more recent geographies.

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2023

Map D-18

Concentration of Hazardous Waste Facilities



SB 535 Disadvantaged Community

Statewide Ranking by Census Tract

Hazardous Waste Percentile

- Top 25%
- 50% - 75%
- Hazardous Waste Generator
- City Limit
- Study Area
- County Limit
- Freeway
- Railroad

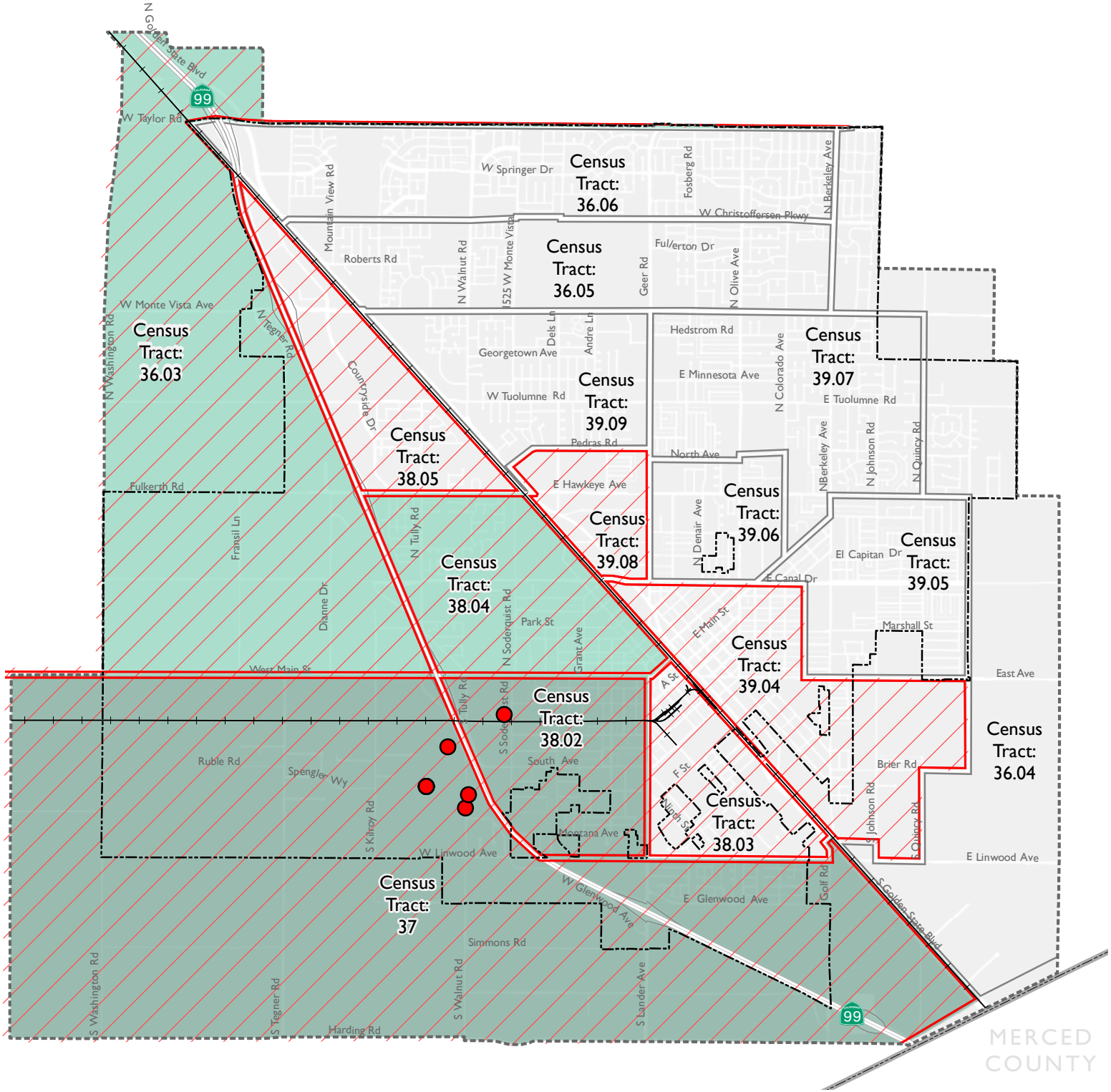
Note:This map shows data from CalEnviroScreen, which uses 2010 Census Tract geographies; boundaries/labels shown may not align with other maps that use more recent geographies.

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2023

Map D-19

Concentration of Solid Waste Facilities



SB 535 Disadvantaged Community

Statewide Ranking by Census Tract

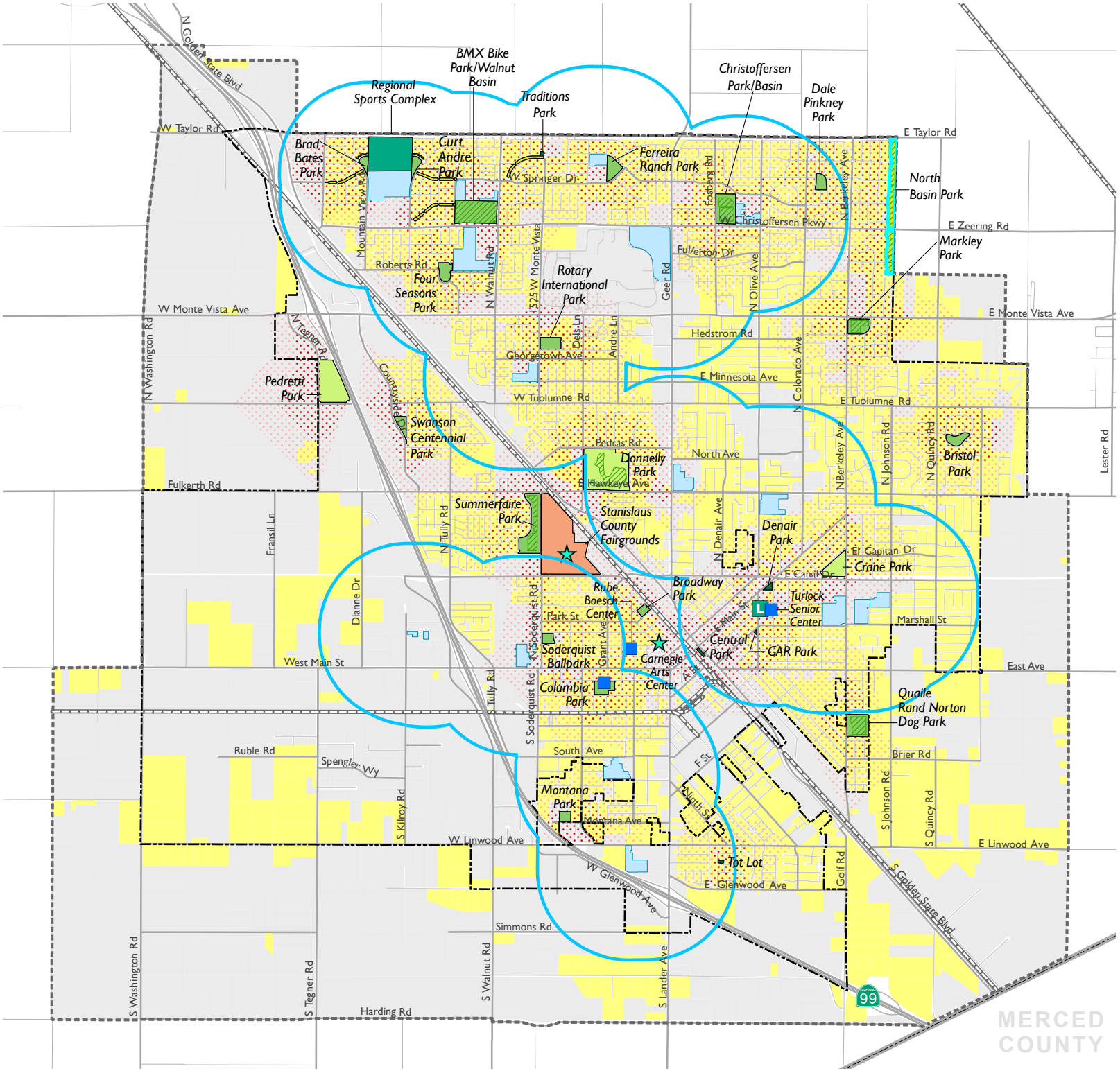
Solid Waste Percentile

- Top 25%
- 50% - 75%
- Solid Waste Site
- City Limit
- Study Area
- County Limit
- Freeway
- Railroad

Note: This map shows data from CalEnviroScreen, which uses 2010 Census Tract geographies; boundaries/labels shown may not align with other maps that use more recent geographies.

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2023



Map D-20

Existing and Proposed Parks, Trails and Community Facilities

Existing Recreational Facilities

- Cultural/Recreational Facilities
- Community Centers
- Public Library

Existing Parks

- Pocket Park
- Neighborhood Park
- Community Park
- Linear Park
- Sports Complex
- Stanislaus County Fairgrounds
- Neighborhood School Park
- Existing Detention Basin

- 5 minute Walking Access to a Park
- 10 minute Walking Access to a Park
- Half Mile Service Radius for School Parks
- Existing Residential Land Uses

- City Limit
- Study Area
- County

- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

MERCED COUNTY

Source: City of Turlock, 2021; Dyett & Bhatia, 2023

Transportation

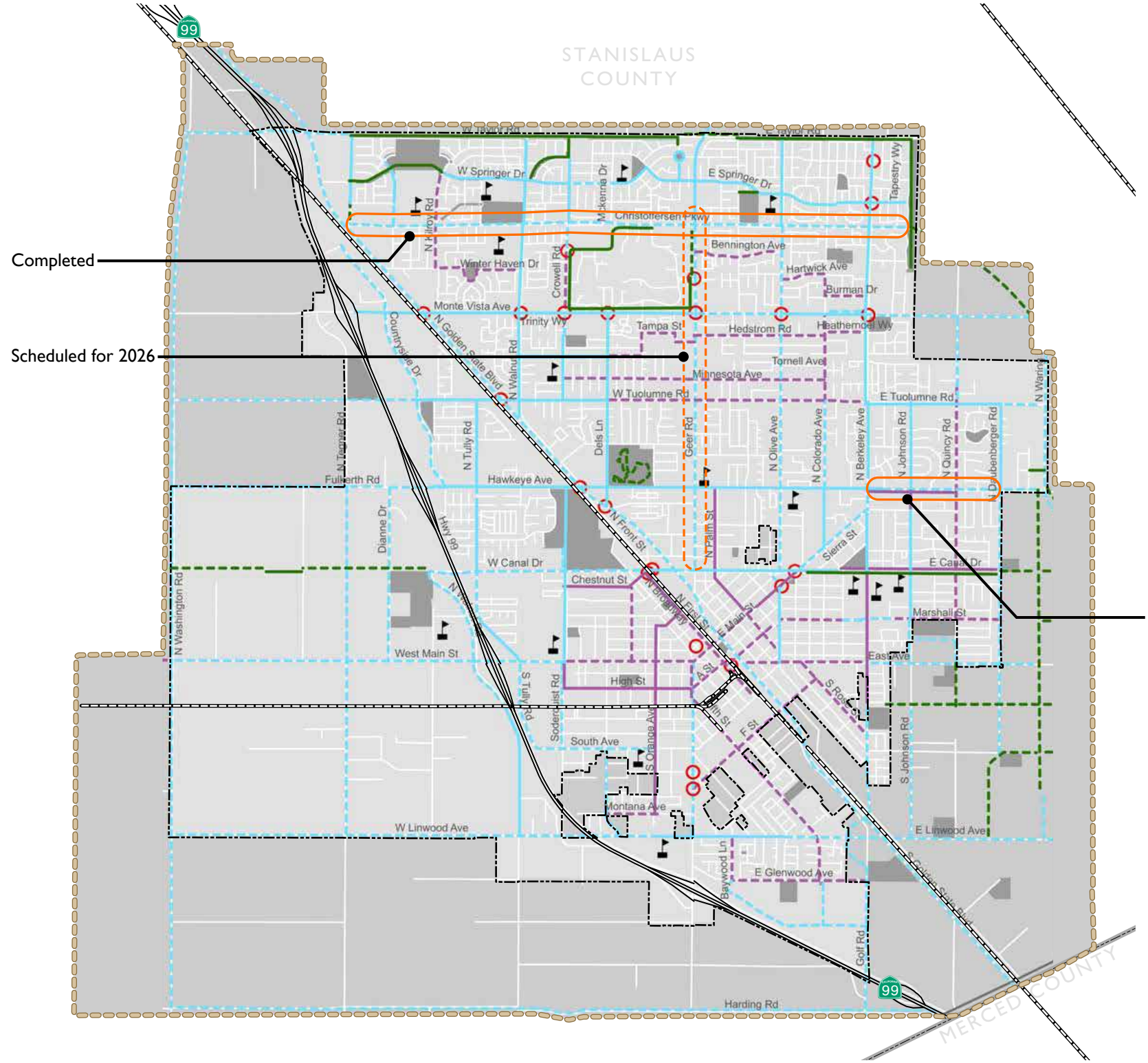
Turlock is the northern terminus of Route 165 that connects the City to State Route 152 and Interstate 5 to the south. Travelling by bicycle and foot can be easy due to flat topography but the heat during the summer can limit this mode. In Stanislaus County, many people drive rather than use public transportation, but there are many alternative options available to those who chose not to drive or are not able to drive, such as seniors or those with mobility disabilities throughout the County. Existing bus systems include the Stanislaus Regional Transit Authority, branded as the S, formed in 2021 from the merger of the Modesto Area Express (MAX) and Stanislaus Regional Transit (StanRT) systems serves the County with 27 bus routes travelling throughout it; the Ceres Area Transit (CAT) which serves Ceres and its surrounding unincorporated area; and Turlock Transit which provides transit serve with seven routes within the community. Services include fixed route and dial-a-ride paratransit service to eligible individuals in Turlock. The program offers rides within a specified zone for those 65 years of age and over, Medicare card holders, elementary school students, and ADA paratransit eligible people.

Turlock is connected to StanRT through fixed-route bus service, most prominently Route 15, which links Turlock to Modesto via Keyes and Ceres, providing access to the broader countywide network. Within Turlock, Turlock Transit operates local fixed routes that serve neighborhoods, shopping areas, and CSU Stanislaus, with transfer points at the Turlock Transit Center. From there, riders can connect to StanRTA regional routes, as well as services from Merced's The Bus and other intercity providers, creating links throughout Stanislaus and neighboring counties. Other modes of public transit available to Turlock residents include regional rail service with connections to other public transit. Amtrak's San Joaquins regional line serves Turlock and Denair with six daily trains between Bakersfield to the south and Oakland and Sacramento to the north. The Turlock-Denair station is located on North Santa Fe Avenue close to the northeast corner of the city. The Altamont Commuter Express (ACE) currently provides service to Stanislaus County between Stockton and San Jose with stops in several Bay Area employment centers. At present, ACE doesn't provide direct service to Turlock but a new station on Golden State Boulevard has been funded by the State and is expected to open by 2029.[29] The project is being funded with a $40 million grant that ACE Other services include Modesto Area Express (MAX), StaRT Commuter, and California Vanpool Authority (CalVans) all operate programs connecting Stanislaus County residents to transit but do not currently serve Turlock directly.

Turlock has taken proactive steps to improve access to walking and biking through its Active Transportation Plan, developed in partnership with StanCOG to enhance safety, boost non-motorized mobility, and support public health and equity. Local advocacy, including CSU Stanislaus students, helped secure over one million in federal Active Transportation Program grant funding for infrastructure improvements such as bike lanes, sidewalks, and crosswalk enhancements near schools and along key corridors. Community input, including from CSU Stanislaus students and local residents, was central to shaping these projects to make walking and biking safer and more accessible across the city. Transportation options, particularly those offered by Turlock Transit, are accessible and located throughout the city, as there are seven routes that traverse the city. Residents that live west of N Berkeley Avenue are limited in route options as the routes mostly are within the city center and south of Turlock. For the existing and proposed bicycle network improvements from the Active Transportation Plan, projects have been located evenly throughout residential areas of the city, as shown on Map D-21. DACs are generally well served,

[29] *Turlock Journal*, December 7, 2021 https://www.turlockjournal.com/news/government/ace-train-could-be-running-turlock-2025/; *Railway Track and Structures* (RT&S), December 29, 2023 https://www.rtands.com/passenger/stanislaus-county-receives-13-million-for-ace-expansion/

although new infrastructure is also planned. The greatest lack of bicycle infrastructure is actually in RCAAs in the eastern portion of the city. Completed segments include Geer Road where multi-family development is projected to accommodate lower income RHNA, as well as Christoffersen Parkway, which provides access from Downtown to CSU Stanislaus.

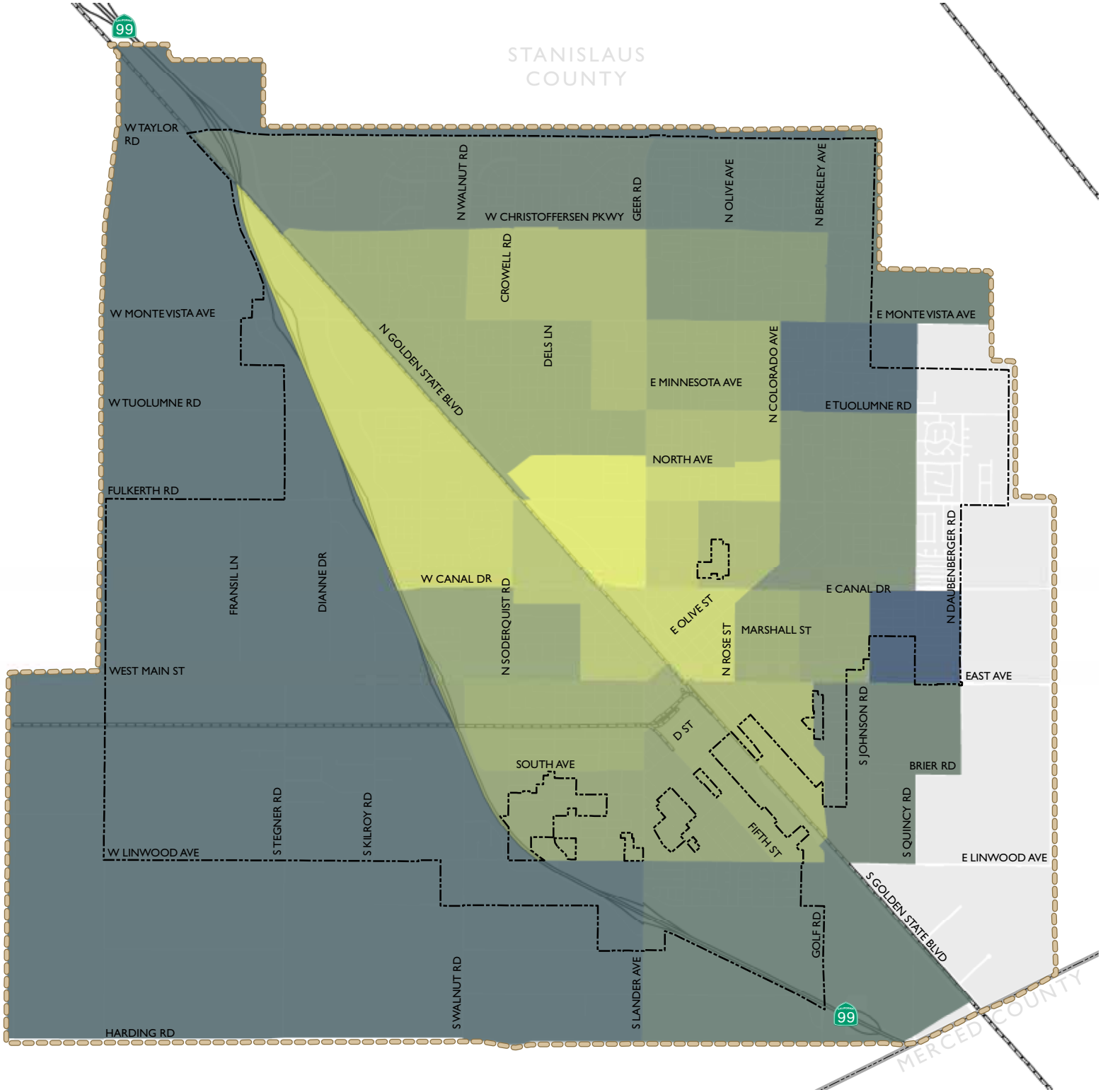


Source: City of Turlock Active Transportation Plan, 2015. Figure 6-3: Long Term Bicycle Network Vision; Dyett & Bhatia, 2025

In the area south of South Golden State Boulevard, particularly near Golf Road, Paulson Road, and South First Street, the county is actively investing in improvements. This includes adding new traffic signals, upgrading intersections with widened lanes, and installing medians to improve safety and traffic flow. The transit hub project at Del's Lane and Golden State Boulevard also includes a traffic signal, lighting, and a bike rack, reflecting efforts to better support pedestrians, cyclists, and transit riders. Closer to Colombia Park, much of the southern part of Turlock generally has had older pavement. Projects like the Golden State Boulevard rehabilitation (Main Street to 20th Century Boulevard) have been completed, including new sidewalks, curbs, gutters, and striping, so conditions are improving across that corridor. On the other hand, north of West Christoffersen Parkway, particularly around the CSU Stanislaus area, has benefitted from proactive enhancements. The city's Active Transportation Plan calls for buffered bike lanes along Christoffersen Parkway, green pavement at key intersections, and better connectivity toward Tegner Road to facilitate safe cycling.

HUD's Location Affordability Index uses data from the American Community Survey to evaluate transportation cost relative to housing costs. Index values range from zero to 100 and are reported by race. In the County, the low transportation cost index is higher across all races/ethnicities in Turlock than in the County for those below and above poverty. This indicates transit allows low-income single parent households to afford transportation. Transit index scores across all races/ethnicities were higher in the County than Turlock likely because across the County (and heavily influenced by Modesto), there are more people with lower incomes taking transit than in Turlock. Overall, transit is affordable and used by people who need it in Turlock.

Another tool for comparing transit access is the Center for Neighborhood Technology's Housing and Transportation Affordability Index, which provides a basis for measuring housing affordability by factoring in the cost of transportation. Turlock, Modesto, and Stanislaus County all rank about the same with housing accounting for 29 percent of expenses in both Turlock and the County and 28 percent in Modesto. Turlock and Stanislaus County score 4.3 for Job Access compared with 5.2 for Modesto, as shown on Map D-22. Within the city of Turlock, areas with the highest combined cost of housing and transportation are located farthest from the center of the city suggesting that neighborhoods closer to the Downtown are more location efficient and affordable. Most of the tracts between West Christoffersen Parkway and Linwood Avenue and east of Highway 99, including the CSUS campus and the five census tracts where 20 to 40 percent of the population live below the poverty line (displayed on Map D-8 above) and have combined costs that comprise less than 50 percent of household expenses.



Map D-22

Turlock Transit Performance Score

Overall transit score that looks at connectivity, access to jobs,

- < 1
- 1 - 2
- 2 - 4
- 4 - 5
- 5 - 6
- 6 - 7
- 7 - 9
- 9
- No

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/13/2024

0 ¼ ½ 1 Miles

Source: Center for Neighborhood Technology, 2023
City of Turlock, 2021; Dyett & Bhatia, 2024

D.5 Disproportionate Housing Needs & Displacement Risk

Disproportionate housing need refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. This analysis evaluates disproportionate housing need in Turlock by assessing cost burden, overcrowding, and displacement risk within Turlock and compared to Stanislaus County and the Modesto region when applicable.

COST BURDEN

Cost burden, or overpayment, is defined as monthly shelter costs exceeding 30 percent of household income. Severe cost burden is defined as paying over 50 percent of household income for shelter costs. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). The Stanislaus Urban County & City of Turlock Consortium Consolidated Plan (FY 2020-2025) provides the most recent estimates of cost burden by tenure and income category. [30] Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

The Consolidated Plan uses data from the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), which estimates that 5,295 households in Turlock (21.0 percent) were cost burdened and an additional 4,465 households experienced severe cost burden (17.7 percent). This means that just under half of all Turlock households experience some level of cost burden. Of the 9,760 households experiencing some level of cost burden, 1,800 of them are considered moderate- or above-moderate-income and 7,960 are considered lower-income. Even though some higher-income households may be classified as "cost burdened," it is clear that housing affordability is particularly pressing for lower-income households in Turlock. CHAS data from 2019 indicated that among severely cost-burdened households, the three most common household types in Turlock were small family (two- to four- person households) elderly non-family (unrelated individuals over the age of 62) , and other (could include unrelated individuals living together, or people living alone, who are under the age of 62). According to the Turlock/Stanislaus HOME-ARP Allocation plan, housing costs have been increasing for years, but recent events, including the COVID-19 pandemic and the end of the eviction moratorium, have exacerbated housing cost burden and housing instability for many lower-income households in Turlock.[31]

Available data show that cost burden for renters and owners in Turlock is more evenly distributed by race and ethnicity than by location. (See Maps D-23 and D-24 and Charts D-8 and D-9) Not surprisingly, there is a relatively high correlation between cost burden and income. Renters in Turlock are more likely to be

[30] Stanislaus Urban County & City of Turlock Consolidated Plan Fiscal Year 2020-2025 https://www.stancounty.com/planning/cdbg/documents/consolidated/2020-2025-consolidated-plan-final.pdf

[31] Turlock/Stanislaus County HOME Consortium, 2023. HOME-ARP Allocation Plan. Available: ttps://ci.turlock.ca.us/_pdf/hppr.asp?id=36

cost burdened than owners--50.3 percent of all renters experience some level of cost burden while only 28.8 percent of owners do, due to the sharp increases in rent the past couple of years. Elsewhere in the County, the AFFH data viewer shows Modesto also has concentrations of cost burdened renters and homeowners and more renters are cost burdened than homeowners throughout the County, and especially in Modesto. Notably between 60 and 80 percent of homeowners in the tract immediately west of Turlock are cost burdened.

White and Hispanic/Latino homeowners have similar rates of cost burden, Black homeowners have a higher level, and Asian households are less burdened. (The data for cost-burdened Asian Pacific Islander (API) households, who represent a very small percentage of the population, is statistically insignificant.) The census tract with the highest rate of burdened homeowners (Tract 38.02) is one of two tracts in Turlock where 30 to 40 percent of the population had reported incomes below the poverty line in 2019. Tract 38.02 is also the only one in Turlock that meets the threshold for High Segregation and Poverty and the highest level of overcrowding in the community. (See Maps D-11 and D-25)

Despite rising housing costs, much of Stanislaus County remains relatively affordable and may be less prone to the cost burden pressures faced in the Bay Area region. Although housing costs are low relative to the Bay Area, the region has still seen an increase in the cost of housing. Home values in Turlock have increased by 124 percent since 2011, with the value of smaller units (1 and 2-bedrooms) seeing the steepest increase. From 2014 to 2024, 1-bedroom homes increased in value by 215.8 percent during the period, from $89,689 to $283,246, while 2-bedroom homes increased in value by 159.51 percent during the period, from $137,119 to $355,830. This indicates a mismatch of supply and demand. At $428,929, the average home value in Turlock was well beyond reach for Moderate- and Lower-Income Households in 2021. Also, rents in Turlock and the county were generally stable between the 2012 and 2017 period, increasing by about 4 percent and 4.8 percent. However, between 2017 and 2022 rents spiked in Turlock—increasing by about 40.2 percent—while the county experienced a slightly lower rent increase at approximately 38 percent. This substantial rent increase over between 2017 and 2022 echoes cost of living increases that have occurred across California. While rents have risen in the past couple of years, rents have generally stayed the same throughout neighborhoods in Turlock.

In terms of foreclosures, City staff consulted a local broker to get a sense of pattern between neighborhoods. In the past 12 months, there were a total of 20 properties in Turlock that had a Notice of Default or Notice of Trustee Sale recorded, where 15 were in the zip code 95380 and 5 were in the zip code 95382. When calculating cases per acres, the 95380 zip code has about 0.22 case per 100 acres, while the 95382 zip code has 0.122 case per 100 acres.

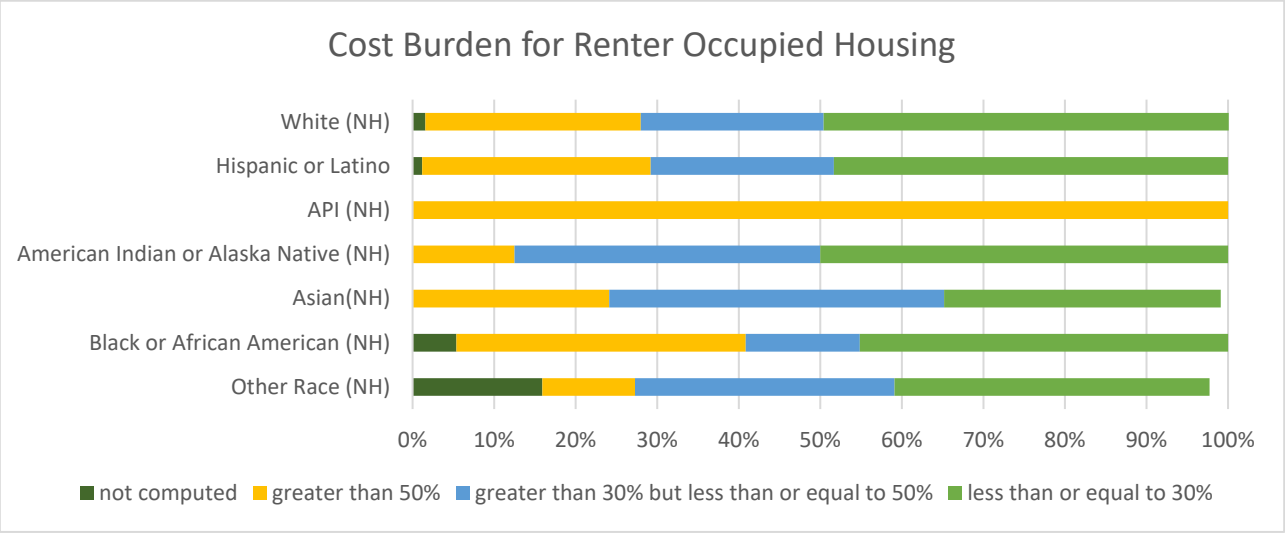
OVERCROWDING

The U.S. Census deems housing overcrowded when there are more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severely overcrowded when there are more than 1.5 persons per room. The Census reported that 1,317 out of 25,444 occupied housing units in Turlock were either overcrowded or severely overcrowded (5.2 percent), which is lower than the rate in Stanislaus County (7.1 percent) and slightly less than Modesto where 5.9 percent of all households were overcrowded.

In both Turlock and the County, renters are more likely to live in crowded housing. In Turlock, 0.6 percent of owners live in severely overcrowded housing and 2.7 percent of owners live in crowded housing, while 2.4 percent of renters live in severely crowded housing and 5.8 percent of renters live in overcrowded housing. In the County, 1.1 percent of owners live in severely overcrowded housing and 3.4 percent of owners live in overcrowded housing, while 2.3 percent of renters live in severely overcrowded housing and 7.9 percent of renters live in overcrowded housing.

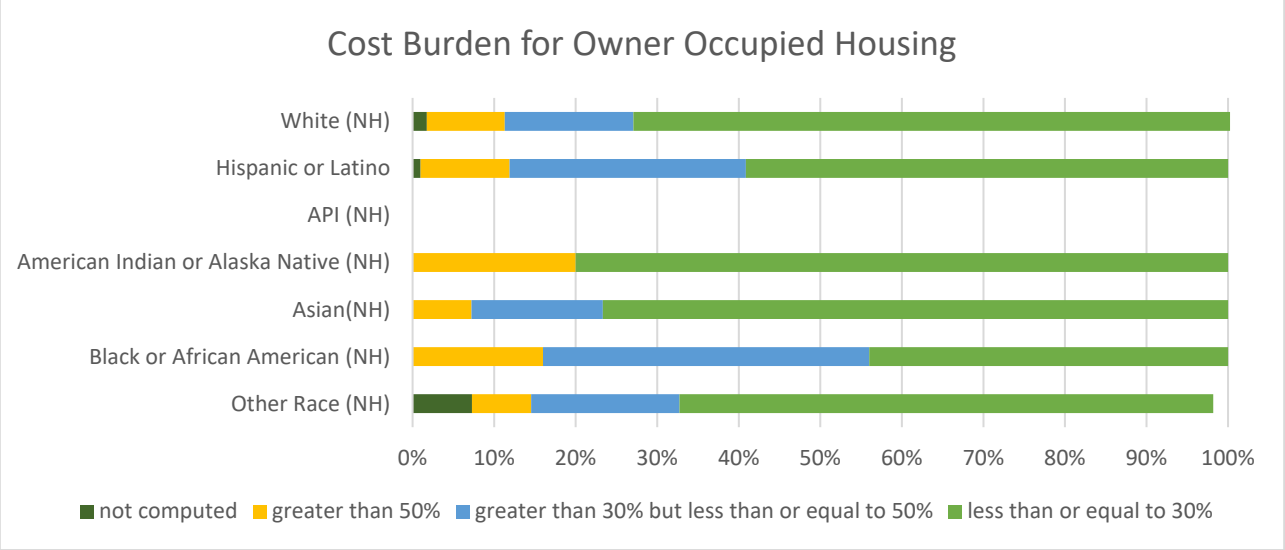
Overall, the rate of overcrowding in Turlock is lower than Stanislaus County and the state. In Turlock as shown in Map D-25, there is one tract that experiences higher rates of overcrowding, Tract 38.02, which coincides with the City's only High Segregation and Poverty tract, where 214 households or 10.4 percent of households are overcrowded. The rest of the city experiences less than 10 percent of overcrowding. Although they represent a very small share of the total population, Native Hawaiians and Other Pacific Islanders are nearly three times more likely to experience overcrowding than other races and ethnicities in Turlock. Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force too many individuals or families to share housing. Overcrowding particularly affects lower-income households and can typically occur when there is an inadequate supply of affordable housing.

Chart D-8: Cost Burden for Renter Occupied Housing by Race/Ethnicity in Turlock



Source: HCD AFFH Data and Mapping Resources (2019 ACS 5-year estimates)

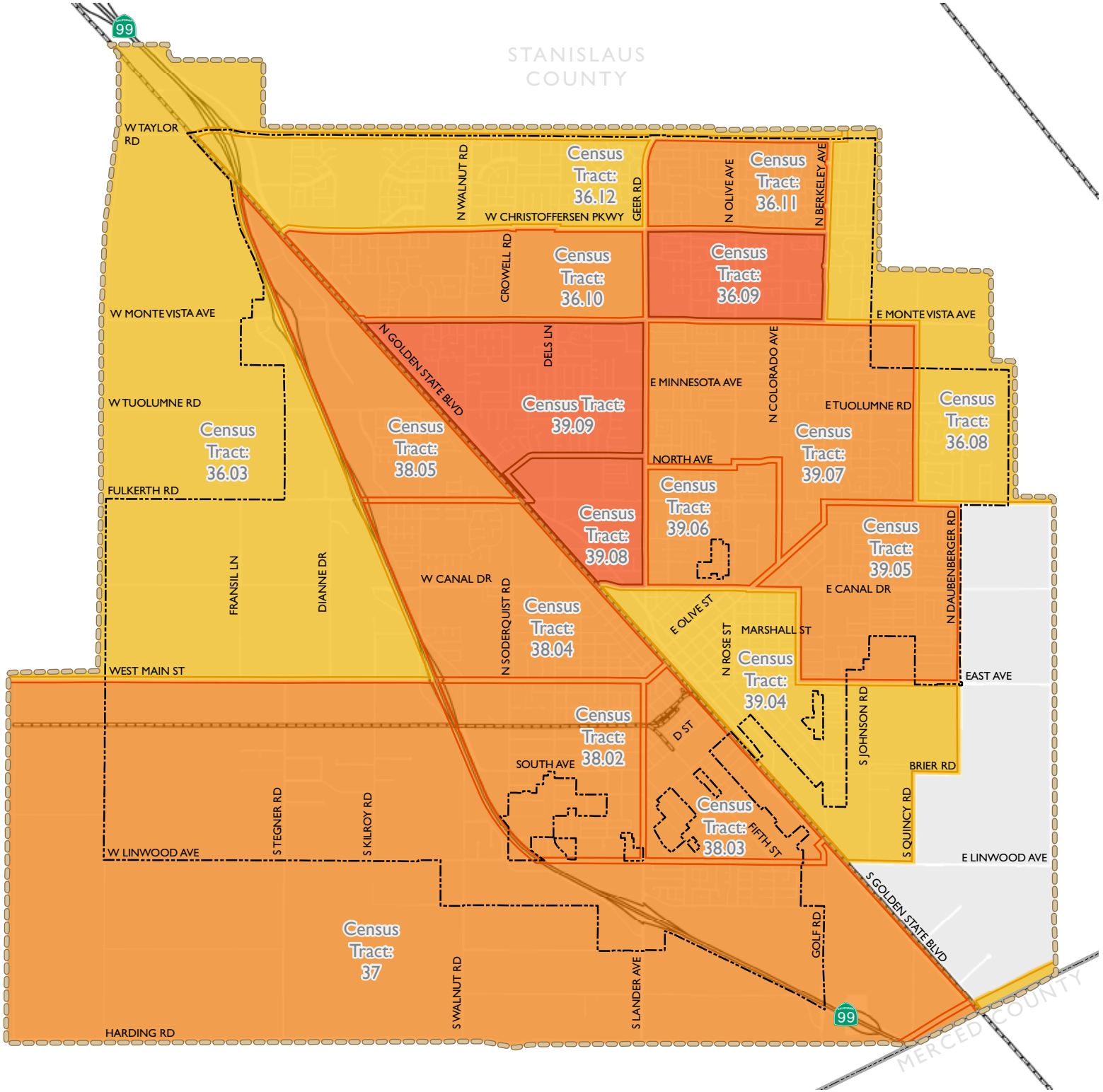
Chart D-9: Cost Burden for Owner Occupied Housing by Race/Ethnicity in Turlock



Source: HCD AFFH Data and Mapping Resources (2019 ACS 5-year estimates)

Map D-23

Renter Cost Burden (2019)



- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

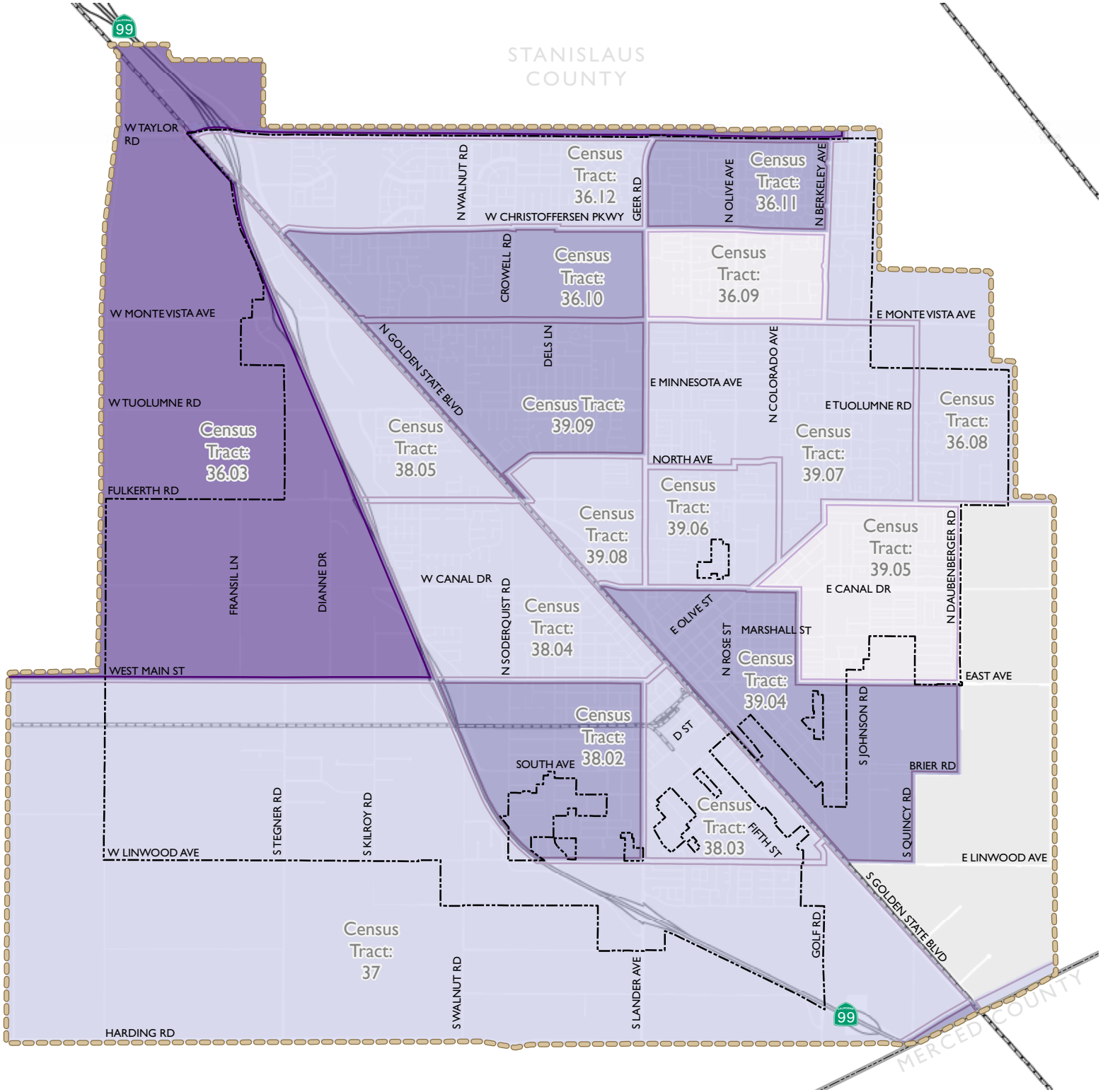
Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

Map D-24

Homeowner Cost Burden (2019)



< 20%
20% - 40%
40% - 60%
60% - 80%

Study Area Boundary
City Limit & County Island
County
Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2022;
City of Turlock, 2021; Dyett & Bhatia, 2024

DISPLACEMENT RISK

Lower-income people of color displaced from other sectors of the Bay Area, like San Francisco and Oakland, are increasingly moving to the Central Valley. Despite rising housing costs, much of Stanislaus County remains relatively affordable and may be less prone to the displacement pressures faced in the Bay Area region. Although housing costs are low relative to the Bay Area, the region has still seen an increase in the cost of housing. Home values in Turlock have increased by 124 percent since 2011, with the value of smaller units (1 and 2-bedrooms) seeing the steepest increase. From 2014 to 2024, 1-bedroom homes increased in value by 215.8 percent during the period, from $89,689 to $283,246, while 2-bedroom homes increased in value by 159.51 percent during the period, from $137,119 to $355,830. This indicates a mismatch of supply and demand. At $428,929, the average home value in Turlock was well beyond reach for Moderate- and Lower-Income Households in 2021. As housing costs increase, this gap may expand and subject lower-income households to displacement pressures that have otherwise been absent or relatively low in the city. Communities of color may be particularly impacted by this dynamic because they are disproportionately low-income. Beyond the broader housing and economic factors in Turlock and the surrounding Stanislaus County like the housing affordability crisis, cost burden, and regional growth, there are no local events that have specifically led to displacement.

Further, the condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community's housing needs. In Turlock, about 16 percent of the housing stock was constructed prior to 1960 and is over 65 years old. Just under 50 percent of the housing stock was constructed prior to 1980 and is over 40 years old. About 24 percent of the housing stock has been constructed since 2000, with only 4.4 percent constructed since 2010. Also, Maps B-1 and B-2 in Appendix B: Housing Needs Assessment display substandard housing conditions for owner and renter occupied households by tract. Owner-occupied households with most substandard housing issues are concentrated in Tract 39.04, which encompasses Downtown, historically the oldest neighborhood in Turlock, and some parts of Stanislaus County, while renter-occupied households with highest percent of substandard housing conditions are located in northern Turlock in Tract 36.10 west of Geer Road and south of Downtown east of Golden State Boulevard, and within the area home to California State University, Stanislaus. Renter occupied households that also face higher percentages of substandard housing include Tract 39.06 and Tract 38.03, which feature County islands, areas of unincorporated county land that are surrounded by incorporated Turlock on all sites. Overall, substandard conditions in Turlock are not overly concentrated in any single area or particularly high as a percentage of existing housing even in the tracts with the highest share.

Displacement due to environmental hazards is virtually nonexistent in the City. As discussed in Appendix C's Constraints Analysis, the City is not located near active faults, and its flat terrain precludes the danger of landslides. Turlock's topography and nature of urban and agricultural development make wildfire risk low. Turlock Fire Department's Fire Prevention Bureau provides fire safety inspections, information on planned escape from a building, and safe barbecue practices but does not focus on wildfire.[32] Stanislaus County's Safety Element mentions defensible space in development standards, but information on defensible space inspections is lacking.[33] The Turlock Irrigation District does create Wildfire Mitigation Plans, but acknowledges that much of its service area is not a high fire threat area, and where it has

[32] Turlock Fire Department. https://www.cityofturlock.org/firedepartment/safetyfirepreparedness/

[33] Stanislaus County. 2016. Safety Element. https://www.stancounty.com/planning/pl/gp/current/gp-chapter5.pdf

previously activated fire response is outside of Turlock's Sphere of Influence (SOI).[34] Additionally, the SOI is not located in or near Federal Emergency Management Agency (FEMA) flood maps for 100- or 500-year floods.[35] However, localized flooding that spills over into curbs and sidewalks can occur during storms throughout the City due to the flat terrain and imperviousness in urban areas.[36] The storm drain system can handle flooding, but the City also provides sandbag pickup.[37,38] The Turlock Annex of the Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan highlights dam incidents as a priority hazard due to their catastrophic magnitude, although they are deemed unlikely.[39] More information on dam incidents and environmental hazards can be found in Appendix C.

The University of California Urban Displacement Project (UDP) has used housing and demographic data from the US Census and real estate market data from Zillow to classify census tracts according to "displacement" typologies. The California Estimated Displacement Model (EDR) identifies varying levels of displacement risk for low-income renter households in all census tracts in California. Displacement risk means that in 2019 a census tract had characteristics which, according to the model, are strongly correlated with more low-income renter population loss than gain. In other words, the model estimates that more low-income households left these neighborhoods than moved in. Because the model uses 2015-2019 data, the correlations between tract characteristics and low-income renter population loss are only based on this period. Tracts are assigned to one of the following categories:

- Low Data Quality: the tract has less than 500 total households or the census margins of error were greater than 15% of the estimate (shaded gray).
- Lower Displacement Risk: the model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- At Risk of Displacement: the model estimates there is potential displacement or risk of displacement of the given population in these tracts.
- Elevated Displacement: the model estimates there is a small amount of displacement (e.g., 10%) of the given population.
- High Displacement: the model estimates there is a relatively high amount of displacement (e.g., 20%) of the given population.
- Extreme Displacement: the model estimates there is an extreme level of displacement (e.g., greater than 20%) of the given population.

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[34] Turlock Irrigation District. 2023 Wildfire Mitigation Plan. https://www.tid.org/wp-content/uploads/2023/12/Turlock-Irrigation-District-2023-Wildfire-Mitigation-Plan.pdf

[35] California Department of Water Resources. Best Available Map. https://gis.bam.water.ca.gov/bam/

[36] Alyssa Aredas. January 5th, 2017. "Turlock braces for flooding as weekend storm approaches." *Turlock Journal.* https://www.turlockjournal.com/news/local/turlock-braces-for-flooding-as-weekend-storm-approaches/

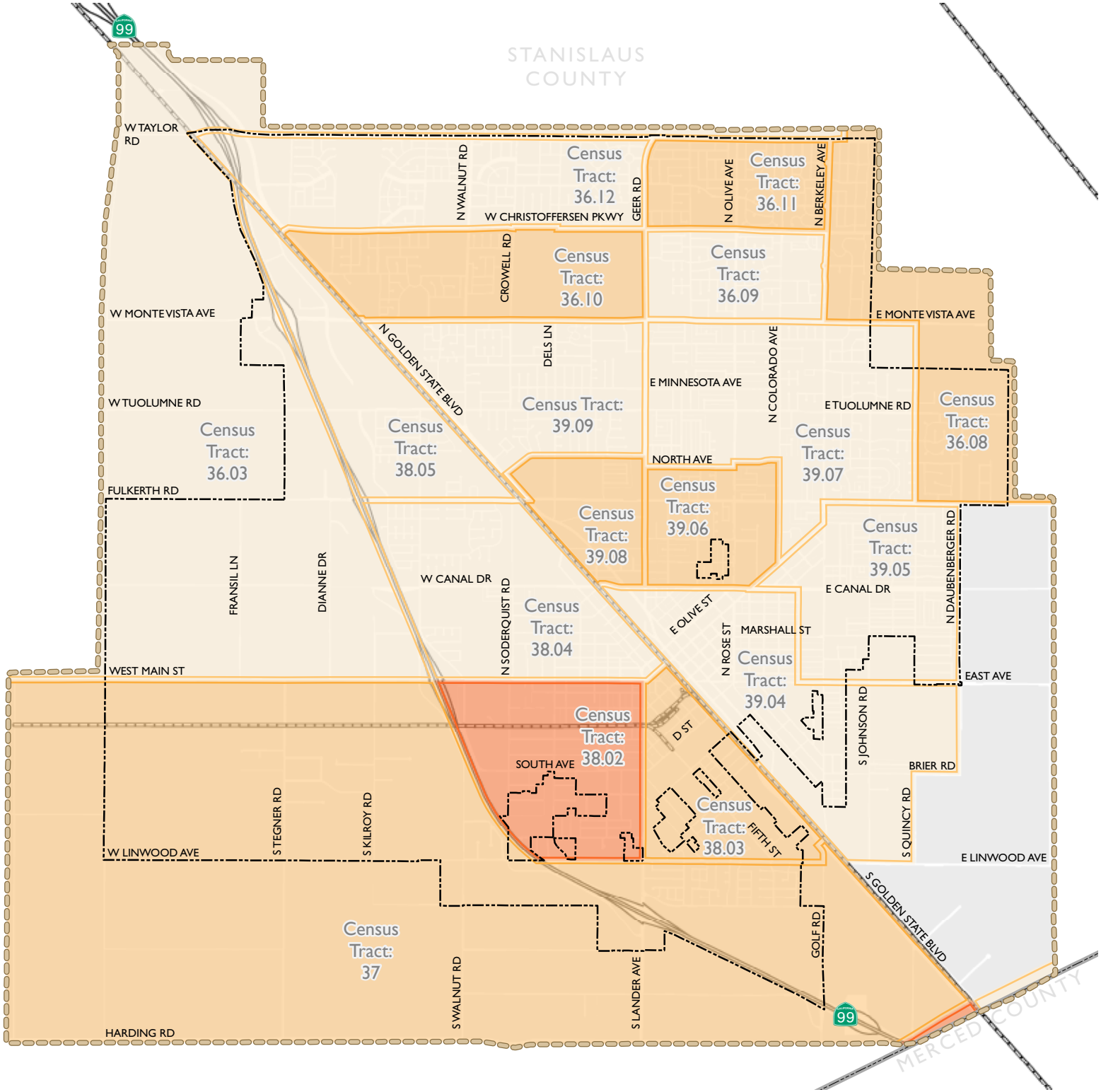
[37] City of Turlock. October 2013. Storm Water Master Plan. https://www.cityofturlock.org/_pdf/files/StormWater_MasterPlan.pdf

[38] City of Turlock. Flooding. https://www.cityofturlock.org/neighborhoodissues/waterissues/flooding.asp

[39] 2022-2027 Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan. Annex H: City of Turlock. https://oes.stancounty.gov/home/showpublisheddocument/262/638809159028500000

Map D-25

Overcrowded Households



Less than 5%
5% - 10%
10% - 15%

Study Area Boundary
City Limit & County Island
County
Railroad

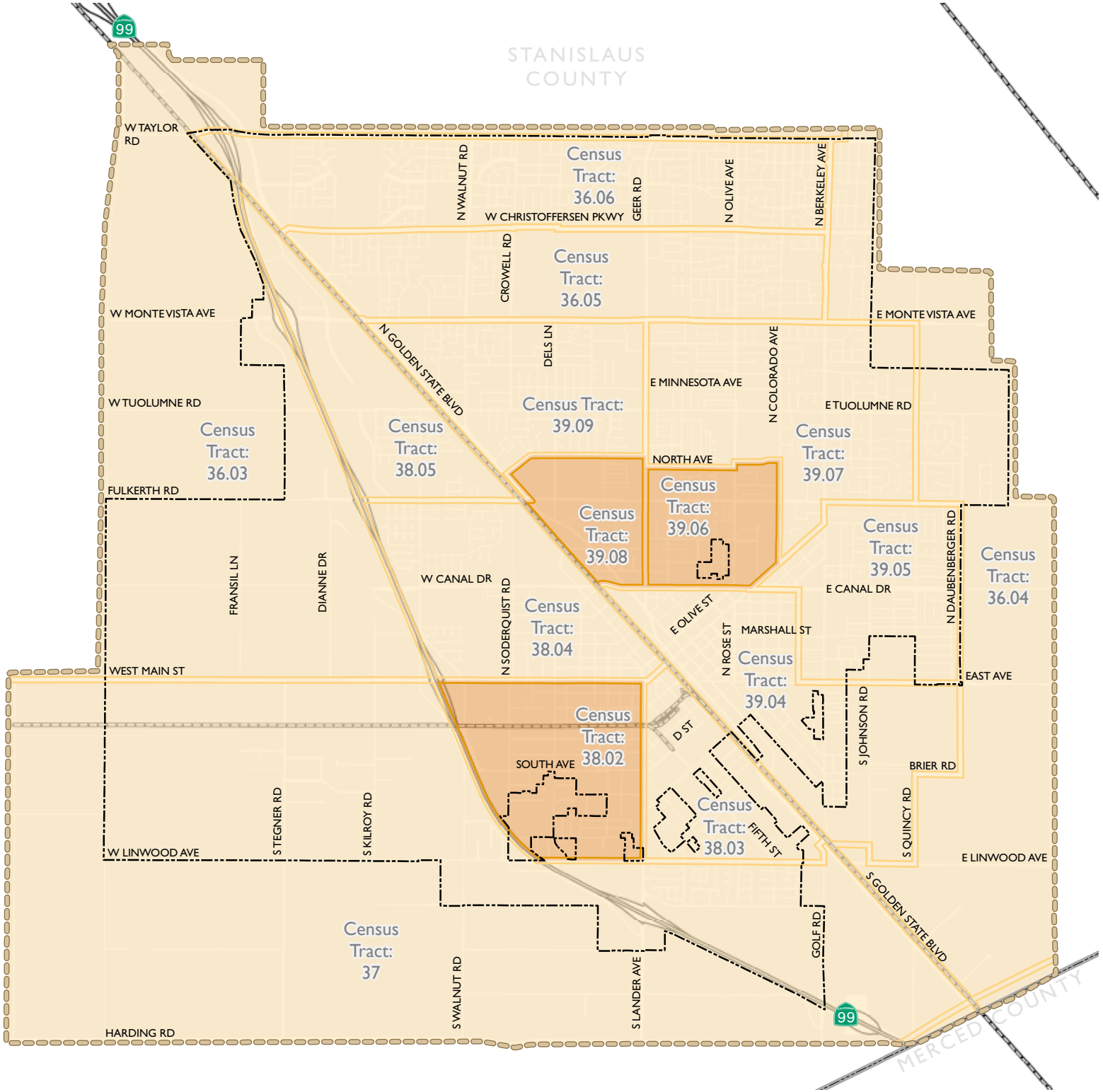
Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HCD, 2020;
City of Turlock, 2021; Dyett & Bhatia, 2024

Map D-26

Gentrification and Displacement Typologies



Lower Displacement Risk
At Risk of Displacement

Study Area Boundary
City Limit & County Island
County
Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: California Urban Displacement Project, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

Based on the data, all of Turlock is considered to have some potential for displacement but three tracts in the central part of the city (Tracts 38.02, 39.06, and 39.08 are classified as "at risk" for displacement. All three tracts were among the five that had the highest percentage of residents with income below the poverty line in Turlock. One tract, Tract 38.02, identified as at risk of displacement is also identified as High Segregation and Poverty, while another tract, Tract 39.06, was identified as most percentage of overcrowded households, and most low to moderate income population. A similar pattern emerged in Modesto where three tracts in the center and southern portion of Turlock were identified as "Probable Displacement" by UDP, 2022 (see Map D-26). Much of the protection for displacement in Turlock comes from state law. All multifamily units in Turlock are protected by the State's Tenant Protections Act of 2019 (AB 1482), which includes an annual rent cap and just-cause protections. The City does not have any additional local rent stabilization or just-cause eviction policies in place. Turlock has granted up to $1,000 to households impacted by temporary or permanent relocation from public funds, as noted in the City of Turlock Housing Element 2015-2023. Funding beyond $1,000 is disbursed as a low-interest loan. Specifically, this was applied to an instance when four families who were living in a four-plex on Lambert Way were affected by renovation work on the property. The amount of the grant is tied to the HUD requirements in the Uniform Relocation Act.

HOMELESSNESS

Preliminary numbers from the 2025 homeless count tallied 2,086 persons countywide including -241 in Turlock and 1,603 in Modesto.[40] The number of people experiencing homelessness in Turlock has increased slightly from 9.8 percent in 2024 to 11.55 percent in 2025; however, the share of people experiencing homelessness in Turlock has stayed relatively the same the past four years, though overall Stanislaus County PIT Count has increased. The Turlock homeless PIT count in 2025 tallied 241 individuals (11.55 percent), which was almost the same as the share counted in 203 (233 individuals, 11.14 percent).[41] It is important to note volunteers for PIT count were more engaged than other years, which may have led to higher counts.

The results from the counts have ranged from a low of 1,857 in 2022 to a high of 2,957. Even though there has been some success in providing housing, according to the Stanislaus Community System of Care, which conducts the annual counts, the variation could also be affected by factors such as the number of volunteers participating and how well the count is organized. It should also be noted that the count includes those staying in emergency shelters, government-paid motel rooms, and transitional housing as well as those sleeping in cars, recreational vehicles, and tent encampments but does not account for people who are temporarily staying with friends or family or who are paying for their own motel rooms.

People of color are disproportionately represented among those who were counted. In 2023, Black and American Indian or Alaska Native account for 10.8 percent and 6.1 percent of homeless Stanislaus residents respectively but represent only 2.7 and 4.0 percent of the overall population. Most of the homeless population in Turlock and in the Stanislaus County Planning Area continues to be comprised of White and Hispanic persons—71 percent White and 37 percent Hispanic in the county in 2023.

State law (SB 2 (Cedillo)) requires all jurisdictions to have at least one zone (where residential uses are allowed) in which at least one year-round emergency shelter is permitted by right. Zoning codes must also allow low-barrier navigation centers (LBNCs). To meet the requirements of this legislation, Chapter 4 Housing Action Plan includes programs that will bring the City into compliance with SB 2 by amending its

[40] Executive Summary, 2025 Stanislaus County Homeless Point-in-Time Count, /https://csocstan.com/wp-content/uploads/2025/06/2025-Final-PIT-Report-English-.pdf

[41] Executive Summary, 2023 Stanislaus County Homeless Point-in-Time Count, https://www.stancounty.com/newsfeed/pdf/executive-summary-english.pdf

zoning ordinance to allow LBNCs as a by-right use in all zones where mixed-use development is permitted and in all nonresidential zones where multifamily uses are permitted (Program 2-I). The Housing Action Plan will also amend the zoning ordinance to define single-room occupancy (SRO) units as a residential use and allow SRO development in new and renovated mixed-use buildings.

There are currently two homeless or transitional shelters in Turlock including Turlock Gospel Mission, who operate an 80-bed shelter in Turlock, and We Care Program, a 49-bed shelter that serves chronically homeless men over the age of 18. The City maintains a web page called Homelessness in Turlock that includes links to videos of meetings the City held to receive feedback on homelessness, a resource guide, and a list of service providers in the Turlock area including addresses, hours of operation and links to provider websites.[42]

Several programs serving people experiencing homelessness were supported in recent years through the City's Public Services grants utilizing Community Development Block Grant (CDBG) funding, including:

- The United Samaritans Foundation's Emergency Food Box assisted 331 low-to moderate-income individuals and homeless families by providing monthly food support, and its Senior Congregate Lunch Program served 33 elderly residents with nutritious meals and social engagement opportunities.
- Healthy Alternatives to Violent Environment (HAVEN) aided 11 domestic violence survivors with housing-related support.
- Project Sentinel provided housing counseling and tenant-landlord dispute resolution services to 13 low-income individuals.

United Samaritans Foundation is located on 220 South Broadway, about 0.2 miles away from the Turlock Hospel Misson Shelter and 0.1 miles away from We Care Turlock. People residing in either of the homeless or transitional shelters in Turlock would be able to access the emergency food box and monthly food support via walk if necessary. HAVEN Turlock Office is located slightly north of Downtown Turlock, where people experiencing homeless may access via walk or transit, while Project Sentinel is located in Modesto, accessible via transit from Downtown.

Turlock Gospel Mission Shelter and We Care Turlock are within Downtown Turlock that has access to other amenities and services that serve people experiencing homelessness, such as health care, transportation, retail, employment, and social services that people experiencing homeless can walk to from the shelters. Downtown Turlock has proximity to local transit lines, including Turlock Transit and Stanislaus Regional Transit Authority bus service. This area sits just south of the Turlock Town Center shopping center, which is home to grocery stores, pharmacies, banks, and medical offices, and is served by local bus routes, including service to Emanuel Medical Center, a full-service hospital in the city.

Additionally, the City of Turlock actively participates in regional initiatives to address homelessness through partnerships with the Stanislaus Community System of Care (CSOC) and the Stanislaus Homeless Alliance (SHA). The City of Turlock Care Team collaborates with the Stanislaus County Care Team to offer resources to individuals experiencing homelessness in our community.

Furthermore, the City is actively looking for opportunities to create new transitional and permanent supportive housing. In the Housing Action Plan, Program 2-J, Transitional Housing, and 2-P, Supportive Housing, plan to facilitate production of affordable housing by amending the zoning code to comply with State law regarding the treatment of transitional and supportive housing facilities. Further, Program 4-H,

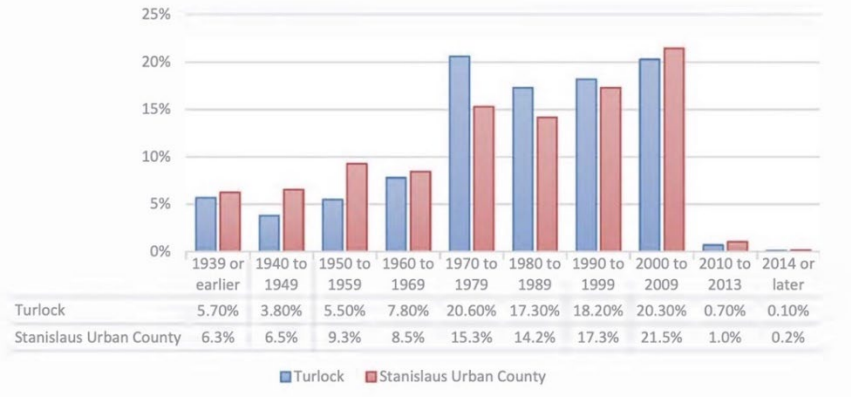
[42] City of Turlock, 2025. Homelessness in Turlock. Available: https://www.turlock.ca.us/government/homelessnessinturlock/

Pursue State and Federal Funds in Support of Housing Development, aims to increase the availability of housing and supportive services to the most vulnerable population groups and those with the greatest unmet needs, including people experiencing homelessness, by pursuing available State and federal funding sources to support efforts to construct housing. See Appendix B, Housing Needs Assessment, and Appendix C, Constraints Analysis, of this Housing Element for more information about homelessness in Turlock and available resources.

HOUSING CONDITIONS

The U.S. Census does not include specific data on substandard housing, but it does provide information about housing problems that are generally used to indicate that a unit is substandard. In addition to structural deficiencies and standards, which are not enumerated, units lacking complete kitchen or plumbing facilities are considered substandard. These conditions are most often found in older housing and the age of a housing unit is often an indicative of housing conditions. About 43 percent of the housing stock in Turlock was built before 1980 compared with 46 percent of the housing units in the Stanislaus Planning and 57.6 percent of the units in Modesto, as shown on Chart D-10.

Chart D-10: Year Structure Built-Turlock and Stanislaus Urban County



Source: 2012-2016 ACS

Housing is subject to deterioration over time and is typically more apparent in lower-income areas where owners may not have the resources needed to keep up with on-going maintenance or to afford rehabilitation. Other problems associated with older housing include problems associated with materials such as lead paint, asbestos, and some varnishes now known to be hazardous to health. Children under the age of six are at the highest risk for physical and mental damage caused by lead paint. Lead-based paint may be present in any housing unit built prior to 1978, when the federal government banned its use in housing. Any household living in substandard conditions is considered in need of assistance, even if they are not actively seeking alternative housing arrangements. Estimating the number of substandard units can be difficult, but the lack of certain infrastructure and utilities can often be an indicator of substandard conditions.

According to 2022 ACS, as shown in Table D-7, about 0.42 percent of owners lack complete kitchen facilities while approximately 2 percent of renters do. Further, approximately 0.66 percent of owners lack complete plumbing facilities while 0.40 percent of renters do. In total, there are 134 occupied housing units with

incomplete plumbing facilities and 283 units with incomplete kitchen facilities. Map D-27 displays where owner-occupied units experience substandard housing, while Map D-28 shows where renter-occupied housing units experience substandard housing. Owner-occupied housing units are more likely to face substandard housing issues near downtown at Tract 39.04 and northeast Turlock at Tract 39.07, likely due to the age of structures in area. Renter-occupied housing units with the highest percent of units experiencing substandard housing are located in north Turlock around CSU, Stanislaus, as well as directly south of railroad tracks along Golden State Boulevard. Overall, based on Census data, substandard housing conditions in Turlock are not overly concentrated in any single area or particularly high as a percentage of existing housing even in the tracts with the highest share. Code Enforcement staff estimates that as much as 10 percent of the total existing housing stock (approximately 2,500 units citywide) may be in need of rehabilitation, based on inspections undertaken in the course of code enforcement activities and their working knowledge of conditions in Turlock. Staff further estimates that rehabilitation needs are highest in older, more centrally located neighborhoods and lower in more recently constructed subdivisions in the north and east of the city.

Table D-7 Substandard Housing Issues, 2022

	Owner-Occupied		*Renter-Occupied*	
Housing Type	*Number*	*Percent*	*Number*	*Percent*
Incomplete Kitchen Facilities	57	0.42%	226	2.03%
Incomplete Plumbing Facilities	90	0.66%	44	0.40%
No telephone service available	69	0.51%	89	0.80%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2018-2022), Table B25053, Table B25043, Table B25049

The Stanislaus Urban County and Turlock Consolidated Plan includes violation of State building and housing codes as an additional indication of sub-standard housing conditions and includes criteria for considering substandard units "suitable for rehabilitation." To be eligible for rehabilitation under the Plan, a housing unit must fail to meet one or more of the conditions required for a unit to be in standard condition and the cost of bringing the unit into compliance may not exceed 75 percent of the value of the house and the property. Also eligible are units that have been declared unfit or unsafe for occupancy where the cost of the work is not more than 75 percent of the value.[43] The Action Plan includes a program to continue operation of Turlock's Rehabilitation Loan program, which offers low-interest loans to qualifying low-income owners and non-occupant owners of housing in Turlock rented to qualifying tenants with incomes at 80 percent or less that the County AMI. Loans can be used for repairs to electrical, plumbing, broken windows, foundations, pest control to preserve and upgrade homes. Housing Rehabilitation loans are available to low-income homeowners at 0 percent interest for fully amortized loans and 2 percent for deferred loans and 3 percent for improvements to investor-owned property. The loan amount is determined by the scope of the work to be performed. A deferred payment plan is available for very low-income homeowners.[44]

Turlock has partnered with the local non-profit groups to renovate existing residential units for low-income families. The project, which is funded through the city's HOME Investment Partnership and the federal

[43] Stanislaus Urban County & City of Turlock Consolidated Plan Fiscal Year 2020-2025, pp. 125-129

[44] City of Turlock, Housing Rehabilitation Loan Program https://ci.turlock.ca.us/housingprograms/housingrehabilitationloan/

Community Development Block Grant program, has completed a four-unit apartment complex and two houses, which are managed by Landlords Property Management, a Turlock-based private company, to provide permanently affordable housing. All housing programs funded by Turlock and Stanislaus County require that units constructed before 1978 be screened and inspected for lead-based paint hazards. Home Consortia projects are usually inspected by the County Housing Authority and County building inspectors inspect any ESG Rapid Re-Housing units. In Turlock, We Care applies the same rules to the units it provides for homeless individuals and households. Contractors bidding on the rehabilitation of homes built prior to 1978 are required to provide documentation of EPA Lead Renovation and Repair and Painting certification. If lead is found in any housing unit, after the work has been completed, a lead-based paint clearance test must be conducted by a licensed contractor with expertise in this type of work. Final payment is not released until the unit has passed the lead-based paint testing requirements.

Turlock has seen continued residential development over the past decade, including new subdivisions and multi-family projects, though the rate of construction declined due to the mortgage crisis. Notable subdivisions include Park Villas, a 175-unit air space condominium project where the proposed density would be 24.5 dwelling units per acre in 2019. McCoon Townhomes anticipated 40 townhomes with lot sizes ranging from approximately 1,600 square feet to 2,200 square feet in size. Particularly within the East Tuolumne Master Plan Area, two subdivisions, Fairbanks Ranch and Les Chateaux, saw a total of 189 new single-family homes on the southeast corner of North Johnson and East Tuolomne roads. These specifically have been the largest housing development in Turlock since the Great Recession.[45] In terms of differences between new subdivision and older areas, majority of new construction, both-singly family and apartments, is concentrated in above moderate categories, which sustains the general trend of higher rents and home prices in development. Older areas, closer to Downtown tend to have higher density and are more affordable, though sometimes have substandard housing stock. The existing housing stock is overwhelmingly dominated by single-family homes and multi-family complexes that have more than 20 units. Missing middle housing, such as smaller complexes, like duplexes, triplexes, are not widely available across all neighborhoods in Turlock.

LARGE FAMILIES

Large families are those households of five or more related individuals. Housing of sufficient size and number of bedrooms is a special need of this group, as appropriate size housing would prevent overcrowding. Cost is an additional important consideration, as many large families especially in California do not have sufficient income to afford larger homes or apartments. Large households make up about 12.6 percent of households in Turlock, which is less than the 17.8 percent of large households in Stanislaus County. Of the large families within Turlock, approximately 17.5 percent are considered extremely low- or very low-income households (i.e., households below 50 percent AMI). About 30.9 percent of large families in Turlock experience some level of cost burden (either regular or severe), while 37.5 percent of all other household types experience cost burden. Large families are more likely to experience cost burden, but less likely to experience severe cost burden compared to all other household types in Turlock.

Turlock Unified School District (TUSD) Family Resource Center (FRC) is a hub of support that provides resources, programs, and services based on the needs and interests of families. The Family Resource Center provides programs that support school readiness, hosts parent workshops, links students and families to community assistance, and provides specialized support to foster youth, students experiencing

[45] Turlock Journal. 2018. Turlock sees return of new housing development. Available: https://www.turlockjournal.com/news/local/turlock-sees-return-of-new-housing-development-2/

homelessness, and refugees/newcomers. The City of Turlock's Housing Program Services provides sources and assistance to families in the search for housing. City staff refers families to 211 Stanislaus Conty, operated by United Way of Stanislaus County, which is a confidential information and referral service that includes referrals to resources like utility and rental assistance, housing, food, health, and legal needs.[46] City staff also refers large families to Stanislaus Regional Housing Authority for programs that may be more pertinent to their circumstances that may not be offered by the City, such as farmworker housing, migrant housing, and family self-sufficiency programs[47].

OLDER ADULTS

Older adults in Turlock, especially renters, are more likely than the overall population to be cost burdened. According to the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 20 percent of households with at least one older adult aged 62 and over in Turlock have an income below 30 percent of AMI, higher than the rate of 13.8 percent found among the overall population in Turlock. Older adult households considered very low-income (making between 31 and 50 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 44.4 percent. Older adult households who are considered extremely low-income (making less than 30 percent of AMI) are more likely than those considered very low-income to be spending over 50 percent of their income on housing costs at 49 percent. Senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) or very low-income (31 to 50 percent of AMI) categories than seniors who own their homes (35.9 percent versus 12.1 percent, respectively. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, older adult residents may be facing overpayment problems or are unable to find affordable rental units at all.

Various agencies and community organizations offer resources for older adults throughout the County and Turlock. Stanislaus County offers an Elderly Nutrition Program that provides meals for adults older than 60 years of age, that offer fresh made meals. In Turlock, older adults can receive a fresh meal Monday through Friday at the Turlock Salvation Army.[48] United Samaritans Foundation offers emergency food boxes and mobile lunch programs for those in need. In terms of housing, currently, Turlock has 1,252 assisted units reserved for seniors located on 12 different properties, as discussed in Appendix B: Housing Needs Assessment. None of the developments are 100 percent affordable, but eight of the 12 developments accept Section 8 vouchers, which means that up to 1,003 units are potentially available to older adults meeting the income requirements for affordable housing. Senior housing may be most attractive to the oldest cohort (85 years and older), as younger seniors often prefer to continue living independently.

D.6 Other Relevant Factors

The history of Turlock reflects multiple waves of settlement and agricultural development. It was founded in 1871 by John William Mitchell, as a depot for the Southern Pacific Railroad, which drove in early freight and passenger traffic, further attracting settlers and businesses. The establishment of the Turlock Irrigation

[46] United Way of Stanislas County, 2025. 211 Stanislaus County. Available: https://www.stancounty211.org/

[47] Stanislaus Regional Housing Authority, 2025. Programs. Available: https://stanregionalha.org/programs/

[48] Stanislaus County, 2025. Aging and Veterans Services – Senior Lunch Programs. Available: https://www.stancounty.com/aging/htc-senior-meals.shtm

District under the Wright Act brought irrigation water that enabled crop diversification, which spurred the agricultural industry and population growth from the early 1900s. More information about immigration and development can be found in Section D.2 Segregation and Integration. Historically throughout the U.S., including in California and Stanislaus County, restrictive and exclusionary zoning practices have contributed to racial and economic segregation.

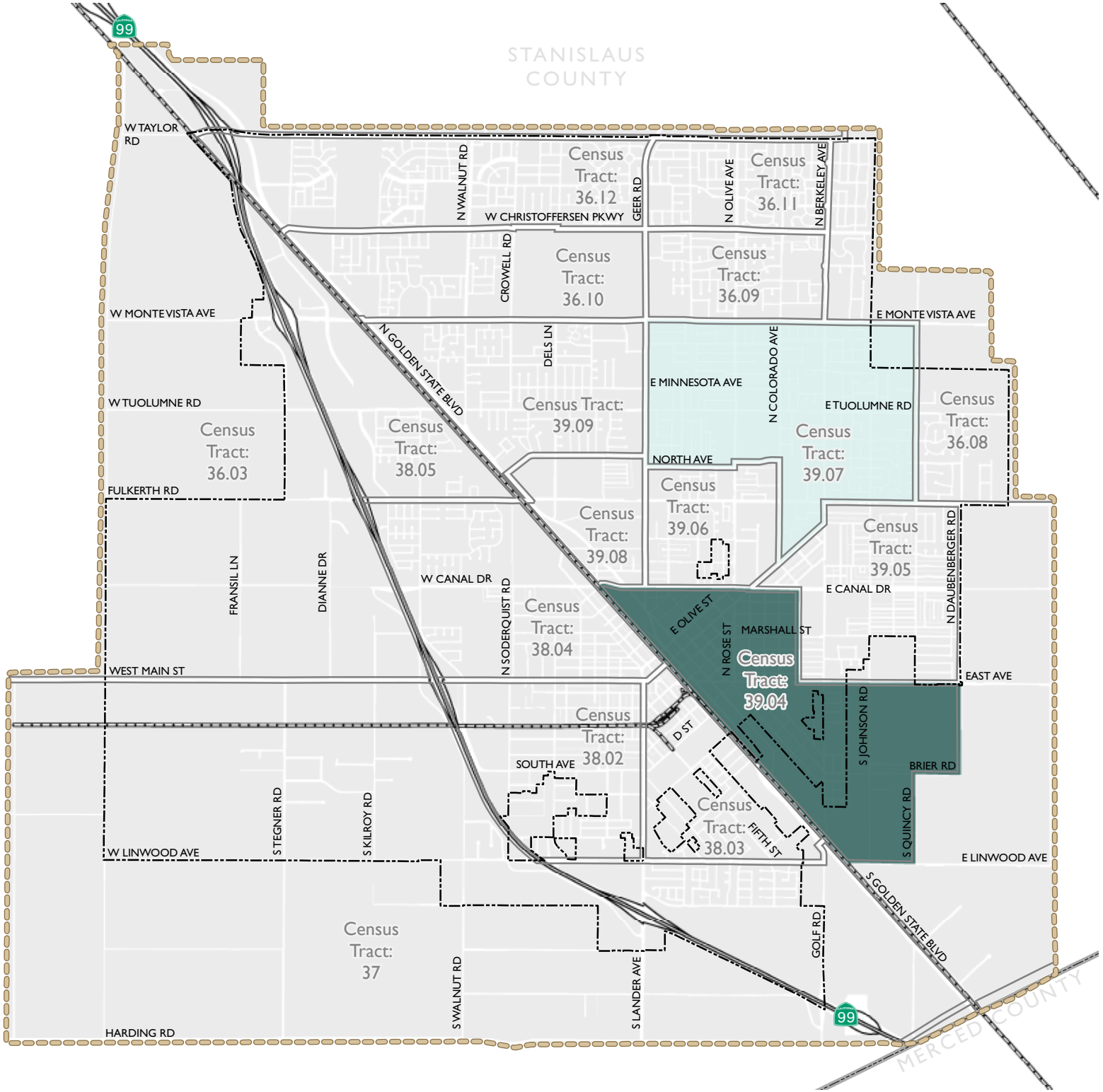
Turlock was the site of one of several temporary detention camps established during the first phase of the mass incarceration of 97,785 Californians of Japanese ancestry during World War II. The Stanislaus County Fairgrounds is now located in central Turlock, in Tract 38.04 where it and surrounding tracts are deemed racially integrated, as shown on Map D-1. Due to a boom in population attributed to the expansion of State Route 99 in the 1970s, Turlock grew west to meet the freeway's north-south path. This area is also where most of the city's low-medium segregation tracts are located, as well as the City's only High Segregation and Poverty tract, census tract 38.02 (see discussion in Section D.3).

Turlock's land use and zoning history has steered growth toward agriculture-supporting, low-density residential neighborhoods. Commercial/industrial corridors are concentrated along major roads (notably State Route 99 and West Main), while infrastructure investments and corridor rehabilitation projects have actively shaped where jobs, retail, and higher-density development locate in the city. Policy direction is codified in Turlock's General Plan and zoning regulations, and recent updates, particularly in the Housing Element and in the Westside Industrial Specific Plan, reflect attempts to balance industrial growth, infill opportunities, and workforce housing, all of which affect patterns of investment and property values across neighborhoods.

Turlock has several defining physical and infrastructural features that influence land use and socio-economic patterns. It lies on relatively flat terrain in the San Joaquin Valley, which has made large-scale agricultural use feasible and later urban expansion easier, as there is less constraint due to topography. A major feature is the presence of rail lines: the city is planned to be served by the Altamont Corridor Express (ACE) extension project with a planned passenger rail station in Turlock, which would provide commuter and intercity rail access. Also, the city has long been shaped by freight rail corridors, including lines owned by the Union-Pacific Railroad. The main Union-Pacific line runs parallel to Golden State Boulevard and connects the city to a vast statewide and interstate rail network via the City of Modesto to the north and the City of Fresno to the south. The secondary Union-Pacific line that serves primarily rural areas west of Turlock. The BNSF line runs roughly parallel to the Union-Pacific line, connecting to the Cities of Stockton and Modesto to the north and the City of Fresno to the south. In terms of roadways, one major highway is California State Route 99 (State Route 99), which passes through Turlock and is a key regional north-south corridor connecting to other Central Valley cities. Also, California State Route 165 ends in Turlock, linking rural areas south to Turlock via a state highway. The city's General Plan identifies major regional expressways and interchanges as part of its circulation infrastructure.

The City publishes development impact fee and capital improvement fees reports: the most recent FY 2023-24 AB 1600 report shows active fee programs for master and specific plan areas (Northwest, Northeast, North Turlock, and East Tuolumne) covering sanitary sewer, water, transportation, storm drainage, and more.[49] This report show that the city is collecting fees and planning infrastructure improvements in growth areas, but also note that some transportation, storm, and drainage improvements are not yet expended or are in fund balances.

[49] City of Turlock. AB 1600 Annual Report and Five-Year Report for Development Impact Fees. 2024. Available: https://www.cityofturlock.org/_pdf/devfeesreport.asp?id=8



Map D-27

Substandard Housing, Owner-Occupied

Two or More Issues, Owner Occupied

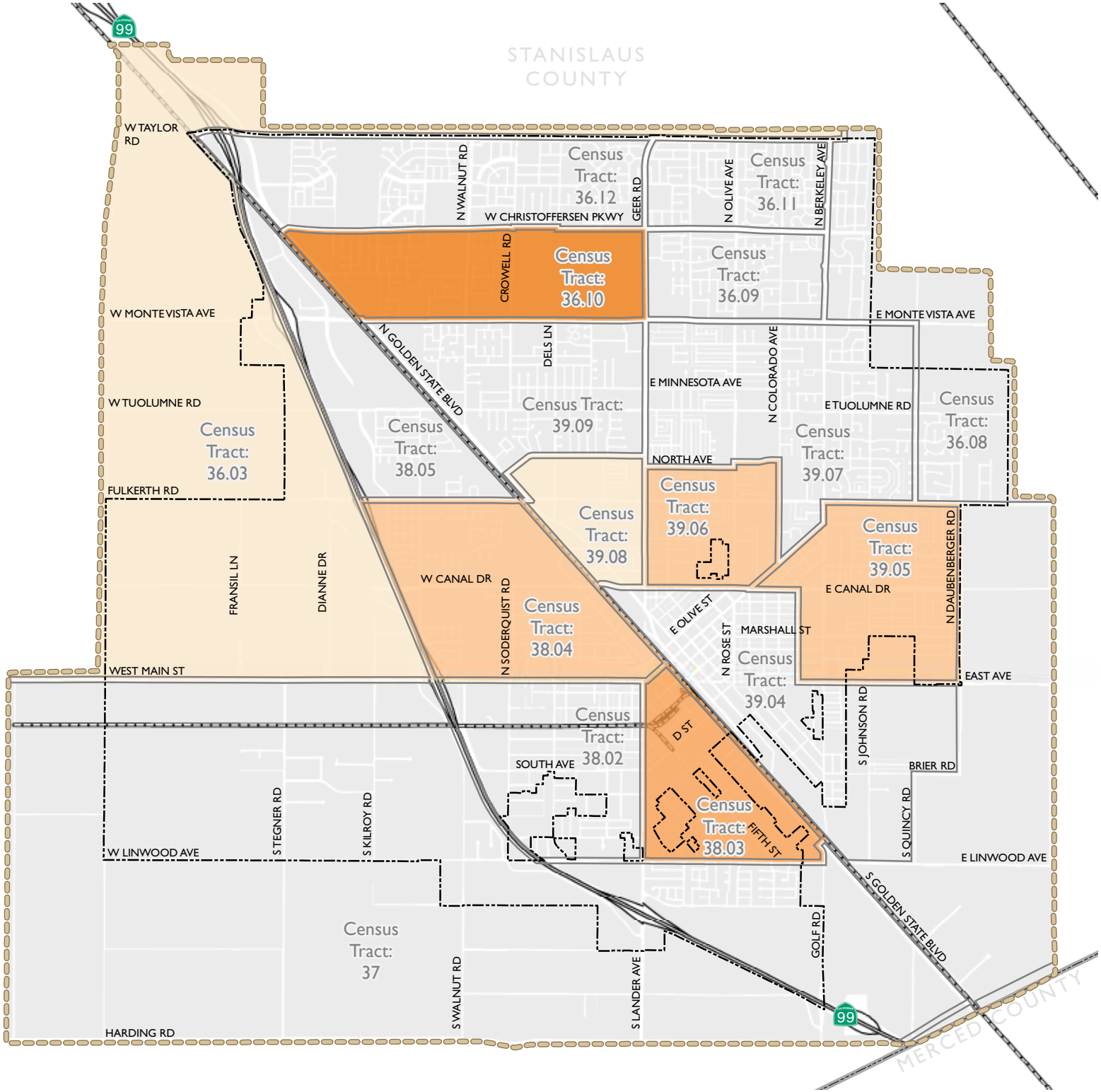
- 3.6%
- 3.7% - 4.8%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: ACS, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024



Map D-28

Substandard Housing, Renter-Occupied

Two or More Issues, Renter Occupied

- 2.5% - 3.0%
- 3.1% - 6.0%
- 6.1% - 9.0%
- 9.1% - 14.6%

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

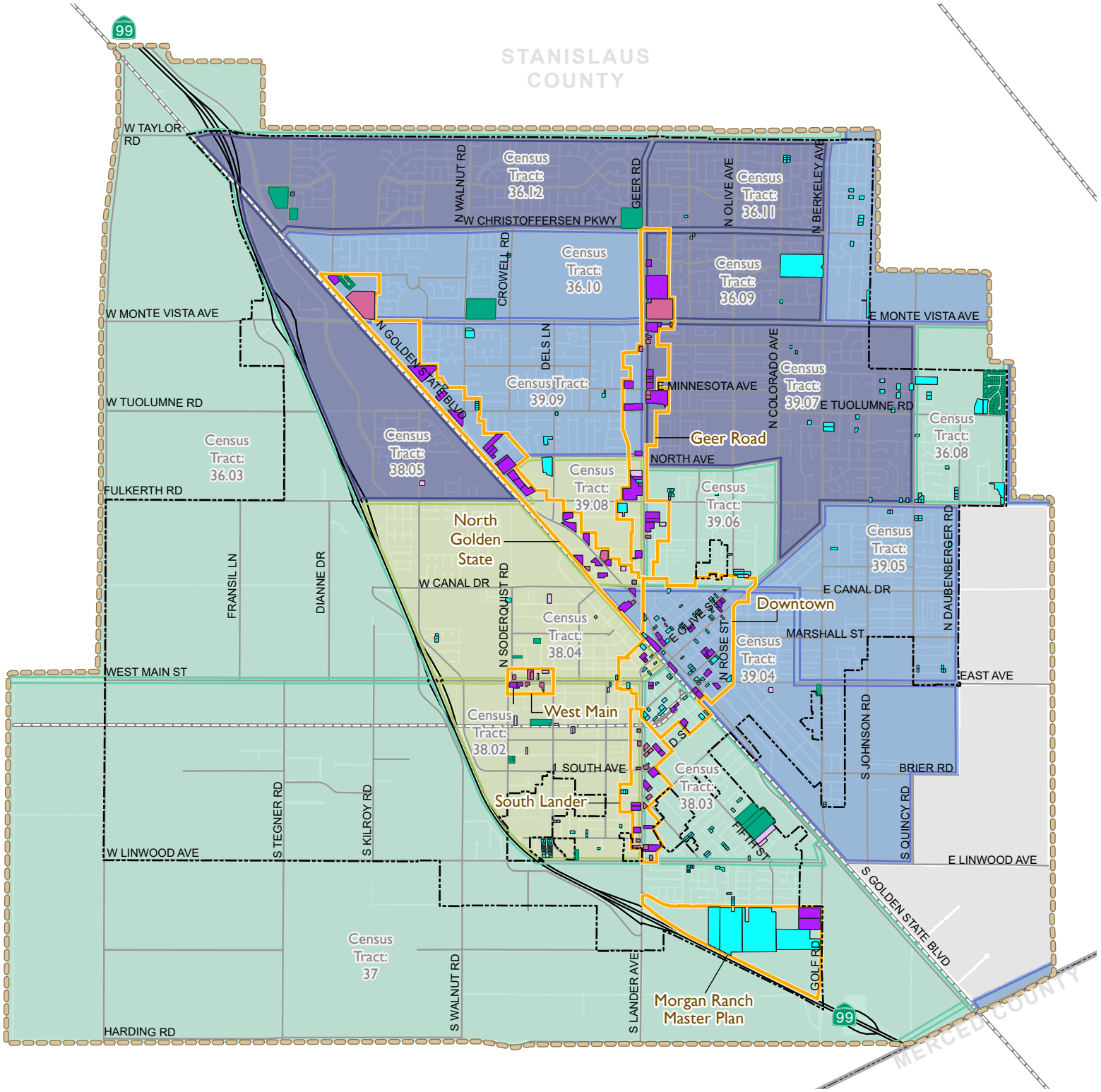
0 ¼ ½ 1 Miles

Source: ACS, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024

D.7 Sites Inventory

State law requires a jurisdiction to identify sites to meet its RHNA obligations throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. This includes ensuring that sites are distributed such that they combat housing discrimination, eliminate racial bias, redress historic patterns of segregation, and lift barriers that restrict access. Affirmatively furthering fair housing will help foster inclusive communities so that households at all income levels and of all racial/ethnic makeups can enjoy a more equitable distribution of opportunity and proximity to jobs, transit, a high-quality education, and environmental benefits. To satisfy this requirement, the extent to which buildout of the Sixth Cycle Housing Element inventory may further entrench or help ameliorate existing patterns of segregation and/or exclusion of protected categories was assessed.

Buildout of the sites inventory will result in creation of new homes for 3,842 low- and moderate-income households, which represents a 20.8 percent increase in the number of LMI households in the City over the planning period. **Map D-29** and **Table D-8** show the distribution of new housing units to Census tracts within the planning area, together with relevant socio-demographic data and existing conditions for each tract. There are 17 census tracts within Turlock, of which 16 can accommodate the projected buildout of the inventory. One tract, **Tract 36.03,** is located on the west side of the city and does not see any projected units during the planning period. This tract is within the Westside Industrial Specific Plan area, meant to facilitate economic and job development. There is no land zoned for residential development; therefore, there are no units accommodated in this tract.



Map D-20

Sites Inventory Analysis and TCAC Opportunity Areas, Composite Score

Sites Inventory

- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Mixed Income

- Residential Pipeline Projects
- Opportunity Area

Composite Score (HCD, 2024) - Tract

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 5/28/2025

0 ¼ ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2024

As shown in Table D-8, buildout of the inventory would generally increase the share of LMI households in Highest and High Resource tracts in Turlock and decrease that share of LMI households in Moderate Resource tracts, thereby improving the overall balance of income segments in different areas throughout the residential part of the city. Further, the development of ADUs/JADUs and affordable housing on properties owned by religious institutions through the congregational overlay (Program 1-F) would create additional housing opportunities for LMI households in High and Highest Resource areas beyond that shown in Table D-8. Projections for the number of ADUs and congregational housing units are done at a citywide level, therefore they cannot be attributed to specific parcels and reflected in the total in Table D-8; however, these strategies would further contribute to a better balance of housing types within the community, would increase access to opportunity for lower and moderate income households in High and Highest Resource tracts in Turlock.

Also as shown in Table D-8, the share of LMI households in two tracts classified as Low Resource on T/CAC maps would slightly increase with buildout of the inventory: the share of LMI households would increase from 60.3 percent to 60.7 percent in tract 38.02 and would increase from 71.2 percent to 74.1 percent in tract 39.08. However, both these tracts are classified as "at risk of displacement" and currently have among the highest rates of rent burdened and overcrowded households. Increasing the supply of affordable housing in these tracts will create more housing opportunities for LMI households in these locations and should help to alleviate cost burden and overcrowded living conditions. Further, both tracts are centrally located in Turlock, with easy access to employment, services and transit. Tract 39.08 is located adjacent and to the north of downtown between Geer Road and North Golden State Boulevard and has the highest transit performance score in Turlock (see Map D-22). Tract 38.02, located just southwest of downtown also has one of the best transit performance scores in the city. Additionally, through Program 3-E, the City will implement place-based community investment efforts aimed at lower resource areas, including infrastructure investments and the provision of programs for residents. These include: 1) construction of the Columbia Pool and site improvements to serve neighborhoods in southwest Turlock; 2) repavement and rehabilitation of various street segments in the southwest quadrant of Turlock and installation of ADA-compliant access ramps; 3) re-surfacing and re-striping of the multi-purpose court at Columbia Park, and 4) recreational programming, including fitness programs, family events, community traditions, arts, social and educational activities, and a wide range of enrichment classes with scholarships available for participation.

Overall, buildout of the inventory would have a beneficial effect on access to opportunity, patterns of segregation and integration, and disproportionate needs and displacement risk, as described further below.

ACCESS TO OPPORTUNITY

As described above and shown in **Map D-12**, most of the eastern and northern portions of the city areas are designated as Highest, High, and Moderate Resource on TCAC maps. There are Low Resource and High Segregation & Poverty areas in the center and west of the city. This is a relative ranking based on composites of environmental, economic, and education scores. .As discussed above, there are no R/ECAPS in Turlock, but one Census tract along the eastern edge of the city is classified as a RCAA (tract 39.05). Existing development in this tract is predominantly single family residential and zoning is R-L (Low Density Residential). The tract contains newly constructed subdivisions and there is little vacant land available and limited opportunities for multifamily development. Accordingly, the inventory projects only 15 new units during the planning period, all of which would be for above moderate households. However, as shown on Map 3-9 in chapter three there are two churches with vacant and underutilized land potentially available for affordable housing pursuant to Program 1-F, which would create a congregational housing overlay to facilitate the development of affordable housing on properties owned by religious institutions in Turlock and provide technical support for interested property owners. There are also a dozen other churches with

vacant and underutilized land in High and Highest Resource areas in Turlock that would also be eligible for the congregational housing overlay, further increasing access to opportunity for low and moderate income households. Additionally, the construction of ADUs and JADUs in these established neighborhoods would provide additional housing opportunities for low and moderate income households in High and Highest Resource areas, including Tract 39.05.

Tract 37 is one of the largest Census tracts in the planning area, encompasses the Morgan Ranch Master Plan area, and has most acres of appropriate size for lower income RHNA, based on the criteria defined in State law. **Tract 37** is classified as a moderate resource opportunity area The Morgan Ranch Master Plan area envisions the development of a local shopping center, an elementary school, a park, and community facilities within the planning period, that would increase the access to opportunity for residents of this tract and adjacent **Tract 38.03**. Respectively, **Tract 36.09** and **Tract 36.1** are highest and high resource opportunity areas, which envision the integration of mixed-income housing and a diversity of housing types. This would suit a variety of Turlock's residents in these high and highest resource areas, demonstrating excellent access to educational, economic, and environmental opportunity for populations residing within or around these tracts. Therefore, buildout of the inventory would have a beneficial effect on access to opportunity in the city. As a result, buildout of the inventory can increase access to educational, economic, and environmental opportunity for disadvantaged and marginalized populations and help to affirmatively further fair housing in the city and in the Stanislaus Region.

SEGREGATION AND INTEGRATION

Map D-1 indicates that many areas of the City of Turlock are relatively racially and ethnically integrated, and that the City is less segregated than the County as a whole. There are five R/ECAPs in the central part of Stanislaus County, where Turlock, Modesto, and Ceres, the three most populous cities in the county are located. None of these R/ECAPS are in Turlock but one census tract (**Tract 38.02**) in Turlock does meet the Tax Credit Allocation Committee/HCD criteria as a High Segregation and Poverty (HSP) tract (Map D-11). Map D-11 shows the locations of RCAAs; within Turlock, two RCAAs are located along the very eastern edge of the city and outside the city to the east (**Tracts 36.08** and **39.05**). **Tract 38.02**, the High Segregation and Poverty tract, is bordered on the west by SR-99, intersected by the railroad, and includes three unincorporated county islands. **Tract 38.03**, to the east, also has three county islands and is identified as a low resource area using the TCAC/HCD criteria. The population of these two tracts and **Tract 38.04** is predominantly Hispanic, ranging from 51.4 to 73.1 percent Hispanic. Since 1990, **Tract 38.02** has seen an increase in Hispanic or Latino residents and a decrease in non-Hispanic White residents that reflects Turlock's overall demographic changes (Table D-4).

As displayed in Table D-8, there is a significant variation in the levels of concentration of non-White population throughout the City. The southern areas of Turlock have a higher concentration of non-White population (**Tract 37**, **38.02**, **38.03** and **38.04**). The tracts with a larger non-White population also generally have a larger low-moderate-income population that more northern areas of the City. Between 2020 and 2022, the non-Hispanic White population has continued to decrease, constituting 41.2 percent of the population in 2022, and the Hispanic or Latinx population increased to 44.4 percent.

The City is increasing opportunities for a variety of housing types and higher density housing, through the creation of Workforce Housing Overlay in areas of the City that currently have a lower concentration of non-White population, like Geer Road and North Golden opportunity areas, as well as northern portions of Turlock. There is a common correlation between wealth and race, so creating opportunities for lower-income high density housing in these areas may lead to a more even distribution of the population. The City is also including Program 1-E to incentivize and promote ADU development to increase opportunities for lower income households in lower density, high opportunity areas of the City. This includes increased

outreach strategies and preparation of application checklist and informational handouts. Further, the implementation of Program 5-A, 5-B, 5-C, and 5-D will enforce fair housing laws and address discrimination in the building, financing, selling, and renting of housing based on race, family status, national origin, and work to integrate all households, regardless of ethnicity, race, family composition, and source of income , into the housing cloth of Turlock. Therefore, overall buildout of the inventory would have a beneficial effect on the prevailing pattern of concentrated affluence in Stanislaus County and would not exacerbate patterns of segregation.

DISPROPORTIONATE NEEDS AND DISPLACEMENT RISK

While only three tracts (**Tract 38.02, Tract 39.06, and Tract 39.08**) in the city are considered at risk of displacement, cost burden is widely prevalent in Turlock. Cost burden is a major issue for older adults, students, and low-income households in Turlock, and is more evenly distributed by race and ethnicity than by location (Map D-23 and D-24 and Charts D-6 and D-7). Notably, between 60 and 80 percent of homeowners in **Tract 36.03** in immediately west of Turlock are cost burdened, while 60 to 80 percent of renters in **Tracts 39.06, 39.08**, and **39.09** in the heart of Turlock are cost burdened. Buildout of the inventory focuses housing development in tracts that have lower displacement risk and lower percent of overcrowded households, particularly in the northern and southern portion of Turlock (**Tract 36.09, Tract 36.10,** and **Tract 37**). However, the inventory also accommodates about 10 percent of units within **Tract 39.08** that has higher rates of overcrowding and risk of displacement. As noted above, this tract has close proximity to shops, services, transit, and jobs near Downtown Turlock. Buildout of inventory would focus additional below market rate housing throughout **Tract 39.08, Tract 39.09,** and **Tract 37**, which would alleviate displacement pressure and relieve overcrowding.

The City is including Program 3-B Anti-Displacement Strategy, where the City will prepare an anti-displacement strategy with the following components to help prevent displacement of vulnerable residents. The first component of the strategy would be preservation of subsidized affordable housing units by partnerships with Stanislaus Regional Housing Authority, funding for rehabilitation of substandard multi-family units, and restricting the conversion of existing units occupied by lower-income units. The second component of the strategy entails partnering with nonprofits to share information on fair housing to underserved residents, while the final component would include developing an engagement strategy to disseminate information on tenant rights and protections. The City will also continue to support individuals and households with special needs by aiding the facilitation of production of affordable housing with administrative assistance (Program 4-A), partnering with the Disability Resource Agency for Independence Living (DRAIL) to promote availability of service and programs (Program 4-B), offering rental and mortgage assistance and connecting residents in need with Community Housing and Shelter Services (CHHS) (Program 4-D), and continuing to administer the Mobile Home Rent Subsidy program which provides assistance to eligible existing mobile homeowners (Program 4-F). These programs and efforts will continue to promote improvements in special needs populations that are affected by disproportionate housing needs.

Table D-8: AFFH Housing Element Sites Analysis

	Existing Conditions									Projected New Units				
Tract	*Existing Households*	*Low to Mod. Income Households*	*Percent LMI Households*	*Rent Burdened Households*	*Overcrowded Households*	*HCV Use*	*Non-White Population*	*Displacement Risk*	*TCAC Resource Category*	*Lower Income Units*	*Moderate Income Units*	*Above Moderate Income Units*	*Total Projected 2031 Units (Existing + New)*	*Projected Percent LMI*
36.03	1,409	764	54.20%	27.90%	6.70%	NA	37.00%	Lower	Moderate	0	0	0	1,409	54.20%
36.08	2,114	708	33.50%	26.30%	7.30%	NA	33.70%	Lower	Moderate	0	0	113	2,227	31.80%
36.09	1,134	363	32.00%	46.20%	6.80%	15.50%	36.70%	Lower	Highest	257	201	259	1,851	44.40%
36.1	1,807	1001	55.40%	56.00%	8.60%	15.01%	60.60%	Lower	High	35	394	286	2,522	56.70%
36.11	1,303	397	30.50%	71.90%	10.20%	4.03%	49.10%	Lower	Highest	0	0	7	1,310	30.50%
36.12	2,544	664	26.10%	58.00%	3.90%	1.66%	56.40%	Lower	Highest	0	161	308	3,013	27.40%
37	1,380	654	47.40%	44.10%	14.10%	8.83%	74.30%	Lower	Moderate	450	0	890	2,720	40.60%
38.02	1,578	951	60.30%	54.80%	15.50%	3.74%	85.00%	At Risk of Displacement	Low	85	66	85	1,814	60.70%
38.03	806	346	42.90%	50.20%	22.00%	3.14%	87.80%	Lower	Moderate	191	101	292	1,390	45.90%
38.04	2,273	1383	60.80%	29.90%	8.40%	4.84%	76.50%	Lower	Low	32	51	45	2,401	61.10%
38.05	1,132	371	32.80%	37.50%	1.10%	2.60%	64.20%	Lower	Highest	0	11	0	1,143	33.40%
39.04	1,879	1091	58.10%	40.20%	8.60%	20.93%	57.20%	Lower	High	309	9	179	2,376	59.30%
39.05	1,688	581	34.40%	33.30%	0.80%	NA	27.40%	Lower	High	0	0	15	1,703	34.40%
39.06	1,993	1379	69.20%	48.90%	7.60%	9.80%	63.00%	At Risk of Displacement	Moderate	114	28	44	2,179	69.80%
39.07	2,923	1138	38.90%	56.90%	0.90%	4.16%	27.80%	Lower	Highest	214	29	43	3,209	43.00%
39.08	1,086	773	71.20%	65.40%	11.00%	16.34%	65.20%	At Risk of Displacement	Low	487	62	150	1,785	74.10%
39.09	2,374	1163	49.00%	54.60%	2.90%	8.87%	56.80%	Lower	High	548	7	33	2,962	58.00%

Source: 2023 5-Year ACS Estimates, HUD, UDP, Dyett and Bhatia, 2025

D.8 Summary and Conclusions

State law requires that jurisdictions identify fair housing issues as well as contributing factors and priority levels for each factor. Further, a jurisdiction must identify specific goals and actions it will take to reduce the severity of fair housing issues within that jurisdiction. This section fulfills these requirements based on the assessment provided above, as well as relevant information from the 202-2025 AI. Goals and actions related to AFFH are incorporated into the broader Housing Action Plan contained within Chapter 4 of this Housing Element.

The most significant fair housing issues in Turlock relate to housing cost burden, overcrowding, and segregation by income level. Although Turlock is a majority-minority community, the census tracts with the greatest share of non-White Hispanic or Latino residents are also the ones experiencing the highest poverty rates, environmental burdens, and displacement risks. There is also some evidence of racial/ethnic discrimination in lending services, as well as geographic concentrations based on familial status.

Based on the findings of this assessment, Table D-9 presents a summary of existing fair issues and their contributing factors, as well as a description for each. Issues that are primarily related to environmental justice or economic development and do not have a direct bearing on fair housing are ranked as low or not included. Priority levels were assigned as follows:

- **High** – Designates contributing factors that limit or deny fair housing choice (i.e., has the potential to violate the Fair Housing Act).
- **Medium** – Designates contributing factors which should be addressed in the near term. These issues do not violate the Fair Housing Act but may increase fair housing issues in the city. These factors may be beyond the City's immediate capabilities to address.
- **Low** – Designates contributing factors that either do not need to be or cannot be addressed immediately by the city but should be addressed later on during the eight-year planning period.

Table D-9: Fair Housing Issues and Contributing Factors

Priority Level	*Fair Housing Issue*	*Description*	*Contributing Factor(s)*	*Meaningful Actions*	*Geographic Targeting*	*2023-2031 Metrics and Timing*
High	Enforcement	Surveys indicate that tenants' rights education is among the services needed most in Stanislaus County. In Turlock, linguistically isolated households where adults have difficulty speaking English tend also to be concentrated in areas with the highest rates of renters, rent burdened households, and low/moderate income residents who may be at greater risk of eviction or have greater need for landlord-tenant mediation services.	• Lack of awareness of tenant rights • Linguistic isolation	• Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 5-C Anti-Discrimination Training	Citywide and in DACs	• Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Increase awareness of fair housing practices among small, independent real estate professionals and lenders over the planning period (Program 5-C)
Medium	Enforcement	Loan denial rates are 7-10 percent higher for people of color than for White applicants. Between 2018-21, Black applicants had the highest loan denial rates, followed by Hispanic or Latino applicants. White applicants consistently experienced lower than average loan denial rates.	• Financial literacy of affected groups • Lending discrimination	• Program 5-A Fair Housing Information • Program 5-C Anti-Discrimination Training	Citywide	• Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Increase awareness of fair housing practices among lenders over the planning period (Program 5-C) • Percent change in denial rates
High	Enforcement	Fair housing complaints disproportionately involve small, independent landlords who represent a large share of rental property owners. Disability was the primary basis for fair housing complaints in Turlock between 2014 and 2019, accounting for more than 70 percent of all complaints. Race and familial status each accounted for approximately 12 percent of complaints.	• Lack of training/awareness of fair housing law • Lack of awareness of tenant rights	• Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 5-C Anti-Discrimination Training • Program 4-B Support for Individuals with Disabilities	Citywide	• Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Increase awareness of fair housing practices among small, independent real estate professionals and lenders over the planning period (Program 5-C) • Increase in participation in DRAIL programs and services by Turlock residents (Program 4-B)
High	Segregation and Integration	There is a discernable pattern of segregation by income and race in Turlock. Neighborhoods in the north and east have higher incomes and higher a higher share of White households, while neighborhoods in the center and southwest have lower incomes and a higher share of non-White residents.	• Historical settlement patterns in Turlock • Neighborhoods in the north and east are predominantly comprised of single-family housing, often not affordable for disadvantaged groups.	<u>Expand housing choice and housing mobility in north and east of Turlock</u> • Program 1-E ADU/JADU Awareness • Program 1-F Congregational Overlay • Program 1-C SB9 Ordinance • Program 1-D Small Lot Subdivision Ordinance • Program 5-D Disavowal of Racially Restrictive Covenants	High and Highest Resource neighborhoods in northeast Turlock	<u>Expand housing choice and housing mobility in north and east of Turlock</u> • Issue 15 ADU/JADU construction permits annually over the planning period with a focus on High and Highest Resource neighborhoods (Program 1-E) • Adopt the overlay by Q4 2026; Target construction of 50 lower income units in High and Highest Resource neighborhoods in Turlock over the planning period (Program 1-F) • Adopt the SB 9 Ordinance by Q1 2028; conduct community outreach bi-annually following adoption of the ordinance, with annual progress reporting to HCD through APRs (Program 1-C) • Adopt the ordinance by Q1 2028, increase the supply of entry level homes and expand options for homeownership in Turlock, targeting 100 new homes for Moderate income households by 2031 with half in High and Highest Resource neighborhoods (Program 1-D)

Table D-9: Fair Housing Issues and Contributing Factors

Priority Level	*Fair Housing Issue*	*Description*	*Contributing Factor(s)*	*Meaningful Actions*	*Geographic Targeting*	*2023-2031 Metrics and Timing*
						• Post information to City website and send e-newsletter by end of Q3 2025; annually each year of the planning period thereafter, Participation of 100 homeowners in County program by 2031 (Program 5-D)
				<u>Prevent Displacement of Existing LMI Households</u> • Program 1-B Rezoning to Accommodate RHNA Shortfall • Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 3-H Anti-Displacement Strategy • Program 6-D Development and Replacement Unit	Center and southwest Turlock	<u>Prevent Displacement of Existing LMI Households</u> • Adopt amendments creating the C-RMU base zoning district concurrent with the Housing Element 626 moderate and 1,544 lower income RHNA units by 2030 (Program 1-B) • Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Prepare anti-displacement strategy by end of Q4 2026, being implementation in Q1 2027; minimize or prevent displacement of at-risk residents citywide and in tracts shown on Map D-26; 194 housing units (Program 3-H) • Beginning in Q4 2024; protection of existing housing (Program 6-D)
High	Segregation and Integration	LMI households are concentrated in Low and Moderate Resource Areas north and west of downtown. More than 20 percent of households in these areas are headed by a single mother with children, which represents an over concentration. One of these tracts (38.02) is designated as an area of High Poverty and Segregation by the State and has the highest rate of overcrowding in Turlock.	• Historical settlement patterns • Lack of housing options for LMI households in High Resource areas • Income and educational attainment levels	• Program 1-E ADU/JADU Awareness • Program 1-F Congregational Overlay • Program 1-C SB9 Ordinance • Program 1-D Small Lot Subdivision Ordinance	High and Highest Resource neighborhoods	• Issue 15 ADU/JADU construction permits annually over the planning period with a focus on High and Highest Resource neighborhoods (Program 1-E) • Adopt the overlay by Q4 2026; target construction of 50 new lower income units in High and Highest Resource neighborhoods over the planning period (Program 1-F) • Adopt the SB 9 Ordinance by Q1 2028; conduct community outreach bi-annually following adoption of the ordinance, with annual progress reporting to HCD through APRs (Program 1-C) • Adopt the ordinance by Q1 2028, increase the supply of entry level homes and expand options for homeownership in Turlock, targeting 100 new homes for Moderate income households by 2031 with half in High and Highest Resource neighborhoods (Program 1-D)
High	Access to Opportunity	About 85 percent of the students served in western tracts are economically disadvantaged, meaning their families are below the poverty line, and 76 percent are minority. Students of color in Turlock received lower test scores in both math and English than non-Hispanic White students. The proportion of students who meet or exceed standards in English Language Arts or math in Turlock is higher than in Stanislaus County, but lower than in the State.	• Income and educational attainment levels • Lower performance scores	<u>Enhance Income and Educational Attainment</u> • Workforce Development Initiatives (Program 5-F) <u>Raise Performance Scores</u> • Chatom Union School District (CUSD)'s instructional support programs that include homework support and academic intervention including math and reading • TUSD's Family Resource Center provides resources, programs, and services to diverse Turlock families, that include school readiness programs for students in need	Citywide; southwest Turlock	• Post materials by end of Q3 2025, updating periodically throughout the planning period; coordinate annually with SCWD and non-profit partners to track participation rates, targeting a 15 percent increase in the annual number of program participants above the 2025 baseline rate over the planning period with a focus on low income single women by 2031 (Program 5-F) • Higher performance scores in English and Mathematics throughout Turlock during the planning period
High	Access to Opportunity	Census tracts west of the BNSF railroad tracks have environmental opportunity scores than rank among	• Historical settlement patterns • Exposure to air pollution and DPM • Lower tree canopy coverage	• Program 3-A Home Rehabilitation Loan Program	DACs west of the BNSF tracks	• Provide 10 loans annually throughout the planning period targeting DACs west of the BNSF tracks (Program 3-A)

Table D-9: Fair Housing Issues and Contributing Factors

Priority Level	*Fair Housing Issue*	*Description*	*Contributing Factor(s)*	*Meaningful Actions*	*Geographic Targeting*	*2023-2031 Metrics and Timing*
		the worst 25 percent statewide. These areas also have higher shares of low income and non-White households than the rest of Turlock. A primary cause of the low environmental opportunity scores is Exposure to air pollution and diesel particulate matter (DPM), which can disproportionately affect low income residents who may live in lesser quality housing with inadequate insulation and ventilation; have less access to quality healthcare (or be uninsured); and not be able to afford to live in other neighborhoods.	• Access to healthcare and health insurance coverage	• Program 3-B Acquisition and Rehabilitation of Property for Affordable Housing • Program 3-C Neighborhood Clean Up Programs • Program 3-E Place-Based Community Improvement Efforts		• Provide 14 loans annually throughout the planning period targeting DACs west of the BNSF tracks (Program 3-B) • Operation of various projects annually to enhance neighborhood character and reduce code enforcement actions by at least 25 percent; throughout the 2023-2031 planning period (Program 3-C) • Completion of construction of the Columbia Pool, pavement and rehabilitation of various street segments, and re-surfacing and re-striping of the multi-purpose court at Columbia Park; completion of construction by end of Q4 2027 (Program 3-E)
High	Displacement	Three tracts in Turlock have elevated risk of displacement (38.02, 39.06, and 39.08). All have among the highest shares of renters, low-income households, and non-White residents. Two are DACs and one is classified as High Poverty and Segregation.	▪ Turlock home values have increased by 124 percent since 2011, with value of smaller units (1 and 2-bedrooms) seeing the steepest increases, indicating need for smaller units	• Program 1-B Rezoning to Accommodate RHNA Shortfall • Program 3-A Home Rehabilitation Loan Program • Program 3-B Acquisition and Rehabilitation of Property for Affordable Housing • Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 3-H Anti-Displacement Strategy • Program 6-D Development and Replacement Unit Requirements	DACs with elevated risk of displacement (Tracts 38.02, 39.06, and 39.08)	• Adopt amendments creating the C-RMU base zoning district concurrent with the Housing Element; 626 moderate and 1,544 lower income RHNA units by 2030 (Program 1-B) • Provide 10 loans annually throughout the planning period targeting DACs west of the BNSF tracks (Program 3-A) • Provide 14 loans annually throughout the planning period targeting DACs west of the BNSF tracks (Program 3-B) • Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Prepare anti-displacement strategy by end of Q4 2026, being implementation in Q1 2027; minimize or prevent displacement of at-risk residents citywide and in tracts shown on Map D-26; 194 housing units (Program 3-H) • Beginning in Q4 2024; protection of existing housing (Program 6-D)
High	Disproportionate Needs	<u>Cost Burden</u> Renters are disproportionately affected by housing cost burden: more than 50 percent of renters in Turlock devote more than 30 percent of their income to housing costs, putting them at risk of falling behind on rent and facing eviction. Tract 38.02, designated as High Poverty and Segregation, has the highest rate of cost burdened homeowners.	▪ Turlock home values have increased by 124 percent since 2011, with value of smaller units (1 and 2-bedrooms) seeing the steepest increases, indicating need for smaller units	• Program 1-B Rezoning to Accommodate RHNA Shortfall • • Program 1-C SB9 Ordinance • Program 1-D Small Lot Subdivision Ordinance • Program 1-E ADU/JADU Awareness • Program 1-F Congregational Overlay	High and Highest Resource neighborhoods in northeast	• Adopt amendments creating the C-RMU base zoning district concurrent with the Housing Element; 626 moderate and 1,544 lower income RHNA units by 2030 (Program 1-B) • Adopt the SB 9 Ordinance by Q1 2028; conduct community outreach bi-annually following adoption of the ordinance, with annual progress reporting to HCD through APRs (Program 1-C) • Adopt the ordinance by Q1 2028, increase the supply of entry level homes and expand options for homeownership in Turlock, targeting 100 new homes for Moderate income households by 2031 with half in High and Highest Resource neighborhoods (Program 1-D) • Issue 15 ADU/JADU construction permits annually over the planning period with a focus on High and Highest Resource neighborhoods (Program 1-E) • Adopt the overlay by Q4 2026; Target construction of 50 lower income units in High and Highest Resource neighborhoods in Turlock over the planning period (Program 1-F)

Table D-9: Fair Housing Issues and Contributing Factors

Priority Level	*Fair Housing Issue*	*Description*	*Contributing Factor(s)*	*Meaningful Actions*	*Geographic Targeting*	*2023-2031 Metrics and Timing*
				• Program 5-A Fair Housing Information • Program 5-B Mediation and Enforcement • Program 3-H Anti-Displacement Strategy • Program 6-D Development and Replacement Unit Requirements	Citywide	• Provide fair housing support services for 50 persons annually during each year of the planning period (Program 5-A) • Assist 30 households during the planning period (Program 5-B) • Prepare anti-displacement strategy by end of Q4 2026, being implementation in Q1 2027; minimize or prevent displacement of at-risk residents citywide and in tracts shown on Map D-26; 194 housing units (Program 3-H) • Beginning in Q4 2024; protection of existing housing (Program 6-D)
High	Disproportionate Needs	There are disparities between DACs and non-DACs in terms of park acreage and sidewalk conditions. DACs have a slightly lower ratio of parkland per thousand residents than the City as a whole and two centrally located DAC tracts (6099003609 and 6099003906) do not contain a park. Additionally, staff rated sidewalk conditions in three DAC tracts as fair/good and in two other DACs tracts as fair/poor.	Non-DAC tracts contain relatively newer developed subdivisions and accordingly, conditions in those areas are better than in older parts of town where DACs are located.	• Program 3-E Place Based Strategies • Program 3-I Sidewalk Repair Assistance Program	DACs, particularly tracts 6099003609 and 6099003906 as well as tracts southwest of the BNSF tracks	• Incentivize provision of privately-owned, publicly accessible open spaces in new multifamily and mixed use development in DACs (Program 3-E) • Provide grants for sidewalk repairs in DACs and simplify encroachment permitting and administrative steps (Program 3-I)

Appendix E

Fifth Cycle Housing Element Accomplishments



Appendix – E Fifth Cycle Housing Element Accomplishments

This Appendix details the City of Turlock's achievements in implementing the goals, policies, and programs from the 2015–2023 Housing Element. The City made significant progress in addressing housing needs through the development of new units, including units affordable to lower-income and special needs households. A summary of accomplishments by goal and a complete review of the City's progress in implementing 2015–2023 policies and programs is provided in Table E-1.

E.1 Effectiveness of Programs for Special Housing Needs

Special needs populations include farmworkers, large families, female-headed single parent households, people experiencing homelessness, persons with disabilities, seniors, households with extremely low incomes. As shown in greater detail in Table E-1, the City made a diligent, consistent effort to achieve its housing goals that address special housing needs through the implementation of policies and programs from the 2015–2023 Housing Element. Following is a summary of the key 5th Cycle accomplishments for special housing needs groups in Turlock and a summary of cumulative effectiveness. A program-by-program assessment of results and effectiveness is provided in Table E-1 together with a determination on whether to carry forward, modify, or discontinue each program.

KEY ACCOMPLISHMENTS

- In 2018 and 2019, the City received 1.6 million in Affordable Housing and Sustainable Communities (AHSC) funds and additional tax credits to complete phase II of the Avena Bella Housing Project. Located on a 4.3-acre site in the southwestern part of the community, Avena Bella Phase 2 is a 61-unit affordable housing project consisting of garden-style two-, and three-bedroom apartments oriented around public and open space areas. The LEED Platinum certified project features a community center, pool and computer lab with after-school support for youth. Avena Bella was awarded esteemed Vanguard Award for New Construction from the National Affordable Housing Management Association.
- In 2017, The Vista, a purpose-built student residential complex with 660 beds and180 units located directly across the street from the California State University, Stanislaus (CSUS) campus, was completed. Floor plans include studio, two-, three-, and four-bedrooms with a private bathroom for every bedroom. The housing community is situated on three parcels totaling approximately 9.7 acres with three four-story buildings

including a 6,460-square-foot club house that features outside volleyball and basketball courts, and a swimming pool.

- The First-Time Home Buyer (FTHB) program has been in place for 20 years and there are 100 active loans currently in the portfolio. The City provided downpayment funding assistance for a total of 24 families between 2018 to 2021. In 2024, 9 households were funded for homes in a 22-lot subdivision.
- Between 2018 and 2023, the City issued permits for 18 Very Low-Income units and 279 Low-Income units.
- In 2018, the City continued with discussions for the development or acquisitions of units or receipts of additional vouchers. In 2019, Stanislaus Housing Authority awarded State funds to build 8 affordable mental health units and 2 separate sites. In 2020, Stanislaus Housing Authority awarded State funds for the construction of permanent supportive affordable housing projects. The City has provided rental assistance for eligible units through vouchers since 2022.
- During the planning period, the City adopted a new ADU ordinance to make it easier to permit ADUs and to clarify the standards for ADUs. Since 2018, the City has issued 47 building permits for the construction of ADUs in Turlock.
- Since 2018, the City has provided information to non-profit agencies and housing developers information regarding program and funding availability and has continued to participate as an active member in the Turlock Community Collaborative and the Stanislaus County Continuum of Care. In 2021 and 2022, the City worked with non-profit agencies to provide 2 affordable housing units to Turlock residents.
- Annual progress reports for 2018 to 2023 have monitored details of assisted affordable rental units. The Department purchased 2 single family at-risk residences for the preservation of affordable housing units in 2022 and 10 units in 2018. No units were identified between 2019 and 2021. No at-risk units were identified in 2018 and 2020, 14 rental units preserved between 2019, and 2021- 2022.
- Project Sentinel, a non-profit agency, was funded to provide Fair Housing services every year of the Fifth Cycle, with the exception of one year they did not apply. In 2018, the City conducted two English and one Spanish seminar. The next seminar/workshop was conducted only in 2021 for both landlords and tenants. In the meantime, the City continued to work with non-profits to affirmatively further fair housing.
- Since 2020, the Department has been actively working with Central Valley Opportunity Center to assist low-income renters, homeowners or disable with energy conservation methods and repairs with grants funded by TID, MID and/or PG&E.
- In 2018, City Staff initiated discussions with non-profit agencies to acquire and rehabilitate units. The City acquired properties for the purpose of creating 16 permanent supportive housing units between 2022 and 2023.
- During the 5th Cycle, the City provided $456,090 in public service grants to fund homeless youth outreach, domestic violence housing services, homeless counseling, shelter services, emergency food programs, rental assistance, rapid rehousing services and homeless diversion programs. Of this total, $184,000 or approximately 40 percent was used for direct shelter services which provided shelter for 2,235 individuals during the 5th cycle.

ASSESSMENT OF CUMULATIVE EFFECTIVENESS

Implementation of Turlock's Fifth Cycle Housing Element programs for special needs populations were effective in coordinating services and targeting resources to vulnerable populations, but constrained by limited funding, rising housing costs, and a chronic need for deeply affordable units. The City effectively leveraged partnerships with regional agencies and local non-profit groups to expand its reach, but production-oriented outcomes did not fully meet local needs. An assessment of past performance indicates that a combination of zoning amendments, process and regulatory development incentives, increased funding from available sources will be needed to improve results in the Sixth Cycle. A summary of cumulative effectiveness by special needs group is provided below, with further details of individual program effectiveness outlined in Table E-1.

Extremely Low-Income (ELI) Households

About 13.4 percent of Turlock households earn below 30 percent AMI, qualifying as ELI. Poverty rates have declined since 2015 but remain substantial. The City directed CDBG funds to serve approximately 880 households annually during the Fifth Cycle, of which approximately 75 percent were ELI households. Strong outreach and coordination with regional partners (HOME Consortium, CHSS) helped prevent displacement and expanded affordability preservation, but production of new ELI units remains below projected need.

Older Adults

Seniors make up 13.3 percent of Turlock’s population; 38.6 percent of senior renters are ELI and nearly 44 percent of ELI seniors spend more than half their income on housing. The City uses CDBG funds to assist with home repairs and accessibility retrofits, facilitating aging-in-place for older adults and potential expansion of senior housing supply. Programs meet limited numbers of households; most success lies in preventing displacement through repair and maintenance assistance. Affordability and accessibility gaps persist for renters in particular.

Persons with Disabilities (Including Developmental Disabilities)

Approximately 12.3 percent of the non-institutionalized population in Turlock has a disability, similar to Stanislaus County as a whole. Programs improved both physical accessibility and supportive housing availability. Effectiveness depends on coordination with external service providers.

Persons Experiencing Homelessness

The number homeless individuals and the share of the total Countywide homeless population in Turlock remained consistent during the 5th Cycle, whereas it grew in other Stanislaus County communities over the same period. The City partners with a range of non-profit shelter and service providers to address homelessness and is actively involved in regional initiatives; however, chronic homelessness persists.

Farmworkers

Deriving a precise estimate of the local farmworker population is challenging. Census data indicate that farmworkers in Turlock make up a small percentage of the population and tend

to be permanent residents. The City receives few if any inquiries related to farmworker housing. As a result, there is little data available to evaluate the effectiveness of farmworker housing programs.

Female Headed Households

About 12 percent of all households in Turlock are headed by a single female. These households tend to experience disproportionately high rates of cost burden and displacement. Program supported the HAVEN Women's Center and provision of tenants rights, landlord mediation, and fair housing services throughout the 5th Cycle. During the planning period, the share of female-headed single-parent households decreased slightly from 10.9 percent of all Turlock households to 9.7 percent, suggesting effectiveness.

Large Families

Large families (5+ members) account for roughly 10 percent of all Turlock households, who represent a greater share of low-income households in the community relative to all other household types. Approximately 29 percent of large renter households experience overcrowding, compared with 10 percent of all renters. Although overall demand for 3- and 4-bedroom affordable rentals still exceeds supply, Turlock's programs have been effective in expanding options for larger families and maintaining affordability through rehabilitation and rental assistance. Between 2010 and 2021, the overall rate of overcrowding in Turlock declined from 9.8 percent to 8.7 percent and the rate for large family renter households decreased from 18.3 percent to 15.7 percent.

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
Goal 1: Increase Housing Opportunities and Accessibility								
HE.1.1.1.A	The City will increase its coordination with the State HCD staff to ensure that it will be among the first jurisdictions to apply for the funding made available through a variety of federal and State funding sources.	Immediate, with funding cycles		X		The Housing Department has sought assistance as needed to address affordable housing opportunities and needs since 2019. During the 5th Cycle, the City hired a grant writer and the City is currently contracting with a firm that provides information on grant opportunities. Housing applied for and has received funding for PLHA administered by HCD for an estimated $1,859,124 over five years.	City staff attends HCD seminars and has registered for email notifications. Ongoing coordination is beneficial.	Continue as part of Program 4-H Pursue State and federal funds in support of housing development.
HE.1.1.1.B	This Housing Element cycle, CDBG, HOME, CalHOME, CDBG-R, and NSP funds will be directed towards the following purposes and programs. Subsidies to housing projects that include units affordable to Extremely Low, Very Low, and Low income residents; • The First-Time Homebuyers Program; • The Home Rehabilitation Loan Program; • The Mobile Home Rent Subsidy Program; • Local Community Housing Development Organizations (CHDOs) for acquiring homes for rental to large families; • Purchase of underutilized sites and foreclosed properties by the City for future affordable housing; • Homeless prevention; • Assistance to the elderly and mobility challenged individuals; and • Public infrastructure improvements. As other funding sources become available, the City will apply for additional funding to serve the needs identified in this Element.	Annual, June of Each Year		X		The City of Turlock has purchased, rehabilitated and transferred affordable housing units to non-profit organizations. This has added affordable housing to the housing stock as well as built capacity for the non-profits who own and manage these properties. The City has continued to offer the First-Time Homebuyer program. Although some loans have been made, the current housing marking and price of housing in the area has made it difficult for people to meet the qualifications of the program. The City plans to re-evaluate the program requirement and amend them as possible to make the program more successful. The City continues making low interest and forgivable loans to income eligible applicants for the rehabilitation of their homes. The City plans to expand this program over the next cycle through more robust public outreach and information. The City has continued administering the	Please see results column.	Continue through Program 3-B using HOME and CDBG funds Modify FTHB program to increase participation (Program 3-D) Continue through Program 3-A using HOME and CDBG funds Continue through Program 4-F using HOME and CDBG funds

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						Mobile Home Rent Subsidy Program. This program is funded through the Successor Agency funds and will continue for those residents who have been receiving the subsidy but additional units cannot be added to this program as the funding cannot be expanded. As those receiving the subsidy leave their mobile homes those properties are removed from the program.		
1.I.2.A	Begin constructing Phase II of the Avena Bella development to add 60 one- to two-bedroom units for Extremely Low, Very Low, and Low income households. Phase II includes the addition of 20 Extremely Low, 20 Very Low, and 20 Low income housing units.	Subject to financing availability	X			In 2018 and 2019, the City received 1.6 million in AHSC funds and additional tax credits to complete phase II of the Avena Bella Housing Project. Tax credit application was submitted in 2019. Construction completed for 61 units in 2021.		Delete as program successfully completed
HE.1.I.3.A	Non-profit organizations and their projects that receive federal and/or local funding will continue to be listed in a pamphlet for the community, which describes the awards granted. The pamphlet also lists funding sources available for new projects and contact information for the organization that manages the funding source. In addition, the Community Resource Handbook, which provides a description of all of the agencies providing housing and social services in Turlock and the surrounding areas will be updated. The handbook will include a comprehensive listing of housing developments in the City that have units reserved for lower income and disabled households. The pamphlet and handbook will be available in print at City Hall, online, and in English and Spanish.	Annually	X			The City has continued to provide this information to the public. The City often gets calls from citizens looking for various types of aid and resources and the Community Resource Handbook provides that information in one place.		The City will continue to update this information annually and make it available to the public (Program 4-E)

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.1.I.3.B	Continue to offer regularly scheduled predevelopment meetings to developers with a proposed project where developers have an opportunity to meet with various City staff representing numerous City departments (i.e. planning, building, housing, redevelopment, engineering, fire, etc.) to strategize about project design, City standards, necessary public improvements, and funding strategies. At the predevelopment meeting, educate applicants about the City's mechanisms for incorporating affordable housing into new development projects, such as using density bonuses or including second units. Continue offering a "pre-development tip sheet."	Ongoing		X		The City has conducted more than 50 predevelopment meetings per year, with a maximum of 89 meetings in 2019.	These meetings are effective and appreciated by developers	Continue as Program 2-A
HE.1.I.3.C	Provide bilingual outreach materials and/or services for housing programs and actively publicize its availability to homeowners who may be doing home rehabilitation or otherwise need assistance.	2016 (within one year of Element's Adoption)	X			Informational handouts have been created and provided to the public in English and Spanish	Continue with a focus on DACs and LMI neighborhoods	Continue as Program 3-A
HE.1.I.4.A	Use CDBG funding to assist with curb, gutter, and sidewalk improvements in designated areas. This program also helps make older areas of the city ADA compliant (e.g. installation of sidewalk ramps). Target funds towards areas where Census data reveals concentrations of Low- and Moderate-income residents.	Annually				CDBG Funding has been used to fund public service grants and to create affordable housing during this cycle. Public improvement projects were not funded during this cycle.	Turlock's DACs are located in older neighborhoods where much of the development predates the establishment of the requirements for development to install improvements such as curb gutter and sidewalk. Housing in the northern portion of the City was built when installation of improvements was a requirement of development projects so much of this area of the City has curb gutter and sidewalk. Measure A and Measure L funds are available to fund public infrastructure in the Sixth Cycle, and curb, gutter, and sidewalk improvements will be made as redevelopment of opportunity sites occurs over the planning period, including workforce housing overlay sites in DACs.	Modify to address conditions in DACs. In the upcoming cycle Housing staff will coordinate with Municipal Services staff to fund capital projects to install public improvements with a focus on DACs and LMI areas (See Program 3-E). Separate from the Housing Element process, the City has applied for REAP funding to prepare a master plan for

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
								the future annexation of unincorporated County islands and associated public infrastructure improvements. The master plan will identify infrastructure funding and financing strategies. Unincorporated island areas are in and adjacent to DACs in Turlock.
HE.1.2.1.	Continue to provide eligible households with first time homebuyer down payment assistance equal to 40% of the sales price, up to $50,000, for each qualified household. Refine the program to base loan amounts on the gap financing necessary for each applicant. Eligible households are those with household incomes below 80 percent of AMI. Households must also be able to contribute a minimum of $3,000 to the down payment, must have good credit, and must not have owned a home in the last three years.	Ongoing		X		The FTHB program has been in place for 20 years and there are 100 active loans currently in the portfolio. The City provided downpayment funding assistance for a total of 24 families between 2018 to 2021. The City did not assist any families in 2022 and 2023. In 2024, 9 households were funded for homes in a 22-lot subdivision.	The program provides valuable assistance to prospective homebuyers in Turlock and is a priority for the community. Due to current market conditions, it is very difficult for applicants to qualify and meet the required criteria. The City plans to look at and amend the parameters of the program to potentially expand the amount of the assistance to be able increase the number of people who qualify.	Continue/modify FTHB criteria. See Program 3-D
HE.1.2.2.	Continue the Turlock Mobile Home Rent Subsidy program, which provides assistance to eligible mobile homeowners who must pay space rental amounts (to mobile home park operators) greater than 30 percent of their income. Annual certifications are required to determine continuous eligibility of qualified individuals. Rehabilitation grants or very low interest rate loans will be available to residents to make minor repairs on their homes.	Ongoing		X		The City has continued to administer this program.	This program is funded out of the RDA successor agency funds. The City will continue administering this program for the residents in the program but because of the funding source no new residents can be added to the program.	Continue to administer for current residents. See Program 4-F

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.1.2.3	Send information via emails or letters to the BIA, the Board of Realtors and lenders that contains relevant information about new programs and/or changes to the City's existing programs or funding sources. For example, lenders would receive information about the FTHB so that they are better able to connect with new homebuyers. Post any changes to programs on the City's web site for review.	As needed		X		The City maintains information on the website and has handouts available.	Recognizing the need to actively promote opportunities in Turlock, the City has begun hosting informational seminars for lenders and realtors.	Continue. See Program 4-G. Additionally, through Program 1-A the City will publish and promote an inventory of sites available for housing development on its website.
HE.1.3.1	Support and participate in the annual homeless census conducted by the Turlock/Modesto/Stanislaus County Continuum of Care (CoC).	Ongoing	X			The City of Turlock participates annually in the Point in Time count.		Continue as Policy 4-3
HE.1.3.2.A	Maintain compliance with SB 2: Continue to implement the City's zoning ordinance that allows year-round emergency shelters by a non-discretionary permit in a zoning overlay district that meets the requirements of Senate Bill 2, providing that the approval of the application for the emergency shelter does not result in the district-wide cap on emergency shelter beds to be exceeded, and providing that the application complies with the conditions specified in Section 9-4-205 of the Turlock Municipal Code. The district-wide cap on emergency shelter beds shall be reviewed annually by the City Council at a formal public hearing to determine whether it needs to be increased to address the City's homeless sheltering needs.	Ongoing	X			The City conducts public meetings annually to evaluate the district-wide cap on the number of shelter beds allowed by a non-discretionary permit in the zoning overlay district. There is currently still capacity within the overlay district and therefore there has been no need to take any action to increase the cap.	The 2025 PIT Count found 241 persons experiencing homelessness in the City of Turlock. Turlock Gospel Mission operates an 80-bed shelter while WeCare Program operates a 49-bed shelter, offering together a total of 129 beds, leaving a gap of 112 beds or 22,400 square feet of building area (at the 200 square feet per bed standard) to accommodate the unmet need of unsheltered people in Turlock. The sites inventory identifies 10 vacant sites within the Emergency Shelter Overlay with a total site area of 650,280 square feet. Assuming the emergency shelters are single-story shelters, building area would be about 85 percent of the site area to account for circulation. As such, there is about 552,738 square feet of building area within the inventory to accommodate the unsheltered need. This square footage is well in excess of the 22,400 square feet of building area	The specific objective of Program 1.3.2A regarding compliance with SB2 was accomplished; however, the need for programs and services addressing homelessness in Turlock remains and is addressed through other 6th Cycle programs, including Program 4-H Pursue State and Federal Funds in Support of Housing Development, which aims to increase the availability of housing and supportive services

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
							required to accommodate the 2025 Point-in-Time Count unmet need of 112 beds.	to the most vulnerable population groups and those with the greatest unmet needs, including people experiencing homelessness.
HE.1.3.2.B	Continue to permit the development and operation of supportive and transitional housing, as defined in the Turlock Municipal Code.	Ongoing; complete by 2023		X		The City has continued to follow the permitting requirements for supportive and transitional housing as defined in the Turlock Municipal Code and any applicable State laws.	Zoning amendments are needed to bring the code into full compliance with new State law.	See Program 2-J and Policy 4.2
HE.1.3.2.C	Provide financial assistance to non-profit groups and/or surrounding jurisdictions in establishing shelter for homeless individuals. Also provide assistance to homeless service providers in establishing additional short-term beds for all segments of the homeless population, including specialized groups such as the mentally ill and chronically disabled.	Annually		X		During the 5th Cycle, the City provided $456,090 in public service grants to fund homeless youth outreach, domestic violence housing services, homeless counseling, shelter services, emergency food programs, rental assistance, rapid rehousing services and homeless diversion programs. Of this total, $184,000 or approximately 40 percent was used for direct shelter services which provided shelter for 2,235 individuals during the 5th cycle. Additionally, the City purchased, rehabilitated and transferred affordable housing units to non-profit groups with forgivable loans. This provides housing opportunities in the community for vulnerable individual and helps prevent homelessness. It also aids with capacity building for the non-profits as they collect the rents from these units which allows them to provide services. During the 6th Cycle, the City continued to	Public service grants assisted a variety of non-profit groups providing shelter and services for people experiencing homelessness in Turlock during the 5th cycle. While the number homeless individuals and the share of the total Countywide homeless population in Turlock remained consistent during the 5th Cycle, the need remains.	Continue through Program 4-E Program Homelessness and Related Services, which involves providing financial assistance to non-profit groups providing shelter and/or services for homeless individuals; remaining actively involved in regional initiatives to combat homelessness; and continuing to publish a resource guide and a list of service providers in Turlock. Supplement with Program 2-R to re-

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						implement this program while updating the Housing Element to address local housing needs and new State law. A detailed description of specific actions the City has taken in 2024 and 2025 to support homeless service providers and address the needs of unhoused people in Turlock is provided in Appendix D (pp. D-7 through D-9). In summary, the City has: • Rehabilitated and transferred existing duplexes and fourplexes to non-profit groups in Turlock (We Care, United Samaritans Foundation) with forgivable loans covering acquisition costs. One fourplex providing housing for 11 people has already been transferred to We Care; two single-family dwellings and one duplex are in the process of being transferred to the United Samaritans Foundation (USF), providing housing for 14 people; and three other residential properties are being rehabilitated with the intent of transferring them to non-profit agencies through a Request for Proposals (RFP) process, with forgivable loans; • Used CDBG grant funding to support We Care's Emergency Shelter, providing overnight accommodations to 28 homeless men; • Used CDBG grant funding to support delivery of United Samaritans Foundation's Emergency Food Box program, the Center for Human Services' street outreach and case management, Healthy Alternatives to Violent Environment (HAVEN)'s housing-related support services for do-		vise the definition of emergency shelter for compliance with State law and Program 2-I to amend the zoning ordinance to permit LBNCs by right as required under State law.

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						mestic violence survivors, and Project Sentinel's housing counseling and tenant-landlord dispute resolution services; • Allocated CDBG public service grant funding for several community support programs in the 2025-6 fiscal year. Additionally, the City of Turlock actively participates in regional initiatives to address homelessness through partnerships with the Stanislaus Community System of Care (CSOC) and the Stanislaus Homeless Alliance (SHA). The City of Turlock Care Team collaborates with the Stanislaus County Care Team to offer resources to individuals experiencing homelessness in our community. In April 2025, the Turlock City Council declined to provide the letter and certified resolution in support of an application by We Care for PLHA funds from Stanislaus County. As detailed in Appendix D, the City was prepared to provide in exchange for a commitment from We Care to help mitigate the health and safety impacts from its shelter operations in the surrounding downtown business area; however, an agreement with We Care could not be reached by the May 5 application deadline and as a result We Care's PLHA application was not approved for this recent round of funding. Nevertheless, the We Care shelter continues to operate in Downtown Turlock. The facility closed temporarily during the summer as it does annually and reopened again in August 2025. Additionally, the Turlock Gospel Mission homeless shelter, which accepts men, women, and fami-		

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						lies, has operated continually in Turlock throughout 2025.		
HE.1.3.3.A	Use federal funds to provide new units of supportive housing for persons with disabilities and/or to renovate housing so that it is suitable for persons with disabilities.	2023 (end of Housing Element Cycle)	X			In 2018, City Staff initiated discussions with non-profit agencies to acquire and rehabilitate units. The City acquired properties for the purpose of creating 16 permanent supportive housing units between 2022 and 2023.	Approximately 12 percent of the Turlock population is disabled, which is comparable to countywide share. Assistance with ADA-compliant home renovations will also help seniors age in place, an important objective since older adults represent a growing demographic.	Continue to provide incentives for housing for the disabled (see Program 4-A), grants for ADA-compliant home renovations (Program 4-C), and services for the disabled in partnership with non-profits (Program 4-B).
HE.1.3.3.B	Consider amending the Zoning Ordinance to encourage developers to provide a certain percentage (e.g. 5%) of housing units in new master plans have Universal Design features so that they are accessible to persons with disabilities.	2017(within two years of Element's Adoption)	X			State building code has changed and now requires adaptable units.	Need remains for design features that accommodate the disabled, including seniors with disabilities. The most prevalent type of disability is ambulatory difficulty, experienced by 24.4 percent of Turlock seniors.	Modify and continue as Program 4-C, undertaking Code amendments to increase housing options for older adults and persons with disabilities.
HE.1.3.3.C	Support the Valley Mountain Regional Center in its mission to serve those with developmental disabilities in Stanislaus County. Disseminate information about the Center and its services, and make referrals as appropriate.			X		City provided public service grants to non-profits serving those with disabilities, including developmental disabilities.	The vast majority of Turlock residents with a developmental disability (92.5 percent) live in the home of a parent/family/guardian. Further, approximately 62 percent (475 persons) of the population that has a developmental disability is under the age of 18, while the remaining 43 percent (331 persons) is over 18 years old.	Continue through Program 4-A which provides incentives for special needs housing

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.1.3.4	Continue with the current Housing Rehabilitation Loan program, which provides low- income persons with financial assistance to improve accessibility and safety issues in their homes. Target Housing Rehabilitation Loans towards projects that address ADA compliance	Ongoing				The City has continued to provide forgivable and low interest loans to income eligible residents.	Valuable as an anti-displacement program and to help seniors age in place.	Continue with a focus on DACs and LMI areas. See Program 3-A
HE.1.3.5	Continue to implement the City's property development regulations established in the Zoning Ordinance, which allow deviations from the setback and height requirements for the purpose of providing accommodation for disabled access to an existing structure upon approval of a Minor Administrative Approval. Make additional modifications to the Zoning Ordinance as necessary to ensure compliance with SB 520.	Ongoing; updated regulations to be adopted by 2017			X	The City amended the zoning ordinance to clarify deviations from the zoning ordinance are allowed to make reasonable accommodations for accessibility upgrades	Analysis of constraints identified additional zoning amendments that can facilitate housing for the disabled.	Continue and expand to include new amendments. See Program 2-H
HE.1.3.6.A	Assist and/or partner with non-profit agencies on developments that provide units affordable to Extremely Low, Very Low-, and Low-income households. Use a variety of funding sources to assist these agencies in the development of housing projects that meet the needs of those in the lowest income cohorts.	2023 (end of Housing Element Cycle		X		Between 2018 and 2023, the City issued permits for 18 Very Low-Income units and 279 Low-Income units.	Results exceeded objectives. Continue	See Program 4-A
HE.1.3.6.B	Provide incentives and concessions to encourage development affordable to lower income households such as priority processing, fee deferral and modification to development standards in accordance with Section 65915 of the California Government Code (State Density Bonus Law).).	Ongoing, As needed				Between 2018 and 2023, the City issued permits for 18 Very Low-Income units and 279 Low-Income units.	Effective program. Continue	See Program 4-A
HE.1.3.6.C	For housing projects greater than 10 units in size with all units affordable to Low- Very Low- and Extremely Low-Income households, target 10% of the units as affordable to Extremely Low-Income households.	Ongoing; by 2023		X		The City did not issue permits for any ELI units in the Fifth cycle given the financial feasibility challenges.	Objective remains valuable	Continue as part of Program 4-A
HE.1.3.7	Continue working with California State University Stanislaus (CSUS) to increase the supply of student housing both on and off campus. Support the university and/or private developers building rental housing for students and support mixed use and multifamily projects close to the CSUS campus.	2017 (within two years of Element's Adoption)			X	The Vista, a purpose-built student residential complex with 660 beds/180 units located directly across the street from the California State University, Stanislaus (CSUS) campus, was completed in 2017. Floor plans include studio, two-, three-, and	Continue, as there are other sites near the CSU Campus being considered for student housing, which can relieve demand from the rental market in the rest of Turlock.	See Policy 1-8

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						four-bedrooms with a private bathroom for every bedroom. The housing community is situated on three parcels totaling approximately 9.7 acres with three four-story buildings including a 6,460-square-foot club house that features outside volleyball and basketball courts, and a swimming pool. x		
HE.1.3.8	Continue to implement the City's amended zoning ordinance with regards to the definition and permitting of employee housing. Employee housing is defined pursuant to Section 17008 of the California Health and Safety Code and includes farm worker housing.	Ongoing	X			Zoning amendments for compliance with State law were adopted during the 5th Cycle. No employee housing was constructed during the Fifth Cycle in Turlock. The City of Turlock continues to implement the Zoning Ordinance in accordance with Section 17008 of the California Health and Safety Code.	Constraints analysis did not identify the need for further zoning amendments related to employee housing. The City continues to work with employers and developers to promote housing to meet the needs of Turlock's workforce.	Delete as program successfully completed
HE.1.4.1	Work with the Stanislaus Housing Authority and use City lobbying and grant-writing efforts to obtain more Housing Vouchers for the Housing Authority.	Ongoing		X		In 2018, the City continued with discussions for the development or acquisitions of units or receipts of additional vouchers. In 2019, Housing Authority awarded State funds to build 8 affordable mental health units and 2 separate sites. In 2020, Stanislaus Housing Authority awarded State funds for the construction of permanent supportive affordable housing projects. The City has provided rental assistance for eligible units through vouchers since 2022.		Continue through Policy 4-5 and Program 3-H
Goal 2: Remove Constraints to Housing Production								
HE.2.1.1.A	Continue processing Design Reviews in conjunction with General Plan Amendments, Rezones, and Planned Developments, if these actions are also necessary to approve a project.	Ongoing	X			This has been implemented and helps to expedite the entitlement process	Implementation of this program limits the number of applications a developer needs to make and shortens the approval timeline by processing requests together. The City estimates that implementation has reduced the timeline by 3 months.	Delete as program successfully completed. Through Program 2-C the City will work to further streamline Design Reviews.

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.2.1.1.B	Update the review process handouts that are available at City Hall and online in order to make it easier for applicants to understand the review process.	2017 (within two years of Element's Adoption)	X			This program was completed during the 5th Cycle. The City continuously reviews and updates handouts and website material to make sure it is up to date.	Government Code sections 65940.1 and 65913.3 have introduced new requirements for transparency in publicizing land use controls and fees and information needed to obtain post-entitlement phase permits. To comply, the City has engaged a consultant to conduct process mapping and create new handouts illustrating the results.	See Program 2-K
HE.2.1.2.A	Work with the development community to create incentives for developers of market-rate housing to include affordable units in their residential projects, or contribute funds for the construction of affordable housing. Possibilities include: Providing funds from the Housing Program to offset project costs, when Low-, Very Low- and/or Extremely Low-Income units are included in a development or when density meets or exceeds 20 units per acre; Fast-tracking the permit process for developers who partner with non-profits to create affordable units; Developing a fee deferral program to developers who include a significant amount of units for Low-, Very Low- and/or Extremely Low-Income households or when the project density meets or exceeds 20 units per acre; Providing density bonuses to developers that incorporate a significant amount of units for Low-, Very Low- and/or Extremely Low-Income households or when the project density meets or exceeds 20 units per acre	2017 (within two years of Element's Adoption)		X		A fee deferral program was created and has been used to facilitate affordable projects. A later phase of the Avena Bella affordable housing project made use of fee deferrals, but the City did not receive applications for any mixed income projects during the Fifth Cycle. No projects requested use of State Density Bonus during the 5th Cycle. The City has established a process for flagging and fast-tracking projects involving affordable units. This process will be documented in a new internal procedures manual the City is now preparing.	Mixed income housing remains a valuable objective. Incentives will be retained and expanded.	Continue and expand through Programs 1-B and 4-A
HE.2.1.2.B	Encourage developers of affordable housing to participate in the Statewide Community Infrastructure Program (SCIP) that allows select public capital improvements and development impact fees to be deferred for up to 20 years. Ensure that applicants are aware of this program during pre-development meetings.	Ongoing		X		The City has promoted the availability of this program at pre-development meetings.	The City has received inquiries about the SCIP in pre-development meetings. Continue to highlight at pre-development meetings and include on the pre-development tip sheet.	Continue through Program 2-A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.2.1.2.C	Continue to implement a short-term fee deferral program for single family homes that allows for the deferral of fees until the close of escrow.	Ongoing		X		The fee deferral program has been used to facilitate affordable projects	Fee deferral program remains valuable. It is actively offered and used by between 50-75 percent of single-family residential projects.	Continue as Policy 2-4
HE.2.1.3	Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects. Work with developers during the pre- application process to examine how second units could be added in residential development projects. (Example: Florsheim Homes' Rose Circle subdivision included second dwelling units on seven percent of the lots in their 323-unit single-family residential development in North Turlock.)	Ongoing		X		The City adopted a new ADU ordinance to make it easier to permit ADUs and to clarify the standards for ADUs	Developers consulted through stakeholder outreach recognize the value of including ADUs in subdivision plans. Continue to promote.	Continue through Program 1-E
HE.2.1.4	Continue to implement the City's ordinance with regards to affordable housing density bonuses, stating that the criteria and procedures set forth in Section 65915 of the California Government Code shall be applied to requests for density bonuses for affordable housing.	Ongoing		X		The City has continued to implement this Ordinance	Continue to highlight at pre-development meetings and include on the pre-development tip sheet.	Continue through Program 4-H.
HE.2.2.1.A	Publish the City's Housing Element and updates, Consolidated Plan, Annual Action Plan, Annual Performance Report, CAPER, and other similar documents on the City's web site.	Within one month of release of each document	X			The City continues to post these documents annually and as any amendments are made.	Continue, to promote community awareness of housing programs and strategies.	See Policy 6-4 and Program 6-A
HE.2.2.1.B	Conduct an RFP process aimed at non- profit organizations for available funding for the development of affordable housing. Hold a seminar for non-profits on the application requirements and implement a broad outreach component in order to reach a wide variety of organizations, including those that provide housing for farmworkers.	Annually		X		The City has provided information to non-profit agencies and housing developers information regarding program and funding availability since 2018, and has continued to participate as an active member in the Turlock Community Collaborative and the Stanislaus County Continuum of Care. In 2021 and 2022, the City worked with non-profit agencies to provide 2 affordable housing units to Turlock residents.	Program remains valuable	Continue as Program 4-G
Goal 3: Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing								

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.3.1.1	Maintain a Vacant Land Inventory Map on the City's website that is updated regularly.	Quarterly		X		A vacant land map is maintained by staff and is available on the website, staff provide information to potential developers to help identify opportunity sites. As properties become available the Housing Department will share information with non-profit developers for acquisition for the development of affordable development (2021).	Continue	Continue as Program 1-A
HE.3.2.1.A	Encourage development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by continuing to provide incentives through the Planned Development process, such as allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios in these zones. In addition, the City will work closely with the developer of these projects to expedite processing and permit procedures. A comprehensive update of Turlock's General Plan was adopted in 2012. The updated Land Use Element of the General Plan supports these policies by promoting compact, walkable communities and continuing the City's strategy of master planning discrete areas prior to development.	Ongoing		X		The City has permitted various Planned Developments to allow for deviations from the TMC development standards to allow for new designs and layouts at various densities. For example, a medium/high density single family home was permitted with reduced setbacks and driveway standards to allow for development at greater density.	The PD Zone is applied to a property after approval to codify the standards established through the process. Planned Development zoning is a flexible tool that permits a wider variety of creative and innovative designs tailored to site-specific conditions.	PD process is codified and working. No need to address through programs.
HE.3.2.1.B	Incentivize development of mixed-use projects to maximize residential components. Use past office/residential and commercial/residential mixed-use accomplishments as examples for future projects. This program is supported by policies 2.4-g and 2.6-h in the updated General Plan, which promote mixed use development. Incentives could include: Updating the Capital Facility Fee program to more closely reflect the reduced contribution of walkable neighborhoods to the need for additional roadway and operational infrastructure	Ongoing	X			In 2019, the City of Turlock established allowances for mixed-use in Downtown. The CFF was updated to create a pedestrian priority area.		

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
	FAR or residential density bonuses Reduced parking requirements and opportunities for shared parking							
HE.3.3.1	Maintain current inventory of available land to ensure that adequate land is available to achieve New Construction goals.	Ongoing; Updated with each Housing Element Cycle (8 years)		X		The City of Turlock has adequate land zoned to accommodate the RHNA (2019). Ongoing since 2019.	Continue	Continue through Programs 1-B and 6-B
HE.3.3.2	Continue working with Stanislaus County on developing and implementing a strategy to incorporate County islands and upgrade infrastructure. This will likely include a combination of directing shared property taxes towards constructing improvements, and drafting a minimal standards agreement for County upgrades.	2019 (within four years of Element's Adoption)		X		Stanislaus County is working on a project to utilize ARPA funding to upgrade one County island, once improvements are installed the City will pursue annexation of the island. The City will continue working with the County on other strategies to address the other County islands.	Separate from the Housing Element process, the City has applied for REAP funding to prepare a master plan for the future annexation of unincorporated County islands and associated public infrastructure improvements. The master plan will identify infrastructure funding and financing strategies. If the grant application is approved, work is anticipated to begin later this year.	Continue through Policy 3-5
HE.3.3.3.A	Continue to implement the minimum development density standards established for each residential zoning district and prohibit development at a lower density. Turlock requires a minimum development density in all of its residential zoning districts. Residential development below the stipulated densities is strictly prohibited.	Ongoing		X		This has continued to be implemented.	Objective remains to ensure the City will effectively navigate the non net loss provisions in State law.	Continue through Program 6-D
HE.3.3.3.B	Continue implementing the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property without a concomitant up-zoning of a comparable property.	Ongoing		X		This has continued to be implemented	Continue. The 6th Cycle Element contains a program to monitor and ensure adequate sites to meet RHNA and prevent down-zoning without commensurate up-zoning; provisions for corrective action if needed are included.	See Program 6-A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.3.3.4.A	Seek federal and state financial assistance to facilitate the adequate provision of necessary public improvements, such as water, sewer, storm drainage, and transportation infrastructure, to accommodate future residential growth.	Ongoing	X			The City hired a part time grant writer during the 5th Cycle to dedicate time to researching grant opportunities.	The City uses master plans and fee programs to fund infrastructure and public improvements needed to support housing development. Using CFF funds, the City is constructing a sewer lift station to help facilitate residential construction in the Morgan Ranch Master Plan area. Separate from the Housing Element process, the City has applied for REAP funding to prepare a master plan for the future annexation of unincorporated County islands and associated public infrastructure improvements.	See Policy 1-6 and Program 2-D
HE.3.3.4.B	Adopt regulations that ensure that affordable housing is made a priority for water and sewer service, consistent with State law.	2017 (within two years of Element's Adoption)			X	The City has adequate water/sewer capacity for all planned for development.	State law requires that the Housing Element be made available to water and sewer providers to ensure adequate planning for affordable housing. The 6th Cycle Element includes a new program to codify this procedure.	See Policy 5-4 and Program 5-G
HE.3.3.5	Work with Stanislaus County, agricultural stakeholders, and developers/builders of farmworker housing in Stanislaus County and greater Turlock to identify available and suitable sites within the City's Sphere of Influence for farmworker housing and grant incentives and concessions such as priority processing, fee deferral and modification to development standards in accordance with Section 65915 of the California Government Code (State Density Bonus Law) to qualifying farmworker housing developments.	Ongoing; at least annual contract	X			Program did not result in any farmworker housing during the Fifth Cycle.	Turlock does not have jurisdiction to process or permit housing in the SOI and the City's ability to achieve desired outcomes is therefore limited. Ongoing coordination with County remains valuable.	Incorporate into Policy 4-3 and continue to coordinate with County
Goal 4: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods								
HE.4.1.1	Continue to implement General Plan policies and Zoning Ordinance regulations to promote compatible land uses in existing residential neighborhoods	Ongoing		X		This has continued to be implemented	The workforce housing overlay will permit multifamily housing in proximity to commercial uses with objective standards to promote compatibility and livability for future residents.	Continue and expand. See Program 1-B

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.4.1.2	Maintain code enforcement staffing and augment as needed and as funding permits.	Ongoing		X		The City reorganized in 2022 moving the code enforcement division under the Police Department and expanded staffing.	A review of code enforcement actions since 2021 indicates that weed abatement, debris removal, and inoperative motor vehicle abatement are the most common issues. No clear pattern of geographic concentration is evident.	Continue and expand through Program 3-C
HE.4.1.3	Continue to identify target areas to receive grants for the preservation of existing housing stock. For programs that the City administers independently (e.g. public infrastructure improvements, foreclosed property acquisition), set goals for the amount of funds that will be directed to the targeted neighborhoods. For programs in which residents approach the City for assistance (e.g. home rehabilitation loans), partner with non- profits active in the target neighborhoods to distribute information to residents about available City programs and funding.	Ongoing		X		Department continues to identify target areas and offer grants for the preservation of housing stock.	Need remains, particularly in DACs and LMI areas of Turlock. Efforts should be conducted in both English and Spanish.	Continue and expand through Programs 3-A and 3-B
HE.4.2.1	Continue to make available and aggressively market CDBG single family housing rehabilitation funds. Specifically target seniors who have taken out reverse mortgages and no longer have disposable income to spend on life safety home repairs. Work is to be identified by the amount of equity available in the property.	Annually			X	While the numerical targets were not been achieved for any year during the Fifth Cycle, 13 single family residences were assisted with rehabilitation during the period.	Need remains and Annual Action Plan establishes new targets.	Continue with adjusted targets. See Program 3-A
HE.4.2.2	Continue to make available and aggressively market rehabilitation program to investment and multi-family owners.	Ongoing	X			The City makes information available about funding sources and potential programs	Need remains, particularly as seniors represent a growing share of the population and this program can help them age in place. Continue with geographic targeting to at risk residents and areas.	See Programs 3-A and 3-H
HE.4.3.1	Use the Housing Element update cycle and annual progress reports to monitor the status of assisted affordable rental units.	Annually	X			Annual progress reports for 2018 to 2023 have monitored details of assisted affordable rental units. The Department purchased 2 single family at-risk residences for the preservation of affordable housing units in 2022 and 10 units in 2018. No units were identified between 2019 and 2021.	Based on data from the California Housing Partnership (CHP), there are currently no units at risk of conversion before 2053 in the City of Turlock; however, in comments received after the Draft Housing Element was sent to HCD, a community member indicated that the affordability end date for 104	See Program 4-J

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
							units for families and seniors in the Villas Parkside Apartments at 381 W Hawkeye Ave is 2029, not 2053. Accordingly, a new program to pursue funding for extension of expiring covenants has been added to the Action Plan.	
HE.4.3.2	Attempt to prevent the conversion of assisted affordable rental housing to market rate by either considering the purchase of at-risk properties, identifying and working with a qualified entity to purchase the properties, or augment the subsidies to the existing owner in order to renew the affordability covenants. Currently, the soonest any covenants are expected to expire is in 2019. The City's procedure for preventing conversion includes: Contacting assisted project managers annually; Responding to notices to pre-pay; Providing assistance as appropriate; and Conducting tenant education and required notifications (at one year prior and six months prior to the conversion date)	As needed	X			No at-risk units were identified in 2018 and 2020, 14 rental units preserved between 2019, and 2021- 2022.	Based on data from the California Housing Partnership (CHP), there are currently no units at risk of conversion before 2053 in the City of Turlock; however, in comments received after the Draft Housing Element was sent to HCD, a community member indicated that the affordability end date for 104 units for families and seniors in the Villas Parkside Apartments at 381 W Hawkeye Ave is 2029, not 2053. Accordingly, a new program to pursue funding for extension of expiring covenants has been added to the Action Plan..	See Program 4-J
Goal 5: Provide Housing Free from Discrimination								
HE.5.1.1.A	Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	Annually		X		The City implements this program. The Public Service subrecipient agreements have a blurb under "Administrative Requirements" that states: The ORGANIZATION shall maintain all records required by the Federal regulations specified in 24 CFR 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not limited to: Records documenting compliance with the Fair Housing and equal Opportunity com-	Continue	Continue through Programs 5-A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
						ponent of the CDBG Program. Further, the City's monitoring checklist used during the fiscal year monitors for the following: Non-Discrimination and Actions to Further Fair Housing 1. Equal Employment Opportunity: Refer to 24 CFR 570.506, 601, and 602. Note Any deficiencies. 2. Section 3: Opportunities for Training and Employment for Local Residents- 3. Refer to 24 CFR 570.506(g)(5) and 24 CFR 570.607(a) (affirmative action). Note any deficiencies. 4. Fair Housing Compliance: Refer to 24 CFR 570.904 and 24 CFR 570.601(b). Note any deficiencies. 5. Requirements for Disabled Persons: Refer to 8.6. Note any concerns. 6. Women and Minority Business Enterprises: Refer to 24 CFR 570.506(g) and 5 CFR Part 200, affirmative steps documentation. Note any concerns.		
HE.5.1.1.B	Continue participation in Project Sentinel as per the HOME Consortium Consolidated Plan. Project Sentinel disseminates fair housing information through flyers and attending educational meetings. Flyers with information are available at the library, senior centers, the Department of Vocational training, City offices, the hospital, government agencies, and in some apartment complexes. This information is published	Ongoing				This has continued. Project Sentinel was funded to provide Fair Housing services every year of the Fifth Cycle, with the exception of one year they did not apply.	AFFH analysis indicates need remains.	Continue through Program 5-A

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
	in English, Spanish and Hmong.							
HE.5.1.1.C	Through Project Sentinel, provide regular workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections. Project Sentinel now also provides foreclosure counseling.	Annually		X		Project Sentinel was funded to provide Fair Housing services every year of the Fifth Cycle, with the exception of one year they did not apply. In 2018, the City conducted two English and one Spanish seminar. The next seminar/workshop was conducted only in 2021 for both landlords and tenants. In the meantime, the City continued to work with non-profits to affirmatively further fair housing.	Continue working with non-profits for the furthering of fair housing.	Continue through Program 5-A
HE.5.2.1	Continue to provide funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of any housing project that has received public funds. Qualified households can receive a grant in the amount based on HUD's requirements under the Uniform Relocation Act.	Ongoing	X			Tenants received temporary relocation in 2018 as required by HUD Relocation regulations.	The Housing Division's Rehabilitation Policies and Procedures document documents related procedures and protocols. Staff will continue to refer to it as needed to ensure compliance with State law.	Continue as Policy 5-5
Goal 6: Encourage and Engage Housing Program and Coordination								
HE.6.1.1	Maintain participation in the Housing Authority to qualify City residents for Section 8— existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.	Ongoing		X		Continuing cooperation and coordination with developers and providers as needed.	Continue	See Policy 4-5

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.6.1.2	Compile a list of non-profit organizations that the City has worked with in the past to establish cooperative agreements with non-profit housing corporations as a support agency to the City. Identify additional organizations that can serve the same role and provide notice of funds available. As part of this list and extended outreach, the City shall contact developers/providers of permanent and migrant farmworker housing to ensure that these entities are also made aware of available funding.	Annually	X			The City completed this program in preparing to advertise the availability of public services grants.	Exercise remains valuable to ensure non-profit service providers are aware of opportunities in Turlock.	See Program 4-G
HE.6.2.1.A	Meet with low-wage employers in Turlock to distribute information about various city housing programs that may benefit their employees, including Mobile Home Rental Assistance, FTHB, and Rehabilitation Loans.	Twice a year		X		Information available through City website, flyers and directly to employers as requested. In 2019, flyers were provided at information booths during community fairs and events throughout Stanislaus County.	Continue	Continue as Policy 4-4
HE.6.2.1.B	Coordinate with employers to provide job training programs and hiring events, enabling residents to get and/or keep jobs, and thus keep their homes.	Subject to funding application cycles		X		This has been on-going. The City has hired an Economic Development Director who has increased these types of programs as well as programs for small businesses	Educational attainment levels and poverty are lower in DACs and LMI neighborhoods. Continued focus on workforce development is a priority	Continue and expand. See Program 5-F
Goal 7: Reduce Residential Energy Consumption								
HE.7.1.1	Supply energy conservation awareness brochures ("100 Ways to Go Green") in all public meeting places and online, and make available in both English and Spanish.	Ongoing			X	In 2018 and 2019, the City participated in HERO and Pace programs in addition to working with local energy providers.	Continue	See Program 3-F
HE.7.1.2.A	Inform residents doing home remodels of TID programs for energy-efficient projects, such as installation of solar panels. Discuss the opportunities when residents apply for a permit. For participants in the Home Rehabilitation Loan program, provide information and technical support regarding available rebate and incentive programs (through TID and PG&E) for energy-efficient appliances and weatherization tools. In addition, require Energy Star electrical appliances for City-funded Home Rehabilitation projects in which appliances are replaced.	Immediate, Ongoing		X		Since 2020, the Department has been actively working with Central Valley Opportunity Center to assist low-income renters, homeowners or disable with energy conservation methods and repairs with grants funded by TID, MID and/or PG&E.	Continue	See Program 3-F

Table E-1 Housing Programs Progress Report

No.	City of Turlock 2015-2023 Housing Element Implementation Program	Timeline in Original Plan	Completed	In Progress	Not Completed / Deferred	Result	Evaluation	Disposition
HE.7.1.2.B	Include a discussion of available TID and PG&E programs in Predevelopment Meetings. Ensure developers are aware of TID and PG&E programs.	Ongoing		X		The City continues to do this, including programs on the pre-development tip sheet shared with developers	Continue	See Programs 2-A and 3-F
HE.7.1.2.C	Require new housing construction projects to comply with the 2012 General Plan policies related to the State's greenhouse gas emissions reduction targets, set forth in AB 32.	Ongoing		X		Staff will evaluate properties to determine where changes can occur to reduce energy consumption in all City owned and owner occupied dwellings. Items may include: dual pane windows, attic insulation, energy efficient HVAC units, low flow toilets and faucets, replacement of existing lights to LED, weather stripping and tankless or high efficiency water heaters.	With or without the program, compliance with General Plan policies is required.	Redundant. Delete.

Appendix F

Additional Analysis and Information in Support of Housing Projections



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Precedent Projects and Capacity Projections

In total, 41 percent of the sites included on the housing sites inventory in Appendix A are non-vacant, meaning they contain buildings or other significant improvements that are permanent and add significantly to the value of the property. Per State law, if the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, analysis is required to demonstrate the viability of sites for redevelopment with housing during the planning period. Accordingly, a survey of recent residential development projects in Turlock and surrounding communities was conducted to establish typical site characteristics for multifamily developments and average as-built densities that can be applied to determine the realistic capacity of sites included in the inventory. The characteristics of sites on the Turlock inventory were also compared to those of the representative multifamily projects to confirm that they are conducive to redevelopment. The survey considered recent residential development projects on comparable sites in Stanislaus Region including Modesto, Merced, Stockton, Patterson, Oakdale, as well as recent developments within Turlock. Profiles of the recent residential precedents are included below, detailing project location, site characteristics prior to redevelopment, and approved/constructed densities.

Table F-1 summarizes the pertinent characteristics of precedent high-density projects surveyed, including project name, location, site size, zoning, number of units, as built density, affordability and construction status. Overall, there were 11 precedent projects selected from across the Stanislaus region to determine the realistic capacity of sites included in the inventory. Four projects are in Turlock, three projects are in Stockton, two projects are in Modesto, one project is in Oakdale, while the last project is in Merced. These cities were selected to reflect local housing market conditions and construction trends. Site areas of precedent projects range from 0.79 acres to11.9 acres, comparable to sites on the inventory, which range from 0.39 acres to 11.2 acres. Locations of precedent projects are along commercial corridors on arterial roads that provide connectivity and access to transit, suitable for multifamily development. Density was a pertinent characteristic examined across precedent projects. The density of the precedent projects ranges from 23 to 33 du/ac along commercial corridors, averaging at 28.83 du/ac. By comparison, City of Turlock standards provide greater maximum density, with up to 40 du/ac allowed under current zoning Downtown and up to 35 du/ac proposed in the North Golden State, Geer Road, West Main, and South Lander areas, under implementation of Program 1-B Rezoning to Accommodate RHNA Shortfall.

Zoning for precedent projects ranges between Planned Development for most cities (Turlock, Modesto, Merced, and Patterson); medium/high density residential for other cities (Turlock and Oakdale); and commercial for other jurisdictions, like Stockton. As noted in Appendix C, for Turlock, the City offers an optional Planned Development process that may be used by property owners and developers proposing residential projects that do not conform to the standards for established zoning districts. Planned Development is not a barrier to housing production in Turlock; rather it is a flexible tool that permits a wider variety of creative and innovative designs tailored to site-specific conditions. Similarly, the City of Modesto also offers a Planned Development zoning designation that allows for tailored, site specific zoning, which encourages flexible and efficient land uses. The City of Merced offers a Planned Development zone as well, to provide a flexible combing zone, which can implement the General Plan and achieve a higher standard and quality of development than the convention zoning regulations. Zoning of other precedent projects is medium/high density residential, permitting up to 35 du/ac in Turlock and 28 du/ac for Oakdale. Stockton has found success in residential development in zoning where 100 percent nonresidential uses are allowed, in zones CN (Commercial, Neighborhood), CD (Commercial, Downtown), and CG (General Commercial). The City of Turlock's standards would allow multifamily residential development in either a 100-

percent residential or mixed use format on commercial properties within the proposed C-RMU zone. As such, with implementation of Program 1-B and appropriate zoning amendments, City standards will be comparable and equally as permissive to those in Stockton.

Table F-1 Recently Approved or Constructed Precedent High Density Projects in Stanislaus Region

Location	Turlock	Turlock	Turlock	Modesto	Merced	Oakdale	Turlock	Modesto	Stockton	Stockton	Stockton	Average
Project Name	**Avena Bella**	**Monte Vista**	**Dejong Apartments**	**Archway Commons II**	**The Retreat Apartments**	**Heritage Oaks**	**Valley Place**	**3600 Dale Rd**	**Park Center Apartments**	**Grand View Village**	**Calaveras Quarters Motel Conversion**	
Address	500 West Linwood Avenue	1525 W. Monte Vista Avenue	4131 Geer Road	1101 Carver Road	1137 B Street	730 Old Stockton Road	90 Pedras Road	3600 Dale Rd	709 N. Center St	240 E Miner Ave	2654 W March Ln	
APN	044-064-004	071-004-009	071-066-067	514-090-018 / 013	035-010-071	N/A	071-015-023	76-006-041 / 043	13718049	13913028	11002008	
Site Area (Acres)	4.30	11.90	8.58	3.16	4.90	1.51	1.56	1.70	0.96	0.79	2.12	**3.77**
No. of Units	141	345	261	74	118	50	36	44	51	75	69	
Status	Built	Under Construction	Proposed	Built	Built	Built	Approved	Under Construction	Under Construction	Built	Built	
Year Built	2021	N/A	N/A	2022	2023	2012	2021	N/A	N/A	N/A	2024	
Existing/Prior Use	Vacant	Residential (2 homes and 2 adjacent structures)	Vacant	Vacant/parking	Government Admin Office	Unknown	Vacant	Medical Offices (Dentistry) + Vacant Site	Office building	Hotel	Motel	
Zoning	P-D (Planned Development)	High Density Residential (RH)	High Density Residential (RH)	P-D (Planned Development)	P-D (Planned Development)	Multi-Family Residential (R-3)	High Density Residential (RH)	P-D (Planned Development)	CN (Commercial, Neighborhood)	CD (Commercial, Downtown)	CG (General Commercial)	
Maximum Permitted FAR Prior to Development	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.0	N/A	0.3	
Percent of Maximum FAR Used	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.7%	N/A	78.0%	**44.7%**
As Built Density (du/ac)	32.79	29.00	30.40	23.34	24.00	33.00	23.08	25.58	52.58	94.94	32.55	**36.48**
Prior Land value	$885,000	$3,978,000	$3,002,164	N/A	N/A	N/A	$3,595,000	N/A	N/A	$659,591	$1,897,200	
Prior Improvement Value	$905,000	$0	$0	N/A	N/A	N/A	$0	N/A	N/A	$11,375	$9,322,800	
Prior AV Ratio	1.02	0.00	0.00	N/A	N/A	N/A	0.00	N/A	N/A		4.91	
Site Area (SF)	187,308	520,066	373,745	138,085	213,444	66,211	67,955	93,594	42,192	34,412	96,268	
Prior Non-Residential Building Area (SF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7,010	11,988	N/A	22,536	
Redeveloped Buliding Area (SF)	69,789	193,895	33,964	70,465	117,224	35,030	20,500	N/A	N/A	N/A	22,536	
Prior Non-Residential FAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.07	0.28	N/A	0.23	**0.20**
Prior Year Built	N/A	over 20 years old	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1982	

Turlock Housing Element

Precedents: High Density Housing Projects in the Region

High Density Housing Projects in the Region

Summary Table

Name	Location	Zoning	Status	Density (du/ac)
Commercial Corridor				
Avena Bella	Turlock	Residential/Planned Dev. District	Built	32.79
Monte Vista	Turlock	High Density Residential (RH)	Under Construction	29
Dejong Apartments	Turlock	High Density Residential (RH)	Proposed	30.4
Archway Commons II	Modesto	Residential /Planned Dev. District	Built	23
The Retreat	Merced	Residential/Planned Dev. District	Built	24
Heritage Oaks	Oakdale	Multi-Family Residential (R-3)	Built	33
3600 Dale Rd	Modesto	Planned Development (P-D)	Under Construction	25.6
Calaveras Quarters Motel Conversion	Stockton	Commercial, General (CG)	Built	32.55
Downtown				
Valley Place	Turlock	High Density Residential (RH)	Built	23
Park Center Apartments	Stockton	Commercial, Neighborhood (CN)	Under Construction	52.6
Grand View Village	Stockton	Commercial, Downtown (CD)	Built	94.94

Turlock – Avena Bella



Site Location



Site Plan

Address:	500 West Linwood Avenue
Location	Commercial Corridor
Prior Use:	Vacant lots/parking
Units Developed (affordable):	141
Status:	Built
Site Area (Acres)	4.30 acres (187,308 SF)
Height of Buildings:	3 stories (40')
Zone:	Planned Development
Project Density:	32.79 du/ac

Project Description: Built across two phases with a total of 141 units, this development has two-to-three-bedroom units.

Onsite Amenities: Outdoor play area, pool, and indoor community room.

On-site Parking:	247 (107 constructed during Phase 2)

Turlock – Avena Bella (continued)



Exterior View



Bird's-eye View



Project Elevation

Turlock – Monte Vista Avenue



Site Location



Site Plan

Address:	1525 W. Monte Vista Ave
Location	Commercial Corridor
Prior Use:	Vacant lot
Units Developed:	348
Status:	Under Construction
Site Area (Acres)	12 acres
Height of Buildings:	3 stories (40')
Zone:	High Density Residential (RH)
Project Density:	29 du/ac

Project Description: Project with a total of 12 three-story buildings approximately 40' in height. Each unit will include a patio or balcony.

Onsite Amenities: Parking, carports, landscaping, clubhouse and pool, and a 900 SF children's outdoor play area.

Open Space:	34,700 SF in porches/decks 28,000 SF in open space 6,000 SF clubhouse/pool
On-site Parking:	609

Turlock – Monte Vista Avenue (continued)



Project Elevation - Left



Project Elevation - Right



Project Elevation

PROPOSED

Turlock – Dejong Apartments



Site Location



Site Plan

Address:	4131 Geer Road
Location	Commercial Corridor
Prior Use:	Vacant
Units Developed:	261
Status:	Proposed
Site Area (Acres)	8.58 acres
Height of Buildings:	3 stories (30')
Zone:	High Density Residential (RH)
Project Density:	30.4 du/ac

Project Description: Project with a total of 9 three-story buildings approximately 40' in height. Each unit will include a patio or balcony.

Onsite Amenities: Parking, carports, landscaping, clubhouse and pool, and a 900 SF children's outdoor play area

Open Space:	33,964 SF in patio and rooftop 25,000 SF in open space 6,000 SF clubhouse and pool
On-site Parking:	458

Turlock – Dejong Apartments (continued)



Project Elevation – Front (Clubhouse)

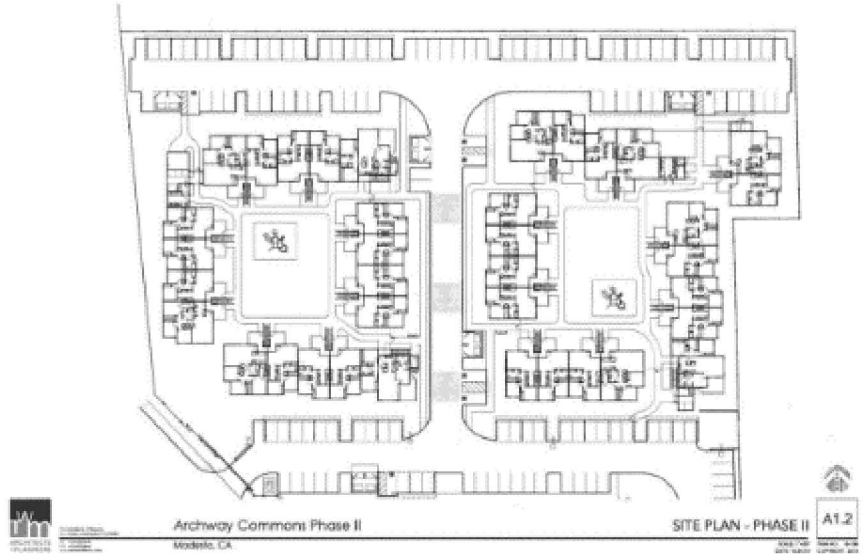


Project Elevation – Front (Building A)

Modesto – Archway Commons II



Site Location



Site Plan

Address:	1101 Carver Road
Location	Commercial Corridor
Prior Use:	Vacant lots/parking
Units Developed (affordable):	74 (76 in 2013 for phase 1)*
Status:	Built
Site Area (Acres)	3.2 acres (138,085 SF)
Height of Buildings:	2 stories (28')
Zone:	P-D (Planned Development)
Project Density:	23 du/ac

**For Phase I: 8 apartments for those who have completed assistance and training program by DST at or 30 percent AMI, 15 apartments for those earning at or below 50 percent AMI, and 53 apartments for those making 80 percent AMI.*
For Phase II: 7 apartments for those who have completed assistance and training program by DST at or 30 percent AMI and 64 apartments for those earning at or below 60 percent AMI

Project Description: Archway Commons II is the final phase in a 150 unit combined, two phase projects. The 3.17 acre project site is located along Modesto's western edge and northwest of downtown Modesto. Phase II consists of nine, two-story wood framed buildings consistent with the Phase I design and includes 1-BR/1-BA , 2-BR/1-BA, and 3-BR/2-BA apartments with full kitchen for all units. All ground level units are ADA compliant.

Onsite Amenities: Community center includes a swimming pool, outdoor picnic area, basketball court, common room, computer learning center, management office with reception area, restrooms, maintenance room, two tot lots, courtyard open spaces, initially constructed in Phase I. Gated pedestrian and vehicle access to the property at Carver Road and 9th Street Is shared with the Phase I development.

On-site Parking:	243 (107 constructed during Phase 2)

Modesto – Archway Commons (continued)



Common Space



Amenities



Common Space



Bird's-eye view

Merced – The Retreat Apartments



Site Location



Site Plan

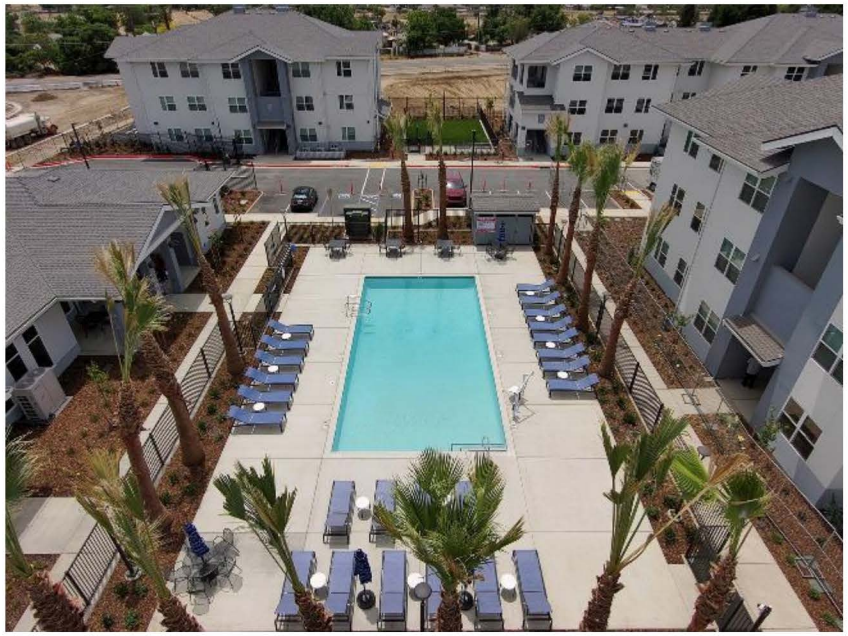
Address:	1137 B Street
Location	Commercial Corridor
Prior Use:	Government Administration Building
Units Developed (affordable):	119 (including 30 permanent supportive housing units)
Status:	Built
Site Area (Acres)	4.9 acres (213,444 SF)
Height of Buildings:	3 stories (30')
Zone:	P-D (planned development)
Project Density:	24.3 du/ac

Project Description: The project was completed in 2023. The complex has a total of 119 units comprised of one-, two-, and three-bedroom floorplans ranging from 573 to 1302 square feet. The site is well connected and considered a Transit Oriented Development project.

Amenities: The property includes an expansive clubhouse, a resident lounge with workstations, a professional fitness center, laundry facilities, and an onsite property manager.

Parking: 139

Merced – The Retreat Apartments (continued)



Common Space with Pool



Bird's-eye View



Project Elevation

Patterson – The Villages of Patterson/Stonegate Village



Site Location



Site Plan

Address:	625 Logan Way
Location	Commercial Corridor
Prior Use:	Vacant/Agricultural
Units Developed:	138
Status:	Built
Site Area (Acres)	7.07 Acres
Height of Buildings:	2 stories
Zone:	Medium Density Residential/Planned Development Overlay (5-12 du/ac)
Project Density:	20 du/ac

Project Description: Completed in 2021. Villages of Patterson is a 650-acre Master Planned Community. It is annexed and entitled for the development of 3,100 housing units (mostly single-family homes with some additional apartment duplexes and triplexes). There is no other approved development site in Patterson.

Onsite Amenities: Playground, basketball court, laundry facility, on-site community building for activities from exercise classes to after-school programs for local children.

Parking:	265

Patterson – The Villages of Patterson/Stonegate Village (continued)



Site Entrance



Outdoor Common Space



Bird's-eye View



Playground

Oakdale – Heritage Oaks



Site Location



Site Plan

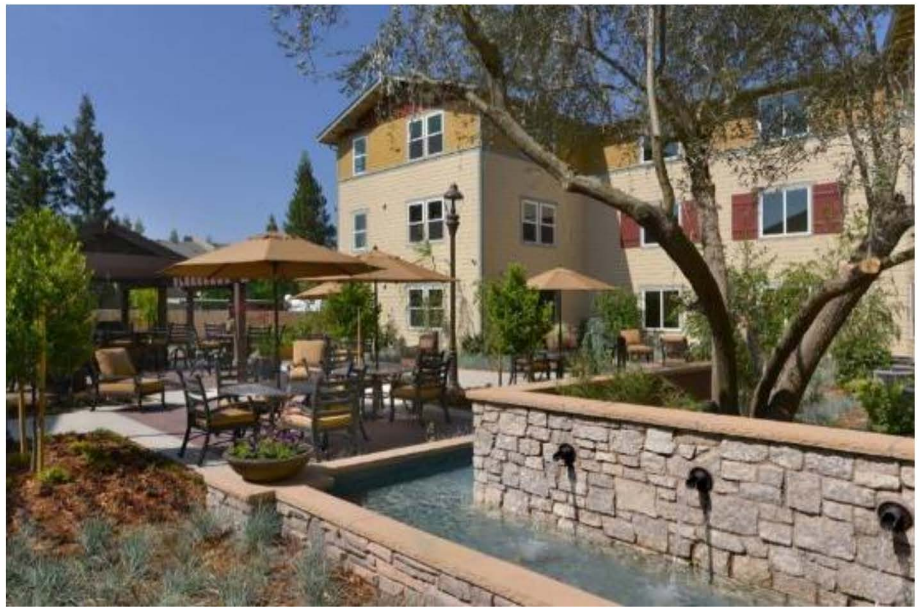
Address:	730 Old Stockton Road
Location	Commercial Corridor
Prior Use:	Unknown
Units Developed (affordable):	50
Status:	Built
Site Area (Acres)	1.52 acre (66,211 SF)
Height of Buildings:	3 stories (40’)
Zone:	R-3 (Multi-Family Residential)
Project Density:	33 du/ac

Project Description: An urban-infill apartment complex for low-income seniors aged 55 and older that features Craftsman-inspired buildings with one-to-two-bedroom floor plans. Completed in 2012.

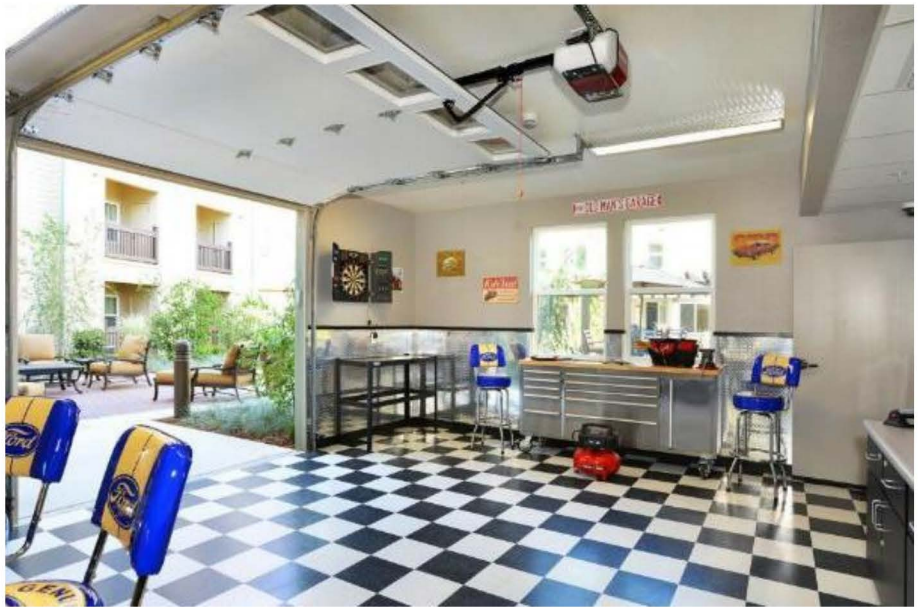
Onsite Amenities: Community room with theater, game room, gourmet kitchen, and outdoor amenities such as a BBQ center, fountain, and lounging areas.

Parking: 43

Oakdale – Heritage Oaks *(continued)*



Common Outdoor Space



Common Room



Interior Common Space

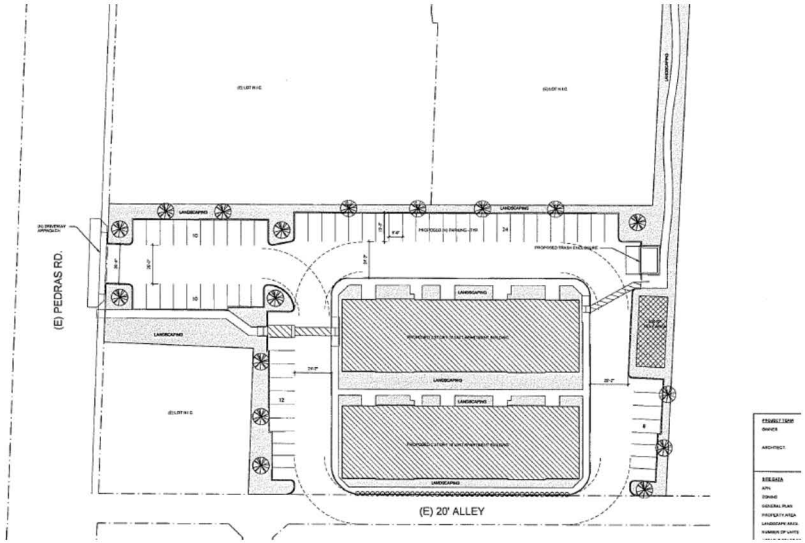


Common Outdoor Space

Turlock – Valley Place



Site Location



Site Plan

Address:	90 Pedras Road
Location	Downtown
Prior Use:	Vacant lot
Units Developed:	36
Status:	Approved
Site Area (Acres)	1.56 Acres (67,955 SF)
Height of Buildings:	2 stories (29')
Zone:	High Density Residential (RH)
Project Density:	23 du/ac

Project Description: Project with a total of 2 two-story buildings approximately 29' in height. Each unit will be approximately 800 square feet in size, including the patio areas.

Onsite Amenities: 900 square foot outdoor play area, paving, approximately 65 parking stalls, striping, and landscaping.

Parking:	65

Turlock – Valley Place (continued)



Apartments



Apartment Entrances



Site Circulation



Play Area

Modesto- 3600 Dale Rd

UNDER CONSTRUCTION



Site Location



Existing Medical Clinic on site

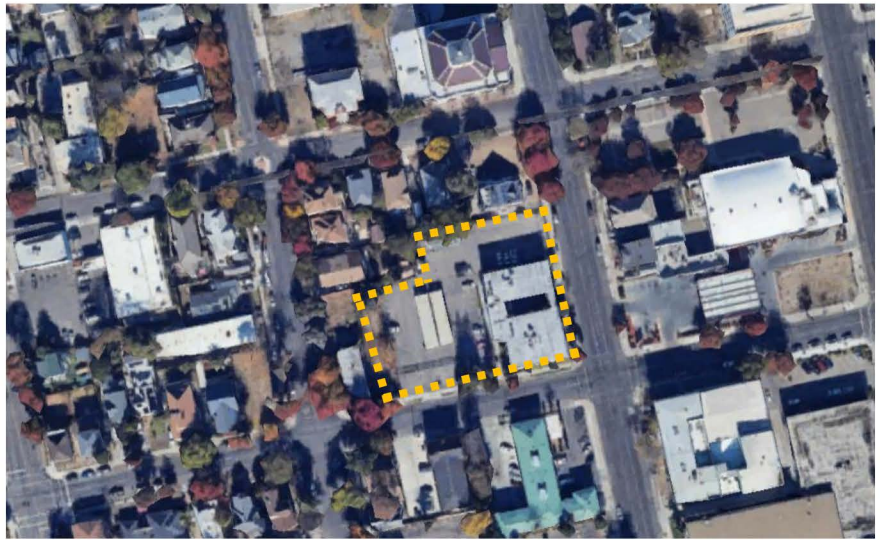
Address:	3600 Dale Road
Location	Commercial Corridor
Prior Use:	Medical Offices + Vacant Site
Units Developed:	44
Status:	Under Construction
Site Area (Acres)	2.14 Acres (93,594 SF)
Height of Buildings:	Not Available
Zone:	Planned Development (P-D)
Project Density:	25.6 du/ac

Project Description: Project to develop four apartment buildings with a total of 44 multifamily residential units on site.

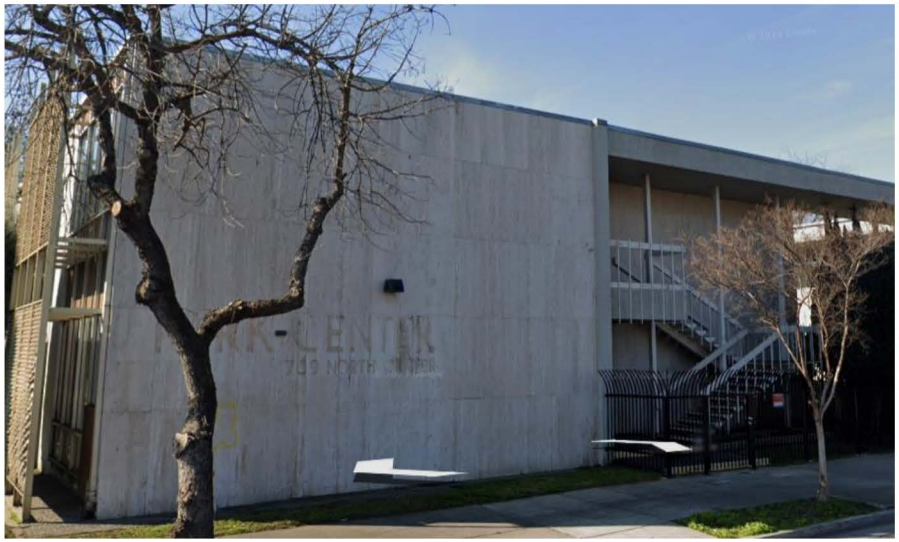
Parking:	Not Available

Stockton- Park Center Apartments

UNDER CONSTRUCTION



Site Location



Existing Office building on-site

Address:	709 N. Center St
Location	Downtown
Prior Use:	Office building
Units Developed:	51
Status:	Approved
Site Area (Acres)	0.96 Acres (42,192 SF)
Height of Buildings:	3 stories
Zone:	Commercial Neighborhood (CN)
Project Density:	52.6 du/ac

Project Description: A permanent supportive housing project for individuals experiencing mental health issues and homelessness. It will comprise of 2 buildings with 51 units, of which 23 will be provided by transforming the existing office space into residential building using adaptive re-use strategies.

On-site Amenities: Community room, computer room, offices for management, residential mental health services

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Parking: 20 (on-site)

Stockton- Park Center Apartments

UNDER CONSTRUCTION





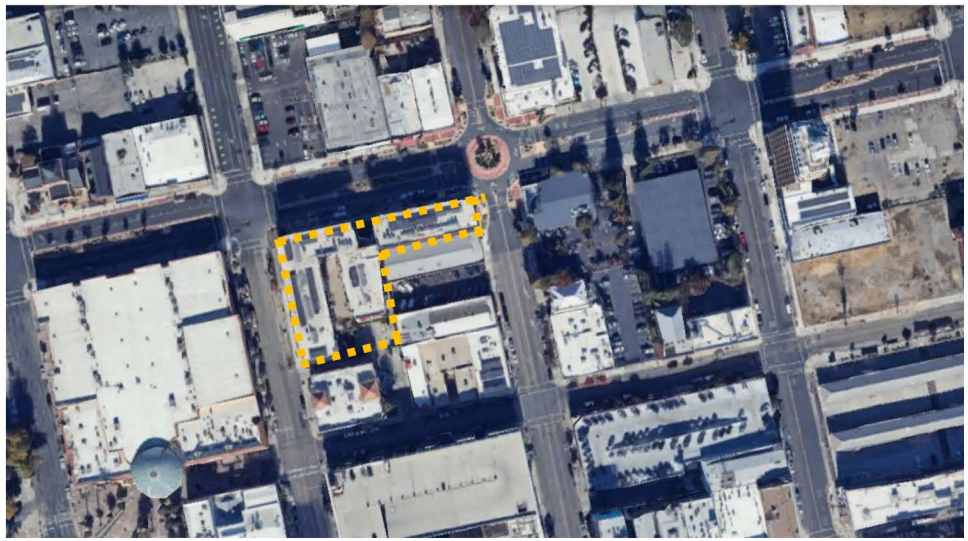
Project Renderings (aerial views)





Ongoing construction

Stockton- Grand View Village



Site Location



Prior Building On-site: Delta Hotel

Address:	240 E Miner Ave
Location	Downtown
Prior Use:	Hotel
Units Developed:	75
Status:	Built
Site Area (Acres)	0.79 Acres (34.412.4 SF)
Height of Buildings:	4 stories
Zone:	Commercial, Downtown (CD)
Project Density:	94.94 du/ac

Project Description: Built in 2024, this property provides 75 affordable housing units in Downtown Stockton.

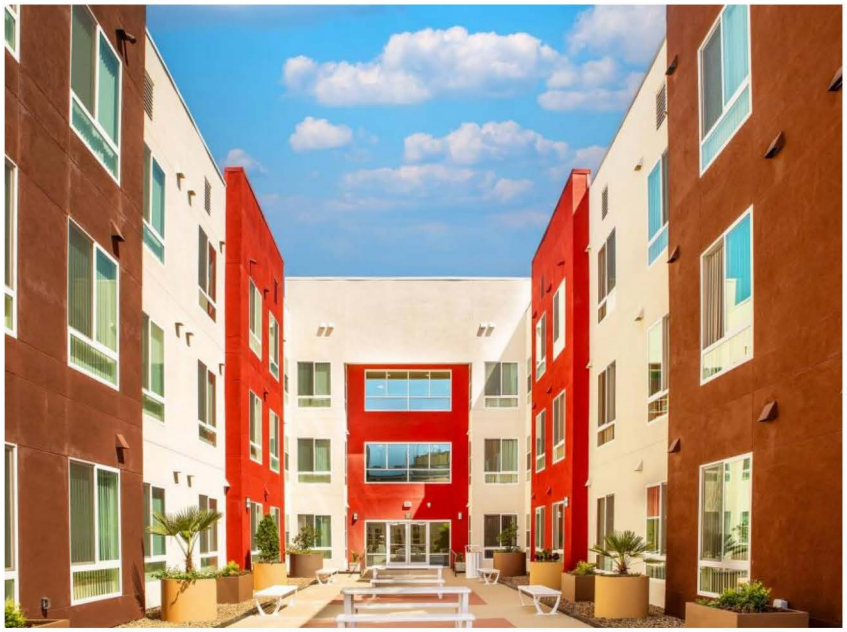
Onsite Amenities: Onsite daycare center, community room, computer lab, and laundry room. The community is also expected to have a grocery store on site in 2025.

Parking:	Not Available

Stockton- Grand View Village



Street view of new affordable housing project

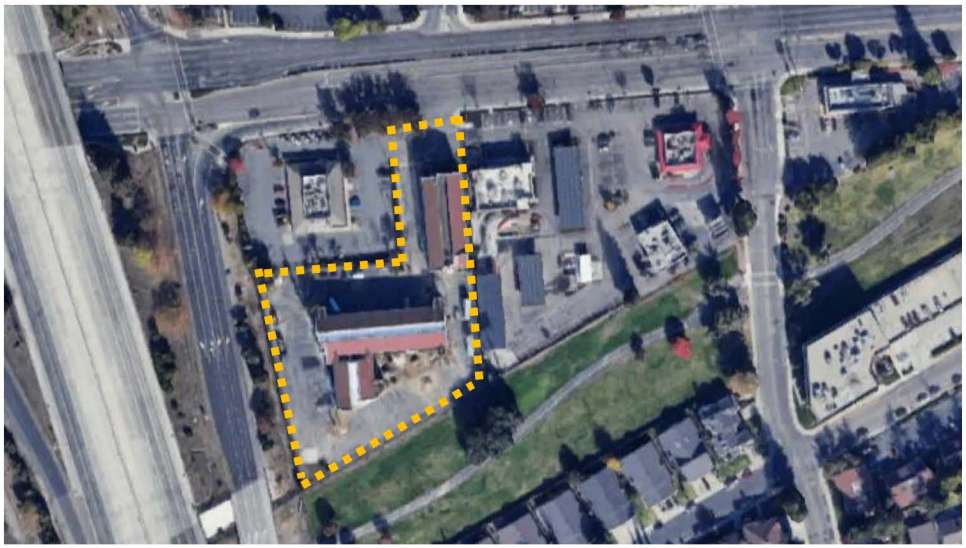


Interior courtyard



Building elevations

Stockton- Calaveras Quarters Motel Conversion



Site Location



Aerial View of building

Address:	2654 W March Ln
Location	Commercial Corridor
Prior Use:	Motel
Units Developed:	69
Status:	Under Construction
Site Area (Acres)	2.12 Acres (187,308 SF)
Height of Buildings:	3 stories
Zone:	Commercial, General (CG)
Project Density:	32.55 du/ac

Project Description: Formerly a 121-room motel, the project involved repurposing the building to accommodate 68 one-bedroom units of affordable, permanent and supportive housing for families and transition-age youth experiencing or at risk of homelessness.

Onsite Amenities: Life-skills and workforce training services.

Parking:	38 spaces

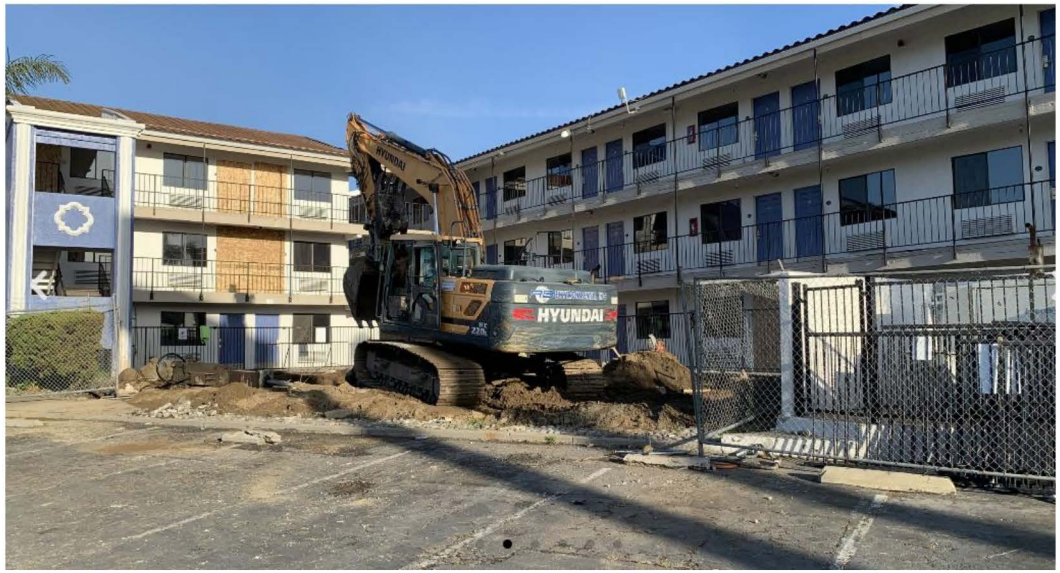
Stockton- Calaveras Quarters Motel Conversion



Outdoor community space



Interior units



During Construction



Project inauguration in 2025

Suitability of Non-Vacant Sites

The inventory identifies 69 non-vacant sites and 231 vacant sites to accommodate lower, moderate, and above moderate RHNA. Profiles of 12 representative non-vacant sites from each of the opportunity areas are provided below, showing aerial views of the sites, photos of existing development, and pertinent site characteristics indicating redevelopment potential. The feasibility of the non-vacant sites on the inventory for redevelopment within the planning period was assessed on the basis of the following criteria:

- Age of Existing Structures: For the purpose of this analysis, sites with existing structures 30 years or older were deemed feasible, in view of the characteristics of survey sites in Turlock and other Central Valley communities. Precedent projects on non-vacant sites in Table F-1 were at least 20 years old, supporting the validity of this factor as to the feasibility of non-vacant sites.
- Assessed Value (A/V) Ratio: As described above, an AV ratio of less than one (meaning existing buildings/structures on site are worth less than the land) is an indicator of redevelopment potential. For the purpose of this analysis, sites with an AV ratio of less than 0.6 were deemed feasible and sites with an AV ratio of less than 0.25 are considered strong candidates for redevelopment. Precedent projects on non-vacant sites in Table F-1 were typically higher than 0.6; however, the sample size was small, and AV ratio is a widely accepted indicator of redevelopment feasibility in real estate economics.
- Existing FAR: A low as-built FAR means that the square footage of buildings is small compared to the overall size of the site, indicating the potential for redevelopment with other uses. A typical suburban community commercial shopping center may have an existing FAR of 0.25. Therefore, for the purpose of this analysis sites with as-built FAR of less than 0.2 were deemed feasible. Precedent projects on non-vacant sites in Table F-1 had an average as built FAR of 0.2, which is consistent with the threshold used in this feasibility analysis.
- As built FAR as a percentage of the maximum permitted FAR under current zoning. Sites that have as built FARs that represent only less than 35 percent of the maximum, indicating strong potential for redevelopment. On average, non-vacant sites in Table F-1 had an as built FAR equivalent to 44.7 percent, which is in line with the threshold used in this feasibility analysis.

These indicators are shown on Tables F-2 for each non-vacant site together with other pertinent parcel characteristics. Where actual values are below the threshold, the cell is colored green to show the value indicates redevelopment potential. In general, sites that have at least three indicators of redevelopment potential are considered good candidates for redevelopment within the planning period. The non-vacant sites generally meet at least three of the feasibility criteria; however, in cases where one of the criteria was not met, some sites have been included because other indicators such as extremely low FAR, tenant vacancy, or poor building conditions indicate strong potential for redevelopment within the planning period. For these sites, notes have been included in Table F-2. Additionally, in response to a notification sent to all property owners of sites proposed to be rezoned C-RMU with release of the Public Review Draft Housing Element in September 2024, Development Services staff received expressions of interest from numerous non-vacant site property owners interested in developing housing on their sites, providing an additional indication of redevelopment feasibility.

It is assumed that existing structures will be demolished and the non-vacant sites will be redeveloped with housing during the planning period. The factors described above indicate that the sites are underutilized and that there are incentives for the owners to redevelop with new uses that can

command higher rents or sales prices. As noted above, the application of the proposed C-RMU zone to these sites would expand development options for owners and many have expressed interest in redeveloping their sites with housing during the planning period. Further, City is not aware of existing lease agreements, easements, or other factors that would preclude redevelopment of these sites. All of this supports the viability of these sites for redevelopment with housing during the planning period.

Generally, the methodology for capacity calculations described in Chapter 3 conservatively assumes that all existing non-residential square footage will remain as housing is added to the sites, even though the proposed C-RMU zone allows for 100 percent residential developments. In other words, the capacity assumptions assume that all non-vacant sites will develop in a mixed-use format and as such account for the possibility of non-residential development. This is true for all non-vacant sites except for sites located in the Downtown Core, where capacity calculations assume demolition of existing structures and redevelopment of the sites due to smaller parcel size and higher (as built and permitted) development intensity. Further, Chapter 4 Housing Action Plan, includes programs intended to facilitate and incentivize housing development on sites within the proposed C-RMU zone. Program 1-B, Rezoning to Accommodate RHNA Shortfall, would adopt Zoning Code amendments in the form of a new C-RMU zone, which would permit multifamily housing development at between 20 and 35 dwelling units per acre. Therefore, in view of the foregoing factors and given that the capacity of the inventory exceeds the City RHNA allocation, there is sufficient buffer to ensure the City can meet its RHNA obligations in the event some parcels develop with 100 percent non-residential uses over the planning period.

Table F-2 - Indicators of Redevelopment Potential for Non-Vacant Inventory Sites

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	As Built FAR	Max FAR	% of Max FAR Built	Zoning	Site Comments
DOWNTOWN CORE														
1	061-011-014-000	MOEN LANITA ET AL TRS	123 W OLIVE AVE	N/A	Parking Lot	0	8641	0.20	0.90	0.00	3.00		Downtown Core (DC)	
	061-011-015-000		N BROADWAY	N/A	Parking Lot	0	5803	0.13	0.90	0.00	3.00		Downtown Core (DC)	
	061-011-016-000		219 N BROADWAY	1947	Office	14852	24427	0.56	0.90	0.61	3.00		Downtown Core (DC)	
								0.89	0.90	0.38		12.74%		
2	043-045-012-000	MOLINARI THOMAS S & LUZ C	107 3RD ST	1927	Industrial	6464	12042	0.28	0.24	0.54	3.00		Downtown Core (DC)	
	043-045-020-000		250 MARKET ST	1935	Commercial	14252	14885	0.34	0.95	0.96	3.00		Downtown Core (DC)	
								0.62	0.60	0.77		25.64%		
3	061-016-002-000	BETHEL KENNETH TR	1ST ST	N/A	Parking Lot	0	4576	0.11	0.12	0.00	3.00	0.00%	Downtown Core (DC)	
4	061-016-030-000	AGUILAR FRANCISCO VALENCIA ET AL	132 1ST ST	1951	Commercial	5600	8650	0.20	0.30	0.65	3.00	21.67%	Downtown Core (DC)	
5	061-018-016-000	MORADIAN ROZBELLA	237 S 99 HWY	1961	Commercial	798	8842	0.20	0.43	0.09	3.00	3.00%	Downtown Core (DC)	
6	061-019-026-000	SHANNON ROSEMARIE A TR	203 GOLDEN STATE BLVD	1900	Commercial	5216	73453	1.69	0.23	0.07	3.00	2.33%	Downtown Core (DC)	
7	061-025-018-000	WOODS FAMILY LP	416 EAST MAIN ST	1947	Commercial	760	8397	0.19	0.07	0.09	3.00	3.00%	Downtown Core (DC)	
8	061-018-045-000	PAMMA AND KINDE 2005	10 EAST MAIN ST	1920	Commercial	3851	35060	0.80	0.66	0.11	3.00	3.67%	Downtown Core (DC)	
9	061-018-025-000	STEVENS JIM N TRS & STEVENS SHIRLEY	141 N GOLDEN STATE BLVD	N/A	Parking Lot	0	7592	0.17	0.31	0.00	3.00	0.00%	Downtown Core (DC)	
10	061-016-012-000	RODRIGUEZ MANUEL	28 LANDER AVE	1980	Commercial	1584	10061	0.23	0.79	0.16	3.00	5.33%	Downtown Core (DC)	
11	061-019-023-000	TVAIN INVESTMENT FINANCIAL INC	210 N GOLDEN STATE BLVD	1970	Service Station	1919	25229	0.58	1.48	0.08	3.00	2.67%	Downtown Core (DC)	
12	061-028-013-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	609 EAST MAIN ST	1905	Mixed Use	1166	7482	0.17	0.37	0.16	1.00		Downtown Core Transition (DCT)	
	061-028-012-000		613 EAST MAIN ST	1916	Mixed Use	3120	8394	0.19	1.66	0.37	1.00		Downtown Core Transition (DCT)	
								0.36	1.02	0.27		27.00%		
13	061-029-065-000	BEECH JOHN & CHERYL	531 E OLIVE AVE	1920	Mixed Use	2041	13992	0.32	0.95	0.15	0.80		Office Residential (OR)	
	061-029-064-000		609 E OLIVE AVE	1966	Office	2312	7039	0.16	3.23	0.33	0.80		Office Residential (OR)	
								0.48	2.09	0.21		25.87%		
14	061-031-029-000	DE GRAFF JERRY J & MELINDA K TRS	705 EAST MAIN ST	N/A	Commercial	0	11304	0.26	0.14	0.00	1.00		Downtown Core Transition (DCT)	
	061-031-001-000		161 N DENAIR AVE	N/A	Commercial	0	4166	0.10	0.27	0.00	0.80		Office Residential (OR)	
	061-031-052-000		742 E OLIVE AVE	1969	Commercial	1752	22468	0.52	0.13	0.08	0.80		Office Residential (OR)	
	061-031-005-000		754 E OLIVE AVE	1920	Commercial	1347	7555	0.17	0.08	0.18	0.80		Office Residential (OR)	
	061-031-006-000		764 E OLIVE AVE	2019	Industrial	888	11246	0.26	2.14	0.08	0.80		Office Residential (OR)	
								1.31	0.55	0.07		8.78%		
15	061-024-027-000	DELGADO GEORGE L & MARY E	409 E OLIVE AVE	1915	Commercial	1245	6091	0.14	1.00	0.20	0.80		Office Residential (OR)	
	061-024-028-000		401 E OLIVE AVE	1905	Mixed Use	1335	11219	0.26	0.16	0.12	0.80		Office Residential (OR)	
								0.40	0.58	0.15		18.63%		
16	043-049-066-000	FINNEGAN ROBERT	301 THIRD ST	1964	Industrial	6800	19149	0.44	1.02	0.36	1.50		Industrial Residential (IR)	
	043-049-045-000		200 B ST	1925	Industrial	1824	10899	0.25	1.55	0.17	1.50		Industrial Residential (IR)	
								0.69	1.29	0.29		19.13%		
17	061-017-002-000	SOLAR COOL PROPERTIES LLC	326 S CENTER ST	1988	Industrial	3576	8217	0.19	1.08	0.44	1.50		Transitional Commercial (TC)	
	061-017-003-000		311 S GOLDEN STATE BLVD	N/A	Commercial	0	14175	0.33	0.13	0.00	1.50		Transitional Commercial (TC)	
								0.52	0.61	0.16		10.65%		
18	043-048-045-000	MARTINEZ JOSE & JUANA	223 5TH ST	1999	Commercial	2664	13985	0.32	0.50	0.19	1.50	12.67%	Industrial Residential (IR)	
19	061-019-027-000	BALSWICK BRET J & TERRY L	301 N FRONT ST	1920	Industrial	4120	16435	0.38	0.02	0.25	1.50	16.67%	Transitional Commercial (TC)	
20	061-019-012-000	BHATIA AMARINDER SINGH	216 N GOLDEN STATE BLVD	1986	Commercial	1160	25361	0.58	0.40	0.05	1.50	3.33%	Transitional Commercial (TC)	
21	061-026-034-000	BONANDER DONALD E & WENDY D TRS	325 S CENTER ST	1964	Commercial	4610	29685	0.68	0.35	0.16	1.50	10.67%	Transitional Commercial (TC)	
22	061-019-009-000	HECKENDORF JAMES G & VALERIE J TRS	281 E OLIVE AVE	1938	Commercial	1440	13176	0.30	0.27	0.11	1.50	7.33%	Transitional Commercial (TC)	
23	043-048-043-000	ROMO JOSE R MARTINEZ & SENJUNA	314 LANDER AVE	1990	Commercial	240	13810	0.32	0.19	0.02	1.50	1.33%	Transitional Commercial (TC)	
24	043-050-013-000	SILVA ALEJO	441 S CENTER ST	2004	Commercial	128	23036	0.53	0.19	0.01	1.50	0.67%	Transitional Commercial (TC)	
25	043-051-016-000	GUARANTY HOLDINGS OF CALIFORNIA INC	495 S GOLDEN STATE BLVD	1930	Industrial	56168	157792	3.62	0.67	0.36	1.50	24.00%	General Industrial (I)	
26	061-025-006-000	WELLS FARGO BANK	440 E OLIVE AVE	1967	Office	5703	28861	0.66	0.55	0.20	0.80	25.00%	Office Residential (OR)	
27	043-049-058-000	A L GILBERT CO	499 S 1ST ST	1955	Industrial	1974	9251	0.21	0.71	0.21	1.50	14.00%	Industrial Residential (IR)	
28	043-049-011-000	FINNEGAN PROPERTIES	S 1ST ST	1979	Industrial	2890	9075	0.21	0.56	0.32	1.50	21.33%	Industrial Residential (IR)	
29	050-020-013-000	GUTIERREZ JOHN SAENZ	280 WEST MAIN ST	1997	Office	1440	14973	0.34	0.51	0.10	1.50	6.67%	Transitional Commercial (TC)	
30	061-024-067-000	NYQUIST ROBERT E & NYQUIST DEBRA A	401 N CENTER ST	1952	Commercial	3255	13058	0.30	0.88	0.25	1.50	16.67%	Transitional Commercial (TC)	
31	061-024-063-000	HENDRICKSON ELEANOR L TR	310 MITCHELL AVE	1928	Commercial	6887	15660	0.36	0.58	0.44	1.50	29.33%	Transitional Commercial (TC)	
32	043-049-050-000	ESHO SAMIR & ESHO JANET	225 3RD ST	1966	Industrial	4272	13719	0.31	1.08	0.31	1.50	20.67%	Industrial Residential (IR)	
33	061-030-013-000	GREENBARG JAMES R & GREENBARG STEFANIE	701 E OLIVE AVE	1964	Office	2116	15301	0.35	1.04	0.14	0.80	17.50%	Office Residential (OR)	
34	061-019-015-000	BALSWICK PROPERTIES	487 N GOLDEN STATE BLVD	1996	Commercial	2575	11851	0.27	1.12	0.22	1.50	14.67%	Transitional Commercial (TC)	
35	061-031-002-000	LESAN R KEN ET AL	700 E OLIVE AVE	1970	Office	1846	7131	0.16	0.83	0.26	0.80	32.50%	Office Residential (OR)	
North Golden State														
36	042-006-008-000	R & D KIRKES PROPERTIES LLC	1000 N FRONT ST	1957	Industrial	2158	41255	0.95	0.36	0.05	0.35	14.95%	Heavy Commercial/Light Industrial (C-H)	

Table F-2 - Indicators of Redevelopment Potential for Non-Vacant Inventory Sites

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	As Built FAR	Max FAR	% of Max FAR Built	Zoning	Site Comments
37	042-008-017-000	H & R AUTO BODY SHOP INC	338 W SYRACUSE AVE	1977	Industrial	4000	36310	0.83	0.45	0.11	0.35	31.48%	Heavy Commercial/Light Industrial (C-H)	
38	042-006-011-000	5 STAR CARS LLC	1148 N GOLDEN STATE BLVD	1964	Commercial	1320	45706	1.05	0.43	0.03	0.35	8.25%	Heavy Commercial/Light Industrial (C-H)	
39	088-013-049-000	GARTON PROPERTIES	2313 N WALNUT RD	1974	Commercial	9200	103122	2.37	0.15	0.09	0.35	25.49%	Heavy Commercial/Light Industrial (C-H)	
40	088-007-004-000	ASSYRIAN AMERICAN CIVIC CLUB OF TURLOCK	2700 N GOLDEN STATE BLVD	N/A	Commercial	0	224301	5.15	0.00	0.00	0.25	0.00%	Community Commercial (C-C)	
41	042-009-032-000	TURLOCK PENTACOST ASSOCIATION INC	61 W CANAL DR	N/A	Commercial	0	16201	0.37	0.05	0.00	0.35	0.00%	Commercial Office (C-O)	
42	042-005-039-000	JOSEPH JOHN TR	942 N GOLDEN STATE BLVD	1900	Commercial	2098	28538	0.66	0.74	0.07	0.35	21.00%	Heavy Commercial/Light Industrial (C-H)	
43	088-007-025-000	MWG RE HOLDINGS LLC	2500 N GOLDEN STATE BLVD	1971	Commercial	4320	48384	1.11	0.51	0.09	0.35	25.51%	Heavy Commercial/Light Industrial (C-H)	
44	042-005-038-000	JOSEPH JOHN TR	1000 N GOLDEN STATE BLVD	1938	Commercial	8182	65059	1.49	0.61	0.13	0.35	35.93%	Heavy Commercial/Light Industrial (C-H)	
45	061-022-001-000	EDGAR RONNIE TR	624 N GOLDEN STATE BLVD	1957	Commercial	3816	27389	0.63	0.92	0.14	0.25	55.73%	Community Commercial (C-C)	Older single-story structure in need of maintenace with large surface parking lot
46	042-010-013-000	YOUHANAEI MATTHEW DANIEL ET AL	1318 N GOLDEN STATE BLVD	1969	Commercial	3302	67782	1.56	0.67	0.05	0.25	19.49%	Community Commercial (C-C)	
47	087-004-051-000	DENIS BRUCE F TR ET AL	2413 W MONTE VISTA AVE	1978	Commercial	5634	494490	11.35	0.93	0.01	0.35	3.26%	Heavy Commercial/Light Industrial (C-H)	
48	061-041-016-000	N/A	693 N GOLDEN STATE BLVD	1986	Commercial	3015	12758	0.29	0.00	0.24	0.25	94.53%	Community Commercial (C-C)	Low AV ratio, older building (40 years old). Empty commercial building with no tenant.
Geer Road														
49	072-018-001-000	VINTAGE PROPERTIES LIMITED PARTNERSHIP	2650 GEER RD	1973	Commercial	3650	23241	0.53	0.75	0.10	0.25	0.40	Community Commercial (C-C)	Older building (52 years old) with a large surface parking lot and extremely low as built FAR.
	072-014-057-000		2650 GEER RD	1973	Commercial	0	11727	0.27	0.75	0.10	-		Planned Development (PD)	
								0.80	0.75	0.10				
50	072-057-053-000	MC CORDUCK PROPERTIES LLC	3700 GEER RD	1999	Office	2852	30070	0.69	0.43	0.09	0.80	11.3%	Planned Development (PD)	Low AV and FAR. Empty office building with no tenant.
51	071-028-021-000	VIKING VENTURES LLC	2405 GEER RD	1979	Commercial	26674	101314	2.33	0.35	0.26	-		Planned Development (PD)	
52	042-012-013-000	GREWAL DALVINDAR S & HARPAL S TRS	1202 GEER RD	1969	Service Station	1150	14451	0.33	0.56	0.08	0.25	32.00%	Community Commercial (C-C)	
53	072-010-055-000	OUSIP ANTOINE	3012 GEER RD	1956	Commercial	1026	9907	0.23	1.46	0.10	0.25	40.00%	Community Commercial (C-C)	Two redevelopment indicators. Building looks underutilized on google earth. Building placement is in middle of parcel, but assuming existing use does not remain, it could be redevelopable.
54	072-018-002-000	SNOW JACK B & ET UX	2600 GEER RD	1986	Commercial	5936	34837	0.80	1.11	0.17	0.25	68.00%	Community Commercial (C-C)	Small commercial center with vacancies and large surface parking lot
West Main														
55	061-003-027-000	OLESEN CRAIG D TR ET AL	973 WEST MAIN ST	1980	Commercial	1970	21203	0.49	2.48	0.09	0.25		Community Commercial (C-C)	
	061-003-028-000		1009 WEST MAIN ST	N/A	Commercial	0	30738	0.71	0.00	0.00	0.25		Community Commercial (C-C)	
								1.20	1.24	0.04		15.17%		
56	050-002-060-000	DHILLON GURMAIL SINGH & KAUR JASBIR	1030 WEST MAIN ST	1960	Commercial	1296	14643	0.34	0.67	0.09	0.25	36.00%	Community Commercial (C-C)	
57	061-004-049-000	CORTEZ MATILDE ET AL	923 WEST MAIN ST	1951	Commercial	962	8885	0.20	1.56	0.11	0.25	44.00%	Community Commercial (C-C)	Vacant building with parking lot in back.
South Lander														
58	043-047-004-000	FOSTER POULTRY FARMS	6TH & D ST	N/A	Parking Lot	0	20678	0.47	0.73	0.07	0.60		General Industrial (I)	
	043-047-005-000		550 C ST	1964	Industrial	4058	36000	0.83	0.73	0.07	0.60		General Industrial (I)	
								1.30	0.73	0.07		11.93%		
59	043-002-019-000	EBRAHIMI SARGES ET AL	700 D ST	1950	Industrial	4260	54710	1.26	0.29	0.08	0.60	12.98%	General Industrial (I)	
60	050-019-010-000	SAMRA NAVTEJ SINGH	1471 LANDER AVE	1982	Mixed Use	2030	18351	0.42	0.49	0.11	0.35	31.61%	Heavy Commercial/Light Industrial (C-H)	
61	043-001-009-000	RODRIGUEZ JOSE G & GREGORIA	645 9TH ST	1938	Commercial	978	17846	0.41	0.32	0.05	0.35	15.66%	Heavy Commercial/Light Industrial (C-H)	
62	050-015-038-000	HOTCHKISS ROBERT LEE ET AL	1105 LANDER AVE	1978	Commercial	2760	36845	0.85	0.52	0.07	0.35	21.40%	Heavy Commercial/Light Industrial (C-H)	
63	043-046-011-000	LAU PING ET AL	690 C ST	1965	Commercial	1263	14162	0.33	0.86	0.09	0.25	35.67%	Community Commercial (C-C)	
64	050-015-030-000	SINGH AMARJIT & BOLA MAMTA	1083 LANDER AVE	1957	Commercial	2952	28419	0.65	0.96	0.10	0.35	29.68%	Heavy Commercial/Light Industrial (C-H)	
65	050-018-039-000	PRICKETT PHILIP & TRUDY TRS	1341 LANDER AVE	1926	Mixed Use	3969	34820	0.80	1.09	0.11	0.35	32.57%	Heavy Commercial/Light Industrial (C-H)	
66	043-004-009-000	SIERRA AIRGAS INC	1302 LANDER AVE	1996	Industrial	3230	26101	0.60	1.44	0.12	0.35	35.36%	Heavy Commercial/Light Industrial (C-H)	
67	043-046-023-000	SCOTT JOY G TRS ET AL	716 LANDER AVE	1977	Industrial	3500	20879	0.48	1.15	0.17	0.25	67.05%	Community Commercial (C-C)	Fenced off lot with multiple tilt up structures, some in poor condition
68	043-046-003-000	TOVAR MARK	680 C ST	1950	Mixed Use	3742	14379	0.33	0.00	0.26	0.35	74.35%	Heavy Commercial/Light Industrial (C-H)	
AVERAGES														
				1959					**0.72**	**0.17**		**21.72%**		

As further detailed in Chapter 3, opportunity areas were selected due to their location and redevelopment potential. Areas where vacant and underutilized sites cluster are locations where change is most foreseeable and are an important focus of planning activities. Based on this analysis, five "opportunity area" were selected: Downtown, North Golden State, Geer Road, West Main, and South Lander. Details about each area are included accordingly. Downtown Turlock is the city's business and historic district, with shops, eateries, offices, and potential for redevelopment of underutilized areas along East Olive Avenue, East Main Street, South Center, and North Thor. With its narrow streets, short blocks, and historic buildings, the Downtown area is a walkable environment with transit options. Turlock's residents indicated in the citywide survey the highest level of support for housing in a mixed-use format in downtown with residential uses located above shops (Appendix G).

The North Golden State corridor extends along North Golden State Boulevard, from West Tuolumne Road down to Geer Road. Today, this segment of the corridor features a variety of service commercial uses, auto-oriented business, and retail shopping centers, some with large surface parking lots and undeveloped land that could present opportunities for redevelopment. Parcel size varies from 0.3 acres to approximately 11 acres and is generally larger than sites in the Downtown and West Main opportunity areas. There are three clusters of adjacent sites under common ownership offering some of the best opportunities for redevelopment, averaging site size of 1.37 acres. Adjacent sites under common ownership can be developed together, offering economies of scale and helping with the financial feasibility of redevelopment.

The Geer Road corridor extends along Geer Road, from Canal Drive up to Christoffersen Parkway. Existing development along the corridor consists of a mix of single-family and medium density residential, strip malls featuring fast-food restaurants and banks, and large vacant parcels. Current General Plan land use and zoning for the area permits High and Medium Density Residential along Geer Road and Fulkerth Road, as well as Community Commercial on Geer Road between Monte Vista Avenue and Tuolumne Road. Existing buildings in the area are typically 1- and 2-stories in height with surface parking partially screened from view with trees and landscaping. Vacant land along the corridor with zoning that currently permits housing was accounted for above; however, there are also underutilized parcels with commercial zoning that does not currently permit housing. The size of these parcels is relatively small, ranging from 0.2 acres to approximately 5 acres. The large vacant parcels along Geer Road and land zoned for high density residential represent the best opportunity for redevelopment.

The South Lander opportunity area is located south of downtown along Lander Avenue and features a range of auto-related and industrial businesses today, along with single-family housing amidst businesses. Turlock Transit Routes 5 travels on South Golden State Road and Lander Avenue, and provide connection to Downtown, Turlock Transit Center, and shopping and restaurants in Turlock Town Center. There are a number of underused properties, including some with parking lots, that offer redevelopment potential. The size of underutilized parcels varies from 0.20 to 1.55 acres and is generally smaller than sites in other opportunity areas. Base zoning for these parcels is Community Commercial and Heavy Commercial, which does not permit housing; though, the proposed C-RMU zone would be applied to underutilized commercial sites to help accommodate local need. In the Citywide survey, there was support for adding a mix of housing types in these areas, including apartments, townhomes, duplexes/triplexes, and garden apartments.

The West Main opportunity area extends along West Main Street from North Soderquist Road to West Avenue. Today, it is home to a mix of commercial, residential, and public uses including auto-related business, restaurants, neighborhood retail and services, and Osborn Elementary School. A number of

commercial properties along this corridor have large areas of surface parking or older buildings that present opportunities for redevelopment with housing. The Community Commercial zoning district that applies to these sites does not currently permit housing, though, the proposed C-RMU zone would be applied to underutilized commercial sites to help accommodate local need. In the citywide survey, there was fair support for smaller-scale multifamily housing, such as duplexes/triplexes, garden apartments, townhomes, and 2-3 story apartments.

Table F-3 summarizes zoning standards applicable to precedent high density projects in Turlock and surrounding communities. Several precedent projects had Planned Development (PD) zoning where project-specific standards were established through the development approval process. The C-RMU zone has not yet been adopted; however, proposed standards for building height, lot coverage, setbacks and other parameters are modeled on adopted standards applicable in the City's current Downtown Core (DC) and High Density Residential (R-H) zones and the maximum permitted density in the C-RMU zone is higher than for precedent projects in Patterson and Oakdale and higher than the as built density of all precedent projects. Further, the C-RMU zone would permit residential development by right, and, as such, overall its standards are at least as supportive of multifamily residential development as those of the precedent projects.

City of Turlock

Non-vacant Underutilized Profiles

Area 1: Downtown

141 N Golden State Boulevard



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 061-018-025-000

Site Area: 0.17 acres

Existing Land Use: Commercial *(Surface Parking Lot)*

FAR: 0.00

AV Ratio: 0.31

Year Built: N/A *(Vacant)*

Commercially zoned property developed as a surface parking lot. The site has a low AV ratio of 0.31 and a as built ration of 0.00 whereas the typical FAR on the site is 3.0, signaling strong redevelopment potential. The site is located within easy walking distance to Downtown Turlock, making it a good location for multifamily housing. The existing land use poses minimal barriers to residential development, as there are no structures on the property, though loss of parking may require mitigation.

Area 1: Downtown

326 S Center Street ; 311 S Golden State Boulevard

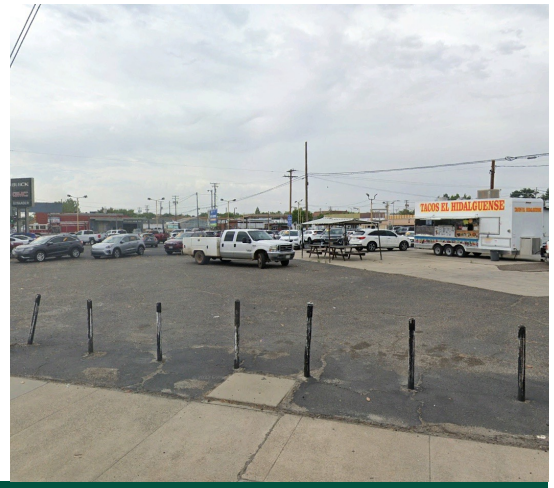


Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 061-017-002-000; 061-017-003-000

Site Area: 0.52 acres

Existing Land Use: Industrial; Commercial *(Parking Lot)*

FAR: 0.16

AV Ratio: 0.61

Year Built: 1988; N/A (Vacant)

Two adjacent properties under common ownership with a combined area of 0.52 acres. Existing uses consist of a one-story auto glass shop (3,576 SF), and surface parking. The as built FAR is 0.16 whereas the typical FAR on the site is 1.5, which means current development uses only 10 percent of the permitted FAR, signaling strong redevelopment potential. The site is centrally located within 2 blocks of two bus stop for the Turlock Transit's Route 5. Existing use of auto glass shop may impede residential development due to age of structure.

Area 1: Downtown

223 5th Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 043-048-045-000

Site Area: 0.32 acres

Existing Land Use: Commercial

FAR: 0.19

AV Ratio: 0.50

Year Built: 1999

Commercially zoned site with a 2,664 SF existing building functioning as an auto shop, there are 3 additional small structures. The property has a low AV ratio of 0.5 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.19 whereas the typical FAR on the site is 1.5, which means current development uses only about 13 percent of the permitted FAR, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of auto shop may impede residential development due to age and amount of structures on properties.

Area 2: North Golden State

2313 N Walnut Road



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 088-013-049-000

Site Area: 2.37 acres

Existing Land Use: Commercial

FAR: 0.09

AV Ratio: 0.15

Year Built: 1974

Commercially zoned site without two existing buildings (9,200 SF), an Auto parts store (4,00 SF), and a secondary building. The existing buildings are over 50 years old, and the property has a low AV ratio of less than 0.5 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.09 whereas the typical FAR on the site is 0.35, which means current development uses only about 25 percent of the permitted FAR, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 3. Existing use of auto parts store and tractor facility pose little risk to residential development, as the underutilization of parcel is significant. Parcel size allows flexibility in design.

Area 2: North Golden State

2700 N Golden State Boulevard



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 088-007-004-000

Site Area: 5.15 acres

Existing Land Use: Commercial

FAR: 0.00

AV Ratio: 0.00

Year Built: N/A (Vacant)

Commercially zoned site with no existing structures and is used as parking for the Assyrian American Civic. The site has a typical FAR of 0.25, and the property is located near the Monte Vista Crossings shopping center, and a bus stop for the Turlock Transit's Route 3. With no structures, there are few direct impediments to residential use aside from potential shared parking agreements.

Area 2: North Golden State

1318 N Golden State Boulevard



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 042-010-013-000

Site Area: 1.56 acres

Existing Land Use: Commercial

FAR: 0.05

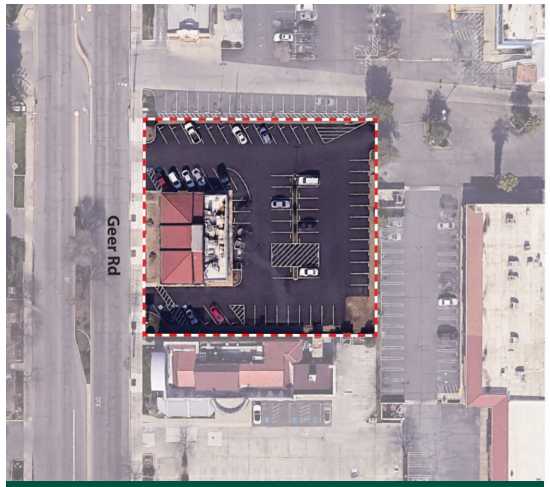
AV Ratio: 0.67

Year Built: 1969

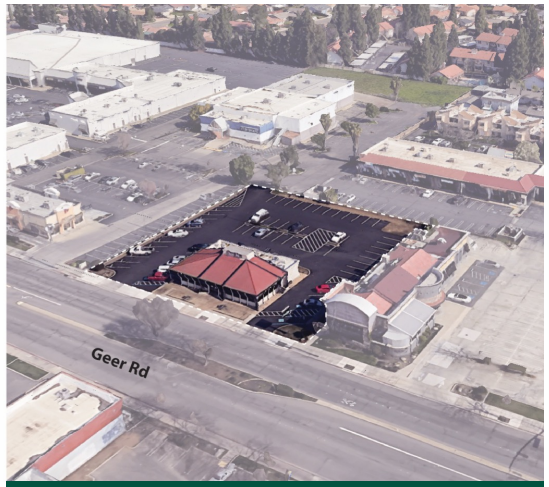
Commercially zoned site with two existing structures. The first one is 4,095 SF building used as a restaurant, and catering. The second 3,302 SF structure is currently without a tenant but has been used as an auto supply store in the past. The existing buildings are over 50 years old, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the site has an as built FAR of 0.05 whereas the typical FAR of the sites is 0.25, which means the current development uses only 20 percent of the permitted FAR, signaling strong redevelopment potential. The current existing use of a restaurant and catering business may impede residential development, though second structure without a tenant does signal strong redevelopment potential.

Area 3: Geer Road

2650 Geer Road



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 072-018-001-000; 072-014-057-000

Site Area: 0.80 acres

Existing Land Use: Commercial

FAR: 0.10

AV Ratio: 0.75

Year Built: 1973

Two adjacent properties under common ownership with a combined area of 0.80 acres. Existing uses consist of a one-story restaurant (3,650 SF), and surface parking (67 spaces). The as built FAR is 0.10 whereas the typical FAR on the site is 0.25, which means current development uses less than half of the permitted FAR, signaling strong redevelopment potential. The site is centrally located within a block of a Walmart, a bus stop for the Turlock Transit's Route 1. Existing use of a one-story restaurant may impede residential development, though it's low density and location make it a strong candidate for redevelopment.

Area 4: West Main

1030 W Main Street

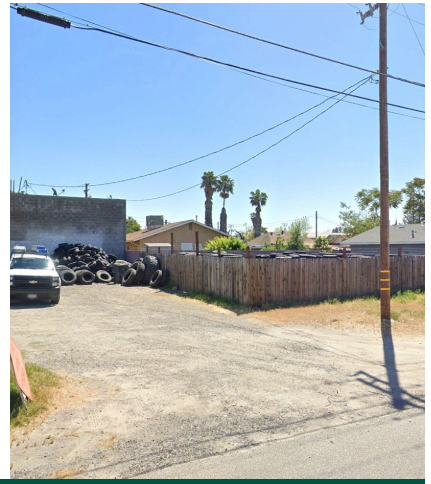


Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 050-002-060-000

Site Area: 0.34 acres

Existing Land Use: Commercial

FAR: 0.09

AV Ratio: 0.67

Year Built: 1960

Commercially zoned site with one 1,296 SF existing building being used as a tire shop. The existing building is over 60 years old, and the property has an AV ratio of 0.67 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.09 whereas the typical FAR on the site is 0.25, which means current development uses less than half, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 6. Existing use of a tire shop may impede residential development due to the incompatibility of uses.

Area 4: West Main

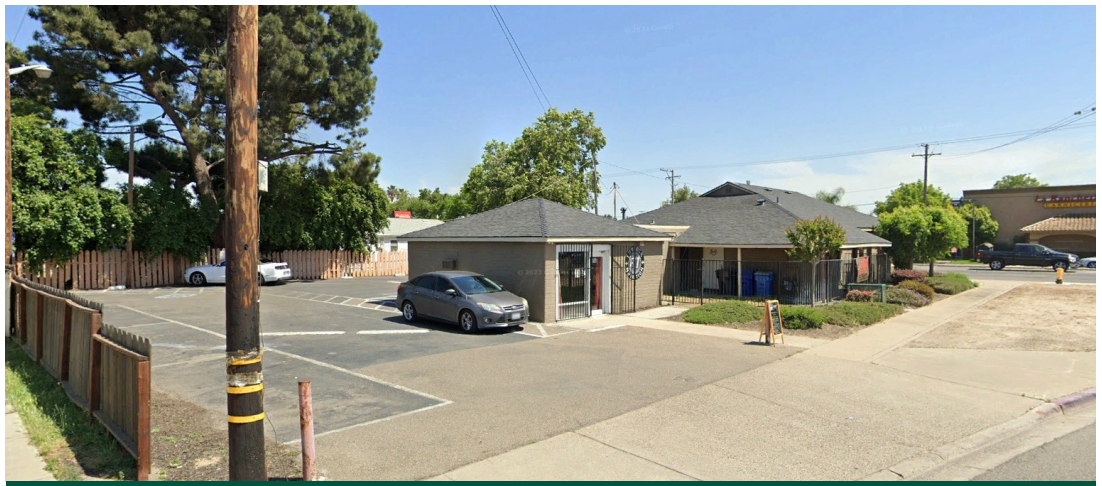
1153 W Main Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 061-003-057-000

Site Area: 0.31 acres

Existing Land Use: Commercial *(Restaurant/Retail)*

FAR: 0.16

AV Ratio: 0.99

Year Built: 1946

Commercially zoned site with one 2,188 SF existing building with multiple tenants including a barbershop and a restaurant. The as built FAR is 0.16 whereas the typical FAR on the site is 0.25, which means current development uses half, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 6, and an elementary school. Existing use includes a small multi-tenant commercial building. Residential development could replace or fix aging structure, making it a suitable candidate for redevelopment.

Area 5: South Lander

700 D Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 043-002-019-000

Site Area: 1.26 acres

Existing Land Use: Industrial

FAR: 0.08

AV Ratio: 0.29

Year Built: 1950

Industrial zoned site with one 4,260 SF existing structure with an auto repair shop. The existing building is over 60 years old , and the property has a low AV ratio of 0.29 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.29, whereas the typical FAR on the site is 0.60, which means current development uses about 13 percent of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of an older auto repair shop could impede residential development, as there is a small structure on the property. However, age of structure means it is a solid candidate for redevelopment.

Area 5: South Lander

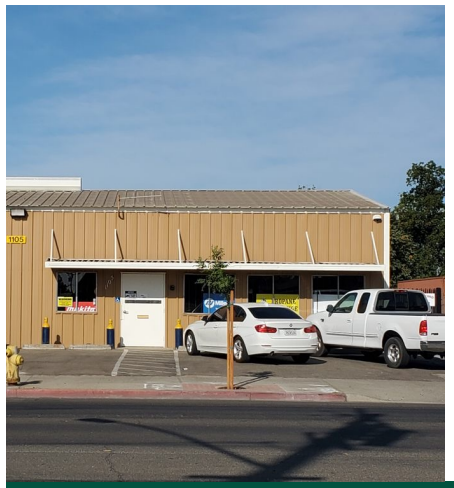
1105 Lander Avenue



Aerial



3D Aerial View





Street View

SITE DETAILS

APN: 050-015-038-000

Site Area: 0.85 acres

Existing Land Use: Commercial

FAR: 0.07

AV Ratio: 0.52

Year Built: 1978

Commercially zoned site with one 2,760 SF existing building being used as a welding supply store . The existing building is over 40 years old, and has a low AV ration of 0.52, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.07 whereas the typical FAR on the site is 0.35, which means current development uses 20 percent of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. The existing welding store on the site could make it difficult for residential development, as it is a newer structure. However, low FAR suggest strong potential.

Area 5: South Lander

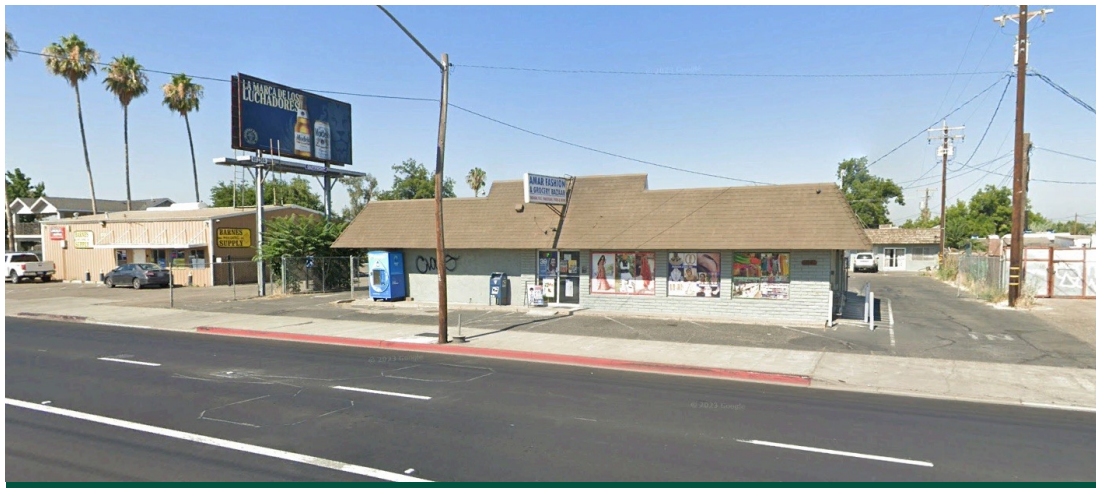
1083 Lander Avenue



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 050-015-030-000

Site Area: 0.65 acres

Existing Land Use: Commercial

FAR: 0.15

AV Ratio: 0.96

Year Built: 1957

Commercially zoned site with two existing buildings, a 3,226 SF grocery store, and a 200 secondary building. The existing buildings are over 60 years old, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.15 whereas the typical FAR on the site is 0.35, which means current development uses less than half of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of grocery store may impede residential development if there is community resistance, though there is strong redevelopment potential otherwise.

Table F-3 Comparison of Zoning Parameters – Precent Projects and City of Turlock Standards

Location	Name	Address	Zoning	Underlying Zoning Parameters				
				Density	Height	Parking	Setbacks	Open Space
Modesto	**Archway Commons II**	1101 Carver Road	P-D (Planned Development) [6]	-	-	-	-	-
Merced	**The Retreat Apartments**	1137 B Street	P-D (Planned Development) [6]	-	-	-	-	-
Patterson	**The Villages/Stonegate**	625 Logan Way	MR (Medium Density Residential)/ Planned Development	5 to12 du/ac	32' / 2 stories [4]	1 per unit for studio; 1.5 per unit for 1 bedroom; 2 per unit for 2 bedrooms; 2 per unit for 3+ bedrooms [5]	20' front; 5' side (interior lot); 10' side (street side/corner lot); 20' rear; 5' rear (alley ROW)	-
Oakdale	**Heritage Oaks**	730 Old Stockton Road	Multi-Family Residential (R-3)	28 du/ac	50' [1]	2 per unit (for first 3 units); 1.5 per unit (for additional units)[3]	20' front; 5' side (interior side); 10' (exterior side/corner lot); 10' rear; 5' rear (corner lot)	25% of the lot area should be landscaped
Turlock			Downtown Core (DC)	40 du/ac	60'	Off-street parking not required in the Downtown Core Overlay Zone	0' front; 0' side; 0' rear; 0' side (corner lot)	-

Notes

1 For all residential uses, twenty-eight (28) dwelling units shall be the maximum allowed per net subdivision acre, unless a density bonus is allowed for low or moderate income housing, and/or senior citizen housing.

[2] Twenty-five (25) feet for accessory buildings.

[2] For existing substandard lots (legal nonconforming) of four thousand (4,000) square feet or less, off street parking requirements shall be two (2) paved spaces, one of which must be covered.

[4] 12 feet (1 story) for accessory structures.

[5] One additional guest parking space for each 3 units.

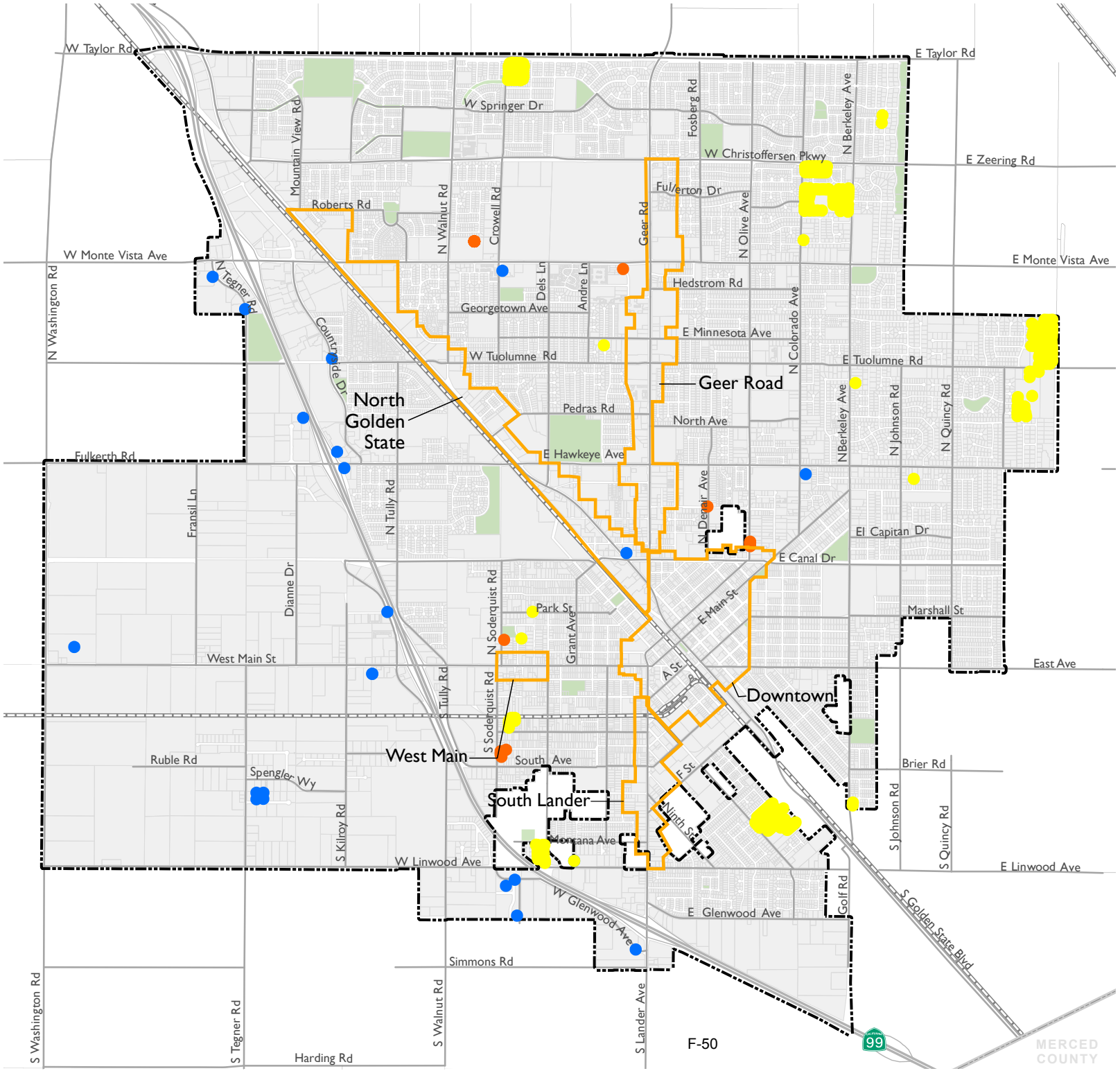
[6] P-D zoning allows for a case-by-case basis use of special design criteria for maximum utility of the site and maximum design flexibility within density limitations.

Residential Potential in Mixed Use Zones

The inventory identifies potential housing opportunity sites in mixed use areas and on parcels that potentially allow for 100 percent non-residential development. These areas, described in Chapter 3 and shown on Maps 3-4 through 3-8, include Downtown Turlock as well as the four opportunity areas where the proposed C-RMU zone will apply: North Golden State Blvd., Geer Road, South Lander, and West Main. In order to assess the likelihood of residential development on sites in these areas, all development activity in Turlock between 2018 and 2025 was reviewed and analyzed. During the 2018-2025 period, mixed use development was only permitted within the downtown area; however, the proposed C-RMU zone would allow for multifamily residential development on commercially-zoned land in the four opportunity areas once adopted. The C-RMU zone would permit 100 percent residential uses, but they are not required. As such, mixed use and 100 percent non-residential developments are possible, although in no case would residential development at less than 20 units per acre be permitted in any mixed use area.

Map F-1 shows the location of development activity in Turlock between 2018 and 2025 in relation to the mixed use areas. Corresponding details for individual developments during this period are shown in Table F-4. Non-residential development took place predominantly on sites zoned exclusively for commercial and industrial uses in the western and southwestern part of the city, with some additional non-residential development along commercial corridors. There was only one mixed use project approved or constructed in the city during the period: 521 West Linwood in the southern part of the city. The project involved development of a group home and a 3,300 square foot learning center for Aspiranet, one of California's largest social services agencies providing foster care and adoption support, residential group home care, support for youth making the transition from foster care to adulthood, mental and behavioral health services, intensive home-based care, and community-based family resources. The data also show that development activity in and immediately adjacent to the downtown area - the only location where mixed use development was permitted during the analysis period - was exclusively residential and that multifamily development was largely concentrated in or within a quarter mile of downtown and the mixed use areas. There was no development activity (residential or non-residential) within the C-H, DC, DCT, IR and OR zones during the 2018-2025 period.

Overall, the data does not indicate strong demand for non-residential uses downtown or in the mixed use areas. By contrast, a survey of owners of sites to be rezoned C-RMU conducted as part of the Housing Element Update generated numerous expressions of interest; in fact, all survey respondents expressed interest in developing housing on their properties and through Program 1-G in the Action Plan, the City will work with downtown property owners to understand barriers to redevelopment and identify regulatory, process, and other incentives to address them. Further, the identified inventory sites in these areas all present viable opportunities for higher density housing projects for the reasons described above, including that they have characteristics comparable to precedent high density residential project sites in Turlock and other Central Valley communities, and that they are located near shops and services, relatively well served by transit, and free of environmental and other development constraints. Additionally, as discussed in Chapter 3, the inventory includes a buffer of 700 units or 12 percent of Turlock's total assessed share of the regional housing need for the planning period to help ensure that there are sufficient sites available to accommodate the City's RHNA obligations at all income levels throughout the planning period in the event that some sites do not develop at the densities anticipated in the inventory.



Map F-1

Residential and Non-Residential Development Activity in Turlock (2018-2025)

- Single Family Residential Building Permits
- Multi Family Residential Building Permits
- Commercial Building Permits
- Opportunity Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: City Parks, City of Turlock, 2024; Stanislaus County GIS Data, 2021; Dyett & Bhatia, 2021

Map Date: 12/30/2025

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
042009039000	199 W CANAL DR	CC	2022-00001467	Commercial	NEW PANDA EXPRESS RESTAURANT W/ DRIVE THRU	07/26/2023	2024-06-03	1,125,000	0	0	Yes
042014002000	1203 N DENAIR AVE	RH	2021-00000507	Multi Family Residential	NEW DUPLEX W/ ATTACHED GARAGES	08/27/2024	2025-07-02	252,955	2	0	Yes
042019002000	1504 COLORADO AVE	CO	2021-00000550	Commercial	NEW MEDICAL SHELL BUILDING	04/20/2022	2023-07-03	1,900,000	0	0	
042026023000	920 N OLIVE AVE	RH	2022-00001558	Multi Family Residential	NEW APARTMENT BUILDING 5 - 3 UNITS	07/23/2024	2025-05-20	300,000	3	0	Yes
042026040000	936 N OLIVE AVE	RH	2022-00000881	Multi Family Residential	NEW APARTMENT BUILDING 1 - 4 UNITS	07/23/2024	2025-05-20	450,000	4	0	Yes
042026040000	926 N OLIVE AVE	RH	2022-00001555	Multi Family Residential	NEW APARTMENT BUILDING 2 - 5 UNITS	07/23/2024	2025-05-20	650,000	5	0	Yes
042026040000	900 N OLIVE AVE	RH	2022-00001556	Multi Family Residential	NEW APARTMENT BUILDING 3 - 5 UNITS	07/23/2024	2025-05-20	650,000	5	0	Yes
042026040000	912 N OLIVE AVE	RH	2022-00001557	Multi Family Residential	NEW APARTMENT BUILDING 4 - 4 UNITS	07/23/2024	2025-05-20	450,000	4	0	Yes
043062086000	1042 S BERKELEY AVE	RL	2022-00001265	Single Family Residential	NEW CUSTOM SFD, 1690 SQFT, 3 BED/2 CAR	02/26/2024		389,725	1	1,690	
043062087000	1052 S BERKELEY AVE	RL	2022-00001405	Single Family Residential	NEW CUSTOM SFD, 1690 SQFT, 3 BED/2 CAR	02/26/2024		389,725	1	0	
043063001000	413 PEPPERCORN DR	PD	2024-00000692	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	07/18/2024	2024-10-29	263,197	1	0	
043063002000	417 PEPPERCORN DR	PD	2024-00000691	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	07/18/2024	2024-10-29	248,342	1	0	
043063003000	421 PEPPERCORN DR	PD	2024-00000690	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 5 BED/2 CAR	07/18/2024	2024-10-24	241,516	1	0	
043063004000	425 PEPPERCORN DR	PD	2024-00000688	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	07/18/2024	2024-10-23	194,035	1	0	
043063005000	429 PEPPERCORN DR	PD	2024-00000558	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	06/11/2024	2024-10-07	225,791	1	0	
043063006000	433 PEPPERCORN DR	PD	2024-00000560	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	06/11/2024	2024-10-01	263,197	1	0	
043063007000	437 PEPPERCORN DR	PD	2024-00000561	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	06/11/2024	2024-09-16	127,103	1	0	
043063008000	439 PEPPERCORN DR	PD	2024-00000482	Single Family Residential	NEW SFD MP 3, ELEV A, 1439 SQFT, 3 BED/2 CAR	05/24/2024	2024-09-12	210,811	1	0	
043063009000	443 PEPPERCORN DR	PD	2024-00000481	Single Family Residential	NEW SFD MP 5, ELEV C, 1667 SQFT, 5 BED/2 CAR	05/24/2024	2024-09-06	241,516	1	0	
043063010000	438 PEPPERCORN DR	PD	2024-00000484	Single Family Residential	NEW SFD MP 7, ELEV A, 1832 SQFT, 4 BED/2 CAR	05/24/2024	2024-08-28	263,197	1	0	
043063011000	434 PEPPERCORN DR	PD	2024-00000483	Single Family Residential	NEW SFD MP 4, ELEV C, 1549 SQFT, 3 BED/2 CAR	05/24/2024	2024-09-24	225,791	1	0	
043063012000	430 PEPPERCORN DR	PD	2024-00000559	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	06/11/2024	2024-09-19	194,035	1	0	
043063013000	426 PEPPERCORN DR	PD	2024-00000557	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 5 BED/2 CAR	06/11/2024	2024-09-24	241,516	1	0	
043063014000	422 PEPPERCORN DR	PD	2024-00000556	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	06/11/2024	2024-10-02	248,342	1	0	
043063015000	418 PEPPERCORN DR	PD	2024-00000695	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	07/18/2024	2024-10-14	225,791	1	0	
043063016000	414 PEPPERCORN DR	PD	2024-00000694	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 5 BED/2 CAR	07/18/2024	2024-10-16	263,197	1	0	
043063017000	410 PEPPERCORN DR	PD	2024-00000693	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	07/18/2024	2024-10-22	210,811	1	0	
043063018000	415 TANDOORI WAY	PD	2024-00000900	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 3 BED/2 CAR	08/16/2024	2024-12-10	241,516	1	0	
043063019000	419 TANDOORI WAY	PD	2024-00000899	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	08/16/2024	2024-12-11	210,811	1	0	
043063020000	423 TANDOORI WAY	PD	2024-00000898	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	08/16/2024	2024-12-16	194,035	1	0	
043063021000	427 TANDOORI WAY	PD	2024-00001080	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	09/23/2024	2025-01-08	225,791	1	0	
043063022000	431 TANDOORI WAY	PD	2024-00001306	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-14	194,035	1	0	
043063023000	435 TANDOORI WAY	PD	2024-00001305	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 5 BED/2 CAR	11/13/2024	2025-03-18	241,516	1	0	
043063024000	439 TANDOORI WAY	PD	2024-00001304	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-03-18	210,811	1	0	
043063025000	443 TANDOORI WAY	PD	2024-00001303	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-19	225,791	1	0	
043063026000	444 TANDOORI WAY	PD	2024-00001084	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	09/23/2024	2025-01-17	194,035	1	0	
043063027000	440 TANDOORI WAY	PD	2024-00001083	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	09/23/2024	2025-01-17	225,791	1	0	
043063028000	436 TANDOORI WAY	PD	2024-00001082	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	09/23/2024	2025-01-15	248,342	1	0	
043063029000	432 TANDOORI WAY	PD	2024-00001081	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	09/23/2024	2025-01-08	210,811	1	0	
043063030000	428 TANDOORI WAY	PD	2024-00000903	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 4 BED/2 CAR	08/16/2024	2024-12-04	241,516	1	0	
043063031000	424 TANDOORI WAY	PD	2024-00000902	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 5 BED/2 CAR	08/16/2024	2024-12-03	263,197	1	0	
043063032000	420 TANDOORI WAY	PD	2024-00000901	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	08/16/2024	2024-12-02	225,791	1	0	
043063033000	421 ANTHOLOGY ST	PD	2024-00000055	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 4 BED/2 CAR	01/30/2024	2024-05-22	248,342	1	0	
043063034000	425 ANTHOLOGY ST	PD	2024-00000054	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	01/30/2024		194,035	1	0	
043063035000	429 ANTHOLOGY ST	PD	2024-00000053	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	01/30/2024	2024-05-14	225,791	1	0	
043063036000	433 ANTHOLOGY ST	PD	2024-00000052	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 4 BED/2 CAR	01/30/2024	2024-05-13	263,197	1	0	
043063037000	437 ANTHOLOGY ST	PD	2024-00000051	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV A, 2 BED/1 CAR	01/30/2024	2024-05-13	127,103	1	0	
043063038000	445 ANTHOLOGY ST	PD	2024-00000050	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	01/30/2024	2024-05-10	210,811	1	0	
043063039000	449 ANTHOLOGY ST	PD	2024-00000049	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	01/30/2024	2024-05-10	241,516	1	0	
043063048000	419 QUARTO DR	PD	2025-00000310	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	04/02/2025	2025-07-16	225,791	1	0	
043063049000	423 QUARTO DR	PD	2025-00000452	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 3 BED/2 CAR	05/08/2025	2025-08-22	248,342	1	0	
043063050000	429 QUARTO DR	PD	2025-00000451	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	05/08/2025	2025-08-22	241,516	1	0	
043063051000	435 QUARTO DR	PD	2025-00000448	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-08-26	225,791	1	0	
043063052000	439 QUARTO DR	PD	2025-00000445	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	05/20/2025	2025-08-26	194,035	1	0	
043063053000	443 QUARTO DR	PD	2025-00000450	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-09-08	241,516	1	0	
043063054000	447 QUARTO DR	PD	2025-00000615	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 3 BED/2 CAR	06/12/2025	2025-10-07	248,342	1	0	
043063055000	451 QUARTO DR	PD	2025-00000650	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	06/20/2025	2025-09-25	127,103	1	0	
043063056000	448 QUARTO DR	PD	2025-00000614	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 5 BED/2 CAR	06/12/2025	2025-10-03	241,516	1	0	
043063057000	444 QUARTO DR	PD	2025-00000613	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	06/12/2025	2025-09-30	210,811	1	0	
043063058000	440 QUARTO DR	PD	2025-00000616	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	06/12/2025	2025-10-01	263,197	1	0	
043063059000	438 QUARTO DR	PD	2025-00000447	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A 3 BED/2 CAR	05/08/2025	2025-09-12	194,035	1	0	
043063060000	434 QUARTO DR	PD	2025-00000449	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	05/08/2025	2025-09-09	225,791	1	0	
043063061000	426 QUARTO DR	PD	2025-00000446	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-09-08	194,035	1	0	
043063062000	422 QUARTO DR	PD	2025-00000311	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	04/02/2025	2025-07-16	225,791	1	0	
043063063000	421 LEMONGRASS ST	PD	2025-00000768	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	07/21/2025		194,035	1	0	
043063064000	425 LEMONGRASS ST	PD	2025-00001071	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	09/03/2025		225,791	1	0	
043063065000	431 LEMONGRASS ST	PD	2025-00001273	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		194,035	1	0	
043063066000	437 LEMONGRASS ST	PD	2025-00001277	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	10/24/2025		248,342	1	0	
043063067000	445 LEMONGRASS ST	PD	2025-00001275	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		210,811	1	0	
043063073000	432 LEMONGRASS ST	PD	2025-00001276	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		225,791	1	0	
043063074000	428 LEMONGRASS ST	PD	2025-00001274	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	10/24/2025		194,035	1	0	
043063075000	424 LEMONGRASS ST	PD	2025-00001072	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 3 BED/2 CAR	09/03/2025		241,516	1	0	
043063076000	420 LEMONGRASS ST	PD	2025-00000770	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	07/21/2025		194,035	1	0	
043063077000	416 LEMONGRASS ST	PD	2025-00000772	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	07/21/2025		241,516	1	0	
043063078000	412 LEMONGRASS ST	PD	2025-00000773	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 3 BED/2 CAR	07/21/2025		248,342	1	0	
043063079000	408 LEMONGRASS ST	PD	2025-00000769	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	07/21/2025		194,035	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
043063080000	404 LEMONGRASS ST	PD	2025-00000771	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	07/21/2025		210,811	1	0	
043063081000	400 LEMONGRASS ST	PD	2025-00000774	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	07/21/2025		263,197	1	0	
043063082000	409 COCOA ST	PD	2024-00001194	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	10/21/2024	2025-02-12	248,342	1	0	
043063083000	405 COCOA ST	PD	2024-00001195	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	10/21/2024	2025-02-12	241,516	1	0	
043063084000	401 COCOA ST	PD	2024-00001196	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	10/21/2024	2025-02-12	225,791	1	0	
043064001000	471 PEPPERCORN DR	PD	2024-00000277	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	04/01/2024	2024-07-26	225,791	1	0	
043064002000	467 PEPPERCORN DR	PD	2024-00000278	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	04/01/2024	2024-08-01	194,035	1	0	
043064003000	463 PEPPERCORN DR	PD	2024-00000279	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	04/01/2024	2024-08-01	241,516	1	0	
043064004000	459 PEPPERCORN DR	PD	2024-00000383	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-16	248,342	1	0	
043064005000	455 PEPPERCORN DR	PD	2024-00000384	Single Family Residential	NEW SFD MP 4, ELEV A, 1549 SQFT, 3 BED/2 CAR	04/29/2024	2024-08-22	225,791	1	0	
043064006000	451 PEPPERCORN DR	PD	2024-00000385	Single Family Residential	NEW SFD MP 7, ELEV B, 1832 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-27	263,197	1	0	
043064007000	447 PEPPERCORN DR	PD	2024-00000480	Single Family Residential	NEW SFD MP 6, ELEV A, 1721 SQFT, 4 BED/2 CAR	05/24/2024	2024-09-06	248,342	1	0	
043064008000	442 PEPPERCORN DR	PD	2024-00000485	Single Family Residential	NEW SFD MP 3, ELEV B, 1439 SQFT, 3 BED/2 CAR	05/24/2024	2024-08-28	210,811	1	0	
043064009000	446 PEPPERCORN DR	PD	2024-00000382	Single Family Residential	NEW SFD MP 5, ELEV C, 1667 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-16	241,516	1	0	
043064010000	450 PEPPERCORN DR	PD	2024-00000381	Single Family Residential	NEW SFD MP 2, ELEV B, 1310 FT, 3 BED/2 CAR	04/29/2024	2024-08-12	194,035	1	0	
043064011000	454 PEPPERCORN DR	PD	2024-00000380	Single Family Residential	NEW SFD MP 1, ELEV A, 884 SQFT, 2 BED/1 CAR	04/29/2024	2024-08-12	127,103	1	0	
043064012000	458 PEPPERCORN DR	PD	2024-00000281	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	04/01/2024	2024-07-24	263,197	1	0	
043064013000	462 PEPPERCORN DR	PD	2024-00000282	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	04/01/2024	2024-07-24	248,342	1	0	
043064014000	466 PEPPERCORN DR	PD	2024-00000283	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	04/01/2024	2024-07-25	210,811	1	0	
043064015000	471 TANDOORI WAY	PD	2025-00000201	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	03/03/2025	2025-06-25	248,342	1	0	
043064016000	467 TANDOORI WAY	PD	2025-00000202	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	03/03/2025	2025-06-24	263,197	1	0	
043064017000	463 TANDOORI WAY	PD	2025-00000199	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	03/03/2025	2025-06-24	225,791	1	0	
043064018000	459 TANDOORI WAY	PD	2024-00001569	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	01/09/2025	2025-05-02	210,811	1	0	
043064019000	455 TANDOORI WAY	PD	2024-00001571	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	01/09/2025	2025-04-29	241,516	1	0	
043064020000	451 TANDOORI WAY	PD	2024-00001363	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-31	194,035	1	0	
043064021000	447 TANDOORI WAY	PD	2024-00001361	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-03-27	225,791	1	0	
043064022000	448 TANDOORI WAY	PD	2024-00001362	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 3 BED/2 CAR	11/13/2024	2025-04-02	241,516	1	0	
043064023000	452 TANDOORI WAY	PD	2024-00001364	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-04-02	210,811	1	0	
043064024000	456 TANDOORI WAY	PD	2024-00001365	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 5 BED/2 CAR	11/13/2024	2025-04-02	263,197	1	0	
043064025000	460 TANDOORI WAY	PD	2024-00001570	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	01/09/2025	2025-05-05	225,791	1	0	
043064026000	464 TANDOORI WAY	PD	2024-00001568	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV A, 2 BED/1 CAR	01/09/2025	2025-04-21	127,103	1	0	
043064027000	468 TANDOORI WAY	PD	2025-00000200	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 5 BED/2 CAR	03/03/2025	2025-06-25	241,516	1	0	
043064028000	472 TANDOORI WAY	PD	2025-00000198	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	03/03/2025	2025-06-30	210,811	1	0	
043064029000	476 TANDOORI WAY	PD	2025-00000197	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	03/14/2025	2025-06-30	194,035	1	0	
043064030000	483 ANTHOLOGY ST	PD	2024-00000791	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	07/26/2024	2024-11-22	225,791	1	0	
043064031000	477 ANTHOLOGY ST	PD	2024-00000792	Single Family Residential	NEW SFD MP 5, ELEV A, 1667 SQFT, 5 BED/2 CAR	07/26/2024	2024-11-18	241,516	1	0	
043064032000	473 ANTHOLOGY ST	PD	2024-00000793	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	07/26/2024	2024-11-18	248,342	1	0	
043064033000	469 ANTHOLOGY ST	PD	2024-00000794	Single Family Residential	NEW SFD MP 2, ELEV B, 1310 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-12	194,035	1	0	
043064034000	465 ANTHOLOGY ST	PD	2024-00000795	Single Family Residential	NEW SFD MP 3, ELEV A, 1439 SQFT, 3 BED/2 CAR	11/12/2024	2024-11-12	210,811	1	0	
043064035000	461 ANTHOLOGY ST	PD	2024-00000796	Single Family Residential	NEW SFD MP 4, ELEV B, 1549 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-07	225,791	1	0	
043064036000	457 ANTHOLOGY ST	PD	2024-00000797	Single Family Residential	NEW SFD MP 2, ELEV C, 1310 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-04	194,035	1	0	
043064037000	453 ANTHOLOGY ST	PD	2024-00000798	Single Family Residential	NEW SFD MP 7, ELEV A, 1832 SQFT, 5 BED/2 CAR	07/26/2024	2024-11-04	263,197	1	0	
043064039000	458 ANTHOLOGY ST	PD	2024-00001003	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 4 BED/2 CAR	09/11/2024		263,197	1	0	
043064040000	464 ANTHOLOGY ST	PD	2024-00001004	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 4 BED/2 CAR	09/11/2024		248,342	1	0	
043064041000	470 ANTHOLOGY ST	PD	2023-00001123	Single Family Residential	NEW SFD MP 5, ELEV C, 1667 SQFT 4 BED/2 CAR	12/19/2023	2025-03-12	241,516	1	0	
043064042000	474 ANTHOLOGY ST	PD	2023-00001124	Single Family Residential	NEW SFD MP 4, ELEV A, 1549 SQFT 3 BED/2 CAR	12/19/2023	2025-03-12	225,791	1	0	
043064043000	478 ANTHOLOGY ST	PD	2023-00001125	Single Family Residential	NEW SFD MP 3, ELEV B, 1439 SQFT, 3 BED/2 CAR	12/19/2023	2025-03-12	210,811	1	0	
043064044000	484 ANTHOLOGY ST	PD	2023-00001126	Single Family Residential	NEW SFD MP 2, ELEV A, 1310 SQFT, 3 BED/2 CAR	12/19/2023		194,035	1	0	
043064089000	1228 IMPRESSION ST	PD	2024-00000247	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	03/27/2024	2024-07-15	248,342	1	0	
043064090000	1222 IMPRESSION ST	PD	2024-00000246	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	03/27/2024	2024-07-09	127,103	1	0	
043064091000	1218 IMPRESSION ST	PD	2024-00000245	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	03/27/2024	2024-07-15	210,811	1	0	
043064092000	1212 IMPRESSION ST	PD	2024-00000244	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	03/27/2024	2024-07-17	241,516	1	0	
043064093000	1208 IMPRESSION ST	PD	2024-00000243	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	03/27/2024	2024-07-11	225,791	1	0	
043064094000	1202 IMPRESSION ST	PD	2024-00000242	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	04/01/2024	2024-07-09	263,197	1	0	
044007003000	2120 W MAIN ST	CC	2020-00000953	Commercial	NEW CAR WASH	04/29/2022	2024-08-28	700,000	0	0	
044007003000	2120 W MAIN ST	CC	2020-00000954	Commercial	NEW 2 STORY OFFICE BUILDING	04/29/2022	2024-08-28	200,000	0	0	
044010072000	3165 HUMPHREY CT	I	2022-00000376	Commercial	NEW WAREHOUSE BUILDING	08/31/2022	2023-01-24	650,000	0	0	
044010072000	3185 HUMPHREY CT	I	2022-00001505	Commercial	NEW WAREHOUSE BUILDING 3	05/03/2023	2023-10-05	650,000	0	0	
044010073000	3135 HUMPHREY CT	I	2022-00000375	Commercial	NEW 8100 SQFT SHELL BUILDING	09/20/2022	2023-02-08	650,000	0	8,100	
044010073000	3155 HUMPHREY CT	I	2022-00001504	Commercial	NEW WAREHOUSE BUILDING 2	05/03/2023	2023-08-30	650,000	0	0	
044017054000	270 W GLENWOOD AVE	CC	2022-00000546	Commercial	NEW METAL BLDG FOR TRUCK REPAIR SHOP	12/21/2022	2023-11-06	850,000	0	0	
044068003000	1140 W GLENWOOD AVE	PD	2024-00000752	Commercial	NEW WAREHOUSE W/ OFFICES	12/12/2024		485,000	0	0	
044068008000	1750 OLYMPIC DR	PD	2024-00000724	Commercial	NEW WAREHOUSE W/ OFFICES	12/12/2024	2025-10-24	240,000	0	0	
044068011000	1950 OLYMPIC DR	PD	2023-00000270	Commercial	NEW 21,081 SQFT WAREHOUSE BUILDING	02/05/2024	2025-02-24	840,000	0	21,081	
050005064000	700 S SODERQUIST RD	RM	2022-00001243	Multi Family Residential	NEW 1836 SQFT DUPLEX	10/20/2023	2025-03-11	221,183	2	1,836	
050005065000	1130 ANGELUS ST	RM	2022-00001074	Multi Family Residential	NEW 2754 SQFT TRIPLEX	11/01/2023	2024-11-19	331,774	3	2,754	
050005066000	710 S SODERQUIST RD	RM	2022-00001244	Multi Family Residential	NEW 1836 SQFT DUPLEX	10/20/2023	2025-03-25	221,183	2	1,836	
050005067000	720 S SODERQUIST RD	RM	2022-00001553	Multi Family Residential	NEW 2754 SQFT TRIPLEX	12/05/2023	2025-05-14	331,774	3	0	
050010030000	880 MONTANA AVE	RL	2022-00001396	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	1,240	
050010031000	1403 ESPERANZA CT	RL	2022-00001393	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-25	188,154	1	1,240	
050010032000	1407 ESPERANZA CT	RL	2022-00001397	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	1,218	
050010033000	1411 ESPERANZA CT	RL	2022-00001391	Single Family Residential	NEW SFD MP Y321 ELEV B 3 BED/2 CAR	03/13/2023	2024-07-25	183,569	1	0	
050010034000	1421 ESPERANZA CT	RL	2022-00001392	Single Family Residential	NEW SFD MP Y321 ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,569	1	0	
050010035000	1431 ESPERANZA CT	RL	2022-00001398	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	1,218	
050010036000	1441 ESPERANZA CT	RL	2022-00001525	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	04/21/2023	2024-09-25	183,173	1	0	
050010037000	1451 ESPERANZA CT	RL	2022-00001532	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-24	205,424	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
050010038000	1461 ESPERANZA CT	RL	2022-00001533	Single Family Residential	NEW SFD MP Y421, ELEV B, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-24	205,424	1	0	
050010039000	1471 ESPERANZA CT	RL	2022-00001534	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010040000	1490 ESPERANZA CT	RL	2022-00001526	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	05/12/2023	2024-10-04	183,173	1	0	
050010041000	1480 ESPERANZA CT	RL	2022-00001531	Single Family Residential	NEW SFD MP Y421, ELEV B, 1391 SQFT, 4 BED/2 CAR	05/12/2023	2024-09-27	205,424	1	0	
050010042000	1470 ESPERANZA CT	RL	2022-00001530	Single Family Residential	NEW SFD MP Y421, ELEV A, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010043000	1460 ESPERANZA CT	RL	2022-00001524	Single Family Residential	NEW SFD MP Y322, ELEV A, 1218 SQFT, 3 BED/2 CAR	04/21/2023	2024-09-25	183,173	1	0	
050010044000	1450 ESPERANZA CT	RL	2022-00001529	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010045000	1440 ESPERANZA CT	RL	2022-00001528	Single Family Residential	NEW SFD MP Y421, 1391 SQFT, ELEV B, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010046000	1430 ESPERANZA CT	RL	2022-00001527	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV A, 3 BED/2 CAR	04/21/2023	2024-09-24	183,173	1	0	
050010047000	1420 ESPERANZA CT	RL	2022-00001399	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	0	
050010048000	1410 ESPERANZA CT	RL	2022-00001400	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	0	
050010049000	1406 ESPERANZA CT	RL	2022-00001401	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV B, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	0	
050010050000	1402 ESPERANZA CT	RL	2022-00001394	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-26	188,154	1	1,240	
050010051000	1403 WEST AVE SOUTH	RL	2022-00001395	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-26	188,154	1	1,240	
050017017000	521 W LINWOOD AVE	RL	2024-00000510	Single Family Residential	NEW 1864 SQFT GROUP HOME FOR ASPIRANET	03/17/2025		1,000,000	1	0	
050017017000	521 W LINWOOD AVE	RL	2024-00000509	Commercial	NEW 3293 SQFT LEARNING CENTER FOR ASPIRANET	03/17/2025		1,400,000	0	3,293	
050036001000	531 JASON DR	PD	2019-00001519	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023		175,000	1	1,502	Yes
050036002000	541 JASON DR	PD	2019-00001528	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	08/31/2023	2024-11-27	175,000	1	1,502	Yes
050036003000	551 JASON DR	PD	2019-00001526	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	08/31/2023	2024-12-03	175,000	1	1,502	Yes
050036004000	561 JASON DR	PD	2019-00001524	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	03/14/2022	2024-11-27	175,000	1	1,502	Yes
050036005000	571 JASON DR	PD	2019-00001523	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT 3 BED/2 CAR	03/14/2022	2024-11-01	175,000	1	1,502	Yes
050036011000	521 JASON DR	PD	2019-00001534	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-03-05	175,000	1	1,502	Yes
050036012000	511 JASON DR	PD	2019-00001532	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-03-05	175,000	1	1,502	Yes
050036013000	501 JASON DR	PD	2019-00001536	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023		175,000	1	1,502	Yes
050036014000	530 JUSTIN DR	PD	2019-00001529	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-04-29	175,000	1	1,502	Yes
051036066000	2105 CHRISTINE WAY	RL	2025-00000245	Single Family Residential	NEW CUSTOM SFD, 1496 SQFT, 2 BED/2 BATH	09/18/2025		350,000	1	0	
061003019000	300 ALASKA ST	RM	2022-00001482	Single Family Residential	NEW SFD, 1662 SQFT, 4 BED/2 BATH, NO GARAGE	04/24/2023	2023-12-08	300,000	1	0	Yes
061003040000	300 N SODERQUIST RD	RM	2022-00001552	Multi Family Residential	NEW 5-PLEX APARTMENT BLDG	08/22/2025		300,000	5	0	Yes
061005048000	893 PARK ST	RM	2022-00000136	Single Family Residential	NEW SFD, 385 SQFT, 1 BED/1 BATH	03/14/2025		112,500	1	385	Yes
071002055000	4510 SANDPIPER CIR	RL	2025-00000075	Single Family Residential	NEW SFD MP 3X, 2566 SQFT, ELEV A, 6 BED/2 CAR	02/11/2025	2025-05-21	361,993	1	0	
071002056000	4514 SANDPIPER CIR	RL	2025-00000072	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV B, 3 BED/2 CAR	01/23/2025	2025-05-23	227,618	1	0	
071002057000	4518 SANDPIPER CIR	RL	2025-00000074	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV D, 4 BED/2 CAR	02/04/2025	2025-05-22	279,060	1	0	
071002058000	4522 SANDPIPER CIR	RL	2024-00001147	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV B, 4 BED/2 CAR	10/15/2024	2025-01-30	282,600	1	0	
071002059000	4526 SANDPIPER CIR	RL	2024-00001150	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV A, 3 BED/2 CAR	10/15/2024	2025-01-30	226,258	1	0	
071002060000	4530 SANDPIPER CIR	RL	2024-00001148	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV D, 4 BED/2 CAR	10/15/2024	2025-01-31	279,060	1	0	
071002061000	4534 SANDPIPER CIR	RL	2024-00001151	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV C, 3 BED/2 CAR	10/15/2024	2025-02-04	229,398	1	0	
071002062000	4538 SANDPIPER CIR	RL	2024-00001149	Single Family Residential	NEW SFD MP 3X, 2566 SQFT, ELEV A, 5 BED/2 CAR	10/15/2024	2025-02-11	358,453	1	0	
071002063000	4542 SANDPIPER CIR	RL	2024-00001152	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV B, 3 BED/2 CAR	10/08/2024	2025-02-10	227,618	1	0	
071002064000	4546 SANDPIPER CIR	RL	2024-00001420	Single Family Residential	3.NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	12/13/2024	2025-03-27	279,060	1	0	
071002065000	4550 SANDPIPER CIR	RL	2025-00000073	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV D, 3 BED/2 CAR	01/23/2025	2025-05-19	227,618	1	0	
071002066000	4554 SANDPIPER CIR	RL	2024-00001421	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV A, 4 BED/2 CAR	12/13/2024	2025-03-27	279,060	1	0	
071002067000	4558 SANDPIPER CIR	RL	2024-00001234	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV B, 4 BED/2 CAR	11/07/2024	2025-03-06	279,060	1	0	
071002068000	4562 SANDPIPER CIR	RL	2024-00001232	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV A, 3 BED/2 CAR	11/07/2024	2025-03-06	228,658	1	0	
071002069000	4566 SANDPIPER CIR	RL	2024-00001235	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	11/07/2024	2025-03-12	279,060	1	0	
071002070000	4571 SANDPIPER CIR	RL	2024-00001233	Single Family Residential	NEW SFD MP 2, 1975 SQFT, ELEV B, 4 BED/2 CAR	11/07/2024	2025-03-13	284,642	1	0	
071002071000	4575 SANDPIPER CIR	RL	2024-00001131	Single Family Residential	NEW SFD MP 4, ELEV D, 2495 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-20	356,690	1	0	
071002072000	4581 SANDPIPER CIR	RL	2024-00001133	Single Family Residential	NEW SFD MP 5, ELEV C, 2832 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-24	393,373	1	0	
071002073000	4585 SANDPIPER CIR	RL	2024-00001134	Single Family Residential	NEW SFD MP 4, ELEV A, 2496 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-24	353,070	1	0	
071002074000	4591 SANDPIPER CIR	RL	2024-00001135	Single Family Residential	NEW SFD MP 2, ELEV C, 1978 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-28	287,834	1	0	
071002075000	4595 SANDPIPER CIR	RL	2024-00001136	Single Family Residential	NEW SFD MP 5, ELEV B, 3000 SQFT, 5 BED/2 CAR	10/08/2024	2025-03-04	415,270	1	0	
071002076000	4601 SANDPIPER CIR	RL	2024-00001562	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV D, 3 BED/2 CAR	01/23/2025	2025-05-01	229,378	1	0	
071002077000	4605 SANDPIPER CIR	RL	2024-00001563	Single Family Residential	NEW SFD MP 4, 2908 SQFT, ELEV C, 5 BED/2 CAR	02/04/2025	2025-05-07	406,869	1	0	
071002078000	4611 SANDPIPER CIR	RL	2024-00001566	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV A, 5 BED/2 CAR	01/09/2025	2025-04-25	415,110	1	0	
071002079000	4615 SANDPIPER CIR	RL	2024-00001564	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 4 BED/2 CAR	01/09/2025	2025-04-22	353,070	1	0	
071002080000	4621 SANDPIPER CIR	RL	2024-00001567	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	01/09/2025	2025-04-16	282,600	1	0	
071002081000	4586 SANDPIPER CIR	RL	2024-00001237	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV C, 5 BED/2 CAR	11/06/2024	2025-03-18	416,910	1	0	
071002082000	4582 SANDPIPER CIR	RL	2024-00001236	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 5 BED/2 CAR	11/06/2024	2025-03-19	351,230	1	0	
071002083000	4574 SANDPIPER CIR	RL	2024-00001238	Single Family Residential	NEW SFD MP 5, 2832 SQFT, ELEV A, 4 BED/2 CAR	11/06/2024	2025-03-21	393,173	1	0	
071002084000	4533 SANDPIPER CIR	RL	2024-00001422	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 4 BED/2 CAR	12/20/2024	2025-04-02	351,230	1	0	
071002085000	4525 SANDPIPER CIR	RL	2024-00001423	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV C, 6 BED/2 CAR	12/20/2024	2025-04-02	415,310	1	0	
071002086000	4519 SANDPIPER CIR	RL	2024-00001565	Single Family Residential	NEW SFD MP 4, 2846 SQFT, ELEV A, 5 BED/2 CAR	02/04/2025	2025-05-09	402,393	1	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000869	Multi Family Residential	APARTMENT BLDG C - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000870	Multi Family Residential	APARTMENT BLDG D - 30 UNITS	08/29/2025		4,406,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000871	Multi Family Residential	APARTMENT BLDG E - 30 UNITS	08/29/2025		4,406,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000872	Multi Family Residential	APARTMENT BLDG F - 30 UNITS	08/29/2025		3,774,480	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000873	Multi Family Residential	APARTMENT BLDG G - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000874	Multi Family Residential	APARTMENT BLDG H - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000875	Multi Family Residential	APARTMENT BLDG I - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000876	Multi Family Residential	APARTMENT BLDG J - 30 UNITS	08/29/2025		3,608,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000877	Multi Family Residential	APARTMENT BLDG K - 30 UNITS	08/29/2025		4,406,040	30	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000878	Multi Family Residential	APARTMENT BLDG L - 24 UNITS	08/29/2025		2,718,480	24	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000879	Multi Family Residential	APARTMENT BLDG A - 24 UNITS	08/29/2025		2,718,480	24	0	
071004009000	1525 W MONTE VISTA AVE	RH	2022-00000880	Multi Family Residential	APARTMENT BLDG B - 30 UNITS	08/29/2025		4,406,040	30	0	
071028031000	312 W MINNESOTA AVE	RL	2021-00001278	Single Family Residential	NEW CUSTOM SFD, 2668 SQFT, 3 BED/3 CAR	07/29/2022	2024-06-27	405,835	1	2,668	Yes
071034097000	3155 NIAGRA ST 148	PD	2022-00000353	Multi Family Residential	NEW TRIPLEX	09/26/2022		526,967	3	0	Yes
071073003000	1100 W MONTE VISTA AVE	PD	2024-00000924	Commercial	SHELL BUILDING FOR STARBUCKS	02/21/2025		223,300	0	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
072006018000	3700 COLORADO AVE	RL	2022-00000776	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	08/11/2022	2023-03-09	295,500	1	0	
072006019000	3690 COLORADO AVE	RL	2022-00000777	Single Family Residential	NEW SFD MP 2594, ELEV A, 5 BED/2 CAR	08/11/2022	2023-03-09	365,319	1	0	
072006020000	3680 COLORADO AVE	RL	2022-00000779	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	08/11/2022	2023-03-17	262,510	1	0	
072006021000	3670 COLORADO AVE	RL	2022-00001286	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	07/10/2023	2023-12-12	291,300	1	0	
072006022000	3660 COLORADO AVE	RL	2022-00001283	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	06/16/2023	2023-06-16	262,510	1	0	
072006023000	3650 COLORADO AVE	RL	2022-00001287	Single Family Residential	NEW SFD MP 2286, ELEV C, 2301 SQFT, 4 BED/2 CAR	07/05/2023	2023-12-12	324,975	1	2,301	
072006024000	3655 BETHPAGE ST	RL	2022-00000294	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	05/16/2022	2022-11-07	295,500	1	0	
072006025000	3665 BETHPAGE ST	RL	2022-00000293	Single Family Residential	NEW SFD MP 1824, ELEV B, 2 BED/2 CAR	06/10/2022	2022-11-07	266,110	1	0	
072006026000	3675 BETHPAGE ST	RL	2022-00000292	Single Family Residential	NEW SFD MP 2012, ELEV B, 4 BED/2 CAR	06/10/2022	2022-11-07	296,540	1	0	
072006027000	3685 BETHPAGE ST	RL	2022-00000291	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	05/16/2022	2022-10-24	364,379	1	0	
072006028000	3695 BETHPAGE ST	RL	2022-00000290	Single Family Residential	NEW SFD MP 2012, ELEV A, 4 BED/2 CAR	05/16/2022	2022-10-24	296,540	1	0	
072006029000	3705 BETHPAGE ST	RL	2022-00000289	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV B, 5 BED/2 CAR	06/10/2022	2022-10-27	365,179	1	2,632	
072006030000	1307 HAVERFORD DR	RL	2022-00000688	Single Family Residential	NEW SFD MP 2286, ELEV B, 4 BED/2 CAR	07/25/2022	2022-07-25	323,777	1	0	
072006031000	1317 HAVERFORD DR	RL	2022-00000689	Single Family Residential	NEW SFD MP 2594, ELEV A, 5 BED/2 CAR	07/25/2022	2023-01-06	365,319	1	0	
072006032000	1327 HAVERFORD DR	RL	2022-00000690	Single Family Residential	NEW SFD MP 2410, 2610 SQFT, ELEV C, 5 BED/2 CAR	08/16/2022	2023-01-06	343,156	1	2,610	
072006033000	1337 HAVERFORD DR	RL	2022-00001383	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	06/14/2023	2023-10-27	296,540	1	0	
072006034000	1347 HAVERFORD DR	RL	2022-00001382	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	06/14/2023	2023-10-31	364,379	1	0	
072006035000	1357 HAVERFORD DR	RL	2022-00001381	Single Family Residential	NEW SFD MP 2410, ELEV B, 2610 SQFT, 5 BED/2 CAR	07/20/2023	2024-01-25	372,612	1	2,610	
072006036000	1367 HAVERFORD DR	RL	2022-00001436	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED,2 CAR	12/16/2022	2023-06-16	168,610	1	0	
072006038000	3768 TATE ST	RL	2022-00001520	Single Family Residential	NEW SFD MP 2410, 2755 SQFT, ELEV A, 5 BED/3 CAR	03/15/2023	2023-10-27	401,802	1	0	
072006039000	3758 TATE ST	RL	2022-00001380	Single Family Residential	NEW SFD MP 2410, ELEV C, 2610 SQFT, 4 BED/2 CAR	11/30/2023	2024-05-14	369,272	1	2,610	
072006040000	3748 TATE ST	RL	2022-00001379	Single Family Residential	NEW SFD MP 2012, ELEV A, 4 BED/2 CAR	11/30/2023	2024-05-13	291,300	1	0	
072006041000	3738 TATE ST	RL	2022-00001435	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED,2 CAR	12/16/2022	2023-05-19	267,710	1	0	
072006042000	3728 TATE ST	RL	2022-00001378	Single Family Residential	NEW SFD MP 2012, ELEV B, 3 BED/2 CAR	04/12/2023	2023-10-03	291,300	1	0	
072006043000	3718 TATE ST	RL	2022-00001344	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/30/2023	2024-04-23	296,540	1	0	
072006044000	3708 TATE ST	RL	2022-00001343	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	12/08/2023	2024-05-07	262,510	1	0	
072006045000	3707 SPYGLASS LN	RL	2022-00001342	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	09/07/2023	2024-03-08	290,260	1	0	
072006046000	3717 SPYGLASS LN	RL	2022-00001341	Single Family Residential	NEW SFD MP 2286, ELEV A, 4 BED/2 CAR	09/07/2023	2024-03-08	323,777	1	0	
072006047000	3727 SPYGLASS LN	RL	2022-00001340	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	09/07/2023	2024-03-26	262,510	1	0	
072006048000	3737 SPYGLASS LN	RL	2022-00001339	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	03/15/2023	2023-09-07	364,379	1	0	
072006049000	3747 SPYGLASS LN	RL	2022-00000775	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	08/16/2022	2023-03-17	296,540	1	0	
072006050000	3757 SPYGLASS LN	RL	2022-00000772	Single Family Residential	7NEW SFD MP 2410, 2610 SQFT, ELEV C, 5 BED/2 CAR	08/29/2022	2023-03-17	366,092	1	2,610	
072006051000	3767 SPYGLASS LN	RL	2022-00000774	Single Family Residential	NEW SFD MP 2410, 2610 SQFT, ELEV B, 4 BED/3 CAR	08/11/2022	2023-02-03	379,688	1	2,610	
072006052000	3777 SPYGLASS LN	RL	2022-00000489	Single Family Residential	NEW SFD MP 1824, ELEV C, 2 BED/3 CAR	07/11/2022	2023-01-19	275,854	1	0	
072006053000	3770 SPYGLASS LN	RL	2022-00000488	Single Family Residential	NEW SFD MP 2594, ELEV B, 5 BED/3 CAR	06/23/2022	2022-12-08	381,166	1	0	
072006054000	3760 SPYGLASS LN	RL	2022-00000487	Single Family Residential	NEW SFD MP 2410, 2755 SQFT, ELEV A, 5 BED/3 CAR	08/11/2022	2022-12-14	401,802	1	2,755	
072006055000	3750 SPYGLASS LN	RL	2022-00001519	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	11/30/2023	2024-07-23	262,510	1	0	
072006056000	3740 SPYGLASS LN	RL	2022-00001338	Single Family Residential	NEW SFD MP 1824, ELEV A, 3 BED/2 CAR	04/12/2023	2023-09-06	266,110	1	0	
072006057000	3730 SPYGLASS LN	RL	2022-00001337	Single Family Residential	NEW SFD MP 2012, ELEV C, 3 BED/2 CAR	07/31/2023	2024-01-19	290,260	1	0	
072006058000	3805 N BERKELEY AVE	RL	2022-00001420	Single Family Residential	NEW SFD MP 2286, 5 BED/3 CAR	11/02/2023	2024-03-26	338,220	1	0	
072006059000	3815 N BERKELEY AVE	RL	2022-00001421	Single Family Residential	NEW SFD MP 2012, ELEV C, 3 BED/2 CAR	12/13/2023	2024-07-10	290,260	1	0	
072006060000	3825 N BERKELEY AVE	RL	2022-00001334	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	12/13/2023	2024-08-06	262,510	1	0	
072006061000	3835 N BERKELEY AVE	RL	2022-00001335	Single Family Residential	NEW SFD MP 2286, ELEV C, 4 BED/2 CAR	12/13/2023	2024-08-09	323,017	1	0	
072006062000	3845 N BERKELEY AVE	RL	2022-00001336	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	12/13/2023	2024-08-23	296,540	1	0	
072006063000	3705 N BERKELEY AVE	RL	2022-00001416	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED/2 CAR	08/22/2023	2024-05-07	262,510	1	0	
072006064000	3715 N BERKELEY AVE	RL	2022-00001417	Single Family Residential	NEW SFD MP 2286, ELEV A, 3 BED/2 CAR	08/28/2023	2024-03-26	323,777	1	0	
072006065000	3725 N BERKELEY AVE	RL	2022-00001418	Single Family Residential	NEW SFD MP 2012, ELEV B, 3 BED/3 CAR	12/13/2023	2024-06-07	302,326	1	0	
072006066000	3735 N BERKELEY AVE	RL	2022-00001419	Single Family Residential	NEW SFD MP 2286, ELEV C, 4 BED/3 CAR	12/13/2023	2024-04-23	332,760	1	0	
072006067000	3720 SPYGLASS LN	RL	2022-00001465	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/30/2023	2024-06-18	291,300	1	0	
072006068000	3710 SPYGLASS LN	RL	2022-00001464	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	11/30/2023	2024-06-18	262,510	1	0	
072006069000	3700 SPYGLASS LN	RL	2022-00001523	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/2 CAR	02/22/2023	2023-07-26	369,344	1	0	
072006070000	3696 SPYGLASS LN	RL	2022-00001522	Single Family Residential	NEW SFD MP 2594, ELEV B, 5 BED/3 CAR	03/03/2023	2023-08-21	376,204	1	0	
072006074000	1336 MERION DR	RL	2022-00001268	Single Family Residential	NEW SFD MP 2897, ELEV A, 4 BED/4 CAR	11/30/2022	2023-06-01	432,136	1	0	
072006075000	1326 MERION DR	RL	2022-00001267	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/4 CAR	11/30/2022	2023-05-17	432,136	1	0	
072006076000	1306 MERION DR	RL	2022-00001521	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV A, 5 BED/3 CAR	02/22/2023	2023-07-31	381,306	1	0	
072006077000	3625 BETHPAGE ST	RL	2022-00001517	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/10/2023	2024-01-05	380,366	1	0	
072006078000	3635 BETHPAGE ST	RL	2022-00001518	Single Family Residential	NEW SFD MP 2410, ELEV B, 2610 SQFT, 4 BED/3 CAR	03/15/2023		382,868	1	0	
072006079000	3645 BETHPAGE ST	RL	2022-00001463	Single Family Residential	NEW SFD MP 2286, ELEV B, 4 BED/2 CAR	03/03/2023	2023-08-21	328,477	1	0	
072006080000	3640 COLORADO AVE	RL	2022-00001284	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/02/2023	2024-04-08	291,300	1	0	
072006081000	3630 COLORADO AVE	RL	2022-00001282	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED/2 CAR	11/02/2023	2024-04-08	262,510	1	0	
072006082000	3620 COLORADO AVE	RL	2022-00001285	Single Family Residential	NEW SFD MP 2012, ELEV B, 4 BED/2 CAR	08/28/2023	2024-02-12	296,540	1	0	
072006083000	3610 COLORADO AVE	RL	2022-00001462	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/05/2023	2023-12-12	380,366	1	0	
072009033000	1201 BURMAN DR	RL	2022-00001114	Single Family Residential	NEW CUSTOM SFD, 2126 SQFT, 3 BED/3 CAR	04/06/2023	2023-10-06	400,000	1	2,126	
072078001000	3901 ENCHANTMENT LN	PD	2022-00000495	Single Family Residential	NEW SFD MP 3, ELEV C, 1435 SQFT, 3 BED/2 CAR	08/15/2022	2024-04-09	212,033	1	1,435	
072078002000	3905 ENCHANTMENT LN	PD	2022-00000496	Single Family Residential	NEW SFD MP 4, ELEV A, 1658 SQFT, 3 BED/2 CAR	08/15/2022	2023-04-04	241,370	1	1,658	
072078003000	3909 ENCHANTMENT LN	PD	2022-00000497	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV B, 4 BED/2 CAR	08/15/2022	2023-10-24	260,540	1	1,801	
072078004000	1223 KINSHIP DR	PD	2022-00001409	Single Family Residential	NEW SFD, MP 3, 1435 SQFT, 3 BED/2 CAR	07/12/2023	2023-10-24	212,033	1	0	
072078005000	1237 KINSHIP DR	PD	2022-00001410	Single Family Residential	SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	07/12/2023	2023-10-26	188,380	1	0	
072078006000	1243 KINSHIP DR	PD	2022-00001411	Single Family Residential	SFD MP 4, ELEV B, 1669 SQFT, 4 BED/2 CAR	07/12/2023	2023-10-26	242,807	1	0	
072078007000	1257 KINSHIP DR	PD	2022-00001412	Single Family Residential	SFD MP 3, ELEV C, 1435 SQFT, 3 BED/2 CAR	07/12/2023	2023-10-27	212,033	1	0	
072078008000	1263 KINSHIP DR	PD	2022-00001255	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	01/30/2023	2023-05-10	188,380	1	1,263	
072078009000	1277 KINSHIP DR	PD	2022-00001253	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	01/30/2023	2023-05-16	241,370	1	1,658	
072078010000	1283 KINSHIP DR	PD	2022-00001256	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV C, 4 BED/2 CAR	01/30/2023	2023-05-17	260,540	1	1,801	
072078011000	1297 KINSHIP DR	PD	2022-00001252	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	01/30/2023	2023-05-23	212,033	1	1,435	
072078012000	1303 KINSHIP DR	PD	2022-00001257	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	01/30/2023	2023-05-23	188,380	1	1,263	
072078013000	1317 KINSHIP DR	PD	2022-00001254	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV C, 4 BED/2 CAR	01/30/2023	2023-05-25	242,807	1	1,669	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
072078014000	1323 KINSHIP DR	PD	2022-00001317	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	05/10/2023	2023-07-31	212,033	1	1,435	
072078015000	1337 KINSHIP DR	PD	2022-00001315	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	04/25/2023	2023-08-01	242,807	1	1,669	
072078016000	1343 KINSHIP DR	PD	2022-00001318	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	05/10/2023	2023-08-01	188,380	1	1,263	
072078017000	1357 KINSHIP DR	PD	2022-00001314	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	04/25/2023	2023-08-08	212,033	1	1,435	
072078018000	1363 KINSHIP DR	PD	2022-00001319	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	05/10/2023	2023-08-14	242,807	1	1,669	
072078019000	1377 KINSHIP DR	PD	2022-00001316	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	05/10/2023	2023-08-14	188,380	1	1,263	
072078020000	1383 KINSHIP DR	PD	2022-00001320	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	05/10/2023	2023-08-15	212,033	1	1,435	
072078021000	3952 UNISON WAY	PD	2022-00001384	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	06/29/2023	2023-10-05	212,033	1	1,435	
072078022000	3948 UNISON WAY	PD	2022-00001385	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	06/29/2023	2023-10-11	242,807	1	1,669	
072078023000	3944 UNISON WAY	PD	2022-00001386	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	06/29/2023	2023-10-11	212,033	1	1,435	
072078024000	3943 UNISON WAY	PD	2022-00001387	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	06/29/2023	2023-10-18	212,033	1	1,435	
072078025000	3947 UNISON WAY	PD	2022-00001479	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	06/29/2023	2023-10-10	188,380	1	0	
072078026000	3951 UNISON WAY	PD	2022-00001388	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	06/29/2023	2023-10-05	241,370	1	1,658	
072078027000	3930 DEDICATION DR	PD	2022-00001301	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV B, 3 BED/2 CAR	04/03/2023	2023-07-20	212,033	1	1,435	
072078028000	3926 DEDICATION DR	PD	2022-00001303	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV A, 4 BED/2 CAR	03/22/2023	2023-07-19	260,540	1	1,801	
072078029000	3922 DEDICATION DR	PD	2022-00001305	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV C, 4 BED/2 CAR	03/22/2023	2023-07-11	242,807	1	1,669	
072078030000	3921 DEDICATION DR	PD	2022-00001304	Single Family Residential	NEW SFD MP 5, 1795 SQFT, ELEV B, 4 BED/2 CAR	03/22/2023	2023-07-07	259,756	1	1,795	
072078031000	3925 DEDICATION DR	PD	2022-00001302	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	03/22/2023	2023-07-06	188,380	1	1,263	
072078032000	3929 DEDICATION DR	PD	2022-00001306	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	04/03/2023	2023-07-03	241,370	1	1,658	
072078033000	3922 BETHPAGE ST	PD	2022-00001237	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV C, 4 BED/2 CAR	01/24/2023	2023-04-26	260,540	1	1,801	
072078034000	3918 BETHPAGE ST	PD	2022-00001238	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	01/24/2023	2023-04-26	241,370	1	1,658	
072078035000	3914 BETHPAGE ST	PD	2022-00001239	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV B, 3 BED/2 CAR	01/24/2023	2023-04-28	212,033	1	1,435	
072078036000	3913 BETHPAGE ST	PD	2022-00001240	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	01/24/2023	2023-05-01	188,380	1	1,263	
072078037000	3917 BETHPAGE ST	PD	2022-00001241	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	01/24/2023	2023-05-03	212,033	1	1,435	
072078038000	3921 BETHPAGE ST	PD	2022-00001242	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	01/24/2023	2023-05-05	242,807	1	1,669	
072078039000	3910 ENCHANTMENT LN	PD	2022-00001413	Single Family Residential	SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	08/11/2023	2023-11-09	212,033	1	0	
072078040000	3906 ENCHANTMENT LN	PD	2022-00001414	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	08/11/2023	2023-11-14	188,380	1	0	
072078041000	3902 ENCHANTMENT LN	PD	2022-00001415	Single Family Residential	SFD MP 4, ELEV B, 1669 SQFT, 4 BED/2 CAR	08/11/2023	2023-11-20	242,807	1	0	
073014051000	2220 N BERKELEY AVE	RL	2021-00000216	Single Family Residential	NEW CUSTOM SFD, 6385 SQFT, 5 BEDS/3 CAR	01/18/2022	2024-08-23	800,000	1	6,385	
073046010000	4283 TAPESTRY WAY	PD	2023-00000775	Single Family Residential	NEW CUSTOM SFD, 4,570 SQFT, 5 BED/3 CAR	02/05/2025		600,000	1	0	
073046012000	4223 TAPESTRY WAY	PD	2023-00001054	Single Family Residential	NEW CUSTOM SFD, 4599 SQFT, 5 BED/3 CAR	10/25/2024		600,000	1	0	
073053001000	2897 MARGOT LN	RL	2022-00000060	Single Family Residential	NEW SFD MP 1718, ELEV D, 3 BED/2 CAR	03/23/2022	2022-11-09	203,338	1	0	
073053002000	2887 MARGOT LN	RL	2022-00000037	Single Family Residential	NEW SFD MP 1960 ELEV B, 3 BED/2 CAR	02/22/2022	2022-10-19	221,589	1	0	
073053003000	2877 MARGOT LN	RL	2022-00000036	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	03/09/2022	2022-10-17	293,537	1	0	
073053004000	2867 MARGOT LN	RL	2022-00000035	Single Family Residential	NEW SFD MP 2344, 2345 SQFT, ELEV D, 4 BED/2 CAR	03/09/2022	2022-09-29	263,489	1	2,345	
073053009000	2828 MARGOT LN	RL	2022-00000162	Single Family Residential	NEW SFD MP 2913, ELEV D, 5 BED/2 CAR	03/25/2022	2022-12-15	322,686	1	0	
073053010000	2838 MARGOT LN	RL	2022-00000163	Single Family Residential	NEW SFD MP 1960, ELEV A, 4 BED/2 CAR	03/21/2022	2022-12-08	221,409	1	0	
073053011000	2848 MARGOT LN	RL	2022-00000164	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	03/29/2022	2022-12-19	198,678	1	0	
073053012000	2858 MARGOT LN	RL	2022-00000165	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	03/21/2022	2022-12-15	266,052	1	0	
073053013000	2868 MARGOT LN	RL	2022-00000216	Single Family Residential	NEW SFD MP 2630 ELEV D 4 BED/2 CAR	03/30/2022	2022-12-20	297,724	1	0	
073053014000	2878 MARGOT LN	RL	2022-00000217	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 5 BED/2 CAR	04/13/2022	2023-02-02	326,553	1	2,925	
073053015000	2893 CONTI CT	RL	2022-00000965	Single Family Residential	NEW SFD MP 2630, ELEV D, 2642 SQFT, 5 BED/2 CAR	08/31/2022	2023-04-14	297,724	1	2,642	
073053016000	2883 CONTI CT	RL	2022-00000964	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	08/31/2022		268,452	1	0	
073053016000	2883 CONTI CT	RL	2022-00001183	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	10/17/2022	2023-04-18	221,409	1	0	
073053017000	2873 CONTI CT	RL	2022-00000966	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	09/20/2022		198,678	1	0	
073053017000	2873 CONTI CT	RL	2022-00001184	Single Family Residential	NEW SFD MP 2630, ELEV B, 5 BED/2 CAR	10/17/2022	2023-05-03	298,237	1	0	
073053018000	2863 CONTI CT	RL	2022-00000963	Single Family Residential	NEW SFD MP 1960, ELEV D, 4 BED/2 CAR	08/31/2022	2023-04-21	226,269	1	0	
073053019000	2853 CONTI CT	RL	2022-00000761	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/29/2022	2023-07-10	266,182	1	2,344	
073053020000	2843 CONTI CT	RL	2022-00000762	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	07/29/2022	2023-03-30	298,437	1	0	
073053021000	2833 CONTI CT	RL	2022-00000764	Single Family Residential	NEW SFD MP 1960, ELEV A, 4 BED/2 CAR	07/29/2022	2023-05-23	225,509	1	0	
073053022000	2842 CONTI CT	RL	2022-00000765	Single Family Residential	NEW SFD MP 2913, ELEV D, 4 BED/2 CAR	07/29/2022	2023-03-28	327,986	1	0	
073053023000	2852 CONTI CT	RL	2022-00000766	Single Family Residential	NEW SFD MP 2630, ELEV B, 4 BED/2 CAR	07/29/2022	2023-03-23	298,237	1	0	
073053024000	2862 CONTI CT	RL	2022-00000967	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	08/31/2022		203,338	1	0	
073053024000	2862 CONTI CT	RL	2022-00001182	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	10/17/2022	2023-07-07	221,409	1	0	
073053025000	2605 LEPIN LN	RL	2022-00000564	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 4 BED/2 CAR	07/11/2022	2023-03-03	326,553	1	2,925	
073053026000	2595 LEPIN LN	RL	2022-00000566	Single Family Residential	NEW SFD MP 2630, ELEV A, 5 BED/2 CAR	07/11/2022	2023-03-07	293,537	1	0	
073053027000	2585 LEPIN LN	RL	2022-00000565	Single Family Residential	NEW SFD MP 1960, ELEV D, 3 BED/2 CAR	07/11/2022	2023-02-22	226,269	1	0	
073053028000	2575 LEPIN LN	RL	2022-00000490	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/07/2022	2023-03-06	261,382	1	2,321	
073053029000	2845 MEADOWBROOK LN	RL	2022-00000494	Single Family Residential	NEW SFD MP 1718, ELEV A, 3 BED/2 CAR	07/07/2022	2023-02-22	197,878	1	0	
073053030000	2835 MEADOWBROOK LN	RL	2022-00000492	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/07/2022	2023-02-21	266,182	1	2,321	
073053031000	2825 MEADOWBROOK LN	RL	2022-00000491	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 4 BED/2 CAR	07/07/2022	2023-02-22	321,273	1	2,925	
073053032000	2520 LEPIN LN	RL	2022-00001511	Single Family Residential	NEW SFD MP 2630, ELEV B, 4 BED/2 CAR	08/14/2023	2023-12-18	298,237	1	0	
073053035000	2550 LEPIN LN	RL	2022-00001423	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2CAR	08/14/2023	2023-12-19	225,509	1	0	
073053036000	2560 LEPIN LN	RL	2022-00001425	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 5 BED/2CAR	07/11/2023	2023-11-21	326,573	1	0	
073053037000	2570 LEPIN LN	RL	2022-00001426	Single Family Residential	NEW SFD MP 2630, 2642 SQFT, ELEV D, 4 BED/2CAR	07/11/2023	2023-11-21	292,824	1	0	
073053038000	2580 LEPIN LN	RL	2022-00001427	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2CAR	07/11/2023	2024-01-08	225,509	1	0	
073053039000	2581 LATOUR CT	RL	2022-00001470	Single Family Residential	NEW SFD MP 2630 ELEV B, 4 BED/2 CAR	04/03/2023	2023-09-21	293,337	1	0	
073053040000	2571 LATOUR CT	RL	2022-00001469	Single Family Residential	NEW SFD MP 2344, 2333 SQFT, ELEV D, 4 BED/2 CAR	03/03/2023	2023-09-14	263,489	1	0	
073053041000	2561 LATOUR CT	RL	2022-00001477	Single Family Residential	NEW SFD MP 2630 ELEV A 4 BED/2 CAR	03/03/2023	2023-09-13	298,437	1	0	
073053042000	2551 LATOUR CT	RL	2022-00001472	Single Family Residential	NEW SFD MP 2913 ELEV B, 2925 SQFT, 4 BED/2 CAR	03/03/2023	2023-07-24	321,253	1	0	
073053043000	2541 LATOUR CT	RL	2022-00001471	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	03/03/2023	2023-08-02	293,537	1	0	
073053044000	2531 LATOUR CT	RL	2022-00001149	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 5 BED/2 CAR	10/17/2022	2023-08-11	326,573	1	2,925	
073053045000	2521 LATOUR CT	RL	2022-00001146	Single Family Residential	NEW SFD MP 2344, 2333 SQFT, ELEV D, 4 BED/2 CAR	10/17/2022	2023-08-11	268,289	1	2,333	
073053046000	2522 LATOUR CT	RL	2022-00001147	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	10/17/2022		298,437	1	0	
073053046000	2522 LATOUR CT	RL	2022-00001492	Single Family Residential	NEW SFD MP 1960, ELEV B, 3 BED/2 CAR	03/20/2023	2023-03-20	225,689	1	0	
073053047000	2532 LATOUR CT	RL	2022-00001150	Single Family Residential	NEW SFD MP 1960, ELEV B, 4 BED/2 CAR	10/17/2022		225,689	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
073053047000	2532 LATOUR CT	RL	2022-00001493	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	01/26/2023	2023-07-24	293,537	1	0	
073053048000	2542 LATOUR CT	RL	2022-00001151	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	10/17/2022	2023-07-25	198,538	1	0	
073053049000	2552 LATOUR CT	RL	2022-00001363	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	03/16/2023	2023-07-21	221,409	1	0	
073053050000	2562 LATOUR CT	RL	2022-00001364	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	04/03/2023	2023-09-08	198,678	1	0	
073053051000	2572 LATOUR CT	RL	2022-00001512	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	04/03/2023	2023-09-07	221,409	1	0	
073053052000	2582 LATOUR CT	RL	2022-00001513	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	05/22/2023	2023-10-06	198,538	1	0	
073053053000	2592 LATOUR CT	RL	2022-00001514	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	05/22/2023	2023-10-06	263,652	1	0	
073053054000	2602 LATOUR CT	RL	2022-00001515	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 5 BED/2 CAR	05/22/2023	2023-10-18	326,553	1	0	
073053055000	2614 LEPIN LN	RL	2022-00000390	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	05/16/2022	2023-02-08	298,437	1	0	
073053056000	2624 LEPIN LN	RL	2022-00000391	Single Family Residential	NEW SFD MP 2913, ELEV D, 4 BED/2 CAR	05/19/2022	2023-02-07	322,686	1	0	
073053057000	2634 LEPIN LN	RL	2022-00000392	Single Family Residential	NEW SFD MP 1960, ELEV B, 4 BED/2 CAR	05/19/2022	2023-02-06	221,589	1	0	
073053058000	2644 LEPIN LN	RL	2022-00000393	Single Family Residential	NEW SFD MP 1718, ELEV A, 3 BED/2 CAR	06/10/2022	2023-02-07	197,878	1	0	
073053059000	2654 LEPIN LN	RL	2022-00000218	Single Family Residential	NEW SFD MP 1960 ELEV D, 4 BED/2 CAR	03/30/2022	2023-02-02	224,369	1	0	
073053060000	2664 LEPIN LN	RL	2022-00000219	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	04/11/2022	2023-01-30	293,537	1	0	
073054001000	2990 E TUOLUMNE RD	RE	25-0116	Single Family Residential	NEW SFD MP 2286, ELEV A, 2261 SQFT, 5 BED/2 CAR	03/21/2025		325,232	1	0	
073054002000	2970 E TUOLUMNE RD	RE	25-0117	Single Family Residential	NEW SFD MP 2594, ELEV A, 2632 SQFT, 5 BED/3 CAR	03/21/2025		380,032	1	0	
073054003000	2950 E TUOLUMNE RD	RE	25-0118	Single Family Residential	NEW SFD MP 2897, ELEV A, 4 BED/2 CAR	03/21/2025		422,549	1	0	
073054004000	2979 BENTLEY DR	PD	2025-00000564	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/3 CAR	06/25/2025		421,900	1	0	
073055003000	2968 BARON CT	PD	2025-00000562	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED/2 CAR	07/02/2025		262,356	1	0	
073055020000	2080 ZANE WAY	RE	2025-00000907	Single Family Residential	NEW SFD MP 2608, ELEV A, 3017 SQFT, 5 BED/3 CAR	09/16/2025		434,506	1	0	
073055021000	2060 ZANE WAY	RE	2025-00000904	Single Family Residential	NEW SFD MP 2286, ELEV A, 2261 SQFT, 4 BED/3 CAR	09/05/2025		334,975	1	0	
073055022000	2040 ZANE WAY	RE	2025-00000618	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/16/2025		404,321	1	0	
073055023000	2020 ZANE WAY	RE	2025-00000617	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/3 CAR	07/16/2025		278,500	1	0	
073055024000	2021 ZANE WAY	RE	2025-00000563	Single Family Residential	NEW SFD MP 2286, 2261 SQFT, ELEV A, 4 BED/3 CAR	07/25/2025		330,275	1	0	
073055025000	2041 ZANE WAY	RE	2025-00000619	Single Family Residential	NEW SFD MP 2608, 3017 SQFT, ELEV C, 5 BED/3 CAR	07/16/2025		434,506	1	0	
073055026000	2061 ZANE WAY	RE	2025-00000905	Single Family Residential	NEW SFD MP 2594, ELEV B, 2632 SQFT, 5 BED/3 CAR	09/16/2025		380,932	1	0	
073055027000	2081 ZANE WAY	RE	2025-00000906	Single Family Residential	NEW SFD MP 2594, ELEV A, 2632 SQFT, 5 BED/3 CAR	09/29/2025		380,032	1	0	
073055028000	2111 ZANE WAY	RE	2025-00001171	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/3 CAR	10/08/2025		421,900	1	0	
073055029000	2121 ZANE WAY	RE	2025-00001101	Single Family Residential	NEW SFD MP 2897, ELEV B, 4 BED/3 CAR	09/29/2025		421,900	1	0	
088016003000	1665 COUNTRYSIDE DR	PD	2021-00001279	Commercial	NEW TEXAS ROADHOUSE RESTAURANT	05/16/2022	2023-02-07	750,000	0	0	
088018026000	3085 N TEGNER RD	CT	2022-00001228	Commercial	NEW SHELL BUILDING FOR DRIVE-THRU ONLY STARBUCKS	03/15/2023	2023-08-17	1,000,000	0	0	
088018027000	2701 N TEGNER RD	CT	2022-00000931	Commercial	NEW CAR WASH FOR COSTCO	06/13/2023	2023-12-12	4,773,925	0	0	
088028006000	2530 COUNTRYSIDE DR	CC/RM	2024-00000555	Commercial	NEW 6501 SQFT MISTER CAR WASH	03/28/2025		2,500,000	0	6,501	
088031008000	2000 AUTO MALL DR	CT	2024-00000304	Commercial	NEW 13,000 SQFT BUILDING - PACIFIC MATERIAL HANDLING S	07/11/2025		2,400,000	0	13,000	
089010022000	4407 W MAIN ST	I	2022-00001365	Commercial	NEW INTEGRATED FOOD RECOVERY FACILITY - DIVERT	08/28/2023		25,500,000	0	0	
089014044000	2105 MARYANN DR	IBP	2024-00001445	Commercial	NEW TWO STORY METAL BUILDING FOR GRANITE GALLERY	08/11/2025		1,900,000	0	0	
089019021000	2500 FULKERTH RD	CC	2020-00000756	Commercial	NEW 5,014 SQFT SHELL BUILDING	01/27/2022	2023-09-25	1,200,000	0	5,014	

Moderate Income Household Affordability Assumptions

Housing affordability can be estimated by comparing the cost of renting or owning a home in Turlock with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price refers to the amount not exceeding 30 percent of household income for households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Turlock are shown in Table F-5, which also shows household and unit size. The affordability of the city's housing stock by tenure and income group is discussed below.

Moderate Income households are those making between 81 and 120 percent of the area median income. Specifically, for Stanislaus County, a 2-person (1 bedroom) household in Turlock ranges from $54,000 to $88,900 annually. Based on HCD income limits and affordable housing cost estimates shown on Table F-5, the affordable monthly rent for a 2-person (1 bedroom) household in this income category ranges from $1,350 to $2,223 per month and the affordable house price is up to $263,930. For a 3-person household (2 bedroom) in Turlock, moderate income households range $60,750 to $100,000 annually. The affordable monthly rent for a 3-person (2 bedroom) household in this income category ranges from $1,519 to $2,500 per month and the affordable house price is up to $295,608. For a 4-person (3 bedroom) household in Turlock, moderate income households ranges from $67,500 to $111,100 annually. The affordable monthly rent for a 4-person (3 bedroom) household in this income category ranges from $1,688 to $2,778 per month and the affordable house price is up to $327,287.When comparing the affordable monthly rent of Table F-5 to the average asking rent prices in Turlock of Table F-6, the results indicate that rental units of appropriate size, up to 3-bedrooms, would be available in a range affordable to 2- to 4-person households in the Moderate income category. However, when comparing the affordable for-sale house prices of Table F-5 to the median sale prices of Table F-5, it is clear that for sale product would not likely be within reach for any Moderate-Income households. For example, the affordable purchase price of a studio for a Moderate-Income household would be $227,555, which is about $50,000 lower than the median sales price of $278,333. As such, all for sale products in the inventory are counted toward Above Moderate Income.

Further, a review of housing built in Turlock since 2010 can be found in Table F-8. This table indicates that the vast majority of multifamily housing built in Turlock since 2010 and during the City's 2015-2023 5th Cycle Housing Element were rental product. From 2010 to 2022, there has been an increase of 1,638 of multifamily units, of which 99.2 percent were rental product. Further, during the 2015-2023 Housing Element Cycle, the City of Turlock saw more housing approved or constructed than any other city in Stanislaus County except Modesto, as shown in Chapter 2 Community Profile Table 2-4. Therefore, for the purpose of realistic projections, the inventory conservatively assumes that on sites zoned for higher density housing that are too small to meet the lower income suitability criteria, on average 70 percent of the units will be affordable to Moderate Income households and 30 percent will be affordable to Above Moderate-income households.

Table F-5: City of Turlock Housing Affordability by Income Group

		Affordable Monthly Payment[2]		*Housing Costs*			*Maximum Affordable Price*	
				Utilities				
Household Size	*AMI Limits[1]*	*Renter*	*Owner*	*Renter[3]*	*Owner*	*Taxes & Insurance[4]*	*Renter*	*Owner[5]*
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	$17,750	$444	$444	$240	$240	$155	$204	$8,992
2 Person (1 Bedroom)	$20,250	$506	$506	$254	$254	$177	$252	$13,880
3 Person (2 Bedroom)	$24,860	$622	$622	$293	$293	$218	$329	$20,381
4 Person (3 Bedroom)	$30,000	$750	$750	$332	$332	$263	$418	$28,589
5 Person (4 Bedroom)	$35,140	$879	$879	$373	$373	$307	$506	$36,613
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	$29,550	$739	$739	$240	$240	$259	$499	$44,221
2 Person (1 Bedroom)	$33,800	$845	$845	$254	$254	$296	$591	$54,412
3 Person (2 Bedroom)	$38,000	$950	$950	$293	$293	$333	$657	$59,761
4 Person (3 Bedroom)	$42,200	$1,055	$1,055	$332	$332	$369	$723	$65,295
5 Person (4 Bedroom)	$45,600	$1,140	$1,140	$373	$373	$399	$767	$67,877
Low-Income (51%-80% AMI)								
1 Person (Studio)	$47,250	$1,181	$1,181	$240	$240	$413	$941	$97,435
2 Person (1 Bedroom)	$54,000	$1,350	$1,350	$254	$254	$473	$1,096	$114,911
3 Person (2 Bedroom)	$60,750	$1,519	$1,519	$293	$293	$532	$1,226	$127,961
4 Person (3 Bedroom)	$67,500	$1,688	$1,688	$332	$332	$591	$1,356	$141,010
5 Person (4 Bedroom)	$72,900	$1,823	$1,823	$373	$373	$638	$1,450	$149,679
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	$77,750	$1,944	$2,268	$240	$240	$794	$1,704	$227,555
2 Person (1 Bedroom)	$88,900	$2,223	$2,593	$254	$254	$908	$1,969	$263,930
3 Person (2 Bedroom)	$100,000	$2,500	$2,917	$293	$293	$1,021	$2,207	$295,608
4 Person (3 Bedroom)	$111,100	$2,778	$3,240	$332	$332	$1,134	$2,446	$327,287
5 Person (4 Bedroom)	$120,000	$3,000	$3,500	$373	$373	$1,225	$2,627	$350,820

1. AMI limits based on 2023 HCD State Income Limits for Stanislaus County, other assumptions are derived from Zillow estimates (as of January 2022) and the National Association of Realtors. The 2023 Stanislaus County AMI is $92,600
2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be is one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).
3 Utilities are estimated according to the 2021 Stanislaus County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration, and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.
4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.
5. Assumed 30-year amortization, 5.84% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2023; Stanislaus Housing Authority Utility Allowance Schedule, 2022; Zillow Mortgage Rates, January 2022; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2022

Table F-6: Average Asking Rents in Turlock, 2024

	Average Size (sf)	*Average Rent ($/mo)*	*Average Rent ($/sf/mo)*
Studio	429	$1,096	$2.55
1-Bedroom (2 Person)	635	$1,346	$2.11
2-Bedroom (3 Person)	895	$1,441	$1.61
3-Bedroom (4 Person)	1,072	$1,813	$1.69

Source: Rental Market Trends in Turlock, CA, Apartments.com, 2024

Table F-7: Median Sales Price by Unit Type

	Studio	*1-Bedroom*	*2-Bedroom*	*3-Bedroom*
Home Value (2022)	$278,333	$282,112	$329,780	$428,929

Source: Zillow Home Value Index, 2022.

Table F-8 Tenure by Units in Structure

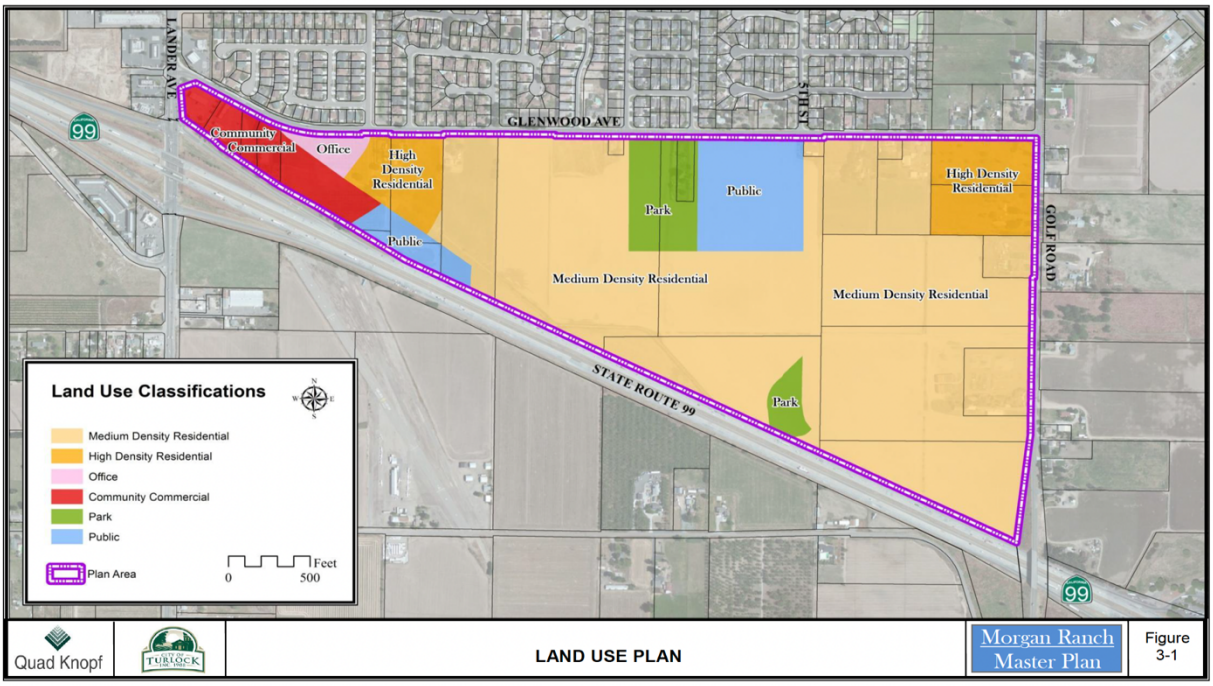
	2010						2022					
	Owner Occupied		Renter Occupied		TOTAL		Owner Occupied		Renter Occupied		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-Family Homes	12,200	94.9%	5,264	52.2%	17,464	76.2%	12,875	94.6%	4,607	41.4%	17,482	70.7%
Multifamily Housing	118	0.9%	4,723	46.9%	4,841	21.1%	130	1.0%	6,349	57.0%	6,479	26.2%
Other[1]	536	4.2%	91	0.9%	627	2.7%	5,981	4.4%	174	1.6%	772	3.1%
TOTAL	12,854	100.0%	10,078	100.0%	22,932	100.0%	13,603	100.0%	11,130	100.0%	24,733	100.0%

1 Other housing types include mobile homes, boat, RV, vans, etc.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2010-2022), Table B2503

Morgan Ranch Master Plan Area Site Suitability and Realistic Capacity Analysis

The Morgan Ranch Master Plan, adopted in 2015, provides land use locations, development standards, circulation patterns, and backbone infrastructure plans to direct future development of the Morgan Ranch area (Plan Area). The Plan Area is a predominantly undeveloped, roughly triangular area bounded by State Highway 99 to the south, Golf Road to the east, and Glenwood Avenue to the north, as shown in Figure 3-1 of Plan below, and covers approximately 170 acres in southeast Turlock.



City of Turlock
Morgan Ranch Master Plan

June 2015
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The Plan Area includes 120.2 acres of land classified for Medium Density Residential and 15.7 acres of land classified to High Density Residential. Medium Density Residential (7.5 to 9 du/ac) is the predominant land use classification within the Plan Area and is intended to provide entry-level housing opportunities of single-family homes and duplexes within easy walking and biking distance to neighborhood parks and the new elementary school. Consistent with the Master plan buildout assumptions, the Draft Housing Element assumes 875 single-family homes in these areas, which would be market rate homes affordable to above moderate-income households.

The Morgan Ranch Master Plan also includes a High Density Residential (17 to 40 du/ac) land use classification intended to support compact development, provide housing choices to match changing demographics, and facilitate needed affordable housing with a variety of designs. The High Density Residential applies to four parcels in the Master Plan area, as shown in Figure 3-1 of the from the Master Plan. These four parcels are listed in Table F-9 below. Parcels within the Master Plan area were vetted to confirm their suitability to accommodate lower income RHNA, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities. No parcels are less than 0.5

acres nor larger than 10 acres, as shown on Table F-9. Further, as noted in Appendix C, Housing Constraints, no lower income sites on the inventory are in areas of natural hazard risk. There are 15 sites that contain hazardous material based on a search of State databases, and all are closed and not located near the Morgan Ranch Master Plan area. Development standards and designations were prepared to be in conformance with the City's General Plan and can be found in Chapter 3 of the Master Plan. The Master Plan also outlines a program of utility infrastructure improvements needed to support development within the area and it establishes mechanisms to fund construction of required improvements. Specifically, the master-planned backbone lines are to be funded by a combination of citywide developer impact fees and a Master Plan impact fee program established concurrently with the Master Plan. The Master Plan also envisions a reimbursement system is planned to reimburse the first developers who will likely need to install more than their fair share of the backbone infrastructure. Additionally, Program 2-D, Morgan Ranch Sewer Lift Station, commits the City to constructing a sewer lift station to assist with the financial feasibility of master plan development. The sewer lift station will consist of two pumps with capacity of 1.2 million gallons per day at the Golf Road/Glenwood Avenue intersection in the eastern part of the master plan area addressing what has been a constraint on development to date. Therefore, the four parcels identified to accommodate lower income RHNA meet the applicable criteria established in State law.

Projected buildout of the four High Density Residential parcels is a total of 450 net new units, all counted toward L/VL RHNA given that the sites meet the applicable criterial established in State law. This projected yield is consistent with the buildout program of the Morgan Ranch Master Plan. The realistic capacity of each of the individual parcels is detailed in Table F-9 below. The assumed density is 29 units per acre, which is consistent with the typical density of recently approved and constructed multifamily in Turlock and peer communities in the Central Valley described above. As shown in Figure 3-1 from the Master Plan, only a portion of two parcels (APNs 044-023-005-000 and 044-023-031-000) is planned for High Density Residential development. Accordingly, capacity is calculated only on the portion of those parcels designated High Density Residential. City staff has recently had inquiries from a local realtor interested in marketing these properties for multifamily development consistent with the Master Plan. There are two existing homes within the Morgan Ranch Master Plan area; both belong to the current owner who intends to relocate upon sale of the property for redevelopment. The sites inventory in Appendix A and the related summary of RHNA capacity in Chapter 3 reflects this.

Table F-9 Morgan Ranch High Density Residential Parcels

APN	*Site Address*	*General Plan Designation*	*Total Site Acres*	*High Density Residential Acres*	*Projected Capacity (units)*
044-025-007-000	2125 GOLF RD	High Density Residential	4.9	4.9	142
044-025-006-000	2001 GOLF RD	High Density Residential	4.6	4.6	133
044-023-005-000	500 E GLENWOOD AVE	High Density Residential, Public	5.3	4.3	123
044-023-031-000	432 E GLENWOOD AVE	High Density Residential, Community Commercial, Office, Public	8.0	1.9	55
TOTAL				**15.65**	**453**

Source: City of Turlock, 2025; Dyett and Bhatia, 2025

Suitability of Consolidated Sites

In total, there are 19 consolidated sites included on the housing sites inventory in Appendix A. Each consolidated site is comprised of multiple adjacent parcels under common ownership, such that they may be developed together as part of a single project. Table F-10 summarizes the characteristics of each consolidated site together with the number of units projected and the level of affordability. As shown, there are no consolidated sites with an area of less than 0.5 acres where units are projected toward L/VL RHNA. While consolidated sites C, D, F and J are less than 0.5 acres in size, units on these sites are counted toward the Above Moderate income category. To clarify, sites on Table F-10 are not pipeline projects.

Additionally, the aerial images below demonstrate that all of the consolidated sites have ready access to adjacent streets, and none are of odd shapes that would make development difficult. Many of the consolidated sites are vacant, and the non-vacant consolidates sites all have multiple indicators of redevelopment potential. As such, there are no characteristics of consolidated sites that would inhibit development.

Table F-10 Consolidated Sites in Housing Inventory

Site	APN	Owner	Site Address	General Plan Designation	Zoning	Existing Land Use	Parcel Size (acres)	Available Land (acres)	Income Category			Total Units
									Very Low and Low	Moderate	Above Moderate	
	061-011-014-000	MOEN LANITA ET AL TRS	123 W OLIVE AVE	Downtown	DC	Office	0.20	0.20				
A	061-011-015-000	MOEN LANITA ET AL TRS	N BROADWAY	Downtown	DC	Office	0.13	0.13				
	061-011-016-000	MOEN LANITA ET AL TRS	219 N BROADWAY	Downtown	DC	Office	0.56	0.56				
								0.89	32			32
	043-045-012-000	MOLINARI THOMAS S & LUZ C	107 3RD ST	Downtown	DC	Industrial	0.28	0.28				
B	043-045-020-000	MOLINARI THOMAS S & LUZ C	250 MARKET ST	Downtown	DC	Commercial	0.34	0.34				
								0.62	22			22
	061-028-013-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	609 EAST MAIN ST	Downtown	DCT	Mixed Use	0.17	0.14				
C	061-028-012-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	613 EAST MAIN ST	Downtown	DCT	Mixed Use	0.19	0.12				
								0.27			5	5
	061-029-065-000	BEECH JOHN & CHERYL	531 E OLIVE AVE	Downtown	OR	Mixed Use	0.32	0.27				
D	061-029-064-000	BEECH JOHN & CHERYL	609 E OLIVE AVE	Downtown	OR	Office	0.16	0.11				
								0.38			9	9
	061-031-029-000	DE GRAFF JERRY J & MELINDA K TRS	705 EAST MAIN ST	Downtown	DCT	Commercial	0.26	0.26				
	061-031-001-000	DE GRAFF JERRY J & MELINDA K TRS	161 N DENAIR AVE	Downtown	OR	Commercial	0.10	0.10				
E	061-031-052-000	DE GRAFF JERRY J & MELINDA K TRS	742 E OLIVE AVE	Downtown	OR	Commercial	0.52	0.48				
	061-031-005-000	DE GRAFF JERRY J & MELINDA K TRS	754 E OLIVE AVE	Downtown	OR	Commercial	0.17	0.14				
	061-031-006-000	DE GRAFF JERRY J & MELINDA K TRS	764 E OLIVE AVE	Downtown	OR	Industrial	0.26	0.24				
								1.21	29			29
	061-024-027-000	DELGADO GEORGE L & MARY E	409 E OLIVE AVE	Downtown	OR	Commercial	0.14	0.11				
F	061-024-028-000	DELGADO GEORGE L & MARY E	401 E OLIVE AVE	Downtown	OR	Mixed Use	0.26	0.23				
								0.34			8	8
	043-049-066-000	FINNEGAN ROBERT	301 THIRD ST	Downtown	IR	Industrial	0.44	0.28				
G	043-049-045-000	FINNEGAN ROBERT	200 B ST	Downtown	IR	Industrial	0.25	0.21				
								0.50	12			12
	061-026-003-000	KENNEDY J PATRICK & PATRICIA A TRS	400 MARSHALL ST	Downtown	OR	Vacant	0.16	0.16				
H	061-026-002-000	KENNEDY J PATRICK & PATRICIA A TRS	424 MARSHALL ST	Downtown	OR	Vacant	0.65	0.65				
	061-026-001-000	KENNEDY J PATRICK & PATRICIA A TRS	432 MARSHALL ST	Downtown	OR	Vacant	0.16	0.16				
								0.96			23	23
	061-025-038-000	KENNEDY J PATRICK & PATRICIA A TRS	401 MARSHALL ST	Downtown	PD	Vacant	0.10	0.10				
	061-025-037-000	KENNEDY J PATRICK & PATRICIA A TRS	407 MARSHALL ST	Downtown	PD	Vacant	0.10	0.10				
	061-025-039-000	KENNEDY J PATRICK & PATRICIA A TRS	219 S THOR ST	Downtown	PD	Vacant	0.14	0.14				
I	061-025-058-000	KENNEDY J PATRICK & PATRICIA A TRS	431 MARSHALL ST	Downtown	PD	Vacant	0.69	0.69				
	061-025-061-000	KENNEDY J PATRICK & PATRICIA A TRS	CRANE AVE	Downtown	PD	Vacant	0.46	0.46				
	061-025-060-000	KENNEDY J PATRICK & PATRICIA A TRS	CRANE AVE	Downtown	PD	Vacant	0.26	0.26				
								1.75	42			42
J	061-017-002-000	SOLAR COOL PROPERTIES LLC	326 S CENTER ST	Downtown	TC	Industrial	0.19	0.11				

	061-017-003-000	SOLAR COOL PROPERTIES LLC	311 S GOLDEN STATE BLVD	Downtown	TC	Commercial	0.33	0.33				
								0.43		10		10
K	071-014-013-000	RANCHO RIAD LLC	1810 DIVANIAN DR	Community Commercial	C-C	Vacant	1.74	1.74				
	071-014-012-000	RANCHO RIAD LLC	1814 DIVANIAN DR	Community Commercial	C-C	Vacant	1.35	1.35				
	071-014-011-000	RANCHO RIAD LLC	1828 DIVANIAN DR	Community Commercial	C-C	Vacant	1.49	1.49				
								4.58	128			128
L	071-011-038-000	RANCHO RIAD LLC	1199 PEDRAS RD	Community Commercial	PD	Vacant	3.43	3.43				
	071-011-045-000	RANCHO RIAD LLC	1189 PEDRAS RD	Community Commercial	PD	Vacant	0.69	0.69				
								4.11	115			115
M	071-072-048-000	PIRO ENTERPRISES INC	2020 DIVANIAN DR	Heavy Commercial	PD	Vacant	0.24	0.24				
	071-072-049-000	PIRO ENTERPRISES INC	2032 DIVANIAN DR	Heavy Commercial	PD	Industrial	0.74	0.74				
	071-072-050-000	PIRO ENTERPRISES INC	2040 DIVANIAN DR	Heavy Commercial	PD	Vacant	0.61	0.61				
								1.60	44			44
N	072-010-063-000	DOO JENNIE TR	118 MONTE VISTA AVE	Community Commercial	C-C	Commercial	0.31	0.27				
	072-010-064-000	DOO JENNIE TR	3100 GEER RD	Community Commercial	C-C	Commercial	2.09	1.63				
								1.91	53			53
O	072-018-001-000	VINTAGE PROPERTIES LIMITED PARTNERSHIP	2650 GEER RD	Community Commercial	C-C	Commercial	0.53	0.45				
	072-014-057-000	VINTAGE PROPERTIES LIMITED PARTNERSHIP	2650 GEER RD	Community Commercial	PD	Commercial	0.27	0.27				
								0.72	20			20
P	061-003-027-000	OLESEN CRAIG D TR ET AL	973 WEST MAIN ST	Community Commercial	C-C	Commercial	0.49	0.44				
	061-003-028-000	OLESEN CRAIG D TR ET AL	1009 WEST MAIN ST	Medium Density Residential	C-C	Commercial	0.71	0.71				
								1.15		15	6	21
Q	050-002-058-000	K & D PARTNERSHIP	1162 WEST MAIN ST	Community Commercial	PD	Commercial	0.93	0.68				
	050-002-059-000	K AND D PARTNERSHIP	1090 WEST MAIN ST	Community Commercial	PD	Commercial	0.56	0.56				
								1.24	23			23
R	043-047-004-000	FOSTER POULTRY FARMS	6TH & D ST	Industrial	I	Industrial	0.47	0.47				
	043-047-005-000	FOSTER POULTRY FARMS	550 C ST	Industrial	I	Industrial	0.83	0.73				
								1.21	33			33
S	071-015-017-000	CS INVESTMENTS LLC	GEER RD	High Density Residential, Office	R-H or C-O	Vacant	5.54	5.54				
	071-015-013-000	CS INVESTMENTS LLC	GEER RD	High Density Residential, Office	R-H or C-O	Vacant	0.28	0.28				
								5.82	139			139

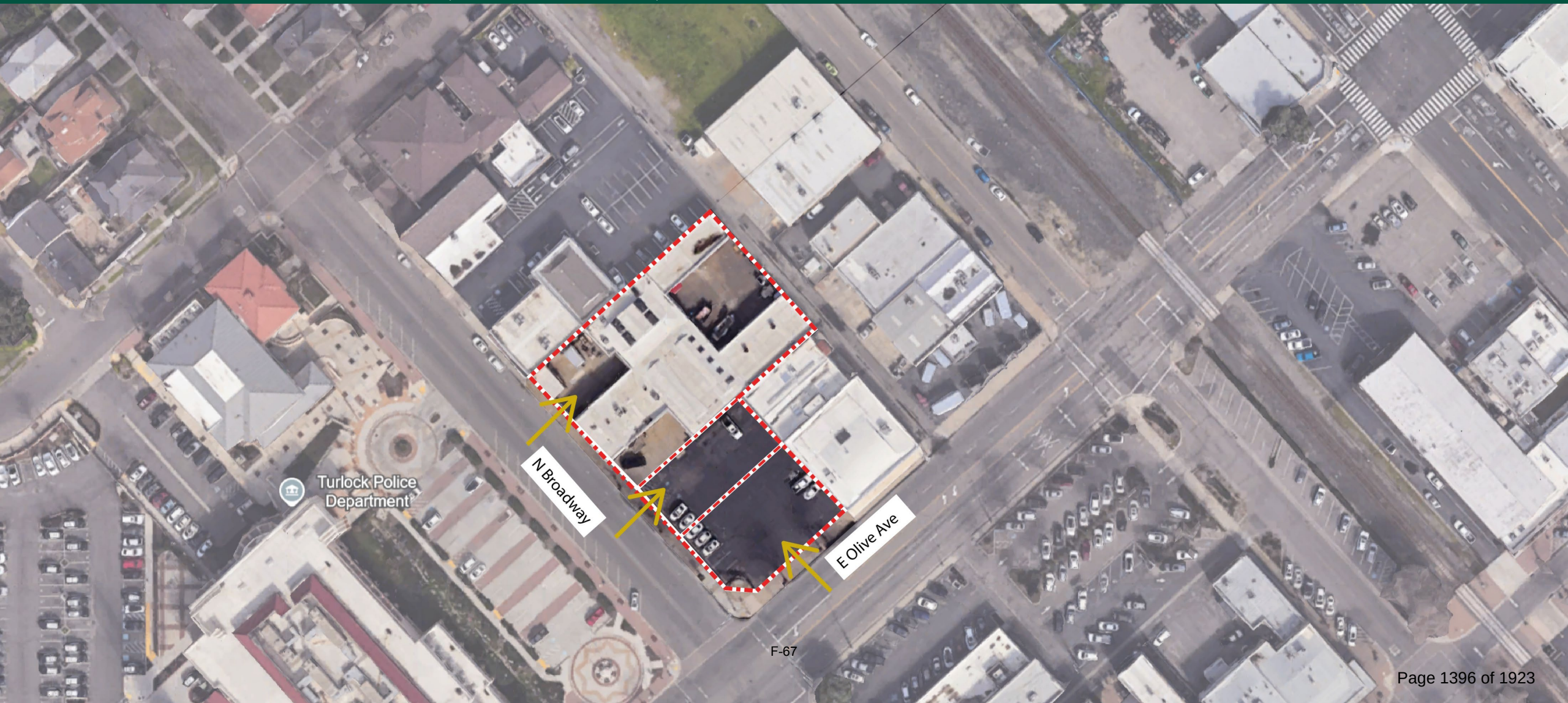
Source: City of Turlock, 2025, and Dyett and Bhatia, 2025

City of Turlock

Consolidated Sites

Site A

123 W Olive Ave/ N Broadway/ 219 N Broadway



Site B

107 3rd St/ 250 Market St



Site C

609 & 613 E Main St



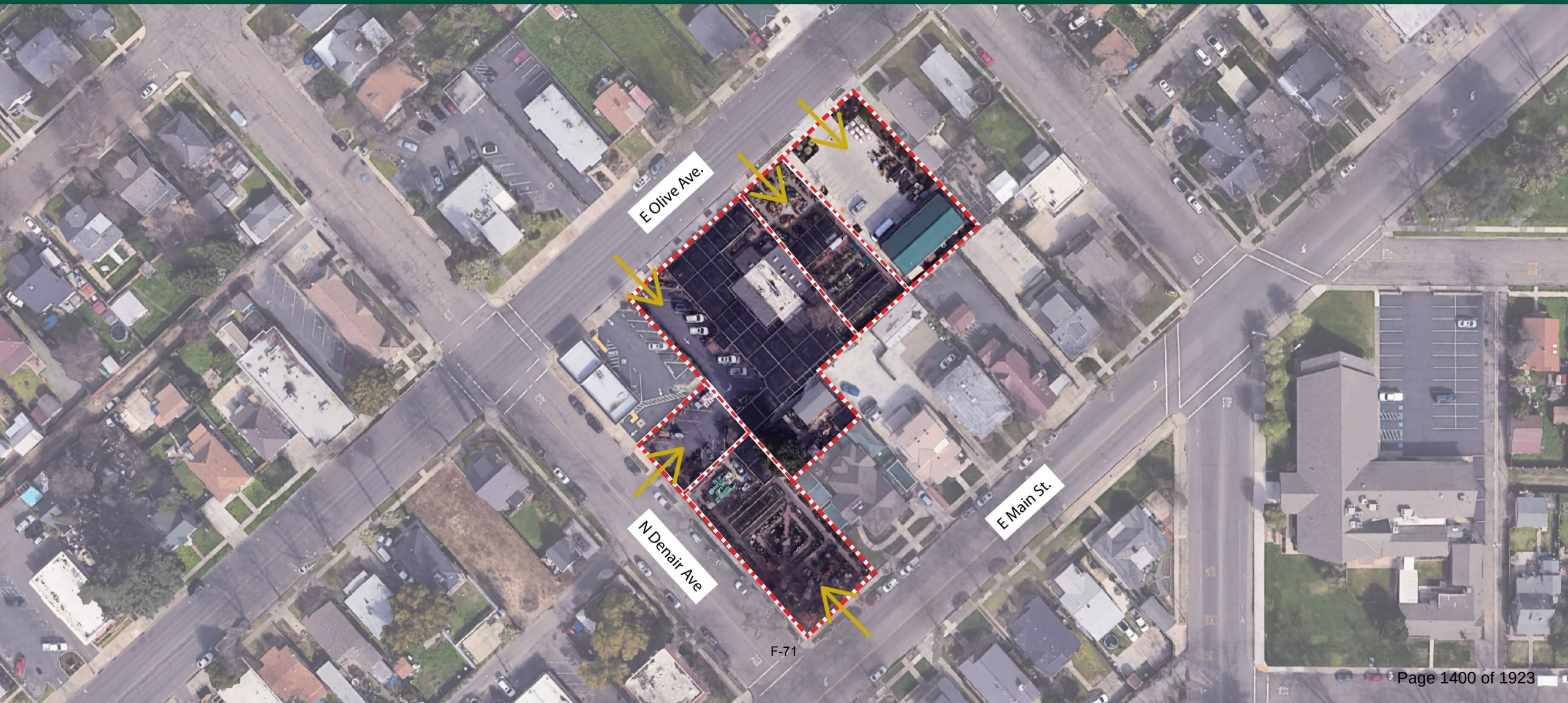
Site D

531 & 609 E Olive Ave



Site E

705 E Main St/ 161 N Denair Ave/ 742, 754 &764 E Olive Ave



Site F

409 & 401 E Olive Ave



Site G

531 3rd St/ 200 B St



Site H

400, 424 & 432 Marshall St



Site I

401, 407 and 431 Marshall St/ 219 S Thor St/ Crane Ave



Site J

326 S Center St/ 311 S Golden State Blvd



Site K

1810, 1814 and 1828 Divanian Dr



Site L

1189 & 1199 Pedras Rd



Site M

2020, 2032 & 2040 Divinian Dr



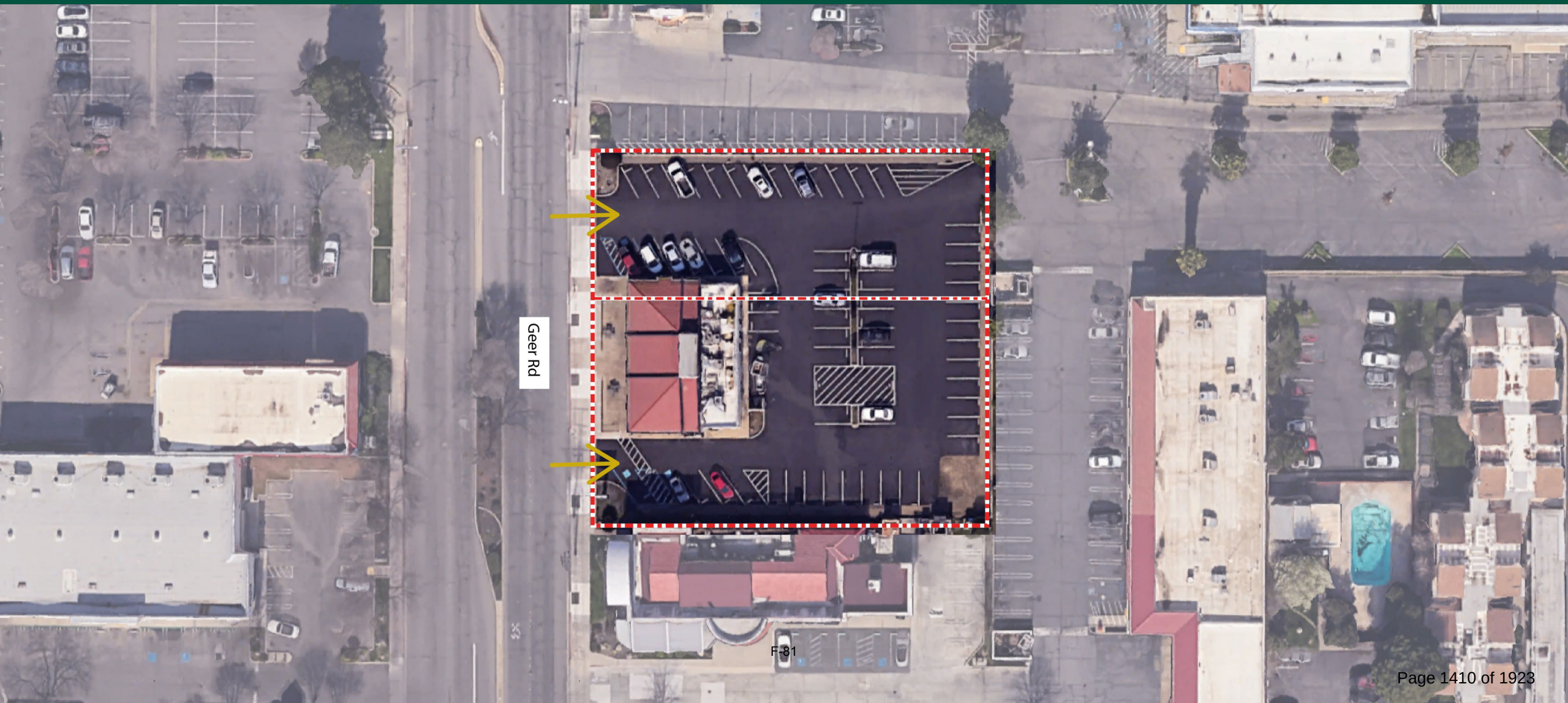
Site N

118 E Monte Vista Ave/ 3100 Geer Rd



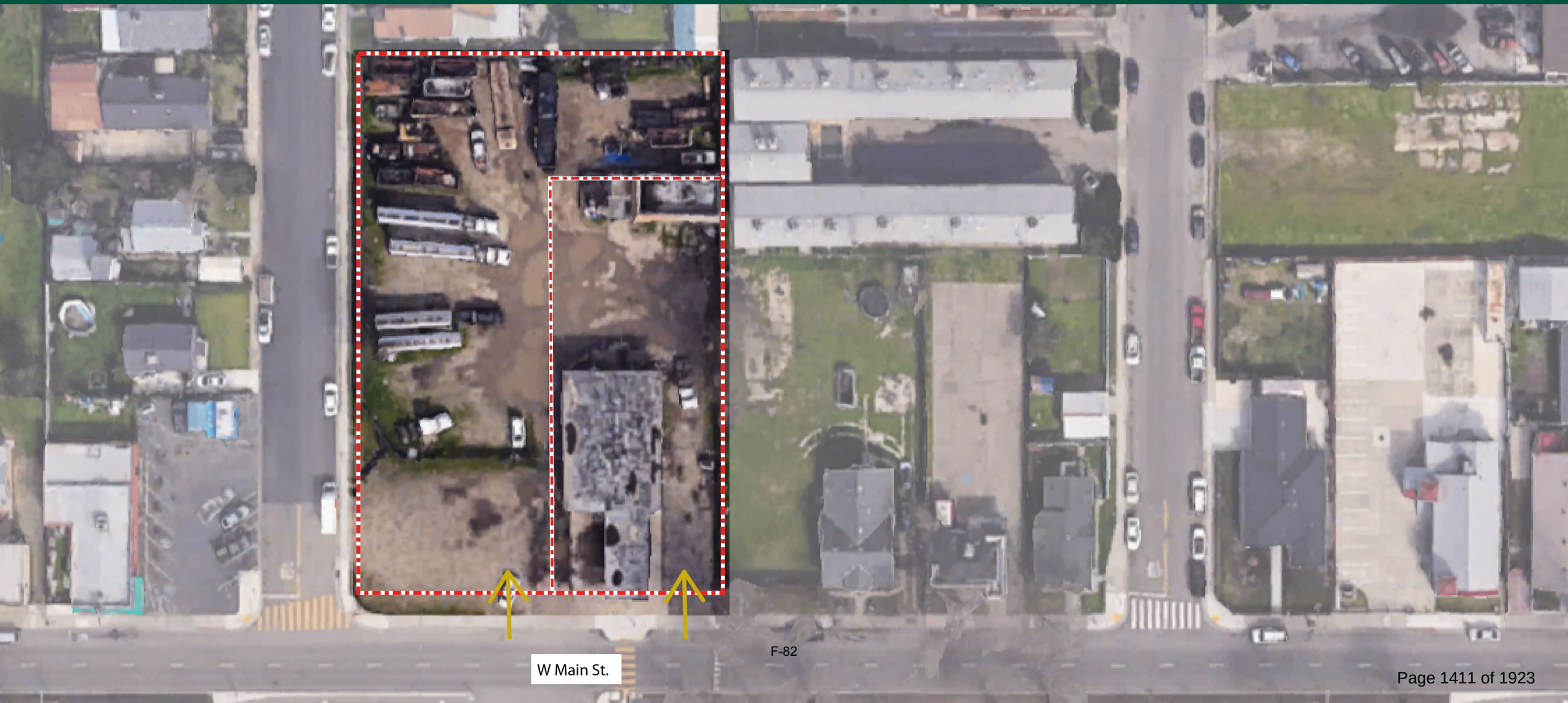
Site O

2650 Geer Rd



Site P

973 & 1009 W Main St



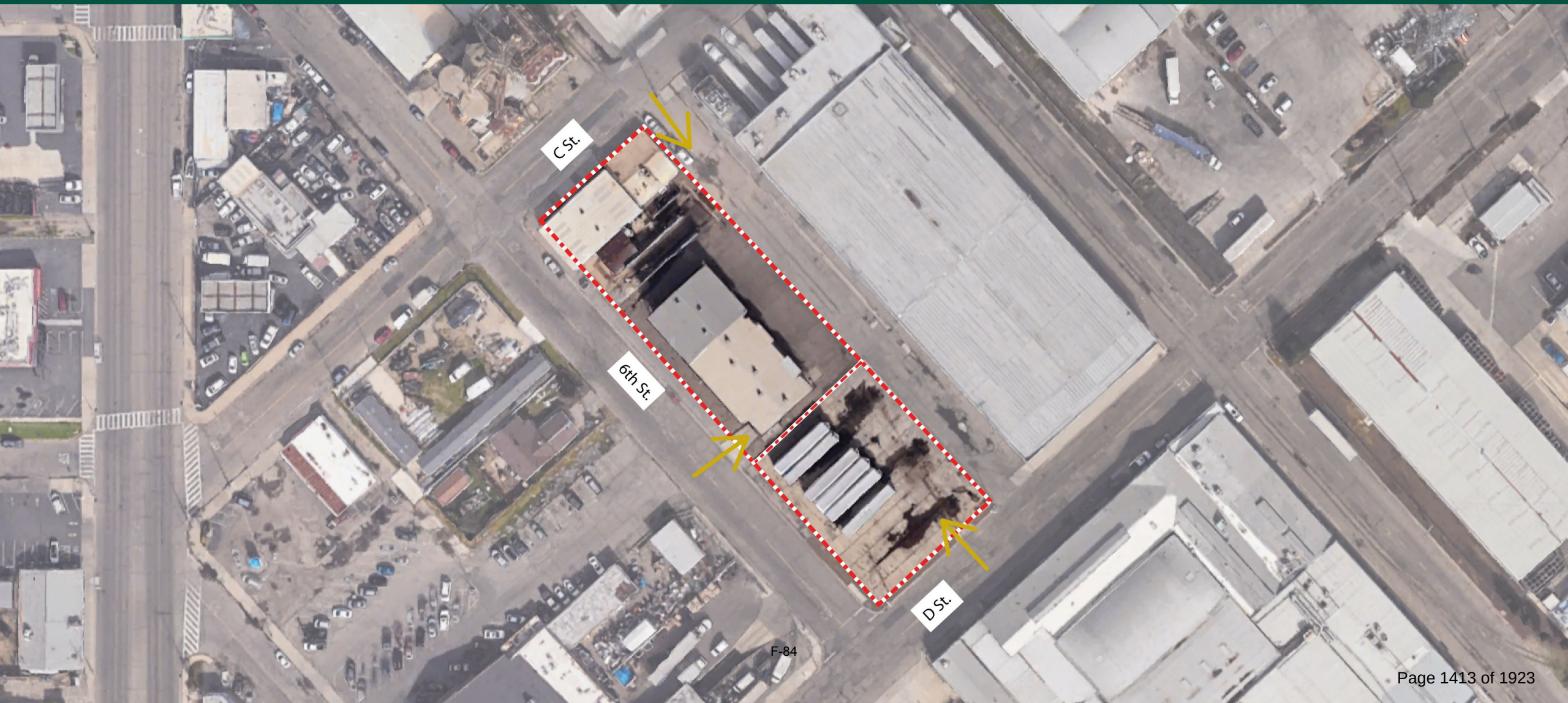
Site Q

1090 & 1162 W Main St



Site R

550 C St/ 6th & D St



Site S

Geer Rd



Appendix G

Outreach Materials



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January 2025 City Council Study Session Presentation **G-251**

Overview of Community Outreach

Community involvement is an integral component of the Housing Element process. The City of Turlock employed a range of public outreach and engagement strategies to solicit meaningful community input that has informed the 2023-2031 Housing Element. These strategies included targeted community listening sessions, decision-maker meetings, pop-up outreach, a community survey, as well as ongoing communication at the project's website. A summary of these engagement activities is described below.

"LISTENING SESSION" FOCUS GROUP DISCUSSIONS

At the outset of the process, the City hosted a series of listening sessions with property owners, community group representatives, local architects, and others to gather information on housing needs and preferences, as well as opportunities and constraints to residential development in Turlock (page G-3). In total, 5 listening sessions were held over the course of April 18-21, 2023, over Zoom. Participants included representatives from housing production and supportive services organizations, including Stanislaus County Affordable Housing Inc, Maracor Development, Florsheim Homes, Center for Human Services, Children Crisis Center, We Care Turlock, and Youth Navigation Center (YNC) of Stanislaus County. Participants of the listening sessions gave a sense of various economic segments of the community, as some representatives had worked with a range of groups within Turlock, such as people experiencing homelessness, extremely low-income and low households, students, older adults, and families. Participants were able share ideas on how to meet the housing needs of those they represent. Some participants had more specialized backgrounds in finance, where their expertise was more useful in informing regulatory environment and financing concerns within Turlock and Stanislaus County as a whole. Comments discussed in the focus groups included opportunities to renovate and restore older facilities along commercial corridors for affordable housing, providing guidance for ADU development like objective design standards, and consolidating lots for development. Participant feedback from these groups helped inform program of actions in the Housing Element, including Workforce Housing Overlay (Program 1-B), Small Lot Subdivision Ordinance (Program 1-D), ADUJADU Awareness (Program 1-E), Congregational Overlay (Program 1-F), Predevelopment Consultation (Program 2-A), Objective Standards for Multifamily and Mixed Use Development (Program 2-B), and Design Review (Program 2-C). These programs address development feasibility and can be found in detail in Chapter 4 Housing Action Plan.

WEB AND SOCIAL MEDIA

A webpage on the City's website to serve as a portal for the Housing Element Update. The webpage was regularly updated throughout the course of the project to provide contextual information on legal requirements and key concepts and housed draft documents for public review. Updated content was posted to the City website regularly to keep the community informed of progress.

POP-UP OUTREACH

Using a "go to them" strategy to raise awareness of the project and provide community members with additional in-person opportunities for input, City staff conducted pop-up events in 2023 at locations where community members gather, such National Night Out event held at Columbia Park (page G-5). Events were structured as "chalk board chats" that provided community members with

opportunities to learn about the project and share quick feedback on what strategies the Draft Housing Element and Environmental Justice Element should prioritize. To ensure language access and inclusivity, Spanish-language materials were available at the event, and bilingual staff were present to assist Spanish-speaking participants in sharing their input. Approximately 30 community members visited the booth to share their thoughts on the potential location of future housing in Turlock. A strong majority were interested in Downtown and Geer Road opportunity areas, and hoped to see infill development and multifamily housing on underutilized and vacant properties. Participants hoped new housing would improve affordability and expressed their desired to live closer to their workplaces. As such, public input received was used to inform programs in Chapter 4, the Housing Action Plan, including programs that address housing affordability, promote a wider variety of housing types and sizes, and help ease displacement pressure, like SB 9 Housing Ordinance (Program 1-C), Workforce Housing Overlay (1-B), and Live-Work Units (Program 2-F).

COMMUNITY ONLINE SURVEY

In order to gather community input to inform updates to the Housing Element, an online survey was conducted February 1, 2024, to March 1, 2024. The survey focused in particular on five areas of Turlock with the greatest potential to accommodate new housing or other types of development in the coming years, and the questions were designed to solicit feedback that will help plan where new housing, employment, and shopping should be located and how to achieve other community objectives like improving transportation options, revitalizing older commercial streets, and preserving and enhancing neighborhood character. To ensure broader community participation, the survey was made available in both English and Spanish. This helped remove language barriers and encouraged input from Turlock's Spanish-speaking residents. The survey provided residents with an opportunity to help identify and evaluate strategies for accommodating housing that informed the sites inventory and helped the City meet the legal requirements for the Housing Element. The survey was promoted via the City's website and email blasts to community members, and citywide mailers to all households in Turlock. In total, more than 1,500 respondents participated in the survey. A full survey report can be found on page G-9. The results of the survey guided selection of sites for inclusion on the inventory and strategies to facilitate development and redevelopment of sites. Community support for new housing was strongest in the North Golden State, Geer Road, South Lander, and West Main opportunity areas, so programs in the Element focused on land use and zoning changes to increase the potential for new housing in these areas. Chief among these strategies is the creation of a Workforce Housing Overlay (Program 1-B), which will permit multifamily housing development by right at between 20 and 35 units per acre on vacant and underutilized parcels in the North Golden State, Geer Road, West Main, and South Lander Opportunity Areas as a means of promoting the construction of housing for teachers, nurses, firefighters, police officers, restaurant and services workers, and others employed in Turlock. Other related strategies include the adoption of objective standards for multifamily and mixed use development (Program 2-B) intended to facilitate development of high density residential development to meet local need and zoning amendments to facilitate construction of live-work units for a wider variety of entrepreneurs and self-employed residents (Program 2-F).

PUBLIC REVIEW DRAFT

The Draft Housing Element was available for public review between October 3 and November 4, 2024. During that timeframe, a meeting of the Planning Commission was held to introduce the Draft Element to the community and receive comments. Two community members spoke at the meeting, both in support of infill housing development. Additionally, a notice was sent to all property owners in the proposed Workforce Housing Overlay to inform them that the City was considering adoption

of a zoning overlay that would allow them to develop housing on their properties if they choose. In response 10 property owners contacted the City to express support for the overlay and interest in potentially developing multifamily housing on their properties. No other written comments were sent directly to the City following the release of the Public Review Draft; however, in November 2022 HCD received a comment letter regarding the Turlock Housing Element from a resident of Contra Costa County (included at the end of this Appendix) The comment letter appears to be a form letter into which "TURLOCK" was cut and pasted. The commenter alleges without evidence that the City of Turlock regularly fails to deliver CEQA-exemption determinations in a timely manner and recommends that HCD inform the City of Turlock that an analysis of CEQA and Permit Streamlining Act Compliance should be incorporated into the Draft Housing Element, which HCD has done in its letter of April 3, 2025. In response, new text has been added to Appendix C to clarify the procedures used by City staff to ensure compliance with CEQA and the Permit Streamlining Act.

Further, after the release of the Public Review Draft, a community member emailed Dyett and Bhatia, the firm assisting the City of Turlock with Housing Element notifying that the compliance end date for 381 W Hawkeye, Villas at Parkside, in Turlock, CA was listed as 2053 in Appendix B: Housing Needs Assessment, though the end date for this property is actually in 2029, during the planning period. The email and attachments are included in this Appendix G. In response to this comment, a new program was added, Program 4-J, Expiring Covenants, which would pursue a program to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. More information is available in Chapter 4: Housing Action Plan.

DECISION-MAKER REVIEW

A series of study sessions before the Planning Commission and City Council were held as the components of the Housing Element were developed and refined, providing additional opportunities for public input and decision-maker review. The Planning Commission held a study session on the preliminary sites inventory and key strategies for the Housing Element in July 2024, and feedback was used to refine the sites analysis and specific strategies for accommodating RHNA and furthering fair housing in Turlock (page G-158). Upon close of the 30-day public review period, the Draft Housing Element and public comments were presented to the Planning Commission in November 2024 and City Council in January 2025. Adoption hearings before the Planning Commission and City Council are planned for summer 2026, following review by HCD.

From: **David Kellogg** david.kellogg@gmail.com
Subject: Public Comment on Housing Element
Date: November 18, 2022 at 8:34 PM
To: Housing Elements@HCD HousingElements@hcd.ca.gov

DK

Nov 18, 2022

On behalf of David Kellogg (a Contra Costa County resident), 350 Contra Costa, Greenbelt Alliance, CaRLA, Scott O'Neil (a resident of Palo Alto), Watson Ladd (a resident of Berkeley), Marven Normal (a resident of San Bernadino), Dara Dadachanji (a resident of San Francisco), and George Grohwin (a resident of San Francisco), we provide the following comment on the Housing Element from TURLOCK.

GREENBELT ALLIANCE

CALIFORNIA RENTERS LEGAL ADVOCACY AND EDUCATION FUND

350ContraCosta

Issue

- The Housing Element from TURLOCK fails to adequately analyze compliance

with one of the state's fundamental streamlining laws.

- Under PRC 21080.1 & 21080.2, a lead agency must determine if a housing development is exempt from CEQA within 30 days of completeness, or if an EIR or other CEQA document will be required.
- For CEQA-exempt housing, this CEQA determination then triggers a 60-day approval clock (with deemed approved remedies) under the Permit Streamlining Act. Thus, if state housing laws were followed, CEQA-exempt housing projects should generally receive approvals in about 120 days.
    1. 30 days to determine completeness
    2. 30 days for CEQA review
    3. 60 days for approval.
- TURLOCK does not appear to issue determinations of CEQA-exemption within 30 days of completeness. As a result, **builders and the public are denied the right to the timely approval of housing**. Additionally, the builders are forced into an unreasonable bargaining position, as they lack the "deemed approved" options they should have. This improperly empowers jurisdictions to treat builders arbitrarily in the entitlement process.
- Moreover, TURLOCK has no apparent good-faith basis for delaying CEQA-exemption determinations beyond the allowance of Public Resources Code 21080.1 & 21080.2. In the vast majority of instances, these exemptions are uncontested and straightforward.

Recommendation

- The Housing Element from TURLOCK should include an analysis of compliance in its approval process with PRC 21080.1 & 21080.2.
- The Housing Element from TURLOCK should add a program to specify (i) who is responsible for making the CEQA determination of PRC 21080.1, specify (ii) that their decision will be made within the timeframe permitted by PRC 21080.2, and specify that (iii), when they determine a project is exempt from CEQA, their determination triggers the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)). If existing local practices or regulations are incompatible with these state laws, the program should commit to enacting reforms necessary to achieve compliance within a reasonable and definite timeline.

HCD Technical Assistance Letter

- The CEQA issues mentioned herein are discussed in the June 3, 2022 Technical Assistance letter sent to Berkeley by Shannan West, Housing Accountability Unit Chief (copy included below).
- In the letter, HCD notes that Berkeley had been issuing "recommendations" of CEQA-exemption and that the actual "determinations" were made more than 30 days beyond the completeness date. HCD notes that such practice was in violation of PRC 21080.1 & 21080.2 and "may act as a governmental constraint on housing."

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

June 3, 2022

Sharon Gong, Senior Planner
City of Berkeley
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Dear Sharon Gong:

RE: Berkeley – Letter of Technical Assistance

The purpose of this letter is to provide technical assistance to the City of Berkeley (City). The California Department of Housing and Community Development (HCD) has become aware of potential conflicts between the practices of the City's Zoning Adjustments Board (ZAB) concerning determinations for projects determined to be exempt from the California Environmental Quality Act (CEQA) and timelines pursuant to Public Resources Code section 21080.1, subdivision (a), and Public Resources Code section 21080.2. HCD is concerned that these actions may act as a governmental constraint on housing development and requests the City review the CEQA determination process in Berkeley's 6th Cycle Housing Element and include programs to mitigate or remove constraints as necessary.

Obligations Under Public Resources Code sections 21080.1 & 21080.2

HCD has been made aware of at least five development applications where the final ZAB determination was made more than 30 days after the relevant permit was determined to be complete. As the City is aware, under the Public Resources Code, a lead agency must make a determination under CEQA for projects exempt from environmental review within 30 days of a project application being deemed complete. These provisions are critical to meeting the Permit Streamlining Act requirement set in Government Code section 65950, subdivision (a) (5), and generally facilitate the processing of housing developments.

6th Cycle Housing Element

As Berkeley is updating its 6th Cycle Housing Element, the City must describe and analyze the permit process from application to approvals, including a discussion on timeframes for each step in the process, impediments, and how it addresses the

application of state law on application processing pursuant to Government Code section 65583, subdivision (a)(5). In addition, the element must also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and include program actions to remove or mitigate identified constraints pursuant to Government Code section 65583, subdivision (c)(3). Excessive CEQA review timeframes can delay project approval and pose a constraint to the development of housing and should be reviewed as part of the City's housing element update.

Conclusion

HCD understands that the City is currently reviewing its compliance with these provisions and is looking at strategies to transparently document the process to ensure timely approval of CEQA determinations and provide additional transparency. HCD supports these efforts and encourages the City to take meaningful steps to ensure that its processes comply with provisions of state housing law.

If you have questions or need additional information, please contact Kevin Hefner at Kevin.Hefner@hcd.ca.gov

Sincerely,



Shannan West
Housing Accountability Unit Chief

Gmail

Karen Chavez <karen@dyettandbhatia.com>

Fwd: Turlock Housing Element - Correction needed

Andrew Hill <andrew@dyettandbhatia.com> Thu, Jan 30, 2025 at 8:45 AM
To: Adrienne Werner <awerner@turlock.ca.us>
Cc: Katie Quintero <KQuintero@turlock.ca.us>, Karen Chavez <karen@dyettandbhatia.com>

Hi Adrienne

A community member sent us this information yesterday. Let's review this morning and discuss how to get back to her.

Andrew

Begin forwarded message:

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>
Subject: Fwd: Turlock Housing Element - Correction needed
Date: January 29, 2025 at 11:46:59 AM PST
To: Andrew Hill <andrew@dyettandbhatia.com>

Begin forwarded message:

From: Yasaman Nazmi <ynazmi@gmail.com>
Subject: Turlock Housing Element - Correction needed
Date: January 29, 2025 at 10:53:58 AM PST
To: info@dyettandbhatia.com

Hello,

My understanding in working with CHPC and Turlock is that your firm was involved with the housing element for the City of Turlock.

I am writing bc there appears some inaccurate information was provided to, and subsequently used in writing the CIty of Turlock Housing Element.

Specifically, the **compliance end date for 381 W Hawkeye in Turlock, CA** was listed as 2053. But in fact the end date for this property is 2029. See the attached from the City of Turlock. And also attached is the TCAC Regulatory Agreement.

Please let me know who was assigned to this project, and how best to get the correct information out to the City of Turlock. Thank you, Yasaman-

--
Yasaman Nazmi Lee
415.596.7776 (cell)

2 attachments



image (1).png
154K

99-898 Regulatory Agrmt-1 (1).pdf
809K

Stanislaus, County Recorder
Karen Mathews Co Recorder Office
DOC- 2000-0080323-00
Tuesday, SEP 26, 2000 11:08:03
Ttl Pd $0.00 Nbr-0000600967
BBA/R3/ 1-13

Recording requested by and
when recorded mail to:

Tax Credit Allocation Committee
915 Capitol Mall, Room 485
P.O. Box 942809
Sacramento, CA 94209-0001

Free Recording Requested
In Accordance With
Government Code 6103

Space above this line
for Recorder's use

REGULATORY AGREEMENT

Federal Credits

Tax-Exempt Bond Financed Project

This Regulatory Agreement (this "Agreement") is made between the California Tax Credit Allocation Committee ("TCAC"), established under Section 50199.8 of the Health and Safety Code of the State of California, and Turlock Lake Park, L.P., a California Limited Partnership ("Owner") and is dated as of July 16, 1999 (the "Effective Date"). The Owner has requested TCAC's determination and TCAC has determined that the Project (as herein defined) satisfies the requirements of the State of California's Qualified Allocation Plan relating to the low-income housing tax credit (the "Federal Tax Credit") under Section 42 of the Internal Revenue Code of 1986. The Tax Credit relates to a multifamily rental housing project known as Lake Park Apartments, identified in the records of TCAC by TCAC# CA-99-898 and IRS Building Identification Number CA-99-89801 through CA-99-89813, and located on the real property described in Exhibit A of this Agreement, attached hereto and incorporated herein (the "Project"). This Agreement is intended to constitute the extended low income housing commitment required by Section 42(h)(6) of the Internal Revenue Code. Accordingly, in consideration of the allocation relating to the Tax Credit by TCAC and the requirements of the Internal Revenue Code, the Owner and TCAC hereby agree as follows:

Section 1. Definitions.

a. Unless the context otherwise requires, capitalized terms used in this Agreement shall have the following meanings:

"Agreement" means this Regulatory Agreement between TCAC and the Owner.

"Applicable Fraction" means the smaller of the Unit Fraction or the Floor Space Fraction, all calculated in accordance with Section 42(c)(1) of the Code.

"Area Median Gross Income" means the median gross income of the area in which the Project is located as determined by the Secretary for purposes of Section 42 of the Code, including adjustments for family size.

"Assumption Agreement" shall have the meaning assigned in Section 14 hereof.

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"Code" means those provisions of the Internal Revenue Code of 1986, as amended, and regulations promulgated pursuant thereto.

"Compliance Period" means the period of 30 consecutive taxable years beginning with the first taxable year of the Credit Period.

"Credit Period" means, with respect to the State Tax Credit, the period of four taxable years beginning with the taxable year the Project is placed in service or (at the election of the Owner) the succeeding taxable year, and with respect to the Federal Tax Credit, the period of ten taxable years beginning with the taxable year the Project is placed in service or (at the election of the Owner) the succeeding taxable year, as further provided pursuant to Section 2b hereof.

"Effective Date" means the date first set forth herein above.

"Federal Tax Credit" means the low-income housing tax credit under Section 42 of the Code.

"Floor Space Fraction" means the fraction, the numerator of which is the total floor space of the Low-Income Units in a building and the denominator of which is the total floor space of the Units in such building.

"Gross Rent" means all amounts paid by a Tenant for rent, determined in a manner consistent with Section 42(g)(2) of the Code. If the Tenant pays utilities directly, Gross Rent shall include any utility allowance prescribed by the Secretary.

"Income" means the income of a Tenant determined in a manner consistent with the requirements of Section 142(d)(2)(B) of the Code.

"Low-Income" means, with respect to any Tenant, an income level not exceeding 50% or 60% of Area Median Gross Income, as provided in Section 4b hereof, or such alternative income level as may be set forth in Appendix A.

"Low-Income Tenant" means a Tenant who, when the Tenant originally occupied the Unit, had an Income qualifying as Low- Income. For so long as the Tenant occupies the particular Unit [or another unit in the same building], the Tenant will remain a Low-Income Tenant if the Tenant's Income, upon the most recent income certification, does not exceed 140% of Low-Income.

"Low-Income Unit" means a Unit in the Project that is occupied by a Low-Income Tenant, is Rent-Restricted and meets the other requirements of Section 42 of the Code, in particular, Section 42(i)(3).

"Minimum Amount" means the number of Units in the Project required to be Low-Income Units, which Minimum Amount for this Project is 20% or 40% of the Units, as provided in Section 4b hereof. Notwithstanding the Minimum Amount, the Applicable Fraction for this project shall be no less than that set forth at Section 4c hereof.

"Owner" means Turlock Lake Park, L.P., a California Limited Partnership, or successors.

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"Project" means the residential rental housing project known as Lake Park Apartments, TCAC# CA-99-898, and located on the real property described in Exhibit A.

"Qualified Low-Income Housing Project" means a residential rental project meeting the requirements of Section 4 hereof.

"Rent-Restricted" means, with respect to any Unit, that the Gross Rent with respect to such Unit is not more than 30% of the imputed income limitation applicable to such Unit pursuant to Section 42(g)(2)(C) of the Code, as modified by Appendix A, if applicable.

"Secretary" means the Secretary of the Treasury of the United States.

"Service" means the United States Internal Revenue Service and any successor thereto.

"State Tax Credit" means the low-income housing tax credit under the provisions of Sections 12206 17058 and 23610.5 of the Revenue and Taxation Code.

"Tax Credit" means the low-income housing tax credit under Section 42 of the Code.

"TCAC" means the Tax Credit Allocation Committee and its successor.

"TCAC Compliance Monitoring Procedures" means those procedures and requirements adopted or imposed by TCAC for the purpose of discharging its responsibilities pursuant to Section 42(m)(1)(B)(iii) of the Code to monitor compliance by the Owner and the Project with the provisions of Section 42 of the Code and notify the Service of instances of noncompliance.

"Tenant" means the individual or individuals entitled to occupy a Unit in the Project by lease or other legal relationship with the Owner.

"Unit" means any residential rental unit in the Project consisting of an accommodation containing separate and complete facilities for living, sleeping, eating, cooking, and sanitation; provided, however, that single room occupancy units used on a nontransient basis may be treated as Units.

"Unit Fraction" means the fraction, the numerator of which is the number of Low-Income Units in a building and the denominator of which is the number of Units in such building.

b. Any term or phrase which is used in this Agreement and not defined herein shall have the meaning, if any, assigned thereto in Section 42 of the Code. Any term or phrase which is defined herein shall, unless the context shall clearly indicate otherwise, be interpreted in a manner consistent with the provisions and requirements of Section 42 of the Code.

Section 2. Term.

a. This Agreement shall commence as of the Effective Date and shall terminate on the last day of the Compliance Period (the "Term"), unless earlier terminated pursuant to Section 2c hereof.

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b. The Credit Period commences with respect to each building in the Project (i) the taxable year in which the building is placed in service or (ii) the succeeding taxable year, at the irrevocable election of the Owner pursuant to Section 42(f) (1)(B) of the Code. In the case of the Project, the Credit Period begins in the calendar year ~~20~~ 1999 or **set forth at Appendix A with respect to individual buildings.**

c. Notwithstanding subsection a. of this Section 2, this Agreement shall terminate with respect to any building in the Project on the date such building is acquired by foreclosure or instrument in lieu of foreclosure unless the Secretary determines that such acquisition is part of an arrangement a purpose of which is to terminate such period; provided, however, that, except for eviction for good cause, the Tenant of any Low-Income Unit shall be entitled to occupy such Unit in accordance with the provisions of this Agreement for a period of three years following such termination.

Section 3. Filing. This Agreement, and all amendments hereto, shall be recorded as a restrictive covenant in the official records of the County of Stanislaus in which the Project is located. The Owner shall pay all fees and charges incurred in connection with such recording.

The Owner intends, declares and covenants, on behalf of itself and all future owners and operators of the Project during the Term of this Agreement, that this Agreement and the covenants and restrictions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Project (i) shall be and are covenants running with the Project land, encumbering the Project land for the Term of this Agreement and binding upon the Owner's successors in title and all subsequent owners and operators of the Project land, and (ii) shall bind the Owner (and the benefits shall inure to TCAC and any past, present or prospective Tenant of the Project) and its respective successors and assigns during the Term of this Agreement. The Owner hereby agrees that any and all requirements of the laws of the State of California to be satisfied in order for the provisions of this Agreement to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements or privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the Project land. For the Term of this Agreement, each and every contract, deed or other instrument hereafter executed conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Agreement; provided, however, that the covenants contained herein shall survive and be effective regardless of whether such contract, deed or other instrument hereafter executed conveying the Project or portion thereof provides that such conveyance is subject to this Agreement.

Section 4. Qualified Low-Income Housing Project.

a. The Owner shall maintain the Project as a Qualified Low-Income Housing Project within the meaning of Section 42 of the Code at all times, commencing with the last day of the first year of the Credit Period and continuing throughout the Term of this Agreement. To this end, and without limitation, the Owner shall --

(i) operate the Project such that at least the Minimum Amount of the Units in the Project are Low-Income Units, and

(ii) assure that Units in the Project are (A) available for use by the general public, (B) suitable for occupancy and (C) used on other than a transient basis.

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b. For purposes of this Agreement and Section 42 of the Code, the Owner has elected to comply with [ ] the "20-50 test" pursuant to which "Low-Income" is defined as 50% of Area Median Gross Income and the Minimum Amount is 20% of the Units in the Project or [X] the "40-60 test" pursuant to which "Low-Income" is defined as 60% of Area Median Gross Income and the Minimum Amount is 40% of the Units in the Project.

c. The amount of Tax Credit allocated to the Project is based on the requirement that the Applicable Fraction for buildings in the Project will be at least 100% or as specified, building-by-building, at Appendix A. The Owner's failure to ensure that each building in the Project complies with such requirement will cause TCAC to report such fact to the Service which may result in the reduction and recapture by the Service of Tax Credit, and (ii) to take other appropriate enforcement action, including, but not limited to, the remedies provided herein.

d. The Owner may not refuse to lease a Unit in the Project to a prospective Tenant who holds a voucher or certificate of eligibility for assistance pursuant to Section 8 of the United States Housing Act of 1937, as amended, because of the status of such prospective Tenant as the holder of such voucher or certificate.

e. The Project and the Owner are subject to the additional and/or modified requirements, if any, set forth at Appendix A, which requirements are incorporated herein and made a part hereof.

Section 5. Annual Determinations; Low-Income Units. Upon initial occupancy and, unless otherwise allowed under Section 42 of the Code and specifically authorized by TCAC, at least annually thereafter, the Owner shall determine and certify the Income of each Low-Income Tenant. If, upon any such annual certification, the Tenant of a Low-Income Unit who was, at the last income certification, a Low-Income Tenant, is found no longer to be a Low-Income Tenant, such Unit will continue to be treated as a Low-Income Unit until the next available Unit of comparable or smaller size in the building (i) is rented to a person who is not a Low-Income Tenant or (ii) is rented without being Rent-Restricted. A Low-Income Unit that has been vacated will continue to be treated as a Low-Income Unit provided that (I) reasonable attempts are made to rent the Unit and (II) no other Units of comparable or smaller size in the building are rented to persons who are not Low-Income Tenants or are rented without being Rent-Restricted. In no case will a Unit be treated as a Low-Income Unit if all the Tenants of the Unit are students (as determined under Section 151(c)(4) of the Code), no one of whom is entitled to file a joint income tax return; provided, however, that such rule shall not apply to the types of students identified at Section 42(i)(3)(D) of the Code, or any successor to such provision, as applicable to the Project.

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Section 6. Compliance Monitoring. The Owner acknowledges that TCAC is required, pursuant to Section 42(m)(1)(B)(iii) of the Code, (i) to monitor the Owner's and the Project's compliance with the requirements of Section 42 of the Code and (ii) to notify the Service of any noncompliance which is found. The Owner agrees (I) to maintain records that substantiate and document such compliance, preserving such records for the period required by the Service and TCAC, (II) to take all actions required by TCAC pursuant to the TCAC Compliance Monitoring Procedures to assist or cooperate with TCAC in monitoring such compliance and (III) to pay the fee prescribed by TCAC with respect to such monitoring. The TCAC Compliance Monitoring Procedures require, among other things, that the Owner annually certify to TCAC (on such forms as are prescribed by TCAC) the number of Units in the Project which are Low-Income Units, the percentage of floor space in the Project which is allocable to Low-Income Units , that the Project continues to be a Qualified Low-Income Housing Project; provided, however, that in the first

year of the Credit Period, the Owner shall certify individually with respect to each month of such year the number of Low-Income Units in the Project and the percentage of floor space devoted to such Units on the last day of the month. The Owner is responsible for full adherence to the TCAC Compliance Monitoring Procedures without regard to whether particular requirements of those procedures are enumerated in this Agreement. The Owner agrees TCAC may, at any time during the construction, rehabilitation, or operation of the Project, enter and inspect the Project to evaluate its physical and financial condition, construction, rehabilitation, operation, management and maintenance.

Section 7. Notification of Noncompliance. The Owner agrees to notify TCAC or its designee if there is a determination by the Service that the Project is not a "qualified low-income housing project" within the meaning of Section 42(g) of the Code. Notification to TCAC will be made within ten business days of receipt of any such determination.

Section 8. Security for Performance. The Owner hereby assigns its interest in the rents from the Project to TCAC as security for the performance of the Owner's obligations under this Agreement. However, until and unless the Owner defaults in its obligations under this Agreement, the Owner is entitled to collect, retain and apply such rents.

Section 9. Remedies. In the event the Owner defaults in its obligations under this Agreement and such default is not cured within a reasonable time period, the remedies of TCAC, the Tenants and any former or prospective Low-Income Tenants shall include, but are not limited to, the following:

a. collecting all rents with respect to the Project and applying them (i) to meet the ongoing costs of operating the Project, (ii) to pay debt service, (iii) to reimburse any Low-Income Tenants who may have been charged a Gross Rent above the applicable Rent-Restricted level or (iv) to assure the long-term, Low-Income use of the Project consistent with the requirements of Section 42 of the Code and this Agreement;

b. taking possession of the Project and operating the Project in accordance with the requirements of this Agreement, including the collection and application of rents in accordance with subsection a of this Section 9, until the Owner demonstrates that it will operate the Project in accordance with this Agreement;

c. applying to any court for specific performance of any of the obligations herein set forth;

d. securing the appointment of a receiver to operate the Project in a manner consistent with this Agreement, including subsections a and b of this Section 9;

e. suit against the Owner for damages or for the disgorgement of rents collected in excess of those which would have been received had the Owner complied with the requirements of this Agreement; and

f. requiring the replacement of the manager of the Project with a property manager approved by TCAC, in the event the Owner fails to maintain the Project in sound and habitable condition, such that each Low-Income Unit is suitable for occupancy in accordance with the requirements of Section 42 (I) (3) (B) (I) of the Code and Section 4a of this Agreement;

00323 SEP 26 00

g. requiring the payment of an increased compliance monitoring fee by the owner for such period as TCAC determines appropriate; and

h. such other relief as may be appropriate.

Section 10. Enforceability. This Agreement may be enforced by TCAC or its designee, including any agency of State or local government identified at Appendix A hereto or otherwise in a written notice provided by TCAC to Owner. In addition, the Agreement shall be deemed a contract enforceable by, and shall inure to the benefit of, one or more Tenants or persons meeting the Low-Income restriction, whether past, present, or prospective Tenants, as third-party beneficiaries hereof. TCAC, its designee and/or any Tenant or other third-party beneficiary shall be entitled to reasonable attorneys' fees and other legal costs in any judicial or administrative action in which such party shall prevail.

Section 11. No Conflicting Agreements. The Owner warrants that it is not bound by and will not execute any other agreement with provisions that bind it to violate the provisions of this Agreement; provided, however, that with the approval of TCAC, this Agreement may be subordinated, if required, to any lien or encumbrance of any banks or other institutional lenders to the Project; provided, further, that the terms of any such subordination shall provide that (i) prior to any such lender's acquisition of the Project by foreclosure or instrument in lieu of foreclosure, the exercise of any remedy or authority by any such lender shall be subject to all of the requirements of the Agreement, and (ii) subsequent to any such lender's acquisition of the Project by foreclosure or instrument in lieu of foreclosure, the requirement of Section 2c hereof, with respect to the continuation of occupancy and rent restrictions for three years following certain terminations of this Agreement, shall remain in effect.

Section 12. Successors Bound. This Agreement and the covenants and conditions contained herein shall run with the land and shall bind, and the benefits shall inure to, respectively, the Owner and its successors and assigns and all subsequent owners of the Project or any interest therein, and TCAC and its successors and assigns, for the Term of this Agreement, without regard to whether any such parties shall have executed an Assumption Agreement with respect hereto. Upon termination of this Agreement, the covenants and conditions contained herein shall expire, except that the requirement of Section 2c hereof, with respect to the continuation of occupancy and rent restrictions for three years following certain terminations of this Agreement, shall remain in effect.

R 80323 SEP 26 00

Section 13. Amendments; Waivers. Except as otherwise provided in this Agreement, this Agreement may not be amended, changed, modified, altered or terminated except by written instrument executed and acknowledged by each of the parties hereto or their successors and duly recorded in the official records of the county in which this Agreement is recorded. Any waiver of any provision of this Agreement shall not be deemed to be an amendment hereof. Upon request by TCAC, the Owner agrees that it will take all actions necessary to effect any amendment of this Agreement which may be necessary in TCAC's sole discretion to comply with the Code, and any and all applicable rules, regulations, policies, procedures, rulings or other official statements pertaining to the Tax Credits.

Section 14. Assignment by Owner. The Owner may not sell or otherwise dispose of any portion of any building in the Project unless it disposes of the entire building to the same person. Upon sale or transfer of the Project, the Owner shall be relieved of all obligations under the Agreement and the transferee shall succeed to and be bound by all of the Owner's rights and obligations hereunder, without regard to whether the transferee has executed an Assumption

Agreement as hereinafter provided. Prior to any transfer of the Project, the Owner shall notify TCAC in writing and provide the name(s) and address(es) and financial reports of the prospective successor owner and operator. The Owner shall require, as a condition precedent to any sale, transfer or exchange or any other disposition of the Project prior to termination of this Agreement, that the purchaser or successor assume, in writing, in an Assumption Agreement acceptable to TCAC, the Owner's obligations hereunder and under Section 42 of the Code and applicable regulations, which Assumption Agreement shall be delivered to TCAC in executed, recordable form prior to any such sale, transfer or exchange. This provision shall not act to waive any other restriction on sale, transfer or exchange of the Project or any building in the Project. The Owner agrees that any sale, transfer or exchange of the Project without execution of an Assumption Agreement or otherwise in contravention of the provisions of this Section 14 shall be voidable at the discretion of TCAC. Changes in the constituents of the Owner shall not constitute a default under this Agreement. Owner acknowledges that the sale, transfer or exchange of the Project, or any interest in the Project or the Owner, consistent with the requirements of this Agreement, does not relieve the Owner or any of its constituents from any obligations which it may have under Section 42 of the Code, including those with respect to recapture of Tax Credit or any alternative thereto.

Section 15. Notices. All notices, certificates or other communications shall be sufficiently given and shall be deemed received on the second day following the date on which the same have been mailed by certified mail, postage prepaid, or sent by other method which produces evidence of delivery thereof, addressed as follows:

To the TCAC:

California Tax Credit Allocation Committee
915 Capitol Mall, Room 485
P.O. Box 942809
Sacramento, CA 94209-0001

To the Owner:

Turlock Lake Park, L.P., a California Limited Partnership
1801 East Parkcourt Place, Building E, Suite 204
Santa Ana, CA 92701

TCAC and the Owner may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 16. Indemnification. The Owner agrees to indemnify and hold harmless the Chairperson, TCAC committee members, TCAC officers, directors and employees from and against all liabilities, losses, claims, damages, judgments, costs and expenses (including, without limitation, reasonable attorneys' fees) incurred by TCAC as a result of any material inaccuracy in any of the representations and warranties contained in this Agreement, or as a result of any action by the Owner, including claims by third parties.

The Owner agrees that should any claims, demands, suits or other legal proceedings be made or instituted by any person against TCAC which arise out of any of the matters relating to this Agreement, the Owner will cooperate fully with TCAC in the defense or other disposition thereof.

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Section 17. Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

Section 18. Governing Law. This Agreement shall be governed by the laws of the State of California, excluding conflicts provisions, and, where applicable, the laws of the United States of America.

Section 19. Survival of Obligations. The obligations of the Owner as set forth herein and in the application shall survive the allocation of the Tax Credit and shall not be deemed to terminate or merge with the awarding of the allocation.

Section 20. Interpretation. TCAC's interpretation of this Agreement shall be controlling for purposes of determining whether (i) the Compliance Period shall have commenced, (ii) this Agreement shall have been terminated in accordance with Section 2 hereof, and (iii) the Additional Use Restrictions elected at Appendix A hereto, if any, shall have been complied with.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their respective duly authorized representatives, as of the day and year first written above.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

By _____
Jeanne L. Peterson
Executive Director

TURLOCK LAKE PARK, L.P., A CALIFORNIA LIMITED PARTNERSHIP

By _____
(Owner)

Leo Ruiz
(Please type or print name)

The undersigned, owners of the property described on Exhibit A hereto, hereby consent to recordation of this Regulatory Agreement against such property, and agree that such property shall be bound by the provisions thereof.

TURLOCK LAKE PARK, L.P., A CALIFORNIA LIMITED PARTNERSHIP

By _____

80323 SEP 26 00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego } ss.

On 8/11/00 (Date), before me, Thomas L. Davis (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Leo Puig (Name(s) of Signer(s)),

☑ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

THOMAS L. DAVIS
Commission # 1217863
Notary Public - California
San Diego County
My Comm. Expires May 1, 2003

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 1997 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

1803323 SEP 26 00

CALIFORNIA ALL-PURPOSE NOTARY ACKNOWLEDGMENT

State of California
County of Sacramento

On this 14th day of September, 2000, before me,

Terry J. Anderson, Notary Public ,
Name, Title of Officer

personally appeared Jeanne L. Peterson ,
Name(s) of Signer(s)

☒ personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

TERRY J. ANDERSON
Commission # 1172343
Notary Public - California
Sacramento County
My Comm. Expires Feb 5, 2002

WITNESS my hand and official seal.

Terry J. Anderson
SIGNATURE OF NOTARY

*** * * OPTIONAL SECTION * * ***
CAPACITY CLAIMED BY SIGNER

Through statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document

☐ INDIVIDUAL
☐ CORPORATE OFFICER~~(S)~~
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☒ OTHER: Executive Director California Tax Credit Allocation Committee

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

California Tax Credit Allocation Committee

*************************** OPTIONAL SECTION ***************************

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

TITLE OR TYPE OF DOCUMENT Regulatory Agreement - CA - 99-898
NUMBER OF PAGES DATE OF DOCUMENT
SIGNER(S) OTHER THAN NAMED ABOVE

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

980323 SEP 26 00

EXHIBIT A
to Regulatory Agreement

Description of the real property
on which the Project is located

CA-99-898
Location:
381 West Hawkeye Avenue
Turlock, CA 95380-1731

Legal Description:

Description: The land referred to herein is situated in the State of California, County of Stanislaus, City of TURLOCK, and is described as follows:

PARCEL 1 AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON FEBRUARY 26, 1973, IN VOLUME 16 OF PARCEL MAPS, AT PAGE 41, AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NO.: 071-15-16-241

80323 SEP 26 00

Project Size Description:
13 Buildings
103 Low-Income Units; 1 Manager's Unit
16 1-Bedroom; 72 2-Bedroom;
16 3-Bedroom; 0 4-Bedroom;
0 5-Bedroom

Appendix A

Designation of First Year of Credit Period by Building

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Building Id. _____ First Year of Credit Period 199_

Minimum Applicable Fraction by Building

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

Building Id. _____ Minimum Applicable Fraction ____%

0803 23 SEP 26 00

Agency Designated to Enforce

At any time during the Compliance Period, the California Tax Credit Allocation Committee may designate an agency of local government to enforce the terms of this Agreement. The Department designates the following agency of local government for such purpose:

_____

M E M O R A N D U M

To: Katie Quintero, City of Turlock

From: Karen Chavez, Planner, and Andrew Hill, Principal

Re: Stakeholder Interview Summaries

Date: May 2023

Dear Katie,

This memo summarizes the five housing forum sessions held between April 18 to April 21, 2023. The summaries include constraints and opportunities, as well as unique perspectives heard by the stakeholders in each session.

Session #1 April 18, 2023, 10:30am

In this session, participants discussed the type of housing they design for and the location of these projects throughout Stanislaus County. Projects include a mix of garden style apartments, single-family homes, and accessory dwelling units (ADUs). Participants suggested that tandem parking may aid with reduced setbacks, as well as reduced driveway apron. As for ADUs, participants discussed that opportunities exist on existing and new lots, where objective design and development standards may help. Participants also noted barriers to infill development, which include setbacks and building coverage, parking requirements, FAR (Floor Area Ratio) for residential, and open space requirements.

Session #2 April 18, 2023, 11:30am

Participants in this session detailed the construction and development of affordable housing within the city, namely discussing shelter/transitional housing, No Place Like Home program, and other pipeline projects. Participants noted there is opportunity for housing around California State University, Stanislaus, where the development is more tolerated by the community. There are also opportunities to renovate and restore older facilities along commercial corridors that may be repurposed for affordable housing. Participants also discussed the challenges to develop affordable housing in the community. Participants suggested attitudes around affordable housing can be combatted with education about the need of the population and housing, particularly showing which faces in the community are most in need.

Session #3 April 18, 2023, 1:30pm

Participants in this session discussed challenges for special needs groups in Turlock, particularly the struggles of finding and keeping housing due to being on a fixed income, being priced out, and often times, not having a support system like a family. Displacement prevention is a key for special needs groups, such as those needing mental health/drug rehab services, youth between 13 to 17, and families. Participants also listed barriers to accessible housing, like limited supply, affordability, and support services, while others discussed possible solutions, like flexible zoning, flexible funds, and utility assistance to keep people in their homes. Participants also discussed topics of fair housing, such as tenant rights education for youth, and generational poverty may lead to income segregation.

Session #4 April 18, 2023, 2:30pm

In this session, market rate developers discussed constraints and opportunities to developing housing in Turlock. Participants noted increasing opportunities for multi-family residential (MFR) due to interest rates going up; however, some participants noted that MFR still may not pencil out for some developers. Participants discussed that zoning could be a challenge for development, as Planned Development (PDs) zoning and specific plans can make it difficult to develop housing. Additionally, the City of Turlock does not permit housing on commercially zoned properties, whereas other jurisdictions in Stanislaus County do, such as Modesto. Specific plans can make costs of housing development high; however, financing programs and Enterprise Loan Funds (ELFD) can help. Participant also discussed SB 330 and how medium density is set up for duplexes. There are also opportunities for the City to annex land in northern Turlock, about 30+ acres, that has infrastructure in place.

Session #5 April 21, 2023, 9:30am

There was discussion about student housing near California State University, Stanislaus, as there has been an increase of students living at home with their parents versus those living independently, due to the high cost of units for students. Potential subsidies to increase accessibility for lower-income students, as well as partnering with campuses to reduce rates and expand number of beds with tax exempt bonds were discussed as potential solutions. The success of student housing property The Vista was explored. The conversation also included challenges to building housing in Turlock, where the participant noted two: increasing construction costs, due to interest rates, and increasing operating costs, such as security and insurance. Challenges are faced by both market-rate and affordable housing developers. Participants suggested the build-to-rent model as an opportunity for Turlock's market communities and recommended developing underutilized shopping centers along Geer Road, downtown areas, or Monte Vista corridors for rental housing opportunities.

Turlock Housing Element Update Pop-Up Outreach

LOCATION

- Columbia Park, Turlock, CA 95380, 6 to 8pm

ATTENDEES

Staff

- Devaki Handa (D&B)
- Alyssa Plese (D&B)

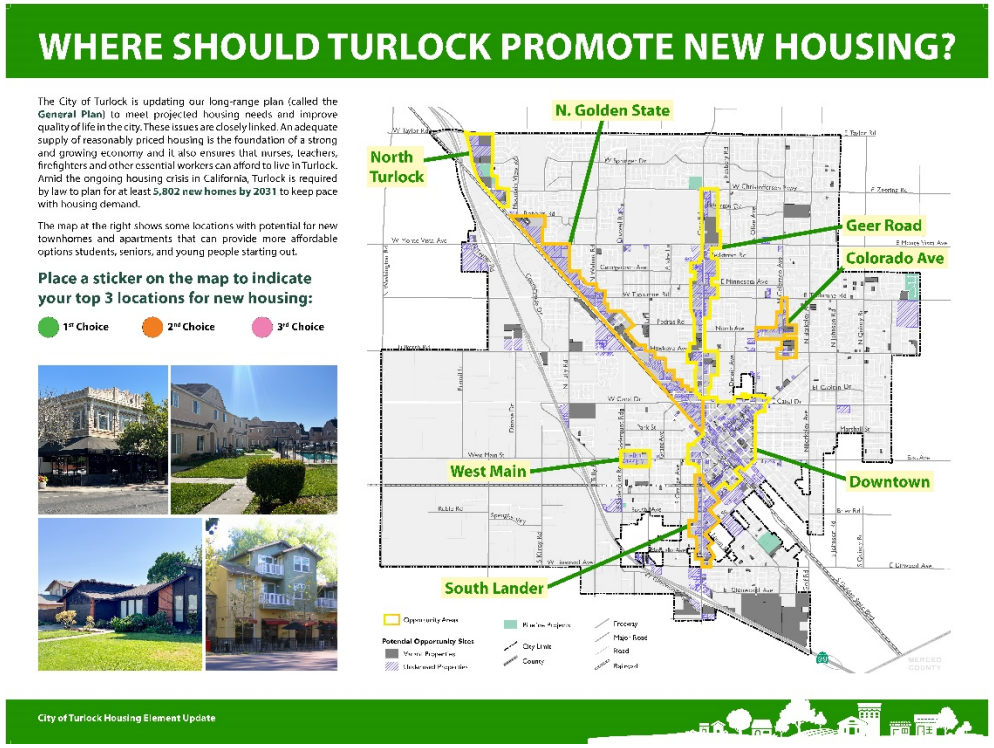
Participants

- Approximately 30 community members

SUMMARY

The pop-up outreach was conducted at Columbia Park during National Night Out, a community event attended primarily by families in Turlock. Approximately 30 community members visited the Housing Element Update Popup Outreach booth throughout the evening. Staff from Dyett and Bhatia were present to gather feedback on where Turlock should promote housing production to inform the Housing Element Update. Participants also had the opportunity to ask questions, participate in surveys, and mark their first, second, and third choices for the potential location of future housing in Turlock on a large map presented on an informational board.

- A strong majority of the individuals who visited the popup were supportive of new housing in Turlock. The most popular areas indicated were concentrated around the Colorado Opportunity Area as well as the northern section of the Geer Road Opportunity Area.
- Participants hoped that new housing would improve affordability and expressed desires to live closer to their workplaces. Some indicated that they worked near North Turlock, Downtown, or along Geer Road.
- People were also curious to know what kind of housing was proposed and supported the idea of infill development and multifamily housing on Turlock's underutilized or vacant properties.


WHERE SHOULD TURLOCK PROMOTE NEW HOUSING?
The City of Turlock is updating our long-range plan (called the General Plan) to meet projected housing needs and improve quality of life in the city. These issues are closely linked. An adequate supply of reasonably priced housing is the foundation of a strong and growing economy and it also ensures that nurses, teachers, firefighters and other essential workers can afford to live in Turlock. Amid the ongoing housing crisis in California, Turlock is required by law to plan for at least 5,802 new homes by 2031 to keep pace with housing demand.
The map at the right shows some locations with potential for new townhomes and apartments that can provide more affordable options students, seniors, and young people starting out.
Place a sticker on the map to indicate your top 3 locations for new housing:
1st Choice
2nd Choice
3rd Choice
N. Golden State
North Turlock
Geer Road
Colorado Ave
West Main
Downtown
South Lander
City of Turlock Housing Element Update

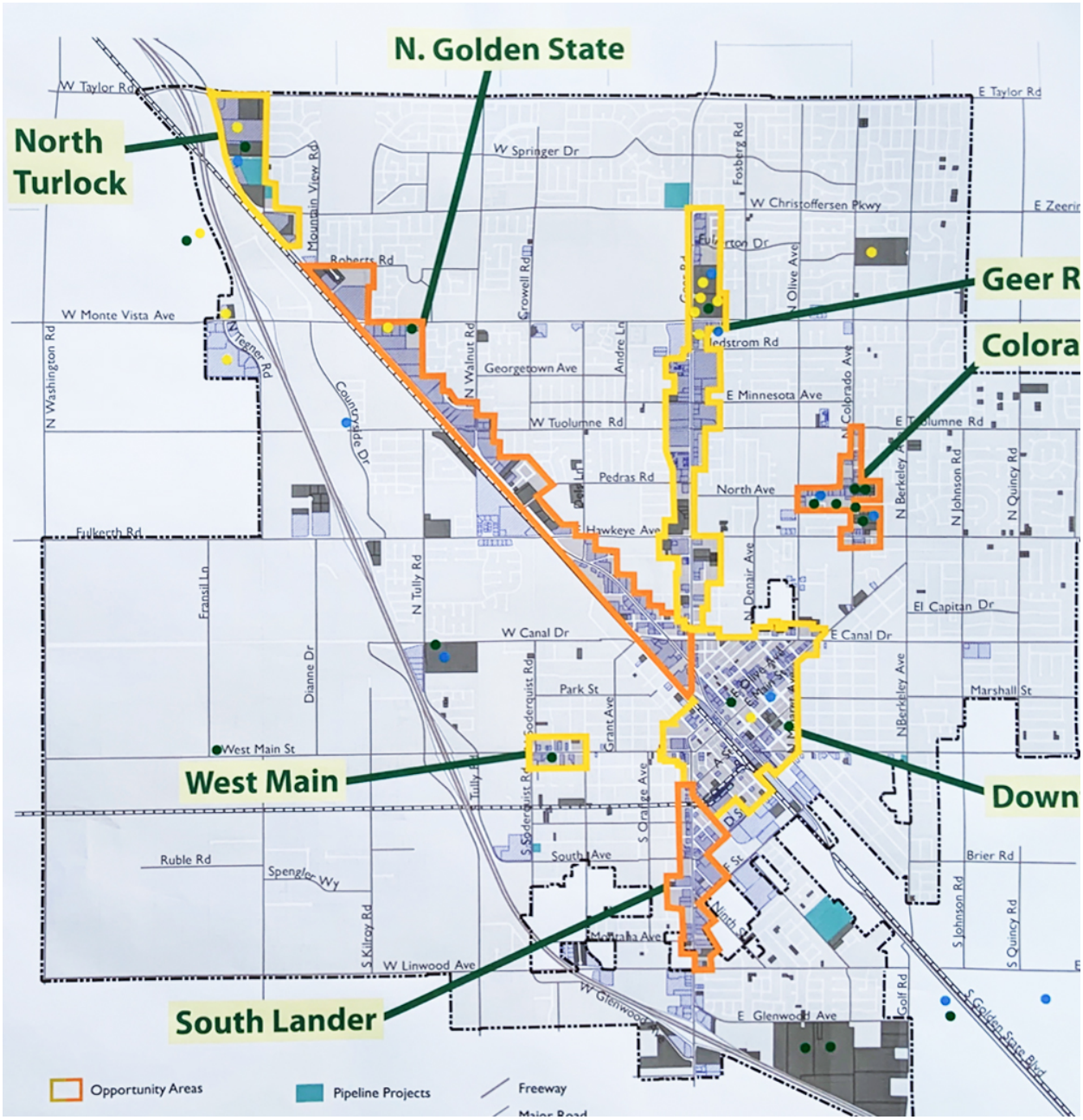

We want to hear from you!
Help Shape the Next 10 Years
Take the Turlock General Plan Survey:
bit.ly/Turlock-GP-Survey
You could win one of three $100 Visa gift cards by participating!







Where participants placed dots:



1st Choice

2nd Choice

3rd Choice

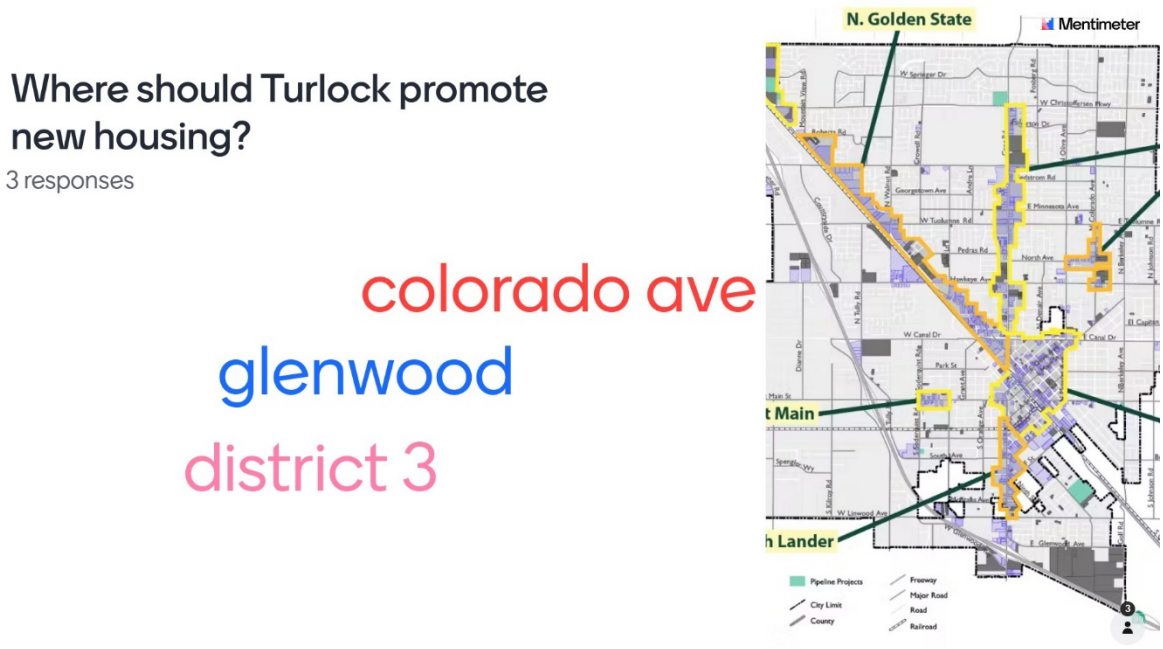
Mentimeter Survey

The board also included a QR code which led to a mini-survey, and was taken by 3 respondents.

Question 1: What is the most important thing that should be done to improve Turlock over the next 10 years?



Question 2: Where should Turlock promote new housing?



Turlock General Plan Update

Community Survey Report

July 2024

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

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Appendix A: Survey Questions **A-1**

Community Survey A-1

Demographics A-2

Appendix B: Open-Ended Responses: **B-1**

Community Survey B-1

Executive Summary

The Turlock Community Survey was conducted from February 1, 2024, to March 1, 2024, to provide residents, business owners, and people working or attending school in Turlock with an opportunity to share input that will inform strategies for Turlock General Plan Update. The survey focused in particular on five areas of Turlock with the greatest potential to accommodate new housing or other types of development over the next 10 years, and the questions were designed to solicit feedback that will help plan where new housing, employment, and shopping should be located and how to achieve other community objectives like improving transportation options, revitalizing older commercial streets, and preserving and enhancing neighborhood character. The survey was conducted in both English and Spanish. A paper version of the survey was mailed to all resident in Turlock.

City staff and consultants implemented a robust program of outreach activities to raise awareness of the survey and promote participation. Mailers were sent to every address in Turlock, with provisions to ensure that both homeowners and renters received notifications.

In total, over 1,501 paper survey responses were mailed back and received by City staff. This survey report documents the survey methodology, provides a profile of respondents, and presents key implications for the planning process. A full and complete record of all comments received is included in the Appendix.

SURVEY ORGANIZATION AND CONTENT

The survey was conducted in both English and Spanish, with paper versions available. Following key objectives were identified for the survey:

1. Inform residents, businesses, and people who work or go to school in Turlock about the purpose and need for the project and the legal requirements for the Housing Element Update;
2. Solicit community input to inform decisions about how and where to accommodate new housing and other types of development as needed to satisfy the City's RHNA obligations and community needs;
3. Garner responses from a wide variety of voices in the community to ensure a full range of perspectives is considered in preparing the General Plan Update.

Recognizing that many residents lead busy lives and may not be able to set aside time to participate in person, a paper survey was designed that displays maps and images of Turlock. The paper survey featured simple, user-friendly question types that allow participants to quickly grasp background information and provide responses. An introductory page provided a brief introduction to the project, framing the challenges and inviting survey responses to help inform strategies to address them. The survey was structured to allow participants to provide quick responses if they only have a few minutes to contribute or to take a deeper dive into issues if they have more time to spend. This approach is intended to maximize participation and allow people to provide meaningful input within time frame they choose.

Drawing on the findings of an analysis of land use conditions and trends in Turlock, the survey presented five subareas of the city with the greatest potential to accommodate new housing and other types of development, based on a consideration of land use characteristics, environmental constraints, and other hazards. Participants were asked to share their thoughts on whether each location is appropriate for housing or other types of development, what types could best be accommodated, and what improvements should be done in Turlock over the next 10 years. All survey questions were optional.

SUMMARY OF KEY FINDINGS

Priorities

- A common theme for all areas of Turlock, especially the Downtown area, was the need for improvement in addressing the homelessness population and general cleanup of the City.
- Respondents expressed the desire for a revitalization of Downtown, including new small business shops and restaurants, improved parking, and fewer fast food restaurants.
- Participants emphasized the need for roadway and sidewalk repairs in all parts of the community, noting Turlock could use upkeep and cleanliness throughout different areas.
- Many respondents echoed the theme of Turlock being a "Little Big Town" and hope to keep charity and hospitality of a small town with big city amenities.

Housing

- Respondents were generally supportive of new housing across the prior four opportunity areas, with the exception of Downtown Turlock.
- Community support for new housing was strongest in the North Golden State Road (64.9 percent) and South Lander (64.5 percent) opportunity areas, while the Downtown Turlock (46.9 percent) opportunity area received the least support.
- Though the general Downtown Turlock opportunity area received the least amount of support for housing, respondents indicated the highest level of support for a specific housing type in Downtown Turlock. About 67.4 percent of respondents indicated mixed-use housing above shops is an appropriate housing type downtown.
- Respondents voiced opposing thoughts for the future of Downtown Turlock: some respondents preferred building higher, more affordable housing, whereas other respondents hoped to keep the growth at an absolute minimum.
- Along the commercial corridors of North Golden State and Geer Road, respondents expressed support for higher density housing types. On North Golden State, there was slightly more support for 4-5 story apartments and condos, while on Geer Road, townhomes and duplexes/triplexes were preferred.
- For the West Main area, respondents expressed preference for small-scale housing types, with ADUs/granny flats, single-family homes, and duplexes/triplexes being the most preferred housing types.
- Respondents expressed support for a mix of housing types in the South Lander area, with mid-range density (duplexes/triplexes) receiving the most support, while single-family homes and garden apartments followed in that order.
- Respondents outlined areas outside of opportunity areas appropriate for new housing: Geer Road & Monte Vista Avenue, Geer Road & Hawkeye Avenue, Citywide vacant lots, Monte Vista Avenue, and West of Highway 99.

Environment

- Many respondents called for improvements to beautify Downtown. In addition to the roadway repairs, respondents would like to see green/open space, flowers and gardens, and an overall cleaner environment.
- Respondents were interested in pedestrian and bicycle infrastructure in the commercial corridors of Geer Road and North Golden State Road. Respondents called for protected bicycle lanes, repaved sidewalks, and creation of running/walking trails.
- For the West Main area, a number of respondents mentioned the need for neighborhood improvements, such as community amenities, new grocery stores, and landscape beautification. Respondents were interested in housing and businesses that blend with current neighborhood, as this area is small and special.

Quality of Life

- For most opportunity areas, survey respondents were very interested in seeing new or improved retail amenities and neighborhood attractions accompany new development, including grocery stores, markets, restaurants, coffee shops, and community activity centers. For North Golden State, Geer Road, and West Main in particular, respondents were in favor of new grocery stores.
- Many respondents expressed interest in creating, improving, and maintaining outdoor recreation opportunities, such as family-friendly parks, soccer fields, and community gardens. Especially in areas that are not currently developed with housing, respondents were eager to see family-friendly parks and open space included in future plans.
- Respondents referenced the need for restoration and rehabilitation of older buildings and homes in West Main area, as many buildings are abandoned, not kept, or wore down.
- For the North Golden State area, respondents envisioned a mixed-use corridor with new commercial and residential opportunities.

Survey Overview and Objectives

The survey was conducted in both English and Spanish with paper versions available. Following key objectives were identified for the survey:

1. Inform residents, businesses, and people who work or go to school in Turlock about the purpose and need for the project and the legal requirements for the General Plan Update;
2. Solicit community input to inform decisions about how and where to accommodate new housing and other types of development as needed to satisfy the City's RHNA obligations and community needs;
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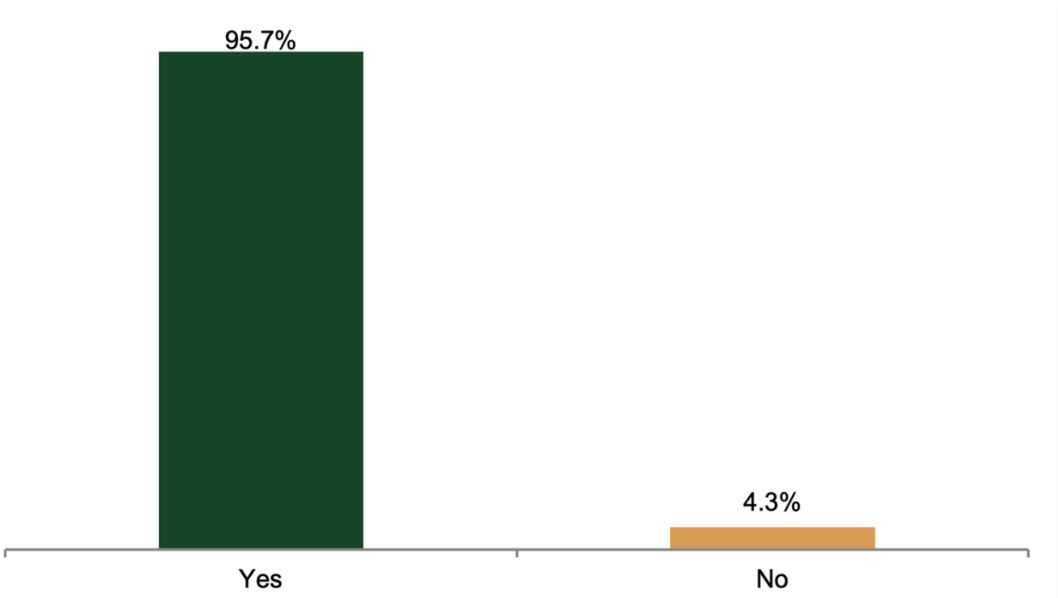
Analysis of Survey Responses

DEMOGRAPHICS

At the conclusion of the survey, respondents were asked to respond to a series of demographic questions asking them if they were residents of Turlock, their zip code, age, gender, and language.

Residence

Figure 1: "Are you a resident of Turlock?"



Respondents were asked if they were residents of Turlock. As shown in Figure 1 above, survey respondents were mostly residents of Turlock: about 1,392 respondents (95.7 percent) were residents from Turlock, whereas 62 respondents (4.3 percent) did not live in Turlock. Respondents who did not live in Turlock most likely own a business or property, as mailers were sent to every address in Turlock.

Those who indicated they live in the City of Turlock were further asked how long they have lived in their current address. Figure 2 shows that most survey respondents are long-time Turlock residents, with 58 percent indicating they have lived in Turlock for 11 years or more, and another 11.7 percent indicating they have lived in Turlock for between 8 and 10 years. In addition, 11.1 percent have lived in Turlock for between 5 to 7 years, 15.5 percent for between 2 to 4 years, and 3.6 percent for less than one year.

Figure 2: "How long have you lived at your current address?

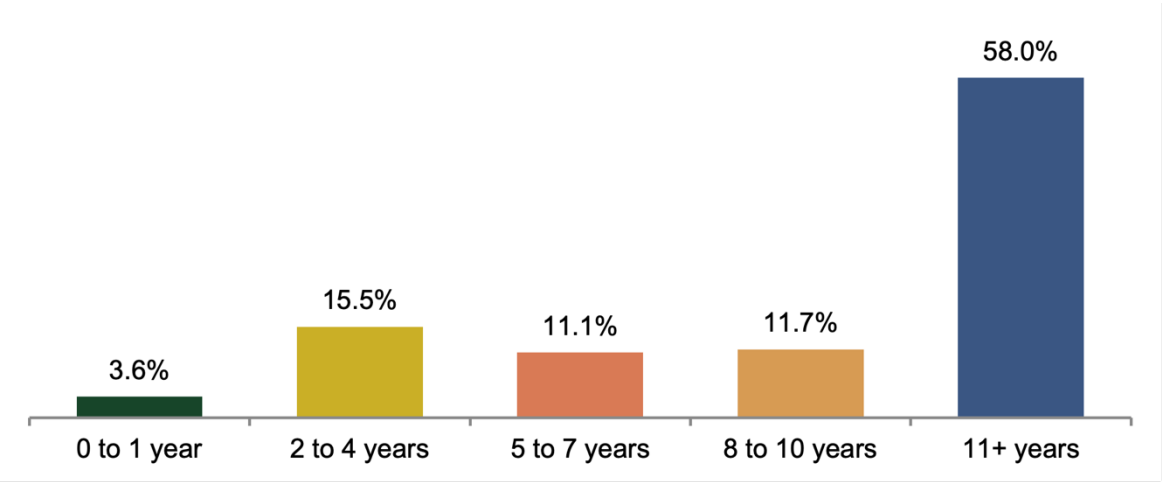
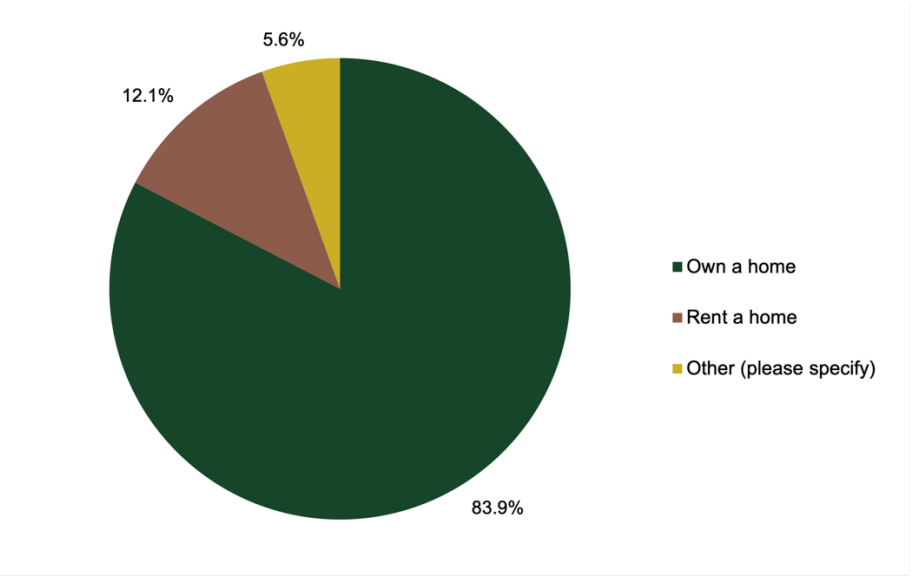


Figure 3: "Do you own or rent your home?"



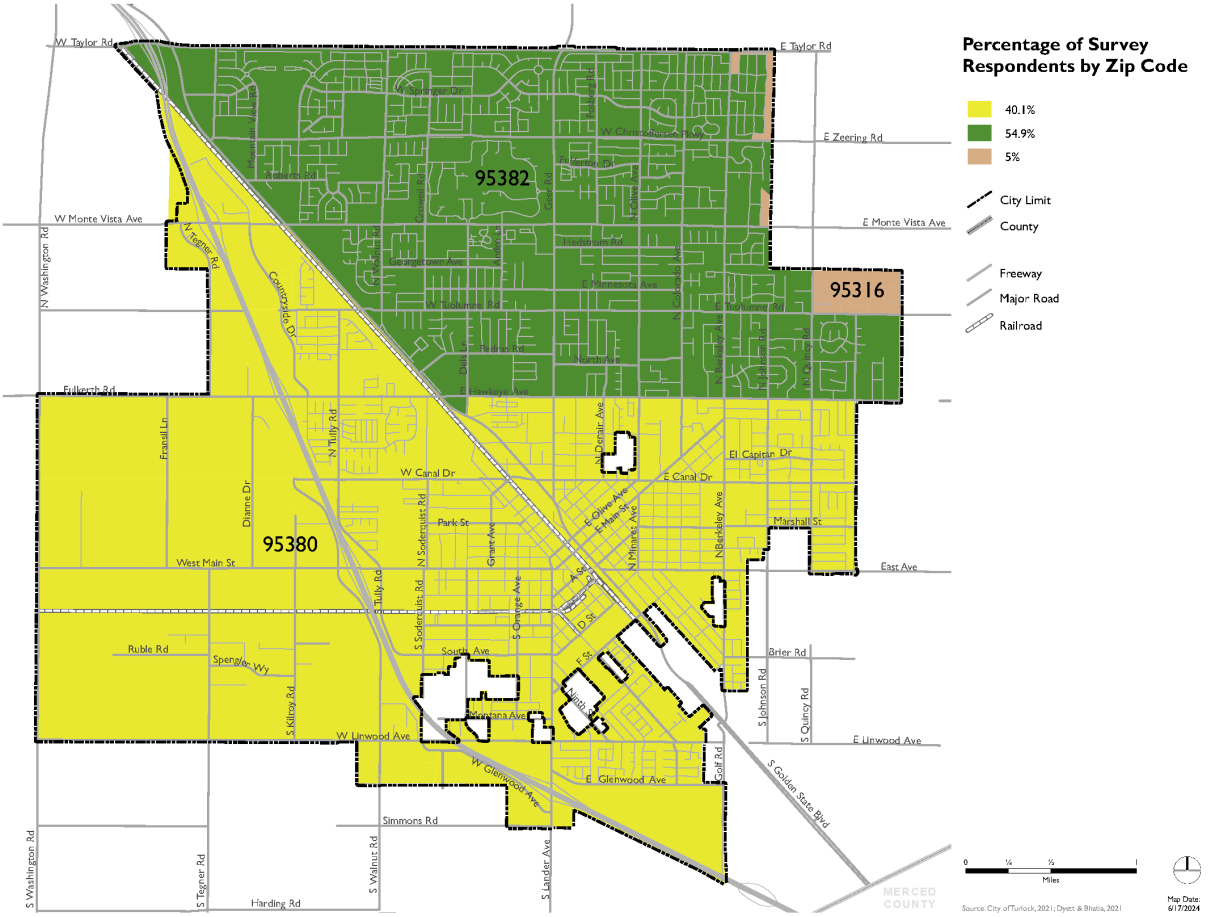
Respondents were asked if they rent or own their home. As seen in Figure 3, the majority of respondents own their home (83.9 percent). About 12.1 percent rent their home in Turlock, while 5.6 percent responded they neither rent or own their home and specified what their living situation was. This differs from the tenure trends reported in 2022 in Turlock; about 53.2 percent of occupied housing units are owner-occupied, while 46.8 percent are renter-occupied.[1] Open-ended responses included employee-sponsored housing, senior retirement community, multi-generational housing, and property manager at self-storage. Other responses are included in Appendix B: Open-Ended Responses.

[1] US Census Bureau (2022), American Community Survey 1-year estimates, Table DP04.

Zip Code

Respondents were asked to provide their home zip code. As seen in Figure 4, the majority of respondents live in one of two zip codes: 95380 and 95382. 95380 covers the southern portion of Turlock, south of North Golden State Boulevard and Hawkeye Avenue, while zip code 95382 covers the northern portion of Turlock, north of North Golden State Boulevard and Hawkeye Avenue. About 94.9 percent of respondents live in Turlock zip codes. The zip code with the highest portion of respondents at 54.9 percent is 95382, while 95380 follows at 40.1 percent. Respondents indicated other zip codes in California (5 percent), one of which being 95316 in Turlock, and distinguished that they live in other parts of the state but have rental properties in Turlock.

Figure 4: "What is your zip code / neighborhood?"

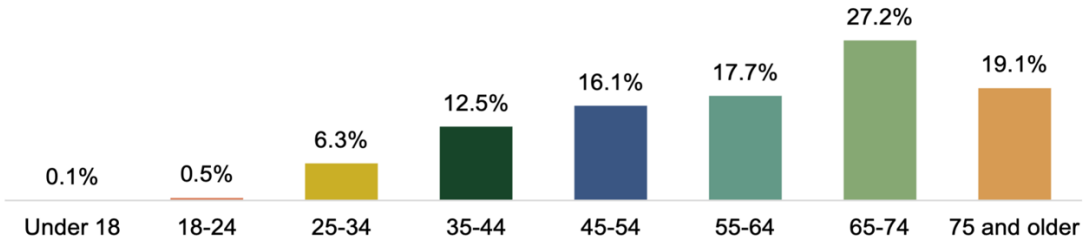


Age

Respondents were asked to provide their age. As seen in Figure 5, the survey did capture significant older adult voice, as the largest single age group of survey respondents (27.2 percent) was 65 to 74. The second largest age group was those 75 years and older (19.1 percent). In contrast, survey respondents aged 34 and under make up 6.9 percent of respondents. This may be because the survey was distributed by mail and paper, whereas younger generations are more likely to fill out surveys digitally.

Comparatively, survey age trends differ from the current age trends in Turlock as reported in 2022. The age group 65 to 74 made up 8.6 percent of the population, while the 75 and older age group less at 5.5 percent. The largest age group in Turlock are those under 18 years at 28.9 percent, a contrast to those who filled out the survey. Overall, the 34 and under age group could be represented more, as 51.2 percent of Turlock's overall population is under the age of 34.[2]

Figure 5: "What is your age?"

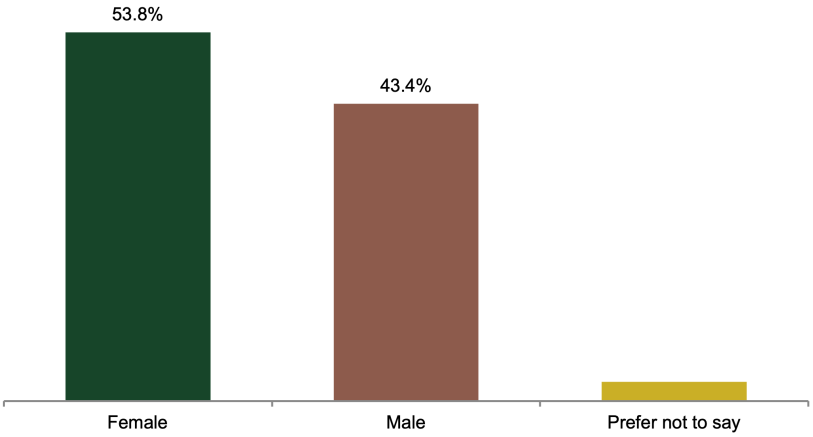


[2] US Census Bureau (2022), American Community Survey 5-year estimates, Table S0101.

Gender

Respondents were asked to provide their gender. As seen on Figure 6, about 53.8 percent of survey respondents were female, while 43.4 percent of survey respondents were male. About 40 respondents (2.8 percent) preferred not to say. Overall, this data aligns with Turlock's overall population, as there are more females in Turlock (52 percent) than there are males (48 percent).[3]

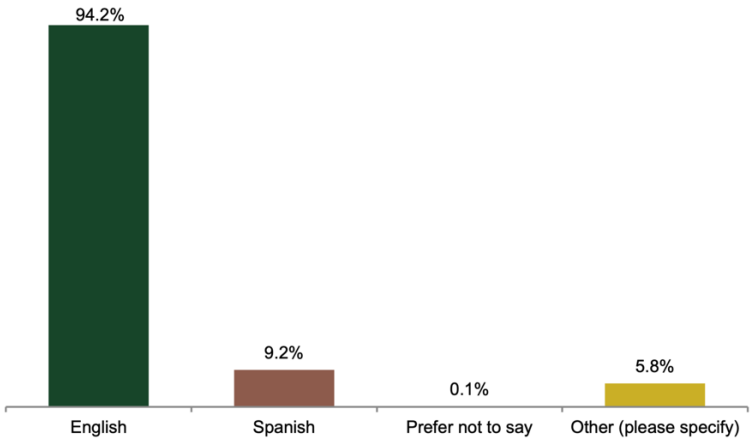
Figure 6: "What is your gender?"



Language Spoken at Home

Respondents were also asked to indicate what language they speak in their home. As seen in Figure 7, the vast majority of respondents (94.2 percent) speak English as their primary language at home. About 9.2 percent of respondents indicated they speak Spanish at home, while 5.8 percent indicated they speak another language not listed on survey. It is important to note that respondents were able to check all responses that applies as many people speak more than one language at home, hence why the percentages do not sum 100 percent. Respondents listed Assyrian, Portuguese, and Punjabi as other languages spoken at home.

Figure 7: "What language do you speak at home? (Please check all that apply.)"



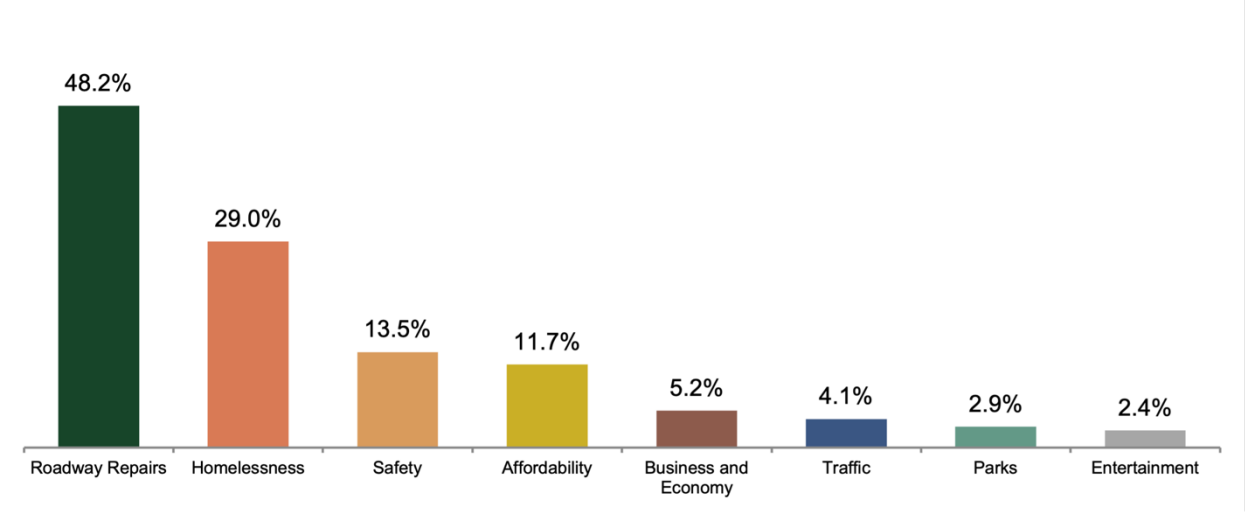
[3] Ibid.

COMMUNITY SURVEY

In total, about 1,357 participants responded to this question, while a total of 144 participants skipped the question. The question was asked in open-response format so participants were able to list as little or as many important things as they would like. About 48.2 percent of participants (654 people) noted roadway repairs as the most important thing that should be done to improve Turlock over the next 10 years, while 29 percent (394 people) of participants mentioned homelessness.

Participants emphasized the need to repave roads and sidewalks in all parts of the community, expressing hope for upkeep and cleanliness of the City. Many participants vocalized the caring of people experiencing homelessness, particularly by providing resources and housing. In general, participants expressed improving the City by cleaning up homelessness encampments, repairing roads and sidewalks, providing better water quality, stimulating job growth, and developing affordable and healthy grocery stores.

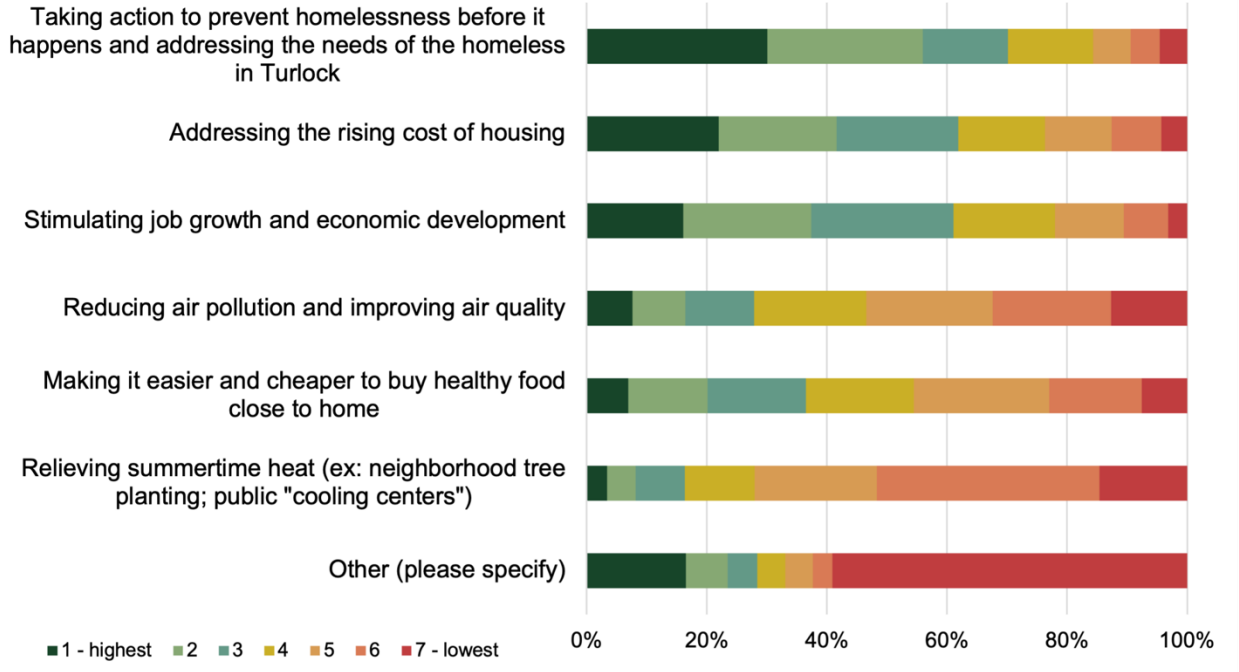
Figure 8: "What is the most important thing that should be done to improve Turlock over the next 10 years?"



Respondents were asked to rank seven different issues for the City as shown on Figure 9. Respondents ranked taking action to prevent homelessness before it happens and addressing the needs of the homeless in Turlock as the most important issue (28.8 percent). This data aligns with the answers to the previous question about things that should be done to improve Turlock over the next ten years: homelessness was a top two priority for improvements. Further, addressing the rising cost of housing was also a top priority by respondents (21.8 percent). Respondents also noted that stimulating job growth and economic development in the City was a top three priority in addition the aforementioned issues.

Respondents were also able to add other priorities for the City in the open-response portion of the question. Many of the issues highlighted in Figure 8 were also discussed in this question, specifically maintenance and improvement of roads and sidewalks, as well as development of grocery stores. Respondents also emphasized the need for entertainment/activities for family and kids, such as swimming pools, parks, and Boys & Girls Club.

Figure 9: "Thinking about priorities for the City, how would you rank these issues? (1 being the most important and 7 being the least important)?"

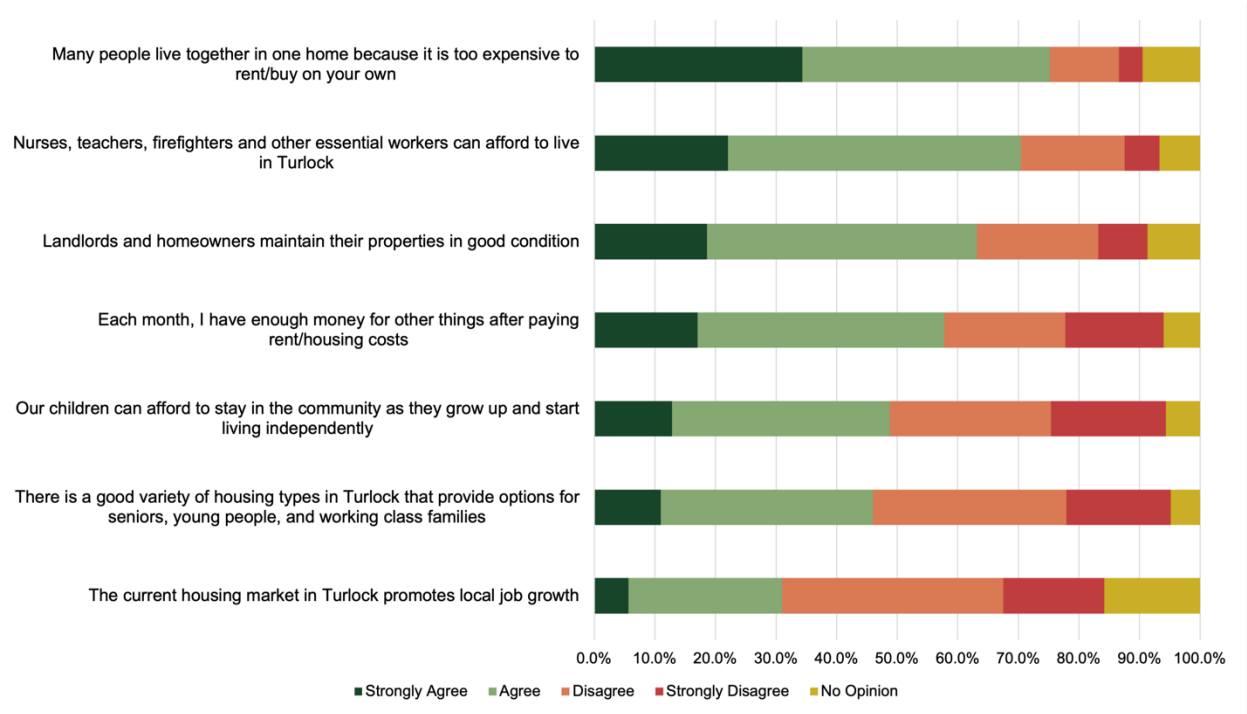


Respondents were asked if they agreed or disagreed with the following statements in the City of Turlock, as shown on Figure 10 below. Most respondents agreed (75.2 percent) with many people living together in one home because it is too expensive to rent/buy on their own, highlighting overcrowding and affordability as pressing issues. Most respondents (70.4 percent) also agreed that essential workers like nurses, teachers, and firefighters can afford to live in Turlock.

More respondents disagreed that the current housing market in Turlock promotes local job growth (53 percent) than those who agreed with the statement (31 percent), suggesting there can be changes to housing market that can promote job growth. Respondents were split evenly when asked if children can afford to stay in the community as they grow up and start living independently: about 48.8 percent agreed, while 46 percent disagreed.

Most respondents also agreed that landlords and homeowners maintain their properties in good condition (63.1 percent), while slightly less respondents agreed that each month, they have enough money for other things after paying rent/housing costs (57.8). This signals that the general upkeep and maintenance of housing in Turlock is not as large of an issue as the cost of living and housing affordability.

Figure 10: "Thinking about housing in Turlock, indicate if you agree or disagree with the following statements:"

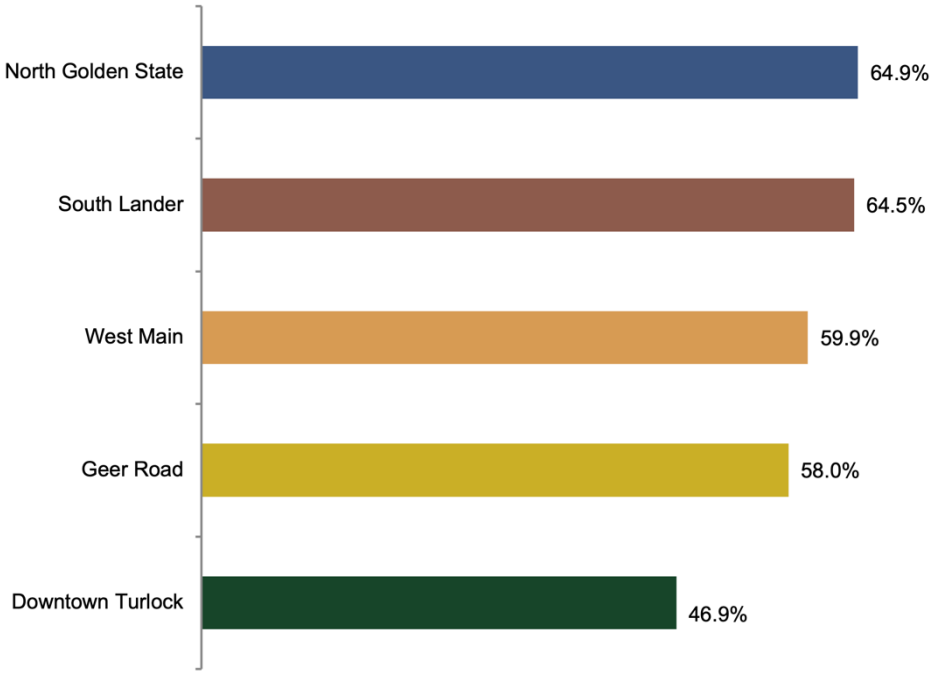


AREA-FOCUSED QUESTIONS

Question 4: "Do you support adding new housing in the areas shown on the other sheet?"

Figure 11 shows the distribution of responses for each opportunity area for those who responded to this question. The two areas with the most support for new housing were North Golden State and South Lander, which received similar levels of support at 64.9 percent and 64.5 percent, respectively. The West Main area followed with 59.9 percent of support, Geer Road had 58 percent of support, while Downtown Turlock had 46.9 percent of support. This suggests respondents who answered this question were generally supportive of new housing across the prior four opportunity areas, with the exception of Downtown Turlock.

Figure 11: Responses to Housing Support Per Opportunity Area

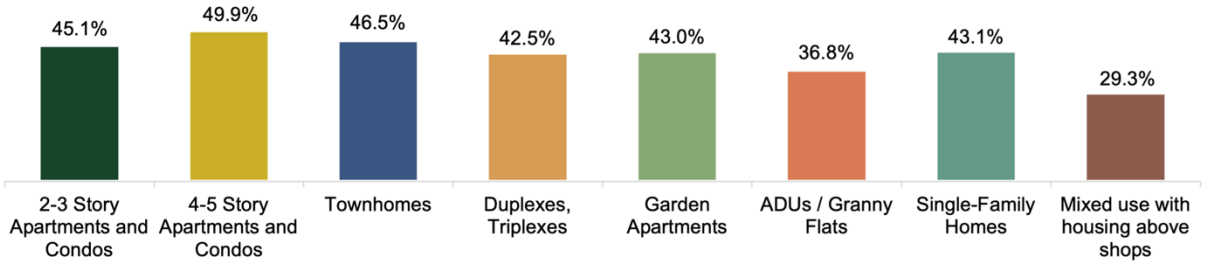


Question 4: "If housing is built here, what types of housing do you think should be built? Check all that apply."

An example photo of housing type was included to suggest to respondents what this might look like in practice. Figures 12 through 16 display the distribution of housing preferences for each opportunity area. The largest percentage of support for any housing type across the five areas was for mixed-use with housing above shops in the Downtown Turlock area at 67.4 percent, while the least supported housing type was duplexes and triplexes in Downtown Turlock at 25.2 percent.

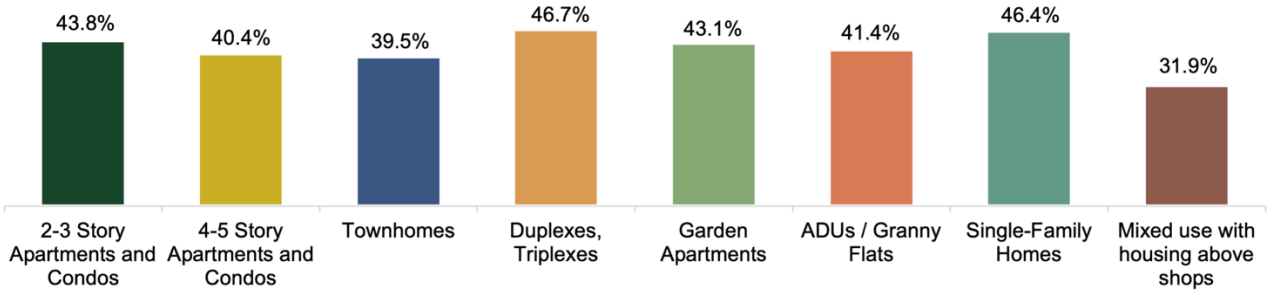
For the North Golden State area, the most supported housing type was 4-5 story apartments and condos at 49.9 percent, followed by townhomes at 46.5 percent, showing support for highest heights in this area. Overall, four housing types had similar levels of support for the North Golden State area, as shown on Figure 12. Namely, 2-3 story apartments and condos (45.1 percent), single-family homes (43.1 percent), garden apartments (43 percent), and duplexes/triplexes (42.5 percent) were all between a 2.6 percent margin of each other. Lastly, ADUs/granny flats (36.8 percent) and mixed use with housing above shops (29.3 percent) received the least amount of support in the North Golden State area. Overall, North Golden State area generally received the highest level of support for apartments and a denser product, with a mix of both single-family and multi-family residential environed.

Figure 12: North Golden State Housing Preferences



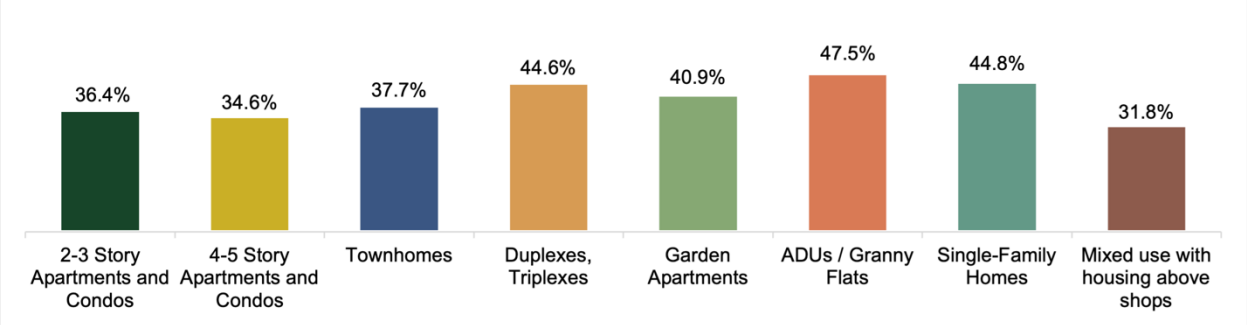
For the South Lander area, respondents preferred smaller scale residential, such as duplexes/triplexes (46.7 percent) and single-family homes (46.4 percent) over apartments and condos (Figure 13). A such, 2-3 story apartments and condos received 43.8 percent support, similar to garden apartments, which received 43.1 percent of support. Similar to all areas, except Downtown Turlock, the least supported housing type for South Lander was mixed use with housing above shops at 31.9 percent.

Figure 13: South Lander Housing Preferences



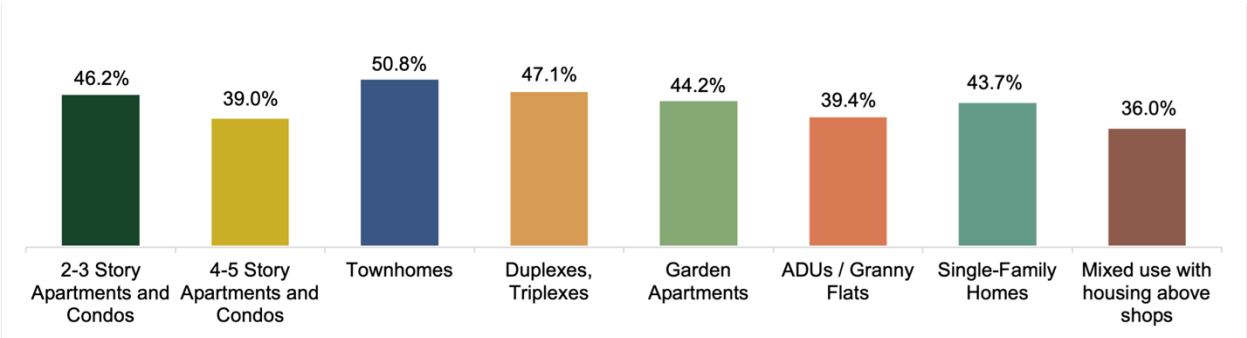
For the West Main area, respondents preferred single-family and small-scale residential overall, notably different from the denser housing types preferred in North Golden State. As such, the most supported housing type was ADUs/granny flats (47.5 percent), followed by duplexes/triplexes (44.6 percent), and single-family homes (44.8 percent), which had an almost equal level of support (Figure 14). Garden apartments received 40.9 percent of support, townhomes at 37.7 percent, 2-3 story apartments and condos at 36.4 percent, and 4-5 story apartments and condos at 34.6 percent. Similar to North Golden State, the least supported housing type in the West Main area was mixed use with housing above shops at 29.3 percent.

Figure 14: West Main Housing Preferences



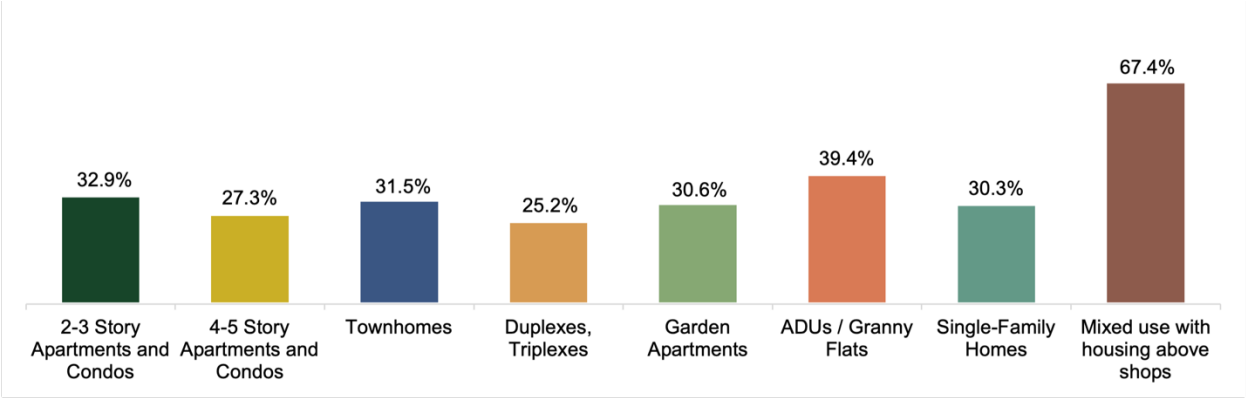
For the Geer Road area, respondents preferred mid-range density housing types more than single-family residential or high apartments. The most supported housing type was townhomes at 50.8 percent, followed by duplexes/triplexes at 47.1 percent. Both housing types of 2-3 story apartment and condos and garden apartments received similar levels of support at 46.2 percent and at 44.2 percent, respectively. Single-family homes had 43.7 percent of favor, ADUs/granny flats had 39.4 percent, and 4-5 story apartments and condos had 39 percent. Contrary to the support for mixed use with housing above shops for Downtown Turlock, this specific housing type had the least amount of support in the Geer Road area at 36 percent (Figure 15).

Figure 15: Geer Road Housing Preferences



For the Downtown Turlock area, respondents favored mixed-use with housing above shops (67.4 percent) over all other housing types, noting the preference for new businesses and residential types. Respondents followed with accessory dwelling units (ADUs)/granny flats at 39.4 percent (Figure 16). The two least supported housing types were 4-5 story apartments and condos and duplexes and triplexes at 27.3 percent and 25.2 percent, respectively.

Figure 16: Downtown Turlock Housing Preferences



IMPROVEMENTS

In addition to the area-focused questions, the survey also asked what improvements respondents would like to see in the opportunity areas. The answers are depicted in word clouds. Darker colors and larger words indicate a higher frequency of mentions.

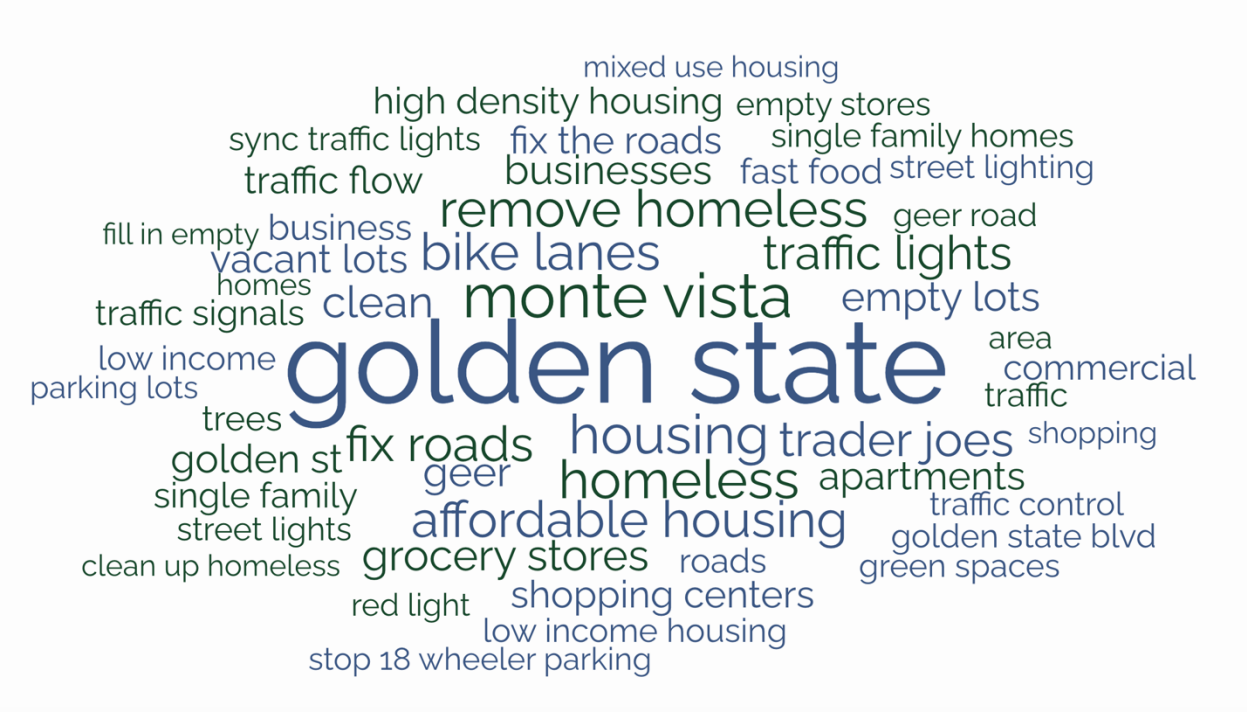
Question 5: "What improvements would you like to see in the following areas:

Figure 17: Downtown Turlock Improvements



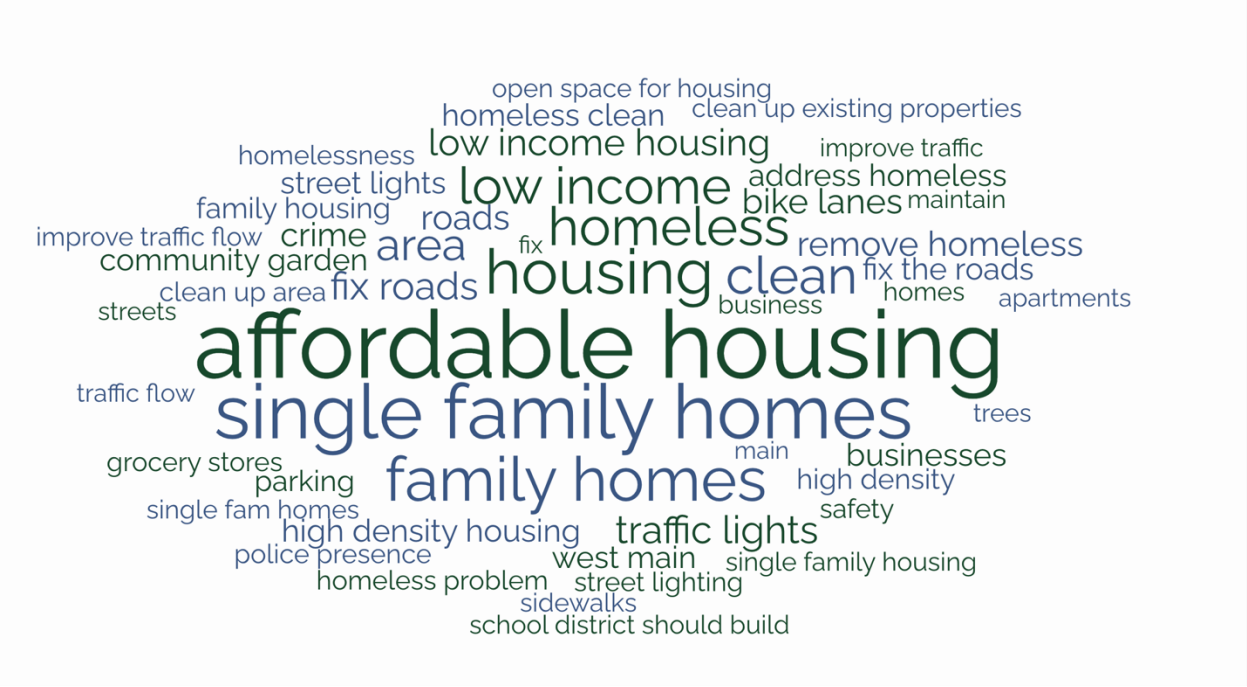
Respondents were asked what improvements they would like to see in Downtown Turlock. A total of 1,130 responses were captured and summarized in the word cloud of Figure 17. Common themes in responses include addressing the homelessness population in Downtown, promotion of small businesses, addition of variety of shops and boutiques, as well as improvement of parking.

Figure 18: Geer Road and North Golden State Commercial Corridors Improvements



Respondents were asked what improvements they would like to see in Geer Road and North Golden State Commercial Corridors. A total of 895 responses were captured and summarized in the word cloud of Figure 18. Common themes in responses include a variety of housing: high density, affordable, mixed-use, and single-family homes. Respondents also mentioned the want for more grocery stores, such as Trader Joe's. Lastly, respondents also noted improvements to streetscape, which include repaving of sidewalks, incorporating trees and greenery, and adding protected bike lanes.

Figure 19: West Main Improvements



Respondents were asked what improvements they would like to see in the West Main area. A total of 738 responses were captured and summarized in the word cloud of Figure 19. Common themes include the desire for family housing, such as single-family homes and affordable housing. Many respondents also mentioned developing a community garden, a soccer field, and more public parks. Similar to the commercial corridors, many respondents mentioned the desire for grocery stores with access to local fruit and vegetables. Additionally, respondents mentioned the opportunity to clean up and develop existing properties.

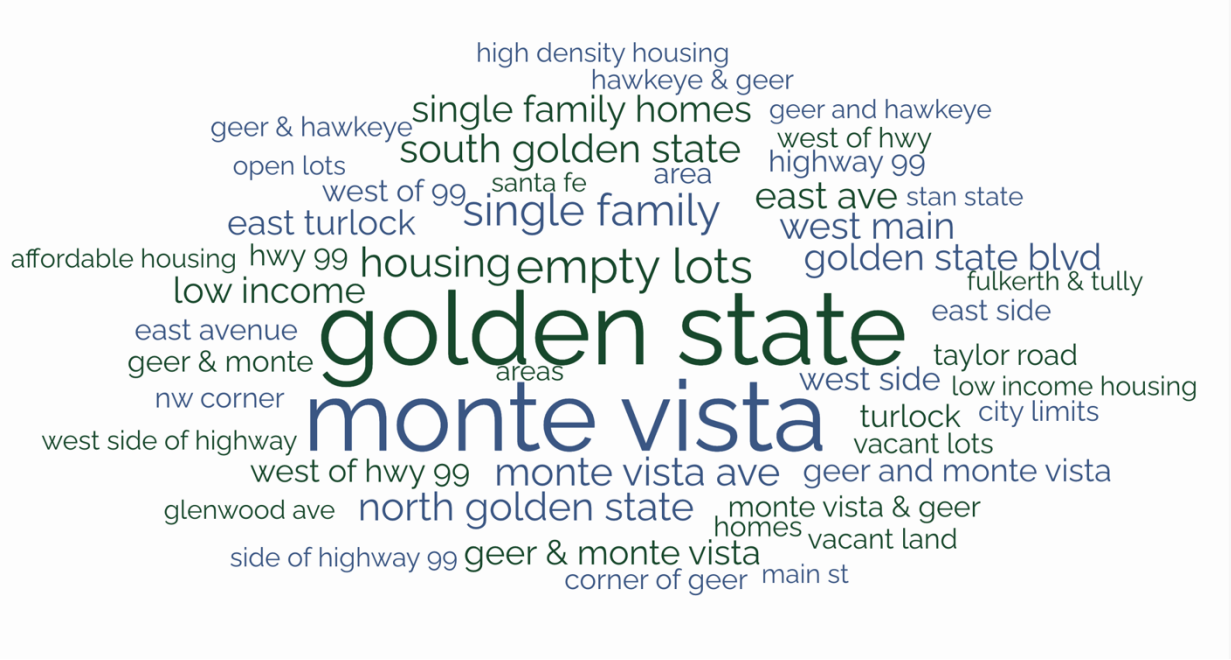
Figure 20: South Lander Improvements



Respondents were asked what improvements they would like to see in the West Main area. A total of 751 responses were captured and summarized in the word cloud of Figure 20. Similar to the West Main area, many respondents would like to see affordable housing for families, in the form of single-family homes or 4-5 story apartments. Respondents expressed the desire for low-income housing in South Lander. A common theme in responses was the need for public safety, particularly better lighting for roads and more police presence in neighborhood. In terms of streetscape, respondents were called for the planting trees, landscape beautification, and repaving of road.

Question 6: "Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"

Figure 21: Areas Appropriate for New Housing



Respondents were asked to identify if there are other areas appropriate for new housing in Turlock with a street name or landmark. A total of 562 responses were captured and summarized in the word cloud of Figure 21. The following list captures the reoccurring locations noted by respondents:

- Monte Vista Avenue
- North Golden State Boulevard
- Geer Road & Monte Vista Avenue
- Vacant lots
- Geer Road & Hawkeye Avenue
- West of Highway 99
- West Main
- Glenwood Ave

Next Steps

Responses from this survey and input from community members will help inform the development of policies and program in shaping growth Turlock for the 2023-2031 Housing Element and General Plan Update.

Appendix A: Survey Questions

COMMUNITY SURVEY

City of Turlock - Housing Element Update - Community Survey

Please mail this sheet back to us. Instructions are on the other side. Postage paid by the City. Thank you!

1 What is the most important thing that should be done to improve Turlock over the next 10 years?

_____

_____

2 Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?

_____Reducing air pollution and improving air quality
_____Addressing the rising cost of housing
_____Taking action to prevent homelessness before it happens and addressing the needs of the homeless in Turlock
_____Stimulating job growth and economic development
_____Making it easier and cheaper to buy healthy food close to home
_____Relieving summertime heat (ex: neighborhood tree planting; public "cooling centers;")
_____Other (please describe): _____

3 Thinking about housing in Turlock, indicate if you agree or disagree with the following statements:

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
Our children can afford to stay in the community as they grow up and start living independently	☐	☐	☐	☐	☐
Landlords and homeowners maintain their properties in good condition	☐	☐	☐	☐	☐
Nurses, teachers, firefighters and other essential workers can afford to live in Turlock	☐	☐	☐	☐	☐
There is a good variety of housing types in Turlock that provide options for seniors, young people, and working class families	☐	☐	☐	☐	☐
The current housing market in Turlock promotes local job growth	☐	☐	☐	☐	☐
Many people live together in one home because it is too expensive to rent/buy on your own	☐	☐	☐	☐	☐
Each month, I have enough money for other things after paying rent/housing costs	☐	☐	☐	☐	☐

4 Area-Focused Questions (see map and images on the other sheet):

	A. DOWNTOWN TURLOCK	B1. GEER ROAD	B2. NORTH GOLDEN STATE	C. WEST MAIN	D. SOUTH LANDER
Do you support adding new housing in the areas shown on the other sheet?	☐	☐	☐	☐	☐
If housing is built here, what types of housing do you think should be built? Check all that apply:					
2-3 Story Apartments and Condos	☐	☐	☐	☐	☐
4-5 Story Apartments and Condos	☐	☐	☐	☐	☐
Townhomes	☐	☐	☐	☐	☐
Duplexes, Triplexes	☐	☐	☐	☐	☐
Garden Apartments	☐	☐	☐	☐	☐
ADUs / Granny Flats	☐	☐	☐	☐	☐
Single-Family Homes	☐	☐	☐	☐	☐
Mixed use with housing above shops	☐	☐	☐	☐	☐

5 What improvements would you like to see in the following areas:

A. Downtown Turlock

_____

_____

B. Geer Road and North Golden State Commercial Corridors

_____

_____

_____

C. West Main

_____

_____

_____

D. South Lander

_____

_____

6 Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark.

_____

_____

_____

DEMOGRAPHICS

7 Are you a resident of Turlock?

☐ Yes ☐ No

8 What is your zipcode / neighborhood? _____

9 Age: _____ Years

10 Are you: Male: _____ Female: _____
Prefer not to say: _____

11 What language do you speak at home?

☐ English ☐ Spanish

☐ Other (Please specify): _____

12 How long have you lived at your current address?

☐ 0 to 1 year ☐ 2 to 4 years
☐ 5 to 7 years ☐ 8 to 10 years
☐ 11+ years

13 Do you own or rent your home?

☐ Own a home ☐ Rent a home
☐ Other (Please specify): _____

14 Contact information (for gift card winners):

Name: _____

Email: _____

Appendix B: Open-Ended Responses:

COMMUNITY SURVEY

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
City funded crews to create jobs and pickup trash/cut weeds and brush on homless camp & city streets on public and private property. Fresh paint on streets. Public discussion of county islands best use
Remove the homeless from Turlock. Fix the roads.
Affordable housing & food for those who need it
Remove homeless people, bums & drug addicts
Speed bumps. I live on Chestnut St we have many children on the street an dpeople drive over 20 mph all day & night
Clean up the homeless problem. Hire more cops just for traffic enforcement.
Get rid of wasteful spending
Move out the homeless. Fix roads. There are potholes an crumbling streets everywhere.
Revitalize downtown. Real financial and incentive programs
Repair streets
Fix the roads
Road and pothole improvement
Solar
Clean up homelessness. Make Turlock the cleanest most desirable city in the valley
Help senior citizens to get transportation. Help senior citizens get more affordable places to rent.
Get homeless out of town & our parks don't feed the homeless or give them a place to live
Fix the roads before building new homes
Improve roads, sidewalks, medians & cleanliness
First things first! Fix our roads; deal with homeless, have them clean up trash
Clean up Lander & West Main; put affordable housing-granny flats, duplexes, triplexes
Improve road conditions; improve/expand better quality park & welcoming shopping centrs
More police, lighting & street sweepers; garbage cans behind fences; fix failing streets
Keep population down-growth=crime, gangs, homeless; not getting money's worth for to high property taxes
Stop Starbucks/chain restaurants; bring in Trader Joes/Sprouts; kid friendly establishments
Streets especially Pedras Rd & Donnelly Park Dr
Move traffic from downtown-make it a pedestrian mall
Streets are an embarrassment; take care of basic needs before spending money on new projects
Fix streets before anything else; no more pot stores/ruin Turlock; used to be a nice/small community-not anymore!!
Reduce homeless/drug addicted allowed in streets/parks; has effectied my quality of life
Roads/potholes are abundant; increase police/reduce crime; relocate homeless to addiction/mental health facilities
Not allowing vacant properties (commercial) occupy before building, long term plan, streets, intersections, freeway
Better police patrolling; traffic on Monte Vista, red light running
Remove homeless, drug abusers & trash, not just for special events
Police & keep city clean from garbage & homeless
Homeless improvements-shelters families, male & females & temp kennels for their pets
Increase police force to keep out crime

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Remove homeless-not city fund for homeless
Build more schools
Housing for new families/young adults with cost not out of control
Rezone red zones!! Hire landscape service-save money!
Decrease loitering, panhandling; improve streets, sidewalks, bike lanes
Provide adequate housing, even for low income families
Don't bring problem safe houses, prison rehab to city; reduce low income housing
Please, please take care of our very bad, cracked, broken roads
Fix roads; improve Police Department
Safety within neighborhoods
Quite building homes-green belt is gone
Homeless need to be dealt with; lower wages of city council/mayor
Bring in business & industry; no more housing, already enough
More affordable housing, less housing, better streets
Do not need more construction-crime increases
Fix drainage off Walnut onto Heritage; fix roads
Stop building homeless housing, spend funds on kids' education & future development
Stop putting band aides on street-repair properly before they fall apart
more sports complexes for our youth; fix roads
security camera at traffic lights
Lessen homelessness, like more affordable housing; crack down on tent encampments; treat severely mentally ill
Less government (federal, state, local)-stifles free enterprise, progress, prosperity; contractors turn down Turlock jobs because it is frustrating/costly
Do not diminish farmlands-Central Valley feeds the world; no to people going hungry do to Gavin Newson's crusade to be president
Housing for homeless; improve roads/finish sidewalks; safety for all residents
Moderately prices housing for Turlock residents
Remove rats & cock roaches; feels like a third world country
Road network; job creation; affordable housing/medical/food/clean water/policing/education
Clean up, landscape/occupy old buildings
Public areas - rec/parks
Improve economic prospects for all residents
Fix damn roads/sidewalks; synchronize traffic lights
Address homelessness & rising housing & utilities costs
More housing; proactive approach to homelessness
Clean empty lots; keep streets safe & clean; fix potholes
Reduce crime, drugs & homelessness
More affordable family homes
Pave roads/don't patch; stop signs to slow traffic on Countryside; homes!
More street lights for safety at night
Remove & clean their garbage
Get rid of homeless
Improve mobility for people w/o cards; beneficial, community based approach to homelessness
Improve roads, parks, add splash pool options
Crime is increasing

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Parking & affordable spaces for businesses
Staff focus balancing water use with water availability
In the past so many residential permits issues without infrastructure to meet needs
Lower crime
Low income housing-mixed used housing downtown
Crime
Fix pot holes; more homes & shopping alternatives
Water storage
Punish law breakers, make Turlock safe again
mejoras calles
expand housing through zoning that encourages building. Shift revenue dependencies from development fees
limit growth
golden state blvd, taylor rd, lander ave roads
subsidized housing for veterans, seniors, disabled persons, near shopping
More R-2, R-3 zoning; intergenerational housing; better tree lined streets; review fees; more parks; better design standards required
Lower crime; stop growth; manage traffic; fix streets
Beautify downtown; provide better faciiities; attract professional; affordable housing
Affordable single family homes for working families, $400k too much, born, raised & family raised here but can't buy a home
Need more essential workers-competitive wage; city needs to be safe & clean
Fix the roads & maintain city flower beds
Focus on homelessness, drugs, car racing, crime, bad roads-huge problems
More multi-family housing - W Main area
Urban planning promote small business growth, vibrant downtown/commercial areas; clean streets, trees; limited fast foodgas statopms
Decrease homelessness; prosecute those who break laws & vandalize property
Balance budget & streamline permitting process
Side streets; housing
Affordable single family homes, not 1/2 million dollar 1500 sq ft homes
Reduce housing costs
Make Turlock less welcoming to homeless; stop adding "pot shops"
Roads are terrible - my street & others also
Fix the roads
Reduce, as in stop funding homelessness; clean up downtown
Take action to prevent homelessness
Fix the roads & deal with homeless down town
Housing carts for the homeless-no more shopping carts
Eliminate homelessness w services (mental health & addictions/affordable housing)
Solve homeless problem & I don't know how
Green area; clean parks; schools; more police; no homeless; maintain streets; improve drinking water
Blight
Roads are terrible; clean up water-chlorination not the answer
Housing prices; control growth; protect farmland; infill housing
More youth centers, recreation area for families, clean parks

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Housing help & clean up w homeless/littering for a better community
Build if city's ability to provide streets, water, power; care not to infringe on production ag (food); support local, not state decisions
More single family homes
New development go up/high rise; take over vacant land & build in it
Keep accessible, traffic or resources, de-centralize town & keep spreading, not confining
Entertainment facilities for youth, employment for adults
Affordable housing, build cheaper apartments across from Osborne School
Affordable housing; ADA accessible; plant tree, cool cities, more community gardens
Shelter/housing the homeless
Create mobile home community, much cheaper than housing
Fix stop lights; bring in more big name businesses to Mt Vista Crossings; update areas; hold businesses accountable for exterior maintenance
Create "third places" for all ages; increased live music/entertainment
Public transportation-serves all neighborhood & curbside cuts to access transportation
Controlled, thoughtful growth; invest in deressed area to improve upkeep & cleanliness of city, streets, highway on/offs, etc; reduce trash/liter/overgrown areas; add trees/green shade for air quality
potholes keep growing & repair schedule takes to long
Get a Trader Joes please to reduce food costs
Especially Pedras by Donnelly Park & Donnelly Park Dr
Keep the streets nicely paved
Address homeless before City turns into LA or Portland
Low income housing
More diverse opportunities for the people living here
provide housing for more families that are affordable, control homeless population especially downtown
need speed bumps on Christoffersen, pot holes on most of our streets, also trash and graffiti, all an embarrassment for all who visit
Get rid of Mayor and her two cohorts
ENERGY EFFICIENCY, NOISE CONTROL, PEST CONTROL
DO NOT EXPAND TURLOCK. IT IS ALREADY A NICE TOWN
walkability-sidewalks etc
clean up our town
Conquer crime; vehicle doing "doughnuts"; repaint street lines
Geer never had homeless when I grew up; residential areas should be safe from speeders-install speed bumps so children can play safely
Keep city parks/rec area clean/safe for families; business areas accessible & free from homeles
Develop under utilized/empty lots; incorporate County islands & bring up to city code
Drinking water/air; Fix especially Quincy
Make Taylor 4 lanes; improve the street from flood & holes; add housing
Open new business; reduce taxes; do not build apartments/townhouses; add a high school
Reduce homeless
More green space developed
Turlock is a dusty town, use some eco friendly solution to spray along rr tracks from Keyes to S Turlock
Affordable housing; healthy foods & services in walking distance; reduce corp influence on Council decisions
Remove the street homeless

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
More affordable housing for srs & disabled; more subsidized low income housing; better street infrastructure; solar investment
Maintain green spaces for future parks & farms
Fix potholes/damaged roads; grow the shopping ctr; add affordable housing
Roads, air qualify, increase police presence; restaurants (please no more Mexican & repeats of what is here)
Get rid of homeless encampments
Some worst roads-Zone A;S Palm patch work has failed again & again
Improve bus routes; add more roads; improve low income housing
Reduce crime/drug use
Crime
Create jobs for less fortunate so they do not need public assistance
Better traffic & crime control; clear homeless camps/setups
Better traffic & crime control; clear homeless camps
Places for people to go outside; no walking/bike trails-we are overweight; businesses on south side
City needs restore budget, assume responsibility for repair/maintenance of sidewalks, walkways, stop burdening residents with this cost
New mayor & most councilmen; streets/roads are disgusting; we have the $$$
Maintain/increase tree cover, on westside of town; build affordable rental housing ($1000-$1200/mo)
Improve economic growth & quality of life, use smart technologies
Not just main roads, but a lot in the area are turning to dust
Bring in Trader Joes near university, Ace Hardware parking lot
Combat the issue
More outdoor space, parks, sidewalks more pedestrian friendly; artwork from the community; lower cost of housing
Homeless: feces/ having sex/masturbating; more police officers
Integrate CSUS into community; commuters to work in Turlock (reason for higher housing costs) bring higher paying jobs; not just those that pay above min wage
Keep illicit drug & homeless out; build homes; reduce cost to rent/own; incentivize business to stay or start
Correct your homeless problem, to do that you need to grow some balls
Housing for homeless
We are 2 year residents-love Turlock; trees, clean streets; maintaining growth-keep it up!
Shelter homeless in (1) area
Better water; affordable housing; cleanup homeless mess
Reduce consumption of non-renewable energy; more green infrastructure
Protect ag land; landlord rights (do not have rentals); speed enforcement; wider streets in new developments (Dewar too narrow)
Affordable single family housing; safe, repaved roads
Reduce crime
more parking lot exits at Safeway. Hwy 99 @ Taylor Rd needs safer traffic signal
More handicapped parking spaces
more youth programs
extend Monte Vista to I5
Crime
helping small business operate
Fix roads especially in older neighborhoods; more business & parks for families
affordable senior housing

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Crime control
Infrastructure; jobs
Clean up homeless
Well paved roads; affordable family housing
Fix roads, potholes; signal lights to controlled lights/Olive & Canal & Walnut & W Main intersections
Affordability for families especially refugees
Remove homeless; develop vacant land near downtown core
Our city is being destroyed by homelessness
Where are all the tax, dispensary, measure $s going?
Place focus on aiding/protecting homeless; make groceries, housing more accessible
No more homeless-our City is being destroyed
Inc traffic law enforcement; abate rundown buildings; pickup trash; increase police; fix N Quincy
Ensure that school funding & development increase w Turlock
Economic development; public safety; don't tolerate vagrants
Old neighborhood design-paint the bad areas to give hope
More business, commercial, restaurants, Cinemark Theatre; trees; entertainment
Address homeless w/affordable housing
Remove from business area
Rent control & low income housing
Increase fund for police/fire; rent control
Affordable housing for homeless
Build affordable housing so people like me who work 60-70 hours a week & support the community; can't compete with bay area folks moving in; take care of you own
Fix the roads - not the pothole patrol
Reduce/eliminate
More housing or opportunities to help homeless
Lower crime, more police, create safer community
Cleanliness
More affordable apartments
Don't take money and receiving more homeless
Add new construction to improve neighborhoods; improve safety, crime, homeless
open locked drug/psych facility for homeless; s/b county facility in Modesto
Stimulate job growth; Trader Joes/Whole Foods; college towns have them
Preserve historical downtown; economic development; resolve homeless
Turlock is adept at dividing poor neighborhoods from wealthier ones; housing & homeless pushed to the southside
Essential workers should afford to live here; More street lighting & community events
Utilize areas w abandoned buildings i.e. eyesore on Golden St & Olive
Get homeless under control; cut down crime
House/shelter homeless; repair terrible roads
Improve infrastructure
Improve safety for law abiding citizens
Worst roads first; eliminate homeless & drug trafficing at Donally Park
Preserve farmland
Where is Measure L schedule; streets are terrible; work with other gov agencies to fix 1st SB entrance to Turlock-terrible first impression

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Move homeless away & improve downtown
Take care of abandoned buildings; more street lights in neighborhoods
Build new homes for homeless & disabled
Rising crime
Rent & homes costs to high
Murphy Drive is a mess
Housing
Slow growth/keep housing prices up w supply low; growth has contributed to increased crime
Focus on entire development; protect farmland from development; wisely encourage growth
Enforce traffic laws
Infrastructure, water treatment, recycling; public transportation; rent control
Activities for teens/pre-teens; help stop illegal immigration; drug test welfare
Reduce & control homeless population
Provide more areas for kids indoor & outdoor
Relocate homeless; cleanup
Open mental hospital for those who belong there; clean up the mess
Affordable senior housing for quality of living in Turlock
Take illegal dumping seriously; housing prices = to local wages
South Soderquist, North Tully, Walnut to Linwood
Add local & franchised businesses for more employment opportunities
Build family friendly area, parks w water features; community classes for kids & adults
Establish employment strategies, more advancement in every field
Stop taking funding to make Turlock the homeless capitol
Potholes all over & broken street on Regis Ave
Increase jobs by attracting tech & manufacturing; get high speed rail to connect to the Bay area
Rent is very high
Affordable Housing
Annex county islands
Housing
Improve water quality; add higher end store (Sprouts, Nordstrom Rack, Trader Joes)
Expand the post office
Build housing; roads south of Monte Vista are in terrible condition
Affordable housing & equitable urban planning; sustainable infrastructure development
Get rid of worthless council/mayor
Sidewalks, roads, parks southwest (Lander/E Ave)
Less fast food; family physical activities
Prevent crime; move homeless
Maintain/expand green space; maintain farm land/orchards; do not overdevelop with housing
"Little Big Town"; keep charity & hospitality w big city amenities
Roads in the lower income areas
Golden State is a nightmare; side street off canal are falling apart (near Daubenburger
Better paying jobs
No services by city funds; cost of homes is not a gov't problem
Invest in Stan State & surrounding areas; young working professional will improve the community
Build new housing at all price points; aparts & multi-generational homes
Properly plan for traffic; traffic circles rather than lights based on studies

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
Improve older roads; homeless threaten safety of the commuity
You can't build more homes if the roads are not viable
Address homeless issue, very important
Increase affordable housing
help air quality and terrible smells
Roads, cleaning up areas such as Golden State Blvd
stop supporting the homeless, provide city police with resources to do their jobs. Between homelessness and crime its becoming an undesirable place to live/shop/be
Control the homeless. Increase police. Bring more businesses to the City. Vocational schools.
We need to stop welcoming and allowing homeless drug addicts. People should not be allowed to sleep/camp/store their garbage on our streets & in our parks.
Widen the major roads in Turlock, Geer, Olive etc. Infrastructure should be improved before building
Build more homes
Less homeless, housing, education, mental health
Better distribution of commercial and residential land
To have good planning staff to do the job
Traffic Control red light running
Infill instead of expanding
Sidewalks, bring better merchants such as Trader Joes
Repair Linwood Rd., Stop putting traffic lights on Christoffersen, need another Jr High, Increase police force, make Taylor Rd. an easy way to access
maintain parks
Healthy grocery stores
More affordable housing, Roads and potholes
Build more housing, activities for younger generation
repair roads add sidewalks
STOP PUTTING MARAJUANA SHOPS NEAR SCHOOLS
Improve summer air-tree harvest; 3646 Geer Rd; help unsheltered people & pets
Clean up; house homeless
Homeless, maturing Turlock
Infill development in order to boost city's tax base without increasing costs
Stop urban growth to keep it a small community
repave roads
Affordable housing units where people will want to live
Improve westside; promote local jobs/business; promote ADV
Improving dowtown
Cleanup blight; fine owners w empty buildings/Golden St & Olive
Homeless, and stray animals
Sign ordinances
More housing for single family
rent control
Clean up garbage off the streets
prevent homeless, enhance water quality
Drugs, crime & loitering
Clean up that shit hole, dirty disgusting town

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
A fully funtional city governed, enforces smart planning & building codes rather than foolishness like Starbuck at Canal/Gold State
Housing
CREATE SHELTER FOR HOMELESS
INCREASE WALKABILITY
WALKING AND BICYCLE PATHS
BUILD AFFORDABLE HOMES TO RENT
trash
INVESTING IN THE LOWER INCOME NEIGHBORHOODS TO MAKE THEM SAFER
CLEAN AND IMPROVE STREETS
ADD MANUFACTURING HOMES
Promote mayor and council people
Take care of the homeless situation, hire more law to enforce keeping them off our streets
It would be nice for the city to provide more city sponsored events / classes
Reduce water sewer & garbage rates. maintain roads
Fix sewage, sidewalks near schools; additional housing
Build affordable housing w green space, walking & bike trails
Stop encouraging/recruiting homeless; Gospel Mission, We Care etc exacerbate the problem
Often used streets-Golden State between Monte Vista & Taylor
Traffic flow in and out of town
Continue Master Planning-Keep residential growth South & South East of town
Utilize vacant business space; reduce funds for homeless, attracts them to Turlock
Many have bought houses in Delhi, Livingston, Atwater-could not afford Turlock
Clean, family oriented, trees & small play areas, side walk cafes; reduce vendor's farmers market costs
Ensure robust infrastructure; conserve water for farming; protect city's heritage & personality
More services for seniors
Set aside more "green belts"
High density affordable housing near public transit-empty parcels at Geer & Christopherson, Geer & Monte Vista
Improve walkability & density; more pedestrian friendly
Cleanup
Benefit from traditional city planning; mixed zoning-commercial/residential; more affordable apartments
Boosting restaurant & shopping within city
Crime in downtown & Lander; business leaving these areas & West Main
Housing; access to business & commercial structure
Incentivize corporations to move here to provide jobs
Activities for youth/seniors like swim classes; mental health services
Open shopping center near schools; improve old housing
Enforce/remove homeless encampments
Street maintenance
Public transportation; public & private homes/town homes; houses & apartments
Road conditions are horrendous
More affordable housing
Improve downtown
Cleanliness
Improving air quality; affordable housing

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Crime; enforce traffic laws; speeding-too many accidents
Fix homeless issue; fix existing infrastructure
Crime
Lower cost for industrial & light commercial in Wisp area.
Reduce Melo Roos taxes on our houses
Limit growth; congestion; not enough resources
Affordable housing for those who work in Turlock
Improve water (tastes terrible)
Promote unity among the diverse groups-racial, religion, economic level, age
Water conservation & solar
Homeless creating garbage around businesses; control crime
Build affordable housing; create job that attract talent
Water & waste & cost efficiency
Housing for 1rst time buyers with kids; safe senior housing
No more Starbucks-have enough
Improved infrastructure for bicycle travel/safety
Roads - not just patch work - fix!
More police, fire & EMT
Potholes; build a mall
Affordable housing & maintenance of roads
More law enforcement to help clean up Turlock
More low income housing; drug rehab; mental health resources; rotating cameras at 4 way stops
Golden State
Crazy bay area prices for apartments let along homes
Infrastructure to support a balance of housing opportunities
Provide more housing opportunities for the unhoused and low income population
MAKE CITY MORE BIKE AND WALK FRIENDLY ON N GOLDEN STATE
MENTAL HEALTH
HALT EXPANSION-BUILD UP NOT OUT
Harsher punishment for crime
INFRUSTRUCTURE
HIGH DENSITY HOUSING, REPAIR INFASTRUCTURE, DIVERSE FOOD AND SHOPPING OPTIONS
Housing for seniors
lower the costs of permits to build
WATER AND SEWER SYSTEMS
HOUSING
Crack down on drugs
Attract and hire additional police officers
Homeless, crime, roads better parking
Homeless living in public places
stop crime
need more bars and clubs
fix roads, prevent homeless, safety
Improve roads, affordable housing
fix roads
Maintain roads, crime, gangs

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
Potholes / road issues
Safety
more trails walking, biking, access areas without cars, more recreation options
Affordable housing and roads
fix roads
affordable land
Improve walkability between shops, homes make green way areas
drugs, crime, drunk driving
affordable houses, fix Roads, more businesses
Roads, safety
Job growth
Homeless
affordable housing, roads improvement
Reduce crime
roads
roads, potholes
Homeless, and roads
stop building expensive homes, stop high rents
road resurfacing
Homeless
affordable houses, fix Roads, more businesses
Mental health care for homeless
roads are the worst
roads, housing, jobs
homelessness fixed, unique restaurants / shopping
Housing for homeless, mental health, maintain streets
remove homeless, and reduce crime
recreation park, update playground equipment, improve water supply
roads and appearance
we need housing
Lower crime when schools are at risk
eliminate homeless, fix roads, staffing at TPD/fire, school safety
Fix the roads, stop the recent influx of homeless
More police, repair streets, keep load music down
Road Repair
fix the potholes in the roads
Budget for more police patrols; reduce crime/homelessness
walkable areas
Provide more green/outdoor areas to enjoy that are clean and safe
No more pavement; use money for public transit & pedestrian friendly transportation
Vote for proven honest, trustworthy, ethical people for City Council
Provide homeless services; rent control so low income can afford homes
Increase recreational areas-secure bike lanes & walking trails
Affordable housing
Build a homeless shelter
Stop enabling them, epidemic-they are not the backbone of this town

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Specific community goals to reduce homelessness
Affordable housing; possibly homeless shelters
More homes built
DAMAGED CONCRETE
SIDEWALK REPAIR
SLOW THE GROWTH-QUIT BRINGING LARGE AMAZON BUSINESSES
CRIME
LARGER LOTS ON THE EASTSIDE OF FOR CUSTOM HOMES NOT TIGHT SUBDIVISIONS WITH NO YARDS. HIRE MORE POLICE TO PATROL
Improve roads, street lights & signs
Repave main rds: Geer, Marshall, Taylor Rd, N Quincy, N Johnson, etc
Hire enough personnel to properly maintain the city
Trim big trees by houses
Control property taxes; more green space
Remove encampments, don't allow movement within Turlock areas
Limit the population growth/expansion. Why do so many units need to be added.
New businesses need appropriate parking and drive-thru lanes
More funding for Police & Fire and emergency responders
Need new roads and home areas done
Roads. Make sure all new building/homes have plenty of off street parking. Reduce capital facility fees & building fees to encourage building on current empty lots
Adopt a housing first approach for homeless population in tandem with a comprehensive social work support system. For example: Everhart Village in Chico
The main thoroughfares, the roads of 99 such as Taylor Rd and Golden State Blvd
Support law enforcement
You have all that money & waste it!
Friendly to police; penalties for criminal activity
Senior housing
A mall; better internet service; build on west side
Affordable housing; outdoor activities for children; parks
Put stoplight at 99 & Taylor exits - dangerous
Area where people can engage like San Pedro Sq, San Jose
Lives on Xavier Ave over 20 years-never has been repaired
Build a large mall to give residents something to do/weekends
Don't increase housing
Downtown improvement; business open Sunday; hotel downtown; Trader Joes
Fill in open spaces in city. Limit growth in ag lands
Do not let felons live near schools
Fix now
Resources for homeless so they don't camp in parks/by freeways
Housing for low income people
More police catch speeders/red light violators will find guns
Increase density & expand buffered bike lanes
More police - harder on crime
Maintain sufficient police & fire
Hold criminals responsible; house homeless w services

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Abolish smog checks every 2 years; gang violence
Replace stop lights with traffic circles
Keep growth to an absolute minimum
Housing availability
Increase housing for severely mentally ill
City officials have neglected roads for years-should be ashamed
Careful planning
City needs to be attractive to attract business & employees
Clean environment
More housing
Sidewalks & streets
Remove illegal, undocumented refugees, the unhoused & gang members
Infrastructure repair: roads, signage, medians, etc
Infrastructure/medians; let's compete with Livermore/Dublin
Infrastructure in the south part of the city to open it up for homes, commercial, and multi-family residences
replace faded out street signs
cameras on stop lights
clean up the homeless issue and reduce crime rates
prevent homelessness
Flooding-difficult to leave driveway
helping the working poor and unhoused people live in safe lodging
get rid of homeless tents and the trash they create and the crime they bring
keep our fees down
Enforce residential speed limits
More affordable housing for seniors
Improve public transportation and walking areas
Population growth; no more homes or apartments
Rezone SfR R1`5 over .50 acre to all for more residences
Roads are terrible & getting worse
Attract more medical doctors
Keep water/sewage system up to date
More police-target rising crime
Taylor & Golden State; Raise tracks Tuolumne & Fulkerth
Address lawless/vagrant homeless issues
Clean water
Pave alleys
Improve run down areas, build better infrastructure & homes
Low income housing; rent, speed & intersection control
Repave Olive/Minnesota; use treated water-City planters, trees, parks
Keep criminals in jail
Attract companies w jobs; connect train to San Jose
Add more police - crime is out of control
Build community center w pickle ball, for events & retreats
Send to more cities with the help needed
Improve asphalt that damage cars due to puddles.
Especially roads south & south west of Turlock

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Build new Jr. H.S.
Roads! Roads! Roads! The potholes are awful!
Areas don't feel safe due to traffic, gangs, etc
Stop side shows & burnouts
Traffic flow in Countryside area, street repair everywhere
Roads are a disgrace; reasonable housing prices; rent is outrageous
Promote community with better parks & shopping centers
Stop building new Starbucks on every lot available.
Improve economic prospect for all residents.
Cost of housing and utilities
Cleanup empty lots, fix pot holes
More housing; proactive approach to homelessness
More shopping alternatives
Build more moderate price homes for residents
Reduce drugs
Crack down on encampments; forced treatment for severely mentally ill
water storage
put up more streetlights for safety at night
Clean up, landscape/occupy old buildings
Job Creation, Medical Assistance, Food/Clean Water
low-income housing mixed use housing downtown
splash pads
preserve farmland
parking and affordable spaces for businesses
less government regulation
Balance water use with available water amounts
REDUCE COST OF LIVING
AFFORDABLE HOUSING
KEEP PEOPLE SAFE
maintain small town atmosphere
more trees
more police patrol
REMOVE THE HOMELESS FROM OUR TOWN, ENFORECE THE LAWS FOR THOSE WHO VIOLATE THEM
FOCUS ON WATER QUALITY
affordable housing for the homeless
increase security (police)
support tax paying residents instead of homless
fight crime, eliminate meth houses, make parks and neighborhoods safe which will lure investments make downtown a place where people will promote
maintained roads and sidewalks
community centers for the youth to play
walkability
balance residential and apartmetn growth around downtown core, multi unit housing on older larger lots east of city hall and along W Main, need more graduated care complexes
green space,

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
traffic enforcement
parking, street lighting, renew faded street signs
traffic enforcement
air quality
jobs and builidng duples and triplexes
Trader Joes, more single family homes
improve quality of life, become aware of light trespass and light pollution
Add additional homes
keep Turlock/Denair/Hughson safe stop homeless and illegals
stop enabling homeless
Take homeless out of Turlock and Turlock's businesses
improve industry, economic opportunity & permitting of new businesses
affordable housing
Fix roads - do something about the homelss population wandering the streets & sleeping in doorways
put lights on dark streets
Having affordable single family homes, no more apartments we want to own not rent
more funding for police
cleaner neighborhoods, less crime
Smaller starter homes
remodel or demo vacant delapidated buildings, add apartments ontop of historic buildings
maintain boundaries, don't sprawl onto ag land, keep Taylor Rd as north boundary, no homes west of 99
police traffic enforcement
red light cameras at major intersections,
arrest all crime-not allow any homeless-make Turlock Save
aquatic facility like they have in Livermore
shopping
keep it a planned city
Senior Housing, another hospital
bicycling paths
whole foods
maintain and improve infrastructure
fix street lights
water quality
more police
focus on underserved areas, missing middle housing, bike/ped pathway expansion, water preservation, ag preservation, wildlife preservation
Outlaw homeless campers
Improve water quality, road infrastructure an drepairs, waste treatment plan expansion, increase law enforcement, hire new officers
Get homeless situation under control. Poor road conditions needing repair. Traffic congestion at Monte Vista & Countryside. Address traffic flow around town - lights impede flow in many places.
Remove all homeless that have been shipped in from other areas and get a new mayor and council that support that and police
Re-pave all roads that are need of paving, start now
Stop services for homeless/transient population, create more affordable homes vs rentals, repair roads
Finish the streets and sidewalks

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Fix the roads & improve water drainage on streets
better jobs
Fix the roads. they are beyond repair
Preserve our farm land
Clean up the homeless problem turning into Modesto with people sleeping in front of businesses
More security and support move small business
Downtown improvement less homeless
Reducing crime
Infrastructure, crime, becoming a place where people want to open businesses
Drinkable water
Roads - surface streets need repaving (not just pothole patching) water quality needs to will exceed standards to be drinkable and not a health risk.
Please repair the roads
Homes in neighborhoods that need upkeep. (trash yards non working cars)
Improve walkability of the city, develop affordable housing for residents priced out of the market by Bay-area transplants and investors flipping properties
Reduce or eliminate homelessness, not with affordable or temporary housing
Crime
Working together to make Turlock the best town
Clean up all the homeless drug users. Stop accepting so many transients shipped from other places like San Francisco
address the homeless problem, build low cost housing, expand police funding
Bring all street sup to par our strees are a disgrace
Provide clubs (boys & girls) free of charge to the public to provide a safe & fun place to hangout and do productive things
more parking in downtown area
more affordable housing fo rlow income families
buildout of fire station4 to a permanent location, expansion of fire services to meet demand of city, incorporate city islands, expand the Taylor Road greenbelt to keyes road
Improve city government get citizens input on all major issues and comply with citizens wishes
Stop red light drivers
Get mental health resources to help homeless get off the streets
govt begin business friendly
Build more houses
more police, arrest shoplifters, get homeless off streets and not in front of Walgreens and Wal-Mart
small business, housing but with duplexes and triplexes, apartments should not be built
maintain streets, parks
clean up buildings
Too many bureaucrats and regulations
no more houses
reduce air pollution and improve air quality
One more high school
water quality
job growth
keep the number of housing the same
stop crime

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
jobs, increasing housing costs,
jobs, law enforcement
Get rid of homelessness
start upholding the law and remove homeless
Repave East Avenue
stop building homeless shelters
more security, prohibit guns, prohibit marijuana, help reduce the rents and cost of food, help the homeless so they are not on the streets
lower the cost of living and cost of rent
create more jobs
retain companies to better salaries and repair streets and sidewalks
Put in drainage and portable water in areas where there is not services, shelters for homeless
build more housing, not avoid high rents in the city
have centers of rehabilitation and job training for the homeless
educate the people, especially marriages, young so they can educate their children
restoration of old buildings
do not wait until the road is so bad they can be used
Return to the start, "One Nation under God", like it was said by the founding fathers. That the bible is taught in schools. Jesus love will change everything. The love to help others. Prayer
plant trees, maintain vegetation around streets, clean gutters and drains, maintenance of streets with uneven concrete.
Have a green initiative, reduce illegal residency, create jobs for younger generation, control gangs
Reduce the amount of chlorine in the drinking water repave Lyons Avenue
Infill waster properties, promote removal and rebuild projects all over S. Turlock, S.W. Turlock Golden State
fix the streets
long term Investment and development, not enough housing and little business development
clean the streets of trash, make local laws on rent control
why send a survey out? The planning division does whatever they want and never consults the community before doing anything
rearrange the homeless , close all cannabis stores in Turlock
rather than use precious farmland for commercial enterprises, use the N Golden State Blvd area
Build more single story 4 bedroom 3 car garage houses in the north and east parts of Turlock, not enough supply to slow demand
low income housing for seniors on social security
safer loading and unloading and parking for all schools
infrastructure development/upgrading, lowering speeding, car accidents, build housing
stop building new Starbucks on every lot available, clean up homeless
improve Taylor Road
keep vagrants that call themselves homeless out of Turlock! Stop making this a business so called services, and allowing them to come/stay here
slow down we don't need more fast food and coffee shops, we are losing our small town feeling
Get rid of Liberal politicians destroying this City, stop accompanying homelessness at tax payer expense
sidewalks
Sidewalks and streets with big potholes that have lifted cement
Bring other retailers so it can bring in more revenue into the community. Example: Home Goods if at all possible

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
Get rid of the homeless people
Safer and cleaner city
Get rid of existing City Council - inept!
Fix the worn out roads. Quit accommodating more homeless arrivals
Resurface all the city streets (urgent)
Get the homeless off the streets - clean up garbage along our freeway
Put a moratorium on building more houses and apartments
Fix the roads
Maintaining what you already have. But equally advance in areas. You absolutely can do the same in future. Turlock has done well so far.
Improve our streets and athletics
Get rid of the homeless problem and make Turlock safe
Get rid of the homeless
too many homeless & trash
The bad roads all of them! fix
No more houses
Potholes - repave all streets
Eliminate chronic vagrancy, crime, homeless issues. Fix roads. Nothing else is even close to the importance of this issue.
Bring in more doctors & health services so we don't have to wait months for an appointment
No growth
less restrictive building permits, keep roadways clear, more parking downtown
hire more police
homes 800 sq feet to 1,700 sq feet so people can afford housing
citizen safety and cleanliness
police force increase
crime, more cops
Turlock is already over populated and overgrown
more bike trails more walking trails, improvement of safety on the roadway and trails
more shops and restaurants to gather
art, sculptures, things built all over the city for a fun hip image of our city
fine homeowners who don't clean up the alley behind their residence
run off all of the bums and junkies, don't allow them to build their junkie camps, jail those who break the law
keeping clean
control crime and prosecute those who commit crime, don't allow homeless encampments within the city limits, working with the county to develop Taylor Rd make a 4 lane road
cleanup eyesores of weeds and potholes, I want to feel safe and want police backed up with tougher criminal consequences
sidewalk repair, public water safety
fire current Mayor and elect a Republican conservative Mayor by doing that we can fix Turlock stop catering to Gavin Newsom and woke policies FGN & FJB
more shopping, strip malls, keep money in our community
clean city
Berkeley Avenue from East Ave to Golden State Blvd
don't expand population too much, keep it a town not a city

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
building permit fees and timelines improved, airport, protect & preserve safety, family & small town feel and values, improve fiscal responsibility of City re: exhorbident admin salaries & contract buyouts, increase business, limit business license for pot and tattoo shops, look at Livermore
additional police, repair city sidewalks damaged by "city" trees
make landlords keep rentals looking nice
police
Geer, Pedras, Oxford
stop expanding, there are enough people on this planet
Taylor Rd needs to be 4 lane, 2 for each side of traffic
fix roads, why are there so many homeless here?
cleaning areas before more is built of anything
repair roads especially around Donnelley PArk
leave it alone
crime, Hwy 99 to Lander needs to be cleaned
widen Taylor rd
water quality
minimum wage control
streets and roads are horrible
Fix the roads!!!
Fix the damn roads!
Sove homeless/ or working towards a better solution- school jr another/ elementary, crowding
Road repair, take care homeless people
remove homeless
Fix the roads- specifically repave- enough with the patch work
Roads, homeless, more program for small business owners
Remove homeless, fix roads surfaces, get tough on crime
Repave Ovive Ave between Tuolumne and Christofferson! Romove fence from around pond at 2125 N Olive Ave
City roads
Road improvement, reducing homelessness
Fixing street & roads that have way to many potholes. Try to make air easy to breath
More entertainment for the kids and teens. It will help keep them off the streets and gangs. fix our roads!
Housing-Duplexes etc., Granny flats, small homes
Finish replacing all of our roadways (so many potholes & large cracks, If building new homes make sure they are high end and made to last
Roads, pot holes, water condition
More low income apartments, not houses, should start with fixing the roads first, patch work does not work
Roads, Fic street lights so they are timed
Fix streets, remove homeless from downtown areas, more family events
Street repaving, Allow for more room in commercial areas, parking, traffic, future comm. projects
no Mello Roos on future subdivisions
what is important is that Turlock be a peaceful place and that it grows more
Fix old pipelines
Try to keep all the areas of Turlock clean.
more jobs

Question 1: ***"What is the most important thing that should be done to improve Turlock over the next 10 years?"***
have more control with robbery in the stores and solve the homeless problem which is growing
have more security and police presence in different areas
close all cannabis stores
more markets of diverse races
Demand new Mayor
remove homeless camps
Educate population regarding the environment
Make GSB attractive to businesses. Plant trees , bushes, clean the air, keep the dust down
Roads are a disaster
Cleanup down town, reduce all the homeless all over town
Architecture with principles
The homeless!! More affordable housing for "middle class" first time home buyers
More Parks
Stop additions, hosing growth
Repair streets
Control Growth, Two things I notice immediately are the homeless, and the graffiti
street repair, tree pruning
Pave all streets, lots of potholes, fast cares on the streets
More affordability, Take better care of the lesser income side of town
Brighten street lights, improve street lanes, streets signs make bigger and readable
roads are horrible
fix potholes
Pot holes, and homes boarded up and not being maintained
Fix streets and potholes
Stop allowing homeless to set up all over, clean up streets
We need a clear vision for the city, We need to make it easier to open a business
Save farmland
Quit building and taking up farm land
Clean up of how our city planters and entrances to town.
safe water & sewer to remaining city islands
Potholes everywhere
More police officers and continue repairng the roads
Build more affordable housing, Build a homeless shelter
stronger aid for mental health individuals
rebuild Taylor Road
There should be a Jr college (branch of MJC) with vocational courses
Poor traffic control, need more cops, need a better master plan, need more family friendly areas, more college friendly areas
leave our city alone it will grow like it has for years
repave roads patching doesn't help the roads are becoming too bumpy 3rd world countries are better
no more starbucks, more healthy food options, i.e. sprouts, whole foods
requre homeless to clean up and work to clean parks and public areas
keep it small
keep population down
reduce low income housing
fix drainage off Walnut onto Heritage

Question 1: *"What is the most important thing that should be done to improve Turlock over the next 10 years?"*
no more construction, crime increases
street lights, residents garbage cans behind fences
improve Police Department
stop spending money on homeless, spend money on kids education and future development
better traffic patrol on Monte Vista for red light running
more sports complexes for youth
REDO BROADWAY STREET/OFFER A PROGRAM TO HAVE OUR OLD HOUSES PAINTED-MAYBE PUT THE HOMELESS TO WORK
MORE POLICE OFFICERS, PARKS, VENUES
POT HOLES IN ROADS AND REDUCED PROPERTY TAXES
IMPROVE RESIDENTIAL STREETS ON SOUTH SIDE. IMPROVE BERKELEY/GOLDEN STATE INTERSECTION. IMPROVE POLICE FORCE & PROTECTION
REWARD LAW ABIDING CITIZENS AND PROSECUTE THOSE WHO BREAK THE LAW
HELPING THE HOMELESS AND SENIORS LIVING COST
GOOD PLANNING-NOT OVERSPENDING
BUILD MORE HOUSING-ALL TYPES, SIZES AND PRICE POINTS
CLEAN UP TRASH MAKE TOWN MORE SAFE
BRING IN LARGE COMPANIES TO PROVIDE JOBS
PLANT TREES TO PUT OXYGEN BACK IN THE AIR AND TAKE CARBON ELEMENTS OUT
REDUCE CRIME! CONCERN ABOUT RESIDENTIAL UNLAWFUL TRESPASSING LAWS
HAVING TV BROADCASTING COMMUNITY ISSUES, NEWS, AND COMMUNITY MULTICULTURAL CONCEPT
STREETS ARE IN TERRILE CONDITION, NEW HOMES WITH THESE STREETS MIGHT FAIL. I LOVE TURLOCK, PREPARATION FOR THE FUTURE IS VITAL
INCREASED COMMERCIAL SPACES
ADD SHUTTLES IN DOWNTOWN ON MAIN AND OLIVE TO CONNECT TO BUS DEPOT
THE STREETS THROUGHTOUT THE CITY
improve water quality
clean drinking water
more affordable housing
walking, biking, running path
build more housing
No mental health facilities, no growth beyond current General Plan boundaries
More Housing
Another Hospital
water
increase police staffing
Drastically improve the homeless situation
crime
more sports complexes for youth
restricted water use is ridiculous
better equipped for blind, low vision, no false promises

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Visual improvements to Golden State with landscape & refurbishing buildings
Police streets that are too fast (Monte Vista)
Maintain City boundaries
Green space
Traffic
Fix roads & sidewalks & synchronize the traffic lights
Update roads & sidewalks; add plants to make city more aesthetically pleasing
Fix the streets/repaving to fix potholes
Should be #1 but improving infrastructure
More police involvement
Get rid of mosquitos
Expansion & improvement to mobility, public transit
Road repair, public safety
Fix the city roads
Water
Road repair
Fix the roads
Streets
Shared housing, ADUs
centers for services in low income areas
don't make Turlock a magnet for homeless from outside the area as you address homelessness
housing specifically for elderly villages
reduce crime/safety issues
more retail, dining choices
road repavement
road paving
fix roads
road paving in non Mello Roos areas
clean up homeless camps and junk
repair roads
fixing the roads
pay for uneven sidewalk repairs due to City's tree ordinance
improve public transportation to reduce parking pressure everywhere
road/street repair
public transportation
Repair streets
Lower crime, stop growth; manage traffic; fix streets
Affordable public activities (roller rink, etc
Build smaller & more grocery stores; neighborhood tree planting
Build homes not cooling centers; fix City Hall-too many revolving door positions of leadership (i.e. City Manager-fix this and other issues will follow
Crime
Improve roads
Bike friendly roads

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Fix the roads
Stop planting trees in neighborhoods that ruin the walkway!
Road repair
Restrooms for the homeless
Fix the roads - clean up the water
Roads always roads
Sidewalks on west side, fix the streets, more street lights
Roads
Growth for sake of growth-negative not quality
Allow planning to happen to avoid clusters of spotty urban development
Road repair
Fix roads
Reduce city utilities
Gangs/drugs/trafficing; roads
Make the parks nice & safe again!
Roads!
Road repair
Shitty water
Better restaurants
Load (loud?) music in cars, motorcycles, trucks
Remove diseased trees & replant new trees
More bathrooms in parks
Recycling program, enhance it, teach people how to do it
We don't need more Section 8 housing, need senior housing
Fix Roads
streets
Adding another High School!
community events
Roadway repairs
REDUCE CRIME/THEFT
get the homeless out of downtown
Downtown events to jell the community "togetherness". Downtown needs floral benches for seniors & young families
Safe streets for our children to play near; install speed bumps
More swimming pools
More affordable housing/apartments
Repair roads - damaging our cars
Adolescent recreational programs in addition to schools
Speeding issues along main roads
Maintaining and encouraging bicycle paths
Fix all bad roads, there's too many in all areas
Improve street surfaces
More resources for senior citizens
Apply eco friendly oil along rr tracks to keep Turlock cleaner, train kicks up way to much dust, it get disgusting

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Make minimum wage match cost of living
Infrastructure for electric vehicles
Construct bicycle/walking paths
Fix the roads
Fix the roads-Geer, Taylor, Golden State
Roads need improvement, reopen Navigation Center
Reduce drug use
Clean up what the city has made a mess of; too much homelessness-too much is already given-enables the needy
Bring doctors into the area
Bring doctors to the area
Parks for youth
Swimming pools
As I said, new council & mayor; help the homeless
Address rise in crime & hire more police officers
Remove homeless using drugs & prevent/limit homelessness
If it isn't broke during lean years please wait to fix it
Improve road conditions
Better drinking water
Responsible city government - Finance & HR
Renewable energy sources
Addressing crime (already can purchase healthy food here)
Repave roads
control traffic
New high school
roads
fixing surface roads
stop building homeless shelters
Fix roads
Crime
We need to also reduce noise & light pollution
Road repairs!!
Fix the roads
Roads/homeless
Stop 18 wheelers from driving down E Linwood Ave
Address current vagrancy; enforce laws
Road maintenance
Resurface rough roads
Neighborhood parks & recreation
Help the homeless who are native of Turlock
Centralized place to take backyard food for donation, like veggies & fruit
Keep city parks well kept, so much lawn has been replaced by weeds
Small homes for homeless
Support our local law enforcement & fix stop lights

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
More police
Safety & increased law enforcement
Fix pot holes
Social venues near downtown
Abandoned & decrepit buildings
fix the streets
help with mental health
that the services for water, garbage and gutters are so expensive
Fix the roads
Safer streets as well as well as eliminate potholes
People run red lights & stop signs, drive recklessly; more policing
Solar power
Crime-mostly burlaries/robberies
More children's sports program
Roads in all areas
Get the holes in the streets fixed
Upkeep of roads
fix roads, reduce gangs
street repairs
create additional family recreation areas
have all recipients of food stamps to work.
Need additional recreational parks in our area
street lightning
plant trees, make new homes affordable, motivate the homeless, have gardens at home, and form education centers to respect
Neighbors are removing trees after major storm in February
Housing west of Hwy 99
Road repair
Reduce number of min wage jobs; entice businesses w professional or trade positions to increase per capita income
support the help centers such as Turlock Gospel Mission, Salvation Army, etc. value and love every person on the streets.
Charging stations
security in the parks and streets
More funding for public library
Affordable activities for children; more free library activities
Public transportation
Activities for family/kids i.e. Funworks/Busters
Maintenance, cleanup; preservation
Shop plaza composition/S Turlock (phase out smoke shops, check cashing, add salons, dry cleaners, boutiques)
Street repairs
City roads
Build veterans' homes before anyone else
More police

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
More street lighting
Improve roads
Roads
Build family friendly entertainment (affordable)
Address pesticides used by ag; cancer incidents in Turlock is alarming
Increased population requires increased safety; fix roads please
Fix the roads
Better paying jobs
Better management of city/public funds
Family entertainment options
Roads
streets
reduce large open spaces, new business and more housing
Fix the streets
Dedicated pickle ball courts
Funding for the police/fire
Repave the roads in Turlock
remove the homeless, fix roads
I don't think it is the City's responsibility to prevent homelessness
lower crime in 95380 and commercial, faster police response
fix the roads
The Planning Commission is worthless and never do whats right for Turlock
street repair
clean all streets in Turlock
build more affordable apartments for drug rehab participants
get rid of current Council
more family activites
get roads fixed, enforce speeding driving laws, more senior housing/services, crime prevention, lower tax rate, make public schools available to tax payer first then low/no income
keep the smaller town feeling not another Modesto
maintain City and all these other things will fall into place
Fix roads
Addressing the traffic near Dutcher
Fix roads
Fix roads
Traffic control
Fix roads
Infrastructures to alleviate traffic congestion
Fix THE ROADS
New Jr High
Homeless
fix roads
Lower senior rentals
police and fire protection

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Affordable housing
Road Improvements
Street repair
Safety
Streets
Reduce terrible vehicle noise; warming centers
Public Safety
Fix roads
Tree planting
TNR programs and adoption for stray animals
Pave streets
Improve roads & cost of city water, garbage & sewer
Cut red tape & permit fees, which create ore building permits!
Road repair & sidewalks - especially on the west side
more green space
LAWLESSNESS, NOT ENFORCING CITY CODES
road repair
protect downtown businesses from homeless
sewer charges are too much
loud noise from freeway and fairgrounds
fix roads
stop building Turlock can't handle current population
attracting activity based businesses
more senior housing or rent control
road improvement
address light trespass issues and light pollution
add walking/bike paths to prevent accidents
roads
Fix roads
Reducing city utilities fees
community events like fireworks
repaving the bad roads
roads to be fixed on west side of Turlock and southwest Turlock
Roads - you have the $ also
vacant building golden state and olive, affordable veterinary for spay/neutering
Fix the roads
police to enforce traffic laws
keep parks free from homeless
better roads in old part of town
traffic enforcement
improving roads (should be highest on list)
more cameras at stop signs, enforce punishment for not honoring stop signals
fixing roads
paving

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
less fast food, more healthy food
Fix roadways
roads
water
Creating things like the Boys & Girls club for young adults, middle & high school students to hang out and have fun things to do
more parking in downtown area
squatting or homeless camps
roads
Mosquito issues were a major concern in summer 2023
Cost of utilities keep increasing unfairly
better medical more qualified doctors
End homeless services for non-Turlock residents
Repair all roads
Building affordable housing, apartments/condos
Non-chlorinated water tastes too terrible
Increase police patrol on Countryside/Monte Vista area also please bring in a Trader Joes
Stop crime and destruction by homeless drug addicts
Healthy water
Water quality as stated above
Roads and homeless
Improve walkability
Repair/resurface roads
actually execute the city master plan stop refreshing it every 5 yrs and not accomplishing any goals
Fix all the pot holes in the street
Fix the roads
fix the roads
fix roads
better landscaping, areas, modernize
combating fentanyl crisis
combating fentanyl crisis
code enforcement in neighborhoods abandoned cars, trailers, graffiti
mental health and addition treatment centers
Easy permitting of new projects
protection for seniors on the street, beat cops walking around
more recreation things to do
Fix more roads - good so far
safety and security
Road Repair
street and road maintenance
roads
repair roads
reducing homelessness and supporting law enforcement

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Homelessness
menos requsitos para viviendad de bajos recursos
Repair roads
Pave the roads
Fix roads
Fix the streets. No more potholes
more Police funding, tough on crime, enforce laws, discourage homeless from coming to Turlock
Road Repair
Road repair
Fight the State on imposed mandates/laws
reduce traffic
Roads
Fixing roads
Restaurants
Housing
Attached paper with added suggestions and extensive explanations.
Community gathering
Improcing road surfaceing & safety
Speed bumps for speeders
Get rid of hypocrits trying to run our lives
Road maintenance. Should not be doing the other things at all. Fix the roads.
Fix the roads
Expand CSUS to attract graduate level students
Building and business friendly environment form within city management
Fill empty stores instead of leaving vacant-looks rundown
A survey is not what Turlock needs-it needs common sense. The fabric of Turlock is torn
Deal w homeless; look after US citizens ie, vets, sr citizens, citizens w mental illness
Improve the traffic lights
Clean up our city
Gangs, crime, homeless, trash all over town
Good restaurants & healthy food stores
Fix the streets
Build a downtown entertainment district
Work on the homeless
Make it illegal to sleep in public parks/right of ways; stope spending our money on homeless & producing nothing
Improve building department to issue permits
Keep our farmlands in tact - will help making it easier to buy healthy food close to home
Road safety-some not repaired over 20 years; fix pot holes; add sidewalks
Pave streets equally, not matter the neighborhood
Remove rats & cock roaches
City is not able to manipulate the choice I marked #7
Stop teaching "woke" agenda in schools
Fix the roads

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Crime/drugs
Roads #1
Fix the damn roads!
Fix the roads
Fix roads
Senior housing
Improve street conditions, sidewalks, bicycle lanes
Stop inviting prisoners to our community
Budget more dollars for Police Department
Neighborhood safety; more community policing
Roads
Homelessness
Fixing roads & draining
Install sidewalks; fill potholes
1620s Gov William Bradford discovered land ownership/free enterprise saved the failing community. Remove obstacles to property ownership & the ability to do business.
Repave roads
homeless
rising crime
Improve roads
Make it a safer place to live.
safety
Reduce household expenses, utilities, insurance, etc.
Reduce crime, homeless are problem
gas prices
Get rid of the homeless
PAVE THE ROADS
Fix the roads
Roads
Just plan getting rid of homeless
REMOVE GRAFFITI, STOP TURNING RESIDENTIAL INTO BUSINESSES
Fix the roads
FIX OUR STREETS
Road improvements
GET RID OF HOMELESS
PROVIDE FOR HOMELESS
FIX ROADS
REPAIR ROADS
TRAFFIC SAFETY (ENFORCEMENT)
REDUCE STRAY CAT/DOG POPULATION BY SPAYING AND NUETERING
MORE JOBS SO PEOPLE CAN AFFORD HOMES, NOT HOMES FOR HOMELESS
More affordable homes means more people & more income in the City. You've did a great job so far. I've been all over California from San Diego to Cresent City and beyond. This place (Turlock) is nice, clean, and calming. I've been here since 2002. i love the area.
STREET PAVING

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Improve our schools
Homeless and safety. This is what we care about.
Lower rent prices
Create a positive business climate - private investment will do the rest.
Bring more doctors and nurses
Address the rising cost of TID and water-sewer and garbage bill.
Homeless in Turlock getting worse
Development is too heavy in Countryside area, not enough in areas that need it - downtown, Golden State, Lander, etc
Make signs for wildlife on the road
Diversity, equity & inclusion programs
Open new grocery stores
More walkable/bikeable areas w sidewalks & shade trees
reduce foreign immigration, stop illegal immigration
Street repair & maintenance
roads
get rid of incentives that keep homeless around here
cleaning up the city i.e. garbage, loud cars racing cars
Roads - repair & maintain & water drainage improvement
road paving
leave it alone
roads
put homeless on 2 acres and make them work
Provide sidewalks
Road maintenance
lower taxes and fees
road maintenance
Synch traffic lights (reduce tail pipe emissions & red light jumpers)
fix streets
parks for families, community center for kids
crime, speedy, thrift
improving quality of life
Potholes & visible lines on roads
Water areas for children in summer; all new housing & buildings should consider quality of bldg materials; greenery for families & strollers sit and/or play
potholes Geer and Olive, weeds growing in center dividers, city water tastes bad because of chlorine, safety and crime
repair roads
public seating outside
roads
addressing needs of businesses and property owners because of the homeless
relocating homeless to avoid blight and danger in our community
crime prevention, more police, taxes costs of living, re City of Turlock monthly bills
clean up homeless downtown
Improve roads & infrastructure for future growth

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Senior Services/housing/retirement & residential care
Speed & red light cameras - too much dangerous driving, not enough police to discourage it
Safety
Improve safety; crime
Crime, theft, enforce traffic laws; more police
Fix homeless issue, don't invite them in
Crime
All governments should run by the consent of the governed
Streets need to be repaved, too bumpy
Water tastes terrible; no mental facility in Turlock
Fix the roads
Childcare for working parents/coverage during school breaks
Quality of roads needs improvement
Fix the roads
Get tough on crime/criminals, make Turlock safe again!
Roads although poor quality reduce traffic speed.
Improve City water quality & reduce its price
Many have variables beyond local control; not a fan of imposed regulations
Gas prices-cheaper in Fremont
LET PEOPLE FIX UP THEIR HOMES WITH OUT DRACONIAN REGULATIONS
Do something about the gangs and crime committed by minors
AFFORDABLE HOUSING FOR ALL
crack down on squatters and crime
LAW ENFORCEMENT
fix roads
vacant lot owners to build at lower cost
more police officers
roads, reduce crime
Make it easier to build
crime
quit calling abled bodied people homeless they are bums
stop crime
Roads
Roads, street lights, maintenance
Maintaining parks
Improve roads
Use whatever authority the City has to eliminate the blight of the old Jura's Pizza building at the corner of Olive and Golden State
Roads
Potholes / road issues
Safety
fix the roads
TPD does not respond to crime
Enforcing speed/ Traffic laws

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
create safe bike lanes
Roads need to be fixed
Road improvements
crime and safety
Improve signage, repaint street lines
Landscaping
Extend stores
Find tenants for vacant store buildings
Chick-fil-a please
clean turlock
water quality for drinking
education
Repair Roads
fix roads
fix roads
Fix the roads
Get the illegals out of the neighborhoods
Improving
Fix the potholes in the roads
speed bumps to reduce vehicle speed
Roadway repairs, more police and fire personnel
Roadway repairs, safety
Roadway repairs
Roadway repairs, safety
minimum wage control
Fix the damn roads!
Caminos
Roadway repairs
REPAIR ROADS
Repave the roads
Roads, homeless, more program for small business owners
Roadway repairs
Public Safety and homelessness
Roads / street improvements
Job growth for blue collar workers
Fix roads
Correct water problem
Programs for kids
Not WASTING Tax Dollars! spend smartly/efficiently!
Make our City more pedestrian and public transit friendly
Save prime farmland north of the City
Redo roads
When permitting new housing communities ask developers for traffic calming roundabouts the work
Fixing roadways and sidewalks

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
The city is over populated
This list is ridiculous, where is education improvements? City services? Traffic Control, Where are the cameras?
Road repair and improvements in Turlock
Take better care of roads on poor sides of town
Reduce Electric Bills
maintenance of parks and sidewalks
repair roads
Fix pot holes in roads
Stop human trafficking
ROADS AND SIDEWALKS
TURLOCK WAS A GREAT CITY, NEED TO KEEP AS IT WAS WHEN I CAME TO US
MAKE TURLOCK A WALKING FRIENDLY CITY
FIX ROADS
Running out of ground water/ drawing from the river
MAKE TURLOCK SAFE
Housing for families at a lower rate
ENFORCING TRAFFIC VIOLATIONS
Signal lights near schools changing yeild turn to a turn on lights only.
Bringing city islands into the city so development can occur
Consider frequently abut moving from this once great area!
fix the pot holes on the streets
fix the streets
Clean the City every day
security in the city
City's appearance: parks aren't maintained, university grounds aren't maintained; potholes everywhere; homeless are allowed to sleep and leave trash wherever.
Maintain landscapes; stop requiring landscapes that we can't or don't maintain
Fix streets
More tree planting to address climate change & heat island effect
Roads/crime. So much crime
Try to improve traffic flow
Parking commercial vehicles, RVs, trailers etc in residential areas which effects neighborhood's safety and property values. Should be monitored
Keeping weeds cleaned by homes and trash cleanup
Reduce capital facility fees & building fees to encourage building single family homes on existing empty lots
Roads
college housing
Evaluate use of traffic control devices to mitigate unreasonable delays
Fix roads
Preserving & facilitating ground water
mental health services to address homelessness
Roadway repairs
Things and places for young kids
More community entertainment

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Repair roads
Fix flooding issues
Address crime-thefts
Roads
Repair roads and sidewalks from trees
Our horrible roads are dangerous and an embarrassment to Turlock.
Continue to improve roads
Fix our roads
Fix the roads; reduce crime!
Stop shoplifting w punishment; fund police better to respond to calls
Infrastructure upkeep (roads)
Repair street & hire more cops for patrol
Better road resurfacing/pot hole filling
Road repairs/repaving - N. Olive north of Tuolumne
Enforce handicap parking
More activities for seniors!!
Repair the roads
Clean Turlock of trash
Improve roads
Retail theft
Gas prices or better roads
Create a more engaging college downtown atmosphere.
Create an attractive atmosphere; Turlock needs to be a destination like Lodi wineries.
Fix roads
using clean sources of energy including inexpensive solar that offsets homeowner utility costs
repaving streets with potholes
fixing roads
fix our roads
winnow geese eggs at Donnelly Park - too may geese, very messy
roads and homeless
jobs
mortgage rates are out of your control as well as lumber and labor. federal inflation out of your control. tenament building is not good for Turlock. the city cut down our shade trees.
fix the roads. bus out the homeless
clean water
by law, require homeless to moved if
fix our streets
Clean, safe neighborhoods
Lowering electric rates
Improve roads
Reduce police budget
More police address crime & speeding; help to buy homes; help working poor before homeless
Hire more police & firefighters
Put God in your life

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
Roads
Increased law enforcement
More outdoor activities in parks
Traffic control
Road repair
Air pollution? Close down drive
Repaving some roads
Road repair
No more building - keep Turlock small
Provide more jobs, especially for young adults.
Free recreation programs; weather proof activity center
Fix roads & surface streets
Maintain City boundaries
road repair
fix roads and drainage
Police streets that are too fast (Monte Vista)
Visual improvements to Golden State with landscape and refurbishing buildings.
clean up our city
budget more dollars for Police department
safety in neighborhoods and more community policing
roads
Roads
Roadway repairs
Roadway repairs
Fix & repair roads/streets, most are barely drivable
Streets
Roads not mentioned #2 City is dustier than country-reduce use of leaf blowers, clean what is blown into the streets
More family activities.
Traffic
Green space
Update roads & sidewalk, more plants to make the city more aesthetically pleasing
Repave streets/fix pot holes
Equally pave streets no matter the neighborhood.
gangs, crime, homeless, trash all over town
stop inviting prisoners to our community
Should be #1, improving infr
road safety, fix potholes provide sidewalk
install sidewalks, fix pot holes
fix the roads
shared housing, ADUs
more police involvement
drug use and crime
preserve farmland

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
mosquitos get rid of them
road repair, public safety
reduce obstacles to property ownership and ability to do business
fix the streets
water
schools
clean neighborhood parks
remove homeless
roadway repairs
roadway repairs
roadway repairs
roadway repairs
fill in empty spaces
Don't cave to out of town developers
traffic signal timing
reduce building permit fee structure
roadway repairs
roadway repairs
fix roads
Update structures, water pipes etc
TAXES NEED TO BE REDUCED
STREET MAINTENANCE
PROSPERITY WILL FOLLOW A STRONG ECONOMY
REDUCING THE NOISE PROBLEMS
FIX THE STREETS, STOP PATCHING & REPATCHING
ROAD IMPROVEMENT
ELIMINATE EMPLOYMENT WASTE; SALARIES OUT OF CONTROL
THE STREETS THROUGHTOUT THE CITY
ROAD SAFETY
IMPROVE PARKS ADDRESS HOMELESS BY TEACH SELF RELIANCE
REDUCE CRIME
Roadway repairs
affordable elder care
No housing beyond Taylor Road
Maintain streets
Keep Turlock a small community
More Police protection
water quality
Public Safety
Roadway repairs
Roads, Homeless
reduce crime and theft
remove homeless camps

Question 2: *"Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?* ***Other (please describe):"***
clean drinking water
Roadway repairs
address the needs of law-abiding citizens
repair infrastructure/roadways
REMOVE HOMELSS DO NOT USE OUR TAXES
WATER QUALITY
FIX THE ROADS
fix the roads
road repair
Roads
reduce crime, arrest drug dealers, free parks of tweakers
public safety/crime
street repair for entire west side of Turlock
road repair
roads need to be fixed
promote racial and gender justicd

Question 5A: "What improvements would you like to see in Downtown Turlock?"
These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked. What do they think? Start with road repair & striping than add street lighting midnite to 4am. Mandate landlords clean up an renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.
Better roads
More parking but I think it is very hard to do and more shops
New stores/brand names
more parkign
Get rid of homeless
More affordable shopping and restaurants
Move the homeless out
Occupied buildings/businesses streamline the permit and inspection processes.
Street improvement
Fix roads
none
Pleasant
Develop vacant land with apartments & condos 4-5 story
More police presence, business friendly environment, zero homelessness
Better roads
Better way for seniors to get out on transportaton, brought back to their place of living.
Give the homeless people a 1-way bus ticket out of town to Sacramento - a sanctuary city

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Need to clean up before we start building & moving more people in; people won't buy if trashy, unless they are too
Roads, sidewalks downtown; should look like Ripon, not ugly like Modesto
Fix roads, quit spending on pet projects
Better traffic lights-some time others not; creates more traffic in a town we should not have
Less restaurants (fast food) makes parking unbearable; loved Turlock as a kid, came back from Bay Area at 70 yrs hate what happened to nice litle town
More restaurants/entertainment; "expand" downtown atmosphere
Homeless, clean, more police in the evening
Remove homeless sleeping on benches; police walk downtown to talk to people not just drive around
Less homeless; variety of cuisine
More trees
High rise apartment/condos
Looks pretty good; put tax money into the roads!!
Downtown is a nice place to visit
Police on foot/bikes; homeless & dogs at Central Park & across from Cotta's make it scary/filthy.
Downtown is good
Less homeless; better parking
Clean up
Nice complex, apartments
Outside dining
Fix roads; enforce law against homeless
Private investments
More family events
In fill empty lots withhousing
More shoe & household electrical item repair shops (miss Youngdales)
More parking lots!! Senior housing
Decrease loitering/vandalism/panhandling; no new fast foods; improve streets, sidewalks, bike lanes
Better buildings does not mean lower rent; what happens to families if old is replaced with new; rents?
More business, less homeless; better police coverage
Repair Monte Vista close to DMV; Taylor Rd, Olive, Carmichel, Tuolumne
Improve south end "Roads"
Remove homeless
Increased population in this area needs more housing (all kinds)
Parking; get rid of homeless
Keep homeless away
No
Clean up the homeless
No more houses
Better parking
Parking needed
Homeless! Love downtown! More live music on weekends
more parking
no homeless, better small business zoning (too many salons) more parking
More parking! Great job revitalizing area-making it feel safe/inviting
Enough energy, resouces, attention here for now- redirect elsewhere

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Parking; traffic violation enforcement-unsafe; remove pot/tattoo shop-move to one area-downgrade home values-does nothing positive
More affordable/multi-cultural shops
Keep homeless away from business so families can be there
Fewer homeless; take down sign on Main St saying Turlock is homeless capital of CA ho
Add malls/skyscrapers-add to the grace of the city downtown
Turlock-beautiful town; keep it clean/updated; fix terrible roads; keep homeless from living on streets & out of parks
More of the same - excellent job!
Promote downtown-help new businesses start up
More independent business & restaurants
Homeless cleanup
Business focused improvements w apartments above; increased shade & traffic flow
Fix roads/sidewalks; sync traffic lights
More public parking (not parallel)
Better parking, clean up
Seems fine as is
Less bars/tattoo parlors; remove homeless; more consistent architecture
Attract more businesses; more downtown events (Melon Festival); improve roads
More apartments within walking distance of downtown
No homeless
For safety, repave roads, paint lines, add street lights
Parking garage
Less homeless
More walkable areas w/transit connections
Accommodations for our homeless residents
More parking
Parking spaces; more bar security
Speed bumps if more housing on E Olive-would be safe for kids
City is promoting & maintaining downtown
Cleaner environment; safety, free of homeless camps; shopping variety
Restaurants on E Main; downtown parking; fix roads
None
More parking, open areas
Develop old Juras/corner of Golden State/Olive for business, restaurants etc
Remove homeless
Fix the roads!!
Clean up homelessness
Security! Apartments, restrooms
More restaurants, bars, clubx, liver performances, art, etc
Get unhoused homes-clean area, make it saf again
menos homeless
downtown parking areas
clean up the homeless
apartments or condos on the corner of Thor and Crane, 3story parking garage behind La Mo, repurpose land between S. Golden State and S 1st St by the railroad
parking

Question 5A: "What improvements would you like to see in Downtown Turlock?"
safety and security measures
A parking garage, no more homeless and drug addicts, safety
better parking
keep City inspection and permit fees reasonable and reduce red tape it takes so long to get permission to build and to get final approval
less homeless
less homeless, small businesses re-open
removal of homeless
cleanliness, parking
clean it up, no homeless
more parking
reduce homeless
reduce homeless population and their associated trash
better sidewalks
less homeless
parking
blend of mixed use and high quality high rise
improve parking
support family owned small business and cut fees for business and property owners that have done improvements
Entry features, street/pedestrian/bike upgrades; housing-use redevelopment to get rid o fe
Street level retail, upper levels housing
More activities, festivals, markets; later business hours so people can walk around; remove homeless
Crime addressed/cameras mandatory at all businesses
Beautify; improve downtown roads & facilities
Better/more parking; more community based shops; less $$$ boutiques
Property owners maintain their properties as if they lived there
Fill-in empty shop space; make commercial rent/lease affordable; family entertainment-movie theater or miniature golf, etc
Prevent homelessness; cleaner streets/backstreet; increased safety
Less homeless/crime & more businesses
Fill vacant buildings; upkeep plants/trees/parking; easier restaurant parking
Better parking; homeless not sleeping in front of businesses
More diversity!! Affordable restaurants; entertainment
Resolve homelessness
Facade beautification
Get rid of homeless-we avoid downtown because of that
Improved parking
No loitering of homeless; affordable housing
Streets - homeless - trash
Reduce people sleeping on streets/their trash & destruction-detriment of store owners
More parking
Relocate unhoused
Clean/well maintained shops; no homeless; less traffic
Better paved roads
Add clean public bathrooms so homeless don't doing business behind dumpsters behind Main

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Small specialty shops/dining; Farmer's Market; update lighting, planters, streetscape; Thursday night shopping; incentive for landowners to develop housing
Lights on streets; add sidewalks on west side
Control homeless taking over, avoid taking away from nich shopping area
Improve parking; community events; improve infrastructure (benches/sidewalks,etc)
Find a place for the homeless-get them off the streets
Stores open longer; reduce homeless
Close main to car traffic-foot traffic only
Keep local feel; keep business local; limit commercialization
Less crowded; better streets
More accesible public restrooms, trash cans & recycling containters
Clean parks & druggies
Get homeless out of parks & sidewalks
Outdoor events/live music
More retail, restaurants, fast food
Clean benches/sidewalks; update/restore old buildings
Prevent/address homeless
Get rid of homeless, drug use, graffiti, garbage, abandoned vehicles; roads; more police, firefighters, EMTS
More interesting shops
Better parking
N/A
Clean streets & businesses
You are doing well
Resources for the unhoused & place them in area that can provide services
Redirecting homeless population for services not near downtown businesses (i.e. shelters near B2) near public transportation services
An Arts walk or related regular event, I've heard of "Art Around Town" that used to be downtown. A regular first Friday or third Thursday could be great for community and have businesses open late and special art events
Remove homeless
LEAVE AS IS
more parking
more parking
less homeless
clean homeless out of parks. Add and keep clean a public bathroom and parking garage
Its the Carmel of the Valley, decorations, plays, lectures; add college shop to sell tickets, apparel, student art; praise groups for sponsoring events; Garden Group's gorgeous plants; HS/college groups music June 21/22 music days; entice college & businesses to come downtown
More business attractions that make it a nice place to shop
A cleaner downtown environment
More variety of restaurants/diners w evening hrs not just breakfast/lunch
More community activities; fix empty buildings; require businesses to modernize buildings/signs
Less homeless to make safe to walk w family; problem is their mental illness & drugs
City Council is anti-business-need to work with business; homeless is a problem-bus them to New Mexico
Too much homeless; more restaurants; less tattoo/fancy home decor shops; need Trader Joes/Sprouts more food stores on East side
Please just keep its local charm

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Give homeless places to go; get out of weather; teach them to care for parks; learn skills; thinks to do & take pride where they live; Turlock will end up like Fresno, Oakland, LA
Widen Main for bike ln; more disabled parking (especially Farmers Market)
Move out the homeless
Better lighting; more attention to homeless camping/loitering; public safety
Better bicycle/walking paths; more parks/green space
Landlords keep homes/front yards up to date; add more shops to walk to & enjoy
Increase shops, decrease homelessness, more restaurants
Close treets to autos; make it outdoor gathering place for walking & dining
Better roads
Downtown Turlock is beautiful
Less homeless, etc
More restaurants; more social establishments
Clean up homeless; had to clean feces 2x last week; our of control; S/B housed where they are from ie housed in Nevada if from there, housed in Turlock if from Turlock-burden Turlock tax payers
More parking
Less homeless
Security
A cleaner downtown environment
Public bathroom (like larger cities) small toilets that auto clean after use
Needs more moderately priced residential, make zone more vibrant/safe
Bring new businesses & provide them opportunity
Fewer boutiques & a different variety of shops
Weird to have homeless by Chamber office; wish homeless could hang out in different place away from businesses
Enforce T.M.C. Codes; let the police do their jobs
Less homeless-help them first; more outdoor seating for restarants/cafes
Homeless negative affect on business/owners; unsafe; unfortunate as downtown is beautiful with options for shopping & eating
Businesses that bring people downtown & keep them there-think Santa Rosa
Keep homeless & open air drug use out of Turlock
Correct your homeless problem
Cleaner Downtown (move out homeless)
Keep clean; nice local businesses; better parking
More restaurants
Grocery; safety
Child friendly area; limit cars/traffic; community events, pool?
Put homeless to work; attract business; improve/fix roads
public safety
More restaurants & activities
Better parking, esp handicap
more parking
Remove homeless & clean it up its dirty
no homeless camps
parking, clean sidewalks and security
More parking
relocate homeless and build affordable senior housing

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Give homeless somewhere to go, rather than hanging out by business
Homeless
Homelessness
Clean up homeless; more restaurants
Security at night, police family housing
More parking
Sidewalks & new roads; clear parks w/o homeless
No more homeless
No opinion
More parking; less homeless
No more homeless
Clean gutters, alleys, sidewalks; improve park Christmas Tree Main & GS
Don't tolerate vagrants
Clean walking areas; roads have trashy look
To hard for seniors to use stairs
Diverse restaurants; modernize downtown
Building on Olive/Golden State rebuilt; suggest Farmer's Market on ground floor with parking garage above
More parking
Occupy vacant buildings w businesses
More above store apartments
Improve road conditions
Safer downtown & security @ night; more events; downtown like San Luis Obispo
Synchronize stop lights so drivers obey speed limits
Remove homeless from parks & storefronts
Cleanup parks; less homeless; business growth
Homes cleanup; maybe more duplexes
Add new restaurants, classy lounges, new development, more security-all for more safety
Get rid of Jack in the box, develop block to Olive; if shootings can't be resolved-close bars; more locally owned family friendly shops restaurants-Leatherby's Family Creamery; no chain restaurants
More parking; mixed use housing above shops
More "classy" improvements (flowers, trees, desirable businesses & parking, good restaurants w outdoor seating)
Preserve historical buildings; quaint restaurants/outside seating; wine festivals
Better parking; less bars; healthier dining; family business/dining
No homeless encampments
More retail/businesses; old Jura's eyesore at GS & Olive for 10 years, take civil action
Control homeless; more parking
Make downtown safer
Clean out the homeless
Affordable family dining
Less homeless
Get rid of vacant, rundown buildings; remove homeless from parks & streets
Patrol & central station; access to resources & information
Remove homeless activities-sleeping, trash, congregations, etc
Downtown Livermore is a success/seek advice to improve downtown
Fix abandoned buildings ie Golden State & Olive
Clean, add flowers

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Improve homeless situation
Parking; resurface roads
No homeless more parking, stores
Less homeless
Better support for businesses
Help homeless, shelters, temp housing, education to re-enter workforce; state/federal programs for disability
More small businesses; clubs/bars stay open past 11pm; music venues
Cleanup homeless population
Fix & use abandoned buildings w other business; other than restaurants
Cleanup homeless
Cleanup so it no longer smells and looks presentable
More use of vacant businesses; better parking; homeless/trash
Veteran & senior housing only; no homeless housing
More parking
Get rid of homeless
Streets & restaurants with old buildings; restoration for above apartments & studios
Keep it business use while also addressing vagrancy
Proper homeless shelter that takes dogs; sync traffic lights
More advancement; cheap, affordable things
Address homeless; assist Downtown Property Assoc with upkeep instead of fighting with them
Cleanup homeless/gang to make it safer
Revitalize to attract young families
If density increases make direct bus routes to downtown from other areas of Turlock
Control homeless, cause issues with businesses-safety concern!
More parking, parking garage for density
Address homeless population
Safety!! clean streets; clear mentally unstable; stop open drug use
More housing/parking
Decrease homelessness
Green space; environmental sustainability; economic diversification & job creation
Run out homeless/druggies
Less bars & alcoholic establishments
Move the homeless
Ethnic restaurants, small markets; variety other than second hand/resale goods
More police presence/weekends; road repair East St; Olive near DMV; Golden St (bet Minnesota & Fulkerth)
Less tattoo places; more specialty shops; housing above businesses
Homeless presence
Add cocktail bars in empty business fronts to revitalize area
Less homeless; clean streets
Remove homeless people
Safer environment at all hours of the day
Sidewalks uneven, broken by roots, not handicap accessible; Lyons Ave pavement is awful
More diverse cuisine options
Family friendly dining & entertainment; less homeless;
More family activity; housing development

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Golden St & Olive complete/eyesore; cleanup Central Pk; aprtmts above downtown businesses; add public bathrooms & apart by old Com Hospital
Enforce parking time limits
If the homeless issue were addressed, more individuals may be willing to open up shops to keep residents here for dining & shopping.
no homeless
I think we have a charming little downtown. Homelessness is an issue. May not be feasible, but I also think it would be nice to have Main Street pedestrian only in the main shopping/dining areas.
More restaurants and more police presence in the evening on Main St. and Crane St. near residences. Senior apartments on Crane multi level built on open lot
Make it feel like a place I want to walk through. No one enjoys being downtown and dealing with homeless. It is not a place I can take my kids and be ok with especially golden State and E Main/Olive
more business, parking we need a parking garage
Continued support of locally owned businesses. Having businesses open on Sundays and closed on Mondays instead to allow working people to shop.
Homeless support/services, lighting, public resources
More shops
More parking, do something to that building on the corner of Golden State and Olive
mORE BUINESS FREINDLY, CLEANLENESS , LESS HOMELESS
Improve park space for children splash pad
Mixed use 2-3 story apts. get homeless out
Housing with businesses, Additional restaurants, parking, bike lane
Infill everything
Less homeless and less crime
Use available space
red light cameras
cleanup homeless, enforce laws against their behaviors
More parking, less homeless
Homeless
Less homeless people and crime
Keep it safe
Move homeless
Supervised places for unsheltered to cool off/warm up; mobile bathrooms & showers
Renovate to invite business; foot traffic; create family friendly atmosphere
homeless, safety, more lighting
Homeless
More local shops, dinning options
Homeless
Parking, or parking garage
It would be great to clean the streets from the homeless and trash
Add parking that is not cramped/easy to navigate; redevelop old buildings/emty lots
Small businesses; shops; restaurants; clothing boutique; events; Food Truck Plaza; Trader JoesP
Restaurant, coffee, specialty shops; movie theater; dance/yoga; space for small business
Storm drainage in residential areas
Apartment/condos; people from out of town eat & shop here
Bring more businesses & parking (overloaded w Mexican restaurants)
More parking

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Focus on the two entry's from the freeway, lander and west main
More places to eat
Restaurants, Eateries
shop owners or renters should keep the cub appeal cleaner and more attractive
no homeless, more retail
Building repairs, roads repavement
Homeless
Take care of homeless problem; revitalize shopping; police presence; lower crime
Clean up loitering on streets/alleys/in front of shops/parks
Homeless & crime; I no longer go downtown
Public bathrooms; sidewalk maintenance; parking; keep it commercial/walkable
Support small businesses; improve safety for owners & shoppers
Clean downtown; take care of homelessness
I LIKE IT THE WAY IT IS
less crime
ELIMINATE HOMELESS POPULATION
BETTER DINING AND DANCING
control homeless
APARTMENTS ABOVE BUSINESSES
TOO HIGH SHOPPING AND EATING
SELDOM GO THERE
Homeless gone
Less homeless
SAFER CROSSWALKS FOR PEDESTRIANS
NO LOITERING MORE CURFEWS
TEAR DOWN BUILDING ON OLIVE & GOLDEN STATE-BUILD A PARKING AREA OR SENIOR CENTER
CLEAN UP HOMELESS
Tear down shell of building on corner of S. Golden State and E Olive
More parking, less homeless
More parking
cleanup homeless
More planter with flowers, cleanup and keep homeless away, new lights
cleaner streets, reduced homelessness more community events
safety, roads, parking
Affordable business oppotunities
Greater variety of shops; less homeless
Get rid of homeless & crime
Clean up homeless; add foliage, flowers, benches, safty
Remove homeless, interfere w business, destroy downtown charm; get tough
No new business/too many vacant; road markings-handicap, parking lines; maintain street signs; repair sidewalks
More mixed use w/housing to promote more business & night life
Mixed use; walkable amenities; areas closed to traffic & public bathrooms
Better & more parking
Strictly reduce homeless; make it safe for public & business owners
Downtown is nice (develop/utilize empty lots

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Building with aesthetics, prevent concrete jungles & strip malls
Preserve Turlock's heritage; changes need to encourage current vendors & ambiance
Less homeless; less crime
Looks great-the lights & music are a welcome addition
High density housing to walk to stores & restaurants in area
More walkable; more shops, housing, restaurants
Cleanup homeless, does not feel safe downtown
Housing above shops; beautify downtown, s/b joyful & pretty
Move homeless so downtown can be shopping/entertainment
Incentives for new/existing businesses-reduce taxes/licenses; support smaller & local businesses
Better plan for layout of business to residential area
Mixed use, housing, business
More parking areas
Parking; safe walking areas; larger farmer's market; neater alleys; dance club
Improve sidewalk conditions; trim large trees; increase security
Extend sidewalks & shade trees to Olive, Center, etc; more parking; remove homeless
More mixed use with housing above shops; more parking
Family oriented; housing/shops; parking; police presence
Utilize the city owned vacant land between Marshall & Crane
More affordable housing & shopping
No homeless
Restaurants, coffee shops, specialty shops, movie theater, dance/yoga, studios, space for small business
Cleanliness, safety, shops, restaurants
More diverse eateries; parking; mixed housing for seniors
Better safety at night
Homelessness; sanitation
The homeless & mentally ill are a complicated issue
Clean up homeless
No tweakers/homeless
Upkeep of side walks & roads
More greenary
Clean up areas and homeless that come in at 5
Safer to walk; better parking
Nothing
Fix
Turn off music/ads; high rent forcing business closure; build promised senior housing
Homeless
Areas for the homeless by day
Safety - longer hours
More parking
More lighting, less homeless
Keep homeless from sleeping in parks & storefronts
Stop driving businesses out of their leases; more parking
More parking & restaurants; no homeless!!!
Bathroom facilities
Cleanup homeless-they need option to avoid health/safety issues for shop owners to clean
Safety issue

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Cleaner; mitigate homelessness
Parking downtown or nearby; walkable or shutter service
Get rid of Travis Rigalo!
Housing for homeless; heartbreaking for officers to clear doorways each mornings
More parking; empty building N Golden State/Olive for parking
Fix the roads
More stop signs; more trees, more fruit trees
It's good
Making it easier and cheaper to buy healthy food close to home
ORIGINAL JURA'S PIZZA BUILDING ON GOLDEN STATE AND OLIVE IS AN EYE SORE
ROUND ABOUTS ON EAST AVE AND MARSHALL. MORE HOMELESS SERVICES TO S WALNUT AREA
SHOPPING AND NIGHTLIFE
Homeless
PLANT TREES
More activities for children
Improve exterior lighting for security, improve maintence on all parks
REMOVE OLDER COMMERCIAL PROPERTIES AND BUILD NEWER STRUCTURES
IN FILL HOUSING/RETAIL
Looks very nice
Quality business expansion
more parking
get rid of homeless and vacant properties
parking, homeless
less homeless
streets, get homeless off streets
Homeless, crime
More parking , homeless
security, homelessness family restaurants,safety
cleaner parks, less homeless
Less homeless, more stores
improve roads, more parking
put stop lights back on timer
Maintain historic feel with vintage houses, trees etc.
Homeless, control crime
homeless issues, need more fun activities, support my mayor
roads, light on the street
Clean up
make it clean
more festivals, safe bike parking, more parking, safe green spaces
coffee shops on sidewalks
Homeless
Better code enforcement
Parking deck and expanded walkability, work mixed us housing
Affordable homes
Safety for businesses, homeless problems with some bars
Homeless, increase police during nighttime
Needs restaurants, shopping

Question 5A: "What improvements would you like to see in Downtown Turlock?"
safety, homeless, drugs
variety of stores
Homeless
cleanup homeless
Better businesses, less homeless
fix roads
parking
Homeless
lively night entertainment, night farmers market
variety of shops, restaurants
Fix the homeless problem,
safety
Remove homeless from parks, improve parking, bring in more shops
large parking lot
More parking
No more tattoo shops. Need a tea house, specialty shops, Ice ream place for diners to after dinner, antique shops, Gallery to sell local art
More policing/less homelessness
Improve lighting, affordable business opportunities
homeless and clean up
more efficient traffic lights
Remove homeless, people feel unsafe & avoid area; hurts business; trash is unsightly
Keep area walkable with high density housing & small businesses
Remove portable camera system in Central Park; no window videos on store windows
More visible law enforcement; more trash cans
A permanent Fiesta Market
More restaurants & shops to attract people
More parking
Less homelessness
MORE PARKING (STRUCTURES) AND CONSIDERATION FOR DISABLED
STAY AS IT WAS-WITH IMPROVEMENTS COME CRIME AND HOMELESS
PARKING GARAGES NOT OCCUPIED BY EMPLOYEES
MORE PARKING
LESS HOMELESS, MORE PARKING
NO HOMELESS WONDERING DAY AND NIGHT
REDIRCTION OF HOMELESS AND PUBLIC PARKING
MORE PUBLIC PARKING, ELEMINATE HOMELESS CAMPING
I love downtown as is
Remove homeless
Homeless & safety
Fix old buildings
More shops so we are not just 1 street
Remove homeless; clean sidewalks; more parking; infill
Police presence as there seems to be nothing done by COT about the homeless. I worke in homeless services over the last seven years, told by cops that my only option for safety against predatory homeless individuals was to get a R.O. and never asrrest a single homless for harassment of employees, was told by

Question 5A: "What improvements would you like to see in Downtown Turlock?"
TPD of th eCOT to go get a restraining order, we can't help you or keep you safe. And then was told the RO doesn't actually provide safety.
Street paving, pothole repair (See Denair St)
Reasonable rent would encourage growth and longevity of stores & restaurants
Downtown needs some character and a facelift
Get rid of the homeless - very dangerous. Downtown shops and restaurants and lighting are excellent
Downtown is a gem. I am so proud of it - many restaurants, lights, shops, flowers in planters, music, CAC, library...Kudos to all responsible
more parking
more eateries, something for entertainment to draw people
user friendly, easy access, welcoming w/many establishments
More security, less homeless; problem for business not safe
Get rid of homeless; not safe or sanitary
Not having homeless
More parking; utilize empty lots
More business & affordable restaurants
More businesses; existing need renovation
Parking garage
Remove homeless; add more businesses
More eateries
More business; boutique hotel
Additional parking
Homeless out; merchants better care of planting strips near buildings
Homeless are biggest issue from keeping businesses clean & patrons safe
Need more info of effect of construction on residents, schools
Address homeless downtown/city hall area
More parking downtown
Please repair potholes
Homeless make messes; make it safe
Mix use with housing above shops; expand pedestrian space
More parking; nice restaurants (not fast food chains)
Keep homeless out
Reduction in homeless population
More shops; nothing to do in Turlock; make it more artsy
Less homelessness
Support small business
Mixed use development enhance culture & "vide" of area
Nice as it is
More parking
Lighted cross walk (unit) that flashes. No one stops!
Parking
Slant instead of parallel parking
Adequate, properly marked and enforced handicap parking, city refuses to enforce
More parking
Clean it up; disgusting & dangerous at night
Garden apartments; walk to shopping; parking
Couple of permanent public restroom, ALA SF

Question 5A: "What improvements would you like to see in Downtown Turlock?"
More parking; less homeless
More parking
More security; reduce homeless, make downtown unsafe
More parking
Move Farmers Market moved back to Thursday nights
Keep vagrants away
More public & ADA parking; store front beautification
Family entertainment
Remove the unhoused; keep clean & welcoming
More variety of shops; better parking; beautification
No college town atmosphere; Stan St kids aren't getting the experience
second floor usage, corner of Golden State Blvd and Olive - improvements on shell building (I know this is outside City abilities but such an eyesore)
improve parking
less homeless
relocate homeless
clean up the homeless
Event venue; bike friendly; pedestrian improvements
I like it how it is
Buildings/aisles are not handicap friendly; poor wheelchair access
medium priced restaurants mixed in with the very high priced restaurants there are now. Putting parking on outside of main stree and close to Main Street to traffic making it a mall like environment with opportunities to play games or have entertainment in the middle.
discourage homeless camps, pave roads with potholes
less homeless, more restaurants
Housing within walking distance to shopping; food for seniors
More walking paths; invest in public parks
No homeless/trash/fecal mattNoer
Less homeless; less empty buildings
Apartment; public transit
Maintain downtown so doesn't look worn out; maintain trees
Rebuild Olive & Golden St building; enforce vagrancy & public urination/defecation lawss
Remove homeless
Revamp property at Golden State & Olive; program to get homeless off streets; reduce litter
More parking
More walking areas-better traffic control
Keep it as a nice old main street; No more Starbucks
Enforce Post Off parking; more family shops, restaurants
More family activities
Clean; foot traffic only; mixed use housing
More housing, parking structure
More parking and police!
Expand commercial buildings
Move homeless-ruin shopping, eating & safety
homeless
More & easier parking
Businesses that invite students from CSU Stan & UC Merced

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Business incentives to bring traffic downtown
More affordability for small businsses to thrive
Senior housing, homeless/trash removed
More restaurants
Utilize potential housing above existing shops.
Homeless control, parks are campgrounds
Clean it up
Beautiful, just need to remove homeless like Merced has
Clean up empty buildings, awnings are dangerous, old Jura's on Golden State/Olive is a blight
More restaurants/entertainment; expand downtown atmosphere
Business focused with apartments above, shade & traffic flow
Homeless cleanup
More non parallel parking
Seems fine as is
Better parking, clean up
Cleanup homelessness
Keep homeless away from businesses so families are safe.
Less bars & tatoo parlors; move homeless
Attract business; move Melon Festival
More parking; great job revitalizing downtown, safe & inviting
more apartments
Security! apartments, restrooms
more affordable shops, multi-cultural shops
More independent business & restaurants
street lights
better parking
Promote downtown, give new businesses start up help
More of the same - excellent job!
develop old Juras building at Golden State and Olive for businesses and restaurants
get unhoused homes clean out area make it safe again
remove homeless
homeless
more restaurants, more parking
accommodations for homeless
parking garage
remove homeless
more parking, more security in bars
parking, traffic enforcement, remove pot and tattoo shops,
less homeless
keep homeless off streets and out of parks
there has been enough energy and resource devoted to downtown, focus somewhere else
If East Olive is a place for more housing then speed bumps are needed
BETTER PARKING
LESS CRIME-MAINTAINENCE
homelessness, more parking
homelessness
clean up the parks

Question 5A: "What improvements would you like to see in Downtown Turlock?"
public safety
homelessness
lighted and maintained streets for safety
more parking
homelessness
homelessness
homelessness and public safety
homelessness
homelessness
homelessness
homelessness
homelessness
homelessness and public safety
IMPROVE SAFETY BY REMOVING HOMELESS AND PEOPLE ASKING FOR MONEY
NO HOMELESS TAKING OVER BENCHES
infill lots build out
Nothing
more places to sit
more local events for kids
create new intersection at Monte Vista & Geer before development
incentive investment into downtown including Jura's pizza building-it looks like a war zone
maintain business presence in commercial area, small single family residences in historic residential areas
use all the empty lots of lands for housing
homelessness and crime prevention
Make it safe to walk downtown without the homeless bothering you
better parking
get rid of homeless, like quaint downtown
move homeless to City services
relocate homeless
clean up, traffic enforcement
green space
remove Grand Cru, improve and enforce laws, safety no homeless
more parking
parking
keep area safe and clean
restaurants not fast food
more street light, less homeless, cleaner
homeless
shopping, reduce homeless
clean up parks and public areas, add homeless shelters
install warm lights, LED in lamposts, more restaurants, bookstore, coffee shop, more parking, small movie theater
more parking, metered parking, less homeless
no homeless camps, stop illegals
eliminate homeless in area
decrease homeless, more restaurants
homeless crisis

Question 5A: "What improvements would you like to see in Downtown Turlock?"
event center with stage
newer sidewalks, fixed streets, better lighting, parks cleaned up, housing for the homeless
homeless sweeps I don't shop downtown because of them
que no pasen camiones muy pesadas
clean up and provide property shelter and long term care for homeless. more police patrol to prevent gang, trafficking and other illegal activity
better parking not so many restaurants
crime, bars, shooting
Houses above stores, less thrift shops, Downtown Turlock is awesome just try to improve with businesses
landscaping trash pickup
clear out homeless
keep it quaint and vintage
cameras
cleanup homeless, outside stage for small concerts
development of appropriate new businesses
more restaurants
code enforcement for unlicensed vehicles and yard waste in gutters
homeless
More parking - Less homelessness
more police presents
parking
healthy restaurants
no mixed use development
cleanup, safety, police presence
apartments above shops
more businesses and shops
parking
more plaza areas for gathering/dining/entertainment, art, entry, features
police patrol, homeless need to go elsewhere
Allow use of upstair commercial buildings by easing regulations
Downtown doesn't feel safe anymore. My office is located on Main St. and we have had multiple issue w/the homeless population.
Restore older buildings, encourage new business, keep downtown family related, bring tourists and quality shopping with ample parking
Addressing homeless issues. Re-development with more mixed use space. Addressing road conditions. Approprately timing traffic lights to address traffic flow
The homeless gone. It's no longer family friendly area
No improvements needed. Just get the empty buildings leased out no tattoo shops or hoochie houses
Remove homeless services for non-Turlock residents. Relocate Turlock resident only services to keep homeless away from downtown shops, restaurants
fix streets and sidewalks Alpha Road
Better streets, more parking, less homeless
Downtown does not look too bad
Fix the roads & drainage systems
Alleviate homeless encampments & vacancy dedicated law enforcement
more businesses

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Looks great keep doing what's been happening last 10-years. Clean-up Golden State Blvd. especially the area near Downtown
more parking
Happy
Attract more businesses. Make it easy for businesses to start. Less problems with permits.
To not have homeless sleeping in front of shops & using alleys as bathrooms
More restaurants and relaxing
Cleaner, less homeless, more parking
Homeless gone
Evening activities to get the towns people together once a week.
Stop relaxing development attempts by outside investors to protect current owners
More stop lights
more parking
clean up trasch - roads need fixing
Arts, culture, and nightlife, community center and public service. let more people live downtown instead of converting residences into more shops. We don't need any more rich white lady jewelry store.
Parking
Build on the vacant lots on either sid eof Marshall St
The homelessness is awful & makes me not go there. Our 1st responders do not need to be responsible fo rcleaning up after the homeless. Crime is higher due to homelessness & they aren't paying taxes. Our taxes should not be spent on them.
The cost to keep rental property up makes the cost of heating & airconditioning to go up. Cost has to come down before rent can get cheaper
It looks pretty good except for the homeless taking over
Would love to not step on human feces or throw up when walking downtown or for woment to not get sexually assaulted by perps who have been shipped in from other cities
more parking
clean up the homeless
less homeless
more parking and dining places
less homeless in parks and trash fires
off street parking, synchronized traffic lights
more and better places to shop
Keep homeless out of parks and Main St
Keep the homeless away
Mixed use housing above commercial space. Some exists today but more would be great.
I love downtown
apartments/condos
Shelter for homeless
good restaurants
clear out the homeless
control homeless, safety
restaurants
Safety less homeless, less shooting
Less homeless
Homeless gone
Local shops and eateries

Question 5A: "What improvements would you like to see in Downtown Turlock?"
prevent homeless
one way streets to narrow existing streets
More Parking, more police and security officers
more parking
homeless off streets, more parking parking garage
town homes and more business, police presence, keep Turlock safe and clean
traffic signal at S. Berkeley/Golden State
recreacionales parkes, actividades
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Homeless out of parks, not ok
Homeless addressed
Clean up abandoned buildings on Main & Golden State. Bring more good restaurants & shopping options. Fix Roads
More law patrol
Fix the roads in Turlock
No opinion
more shoppable stores rather than high-priced antiques & farm
Live-work
clean it up, homeless on sidewalks get rid of pot dispensaries
more control of homeless, more law enforcement especially at night
no more houses
remove homeless, police officers on foot or bike
Protection for small businesses
housing close enough for people to walk downtown
keep businesses open later, less traffic, keep homeless out of downtown
Homelessness
Housing single men and women is ok housing homeless addicted felons homeless by choice is a bad solution
parking structure
Get rid of homeless, The business owners do not deserve to deal with dirtiness, undesirables approaching them or their customers or the general bad behavior when the authorities are needed. Encourage restaurants and stores to keep opening.
Benches
Let businesses in with no long wait and no licensing restrictions from the City
Tear down building on corner of Golden State and Olive
clean streets and paved
Have more control in the downtown, lately there are lots of problems in the area
more small business less homeless
removed druggies
repair streets and maintain the downtown parks clean and safe
rehab of the old building that are ugly
parking, entertainment areas, but not bars
less homeless and less garbage on the streets
would like to see High St and Soderguist St addressed, I have 40 years living here and never fixed, taxes increase but everything is the same.
more business

Question 5A: "What improvements would you like to see in Downtown Turlock?"
parking, it get crowed
recreation centers for seniors
That the homeless be considered and help instruct them, and their lives be restored to have their homes and families. Give them the value and importance the deserve as people.
additional green zones and single family dwellings
maintenance of historic items, plan more vegetation, do not allow that gardens be used as homeless housing, family oriented activities for the community on the weekends.
open longer hours, more green ie flowers, safer environment, community events
Trader Joes
less people with out homes
clean it up
walking spaces, out of danger from traffic
kick out homeless, clean up trash
fix the roads
Because of your department Turlock is commercialized and no longer family oriented businesses
less empty buildings
set days for pick up of big things once a month such as washing machines for free
tell vagrants to stay away
mixed use
removal of homeless
less bars more family oriented places
keep "homeless" out of area, discontinue allowing it to become a business in Turlock, there are adequate services for these people elsewhere
keep the local businesses and add a few more. Friends come from other towns to eat in downtown Turlock
less homeless
increase parking
less homeless in the downtown areas
No more homeless, safer
Utilize vacant building, bring more businesses, or housing in vacant buildings
No homeless
Stricter parking on S. Center - people leave their ass end out in the street
Improve vacant lots surrounding downtown
Less tattoo parlors more clothing stores
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
Fix the streets
More parking. I love Main Street and Farmers Market and a lot of special programs from Carneige. You might think of moving Fair Grounds. Maybe west side of 99 freeway. I really love it where it's at but Turlock is growing. Maybe put senior living where fair grounds is now. After moving fairgrounds also if you do this do not build up two story. Keep single level. I love the views here and watching migrations.
Remove homeless
Get rid of homeless
Homeless & trash
More police, do away homeless people downtown
No more houses
Fix the streets
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Cleaner areas
Get rid of homeless
buildings kept up, more parking
better/more parking close to shopping
keeping integrity of a small downtown fee, no tattoo parlors, pot shops inappropriate statues...
get rid of homeless and camp sites for families to be able to walk the streets without stepping in pee
more parking
clean sidewalk they smell like pee
additional retail
already not enough parking
clean it up, stop letting it be trashed, do something stop the handouts
more wholesome entertainment for historical acknowledgement and dignity for Turlock
more accessable parking,
clean up
drive out bums and junkies
control homeless, our business has experienced broken windows from homeless and homeless have deficated on out walkway several times
like the way downtown is
better parking
better and more parking
more places for people to work, money before housing, not enough jobs I'm a RN working my sister came here from Vegas 3 mo 2 jobs 10 hrs a week
parking
parking, add tamper proof garbage bins, increase police patrols, no loitering or camping downtown
quality night life, more affordable mom and pop shops
clear out homeless, they cause anxiety around safety
business development, not tattoo parlors and just mex and chinese restaurants, old Jura's building, safe parking in evening
clean up homeless, provide a self cleaning public restroom like Napa has
make it look nicer, paint
fewer homeless
homeless population is out of control. Are they getting bused here with one way tickets?
community cleaning and making Turlock clean
cleaner less homeless, less loud cars
parking
leave it alone
more coffee shops, security walking around
that it be clean without garbage and that we be responsible for cleaning out garbage
the best that could be done
fix the roads
public safety and homelessness
homelessness
utilizing existing S.R.O. units above commercial store fronts
more parking
more parking
roadway repairs, better parking, clean up homelessness and sidewalks
public safety

Question 5A: "What improvements would you like to see in Downtown Turlock?"
homelessness
public transit
Better parking
Get the homeless out!! The recording office is collecting $75.00 when recording for homeless, Housing Where is that money going!! I don't see small houses being built
Fix the damn roads and enforce laws on homeless
Homeless clean up
Road repair, parking spots
remove homeless
Repave the roads
Remove homeless
more parking, mixed use living
No homeless
Seems pretty nice to me
Making public parking more obvious other than on street, Keep shops open and family friendly.
We feel so sorry for the small downtown business!
Clean up homeless problem, downtown is beautiful but not when you have to step over human waste, garbage a dangerous drug addicts, Ruins Business, not fair to business owner!s
No change
Clean homeless off streets, parking needed
Cleanup downtown, Rid homelessness, more small family owned business, family business to attend w/ family
Homeless cleanup
lower permitting costs
homelessness
no loitering
public restrooms
affordable housing, parking, reduction of homeless
clean streets
more parking spaces and help the homeless
Additional street lighting
more placed to go to as a family
not to see competition of tenagers in the streets, not to see homeless on the streets, less restrictions for job sites.
everything that is for the well being of the community
more lighting
Fix all the road in Turlock, clean exterior of the homes and apartments, once a month have free street pickup of large items like washers, mattress
The control of the unorganized
clean better and start issuing fines illegal parking
gardens and parks
Because downtown has a European village feel (thank you) Mixed- use apartment or sfd above commercial space check out the planned community shops, restaurants,
Remove the ugly "Calafia Statue from downtown art works should be beautiful uplifting, inspiring, tear down that horrific ugly statue
Stop the homeless from messing it up
Looks like center of the city
Less homeless people, parking garage

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Relocate homeless, improve roads, better support for community services
Keep homeless from camping in front of businesses.
Improve parking, Remove graffiti as soon as it appears, Establish a policy for the homeless
More parking, move theater
Keep up with plants and trees
Help homeless, fix the roads, stop rent hikes
More dress shops
repave roads
Do something with homeless people
Less homeless, we want shops / eat down there any more, its not safe
More restaurants
Its fine
fix roads
Homelessness off the streets and parks
Senior Restaurants open for late lunch or 4-5 Dinner time. Simple senior apt or assisted living
Reduce Homelessness
More parking - less homeless walking around on the benches, usually caring soiled hems. Some corners near library need 4 way stop signs, people turn in the wrong lane sometimes
Beautification Project- more flowers /gardens/ fountains
3/7/24 COT! As someone who's age placing him a her in the "silent" generation I respectfully decline to provide any impute. It would be totally bins and not of value. Rew
Food
address homelessness
keep original historic look but needs to be clean and more attractive to visitors
affordability, parking
more parking is needed
Parking garage, limited parking, employees to not take parking in front of businesses, get homeless off downtown, downtown is the reason people comt to Turlock, needs to be nice, more concerts in the park more venues for college kids and families
mejora los ollos kalles
remove homeless and panhandlers
no more boutiques stores, put in more stores you would see in a mall, clothing, shoe stores
more parking
housing
remove homeless, more police walking around
allow more businesses to open, less homeless, better police coverage
better parking
no more houses
homeless, clean, evening time more police
parking spaces needed
less homeless, better parking
LOWER RENT FOR BUSINESSES
IMPROVE ROADS, SAFETY FOR TAX PAYING CITIZENS FROM VIOLENT-INTOXICATED/DRUGGED INDIVIDUALS IN THE CITY PARKS. THERE ARE PLACES WE CANT GO WITH OUR KIDS ANYMORE
PARKING, CLEANING NOT CAMPING IN PARKS
RESTAURANTS

Question 5A: "What improvements would you like to see in Downtown Turlock?"
INCREASED LAW ENFORCEMENT. TRAFFIC LAWS AND PROPERY LAWS ARE NOT RESPECTED. RULES MUST BE ENFORCED.
NOISE CONTROL, IT IS JUST OUT OF CONTROL IN THE ENTIRE CITY OF TURLOCK
MORE SHOPS AND PLACES TO EAT
REDUCE HOMELESS POPULATION
DETER HOMELESS, DRUGGIES, PEPOLE BICYCLING, SKATE BOARDING AND OTHER THAN VEHICLE TRAFFIC DOWN THE MIDDLE OF THE STREET
MOST OF ROAD CRACKED AND DAMAGED IF ANY IMPROVEMENT ON THIST SECTION PLEASE
SAFETY. IMPROVED OPTIONS FOR HOMELESS CAMPS TO RELOCATED IN OTHER SPACES
BETTER PAVING ON STREET. GET RID OF ANGLED PARKING ON CENTER STREET
LESS HOMELESS IN DOWNTOWN TURLOCK
homelessness
homelessness
more parking
homelessness
clean up homelessness
ban anything over 3 stories
relocate homeless
reduce homeless
remove homeless, temp inexpensive homes
address homelessness
public safety
more parking
less homeless
more parking and places to sit
Public safety
public safety, clean homeless population
More parking, new Post Office
More parking, restaurants, police protection, new businesses
safety
less homeless & drug users
public safety
Address homeless problem
Homeless
different small shops
handicap ready, braille

Question 5B: ***"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"***
Country side - These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked. What do they think?
Better roads
More green plants
Resurfacing Geer Road
Fix the roads
Road maintenance

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Fix roads
none
Safety good environment
Some homeless need to go to mission programs to learn life skills & life coping strategies
near Geer Road
Medians & cleanliness
Deal w homeless
Improve traffic lights; why was $1 mil spent on traffic consultant & not do anything recommended!
Don't we have enough commercial; need place for people to live; need a Kaiser Clinic
Fix roads; rejuvenate buildings & infrastructure; new business plazas
Clean up
Better stores; less homeless
Pickleball courts
Community gardesn
Golden State needs a landscaped center median like Geer
Speed bumps/cameras near Pitman-appalled by speeders, red light runner-take care of Turlock citizens safety-first!
Too many homes in this area already
Get homeless out of park/downtown; open businesses on Sunday & then have more downtown events
Under used land gaps; garden aparts/multi use housing; build an overpass for Crowell School students
Too much traffic, will increase w new apartment on Walnut/Monte Vista; Costco all the store near Monte Vista too much traffic
Clean up
Need to be more modern & clean
Apartments
New clean roads
Bigger parking at retail; fill in areas closer to dowtown
n/a
Fix roads; enforce laws against homeless
More parks
In fill w high density housing
Fix
Decrease loitering/vandalism/panhandling; no new fast foods; improv streets, sidewalks, bike lanes
Clean up streets, pavement repairs; landscapes
Roads; Railroad shoulders all dirt!
Green spaces on Golden State
Enhance welcome to Turlock; new signage
Stop building apartments
Fix the roads; clean it up
No
No more houses
Geer Rd streets always broken
Terrible - need to be repaired
No homeless; clean streets/ fix asphalt
No complaints

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Get government out of the way-create environment entice business, creating jobs expanding economy in every sector
Repave & better times traffic lights/turn arrows for traffic flow, less congetions
Better stores
Opportunities for small business; more family places
Move homeless off of GS
Add more business for economic growth
Improve/delete broken down properties; landscapes?
Monte Vista traffic is crazy, like a freeway, can't enjoy our backyard in Spring Creak Village; nee traffic hump at Four Season Park
Sidewalks, road repairs
Large apartments to prevent smaller landlord neglect; crime protection considerations
Fix roads/sidewalks; sync traffic lights
Update roads/sidewalks; plan landscaping more modern & aesthetically pleasing
Stop 18 wheeler parking
Geer Rd is fine; north GS area for more growth
Old Jura's corner GS/Olive-add apartments/retail
Fix roads/sidewalks; ease congestion; attract business; open space off GS
More multi-story apartments & buildings on North Golden St
Better roads, business address signs; bike lanes
For safety-repave roads, paint lines, more street lights & trees for shade/beautification
No more smoke shops, liquor stores, less fast food restaurants
Less homeless
More transportation links via Turlock Transit or other transit agencies
Sync traffic lights; repair pot holes
Grocery stores
North Golden St pavement-terrible; more "vista" like student housing
Leave them alone
Shopping centers management held responsible for property/soft scapes maintenance
None
mantenimiento
mix of housing
housing opportunities
rezone N Golden State for high density housing. vacant land on Geer and Monte Vista and Geer and Hawkeye should be partially rezoned for apartments/condos
develop Golden State with more single family/apt.
less crime/safer, quieter trains
clear out the homeless
fill in existing areas
less homeless
greenery, trees
infill of business and housing
Condos, apartments, homes
4-5 story housing
affordable housing

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Trees, benches, visual corridor amenities; Golden St corridor needs specific plan w mixed usehousing/commercial projects with incentives to attract development
Add: Sprouts Farmers Market & Kaiser Permanente Clinic
Clean center dividers; promote business growth; plan for traffic, improve streets
Better street lighting & flashing sidewalks; knock down old theater (In Shape) building
Provide more security
Use empty lots for affordable single family housing $200-$300k range to keep workers/families in Turlock
Buildings clean, fresh paint
Remove homeless & graffiti from these areas
New/update businesses; safer roads
More businesses; road improvements
Student housing, commercial, retail, restaurants
It's fine
Housing & fix roads
Cleaner more modernized structures
Upgrade quality of constructions
Need a theater maybe next to Ten Pin
Roads & housing
Adult/Granny Flats near hospital, but with family housing mixed in
Golden State is terrible
More trees & greenery
Develop open spaces ie Geer/Hawkeye, Tully/Fulkerth & Countryside
Healthy food options
Medians are stupid-make a turning lane instead
Develop Golden St w housing; fill in store fronts on Geer & infill housing; no fast foods
Build apartments & stores
Keep clean to maintain Turlock's beauty & family feel
Improve
Better roads on Golden State
Center divider island on Golden State/plant trees
East commute w/o congestion/not run down; housing options that allow turnover w/consideration for college students
N/A
Public restrooms
More condos & shopping/eateries (not fast food)
Keep roads driveable-DON'T BECOME MODESTO
Continue adding retail to B2-N Golden St; develop vacant lots on Geer-housing/retail
Partner w CSUS to have community events; promote retail on Geer near 99
Homelessness; garbage; abandoned vehicles; graffiti; rescue workers
Better restaurants
Patrol for street racing late at night
Better parkings
Encourage businesses to keep propety clean
Keep clean
On Geer widen turning lanes
N/A

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
B2 have area cleaned up. Level businesses that are not open any more or repurpose the structures. B1 and B2 need more lighting and excess shrubbery removed to develop more visually and user friendly spaces
More grocery stores, example Winco
More walkable and pedestrian friends areas, generally more sidewalks and recycling bins around
Enforce traffic violations
fix the street
Sprouts, Whole Foods, Trader Joe's, ChickFilA
Dental, banking, food, gas, home & dog supplies, etc all here
If commercial area, no homes; may not be maintained, low curb appeal
More modern businesses with cleaner & more appealing sidewalks; currently not inviting/ugly
Mixed housing, family friendly business/offices; neighborhood parks
Fix Golden State near Taylor, very poor paving work was done before
Geer: update; GS: needs shrubs & greenery; its too dead looking, not appealing
Address the homeless problem
Add Trader Joes/Sprouts, In & Out on Geer closer to downtown
Limit number of new business; less congestion; add trees
Add stores, locally owned businesses, parking & green space
Work with rr about dust; can't keep car, house, solar clean; orchards contribute but rr kicks most; not healthy, up to if City officials will resolve
Protected bike lanes
Housing north of Monte Vista
Better road conditions
Add auxiliary/secondary post office
Keep areas safe for students; add shops to enjoy
Build! The area needs to be more developed
More protection against crime/theft; bike/jogging paths to exercise
Better roads
All good
n/a
Townhomes
Commercial growth
Better landscaping & road repairs
More housing near college; shopping similar to Monte Vista Crossings
Traffic
More businesses with less start up restrictions w areas to accommodate foot traffic
Single houses; fix pot holes
Open space for homes/apartments; more trees, landscaping; Geer Rd too cramped for housing, revitalize with commercial if necessary
Provide shopping centers
Add housing by Walgreens on Geer
Would love a Trader Joes
Develop land at Geer & E Monte Vista (northeast corner)
Big shops & box stores; more food places
Fix up; needs new businesses since so close to CSUS
Clean up Golden State & start adding housing & business

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Apartments, townhouses
Help college w apartments & parking
More shopping
Housing; traffic
EV charging; trees/green infrastructure
Repave roads; reduce speeding cars
bring new restaurants new activities instead of more of what we already have
more green spaces
Clean up; crime
bike lanes
fix roads
Good place for new housing
Homeless
Homeless
n/a
No more homeless
No opnion
No more homeless
Fix roads; fill vacant lots
More trees
Homeless shelter on Geer Rd
Improve road conditions
Repave Golden St esp South bound S of Tuolumne
Rehab older shopping strips
More apartments
Shops, groceries; housing IE townhomes, duplexes, triplexes, ADUs; make it safe
No fast food; keep Turlock high end-Whole Foods; defend image or people like us will leave; tired of homeless, crime, Popeyes, pscyh facilities & chains/fast food; disapointing growth
Additional businesses; shops business on Geer cater to college students
Infill w desirable/needed businesses; restaurants w outdoor areas; parking
Preserv farmland; 2-3 story apart on Geer; mixed use N Golden St
Bike lanes
More greenery, clean & smoother roads
Better high end restaurants; GS is ugly the whole way
Homeless control, remodel old buildings
Fill in empty lots-more apartments
Homeless & speeding
Have property owners maintain, upkeep, clean properties
No comment
More trees, less pavement & commercial signage
Resurface streets
More grocery stores - Trader Joes
More variety of stores; walkable, little malls (no traffic)
Promote business & housing
Cleanup abandoned buildings
Potholes; bike lanes

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
More green landscape; clean up
Senior & low income housing; mixed use housing above shop
Single family homes; small business & parksP
Continue business commercial
More people requires increased public transportation; more farmers markets; accessible fresh food
Build 55+ affordable senior condos
I
Repair roads
Infill Tuolumne to Christopherson
Better street lighting on GS between Geer & Fulkerth
Utilize unused lands for apartments aiding CSU students
More housing
Decrease homelessness
Upgrade drainage system, infrastructure; parks, storm water managements; renewable energy initiatives
Cleanup blighted property
Trees, greenspace
More housing
Move the homeless; fix the roads
Stop building housing developments
Aesthetics-looks like it's abandoned
Trader Joes
No more Starbucks/strip malls; add book stores, movie theaters, outdoor rec, bars/restaurants
More homes
Improve & street lights
More walkability & greenery/natural spaces along with Stan St
Better traffic management; both very congested for small town
Major facelift; additional housing for Stan State
Build affordable townhouses/aparts on empty lots; derelict buildings
Better sidewalks & access
Soccer/sports complex, easy on & off freeway. Close to hotels & restaurants. Apartments might make sense here because it's close to the University. Just clearing up the area along traintracks & establish a greenbelt so it just looks better
Recreational facilities for youth roller rink etc.
another shopping center on Geer Road, more options
Affordable housing, local businesses, parking
Homeless, see more plants
Stop opening drive Thurs. Improve Geer Rd, more greenery on N Golden State
roads, clean up, affordable apartments
Housing, bus stops
Infill everything
Clean up and landscaping
Do not mix housing in Commercial areas
red light cameras
Homeless
Please landscape
Less homeless people and crime

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Increase police at night
More mixed development
Put a wall on Golden State because of train noise
More Stores
No new housing on Geer-traffic; single fam N Golden State (JKB/Florsheim} not too close w custom lots like Legends north
Clean up; beautify w trees/ plants/hide some commercial businesses
Adding Homes, Clean up homeless
Homeless
Mix use, higher density along Geer Rd, In future ACE Train Station
Bike lane
Clean up GS with new development/towards light industrial
Professional business promotions; mixed use-Geer & Monte Vista & E Hawkeye; clean up Geer & Canal & AlomondLookig
Affordable housing; parks, food, grocery on north side
Potholes/overlay as needed
More apt/condos; access to shopping/schools; homes not on Geer
More restaurants; Whole Foods; organic; community garden; sr apart; gym; dental/eye clinics
Affordable health clinics, Apartments
Restrict signs
single family homes
shop owners or renters should keep the cub appeal cleaner and more attractive
More vibrant, clean buildings, signs, landscaping
Less homeless, trash & crime; greenery, park w play area/structure
Too many potholes throughout the city
Homeless are an issue; no longer go there
Time traffic signals better
Clean up & improve landscaping; GS needs improvement; appeal as you drive into the city
No housing - commercial only
COMMERCIAL ZONE TO APARTMENTS
NOTH GOLDEN STATE
IMPROVE BUISNESS RETENTION
PLANT MORE TREES, LIMIT DIESEL TRUCK PARKING
MORE APARTMENTS LIKE BY THE COLLEGE
TRAFFIC ENFORCEMENT
CLEAN UP EMPTY LOTS OF WEEDS
Continue business growth, by Ten Pin
add apartments between N Golden State to Haekeye
Homeless
Clean up and clear out the homeless
Police presence, walking around
cleaner streets
add new businesses, offer exemptions to let them
Less homelessness, safer area of pedestrians/bike lanes
Get rid of homeless & crime
Clean, more curb appeal, newer trees in shopping centers; needs a facelift

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Remove homeless
Maintain; no new businesses-too many vacant
Infill empty lots w garden apart/town homes-affordable starter homes; high density housing to support business
Mixed use retail, apartments/townhomes (Geer & Monte Vista); GS multi-story/garden apartments
More police patrol on Geer; fix potholes; can't handle traffic
Use vacant areas for strip malls & housing
Empty lots and once upon a time businesses now empty
Unsure. Attracted to Turlock in the 70s. Had 2-horse merry-go-rounds for children to enjoy downtown. Felt city planners cared for families.
Prime for growth-more high rise/townhouse for college; condos & townhouses for those that wish to own
Less homeless, less crime, less street racing/drifting; more commercial business
Geer Rd looks pretty good; Golden State commercial corridors are not
Tall apartment buildings, commercial space first floor; desperately need both rental apartments & condos
Fill in empty land with shops, housing; make it less car centric
Clean up homeless; revamp shopping to avoid going to Monte Vista; add Trader Joes or Whole Foods
Less parking lots; more human focused city planning-bus/bike lanes; should not need to drive everywhere
Middle to low income housing including multi housing units
Incentives for business to succeed & maintain properties
Successful us of real estate property for dwellings & commercial
Walkable business & mixed use residential
Provides more parking structures, spaces, etc.
Truck lanes; indoor/outdoor gym (pool); soccer & football
Clean/improve sidewalks; avoid trucks parking next to railroad; plant trees; improve landscape
Remove homeless - enforce
Apartments; office buildings; some housing
No trash on roadways, not homeless
Affordable housing; grocery store on northside
Make it look nice; homes; shops; trees
Affordable senior and single family housing
Better traffic flow on Geer
Traffic laws enforced; speeding
Enough Starbuck - how about Trader Joes
Housing
More business
same
More trees
Better access
Light up crosswalks
Repair
Homeless not going to businesses on Geer
More affordable housing; better homeless facilities
Variety of businesses - housing
Strip mall or parking surface
Homes built
Develop NE Corner

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Maintenance; green corridors for heat, noise, aesthetics
Enforce or write shoplifting laws; homeless shelter & police presence
Parks/recreation preferred to housing and/or shopping malls
Infrastructure does not keep up with growth; traffic problems Monte Vista, Golden State; need lights-Berkeley & GS
It smells (sorry)
Commercial rebirth - reuse & improve existing, limit driveways off these roads
Consider mixed use housing with commercial uses at ground level and residential uses on 2nd and 3rd stories. Also include 2 & 3 story apartment projects
ADD TRADER JOES OR SPOUTS, WINCO, MORE FINE DINING, ADD BRIDGE
AS APPROPRIATE FOR SURROUNDINGS
More businesses
APTS / CONDOS / MULTI UNIT HOMES
No more growth
MORE TREES AND GREENERY
More housing
REMOVE OLDER COMMERCIAL PROPERTIES AND BUILD NEWER STRUCTURES. INFILL OF VACANT LOTS ALONG GEER RD, APARTMENTS ON THE CORNER OF FULKERTH AND GEER
RETAIL INFILL
plenty of space for business
Quality business expansion
Homeless
fix streets
Homeless, crime
Roads
new housing that affordable, duplexes, ADU's, apartments, condo's
Beautification and clean up
More living spaces
roads
fill vacancies before construction
to much unused property
Health food grocery stores, bike lanes, small mall
more revitalization
Homeless, and drugs
Infill
Clean up homeless, Police ignore crime,
more drought tolerant landscaping
Clean up N Golden State
fix roads
shopping center on corner of Geer Rd and Hawkeye Rd
Traffic speeding, tenants in unoccupied businesses
Homeless, increase restaurants, grocery stores
Low cost homes
Homeless and unsafe
variety of stores
fill vacant buildings

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
cleanup homeless
more businesses
roads
housing area, maintain roads
healthy supermarkets such as trader joes, whole foods
Better maintain roads
safety
Apartments
Bring in more business, We need different shops
side walk improvements, street lighting, landscape
fix the potholes in the roads
More commercial properties; more presentable 4-5 story dwelling units
Add new businesses offer exemptions to get them
more efficient traffic lights
More trees, green space - too much concrete
Improve pedestrian access; infill lots; low income housing
More multistory housing/3-5 story apartments/condos
Secure bike lane; Sprouts or Trader Joes grocery
Affordable housing
MORE FREQUENT BUS SERVICES TO SHOPPING
CLEANERM MORE PLEASING TO LOOK
housing
TRAFFIC LIGHTS
ENFOREMENT OF TRAFFIC VIOLATIONS, ELEMINATE PANHANDLING ON ROADSIDES AND MEDIUMS
APARTMENTS AND CONDOS
Brighter street lights; address homeless moving into Geer shopping centeropping
Remove homeless
Address the homeless & the trash they leave behind
More college housing & entertainment; give a college town feel
Plant flowers
Convert unused/vacant buildings to something more likeable
Remove homeless; enforce; infill
More police, enforceing, homeless codes
Coordinating traffic lights to ease congestion
Too many apartments/condos will increase traffic, must be well planned to prevent congestion
All businesses and homes/multi-family dwelling must have lots of off street parking and green spaces
Trash almost all over
Empty stores occupied; landscaping on Golden State-looks desolate
Retail mostly
Sidewalk repair-they are raised difficult for walkers & wheelchairs
Make space safe for college students contribute to economy
Renovate existing area (RV lot eyesore)
Cleanup 99 ramps, Taylor Road
More business; services for the elderly
Remove homeless camps

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Blight & deterioration, need infrastructure & appeal
Need more info to make informed choices
Hotel, apts, lofts, gentrification
Public pool
Please repair potholes
Mixed use housing and/or garden apart; buffered bike lanes
Nice restaurants; retail shopping; high end clothing store
Reduce homeless hanging out/sleeping near businesses
Develop Geer & Monte Vista
Too much traffic near college/Monte Vista/Countryside Dr
Commercial
Reduce speed on Golden State
Trees for shade
Chick Filet & Dairy Queen
Stop the speed ways
Make it attractive; increase policing for stop sign violations
More taco trucks
Fill empty stores; cleanup Golden State, looks desolate
Keep vagrants away
Beautification; buildings rundown; more foliage
Repair street, sidewalks; repave/clean alleys; unhoused out of public areas
Tampa St/Andre Lane - terrible
commercial development on North Golden State
improve lighting
Bike lanes - a must have
Traffic lights accommodate volume; trains cause light malfunction
Business - too much fast traffic for housing
clean out homeless
Parks
More housing affordable for seniors
More walking paths; invest in public parks
No homeless/trash/fecal matter
Use empty fields corner of Geer/Monte Vista; Geer/Christophersen
Healthy food stores
Maintain trees
Commercial/business office; no Starbucks
Develop empty residenital/commercial land for housing
Improved traffic control in congested areas
More lights; remove homeless
Improve traffic flow
No more Starbucks!
City should purchase homes for owners/families
More housing, traffic control
Widen streets
More development/housing; Christopherson to 99; Trader Joes
beautification

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Build affordable housing for single families
Develop empty lots
Shopping Centers
Fix the roads! Too many potholes on Golden State.
Better traffic control & accessibility
Clean it
Beautiful, just need to remove homeless like Merced has
Olive between Monte Vista/Christopherson potholes-lost tires/alignment
Improve infrastructure; new business plazas
Larger apartment complexes to prevent owner neglect; public safety
Landscaping
North Golden State is an area for more growth.
Stop 18 wheeler parking
More opportunities for small business
Apartments/retail for old Jura's (Golden State & Olive)
Attract more business (use open space); ease congestion
No complaints
more multi story apartments along Golden State
better stores
street lights
sync traffic lights
Monte Vista is a freeway/Four Seasons Park needs speed bump to slow traffic
landscape
Add more businesses for jobs; Creative city economic growth
enhance welcome to Turlock including new signage and landscaping
better business signs for address, bike lanes
no more smoke shops or liquor stores, less fast food
grocery stores
street signal syncronization
less homeless
safer roads
get government out of the way and create an environment that will entice Entrepreneurs and businesses to develop
more student housing like Vistas
COORDINATE THE LIGHTS IE GLD STATE AND EAST AVE; 4 WAY STOP @ W MAIN & FIRST STREET
DON'T FORCE OUT BUSINESSES
affordable housing
high density housing
no more housing on Monte Vista
homelessness
less sprawl
build on vacant lots
add video cameras on traffic signals
bus stops on Geer Rd
GOOD AREA (FILL VACANCIES IN COMMERCIAL LOTS)
light commercial

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
geer rd is already congested
use all the empty lots of lands for housing
limit north and east residential growth, encourage growth along Golden State south of downtown
senior housing
add red light cameras
demo old buildings build new businesses in old InShape building
roads
housing, businesses
more trees, affordable housing, more side walks and bike lanes, restaurants, shopping better parking
no homeless camps, stop illegals
homeless people sleeping and putting garbage at the businesses
more businesses more housing
sidewalks with significant lighting, bigger parking lots
get lights on sync so you don't get a green just so you can come up to the next light as it turns red. keep traffic moving. Turlock is terrible on this matter.
fix roads, provide single homes inside open lots
crime
busy - slow traffic, fix streets, allow grany flats if lot is big enough, take old motels and convert to shelter homes or homless, keep small capacity
HUD section 8 apartments Geer Hawkeye,
keep Taylor Rd as north boundary
keep businesses in place
build more condos on vacant sites
beautify it, especially Golden state, plant trees
cameras
clean up vacant lots
large scale development (retail office) with ample parking
clean up junk on vacant lots
develop vacant lots, Golden State should remain commercial
infill projects-rental homes/apts, tesla superchargers and dealership
Clean up and landscape Golden State Blvd
apartments
pedestrian access, crosswalks bike paths, landscaping for shade, city entry features
coordinate traffic signals
Keep commercial business centrally located (one stop shop) areas encourage new tech development, provide aid to farmers supplys less commuting
Address traffic congestion at Monte Vista & Countryside & accross train tracks. Timing of traffic lights for traffic flow. Addressing train track crossing between Golden State & Countryside near Hobby Lobby
No housing
Repair roads
Better planning sot it's not so congested like Starbucks & Panda on Canal & Golden State, more police to control reckless driving, better roads too many potholes all over Turlock
Increased traffic controls - red light runners
More gas and shopping
Apts - small housing areas with parks and activity centers for residents to play and relax
Better rpads

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
More grocery store. Places to eat. Remove homeless from sleeping on streets. Unsafe for kids.
Please fix Golden State Blvd too many potholes
more shopping centers
less traffic
Homeless addressed
Use the ?? you have for what the market tells you
Better pavement
Geer Road preservation/buffer for those single homes in the area of CSU Stan by Geer & W Christoffersen. No high rise apartments near that area.
Communal housing, green spaces, public transit to access it and city incentives to use greener building practices. Food an dsmall business developmnet ONLY after housing communities have been established.
Parking
Develop vacant property
Parking lots do not at customers at Walmart on Geer. SaveMart is old & could be updated
Don't know
Needs to be freshened up
Businesses are run down & dingy in thi sarea. Clean up & beautification would be nice.
Road improvements
clean up the homeless
fix potholes
more shops and recreational parks. affordable housing
synchronized traffic lights, quit planting trees that uproot sidewlks, more diverse retail but due to poor thoroughfare planning traffic flow are hindered at the failure of city hall
improve streets
Good business that attracts good customers
more business
Don't feel knowledgeable enough to comment
clear out the homeless
Restaurants
Safety
parking, safety and security, stop allowing homeless to be sent to Turlock
prevent homelessness, build houses
business owners need to clean up their properties/trash everywhere better lighting, homeless
more strip mall, more choices
more business
remove traffic bumps on Tuolumne
albercas
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Golden State needs to still be finished after Fulkerth towards Dels and so on
Homeless addressed
Single family homes, granny homes
No opinion
Senior garden apartments - affordable - close to drs and hospital, close to shopping
There are plenty of empty fields of no value, build housing on these
Senior housing (small) near stores

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
get rid of homeless, more police funding, get rid of dispensaries
homelessness, fill vacant storefronts
no more construction
Trader Joe's
safer sidewalks
more new businesses, Chick Fll A
apartments, develop underused land make it easier for contractors to build. Turlock is notorious for contractors to avoid building in Turlock due to the requirements.
make it easy for businesses to move in
Too close to tracks/noise from trains
more shopping centers
paved
make more economic homes
better streets and sidewalks
better ligtning
affordable apartments for students
repair all homes and old properties to their original type.
more commercial building and residential
more lightning and trees
center to teach sports, boxing, self defense, dance, singing and arts.
clean that the spaces to be used for construction of housing for homeless and build center to help with math and science for children/youth that are poor and need additional help.
cultural centers not only commercial, activities for the youth
more trees and beautifications
cheap housing
clean it up
renovate and refresh, perhaps small trees
more housing, business
fix the roads
build lite commercial enterprises keep Golden State road improved
single family
housing for low income seniors
homeless and pan handlers
fill in the empty stores. Especially with more on-line shopping-stop building businesses in farm land
Homeless out of Walmart area (Minnesota/Geer)
No more homeless, safer
Houses
Fix roads. Synchronize traffic signals.
Improve surface
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
I want to use this area to try to open your eyes to Golden State Boulevard where the train station or storage places use to be. It's in front of Pop store. Why can't you use this land on the east side of the tracks for something really positive. I know I think its railroad land but you really need to find a way to use it to fit into the scheme of the town maybe a museum or something to really stand out that area is so ghetto (as they say)
Speed zones

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
Homeless & trash
Stronger laws for reckless drivers
No more construction
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless
strip mall, shopping mall
pick up trash
Geer Rd past University area good for new housing developing
housing
build affordable housing
drive out bums and junkies
housing Fulkerth/Geer some apartments and senior living
clean up weeds and fix potholes
ok
commercial business
shopping, more stores, 4-5 condos
fill in blank properties for example Monte Vista Avenue at Geer Rd
housing that is affordable, shopping and affordable eateries
better use of land
open the moratorium of north of Taylor, easy access to HIghway to go to out of Turlock
widen and fix roads
cleaner, less homeless, more trees and greenary
more landscaping
safety
fix the roads
homelessness
homelessness
apartments
roadway repairs, street maintenance
roadway repairs, street/plant maintenance
homelessness
homeless
Repave roads
Homeless
good- fly roads
These area can always be cleared up a little bit, But the business htat are at these locations are vital to comunity
Better roads as well as traffic signals and signs
Fill in empty stores already built. No new bldg. until they stay filled
Clean out homeless and abandoned cars
More Landscaping
Apartments
Clean up, Add more family events, add more family owned business
More housing
small businesses
apartments and condos

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
More housing
are well
fix the streets, additional street lighting and sidewalks for pedestrians
its small and need more placed for dinning, snacks and for children
plant more trees
I like this area because it has more space
more apartments with opportunity to house low income people and seniors
Fix all the streets
no change is needed, like is, is okay
more police giving fines
yes
Golden State blvd is commercial (plant trees, etc..) now it's a desert but could be attractive to businesses. Perhaps for CSU, 4-5 apartment, condos with parking,
same
Fast food, Retail
Make affordable
Dealing with homeless, more police
Trader Joes, Home Goods, Better Grocery stores, water aerobics center, clean up vacant areas
Fountain, floral garden
more shopping restaurants and malls
better grocery shopping, bigger parking lots
more parking
fix road 3-4 cars run the red lights - no cops anywhere. Get ride of the homeless other cities bus them in bus them back
remove homeless, panhandlers and solicitors
paths for bike riders
more traffic enforcement
better stores, less homeless
clean streets, landscape
no more houses
clean up
railroad shoulders all dirt
green space on Golden State
too much traffic,
clean streets, no homeless, more trees
homeless
MOE BUSINESS
SAME AS ABOVE, WITHOUT A BETTER RESPECT FOR LAW, YOU WILL NOT HAVE A THRIVING COMMUNITY AND DENSE HOUSING WILL BECOME TERRIBLE
PARKS AND OUTDOOR ACTIVITIES
FIXING ROADWAY, POT HOLES AND PAVING. MAKE SURE ALL THE SIGNALS ARE WORKING. POOR QUALITY SIGNALS PAINT WASHING OFF SIGNALS
WISH TO OWN A HOUSE
TRAFFIC CONTROL AND SAFETY
NEW BUSINESS FOR POTENTIAL GROWTH
traffic

Question 5B: *"What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"*
housing
housing
eliminate homeless encampments, stop semi truck parking
traffic signal programming for better traffic flow
ban anything over 3 stories
Grocery stores
public safety
More housing
Too cluttered
more Starbucks
more parking
cross walks with sounds for low-no vision

Question 5C: *"What improvements would you like to see in West Main?"*
4 blocks each side - These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked. What do they think? Start with road repair & striping than add street lighting midnite to 4am. Mandate landlords clean up an renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.
Better roads
More clean area
None
Fix the roads
Road maintenance
none
Better roads and lighting
Tunels to towers has designs for homeless shelter for Veterans along with single family homes. Info on T2T
Cleanliness
Deal w homeless
Better traffic lights, accidents happen due to lights; speeding to make red light etc
Clean up the are; more homes, apt etc for people to live
Roads, rejuvenate buildings/infrastructure; update/modernize; add mixed use housing
Clean up; the city is going to hell!
Go after shoplifters & gangs
Safer
Bad area to live-too much poverty
Clean up yards; concrete intersection addition create bottlenecks/bad use of tax dollars
North side betw Soderquist & Olive has so much revitalization potential
Clean up
West Main needs clean up & apartment complex-modern
Town housess
Clean up city & improve roads
n/a
Fix roads! enforce laws against homeless

Question 5C: *"What improvements would you like to see in West Main?"*
Affordable housing
Clean up that area
Infill w high density housing
Fix
Decrease loitering/vandalism/panhandling; no new fast foods; improve streets, sidewalks, bike lanes
Road conditions need to improve
Repair streets at W Main & 99 Hwy; Traffic congestion
Enhance welcome to Turlock; new signage
Clean it up
Fix the roads/more lanes
no
No more construction
Parking
no homeless
Area getting better over time
Continue rejuvenation roads/crumbling curbs/sidewalk in this & surrounding area
No opinion-do not frequent area
Less traffic/more lights
Improve houses and other buildings
More grocery stores for the westside
Develop small houses or recreation units
Cleanup; improve old buildings
More mixed use buildings
Garden complexes, multi-story-maintain look of neighborhood-family oriented
Fix roads/sidewalks; sync traffic lights
Sync top light on Olive & Canal same as Olive & Golden St
More parking
Area seems rundown/get rid of old empty buildings
Open space for housing; fix roads; attract business, ie food trucks
Bike landes
For safety-repave roads, paint lines, more street lights & trees for beautification
Remove marijuana stores near schools
Less homeless
Single family homes, gated communities
Streamline traffic
Do not allow more cannabis dispensaries
Address homelessness
Safety
School District should build another jr high here
New, inviting housing
Affordable housing- rental units/apartments
Clean up existing properties between Lander & Freeway
None
Pot holes
Large areas for possible apartments-quiet areas away from city center
mix of affordable housing
affordable housing, expand industrial base

Question 5C: *"What improvements would you like to see in West Main?"*
rezone land at W Canal and Tully Rd for family homes. Family homes between Soderquist and West Ave S on the south side of High St
west past Soderquist general improvements
safety and security, mental health care housing that is affordable
clean up entrance to downtown
redevelopment of housing
trees
clean up
Rejuvenate area, walking paths
clean up the section south of the freeway and close to Lander, do something with homeless
less dense but also facilitate business
affordable housing
Small infill area for smaller scale residential/mixed use pop style
Upgrade & improve W Main corridor; mix apartments/business-make walking neighborhood
Homeless issue; it "feels dirty" by 99; better lighting
Better lighting; clean up areas (housing-Alaska, Clifford, HIgh, Angelus etc.) look like third world countries
Improve roads & make it pleasant
Fix roads & parking lots
City on a good start to make it safer & more appealing
Promote property restoration; maintain streets; color requirements for outside homes
Better safety
More housing; road improvements
Improved neighborhood/parks upkeep; dilapidated homes torn down
A cleaning/maintenance upkeep
Extension of dowtown "theme"
Clean up
Roads & affordable housing
Homeless options
Stench makes unsuitable for housing, no one cares if the poor people liver there, that's mean
Infill housing to Fransil; remove ugly yellow posts on Main near Lander; replace with fences ie Turlock Jr High
More recreational events, affordable for older & families
Keep area clean; keep housing in good shape to be eye pleasing
Focus on housing off W Main; already wasted too much money for what was accomplished
Reduce homeless - cleaner
Family area; blue collar duplexes/allow industrial access; recycle housing; expand garden/artsy/local emphasis
More cheap apartments
Public restrooms
Homelessness
Homes
Mixed use homes/businesses
More public transit
Deal with crime; I never go there-ask resident in this area
Homelessness; garbage; abandoned vehicles; graffiti; rescue workers
Affordable housing for lower income
Patrol for street racing late at night
N/A

Question 5C: *"What improvements would you like to see in West Main?"*
Keep clean
Roads need to be redone
Additional housing and shopping available for groceries and essentials affordable family homes
This area is small and special and could become its own thing or district with a certain feel
slow down traffic, enforce traffic violations
HOUSING
cleaner
get the pot off of own main street/99 entrance
Entrance to town needs help; Garden Club, give business/home ideas ideas; college/HS students to help
Nice improvements have been made; more safety & less homeless
Housing/businesses that blend with current neighbors/parks
Too industrial, not much can be done; discourages family safety, not safe to be there
Address homeless; clean up ghetto areas/businesses; address drug use/crime; add a high school
Fix roads all around; Reduce homelessness
Improve street surfaces; add trees
More resources for kids & their families
Closer physician access; community garden; cooling stations; parks & play equip; covered bus stops
Stay industrialized
Better road maintenance, sidewalks, gutters; retail development; housing
Encourage co-operative spaces for lower income such as co-opt own food stores, community garden
No opinion
Better roads - no camps
Better roads
No more building here!
n/a
Townhomes
New housing
Clean out general area
Better maintained properties
Security
More businesses, cleaner environment, stop burdening resident with repair costs
More super markets w healthy/fresh food; affordable low rise apartments
More factories & commercial buildings to provide job growth
Major clean up of houses, enforce ordinances to not have vehicles on lawns; unmaintained, etc
Maintain & add bicycle paths
Bring higher paying jobs such as high tech
Correct the homeless
Clean up empty business building before adding homes
More housing
Traffic
EV charging; road renewal; public pool
Reduce crime
Slum; clean up; crime
clean it up
Clean up this area
Homeless
More apartments

Question 5C: *"What improvements would you like to see in West Main?"*
n/a
No opinion
No more homeless
Townhomes
Improve road conditions
Less crime
More apartments
Add single fam homes; improve existing structures; make it safe
Crime ridden; don't add high density housing to check a box; Turlock should be happy, responsible farming community-not like Modesto/Merced
Revitalize w shops & living quarters above
Renovate existing area; add restaurants & townhomes or multi-use housing above shops
Mixed use buildings w quaint shops/restaurants
Bike lanes
Clear out encampments; more greenery & clean; more stop signs
Businesses, warehouse, industrial parks
Homeless, cleanup the area
Homeless housed/sheltered elsewhere
Cleanup existing houses, etc
Speeding/cleanup
Have property owners maintain, upkeep, clean properties
Less homeless
Get rid of old, rundown buildings, homeless
More traffic control near Osborn School
Crime activity, more code enforcement
Homelessness
Promote business in this industrial area
Cleanup - improve look
Address congestion
There's no open housing here
Parking; small business; small area for kids to play
Restor old homes; fill empty lots with multi-units
Quality townhomes; modernize homes; widened roads for bike & foot traffic
Build low income & Section 8 housing for the poor
Increase security at Planet Fitness parking-employee was held at gunpoint-horrible, unsafe area
Infill W Main to Fulkerth; Infill West Main to Linwood
Opportunity in a good area for multi-family
Decrease homelessness
Same as above
Neighborhood sidewalks
Street lighting near streets
Move the homeless, fix the roads
Increased police presence; address homeless; provide affordable housing
Keep it commercial
Fix shuttered/rundown homes & businesses
Homes look bad, not remodeled, painted for a long time
Better street lights

Question 5C: *"What improvements would you like to see in West Main?"*
Affordable housing
Better sidewalks
Housing on W. Main & S. Lander will not sway individuals to buy there because some of the areas are so worn down low income. I wouldn't encourage my son or daughter to buy there.
Industrial vocational schools, warehouse stores
Affordable housing, local businesses, parking
Clean up yards, and lots
roads, clean up, affordable apartments
Housing
Infill everything
Traffic lights need to be timed better
Utilize areas in the blocks of south of W. Main St
red light cameras
Homeless
Housing
Less homeless people and crime
paint
more residential complexes, shaded parks, more ADU
add sidewalks repair streets
Clean up homes and area
Cute small house or duplexes/triplexes
Clean up; fix roads
clean up area, and homeless
Homeless
Higher end housing
Clean up old buildings in poor condition
Looking much better; businesses weak; need facelift/cleanup
Single & multi family housing; parks; stores; schools as needed
Landscape the new W Main improvements
Incent, clean/landscaping W Main to downtown; community event
Soccer field; organic foods-local fruit/veges; Mexican bakery/coffee shops; sr housing; community garden
Large public parks with small local shops, community garden
No mixed zones consistent use on each block
single family homes
House owners should keep their yards cleaned up
Less crime; more police presence; reduce gangs & organized crime activity
Development of housing could benefit this area
West Main has improved but homeless are an issue
Restore left turn lane on W Main & Lander
No housing-commercial zone; focus on businesses
AFFORDABLE HOUSING
TOWNHOUSES-AFFORDABLE HOUSING
single family homes
HOUSING ABOVE STORES
TRAFFIC ENFORCEMENT
DEVELOP AFFORDABLE HOUSING
HOMELESS PROBLEM

Question 5C: *"What improvements would you like to see in West Main?"*
Homeless
4 lames from Golden state W to 99 Commercial w of 99
single homes, gated community due to crime
clean up trash and homeless
More regulation on housing on westside, many illegal shacks
Build up business in the empty buildings
increased patrolling to increase safety
Route to I-5
sidewalks, clean up area
Less homeless, monitor parks for camping, sleeping, loitering, drug use
Get rid of homeless & crime
More bike lanes & walking to businesses; nicer planned housing
Remove homeless
Maintain; no new business too many vacant
Unused land - affordable homes, etc
Same as above
As businesses downsize alternative infrastructure; preserve west of freeway for farming
More commercial, more business
Can get congested at the light-West Main & Lander; poor traffic flow
If needed single family homes in poorer areas w high density in pricier neighborhoods so less wealthy can access better schools
Single family housing
Homeless clean up
Bike lanes; mixed zoning; dense urban planning; develop affordable apartments of all kinds
New travel stop destination including hotel, restaurants, small shops
Support these businesses due to impacts of homeless, crime & property destruction & safety
Safer environment to expand residential & business; bigger parking lots
Affordable housing
Underutilized land can be used for redevelopment
Trader Joes & Aldi; another library; urban food gardens for low income
Trim trees; improve commercial look; renovate buildings
Extend downtown core to W Main & Broadway; brick sidewalks; make it more liveable/walksable
Light industry w apartments; high density housing; walk to work
Movie theatre/sports center/family oriented
Include public grass area in development & staff to maintain
More police
Single/multi story housing; grocery store; parks; schools as needed
Homes, shops, trees
Sr affordable housing; low interest loans; mixed use housing
Improve traffic flow
Crime
Housing
Less congested
same
Affordable housing
Light up crosswalks
More affordable housing; better homeless facilities

Question 5C: *"What improvements would you like to see in West Main?"*
Make it prettier & more desirable
Single family housing
Crime
Homes built
Needs updating, landscape & sidewalks
I avoid this area; accosted by panhandlers
New housing site
Maintain public structure; property aesthetics (old Jura's)
Why is the TID building gated or is it empty
Smoother transition between housing and commercial
Consider townhomes, duplexes & sfr w/ADUs as part of original development
need more affordable single fam homes
single family homes
Lower crime
RENOVATE EXISTING HOMES AND BUSINESSES
safer
AFFORDABLE HOUSING
we should not clutter our lovely city with cookie cutter apartments
Quality business expansion
Homeless
Homeless, crime
roads, cleaning up neighborhoods and crime
Maintain historic feel
keep Industrial
old house improvements
side streets fixed
streets
Maintenance of properties and landscape
Remove trees
crime, grocery shopping
Increase police to combat crime
Improve parking
larger post office, more parking
fill vacant buildings, better lighting
better roads, more businesses
Homeless
cleanness of houses
public indoor swimming pool
safety
SFD, townhomes
Bring in more restaurants and shops
homeless destruction of environment
fix the potholes in the roads
More commercial properties
sidewalks, clean up
more efficient traffic lights
Less homeless; clean up businesses; miss a fire station on main

Question 5C: *"What improvements would you like to see in West Main?"*
Keep the area walkable; keep small businesses
Multistory housing/3-5 story apartments & condos
More police officers on patrol
SIDEWALK CONSIDERED FOR DISABLED
GROCERY STORE AND HOUSING
HOUSING FOR SCHOOL CHILDREN AND GROCERY STORES
Better shopping
Address homeless & crime
More parking spots for businesses
Remove homeless; enforce; infill
Why do community members who pay taxes get pulled over for traffic violations, our littering, camping, nudity and threats are completely allowed.
This once beautiful street with stately homes has deteriorated. Would like to see assistance in Municipal funding to aid owners with renovations
Parking for RVs, boats, etc., to keep residential streets and neighborhoods cleared of the above
enforce rules regarding upkeep of existing businesses and homes. Ensure all new multi-family dwellings have plenty of off street parking and green spaces. Same for businesses.
Trash almost all over
Better lighting & beautification - looks rundown
Affordable homes for low income families to buy not big business at inflated rates
Fill unused lots
Observation of speed limits
Some homes need to cleanup front
My house has been in our family for years-not interested in new housing on my property
Blight & deterioration, need infrastructure & appeal
Need more info to make informed choices
Fine
Many illegal structures/trailers behind houses. Check/regulate
CommercialK
Stop the speed ways
Make it attractive; increase police for stop sign violations
Ok as is
Better lighting & beautification; looks rundown
Keep vagrants away
Beautification-main road into Turlock, looks like don't care, no wow factor
More parks for families & sports
Commercial Development
more businesses
People drive to fast, otherwise it is good
Less traffic - better for residential
Cleanup the neighborhood
More walking paths; invest in public parks
No homeless/trash/fecal matter
Maintain roadways & healthy trees
Require landlords to maintain properties
Cleanup area and make it more secture
More policing

Question 5C: *"What improvements would you like to see in West Main?"*
No more Starbucks!
Low cost rentals & mixed housing types like Livermore
More housing, safer streets & parking
Repave parts of Monte Vista
More development
Develop small shopping centers
Develop it into a place representing Turlock culture
Community Safety
More restaurants & parking
Better upkeep & safety at parks
landscape beautification; traffic control
Clean it
Beautiful, just need to remove homeless like Merced has
Mixed use with housing above would be beneficial.
Garden complexes, family oriented
Change light on Olive and Canal so green light and greet left arrow are the same like Olive & Golden State.
Area is run down; get rid of old buildings
More parking
Fix pot holes
Attract business, ie taco trucks; open space for housing
This area is getting better over time
less traffic, more lights
street lights
streamline traffic
clean up
large areas for possible apartment complexes-quiet areas away from city center
enhance welcome to Turlock including new signage and landscaping
bike lanes
clean up properties between Lander and freeway
single family homes gated communities
removal of marijuana shops near schools
no more dispensaries
less homeless
address homelessness
safety
School district should build another Junior High in this area
low income family housing, homelessness
homelessness
homeowners maintain homes
duplex-triplex housing, granny flats
homelessness
maintain ag and commercial
more public services, homelessness
build on vacant lots
maintain older homes and bad neighborhoods
NO TRANSIENTS GOING THROUGH EVERYONES GARBAGE AND LOITERING
single family homes

Question 5C: *"What improvements would you like to see in West Main?"*
fix the roads-housing
pay attention to streetlight and tree placement. a streetlight is useless when completely obliterated by trees planted too close
make it safe for people to live there
affordable low income housing
more industiral
homeless
redevelop to Highway 99
garden apartments, 2-3 story apartment
less marijuana shops
traffic
clean up homeless, more inviting businesses
grocery stores and banks
brighter street lights
more trees, affordable housing
less crime
no homeless camps, stop illegals
more housing
better lighting, streets drain so it don't flood
Develop a plan for places like a whole foods markets or health food shops
Have 'keep clear' on the road in front of Cost Less
crime
busy - slow traffic, fix streets, allow grany flats if lot is big enough, take old motels and convert to shelter homes or homless, keep small capacity
no homes west of 99
get reclining seats in movie theater
fix infrastructure, sidewalks, landscaping and trees
cameras
clean up vacant lots
less Starbucks
better yard maintenance
Commercial Development-Small business
make rents affordable for commercial use
single family homes
low income housing, more commercial
infill projects-rental homes/apts, tesla superchargers and dealership
more vibrant and fun farmer's market, more activities
ADA access, sidewalks, ramps, crosswalks, bike paths, missing middle housing, mixed use development,
Single family homes, schools, ADU/granny flats
Re-development opportunities. General clean-up of area
No housing
More parking, better sreets, more police
Improvements for walking options
build on empty spaces
all of these areas could use some form of housing - one could be as you call it grandma or elderly housing - walking distance to downtown
Better roads, wider roads

Question 5C: *"What improvements would you like to see in West Main?"*
Street very narrow
More homes, businesses
more small businesses
less traffic
Homeless addressed
Continue to move redevelopment money to this area
More stop lights
Community support centers, city incentives to create green spaces. Multi-family and communal properties.
Parking
Develop vacant property
Crime I don't feel safe over in that area. I don't shop there for that reason.
Don't know
Needs to be cleaned up. It is an eyesore
Run down area. Made much worse by our not of control homeless problem. Many homeowners in this area take pride in the up keep of their homes but all the transients make it dirty & unsafe
Clean up existing properties, code enforcement
clean up the homeless
improved landscape
more housing and trees and parks
this highlighted area is poor in how the medians were constructed the traffic lights don't work and it's a halfass attempt to turn a two lane residential street into a thoroughfare
Less business that attracts bad people
more business
Don't feel knowledgeable enough to comme
homeless
Safety
cleaned up
revamped for businesses
congestion, safety and security, stop allowing homeless
prevent homelessness, build houses
business owners need to clean up their properties/trash everywhere better lighting, homeless
duplexes and triplexes, no apartments
improve traffic flow
parkes mas limpios con banos
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Homeless addressed
Single family homes, granny homes
No opinion
Old boarded up buildings could be renovated
get rid of homeless, more police funding, get rid of dispensaries
traffic
no more construction
homelessness
decrease violence
Fix Crime, homelessness
Traffic lights

Question 5C: *"What improvements would you like to see in West Main?"*
Develop underused land for hosuing
promote industrial parks
more apartments on West Main
housing
paved
better streets and sidewalks
better the streets and keep them clean
duplex, triplex, apartments with gardens
more apartments and condominiums in empty lots
less homeless and less garbage on the streets
more companies, businesses, parks and lightning
its okay, does not have so much traffic
departments, housing, hotels all with gardens and trees
construction of housing, cleaning, and crossings
Green initative
commercial
less homeless
clean it up
reduce large space, for new establishments
homeless prevention, trash cleanup, more housing
fix the roads
new housing for prop 1 recipients when are drug free and need employment and housing
multi-purpose
housing for low income seniors
Houses
Improve traffic
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
Homeless & trash
Clean it up, fix roads
No more construction
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless
stip mall, wide roads
homeless, crime, gang activity, housing
homeless issue, traffic
pick up trash
housing
parking
build affordable housing
drive out bums and junkies
widen road
more trees
garden apartments, granny flats
please work with existing property owners/permit/fees/building codes local banks, general contractors to facilitate remodeling of downtown apartments, a resurrection of
remove homeless, build up beautification of main st
better use of under used land

Question 5C: *"What improvements would you like to see in West Main?"*
safety
fewer homeless and criminals
trash housing
cleaner, less homeless, less loud cars
clean blight
for children
fix the roads
homelessness
homelessness
apartments
parking
affordable housing
maintenance, homelessness
swimming pool
Fix the damn roads and enforce laws on homeless
Homeless clean up
clean up
Repave roads
Clean-up and renew
Roads
see above
More affordable housing, Better roads and safe activieties for the children of that area, better traffic signals and or signs
Update homes, neighborhoods, adding more reasonably priced housing for families
have homeowners/renters to not park cars in their lawns (looks bad)This is main entry from hwy 99 to lander needs to be updated and inviting, currently is not. Everyone selling items on street with no permit needs to be closed down!
Help homeless
Clean up area, homeless every where
Clean up, make it easier to cross pedestrians
more housing
more security cameras
low income housing
are fine
street lighting
more lighting
widen street to be able to turn into all streets
vehicles travel at excess speeds
need to clean up area-crime
yes
Has always been ripe for commercial businesses. Senior citizen businesses close to hwy 99 to Modesto hospitals and Emmanuel, housing
To much crimem not safe anymore
same
Multiple housing, parks, pools
clean up roads
More Commercial Businesses

Question 5C: *"What improvements would you like to see in West Main?"*
Better roads, homeless , clean up, safety
upscale old houses, across 99 commercial area
More attractive curb appeal from highway area, take down old Lyons signlyons resturant signlyone resturant sign. clean uyp
Better sidewalks in some areas
Same as A
More Shopping
take care of homeless
go after shoplifters and gangs
parking
no more houses
clean up
traffic congestion
MORE BUSINESS
SAME AS ABOVE A & B
NEW HEALTH FOOD STORES
FIX LANE MARKINGS, HOMELES & DRUGGIES OUT OF ROADWAY SIDEWALK WEST OF FREEWAY
STREET IMPROVEMENT IS GOOD HERE. PLEASE CONTINUE IN OTHER AREAS
housing
low income housing
housing
ban anything over 3 stories
sidewalks
parking
Industrial and farming
public safety
more housing
More industry
address homeless problem
clean area up
sound at crosswalks

Question 5D: *"What improvements would you like to see in South Lander?"*
4 blocks each side - These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked. What do they think? Start with road repair & striping than add street lighting midnite to 4am. Mandate landlords clean up an renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.
Better roads
More clean area
None
Fix the roads
Road maintenance
pothole improvement
Condos & apt above shops

Question 5D: *"What improvements would you like to see in South Lander?"*
Best of 2 options
Medians & cleanliness
Deal w homeless
Change traffic lights-don't need so many; stop signs work well
Build homes/apt, Granny Flats, place for people to live
Need new businesses, housing, infrastructure, roads; modernize
Clean up
Have police drive around, lock up all gangs
Safer
Expand the landscaped center median north to West Main
Bad place to live-rough area
Need more police patrol rid drugs/gangs; lawless section of town
See above
Clean up
Needs clean up & get modern
Single family home
n/a
Fix roads; enforce laws against homeless
Affordable housing
Clean up the area
Single family homes & high density housing
Fix
Decrease loitering/vandalish/panhandling; no new fast foods
Clean up streets, pavement repairs; update landscape
Traffic congestion!
Enhance welcome to Turlock, new signage
Clean it up
Fix the roads/more lanes
No
No more construction
Homelessness
Feels dangerous-never go there, hard for busines
No opinion-do not frequent area
Better lighting, roads, police patrol
Street lights; bike lanes; pedestrian lights/crossings
Ticket homeless for drug use, drinking near schools, urinating/deficating in public
Add school & housing with playgrounds
Where to start? Everything
Family oriented, larger apartment, garden, multi-story complexes, crime protection,
Fix roads/sidewalks; sync traffic lights
Update so it doesn't look so run down; planned landscaping
Better street parking
Areas seem rundown/get rid of old empty buildings
Reduce crime & homeless
Improve roads; attract business; affordable housing
Sidewalks; bike lanes
For safety-repave roads, paint lines, more street lights & trees for shade/beautification

Question 5D: *"What improvements would you like to see in South Lander?"*
More parks
Less homeless
More transportation links via Turlock Transit or other transit agencies
Improvements
Do not add more hotels/motels
More development
Safety
Give Foster Farms chance to build employee housing-biggest thing going in the area
Total improvement with housing & commercial
Affordable housing-rental units/apartments
None
Homeless shelter, storage of items-they help at cleaning; designated areas for showering, meal prep, computer usage, mailing address; make them responsible
affordable housing
low cost housing
add more police
family homes in open land on Linwood
clean up and develop more single family home
safety and security, mental health care and housing
less crime
streetlights
redevelopment of housing
trees, street lighting
clean up
cleaner
better intro look to City
more appealing for business and housing like condos or apartments
too many smoke shops and poor parking
4-5 story apartment complex
affordable housing
Blighted are-redevelopment while preserving housing; need area plan
Add mixture of housing/business
Clean up homeless camps; more police; improved lighting/roads
Better lighting; clean up unhoused people; flashing crosswalks
Improve roads & make it pleasant
Like new improvements; more housing would help
Uniform building codes for business colors/signage; plant trees on Lander/99
Nicer housing
More housing; road improvment
Improved neighborhood/parks upkeep; dilapidated homes torn down
Have the lights sync up better
Housing, jobs, fix roads & side streets
More modernized structures
Clean up, beautify
Clean up
Roads & affordable housing
Graffiti & crime keeps feeling unsafe, fix safety first

Question 5D: *"What improvements would you like to see in South Lander?"*
Infill w housing (multi story 4-5 story); add more median trees
Clean up streets & businesses, new & old
Add greenery; keep it clean
Infill-attempt to upgrade/develop affordable housing
Reduce homeless; fix homeless, cleanup
Extend center island-from 99 to West Main
Traffic/commuter friendly; family homes easy access to town
N/A
Community gardens; public restrooms
Homelessness
Homes
Mixed use homes/businesses
Prevent/address homelessness
Homelessness; garbage; abandoned vehicles; graffiti; rescue workers
Affordable housing
N/A
Keep clean
More markets
Clean up the area of trash and unkept properties. Better lighting monitor landlord of housing discrpencies
This part of town feels so different from the rest of the City it could be its own district with a different personality.
more lighting, better cross walks
housing
less dangerous homeless
add high rise 4-5 story apartments
Love Lander's trees; should have on Golden State from Fulkerth on
Limit smoke/liquor stores & other addictive behavior shops; does not attract good crowds, makes it undesirable to travel to/shop there
Variety of affordable housing; neighborhood parks
Businesses/stores need a better look
Looks way better than before; not sure what else can be done
Address homeless; cleanup ghetto neighborhood; address crime/drug problem
Fix roads all around; reduce homelessness
Add trees; deal with homeless crossing the street
More housing l& resources for kids & their families
Same as W Main; Park w lots of equipment
Build south of 99
Road conditions; retail development; sidewalks
Need community rec centers, public swimming pools (YMCA centers?)
Increase police presence; decrease homeless population
Better roads - no camps
Better roads
Not there
Less homeless/drug users
Duplexes
New housing - needs clean up
Repair & street/road markings

Question 5D: *"What improvements would you like to see in South Lander?"*
Security
More housing
No more industrial shops, existing should improve image to improve image to not look so run down
Add bike paths
Widen roadway south of 99 on/off ramps
More retail (not just north & westside; beautify more trees, murals, art by local artists
Clean up; "Don't live south of the train tracks" should not be accepted
Build townhouses/apartments
Thank you for im
More housing
Traffic
EV charging
Reduce crime
homeless shelter, low income housing
Street repair & crime prevention
lights for safety
Clean up; crime
clean it up
more lighting
Much more lighting & more landscaping
Build alternative homeless housing
Homeless
Continue road repair
More apartments
n/a
No more homeless
No opinion
Fix roads; less homeless
No more homeless
More trees!
4-5 story apartments, granny flats
Less crime
Apartments - than homes
Add 4-5 & 2-3 story apart/condos; make it safe
Rundown-needs reviving, eyesore
Enhance existing areas; infill w desirable businesses; park area
Townhomes & mixed use buildings w housing above shops
Trader Joes; health food store; bike lanes
Ciity doing an amazing job here; more greenery
Townhomes
Homeless cleanup the area
Homeless housed/sheltered elsewhere; traffic light-Lander & Glenwood
More police; cleanup existing buildings, etc
Cleanup
Have property owners maintain, upkeep, clean properties
More inviting businesses-less dumpy places
Get rid of old rundown buildings, homeless

Question 5D: *"What improvements would you like to see in South Lander?"*
More trees, less pavement & commercial signage
Crime activity, more code enforcement
Clean the streets they are so dirty
Sidewalks
Identify empty buildings for redevelopment
Cleanup homeless
Improvement made are good; keep clean & add flowers
More landscaping; too industrial
Garden apartments, townhomes, 4-5 story apart/condos
Single family housing; large & small housing; affordable
Multi unit apartments; police surveilliance
Modernized homes; increased street lighting for safety
Build low income & Section 8 housing for the poor
Deprived area, needs clean up; put resources to clean up and make safe
Address homelessness; small # of homeowners do not look after their property
More housing
Decrease homelessness
Same as above
Cleanup blighted property
Neighborhood sidewalks
Public surveillance
Move the homeless; fix the roads
Aesthetics; widen Lander; add mixed use housing
Commercial
Fix shuttered/rundown homes & business
More business
Fix; better street lights
Better quality
Major facelift; more affordable housing
Housing
Not familiar with this area
Housing for homeless "shelters"
widen Lander to Hilmar
Affordable housing, local businesses, parking
Multi use, Affordable housing
Infill everything
Cleaned up the homeless
develop roads to handle traffic
Beautification
Homeless
Sidewalks, curb appeal
Housing
Less homeless people and crime
paint and improvements
More housing, ADU
Clean up remove homeless and druggings, paint stop parking on lawns
Opportunity here; Scandinavian theme (enclosed pictures); like Kingsburg!

Question 5D: *"What improvements would you like to see in South Lander?"*
Hide/beautify industrial w trees; sidewalks
Homeless
Homeless
clean it up
Homeless, transit connections to downtown and ACE Station
Traffic and homelss
Looking better, street/median improvement; mixed use, out with the old
Single & multi family housing; parks; stores; schools as needed
Nothing - new improvements look good
Low income housing/apartments/condos
Fast foods; medical facility w dental/eye; neighborhood grocery; fruit stands
Light industrial stations, transfer facilities
single family homes
Lander needs the store owners to keep the front of their businesses cleaner
Buildings repair
Clean up, more safety
Less crime; more police presences & more parks
Development of housing could benefit this area
Ugliest & dirties part of town
Rezone Turlock air park for mixed residential/commercial
More business development in commercial zones
AFFORDABLE HOUSING
single family homes
STOP TURNING RESIDENTIAL HOUSING INTO BUSINESESS
MEDICAL HOSPITAL
cleaned up area
GET RID OF HOMELESS, IMPROVE SIGNAL LIGHTS
APARTMENTS AND TOWNHOUSE BY SAVEMART
LESS SMOKE SHOPS
PLACE MORE UPSCALE BUSINESSES TO ATTRACT RESIDENTS FROM OTHER SIDE OF TOWN
DEVELOP AFFORDABLE HOUSING
Address Homeless, abandoned vehicles, garbage, crime
Keep cleaning it up, add comercial
single homes, gated community due to crime
clean up trash and homeless
keep it clean, regulate
safety
sidewalks, clean up area
Clean air; monitor speed especially near schools
Get rid of homeless & crime
Planned nicer housing development; needs a facelift
Remove homeless
Maintain; no new shops
Redevelopment of business to attract customers from south cities
Unused land, garden apt, single family homes
Same as above
Facelift; heavy manufacturing & automotive related here

Question 5D: *"What improvements would you like to see in South Lander?"*
Affordable housing; resources
Apartments complexes would be good for this area
Same as West Main
Single family housing
Homeless clean up; revamp shopping centers
All forms of multi family units; bus & bike lanes
Develop as a semi industrial area along with current establishments
Developers remove old buildings; shopping & eateries; positive development
Updated development; combined business w new commerce & community focused residential
Affordable housing
Underutilized land can be used for redevelopment
Homeless & mentally ill housing & jobs; Senior Ctr; skate park
Improve commercial buildings' look; plant trees
Remove homeless/blight
Housing
Family oriented; housing structures
Include parks in future development & staff to maintain
More single family homes
More police
Same as West Main
Homes, shops trees
No opinion
Crime; homelessness
Housing
More housing
same
Affordable housing
The homeless along Lander
Light up crosswalks, fix roads
More affordable housing; better homeless facilities
Safety
Single family housing
Crime
Homes built
Safety
Needs updating, landscape, sidewalks
I avoid this area; accosted by panhandlers
New housing site
Fix the roads (notice a theme)
Drug dear central, gangland; more police, sidewalks, trees, lawns
Finish infrastructure & incentivize better & more cohesive design
Consider mixed use housing with commercial uses at ground level and residential uses on 2nd and 3rd stories. Also include 2 & 3 story apartment projects
ADD MORE PLACES TO SHOP
DUPLEXES/TRIPLEXES/COMMERCIAL BUSINESS
Lower crime
safer

Question 5D: *"What improvements would you like to see in South Lander?"*
CONSTRUCTION OF HOUSING ABOVE SHOPS
AFFORDABLE HOUSING
Quality business expansion
Homeless
Homeless, crime
roads, cleaning up neighborhoods and crime
Beautification and clean up
single fam housing
more housing
potholes
infill
Police ignore crime
Plant trees and landscape
Needs lots of help
install sidewalks
Increase police to combat crime
cleanup the city trees, better landscaping
strip mall, more housing
cleanup homeless
Better roads, more police
roads
Homeless
decrease homeless and dirt/garbage
Better maintain roads
safety
Townhomes
Beautify the area
homeless
fix roads, make it look nicer
sidewalks, crosswalks
sidewalks
more efficient traffic lights
Commercial on the bottom/housing on top
Keep improving pedestrian area
High rise housing/3-5 story apartments & condos
More police officers on patrol; more trees
More lighting; affordable housing
HOUSES WITH STORES BELOW
BUS SERVICES TO DOCTORS AND SHOPPING
CLEAN UP VISUALLY MORE PLEASING
MIXED USE HOUSING AND SHOPS
HOMELESS
MORE FAMILY RESTAURANTS
Address homeless & crime
Shopping opportunities
Clean walls
Clean it up with better business; don't just build - improve

Question 5D: *"What improvements would you like to see in South Lander?"*
Remove homeless; enforce; infill
Safety, homeless are allowed anywhere and can stay/do anything they want
The are I grew up in was solidly middle-class. This area has been neglected - lighting, gutters, street repair needed.
Parking for RVs, boats, etc., to keep residential streets and neighborhoods cleared of the above
enforce rules regarding upkeep of existing businesses and homes. Ensure all new multi-family dwellings have plenty of off street parking and green spaces. Same for businesses.
Trash almost all over
Better lighting & beautification - looks rundown
Add trees/;ark
Affordable housing
Promote & build business
Remove homeless
More housing
Cleanup & improve area
Remove homeless camps
Looks better than it used to
Blight & deterioration, need infrastructure & appeal
Need more info to make informed choices
Community garden
Please repair potholes
Many illegal structures/trailers behind houses. Check/regulate
Stop the speed ways
Make it attractive; increase police for stop sign violations
Thank you for new road surface, helps traffic
Less homeless
Better lighting & beautification; looks rundown
Keep vagrants away
Beautification, ugly, looks like Turlock is a dumpy town
More police presence; remove trash & unhoused
Downtrodden; safety & homeless must be addressed
Infrastructure for future development
more legitimate businesses and less taco trucks
satellite police station
more houses
Okay as is
Ample space but current housing is junky
Needs more commercial stores
discourage homeless camps
Trees
More walking paths; invest in public parks
No homeless/trash/fecal matter
Maintain roadways & healthy trees
Take down eyesore buildings
Develop empty lands for housing
Clean streets & surrounding areas; increase security
More policing

Question 5D: *"What improvements would you like to see in South Lander?"*
Same as above
Update shopping areas; streets, housing & safety upgrades
crime, accidents
Reduce crime & make it more inviting by new businesses.
Community Safety
County roads are really tough.
More restaurants
Address blight; neglected & underutilized properties
Traffic control; landscape beautifcation
Clean it
Homeless
Modernize, new businesses
Geer & West Main proposals
Update the area so it does not look rundown.
Area is run down, get rid of old buildings
Better street parking
Mores streetlights, bike lanes, light signals for pedestrians.
Reduce crime/homlessness
Attract business; more affordable housing
Feels like a dangerous area; never go there; hard on business
better lighting, police patrol
street lights
enhance welcome to Turlock including new signage and landscaping
sidewalks, bike lanes
homeless shelter one that offers storage of items
more parks
do not add more hotels/motels
less homeless
more development
safety
Offer for Foster Farms to build employee housing in this area
multi-family apartments
homelessness
housing
4-5 story affordable housing
homelessness
more lighting
affordability
business development
improve bad neighborhoods
TOO MANY ACCIDENTS HERE
light commercial
houses
led illuminated and crosswalks
low income housing
too much crime

Question 5D: *"What improvements would you like to see in South Lander?"*
more commercial development with shopping, food, services. Providers to ease traffic at N golden state and countryside
homeless, more police patrol
don't develop other side of freeway
garden apartments, 2-3 story apartments
more police
reduce crime
clean up
street lights
less homeless
no homeless camps, stop illegas
more businesses
better lighting
Same as far as stop lights in sync to get flow of traffic moving especially to and from freeway on/offs
more single homes
crime
clean it up keep eye out for blight and address
Morgan Ranch
too many poor people and gangs
trees and nice lighting
cameras
reduce homeless
less sketchy businesses
better yard maintenance
mix houses with shops
improve parks
clean it up
town homes
low income housing
infill projects-rental homes/apts, tesla superchargers and dealership
more support for local businesses to develop and approve area
roads
ADA access, sidewalks, ramps, crosswalks, bike paths, missing middle housing, mixed use development,
Lots of areas for new upscale development, remove wreckers - eyesores and redevelop for future town expansion
Traffic light timing along Lander for better flow - consider more widening
No housing
Revamp Soderquiest ballfield, promote/incentivize remodeling/gentrification of low income housing, repair roads
More parking, better sreets, more police
Clean it up
more shopping
all of these areas could use some form of housing - one could be as you call it grandma or elderly housing - walking distance to downtown
Safer from crime
Need two lanes
Cheaper more affordable homes

Question 5D: *"What improvements would you like to see in South Lander?"*
small businesses
less traffic
Housing growth
More shopping centers
Go after homeless criminals robbing this area without any consequences
Single family homes to improve this area & larger lot size to preserve rural Turlock
Combined shops/housing, shrink underused losts an dreplace with denser building layout to utilize space property. Add apartments and build up.
Parking & stores
Develop vacant property
Same as West Main area
Don't know
Looks pretty bad, it nees a makeover
Same as above
Code enforcement, police presence
clean up the homeless
improved landscape curbs
remodel abandoned factories and more greenery like parks or trees
more failed roadway designs, bette roff putting in more commercial because the blend of residential and commercial is not good for homeowners and buyers
Could use cleaning up, build homes, businesses, apartments 2 lanes
Clean up the businesses to keep the area clean
Need to bulldoze and redo
more business
Don't feel knowledgeable enough to comme
homeless
Safety
protection for business owners (female)
cleaned up
revamped for businesses
safety and security
prevent homelessness, build houses
business owners need to clean up their properties/trash everywhere better lighting, homeless
duplexes and triplexes, no apartments
stop lights
homeless park con banos y campamentos
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Homeless addressed
Single family homes, granny homes
No opinion
It's pretty rough over there
mixed use
get rid of homeless, more police funding, get rid of dispensaries
no more construction
apartments close to freeway
road repair near foster farms, 5th and F Street

Question 5D: *"What improvements would you like to see in South Lander?"*
Crime and Drugs
develop underused land for housing
let it go to low income housing
More apartments in this area
housing
paved
make cheaper homes
less growth in that area
remove druggies
repair the condition of the streets and provide sidewalks in areas were there are none.
lightning and gardens
housing
additional mix use buildings
less homeless and less garbage on the streets
less mischief, more lightning, and more parks
need to fix some of the access in some street that were done.
construct housing with 2 bedroom to 5 bedrooms with yards(gardens)
Construction of housing for homeless, cleaning, security and crossing on street
green initiative
cheap housing
Infill lots, remove and rebuild wasted properties
fix the street because there is a lot of accidents
clean it up
new housing, accessible to our economy
homeless prevention, cleanup housing
fix the roads
its already dumpy not much can be done for it
multi-purpose
housing for low income housing
clean it up and make it more family friendly smoke shops everywhere
No repeated stores
Houses
Duplexes/triplexes
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
Homeless & trash
More police protection & clean it up. Fix roads
No more construction
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless
restaurants, retail stores
bypass South Lander roadways due to traffic congestion
housing
clean up
build affordable housing
drive out bums and junkies
need housing development
4-5 story

Question 5D: *"What improvements would you like to see in South Lander?"*
get rid of homeless
remove homeless
safety
more markets
trash housing
make owners make their businesses look mor presentable to make Turlock look good
cleaner, less homeless, more trees less loud cars
more landscaping
clean blght
safety on the street, they cross and at night you can not see them
fix the roads
homelessness
homelessness
Apartments
traffic
roadway repairs, trash maintenance, homelessness
maintenance, homelessness
swimming pool
Homeless clean up
Repave roads
Clean-up and renew
Roads
More affordable housing, better roads and safe activieties for children of that area, better traffic signals/signs
Better signage for businesses in strip facilities
Looks like south crowslanding in Modesto/ Like Mexico. All the flags by every business. Store fronts need to be updated. Move out homeless
No change
Clean up, Red of Homelessness , revamp existing business
More housing
low income housing
defects
should improve street lighting
sidewalks, street lighting and help the homeless
Additional traffic signals and speed bumps to reduce traffic speed.
more construction of different types
fix all the side walks
more markets, fix the streets and railroads
dark streets and dangerous
too much crime-clean area
yes
Duplexes, triplexes, Allow ADU'S if permitted- but contact neighbors first to avoid shoot outs. yes, I'm serious. No town homes ever
To much crime
same
take care of the crap roads
Better roads, homeless , clean up, safety

Question 5D: *"What improvements would you like to see in South Lander?"*
Unsafe area at night
Homeless housing
Paint curbing on turn lanes Montana north bound gets hit by many trying to make left turn
Ready to develop my parcel when water & sewer is available
Shopping
roadway repairs
take care of homeless
arrest everyone that needs it
more police, gangs
homelessness
no more houses
clean up
traffic congestion
RESTAURANTS AND SINGLE FAMILY HOMES OR TOWNHOMES
IS BEING IMPROVED
low income housing
4-5 story apartments
ban anything over 3 stories
public safety
More housing
4-5 story apartments
address homeless problem
clean area up
sounds at crosswalks

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
I believe the county islands should be targeted for expanded housing and of course county budgets tapped to promote it. Much of these properties are under utilized for their prime locations.
South Turlock off Golden State Boulevard
In the outer areas of Turlock
All
Maintain what we have before you add more liability. People in power need to worry about making things better not creating more problems with wasteful spending. Expansion is good but only when you can afford to maintain what you have. That's why we left California.
East - East Ave
Out west of Tegner to Washington
Along Taylor Road. Not all homeless are equal. We need to give priority to Veteans. Drug testing must be a prerequisite along with providing treatment programs.
I would like to see Turlock become the best city in the valley. I do not believe that we should be building low income housing.
The senior citizens should be aware when places come up for rent where they are paying a high cost to live. They should be treated better.
No

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
No more houses, with people moving here, will have to build on every piece of land.
Drive through Ripon, notice roads, sidewalks, downtown, medians & cleanliness-Turlock was like this now it is more like Modesto, a once nice city that turned ugly
Make sure the world knows that Turlock is not a sanctuary city for the people who have been invading our country with no regard for our laws & rule of law!
Fix the traffic lights first before addressing new housing, more people. More people=more traffic & terrible lighting system will take us hours to get around and more accidents.
Need more apts like Denair Maner; housing for low income, seniors, handicapped; if it wasn't for D Maner I might be homeless, I had to sell my mobile home when they raised the space rent
Some potential areas for housing-Taylor Rd, near the ARCO, with a cross intersection at Golden State (Golden State to Taylor Rd)
We need more police before more growth! No more houses & no more low income houses, single family houses only!
We don't need anymore housing - brings more problems for us all
No
I don't want to lose the "buffer" zone from Ag. We need farm land and a buffer between housing. Where will you get the water for new housing, is sewer system prepared for new housing?
Every new development should have a duplex at street intersection; use eminent domain to develop empty lots/parcels within the incorporated area of the city
West Main & South Lander are appropriate; other areas too congested already
Turlock does not need more new housing; need to focus more on water system; no more new homes; tired of water, clothes smelling like chlorine
If government assistance is provided they should be required to be drug & crime free
None limit growth
No
Note: Livermore is a good example of town houses & their city's redevelopment
We don't need more housing-this use to be a good town & the bigger it gets crime rises
Land along Colorado south of Hawkeye
No
Stop adding new housing; improve street conditions, sidewalks, bike lanes; no more drive thru/fast food restaurants
No
County pockets
No
No
No more
Whatever financial budget assigned to homeless homes please divert to taxpayers kids future development
Stop taking farm land out of commission
N. Golden State
There is a lot of free space to build housing west of Hwy 99
South of E Glenwood; expand NE Turlock, south of Taylor, affordable homes w/o consideration of required sewer & water there; NW of Turlock W of 99 & S of Taylor Rd; s/b market driven not forced through government regulation & subsidy.
Open field at Geer & Christofferson; investment in own homes; wealthy buy homes to rent, prevents those able to buy from buying a home causing economic disparity
No idea
South of East Avenue

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Wherever it would be easy for redevelopment; construction of new houses & shopping areas
Near Quincy
East side towards Denair; Keep industrial west of 99, develop schools & parks east, with Taylor/Monte Vista/Fulkerth as access
E Monte Vista Ave, between Geer & Johnson
Hawkeye & Geer; corners around Taylor Rd; around Costco, South Golden State, etc
NW corner Geer/Hawkeye; nice condo on east side; 2-3 story apartment Corner Hawkeye & Geer; mixed use housing Golden State & Olive (old Jura's)
Vacant areas off of E Main in the vicinity of 1000 E Main going north
GS where cannery used to be and empty, no business or buildings tear down; focus on building houses where businesses don't exist, don't need to tear something down to put same thing up
Geer & Hawkeye
1. large NE corner at Geer & Monte Vista; 2. large NW corner lot-Geer & Hawkeye
No
No input
Allow more expansion of city boundaries to all more homes growth toward Denair & west of Costco
Southeast master plan needs to be developed
Promote more in fill in all areas
Expand the city limits/borders
Salida Golden State lado sur
Northeast area is a blanket of R1- duplexes and granny flats would make it more recession proof, needs grocery store and small shopping area
expand City boundaries off of Tuolumne toward Denair with middle income housing options
not affordable housing. that will only draw more homelessness
see if churches and faith centers would be willing to downsize and sell their buildings or land for the purpose of low income housing.
South Golden State
Geer going North across and north of CSUS. affordable retirement vilages or adu's
Linwood Ave
along Monte Vista toward/past Ceres and toward Denair
areas that do not impact agriculture
single family home behind Food Maxx
NE corner Geer & Monte Vista
west main
Vacant school district sites
North east Turlock; East of 99 & west of Geer Rd.
West Main west of Fransil
Establish the boundaries of the city; walking areas on the side of Geer & Taylor Rd
Empty lots on Del's Ln across from Donnelly Park, more apartments could go there
W Main to the west & Linwood to the west; lots of multiple family units with access to freeway
Bring Keyes into Turlock & do multi-family there
In Fill vacant lots
Build homes behind college not apartments
No
Triangle property at Colorado & E Main

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Don't need more housing that bring more cars/traffic congestion; need more affordable housing (rents/housing too high); building more places no on can afford won't help
North Golden State
None that I can think of
Not being specific, but within city limits (older areas) there is considerable open space that could and should be developed.
No
Any unused land - fill in projects
Corner of Georgetown & Crowell; more duplexes on corner lots in neighborhoods that are single family hoes; build-up multi-story housing is better than sprawl
Westside of I99
N/A
No opinion
West side
Allow pets in certain parks-adjacent to new housing
Generally need housing that is suitable for first time homeowners - affordable
Fulkerth Rd to Linwood Ave (south)
N/A
Parcel by the hospital Marshall/Thor parcels
N/A
Land on Quincy and Monte Vista north of Larsa banquet Hall, Northeast corner of Geer and Monte Vista Northwest corner of Monte Vista and Walnut
West side of Highway 99
There are lots of open lots around Countryside Drive, though Commercial around them, could have mixed-use shops with housing above shops or town houses nearby
Help people build ADUs
LEAVE ALONE AND RESIST STATE MANDATE
Sr housing near shopping, medical ctrs & hospital; housing for students & commuters in north Turlock; housing for internationals/immigrants should be near Fulkerth - W Main (by theater)
More housing is not in Turlock's best interest, s/b gradual; state mandates aren't in best interest of Turlock's small town feel & safety; growth more crime/gangs/depreciation of current home values
No - Stop building apartments in single home residential areas
Empty lots throughout Turlock, vacant for decades, surrounded by housing: Fulkerth & Tully; Johnson & Hawkeye
I am not in support of new population if we don't solve the water problem.
Not much land left in Turlock; maybe Denair & Turlock can start getting closer to each other "to fill the gap". But that will depend on the county, unsure how that works.
No - any new housing should be single family and not a developer new housing is destroying Turlock
East Turlock; South-East Turlock; South Golden St
East Turlock; South-East Turlock; South Golden St
East Ave towards Santa Fe
More low income housing & services; less-way less high cost; pushes up the cost of living for everyone & then you get more homeless
You already screwed up by building all the shopping stores out by Home Depot. What kind of moron didn't plan ahead for all that traffic.

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
none
Taylor Rd needs improvement, potholes & flooding during rainy days
Vary areas for shopping center; bad choices were made when EVERYTHING was developed on Countryside Dr, now congested all the time
Recommend building up (apartments) rather than building out (single family homes)
Geer & Monte Vista, across from the college
None
More infill projects before expansion of city
No - stop building apartments in single home residential areas
N/W corner Geer & Hawkeye; north of Hawkeye between Colorado & Berkeley
East of Taylor Rd & Geer Rd
Don't know
More on Fulkerth; also more on Countryside
The north side has enough homes; the wealthy or those above 120% AMI can buy a home, those 0-80% AMI have the most difficulty-build homes for them.
Improve roads & attract businesses/offices for area
East of E. Avenue
Westside Turlock
Monte Vista & Geer
Address water quality-tastes like chlorine, plants, pets, people are affected by what use to be delicious water-now must buy water
?Why are our nursing facilities leaving or closing?
Monte Vista at Stan State main entrance. Overhead walkway to cross Monte Vista for students. They cross at random and its unsafe.
Geer & Monte Vista
Geer & Christopherson
Any unincorporated Stanislaus County land
Glenwood/Golf Link/Lander; North Lander/99
Undeveloped land on Geer across from CSUS; land on Geer near Christofferson
Open land corner Hawkeye & Geer - apartments, condos, townhomes, duplexes, triplexes
Clean up derelict homes & yards
n/a
East Turlock
I do not support growth at this time. Housing should not happen until roads & homeless isses are taken care of!
Down E Glenwood Ave & Golden State going South
East Turlock
Sorry it is late - got mixed in mail
Northeast area
E Berkeley / N Hawkeye
West side of freeway on main
Geer & Monte Vista-affordable apartments for students; add eateries/services students need; similar to living situation at Cal Poly in Poly Canyon
Leave the farmland alone; move out west Linwood; bike lanes-current bike lanes in Turlock run out
Soderquist area bet S Ave & Main St; Tully Rd bet Canal & Soderquist also Golden State

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
North Golden State
Boxwood
More community events; holidays to bring the community together
A triangle piece on E Avenue across from the taco trucks
Please slow growth; Turlock has slowly eroded middle-upper class as it has grown
Entertainment Way (off of Monte Vista)
W of 99; changes made there do not change existing neighborhoods or add to existing road congestion; very little friction from a NIMBY perspective
Golden State area 4-5 story apartments
Make residents responsible if you rent or own; maintain a clean & safe community; help if they can't afford to or physically unable to maintain their property
Get rid of Garton Tractor move north on Golden State; allow for multi-unit homes & business
Continue building along Taylor Rd
The roads on Glennwood; homeless housing; apartment buidlings
Build affordable condos & garden apartments on Geer towards the rural & country side
High density apartments near Stan State
West Main area west of 99
All multi-family areas of town; people would like to rent; not just in the lower income edges
West of freeway
Geer Rd bet Monte Vista & Christopherson; put new post office there; can Las Palmas facility go to Grayson Rd (Old Honor Farm site)
By the fleas market
N Golden State, N of Monte Vista; S of Christopherson
Corner of Hawkeye & Geer
Don't forget to add infrastructure to support new housing
Road improvement; S Berkeley Ave & new housing
Undeveloped land bordering Hwy 99 i.e. Golf Link Rd, Harding, E Glenwood
S. Golden State has looked so bad for so long. Maybe some type of clean up and again a green belt setion alon this long stretch.
East Avenue, Daubenberger, Quincy & Marshall
Stop building homes until crime, homelessness and infastructure can support more people. Affordable housing attracts low income low income brings (much of the time) more problems. Solve what you have first.
Not on West Tuolumne
By Costco
Preserve the farmland
You have seated land in and out of Turlock city for almost 60 years
S Golden State Blvd
Also plan for neighborhood green spaces
Golden State Blvd
Diane Dr. south of Dustbowl all the way to Main St.
Geer & Christoffersen, Geer & Monte Vista , Geer hawkeye
Linwood
Monte Vista Ave and Geer Rd, Christoffersen, Geer and Hawkeye, N Walnut Rd
E Monte Vista Lots currently for sale-single fam homes, not close; cute like Sunny Ln & Shady Ln w some custom lots

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Form was poorly designed - had to hide personal info when mailed
Berkeley and Canal
Geer and Christoffersen
Current available areas are not desirable to live unless one moves to the eastern boundary
W Lindwood to Main; Lander to 99; infill potential scattered throughout; annex county islands
Reduce red tape/fees; low income can't afford to pay high fees; perhaps a 2 year large fee reduction to encourage building - "Permit Fee Holiday" perod
Apts or condos at Monte Vista/Geer; housing at Christofferson & Geer; garden apts/sr living Zeering east of the park
Taylor Rd, Berkeley Ave, Golden State
Denair, West Side, Santa Fe
Strong job growth, good retail, safety
West side of 99 or North side of Taylor Rd
Daubenburger area toward East Ave; build single family homes west of Hwy 99
North Turlock, rest of Turlock is a shit hole
This is a useless survey; need to provide a basic context for citizens to understand the Turlock environment & what the options mean, hold a forum, or already may be planned, or this is a pro forma exercise.
Lower existing housing costs; build housing away from business area; promote family & communities
New development will make Turlock too crowded; Turlock has a nice feel of a small city, new homes will lose that, crime will increase
NEAR COSTCO AND COLLEGE
TRAFFIC MANAGEMENT
no
JUST FIX OUR STREETS
ALL OPEN LOTS SHOULD BE CONSIDERED FOR MEDIUM TO HIGH DENSITY HOUSING
THE CORNER OF GEER AND MONTE VISTA
NORTH OF TAYLOR RD
EMPTY LOTS NEAR UNIVERSITY
developed vacant land
Off Colorado, off Berkeley
Taylor RD, Hawkeye
E monte Vista, Geer and monte vista, Colorado and E Main St, Merritt , East Ave, Daubenberger,
new land added to plan land cost & fees make housing expensive
West of Hwy 99
I grew up and have property in Turlock, it is a wonderful town, looks out dated. Ideas are a step in the right direction
No new housing; Trader Joes, Sprouts, Whole Foods between Fulkerth & Tuolumne on Countryside
Between Hwy 99 & Glenwood Ave & west of Golf Link Rd; land west of Hwy 99 between Taylor & Fulkerth; East of Washington should be annexed for more housing
Open land on Countryside between Tuolumne & Fulkerth; excellent for mixed use housing above retail; no need for big box stores with giant parking lots
NW corner Christopherson & Geer; area around Hobby Lobby, Ten Pin Fun Center; NE corner of Fulkerth & Tully north of Food Max

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Corner of Fulkerth & Tully (NE)
Corner of Monte Vista & Geer (NE)
Open lots behind Bonanders & on Olive St and East Ave including off streets
Tuolumne & Warner Rd; Taylor & Warner Rd; Zeering & Warner Rd
Geer & Monte Vista, Geer & Christopherson, Geer & Hawkeye intersections; parcel on Colorado near Toscana, site of the old Jura's (Olive & Golden State); lots of infill spots
North Golden state can be re-envisioned-parks/bike/road & more pedestrian friendly with shops & housing
Between Denair & Turlock
Do not need more single family units - expensive & make our city bigger while adding little economic opportunity or value.
Both sides of West Main, South Lander & Geer; all affordable housing; more senior and assisted living housing
Plenty of empty lots & land in existing hoods ready for infill
Funding assistance to repair dilapidated homes/businesses; enabling funds for beautiful & unique city
Don't change farmlands to new housing zones
Infill projects
Expand City to the east and northwest
Land should not be taken through eminent domain
North Golden State, Taylor Rd, West Monte Vista, E Tuolumne Rd, E Hawkeye Ave, Fransil Ln, Diane Drive
Towards Quincy, Daubenberger, Cannel
Abandoned factory/office buildings
Monte Vista, Daubenberger, East Ave, Tuolumne, Hawkeye
Lower fees so any type of housing can be built in all locations
Around college - east area
None
Taylor Road
Monte Vista & Geer
East Ave - Briar Rd; S Johnson-S Daubenberger including Farmer's Market
Before developing new areas complete existing empty lots; annex land not farmed or adjacent to development, ie E Glenwood
County island SW off Lander
3-4 story apartment buildings on Christoffersen, between Sutter Gould & Mountain View
THE BRIDGE GOING TO THE FREEWAY ON GOLDEN STATE
GEER/FULKERTH
GEER/MONTE VISTA
GEER/CHRISTOFFERSEN
Houses built in some of the empty lots. where homes are living and lot of crime
S Golden State Blvd
ROADS
Between Fulkerth and W. Linwood
AREA NEAR COLLEGE/PITMAN HIGH SCHOOL CONDOS
Monte Vista/ Geer Rd
lower price of vacant buildings

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Golden State BLVD
Golf to ca 99, s. Daubenberger to E Linwood
to crowded already
looks into Mobile housing, cheap housing
Near by Hobby Lobby
Fulkerth Rd and Tully
Geer Rd
Use fund to improve current housing Problems
other side of the highway 99
East Ave from Colorado to south Johnson
more second story housing above business downtown
Tegner Rd
any current vacant shopping center
west of 99 by Costco area
N Golden State BLVD
Follow the general plans
Monte Vista Ave and Geer Rd
Were ever we have nice streets and plenty of parking
Lander Rd
Lander & High St
Before you build new homes, fix the roads, We need housing that seniors can afford.
Make commercial properties more presentable; 2-3 story dwelling units
Geer Rd and Monte Vista Avenue
make Turlock walkable
More housing by college & NW Turlock near movie theater; more family indoor entertainment & large indoor sports center for basketball, tennis, pickle ball, et
Thank you for seeking feedback; want walkable neighborhood with park/store access; would like to sell family home for mixed use, garden apt or condo in Turlock
Zoning for high rise housing in the open area south of East Glenwood Ave
Utilize vacant lots; make affordable for land owner to replace/build housing; get rid of geese at college & Donnelly Park
Geer Rd & Hawkeye
STAY MOSTLY INSIDE THE CITY AND IMPROVE DENSITY
ROADS ARE PACKED NOW-FIX WHAT WE HAVE BEFORE BUILDING MORE
INDUSTRIAL AREAS
E Main at Colorado - large vacant lot
Monte Vista Crossing; Geer Road
No
Infill; preserve existing ag land
Near the mayor's home an dcouncil members Monez's house, who both feel there is no homeless issues and that they are the fabric of the community.
There are several open lots in and around the downtown area that could serve as single family homesites. I believe they were the sites of single family homes in the past.
Make it easy to add granny flats
Reduce capital facility fees and building fees to encourage building on current empty lots
East Glenwood Avenue and Golf Road

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
The best locations should be determined by City Council and the Planning Commission & office
W. Tuolumne Rd
South Golden State
Yes, outside of Turlock
Main & Colorado
Marshall - Palm - Crane
No
No
Absolutely not
Fill in open spaces before building on ag land
I am sure there are spots all over I cannot list at this time.
South side of town renewal
Fill the island-behind Colorado/Hawkeye, E Main & Colorado; Monte Vista, Fulkerth & Tully
No other areas - too crowded already
West of Hwy 99
Keyes - Delhi
E. Glenwood Avenue south of freeway to Golf Rd
Infill any areas, do not approve of losing agricultural acreage
Anywhere safe - think families with young children
Fill in vacant city lots & make process easier
More easily fill in city limits where there are empty lots
Any area of Turlock that has raw, unused land; fantastic job downtown, need on all of Turlock
East Avenue
North Turlock, north of college; along Golden State south of downtown
More low density residential (Tuolumne & Zeering); more homes north of Taylor
Christofferson. Great area for housing-good proximity to Gallo Winery. Turlock has potential needs improvements. Cost of housing makes goal to living in Berkeley area not seems possible, even making $90k a year.
There are lots of empty land between West Main and Linwood that could be used for housing
Trader Joes & healthy food options
West of commerce areas?
empty lots within many East Side housing developments
W. Main St, N. Washington Rd
Please stop building homes in Turlock (too crowded)
E. Glenwood; Baywood - 5th
Empty or abandoned places
None that I can think of
Hawkeye Avenue
South Golden State
New housing should be smaller yards, condos duplexes for less water waste
Housing in the Fulkerth area west of 99 between Dustbowl/Amazon & Costco
Not sure
No
Can't think of any
I am fine with whatever, as long as not half way houses for criminals.

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Fill in empty lots.
Where housing goes does not matter just make it affordable.
Taylor Rd near the ARCO; with a cross intersection at Golden State to Taylor.
Eastside toward Denair; Industrial west of 99; develop schools & parks east; Taylor, Monte Vista, Fulkerth as access.
Hawkeye & Geer, around Taylor Rd, Costco, So Golden State, etc.
NW Corner Geer & Hawkeye; mixed housing Olive & Golden State; Condo on Eastside
There is a lot of free space to build housing west of 99.
Expand the city limits/borders
vacant area on E Main near 1000 E Main
Near Quincy
Golden State where canary used to be
South East Master Plan needs to be developed
Where there is population and ease for development, efforts should be made to contruct new housing and shopping areas.
County pockets
corner Geer and Monte Vista, Northwest corner lot at Geer and Hawkeye
promote more infill in all areas
Geer and Christofferson
Geer and Hawkeye
south of Turlock south of E. Glenwood Continue expansion in N.E. Turlock, south of Taylor Rd, N.W. of Turlock, west of Highway 99 and south of Taylor
LOT @DOWNTOWN - BIG OAK TREE
MAKE SMALL LOTS OK FOR TINY HOMES. MAKE BUILDING PERMITS SIMPLE WITH LOCAL LAWS AND BUILDING STANDARDS LOTS OR SPACES VACANT IN THE CITY
ANY PLACE THAT DOESN'T FOURCE OUT SOME OTHER BUSINESS
undeveloped vacant land
North of Taylor Road
West of Highway 99, Fulkerth Rd to Monte Vista Ave to Washington Rd
NE toward Denair
more infill of vacant lots around town
W. Monte Vista Ave
NW corner of Geer & Hawkeye Ave
Northeast and East side of Turlock
South Golden State corridor
West Monte Vista Ave, west of the Costco area
East Ave to Santa Fe Rd
OUTSIDE CITY LIMITS OR OUTSKIRTS OF TOWN (LOTS OF LAND AVAILABLE
VOTES TAXES IN MULTIPLE TIMES WITH MONEY GOING IN GENERAL FUND-SHOULD HAVE GONE TO ROADS
I like the complete neighborhood concept-shopping plaza with homes around edge-new homes good-make sure there is no big box stores-parking for vehicles
Padres (divine gardens)
build single family homes off N Waring between Hawkeye and Tuolumne and off N Daubenberger & Canal
single family homes

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
B2
by new Amazon
East Avenue and corner of Berkeley
Tuolumne to Santa Fe
Marshall Street near downtown
SW Turlock, west of 99
Around Quincy Road and to the East of Turlock. Also to the West in the direction of the new Amazon facility
The old Tri Valley location that burned down is good for a homeless apartment type complex and also for a rail station stop off for Amtrack etc. Utilize this eyesore. The stop at East & Golden State needs to be redone to keep people from blocking intersection from east to G.S. Blvd
West Main
The open lot in front of CSU Stanislaus and next to CVS as well as the open land near Walmart and Foodmaxx
I think the city could look at empty lots, see if they can be purchased an dput similiar house on them as neighbor
Hawkeye across from walgreens, Golden State off Pedras, golden State and Taylor, Main and Walnut, Lander across from Arco
East of 99 and south east, Quincy
no more housing on east Turlock
South Golden State on vacant lots
empty lots on W Main and Olive for single family homes
out Lander
Geer Road-Golden State open lands now available
East of Geer - Monte Vista
Monte Vista and East side
don't allow single family home in middle of single family homes to turn into a four plex
Northeast corner Monte Vista / Geer
empty building near D street, build condos or low income apartments
empty lots on Geer Road
West Linwood area by Cunningham/freeway
empty lots
Restore and improve existing areas on outskirts and make them profitable before thinking about expansions. Improve what you have then expand. The old sawmill is prime example of wasted potential and unused land.
Underdeveloped property @ Monte Vista & Geer (N.E. corner). North Golden State corridor has huge properties for housing & re-development. Road condition in spots needs to be addressed. Stop adding traffic lights & use roundabouts where feasible fo rbetter traffic flow.
No more housing, there is more than enough housing and it's taking away from the country feeling and bringing in more traffic.
Less housing there is plenty do not need anymore ghetto housing. Also let's not make this another Modesto ghetto
Promote new business development, push our/demo old unoccupied or delapidated businesses/homes etd., repair roads
Too many people & houses already
Southeast Turlock - South of East Avenue and East of Berkeley for single family homes
Around the fairgrounds

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
East of Stan State Geer Rd & Monte Vista huge lot its been unuseable for 30 years. Build - college housing on it and let them pay rent college is free now
Modular homes specifically for 1st time buyers not seniors only. This way our children can afford to live in Turlock.
South west of W. Main all the way to the freeway
If you would make building and remodeling less cumbersome. The time it takes to permit and build anything is costly and prohibitive.
Empty lot on Geer/Monte Vista. All of downtown. Geer Road next to Savemart shop/housing combo on Geer next to and across from Walgreens
Yes
We do not need anymore rundown ugly apartments or duplexes in Turlock.
Miscellaneous empty lots around town could become high density housing units
East Monte Vista
The platinum triangle, this never got built out, remove Taylor green belt and build north, build eas of Waring Road and impede on Denair. Turlock proper should start at Merced county line and infill all areas. Where's LAFCO in all this? The city is confined to a box, expand the box and fill in the areas
More modular home parks, affordable not just senior
need to bulldoze South Lander and put all the homes down there
west of hwy 9 Fulkerth to Taylor Rd
Don't feel knowledgeable enough to comme
Around Stan State and Crossroads/99 corridor
Marshall street near Bonander Dealership
Geer across from CSUS
Infill lots within City limits
Monte Vista and Christoffersen
No Turlock is big enough
Taylor Road, towards Denair
fuera de la ciuda East Avenue
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
No opinion
No comment. That's the redevelopment agency's job.
Empty lots by Marshall & Thor
north Golden State
NO!
Large land on corner of Geer and Monte Vista
West Palm
Lander towards Hilmar
Do not use any new housing for homeless. Give working families barely able to make it the opportunity afford housing
East side of Turlock if possible more houses, West main but no two story apartments close to Main Street (traffic noise, trucks)
Within City limits, build apartments and condo up to 3 stories high, fill in the unutilized spots with available lots
outside of town

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
south and north Golden State south Golf Rd west Linwood Ave
Fransil Rd next to Amazon
out of town
High St, there is a lot which can have apartments on the corner of Soderquist that has a home that is in bad state.
East Ave towards Denair
South Golden State
Children and youth are very important, instruction with the real moral values. One nation under god, sorry for writing in this area.
Work on the south part of Lander, passing the freeway 99
Golf and Glenwood high density housing 4-5 story apartments and south Golden State
West Main, Lander
Marshal and Thor all Golden State northy sure fix
farming areas with poor drainage or soils
Monte vista and east Tuolumne
The open fields on the North and East part of Turlock Its frustrating that my growing family can't buy a bigger house because there are 5-10 cash offers for every home that I can't compete with. As a full time firefighter its extremely disapointing
keep N Golden State commercial
please keep a green belt between Turlock and Denair, Modesto Riverbank area is horrible, we don't want to duplicate that
stop urban spread
fix the bad street first
Utilize vacant buildings, land in Turlock. Old factories on Golden State
No!
What about over by the Foster Farm chicken factory. Also you could upgrade the area and fix the streets all at the same time. This really needs to be done because the town area is getting bigger. So if and when we have more visitors it will upgrade the town.
No
No
in some housing tracts there are one or more vacant lots. These should be filled in first before any more tract homes are built. Streets are becoming unsafe (speeding) due to road holes etc hire more police
where is water going to come from for new houses
city should buy auction properties to build multi use
build housing for homeless low income near Bonander Automotive on empty lot of for seniors Crane Ave
there are pockets of empty land that could be filled in however, the permit process is cumbersome for the average person to even upgrade much less develop. so big companies are the only ones to build and transfer charge as much as they want
areas if roadways that are in poor condition
East Turlock current farming operations are almost impossible with all the people trespassing ignoring warnings illegally parking
Fulkerth Rd
N. Tully Road

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
why not develop the area near the new Amazon and Dustbowl
build up not out, save farmland
area out near Hobby Lobby
west side of Highway 99
no-taking too much farmland
utilize open buildings in creating new condos
Golden State and Countryside
some other town
corner of Geer and Hawkeye
Taylor Rd
do not do anything
Thanks for keeping our parks clean and mowed
Northeast and East Turlock
Monte Vista Ave
Monte Vista Ave on the west side of highway 99, any vacant land
Repave the roads that lead into up to & near all housing (new & old)
I hate to say it but how about 10-20 acres of farmland close to New Amazon warehouse
There is lots of space on geer past university for single family homes/ condos/townhouses
Ownership encourages concern for p keep, neighborhood feel etc. Less rental, more smaller ownership possible
Not at this time
Tenant property toward Denair homes
I don't feel like I know enough as citizen abut city planning
Highway 99, Taylor Road towards Keyes
NE to Quincy Road
No
Area around Golf Rd and Glenwood Ave
Turlock has several placed, but I do not know the addresses.
Geer Road
Marshall and Thor St., all along north and south of Golden State
no
more houses on lots
By area new housing is too expensive
no
I for see Ceres and Turlock with out clear borders, you have it covered! I have to see new housing on farmland. San Jose - you don't want
Repair and replace roads
Avoid using farm land
We have plenty of homeless
I don't have other area to build - but how will re-zoning land that is privately owned affect the owner and the neighboring community.
No
No
Geer, Monte Vista, Crane & Thor
8 street city island
Monte Vista towards Denair

Question 6: *"Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"*
Parks need benches, water fountains sidewalks and more attractive
On Olive there are houses with large backyards and Main
Taylor & Geer, Fulkerth, West Main
The only thing our money should be use for is roads and law enforcement. No new laws or ordinances are required. Maintain our city and stay out of our way.
West of freeway
no more housing
more police
whatever money is budgeted for homeless divert to tax payers kids future development
preserve farmland
LOWER THE CITY REGULATINS/LICENSING FEES & ALLOW PRIVATE INDUSTRY TO BUILD HOUSES AT A LOWER COST. IT WILL CREATE JOBS, HOUSING & DECREASE THE ISSUES
LANDER
SOUTH EAST TURLOCK
QUIT TRYING TO HELP THOSE WHO WILL NOT HELP THEMSELVES. REWARD THOSSE WHO ARE PRODUCTIVE MEMEBERS OF SOCIETY THEN THOSE LESS FORTUNATE WILL HAVE OPPORTUNITIES DUE TO A BETTER COMMUNITY
BEFORE ANYTHING ELSE IS BUILT, LETS GET THE HOMELSS TAKING CARE OF AND THE NOISE, NOISE , NOISE UNDER CONTROL
EVERYWHERE
LOTS OF EMPTY PARCELS IN AND AROUND TURLOCK. ALSO A LOT OF UNITS/BUILDINGS THAT NEED TO BE OCCUPIED FIRST. TOO MUCH COMMERCIAL WITHOUT AFFORDABLE RESIDENTAL AREA. SHOULD THINK OUT OF THE BOX TO FILL EMPTY AREAS; MAYBE TURN SOME INTO AFFORDABLE LIVING AREA
vacant, undeveloped land
North of Taylor Road
the sales yard property
Encourage in-fill projects and county island
Empty lot next to railroad on Golden State Blvd, Golden State and East F St
vacant land
Morgan Ranch
Monte Vista Avenue and Christofferson Parkway
Develop vacant land with homes
No. Rebuild old communities on the West side.
North on Geer Rd and North Golden State Blvd
by movie theater
make sure people with low/no vision are accommodated

City of Turlock

Planning Commission Study Session Preliminary Sites Inventory for the Housing Element

July 18, 2024

Meeting Objectives

- Provide an overview of requirements for sites inventory
- Recap community outreach and process to date
- Present preliminary sites inventory and key strategies
- Receive feedback from Planning Commission

Presentation Outline

- Housing Element Background
- Capacity Under Current Zoning
- Community Outreach and Site Identification
- Strategies to Accommodate RHNA
- Discussion



Housing Element Background

Housing Element Overview



- State-mandated element
- City's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions



What is RHNA?

- RHNA = Regional Housing Needs Allocation
- Total number of new housing units that City must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
  - Very Low < 50% area median income (AMI)
  - Low 50 – 80% AMI
  - Moderate 80 – 120% AMI
  - Above Moderate > 120% AMI
- Stanislaus County AMI = $92,600 (family of 4, 2022)

Turlock RHNA Allocation

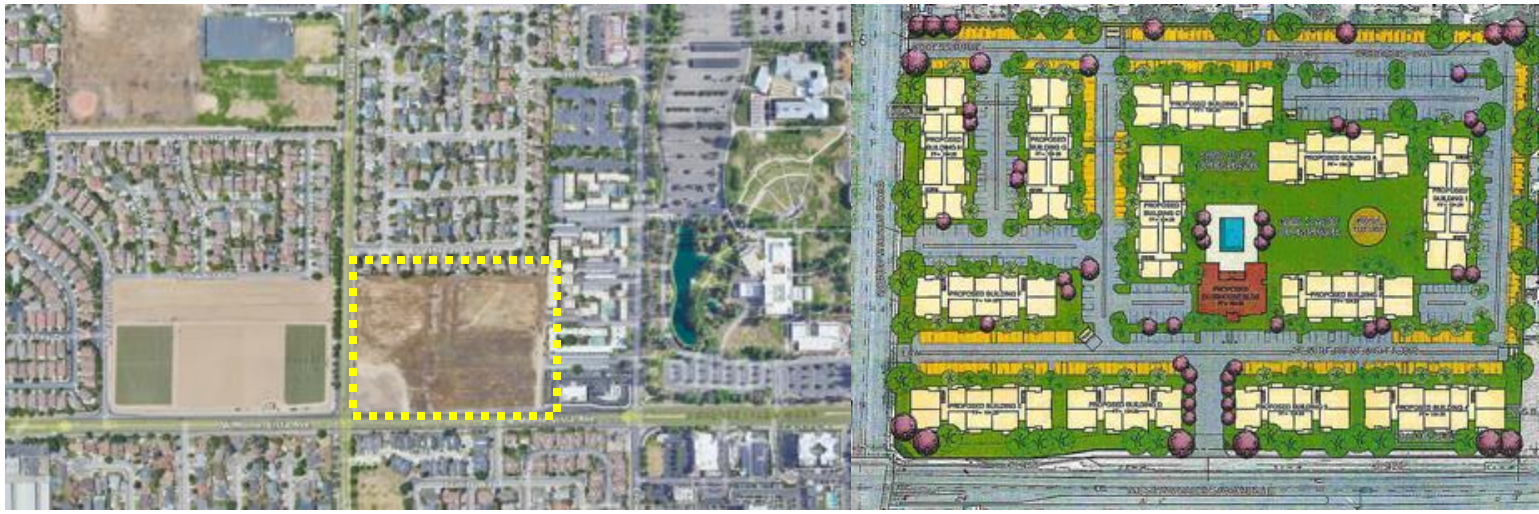
Turlock RHNA Allocations					
CYCLE	**VERY LOW INCOME** (<50% of Area Median Income)	**LOW INCOME** (50-80% of Area Median Income)	**MODERATE INCOME** (80-120% of Area Median Income)	**ABOVE MODERATE INCOME** (>120% of Area Median Income)	**TOTAL**
6th (2023-31)	1,305	903	1,096	2,498	5,802

Requirements for Inventory and Site Suitability

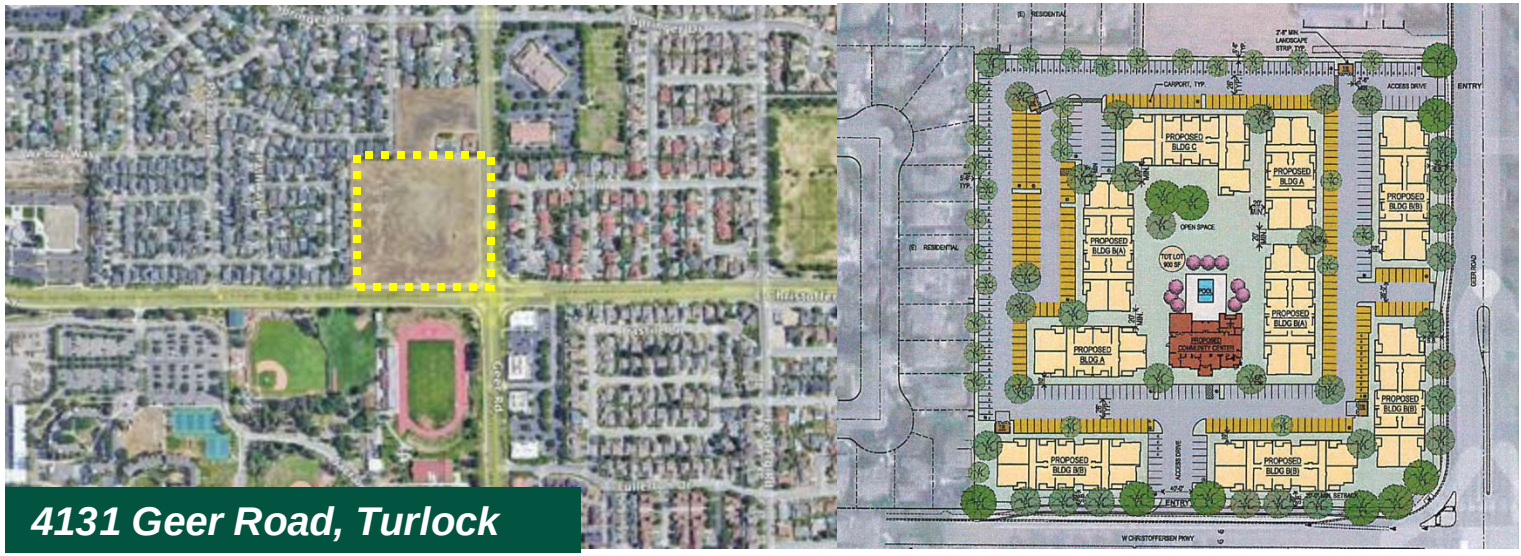
- City is required to zone for sufficient capacity to meet RHNA
- Special requirements for lower income RHNA sites
  - Site size parameters (0.5 to 10 acres)
  - Absence of environmental constraints
  - Proximity to transit
  - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability

Realistic Capacity Projections

- 35 dwelling units per acre (du/ac) in Downtown Core and High Density Residential
- 22 du/ac for non-vacant sites along commercial corridors



Site Area: 12 acres
Project Density: 29 du/ac



4131 Geer Road, Turlock

Site Area: 8.58 acres
Project Density: 30.4 du/ac

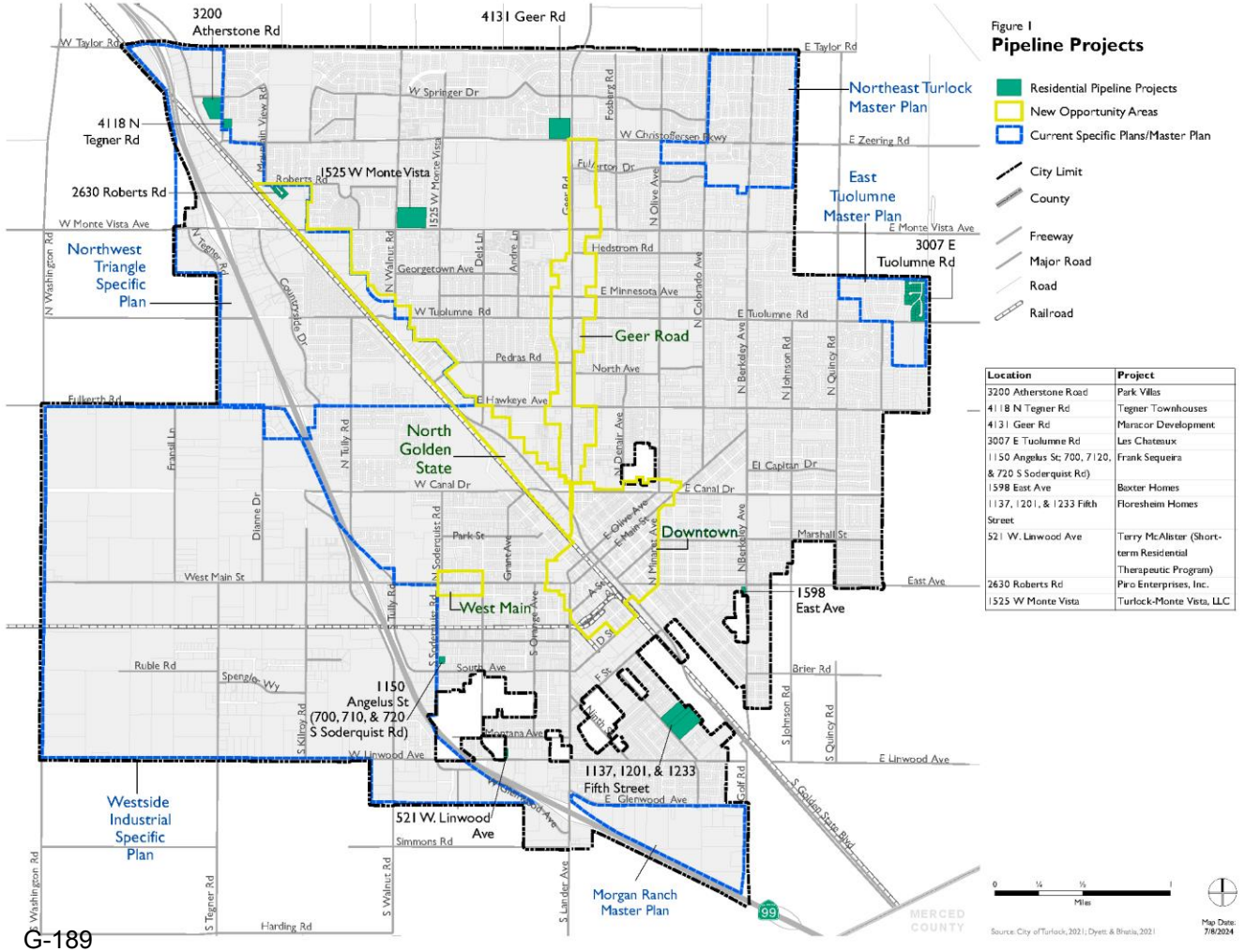


Capacity Under Current Zoning

Pipeline Projects

- Projects permitted and constructed after June 2023 can be counted toward RHNA
- Ten projects recently approved or currently under construction in Turlock

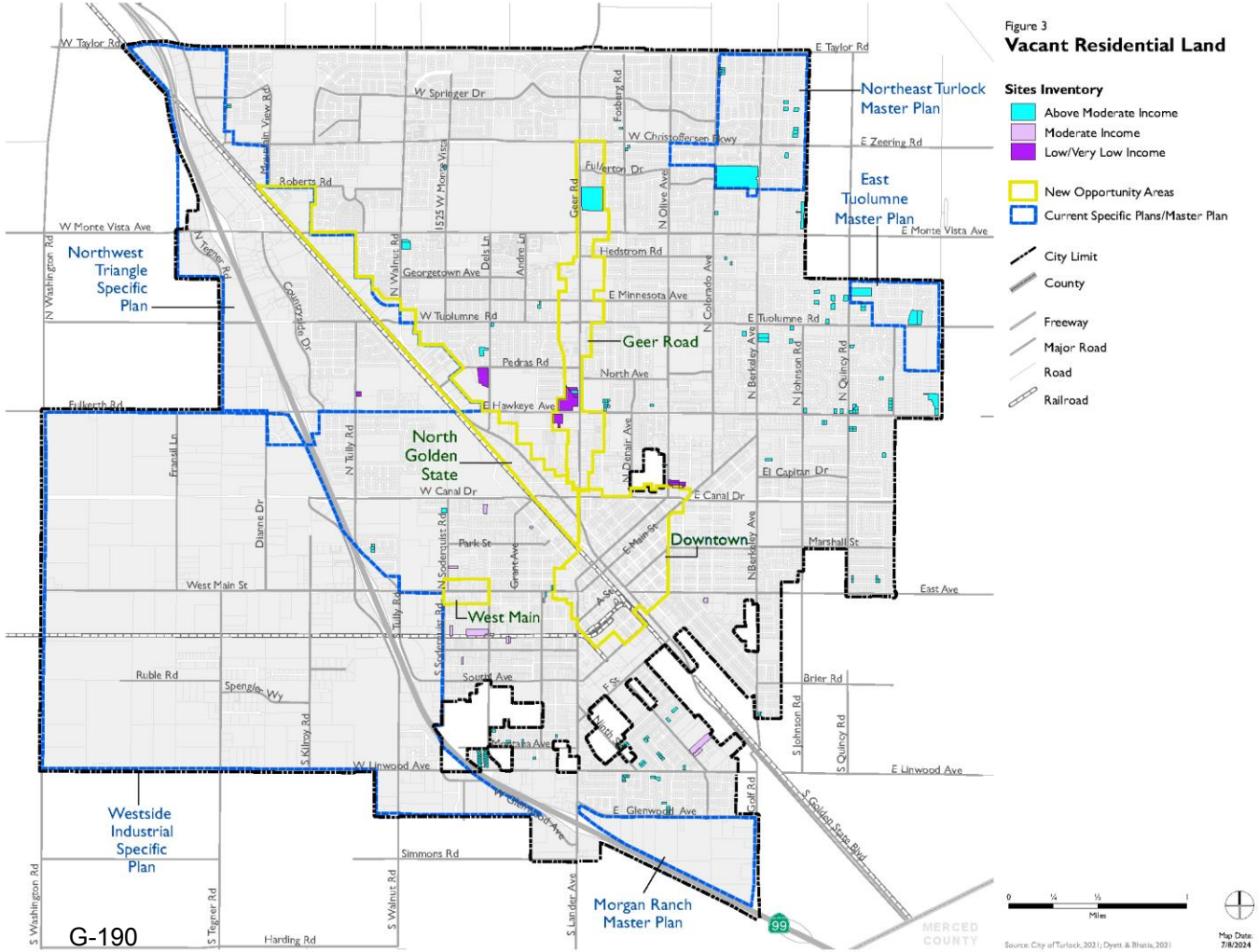
Very Low and Low	Moderate	Above Moderate	Total Capacity
443	410	238	1,091



Vacant Residential Land

- 177 vacant residential parcels
- General Plan Land Use and affordability:
  - *High (15-40 du/ac) - Lower Income*
  - *Med (7-15 du/ac) - Moderate Income*
  - *Low/Med, Low, and Very Low - Above Moderate Income RHNA*

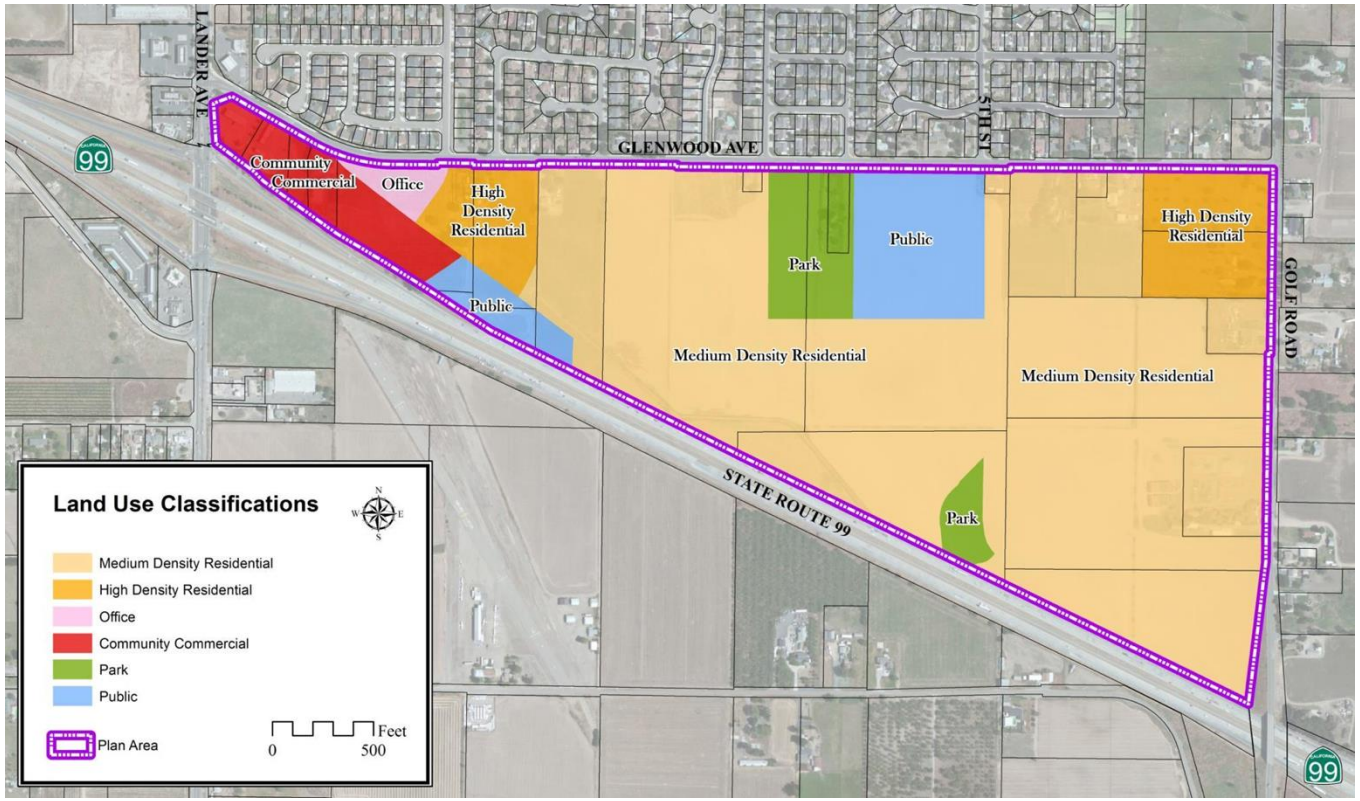
Very Low and Low	Moderate	Above Moderate	Total Capacity
497	101	763	1,361



Morgan Ranch Master Plan

- MDR (120 acres) envisions single-family homes and duplexes
- HDR (15 acres) envisions apartment, townhomes, and condominiums

Very Low and Low	Moderate	Above Moderate	Total Capacity
144	196	985	1,325



Downtown

- Capacity for new housing on vacant and underused parcels downtown
- High density permitted in core, Low/Med permitted in Transitional and Office-residential districts
- Lower income RHNA assigned to sites meeting criteria in State law

Very Low and Low	Above Moderate	Total Capacity
492	595	1,087



G-192

Accessory Dwelling Units

- ADUs can count toward RHNA
- On average since 2018, the City had issued construction permits for 8 ADUs each year
- Increase in permits since 2021, so projection is for 10/year for a total of 80 by 2031

Recent ADU Approvals

Year	ADU Building Permits Issued
2018	4
2019	4
2020	2
2021	5
2022	12
2023	8
Total	**47**
Annual Average (2018-2023)	**7.83**

Summary of Capacity Under Current Zoning

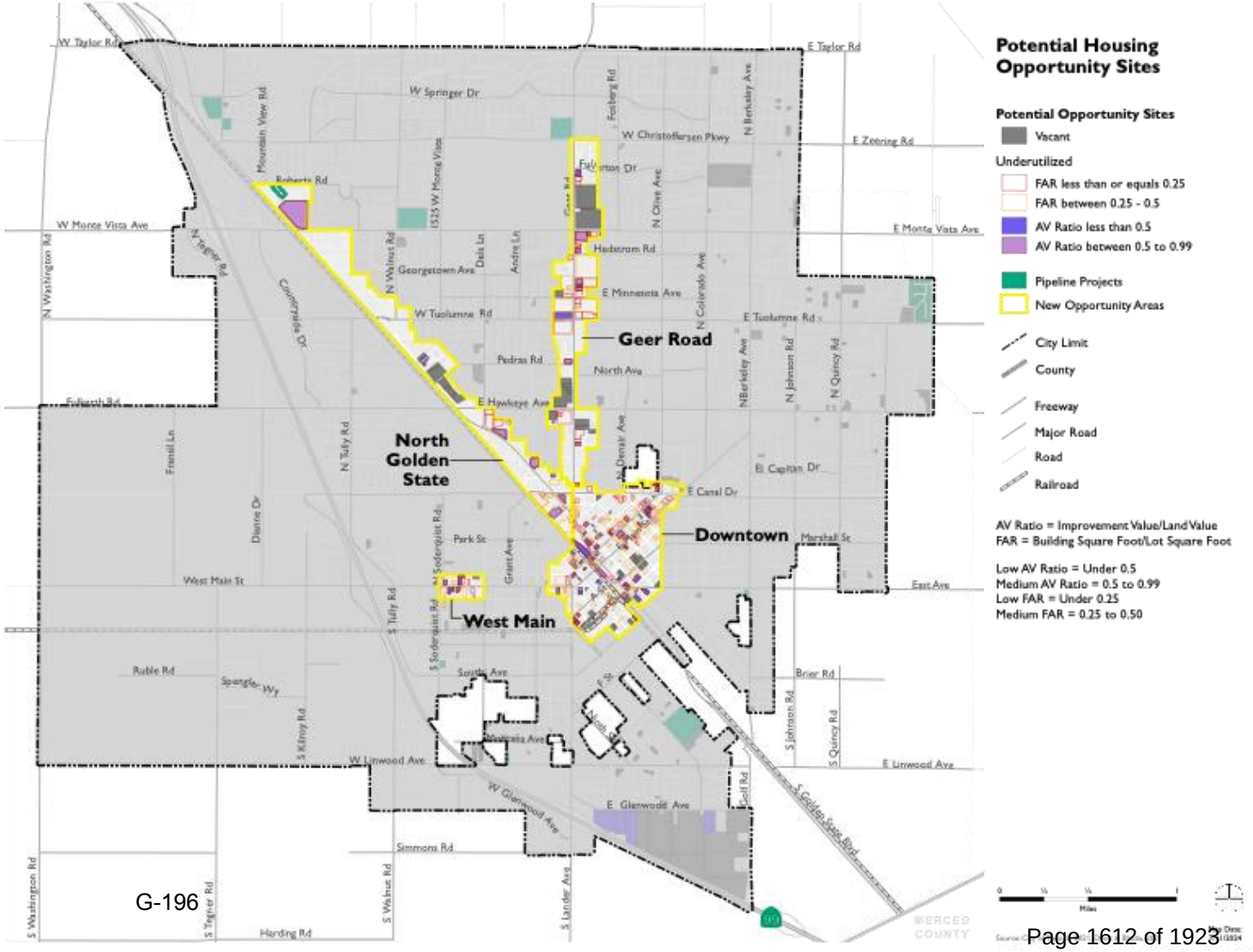
Units Accommodated Under Current Zoning				
	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	443	410	238	1,091
Morgan Ranch Master Plan	144	196	985	1,325
Downtown	492		595	1,087
ADUs	48	24	8	80
Vacant Residential Land	497	101	763	1,361
SUBTOTAL	**1,624**	**731**	**2,589**	**4,944**
RHNA	2,208	1,096	2,498	5,802
Difference	**-584**	**-365**	91	**-858**



Community Outreach

Opportunity Area Identification

- Need to identify additional locations for lower and moderate income housing
- Areas shown at right have clusters of vacant and underused properties with potential for housing
- Community survey gauged community sentiment on new housing in these areas



Community Survey Recap

- Objective: collect community input on how and where to accommodate new housing and address other community priorities
- Available from February 1 and March 1, 2024
- Paper survey mailed to over 30,000 addresses in Turlock, including property owners and renters
- Over **1,500 survey responses** received



The City of Turlock
Housing Element Update

Community Survey

We want to hear from you!

The City of Turlock is undertaking a targeted update to elements of our long-range plan (called the General Plan) to comply with new State law. Turlock is required by law to plan for at least 5,802 new homes by 2031 to keep pace with housing demand and to incorporate strategies for building resilience to natural hazards and addressing disparities between neighborhoods. The effort will focus on meeting projected housing needs, addressing risks from natural hazards, and improving quality of life in disadvantaged neighborhoods of the city. We want to hear from you to make sure the updates to these elements reflect the priorities of our community. Please take this survey and share your thoughts on how to address these issues and opportunities we face as a community.

The survey should take 10 minutes and you could win one of three $100 Visa gift cards by participating! Just complete the survey and enter your e-mail on the last page. The survey will remain open until March 1, 2024.

Please return this survey by mail no later than March 1 2024, or scan this QR Code to access the project website.

SCAN ME

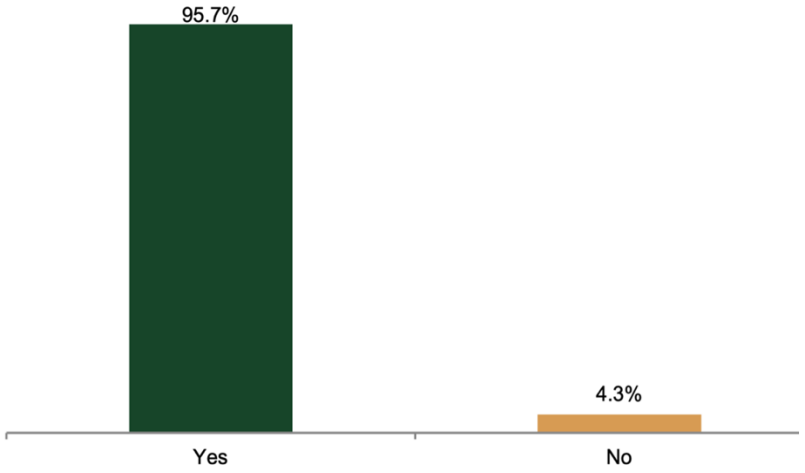
For more information or to sign up for e-mail updates, visit the project website at: **bit.ly/TurlockHousingElementUpdate**

You may also contact:
planning@turlock.ca.us
(209) 668-5640

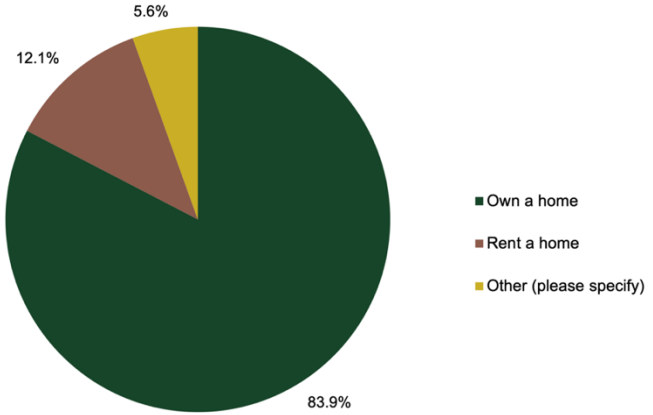
Thank you for your participation!

Demographics of Respondents

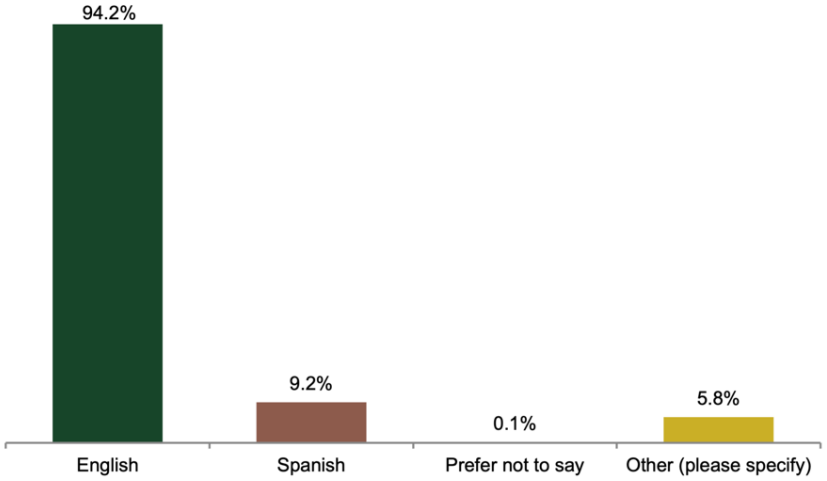
"Are you a resident of Turlock?"



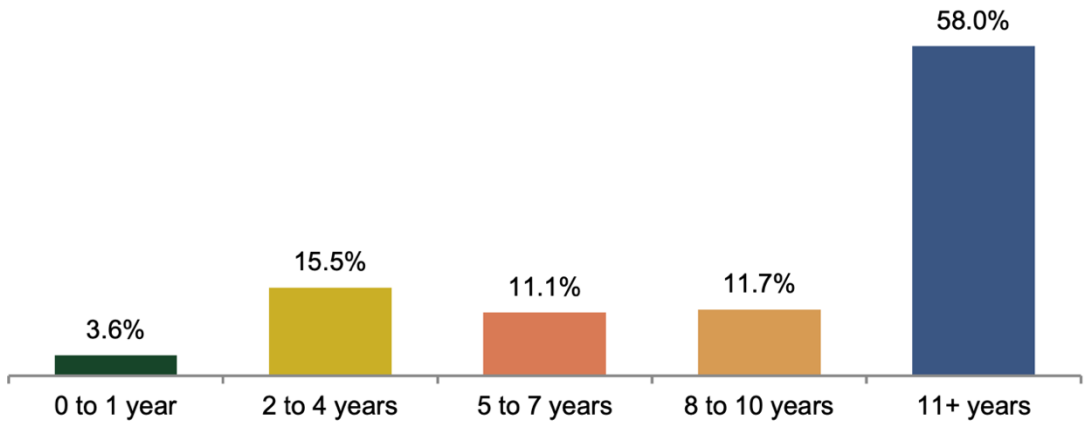
"Do you own or rent your home?"



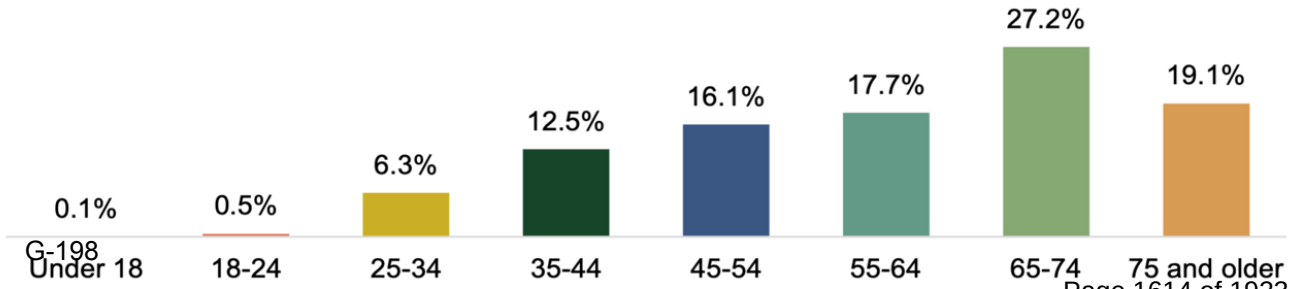
"What language do you speak at home?



"How long have you lived at your current address?"

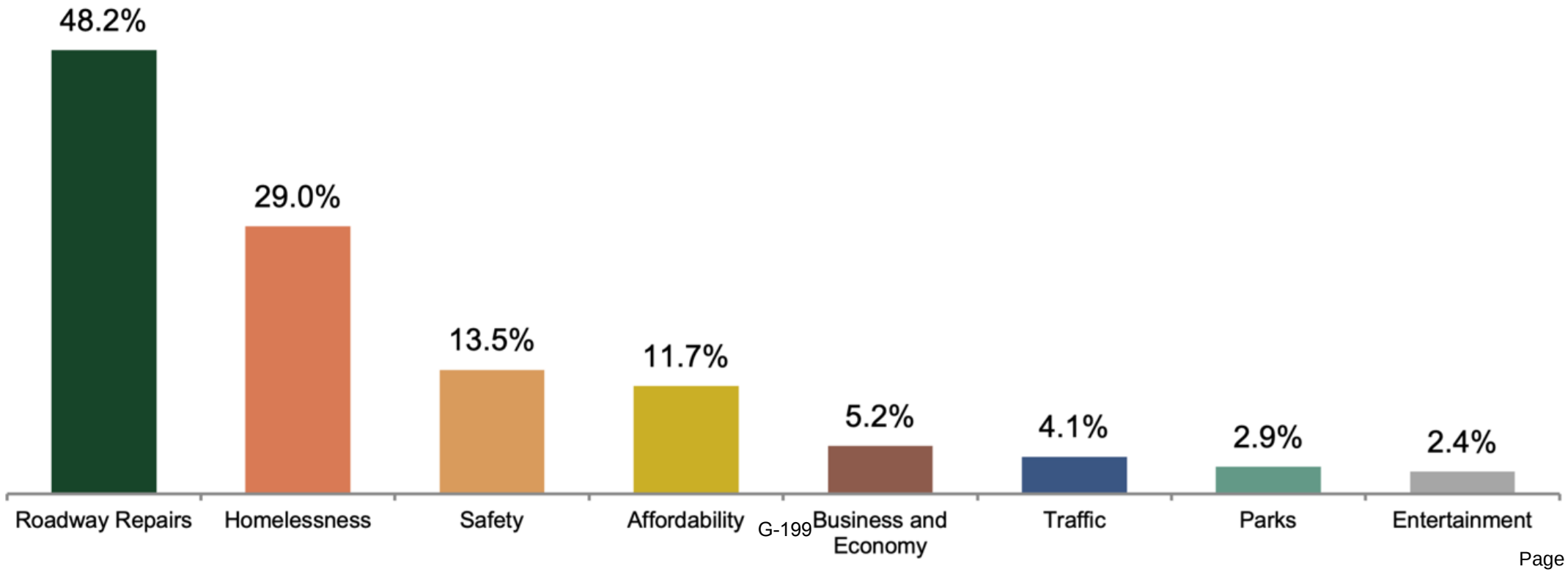


"What is your age?"



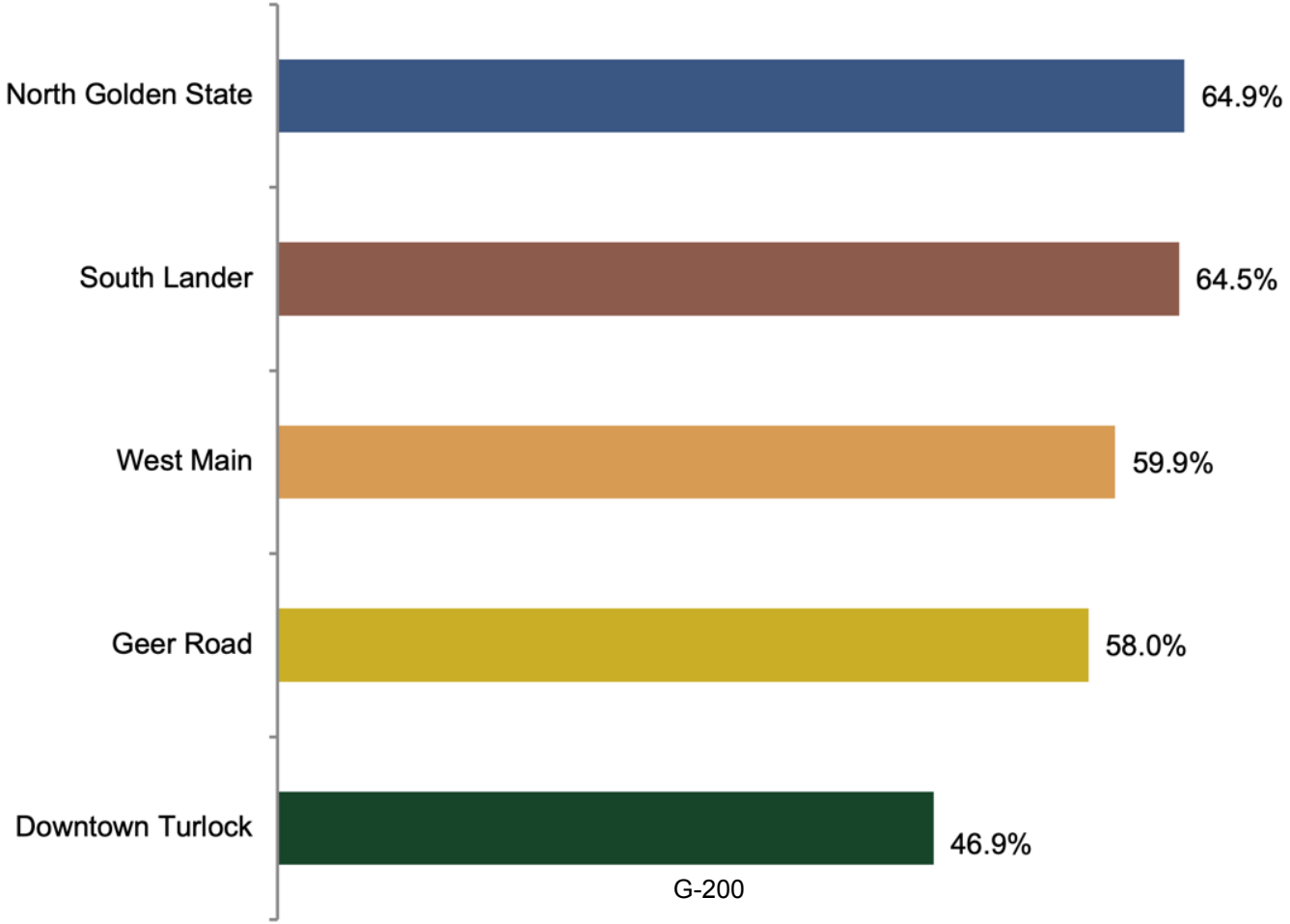
Survey Results

"What is the most important thing that should be done to improve Turlock over the next 10 years?"



Survey Results

"Do you support adding new housing in the areas shown on the other sheet?"





Rezoning Strategies

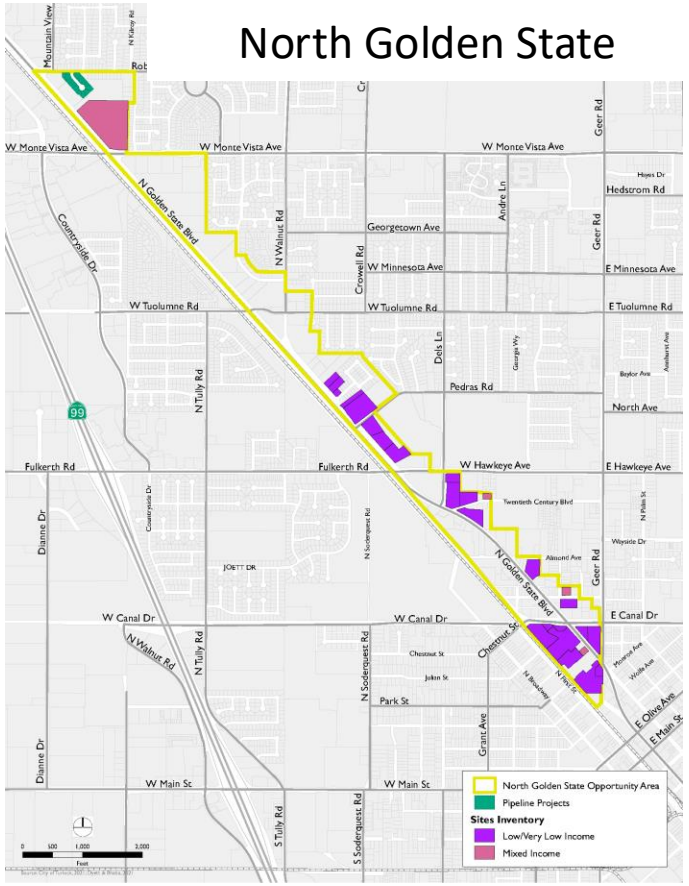
Workforce Housing Overlay

- Create a Workforce Housing Overlay that applies to underutilized commercial properties in 3 opportunity areas
- Owners continue to have right to develop commercial consistent with base zoning, but have option to build housing if they want
- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI

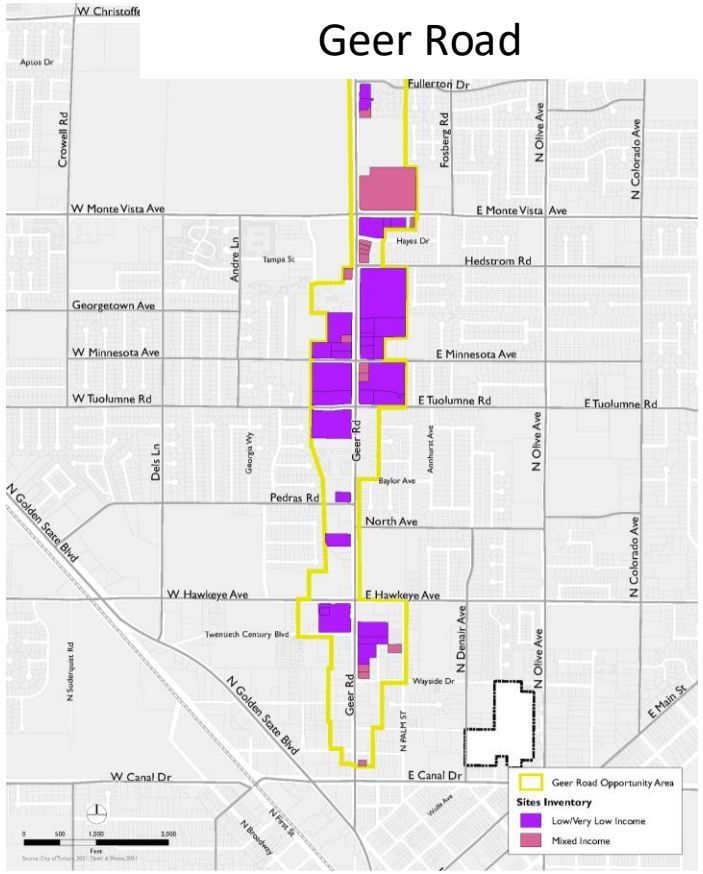


Workforce Housing Overlay

North Golden State



Geer Road



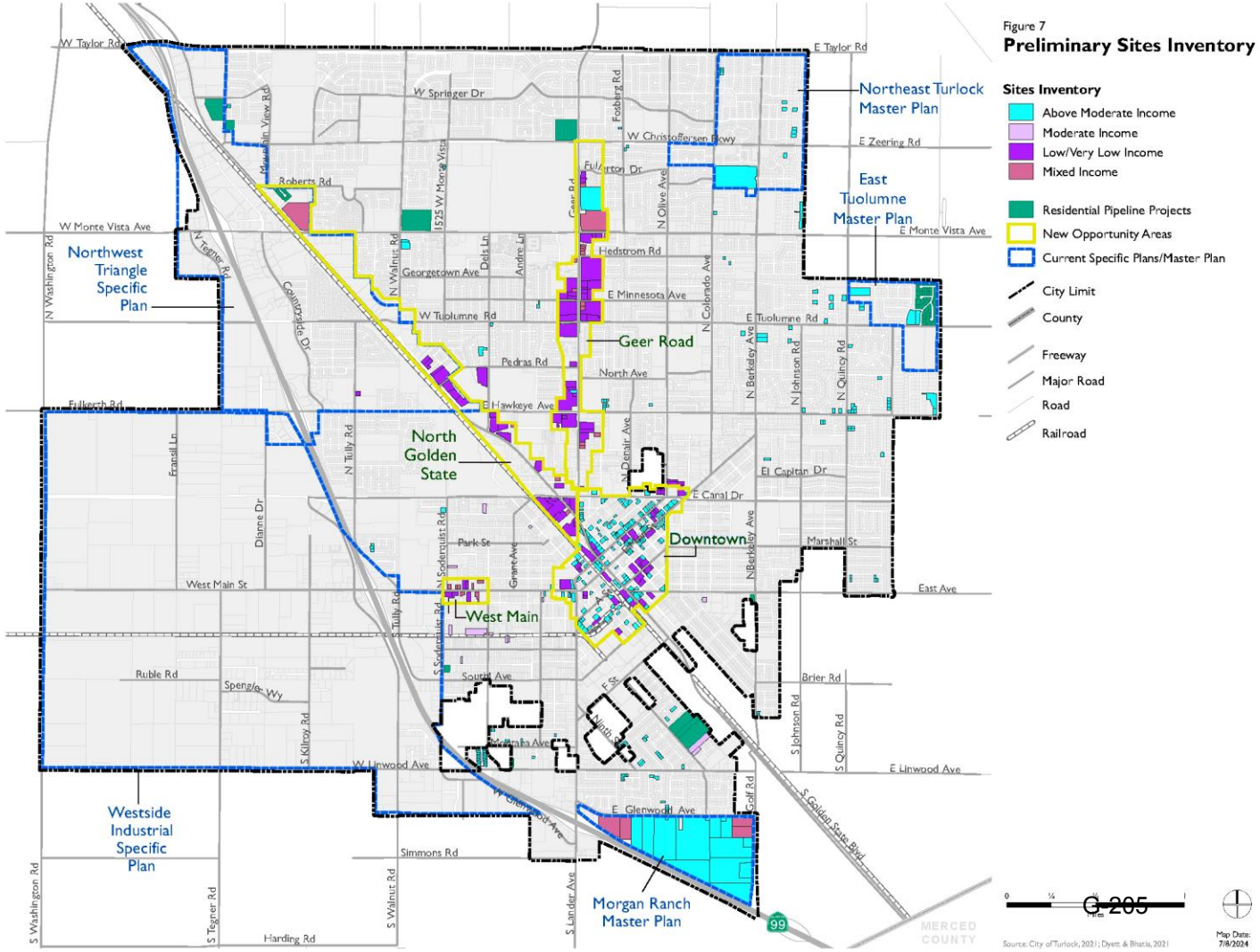


Turlock Preliminary Inventory

Location/Strategy	Very Low and Low	Moderate	Above Moderate	Total
Units Accommodated Under Current Zoning				
Pipeline Projects	443	410	238	1,091
Morgan Ranch Master Plan	144	196	985	1,325
Downtown	492		595	1,087
ADUs	48	24	8	80
Vacant Residential Land	497	101	763	1,361
Subtotal (A)	**1,624**	**731**	**2,589**	**4,944**
RHNA	2,208	1,096	2,498	5,802
% RHNA	74%	67%	104%	85%
Rezoning				
North Golden State	980	297	126	1,403
Geer Road	970	215	91	1,276
West Main	63	27	11	101
Subtotal (B)	2,013	539	228	2,780
GRAND TOTAL (A+B)	**3,637**	**1,270**	**2,817**	**7,724**
RHNA	2,208	1,096	2,498	5,802
% RHNA	165%	116%	113%	133%

- Overlay creates adequate capacity to meet RHNA obligations at all levels with a buffer
- State recommends a buffer of 15-30%
- Buffer required in case some sites don't develop at densities anticipated

Turlock Preliminary Inventory



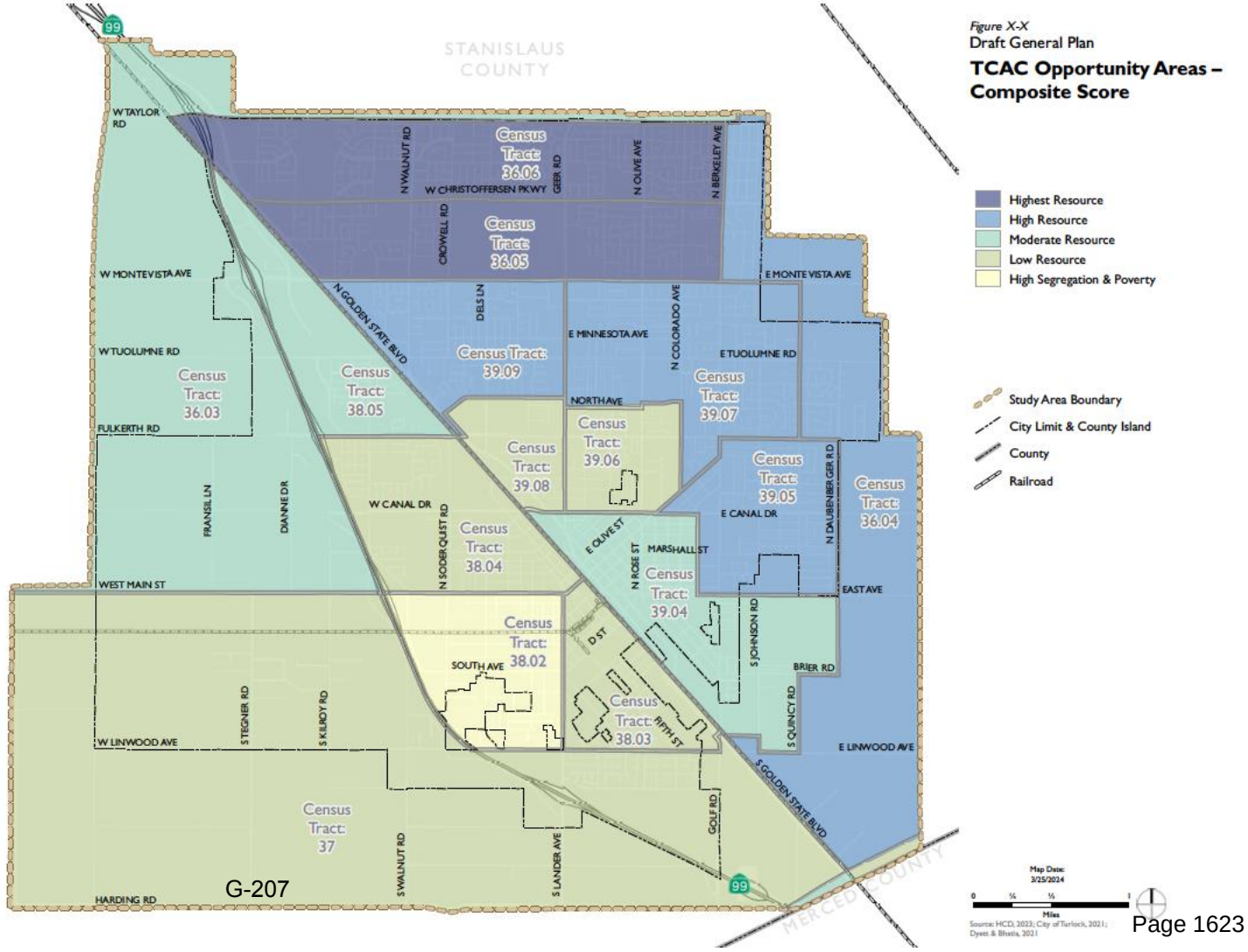
- Map of sites shows distribution of sites
- Lower and Moderate income sites concentrated near transit and services per State guidance



Additional Strategies

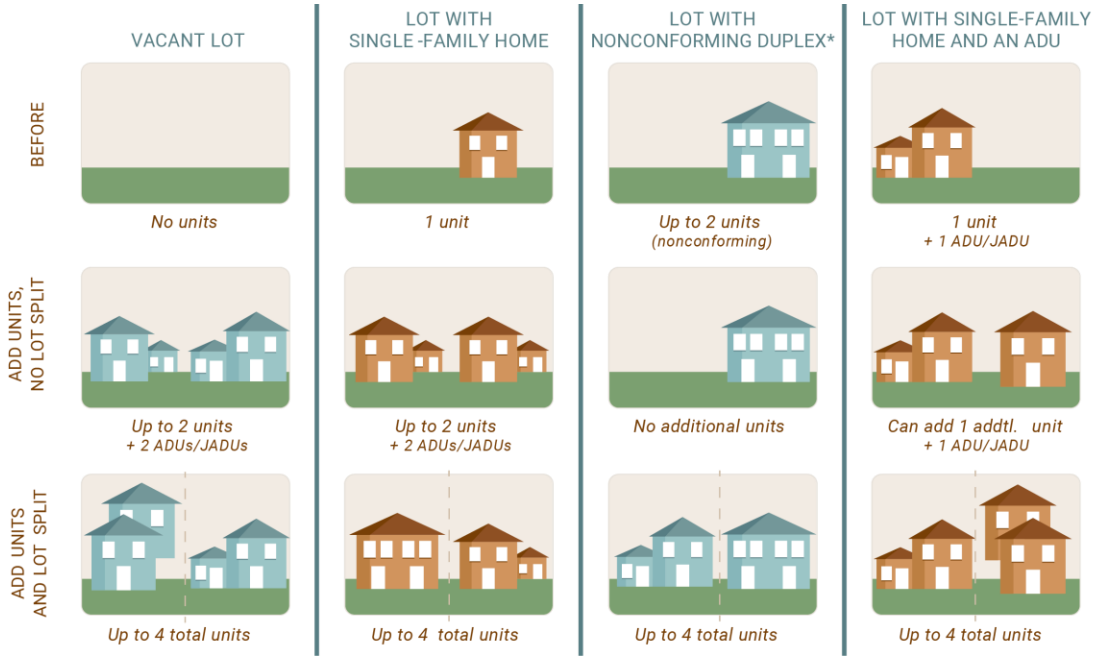
Purpose and Need

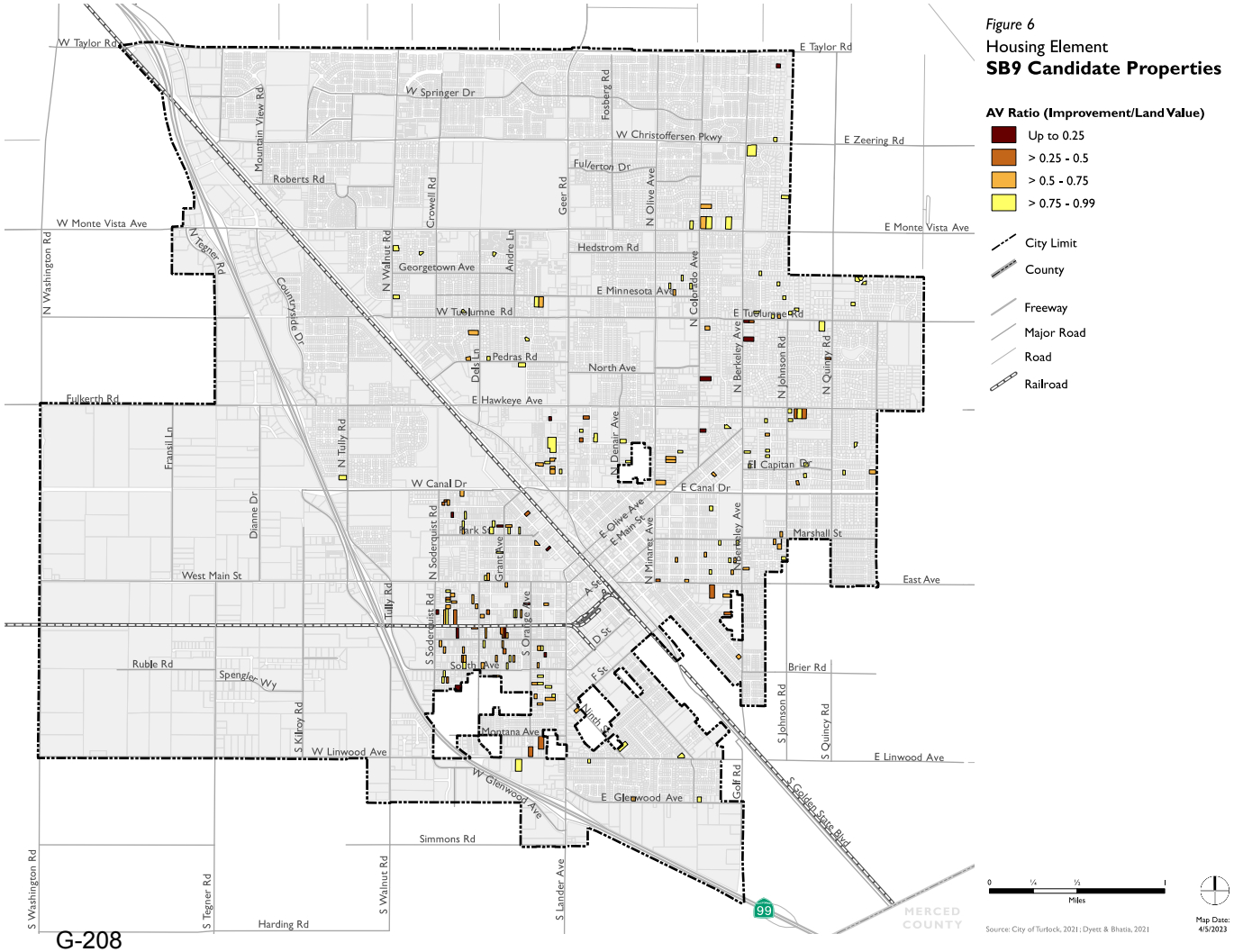
- State law requires that sites inventory expand housing opportunities for disadvantaged groups in high resource areas



SB 9 Housing

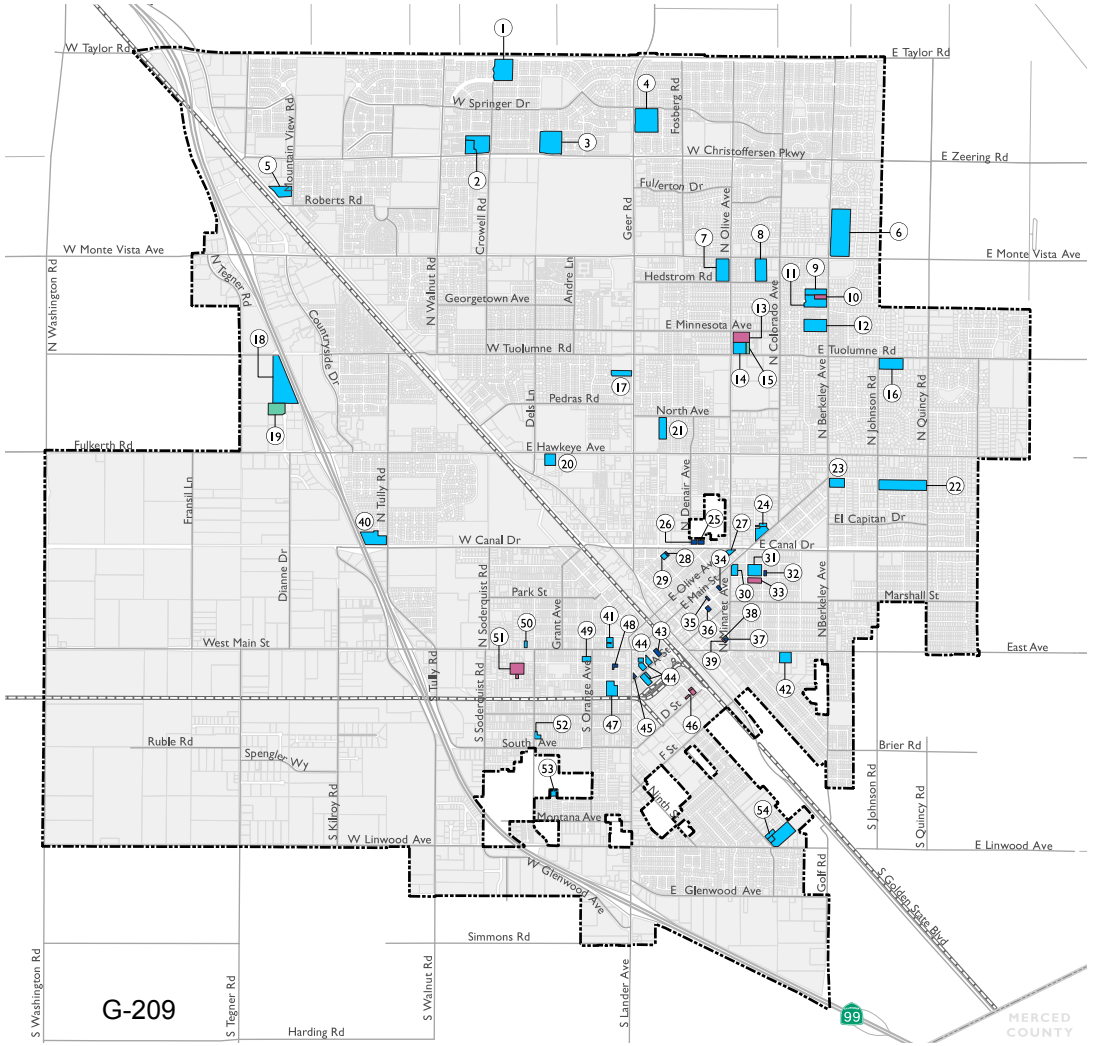
- Senate Bill 9 enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property





Congregational Overlay

- New State law provides incentives to religious organizations to develop affordable housing
- Over 40 religious properties throughout Turlock
- Strategy: overlay that permits the development of affordable multifamily housing on religious properties if they choose





Discussion

Discussion

- Are the sites and densities proposed appropriate to include in the Draft Housing Element?
- Are there other sites or areas that should be included in the inventory?
- Should the Draft Housing Element incorporate an **SB9 housing ordinance** and/or a **congregational housing** overlay that provide property owners with options to develop different types of housing if they wish?
- Should the City develop programs to incentivize and facilitate **ADU production** beyond the annual rate of 8 ADUs per year that has been seen since 2018?

City of Turlock

Planning Commission Review of 2023-31 Housing Element

November 7, 2024

Meeting Objectives

- Introduce the 2023-31 Public Review Draft Housing Element
- Hear comments from the Commission and community
- Receive a recommendation to formally submit to the State for legally-mandated 90-day review

Presentation Outline

1. Recap of Legal Requirements for Housing Element and the Process for Developing the Draft
2. Overview of Draft Housing Element
   - Organization
   - Inventory
   - Housing Action Plan
3. Next Steps and Timing



Legal Requirements for Housing Element

Housing Element Overview



- State-mandated element
- City's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions



What is RHNA?

- RHNA = Regional Housing Needs Allocation
- Total number of new housing units that City must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
  - Very Low < 50% area median income (AMI)
  - Low 50 – 80% AMI
  - Moderate 80 – 120% AMI
  - Above Moderate > 120% AMI
- Stanislaus County AMI = $92,600 (family of 4, 2022)

Turlock RHNA Allocation

Turlock RHNA Allocations					
CYCLE	**VERY LOW INCOME** (<50% of Area Median Income)	**LOW INCOME** (50-80% of Area Median Income)	**MODERATE INCOME** (80-120% of Area Median Income)	**ABOVE MODERATE INCOME** (>120% of Area Median Income)	**TOTAL**
6th (2023-31)	1,305	903	1,096	2,498	5,802
	22.5%	15.6%	18.9%	43%	100%

Requirements for Inventory and Site Suitability

- City is required to zone for sufficient capacity to meet RHNA
- High density housing (>20 du/ac) is deemed "affordable" by State
- Special requirements for lower income RHNA sites
  - Site size parameters (0.5 to 10 acres)
  - Absence of environmental constraints
  - Proximity to transit
  - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability

Community Involvement

- Pop-up outreach at National Night Out event held at Columbia Park
- Focus group discussions with architects, builders, service providers
- Citywide community survey, received over 1,500 respondents
- Planning Commission and City Council decision-maker meetings





Overview of Draft Housing Element

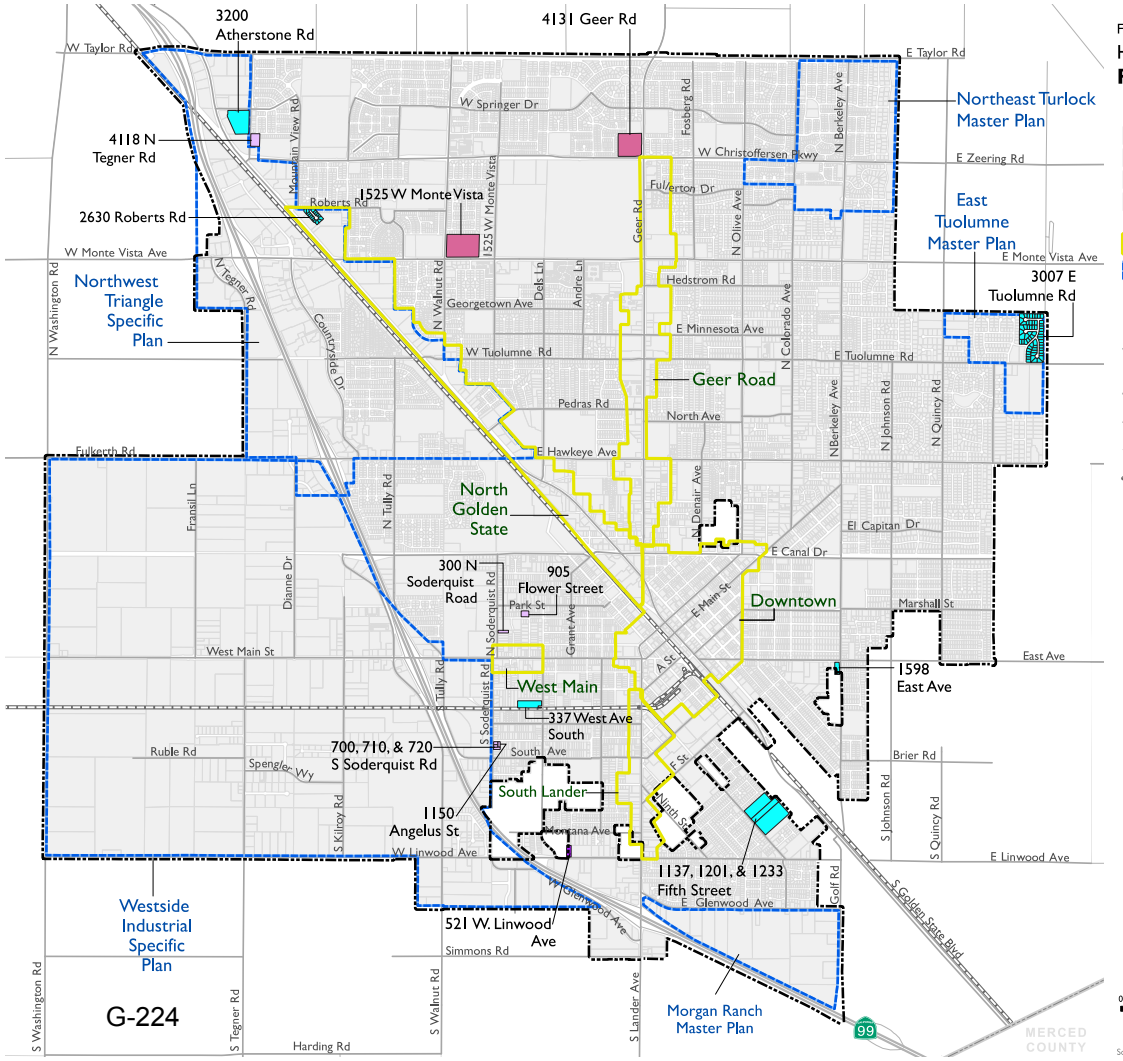
Housing Element Organization

- Draft Housing Element (Vol. 1)
  - Chapter 1: Introduction
  - Chapter 2: Community Profile
  - Chapter 3: Housing Resources
  - Chapter 4: Housing Action Plan
- Housing Element Appendices (Vol. 2)
  - Appendix A: Sites Inventory
  - Appendix B: Housing Needs Assessment
  - Appendix C: Constraints Analysis
  - Appendix D: Assessment of Fair Housing
  - Appendix E: Fifth Cycle Accomplishments
  - Appendix F: Additional Analysis and Information in Support of Housing Projections
  - Appendix G: Outreach Materials

Pipeline Projects

- Projects permitted and constructed after June 2023 can be counted toward RHNA
- Fourteen projects recently approved or currently under construction in Turlock

Very Low and Low	Moderate	Above Moderate	Total Capacity
6	361	770	1,137



Inventory Summary Under Current Zoning

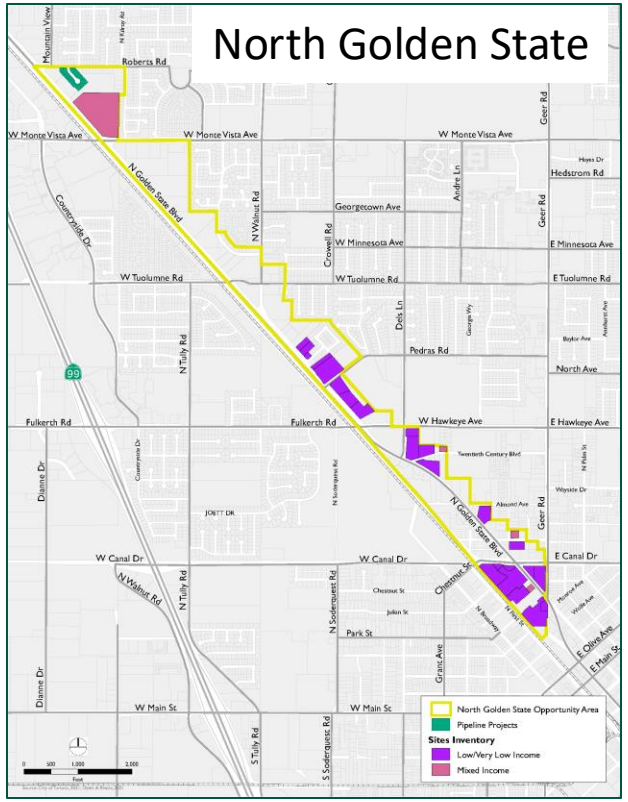
Units Accommodated Under Current Zoning				
	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
SUBTOTAL	**1,226**	**518**	**2,506**	**4,250**
RHNA	2,208	1,096	2,498	5,802
Difference	**-982**	**-578**	**-8**	**-1,552**

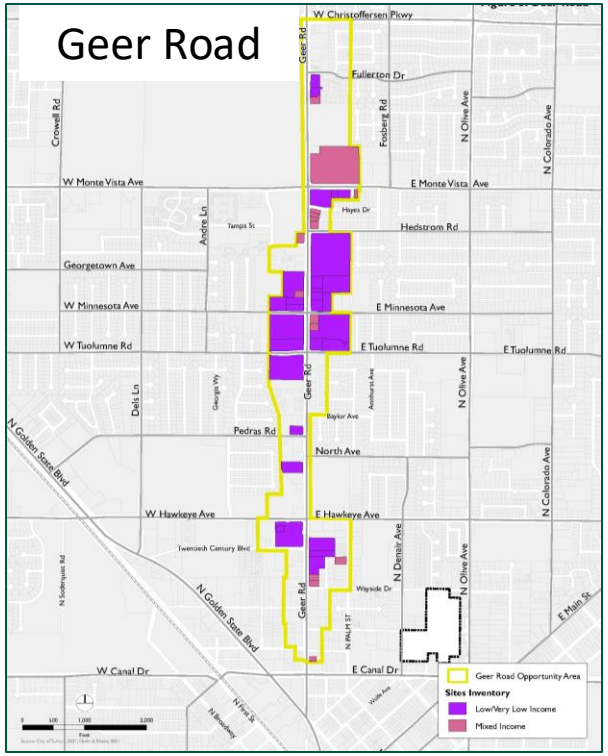
Workforce Housing Overlay

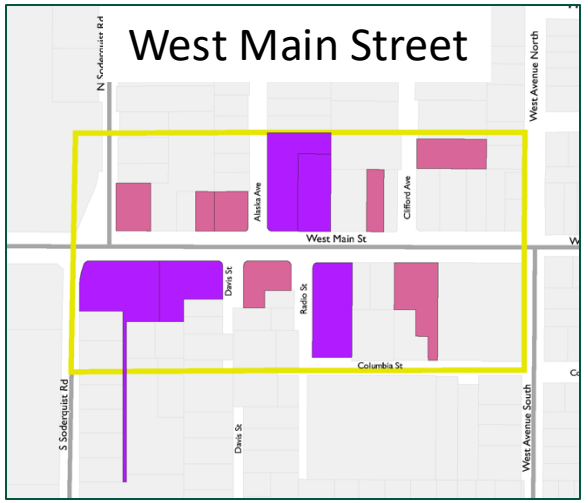
- Adopt a Workforce Housing Overlay that applies to underutilized commercial properties in four opportunity areas
- Owners continue to have right to develop commercial consistent with base zoning, but have option to build housing if they want
- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI

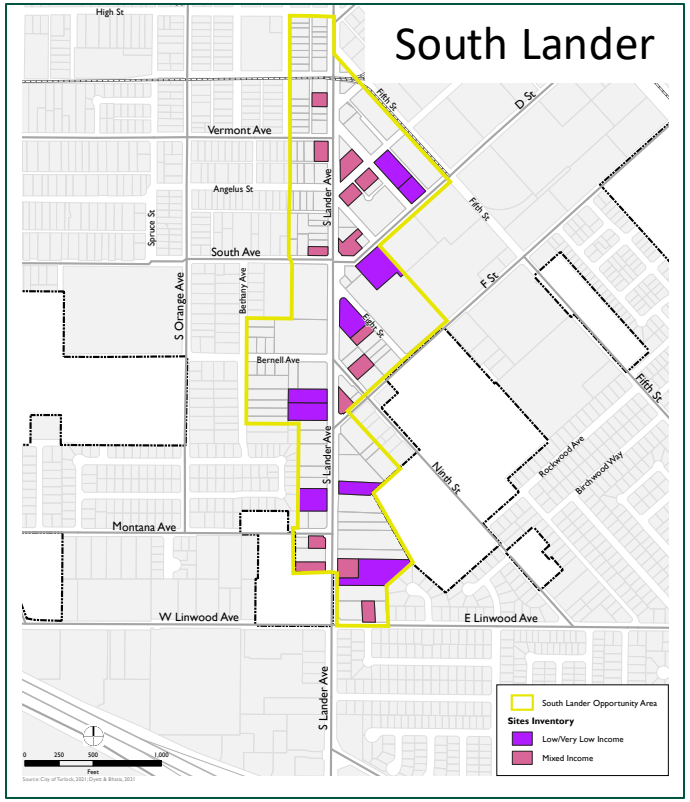


Workforce Housing Overlay









Housing Element Sites Inventory

Location/Strategy	Very Low and Low	Moderate	Above Moderate	Total
Units Accommodated Under Current Zoning				
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
Subtotal (A)	**1,226**	**518**	**2,506**	**4,250**
RHNA	2,208	1,096	2,498	5,802
% RHNA	56%	47%	100%	73%
Rezoning				
North Golden State	850	265	111	1,226
Geer Road	475	243	100	818
South Lander	196	86	30	312
West Main	23	32	10	65
Subtotal (B)	**1,544**	**626**	**251**	**2,421**
GRAND TOTAL (A+B)	**2,770**	**1,144**	**2,757**	**6,671**
RHNA	2,208	1,096	2,498	5,802
% RHNA	125%	104%	110%	115%

- Overlay creates adequate capacity to meet RHNA obligations at all levels with a buffer
- State recommends a buffer of 15-30%
- Buffer required in case some sites don't develop at densities anticipated

Turlock Sites Inventory

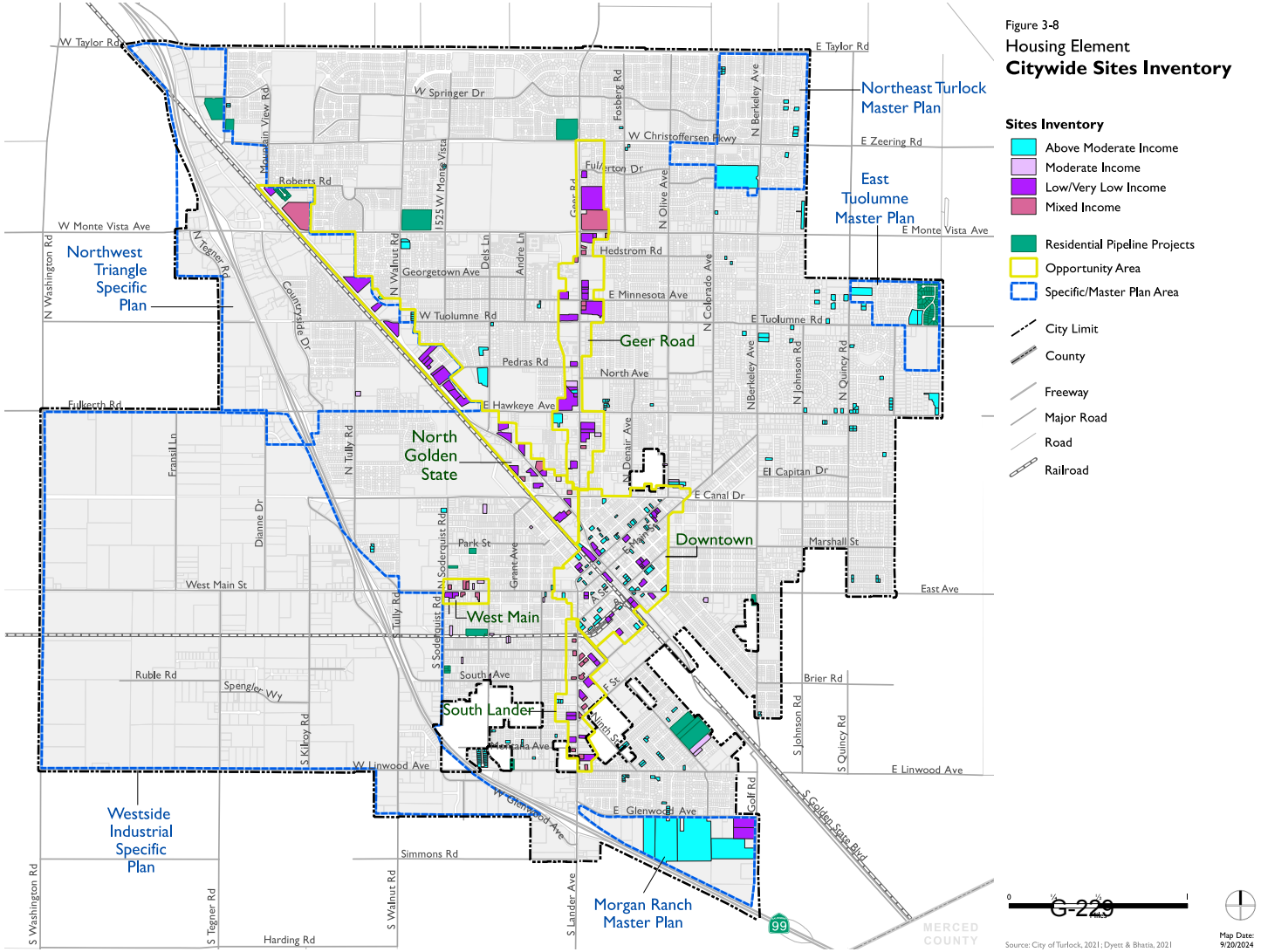


Figure 3-8
Housing Element
Citywide Sites Inventory

Sites Inventory
- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Mixed Income

- Residential Pipeline Projects
- Opportunity Area
- Specific/Master Plan Area

- City Limit
- County

- Freeway
- Major Road
- Road
- Railroad

0 ½ 1 Miles

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Map Date: 9/20/2024

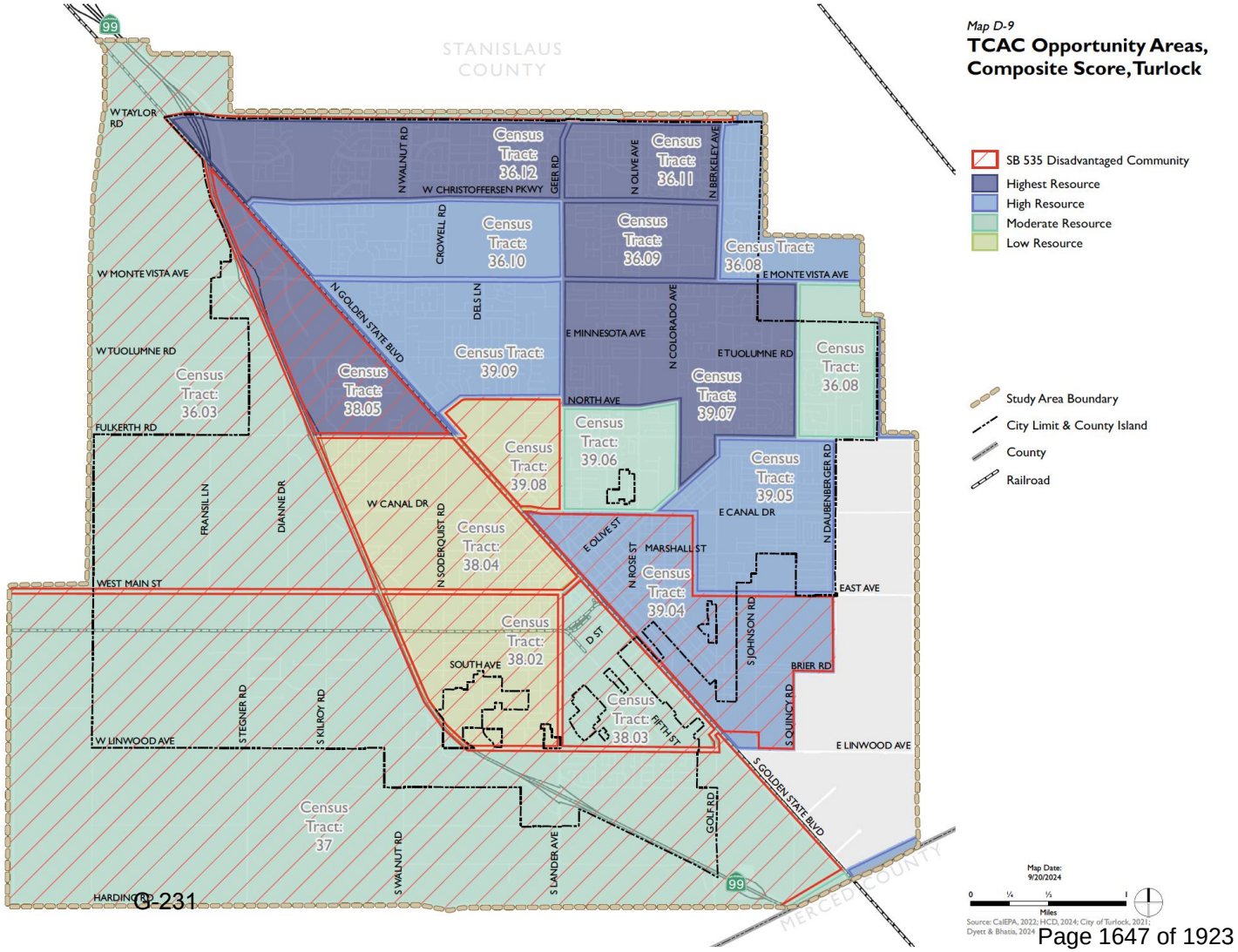
- Map of sites shows distribution of sites
- Lower and Moderate income sites concentrated near transit and services per State guidance



Additional Strategies

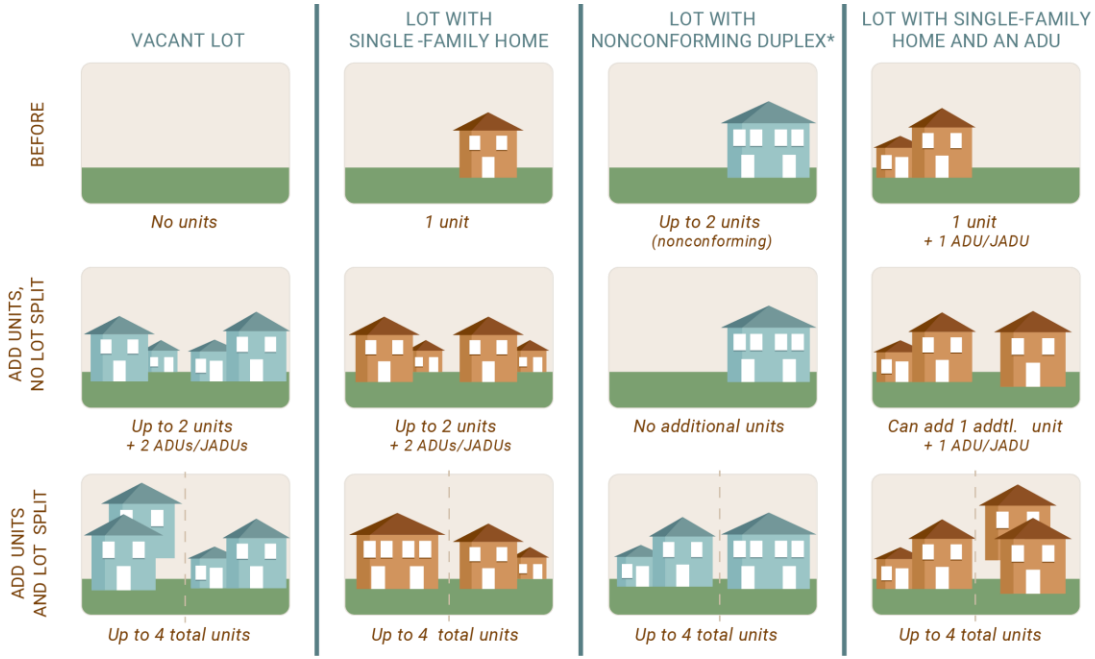
Purpose and Need

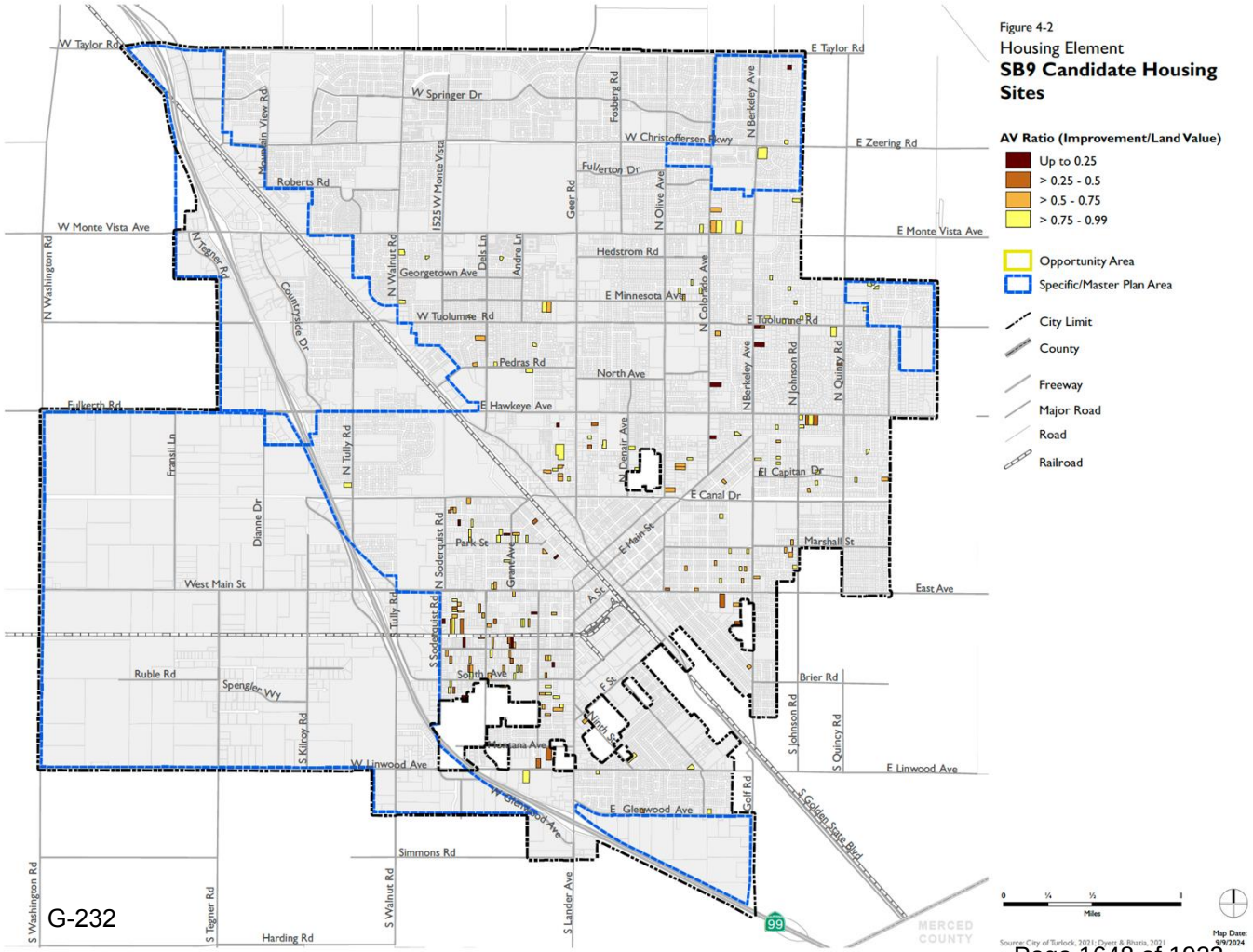
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SB 9 Housing

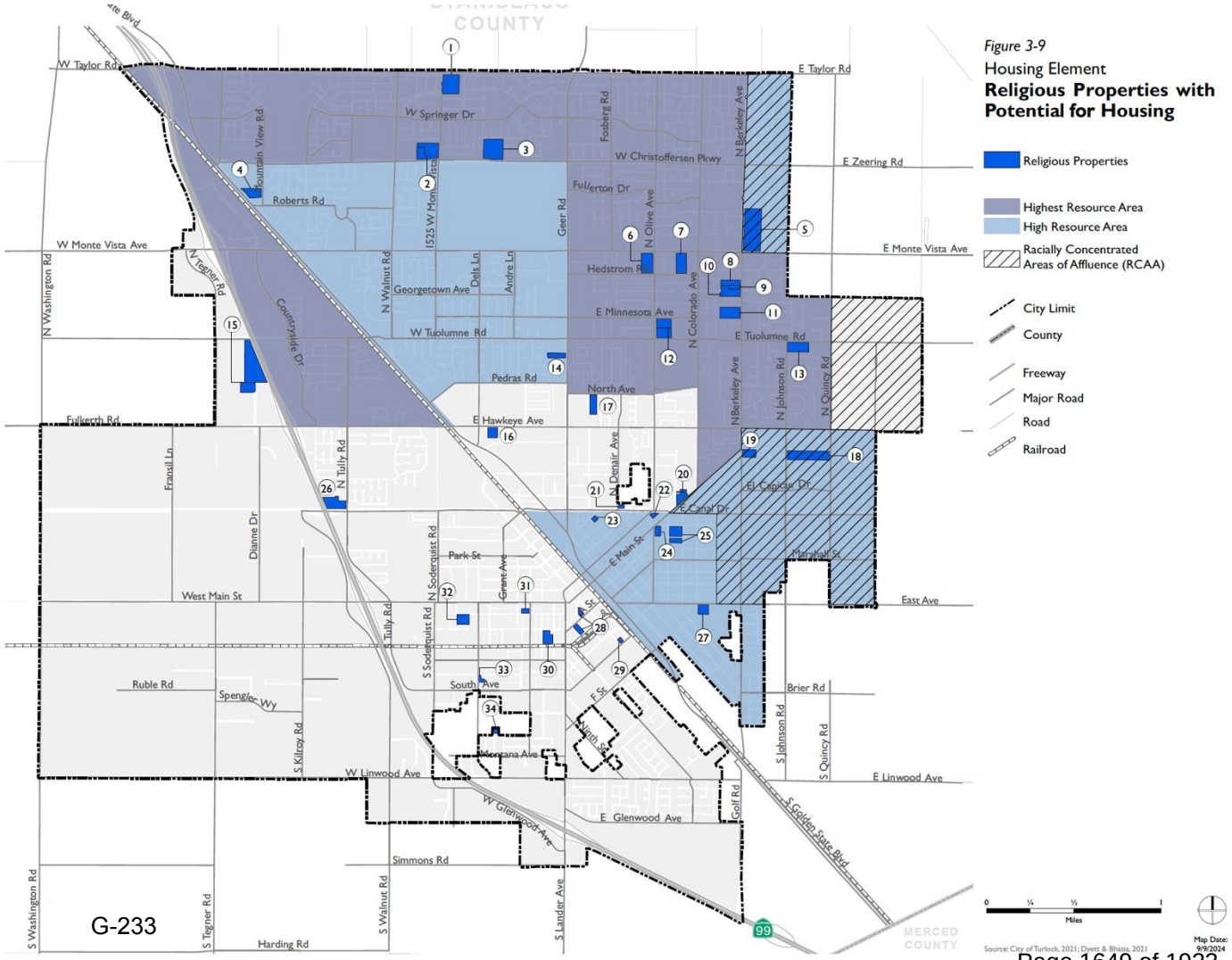
- Senate Bill 9 enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property





Congregational Overlay

- New State law provides incentives to religious organizations to develop affordable housing
- At least 32 churches with vacant land and/or surface parking that could be redeveloped with housing
- Strategy: overlay that permits the development of affordable multifamily housing on religious properties if they choose



Congregational Overlay



1225 W Christoffersen Pkwy



2813 N Berkeley Ave



1619 E Monte Vista Ave



E Tuolumne Rd, near Seventh-day Adventist Church

Homeownership Programs

- Small Lot Subdivision Ordinance
  - City will identify locations for small lot subdivisions, adopt ordinance to increase supply of entry level homes and expand options for homeownership
- First Time Homebuyers Program Refinements
  - City will benchmark FTHP to other programs, identify recommended refinements, and amend recommendations to increase participation in FTHB program



Housing Action Plan

Housing Goals

- **Goal #1** Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents
- **Goal #2** Remove or Reduce Constraints to Housing Production
- **Goal #3** Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods
- **Goal #4** Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs
- **Goal #5** Affirmatively Further Fair Access to Housing for All in Turlock
- **Goal #6** Monitor the Effectiveness of Housing Programs

Goal #1: Increase Housing Supply and Balance Housing Types

GOAL

- Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents

PROGRAMS

- Six (6) programs
- Adoption of
  - Workforce Housing Overlay
  - SB 9 Ordinance
  - Small Lot Subdivision Ordinance
  - Congregational Overlay
- Promotion of ADU/JADU construction

Goal #2: Remove or Reduce Constraints

GOAL

- Remove or Reduce Constraints to Housing Production

PROGRAMS

- Twelve (12) programs
- Morgan Ranch lift station
- Objective standards for multifamily and mixed-use development
- Continue predevelopment consultation and design review at staff level
- Zoning Code “cleanup” for compliance with new State law:
  - Live/work units
  - Manufactured housing
  - Zoning for people with disabilities
  - LBNC, transitional/supportive housing

Goal #3: Neighborhood Preservation and Enhancement

GOAL

- Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods

PROGRAMS

- Eight (8) programs
- Continue loans for housing rehabilitation and for acquisition and rehabilitation of property for affordable housing
- Expand participation in First Time Homebuyers Program
- Prepare anti-displacement strategy, targeting seniors on fixed income and low-income households
- Community land trust collaboration
- Programs for neighborhood clean-up and place-based improvements

Goal #4: Provide Range of Housing Types for Special Needs Households and Individuals

GOAL

- Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs

PROGRAMS

- Seven (7) programs
- Continue to facilitate production of affordable housing for special needs groups
- Services for disabled and zoning amendments to support senior independent living
- Promote availability of rental and mortgage assistance via non-profits
- Continue to address homelessness in partnership with non-profits
- Promote availability of services and public service grants

Goal #5: Affirmatively Further Fair Access to Housing

GOAL

- Affirmatively Further Fair Access to Housing for All in Turlock

PROGRAMS

- Six (6) programs
- Fair housing training for landlords
- Mediation/enforcement services via Project Sentinel, particularly in area with linguistically isolated households
- Increase access to opportunity with workforce development initiatives
- Participate in home sharing/tenant matching program

Linguistically Isolated Households

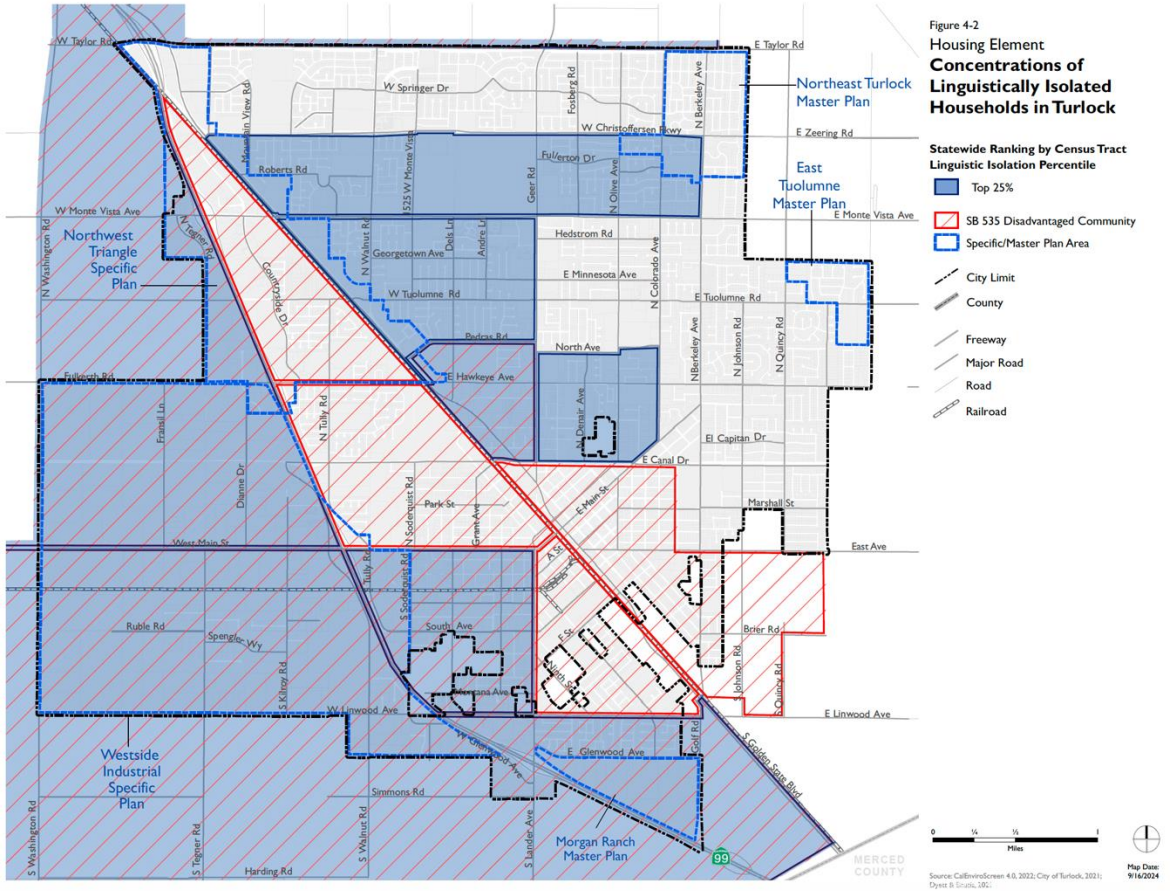


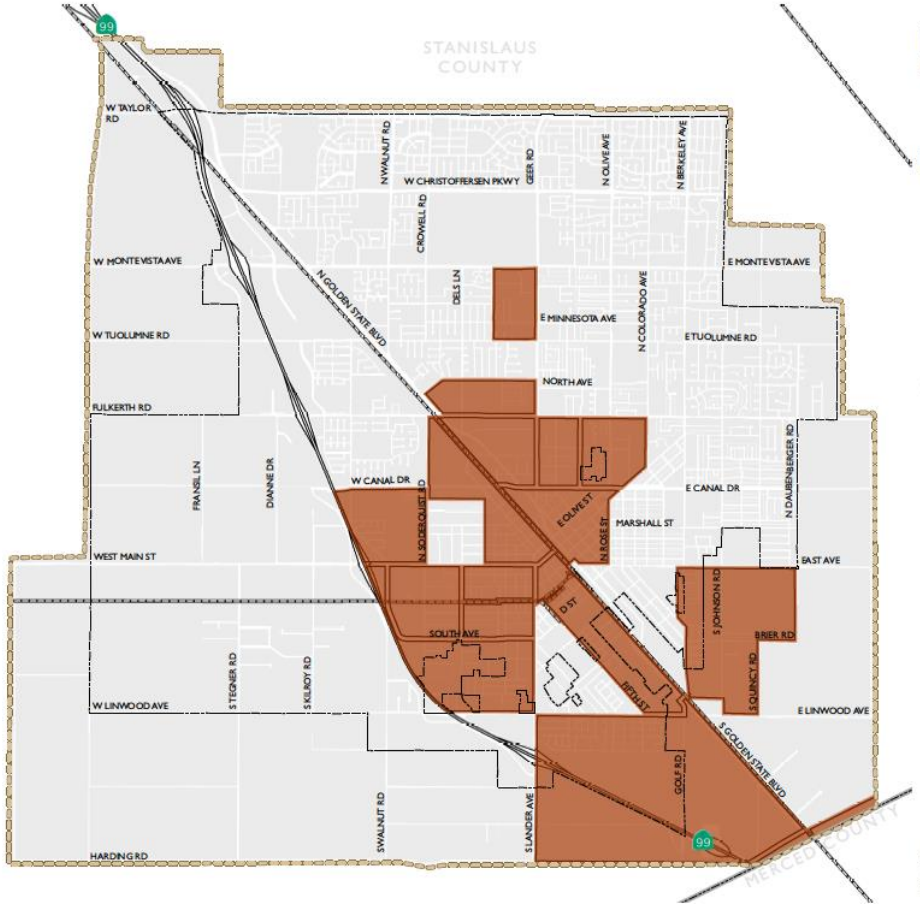
Figure 4-2
Housing Element
Concentrations of Linguistically Isolated Households in Turlock

Statewide Ranking by Census Tract Linguistic Isolation Percentile
- Top 25%
- SB 535 Disadvantaged Community
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

0 ¼ ½ 1 Miles

Source: CalEnviroScreen 4.0, 2022; City of Turlock, 2021; Dyett & Bhatia, 2024.

Map Date: 9/16/2024



Map D-5
Low- to Moderate-Income Population, Block Group

Low to Moderate Income Population (HUD)
Block Groups with 51% or greater Low to Moderate Income Population

- Study Area Boundary
- City Limit & County Island
- County
- Railroad

Map Date: 9/20/2024

0 ¼ ½ 1 Miles

Source: HUD, 2020; City of Turlock, 2021; Dyett & Bhatia, 2024

Goal #6: Monitor Effectiveness of Programs

GOAL

- Monitor the Effectiveness of Housing Programs

PROGRAMS

- Four (4) programs
- Annual Review
- Ensure Adequate Sites Available to Meet City's Share of RHNA
- Monitor ADU and JADU Trends
- Development and Replacement Unit Requirements



Community Comments

Public Review of Draft Housing Element

Draft Housing Element released ..... Oct 3

Public Comment Period ..... Oct 3 – Nov 2

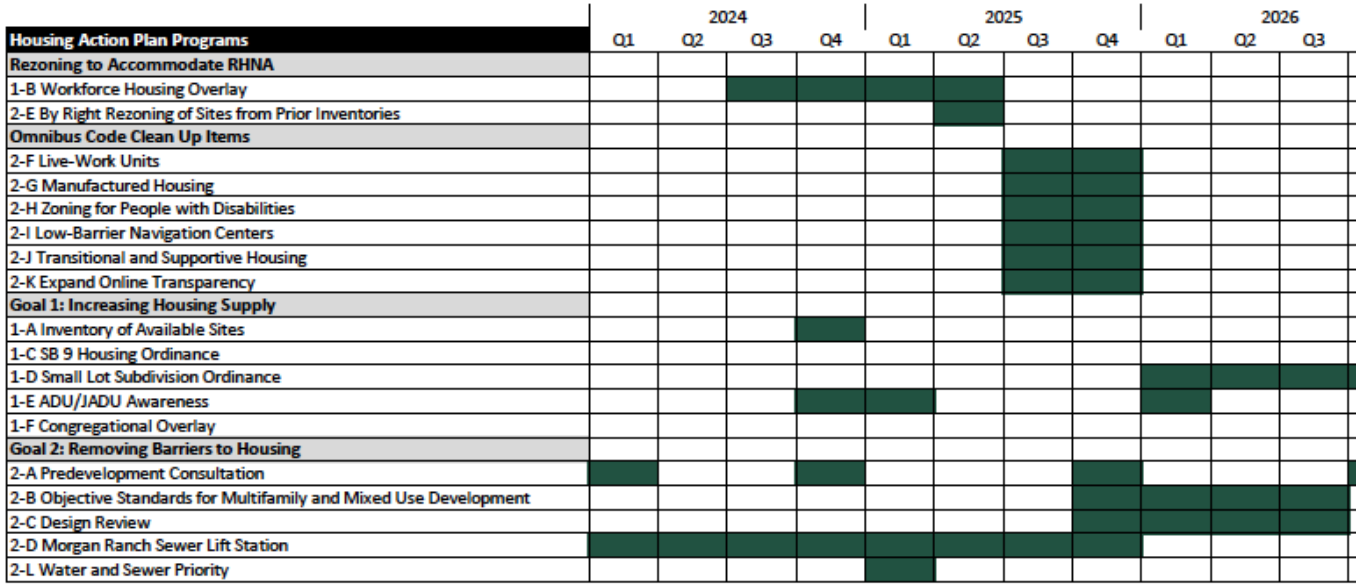
Planning Commission Study Session ..... Oct 3

Property Owner Outreach

- Notification sent to owners of sites with Workforce Housing Overlay on Draft Inventory
- Survey of non-vacant commercial site owners
  - 4 responses to survey and 5 calls to staff
  - All owners interested in developing housing on property in next 5 to 10 years
  - Barriers include zoning and permitting, financing, and water connections
  - Participants noted streamlined permitting, discussion with City staff, and funding mechanisms may facilitate housing development on property

Staff Recommended Revisions

- An implementation timeline for Housing Action Plan prepared
- Staff recommends revisions to implementation timing of certain programs in the action plan to better space them out
- Revisions reflect what can realistically be accomplished based on staff resources and time needed to prepare materials





Next Steps

Next Steps and Timing

Planning Commission Recommendation ..... Nov 7

City Council Review Approval to Submit to HCD ..... Nov 12

HCD Review (90 days) ..... Nov 15 – Feb 13

Planning Commission Study Session on Workforce Housing Overlay ..... Jan 2025

Adoption Hearings ..... Mar 2025

City of Turlock

City Council Review of 2023-31 Housing Element

January 28, 2024

Timeline and Process

Community Survey	Feb – May
Review of Draft Sites Inventory	July 18
Draft Housing Element released	Oct 3
Public Comment Period	Oct 3 – Nov 2
Planning Commission Review	Nov 7
City Council Review	Jan 28, 2025
HCD Review	Jan 31 – May 1, 2025
Adoption Hearings	May/June 2025

Meeting Objectives

- Review the 2023-31 Public Review Draft Housing Element
- Hear comments from the Council and community
- Receive approval to formally submit to State for legally-mandated 90-day review



Housing Element Overview

Housing Element Overview



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Key Housing Element Components

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- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions



Housing Element Organization

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  - Appendix E: Fifth Cycle Accomplishments
  - Appendix F: Additional Analysis and Information in Support of Housing Projections
  - Appendix G: Outreach Materials



Sites Inventory

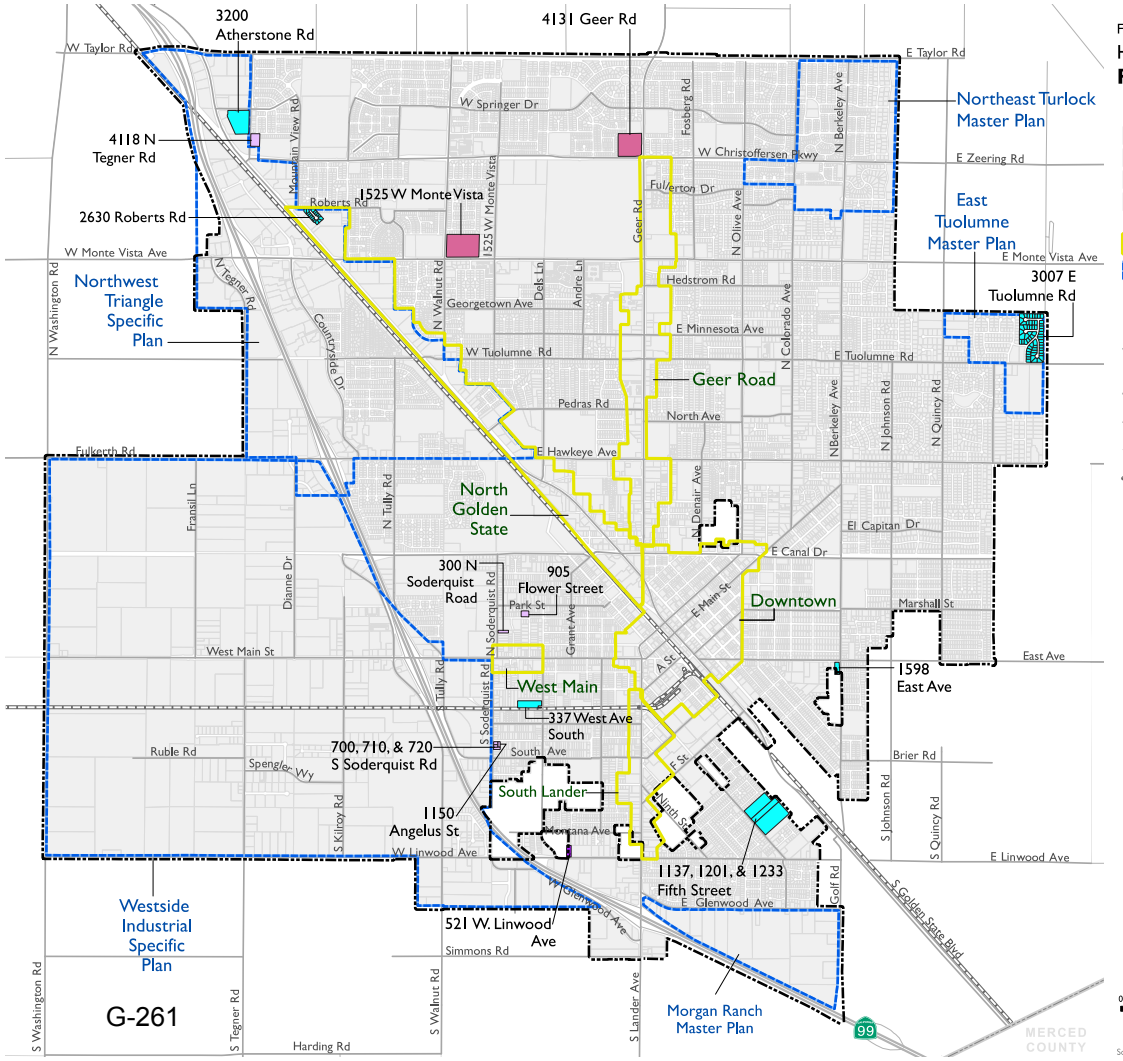
Requirements for Inventory and Site Suitability

- City is required to zone for sufficient *capacity* to meet RHNA
- High density housing (>20 du/ac) is deemed "affordable" by State
- Special requirements for lower income RHNA sites
  - Site size parameters (0.5 to 10 acres)
  - Absence of environmental constraints
  - Proximity to transit
  - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability

Pipeline Projects

- Projects permitted and constructed after June 2023 can be counted toward RHNA
- Fourteen projects recently approved or currently under construction in Turlock

Very Low and Low	Moderate	Above Moderate	Total Capacity
6	361	770	1,137



Inventory Capacity Under Current Zoning

Units Accommodated Under Current Zoning				
	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
SUBTOTAL	**1,226**	**518**	**2,506**	**4,250**
RHNA	2,208	1,096	2,498	5,802
Difference	**-982**	**-578**	**-8**	**-1,552**



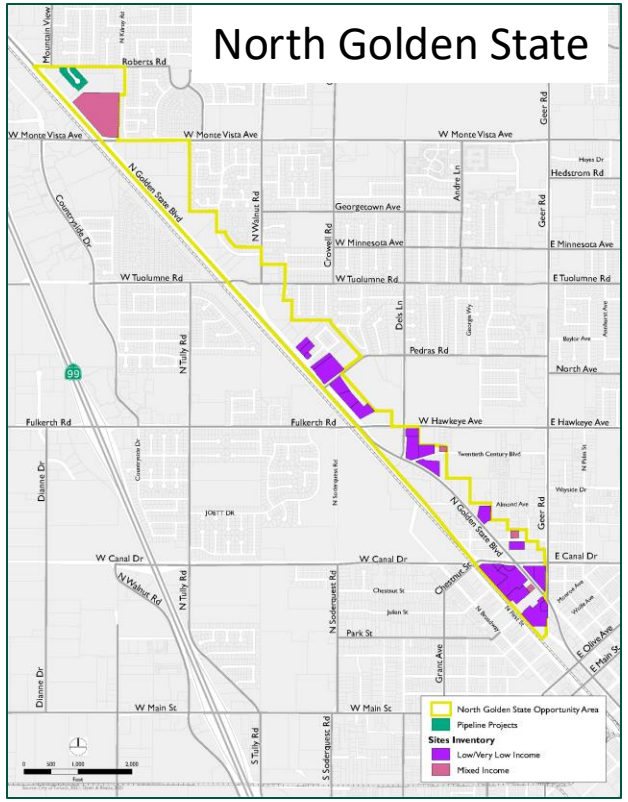
Rezoning Strategy

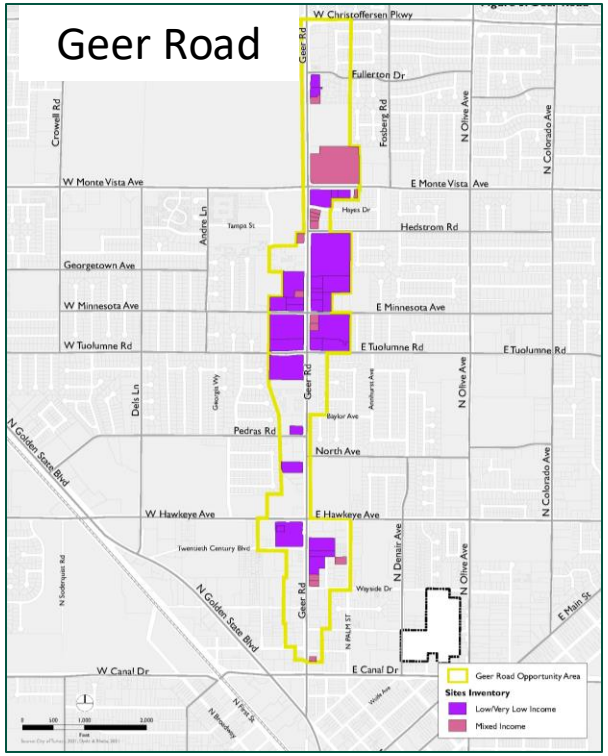
Workforce Housing Overlay

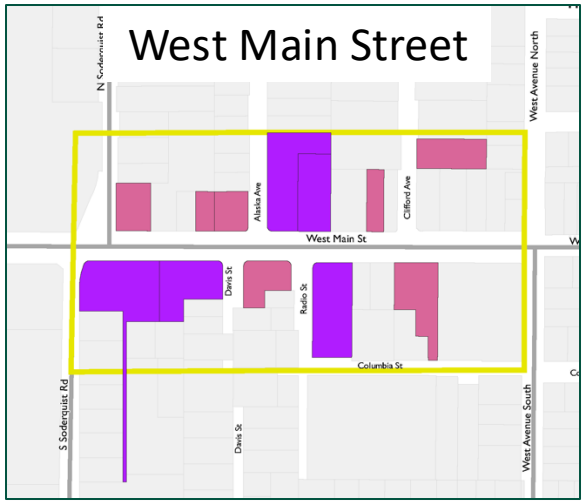
- Adopt a Workforce Housing Overlay that applies to underutilized commercial properties in four opportunity areas
- Owners continue to have right to develop commercial consistent with base zoning, but have *option to build multifamily housing if they want*
- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI

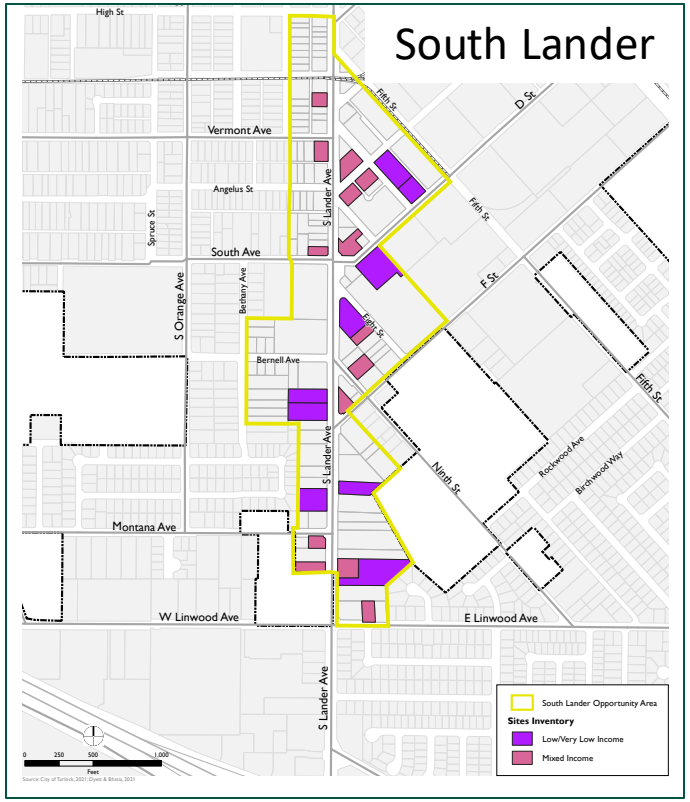


Workforce Housing Overlay









Housing Element Sites Inventory

Location/Strategy	Very Low and Low	Moderate	Above Moderate	Total
Units Accommodated Under Current Zoning				
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
Subtotal (A)	**1,226**	**518**	**2,506**	**4,250**
RHNA	2,208	1,096	2,498	5,802
% RHNA	56%	47%	100%	73%
Rezoning				
North Golden State	850	265	111	1,226
Geer Road	475	243	100	818
South Lander	196	86	30	312
West Main	23	32	10	65
Subtotal (B)	**1,544**	**626**	**251**	**2,421**
GRAND TOTAL (A+B)	**2,770**	**1,144**	**2,757**	**6,671**
RHNA	2,208	1,096	2,498	5,802
% RHNA	125%	104%	110%	115%

- Overlay creates adequate capacity to meet RHNA obligations at all levels with a buffer
- State recommends a buffer of 15-30%
- Buffer required in case some sites don't develop at densities anticipated

Turlock Sites Inventory

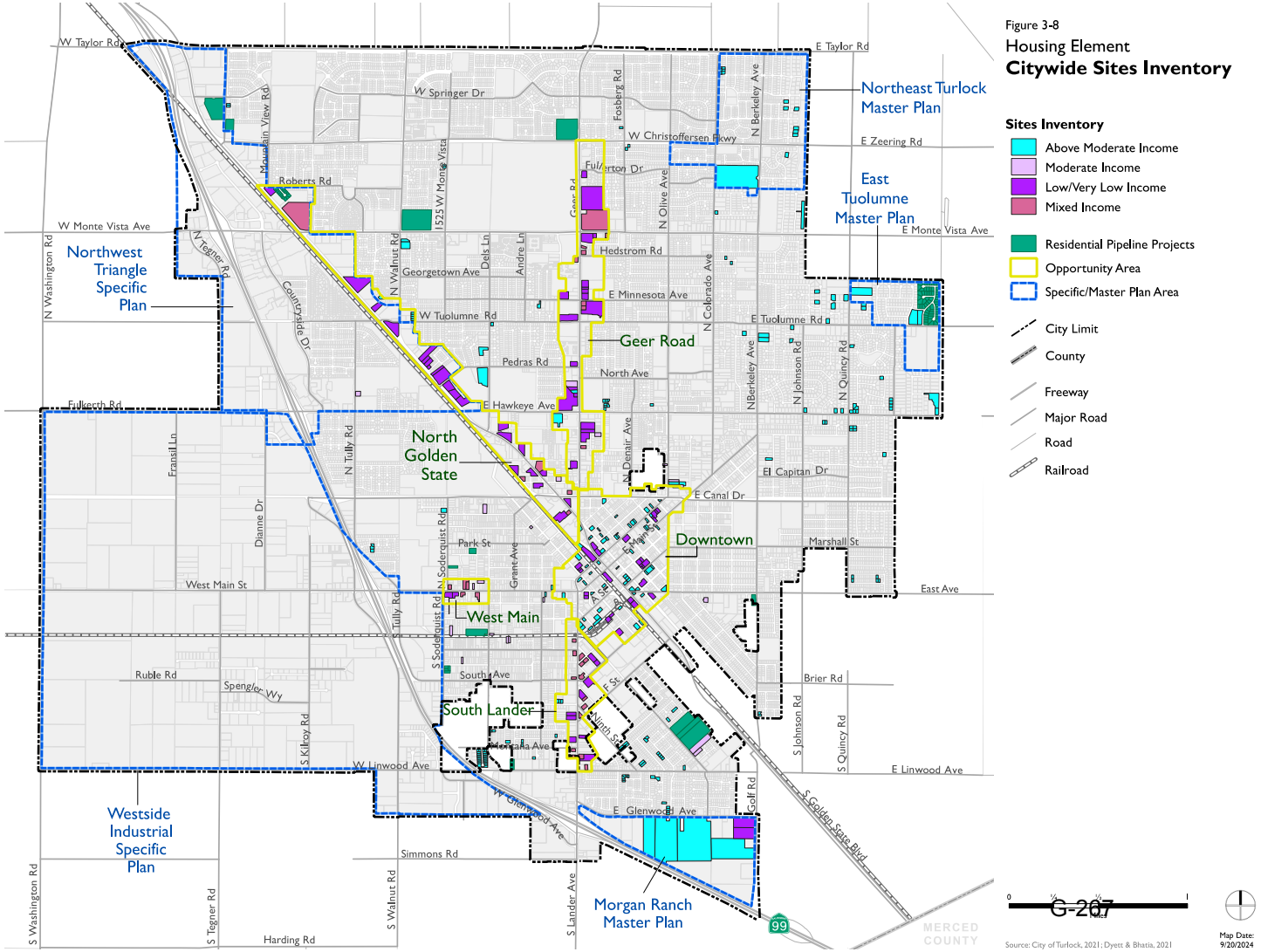


Figure 3-8
Housing Element
Citywide Sites Inventory

Sites Inventory
- Above Moderate Income
- Moderate Income
- Low/Very Low Income
- Mixed Income
- Residential Pipeline Projects
- Opportunity Area
- Specific/Master Plan Area
- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad

Source: City of Turlock, 2021; Dyett & Bhatia, 2021

Map Date: 9/20/2024

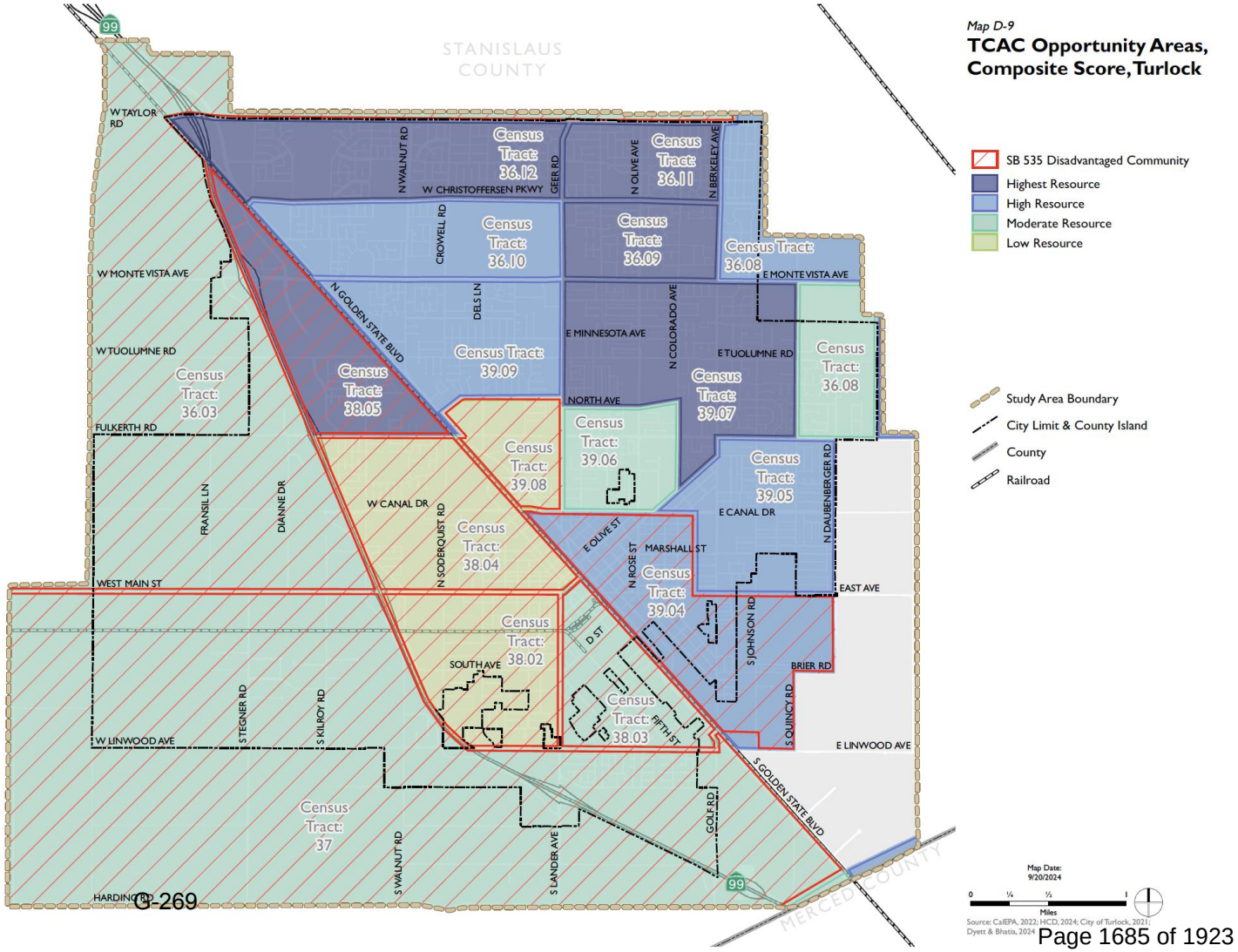
- Map of sites shows distribution of sites
- Lower and Moderate income sites concentrated near transit and services per State guidance



Additional Strategies

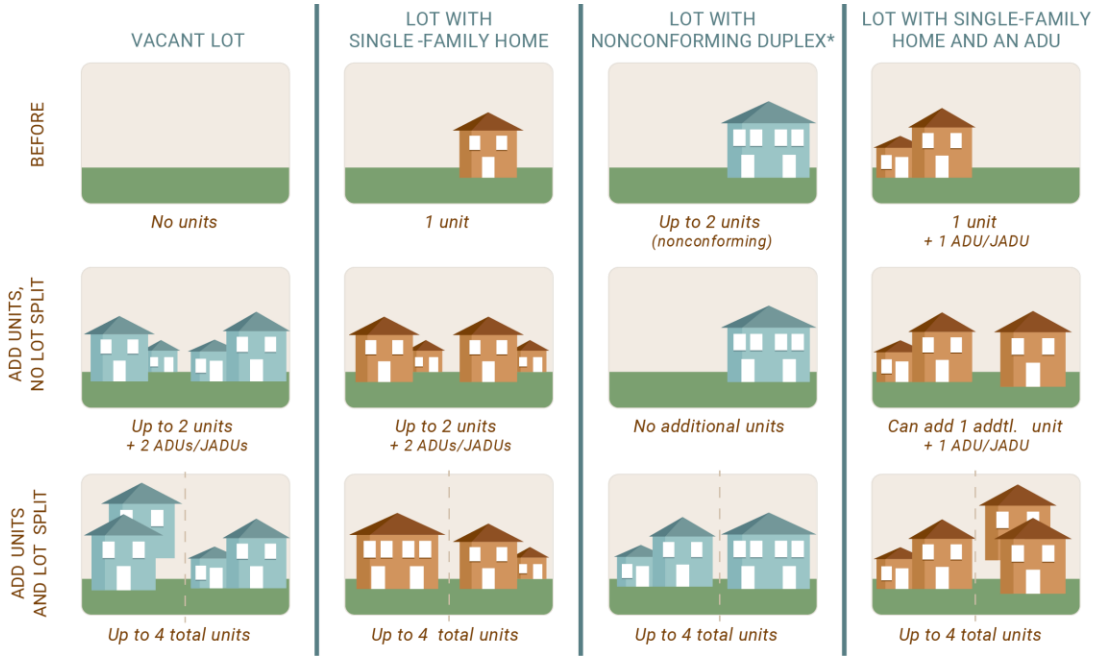
Purpose and Need

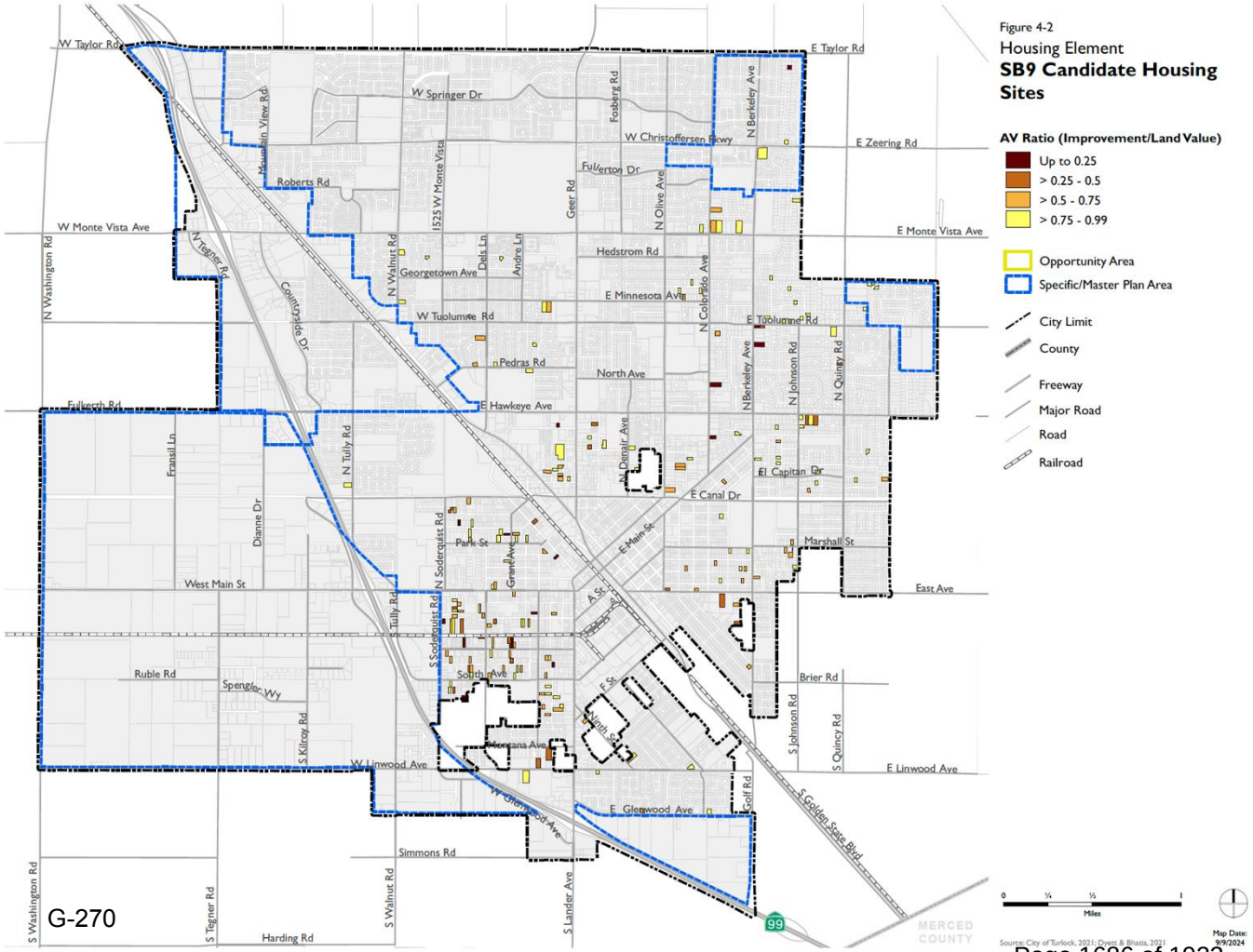
- State law requires that sites inventory expand housing opportunities for disadvantaged groups in high resource areas



SB 9 Housing

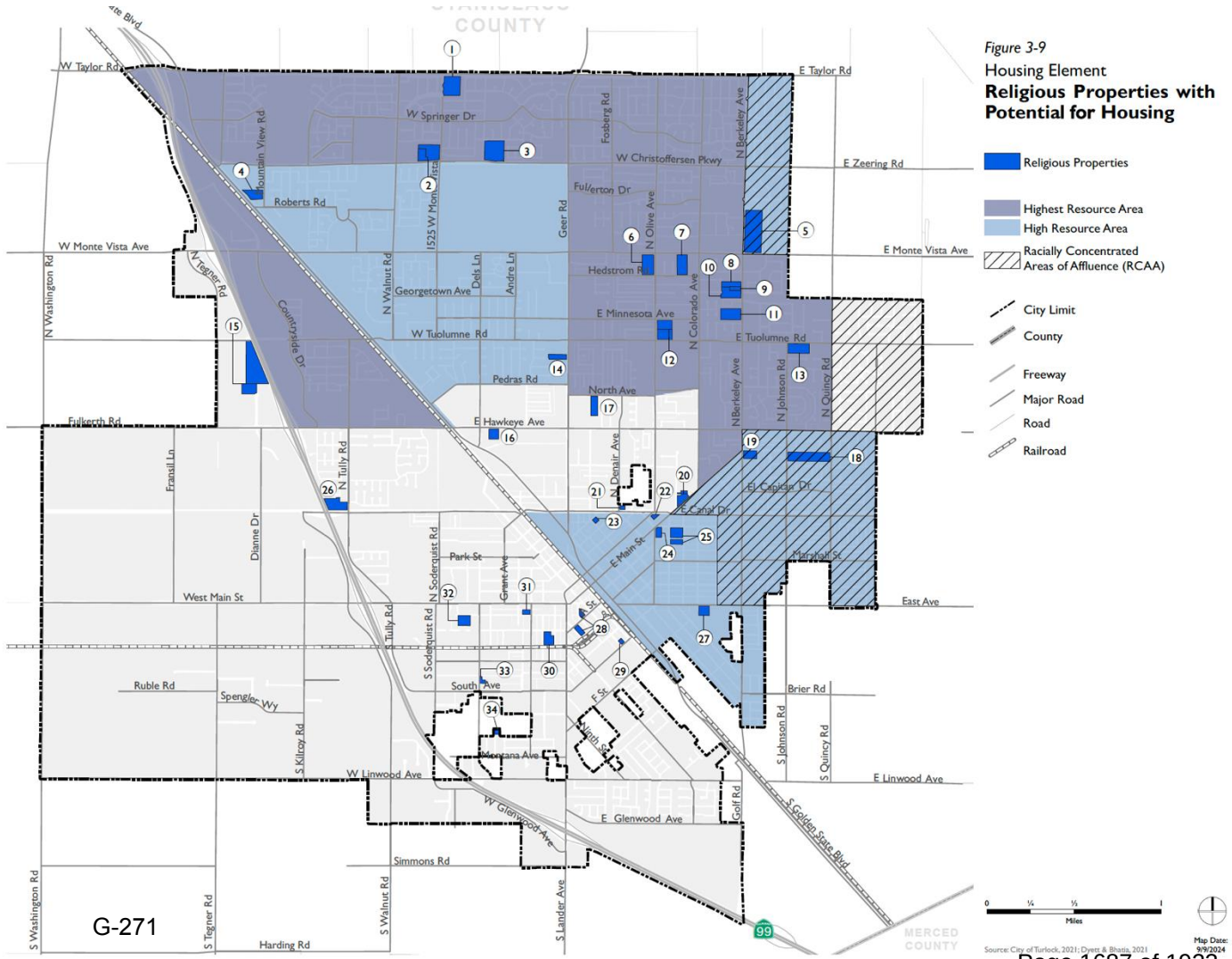
- Senate Bill 9 enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property





Congregational Overlay

- New State law provides incentives to religious organizations to develop affordable housing
- At least 32 churches with vacant land and/or surface parking that could be redeveloped with housing
- Strategy: overlay that permits the development of affordable multifamily housing on religious properties *if they choose*



Congregational Overlay



1225 W Christoffersen Pkwy



2813 N Berkeley Ave



1619 E Monte Vista Ave



E Tuolumne Rd, near Seventh-day Adventist Church



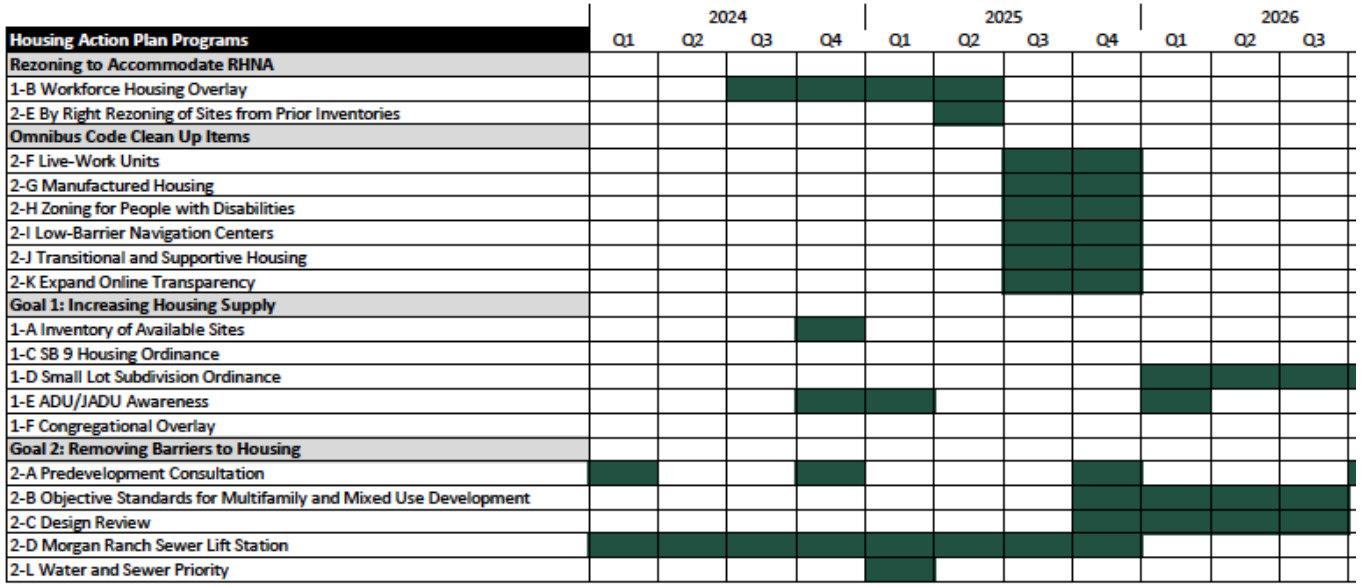
Housing Action Plan

Housing Goals

- **Goal #1** Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents
- **Goal #2** Remove or Reduce Constraints to Housing Production
- **Goal #3** Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods
- **Goal #4** Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs
- **Goal #5** Affirmatively Further Fair Access to Housing for All in Turlock
- **Goal #6** Monitor the Effectiveness of Housing Programs

Implementation

- Action Plan contains 43 programs to be implemented over the 8-year planning period
- Timing, responsible department, and funding source indicated for each
- An implementation timeline for Housing Action Plan prepared showing sequence in view of available staff resources





Community Comments

Outreach Recap

- Draft Housing Element released Oct 3, 2024
- Notification sent to owners of sites with Workforce Housing Overlay on Draft Inventory
- Several overlay site owners have expressed interest in developing housing
- Planning Commission reviewed the Draft Housing Element and recommended submittal to HCD



Next Steps

Next Steps and Timing

City Council Meeting ---------- Jan 28

HCD Review (90 days) ---------- Jan 31 – May 1

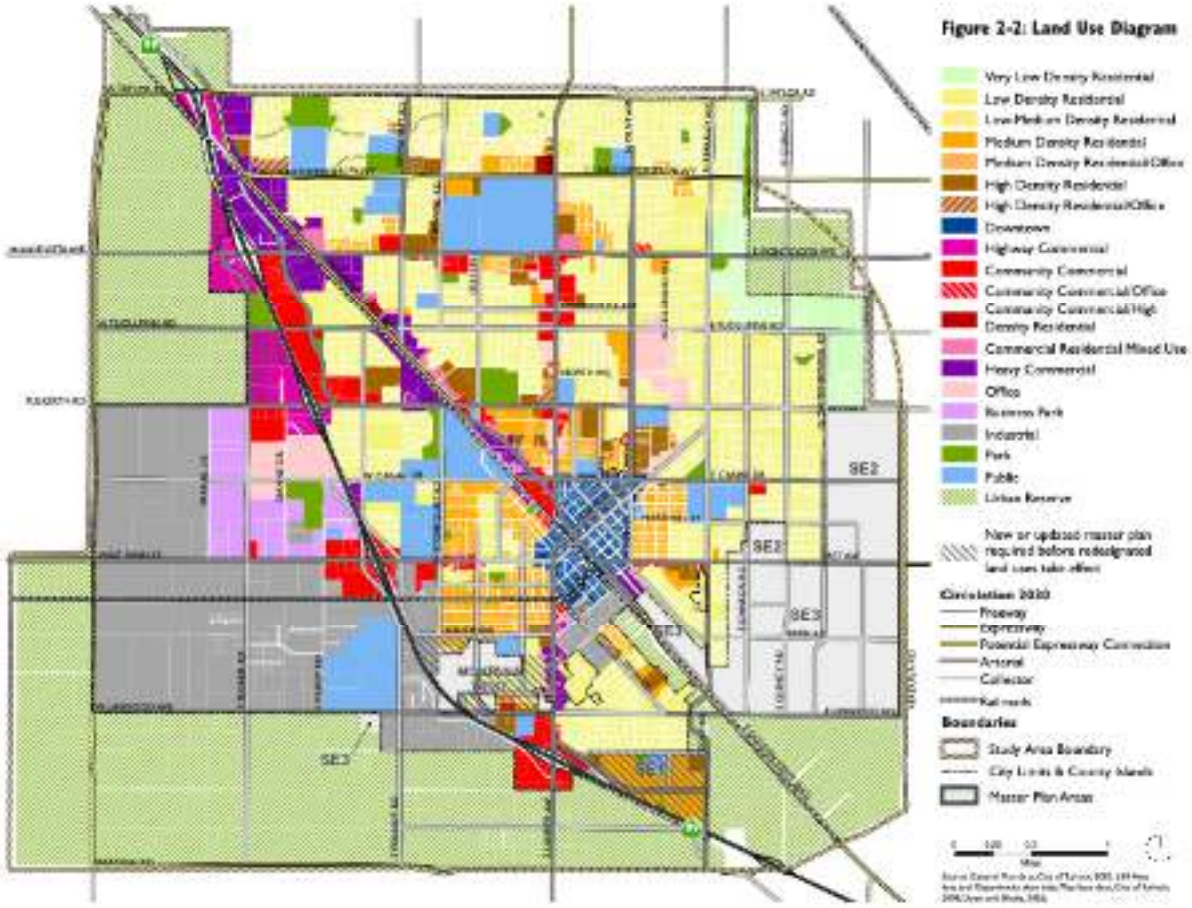
Planning Commission Study Session on Workforce Housing Overlay ---------- Mar 2025

Adoption Hearings ---------- May/June 2025

The Land Use and Economic Development Element of the General Plan is hereby amended as follows. Additions are shown in redline format; deletions are shown in strikethrough format; existing text that is not shown and will not be amended is denoted by ellipsis ("...").

...

Figure 2-2 Land Use Diagram is hereby amended as follows:



...

Table 2-2 Land Use Classifications and Density - Minimums and Maximums is hereby amended as follows:

Table 2–2: Land Use Classifications and Density – Minimum and Maximum

Land Use		Minimum and Maximum Residential Density (Gross Dwelling Units per Acre)	Typical Non-Residential Density (FAR)[1]
VLDR	Very Low Density Residential	0.2 – 3.0	
LDR	Low Density Residential	3.0 – 7.0	
LDR_MDR	Low and Medium Density Residential	5.0 – 10.0	
MDR	Medium Density Residential	7.0 – 15.0	
HDR	High Density Residential	15.0 – 40.0	
DT	Downtown Mixed Use[2]	7.0 – 40.0	Plus 4.0
O	Office		0.35
CC	Community Commercial		0.25
CRMU	Commercial-Residential Mixed Use[4]	20.0 – 35.0	0.25 - 0.35
HC	Heavy Commercial		0.35
HWC	Highway Commercial		0.35
RC	Regional Commercial		0.35[3]
I	Industrial		0.60
BP	Business Park		0.35
PUB	Public/Semi-Public (includes detention basins)		NA
P	Park		NA
UR	Urban Reserve		NA

1. FAR = Floor Area Ratio, defined as the ratio between gross floor area of structures on a site and gross site area. Thus, a building with a floor area of 100,000 square feet on a 50,000 square-foot lot will have a FAR of 2.0.
2. Downtown Mixed Use allows a combination of residential development of 7.0-40.0 units per acre as well as non-residential development of FAR 4.0 maximum.
3. FAR for a hotel in the Regional Commercial designation may be up to 3.0.
4. Permitted residential density in CMRU is from 20 to 35 dwelling units per gross acre; except for parcels on West Main where maximum permitted density is 30 dwelling units per gross acre.

....

Commercial-Residential Mixed Use (CRMU)

This classification is intended to promote a mix of commercial and residential uses along four commercial corridors in Turlock, supporting the vitality of existing retail and helping to provide housing for teachers, nurses, firefighters, police officers, restaurant and services workers, and others employed in Turlock as needed to accommodate the City's assessed share of the Regional Housing Needs Allocation. The designation applies to certain vacant and underutilized parcels

along North Golden State, Geer Road, West Main, and South Lander. A mix of uses is not required on every parcel but is desired along the corridor. Mixed use projects may be in either a vertical (multiple uses in the same building) or horizontal format (multiple single-use buildings on the same parcel). Permitted residential density is from 20 to 35 dwelling units per gross acre; except for parcels on West Main where maximum permitted density is 30 dwelling units per gross acre. Typical non-residential floor area ratio is from 0.25 - 0.35 FAR as permitted by implementing zoning.

Office (O)

The Office category includes business and professional offices, with a maximum FAR of 0.35. The areas near the Police Services/TID headquarters, Emanuel Medical Center, and on Geer Road between West Canal Drive and Hawkeye Road are suitable for offices but not for retail businesses (except for employee-serving uses such as restaurants and child care).

...

Stanislaus County API	SiteAddres	ACRES_DB	Current General Plan Designati	Proposed General Plan Designation
050-018-039-000	1341 LANDER AVE	0.80	HC	Commercial-Residential Mixed Use
043-004-009-000	1302 LANDER AVE	0.60	HC	Commercial-Residential Mixed Use
050-015-038-000	1105 LANDER AVE	0.85	HC	Commercial-Residential Mixed Use
050-015-030-000	1083 LANDER AVE	0.65	HC	Commercial-Residential Mixed Use
043-001-009-000	645 9TH ST	0.41	HC	Commercial-Residential Mixed Use
043-002-019-000	D ST	1.26	I	Commercial-Residential Mixed Use
043-046-023-000	716 LANDER AVE	0.48	CC	Commercial-Residential Mixed Use
043-046-011-000	690 C ST	0.33	CC	Commercial-Residential Mixed Use
043-047-004-000	6TH & D ST	0.47	I	Commercial-Residential Mixed Use
043-046-003-000	680 C ST	0.33	HC	Commercial-Residential Mixed Use
043-047-005-000	550 C ST	0.83	I	Commercial-Residential Mixed Use
050-002-060-000	1030 WEST MAIN ST	0.34	CC	Commercial-Residential Mixed Use
061-004-049-000	923 WEST MAIN ST	0.20	CC_MDR	Commercial-Residential Mixed Use
061-003-027-000	973 WEST MAIN ST	0.49	CC/MDR	Commercial-Residential Mixed Use
061-003-028-000	1009 WEST MAIN ST	0.71	CC/MDR	Commercial-Residential Mixed Use
061-022-001-000	624 N GOLDEN STATE BLVD	0.63	CC	Commercial-Residential Mixed Use
042-008-017-000	338 W SYRACUSE AVE	0.83	HC	Commercial-Residential Mixed Use
042-006-003-000	475 W SYRACUSE AVE	0.37	HC	Commercial-Residential Mixed Use
042-005-039-000	942 N GOLDEN STATE BLVD	0.66	HC	Commercial-Residential Mixed Use
042-006-008-000	1000 N FRONT ST	0.95	HC	Commercial-Residential Mixed Use
042-005-038-000	1000 N GOLDEN STATE BLVD	1.49	HC/MDR	Commercial-Residential Mixed Use
042-004-048-000	1035 GEER RD	1.05	O	Commercial-Residential Mixed Use
042-006-011-000	1148 N GOLDEN STATE BLVD	1.05	HC	Commercial-Residential Mixed Use
071-014-013-000	1810 DIVANIAN DR	1.74	CC	Commercial-Residential Mixed Use
071-014-012-000	1814 DIVANIAN DR	1.35	CC	Commercial-Residential Mixed Use
071-014-011-000	1828 DIVANIAN DR	1.49	CC	Commercial-Residential Mixed Use
071-011-038-000	1199 PEDRAS RD	3.43	CC	Commercial-Residential Mixed Use
071-011-045-000	1189 PEDRAS RD	0.69	CC	Commercial-Residential Mixed Use
071-072-048-000	2020 DIVANIAN DR	0.24	HC	Commercial-Residential Mixed Use
071-072-049-000	2032 DIVANIAN DR	0.74	HC	Commercial-Residential Mixed Use
071-072-050-000	2040 DIVANIAN DR	0.61	HC	Commercial-Residential Mixed Use
071-011-016-000	2050 DIVANIAN DR	2.03	HC	Commercial-Residential Mixed Use
088-013-049-000	2313 N WALNUT RD	2.37	HC	Commercial-Residential Mixed Use
071-028-021-000	2405 GEER RD	2.33	CC	Commercial-Residential Mixed Use
088-007-025-000	2500 N GOLDEN STATE BLVD	1.11	CC	Commercial-Residential Mixed Use
072-018-002-000	2600 GEER RD	0.80	CC	Commercial-Residential Mixed Use
071-009-034-000	MINNESOTA RD	1.35	CC	Commercial-Residential Mixed Use
072-018-001-000	2650 GEER RD	0.53	CC	Commercial-Residential Mixed Use
072-014-057-000	2650 GEER RD	0.27	CC	Commercial-Residential Mixed Use
088-007-004-000	2700 N GOLDEN STATE BLVD	5.15	CC	Commercial-Residential Mixed Use
072-010-055-000	3012 GEER RD	0.23	CC	Commercial-Residential Mixed Use
072-010-005-000	E MONTE VISTA AVE	0.19	CC	Commercial-Residential Mixed Use
072-007-013-000	101 E MONTE VISTA AVE	10.25	CC_O	Commercial-Residential Mixed Use
087-004-051-000	2413 W MONTE VISTA AVE	11.35	HC	Commercial-Residential Mixed Use
072-057-053-000	3700 GEER RD	0.69	O_MDR	Commercial-Residential Mixed Use
087-027-017-000	3536 N GOLDEN STATE BLVD	1.27	HC	Commercial-Residential Mixed Use
042-012-004-000	1366 GEER RD	0.95	CC	Commercial-Residential Mixed Use
042-012-013-000	1202 GEER RD	0.33	CC	Commercial-Residential Mixed Use
042-009-032-000	61 W CANAL DR	0.37	O	Commercial-Residential Mixed Use
042-010-013-000	1318 GOLDEN STATE BLVD	1.56	CC	Commercial-Residential Mixed Use
050-019-010-000	1471 LANDER AVE	0.42	CC	Commercial-Residential Mixed Use
061-041-016-000	693 N GOLDEN STATE BLVD	0.29	CC	Commercial-Residential Mixed Use

ORDINANCE NO. -CS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TURLOCK AMENDING TITLE 9 (ZONING) OF THE TURLOCK MUNICIPAL CODE ADDING ARTICLE 6 (COMMERCIAL-RESIDENTIAL MIXED-USE ZONES) INCLUDING SECTION 9-6-110 (STREAMLINED MINISTERIAL APPROVAL FOR QUALIFYING HOUSING DEVELOPMENT PROJECTS IN COMMERCIAL-RESIDENTIAL MIXED-USE ZONES), AND AMENDING TMC 9-3-202 TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT

WHEREAS, the City of Turlock, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS State law authorizes cities to adopt and administer zoning ordinances to implement General Plans and requires that zoning regulations be consistent with the General Plan; and

WHEREAS, in recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that, among other things, amended the Government Code (1) to require General Plan Housing Elements to analyze the availability of land resources in the City to accommodate the City's share of the region's future housing needs and to identify zoning amendments needed to meet these needs and (2) to enable by-right development of mixed-use projects and affordable housing in commercial corridors; and

WHEREAS, the City wants to explore and, to the extent feasible, use all available tools to meet its mandated regional housing goals and implement State law; and

WHEREAS, the City had determined that certain sites in the City, which have been identified in the General Plan Housing Element, provide opportunities for mixed-use and multi-family housing and that these sites are a means of providing housing for teachers, restaurant and service workers, firefighters, police officers, and others employed in the City and Stanislaus County and may enable the City to respond to the State's requirements with appropriate objective development and design standards and incentives for additional affordable housing units; and

WHEREAS, the City wants to continue to protect existing housing resources and ensure appropriate transitions to adjacent lower density uses; and

WHEREAS, the City desires to amend its local regulatory scheme for these zoning regulations to implement the General Plan Housing Element and to comply with the governing provisions of Government Code and recent court cases; and

WHEREAS, the City proposes to amend Title 9 (Zoning) of the Turlock Municipal Code adding Article 6 (Commercial-Residential Mixed-Use Zones), including Section 9-6-110 (Streamlined Ministerial Approval for Qualifying Housing Development Projects in Commercial-Residential Mixed-Use Zones), and amend Turlock Municipal Code 9-3-202 (Use Classifications) to implement the General Plan Housing Element; and

WHEREAS, on August 6, 2026, the Planning Commission of the City of Turlock voted

to recommend the City Council adopt the ordinance; and

WHEREAS, on August 11, 2026 after considering the staff report and public comment the City Council found:

1. That the pubic necessity, convenience and general welfare support the proposed amendment.
2. That the proposed amendment is consistent with the Turlock General Plan.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Turlock as follows:

SECTION 1. RECITALS: The recitals and findings set forth above are true and correct and incorporated herein by reference

SECTION 2. ENVIRONMENTAL DETERMINATION: Find the project "Exempt" from the provisions of CEQA in accordance with Section 21080.085 of the Public Resources Code which establishes a statutory exemption from the California Environmental Quality Act ("CEQA") for rezoning undertaken to implement the schedule of actions in a housing element that has been "approved" by the California Department of Housing and Community Development (HCD).

SECTION 3. **ADDITION:** Title 9, Chapter 3 is hereby amended as follows:

ARTICLE 6 Commercial-Residential Mixed-Use District Regulations

9-3-601 Specific Purpose.

(1) *Purpose and applicability.* The purpose of the Commercial-Residential Mixed-use (CRMU) zones is to promote the development of affordable workforce housing for lower and moderate-income households in specific areas of the city identified in the General Plan. The CRMU zones permit a broad range of commercial and residential uses and allow densities of 20 to 35 dwelling units per acre. In addition, the approval process for projects in the CRMU zones is streamlined, with ministerial approval for qualifying projects with affordable housing using checklists and objective standards as required by State law.

(2) *CRMU Subdistricts.* Three CRMU subdistricts are created with land use regulations tailored to existing and planned development. The additional purposes of these subdistricts are as follows.

(a) CRMU-A subdistrict. To provide a residential-commercial mixed-use zone that will accommodate residential development, retail and service uses, and business and professional offices in transitional areas adjacent to residential neighborhoods.

(b) CRMU-B subdistrict. To provide opportunities for residential development along with a wide range of retail stores, restaurants, hotels and motels, commercial recreation, personal services, business services and financial services and for limited office uses.

(c) CRMU-C subdistrict. To provide opportunities for residential development and mixed-use development that includes retail, wholesale, and service businesses and limited manufacturing uses that have impacts comparable to those of retail and service uses.

(d) CRMU-D subdistrict. To provide opportunities for residential development and mixed-use development that includes a range of general services.

(3) *Relation to pre-existing development.* The CRMU zones use regulations and development standards apply to new development and alterations and additions to existing structures and uses. Nonconforming uses and structures are subject to Article 3 of this title. Article 3 permits limited but reasonable opportunities for the continuation, replacement, and expansion of nonconforming uses and for nonconforming structures that are not a public nuisance to be repaired, enlarged, and improved if it is in the public interest. Article 3 also provides for the removal of nonconforming uses and structures or change to conforming uses and structures when such uses and structures are a public nuisance.

(4) *Non-residential projects*. For 100 percent non-residential projects, the development standards of the pre-existing zoning district shall apply. In this context, pre-existing means the zoning established prior to the effective date of the ordinance enacting the CRMU district.

9-3-602 Use Classifications.

Land use classifications for the CRMU districts are shown in Table 9-3-602-A. In the table, the letter "P" designates use classifications permitted in CRMU subdistricts, the letters "NP" designate use classifications not permitted, the letters "MAA" designate use classifications allowed on approval of a minor administrative approval, the letters "MDP" designate use classifications allowed on approval of a minor discretionary permit, and the letters "CUP" designate use classifications allowed on approval of a conditional use permit.

All new or expanded uses of a site or structure shall obtain the necessary permits as indicated in the following schedule.

All new or expanded uses of a site or structure, involving an expansion of floor area of one thousand (1,000) square feet or twenty-five (25%) percent of the existing building floor area, whichever is less, are subject to design review in accordance with Article 10 of Chapter 9-5 TMC, unless a project is a qualifying housing development subject to streamlined ministerial approval as provided by Section 9-3-607. New or expanded uses subject to design review shall obtain an MDP design review permit. Design review shall take place concurrently with the processing of any other required permit. Compliance with the adopted design guidelines of the City of Turlock is mandatory for all commercial developments subject to design review.

Any change in use or business within an existing structure that is permitted or, in the opinion of the Development Services Director, is suitable to the site and structures in which it is located and does not increase the intensity or impact of its prior use shall obtain a zoning certificate in accordance with Article 2 of Chapter 9-5 TMC (Zoning Certificates and Home Occupation Permits). The zoning certificate shall be obtained prior to the issuance of a building permit or prior to commencement of a use where no building permit is required.

Uses not contained in the following schedule may be permitted subject to a conditional use permit. Such conditional uses must be of a similar nature and intensity as other uses in the district as determined by the Development Services Director or designee.

TABLE 9-3-602-A: LAND USE CLASSIFICATIONS FOR CRMU-A, CRMU-B, CRMU-C. AND CRMU-D SUBDISTRICTS (COMMERCIAL-RESIDENTIAL MIXED-USE ZONE)

P	*Permitted*
NP	*Not Permitted*
MDP	*Minor Discretionary Permit*
MAA	*Minor Administrative Approval*
CUP	*Conditional Use Permit*

	CRMU-A	*CRMU-B*	*CRMU-C*	*CRMU-D*	*Additional Use Regulations*
Agricultural Uses					
Community garden	MDP	MDP	MDP	MDP	
Crop production	P	P	P	P	
Other agricultural uses	NP	NP	NP	MDP	
Residential Uses					
Accessory dwelling units	P	P	P	P	(19)
Condominiums	P	P	P	P	
Family day care homes					
Large	P	P	P	P	
Small	P	P	P	P	
Emergency shelter	CUP	CUP	CUP	NP	(2)
Multifamily dwellings	P	P	P	P	
Caretaker unit	NP	NP	CUP	MDP	(14)(33)
Public and Semipublic Uses					
Clubs and lodges	MDP	MDP	CUP	NP	
Convalescent hospitals	MDP	MDP	CUP	NP	
Cultural institutions	P	P	P	CUP	
Day care centers	MDP	MAA	MAA	MDP	
Government offices	P	P	P	MDP	
Hospitals	CUP	CUP	CUP	NP	
Parking lots	MDP	MDP	MDP	MDP	
Public assembly	NP	MDP	MDP	NP	
Public buildings and facilities	MDP	MDP	MDP	MDP	
Religious assembly	MDP	MDP	MDP	CUP	

TABLE 9-3-602-A: LAND USE CLASSIFICATIONS FOR CRMU-A, CRMU-B, CRMU-C. AND CRMU-D SUBDISTRICTS (COMMERCIAL-RESIDENTIAL MIXED-USE ZONE)

P	*Permitted*
NP	*Not Permitted*
MDP	*Minor Discretionary Permit*
MAA	*Minor Administrative Approval*
CUP	*Conditional Use Permit*

	CRMU-A	*CRMU-B*	*CRMU-C*	*CRMU-D*	*Additional Use Regulations*
Schools					
Trade	MDP	MDP	MDP	MDP	
Public or private	MDP	MDP	MDP	NP	
Utilities					
Major	NP	NP	CUP	MDP	
Minor	MAA	MAA	MAA	P	(3)
Commercial Uses					
Adult entertainment facilities	NP	NP	NP	MDP	(24)
Animal services					
Animal boarding	CUP	MDP	MDP	MDP	
Animal grooming	MDP	P	P	MDP	
Animal hospitals	CUP	MDP	MDP	MDP	
Animal retail sales	NP	P	P	NP	(18)
Antique shops	NP	P	P	NP	
Artists' studios	MDP	P	P	MDP	
Automobile repair					
Major	NP	MDP	MAA	MDP	(5) (6)
Minor	NP	MAA	P	MDP	(5) (6)
Automobile sales and service	NP	MAA	MAA	NP	(5) (6)
Automobile service stations	NP	MAA	MAA	MDP	(5) (6)
Bakeries					
Retail	MDP	P	P	NP	
Wholesale	NP	NP	MDP	MDP	
Bar	NP	CUP	CUP	NP	
Building materials and services	NP	MDP	MAA	MDP	(7) (1)(29)
Cannabis - Cultivation	NP	NP	CUP	CUP	(20) (21)(30) (31)
Cannabis –	NP	NP	CUP	CUP	(20) (21)(30)(31)

TABLE 9-3-602-A: LAND USE CLASSIFICATIONS FOR CRMU-A, CRMU-B, CRMU-C. AND CRMU-D SUBDISTRICTS (COMMERCIAL-RESIDENTIAL MIXED-USE ZONE)

P	*Permitted*
NP	*Not Permitted*
MDP	*Minor Discretionary Permit*
MAA	*Minor Administrative Approval*
CUP	*Conditional Use Permit*

	CRMU-A	*CRMU-B*	*CRMU-C*	*CRMU-D*	*Additional Use Regulations*
distribution					
Cannabis-manufacturing	NP	NP	CUP	CUP	(20) (21)(30) (31)
Cannabis – retail sales	NP	CUP	CUP	CUP	(20) (21)(30) (31)
Cannabis – testing laboratories	CUP	CUP	CUP	CUP	(20) (21)(30) (31)
Catering services	NP	P	P	NP	
Clinics	MDP	MDP	P	NP	
Commercial recreation and entertainment	NP	CUP	CUP	MDP	(4)
Convenience gas mart	NP	MDP	MDP	MDP	
Discount club	NP	CUP	CUP	NP	(16) (17)
Discount store	NP	MDP	MDP	NP	(16) (17)
Discount superstore	NP	NP	NP	NP	(16) (17)
Equipment sales, service, and rentals	NP	NP	MAA	MDP	(1) (25)
Financial services	CUP	MDP	MAA	MDP	(26)
Food and beverage sales					
Neighborhood store <2,500 sf	CUP	MAA	MAA	NP	
Between 2,500 and 10,000 sf	NP	MDP	MDP	NP	
Larger than 10,000 sf	NP	MDP	MDP	NP	(16) (17)
Fortune telling	NP	MDP	NP	NP	(22)
Funeral and interment services	MDP	MAA	MAA	NP	
Health/recreation center					

TABLE 9-3-602-A: LAND USE CLASSIFICATIONS FOR CRMU-A, CRMU-B, CRMU-C. AND CRMU-D SUBDISTRICTS (COMMERCIAL-RESIDENTIAL MIXED-USE ZONE)

P	*Permitted*
NP	*Not Permitted*
MDP	*Minor Discretionary Permit*
MAA	*Minor Administrative Approval*
CUP	*Conditional Use Permit*

	CRMU-A	*CRMU-B*	*CRMU-C*	*CRMU-D*	*Additional Use Regulations*
3,000 sf or less	NP	MAA	MAA	MAA	
Greater than 3,000 sf	NP	MAA	MDP	CUP	
Hotels and motels	NP	MAA	MAA	NP	(12)
Industrial hemp – Cultivation	NP	NP	NP	NP	
Industrial hemp – Type A	NP	NP	MDP	MDP	
Industrial hemp – Type B	NP	NP	CUP	CUP	
Laboratories	MAA	MAA	MAA	MDP	
Laundries					
Limited	MAA	P	P	NP	
Unlimited	NP	NP	P	MDP	
Maintenance and repair services					
Major	NP	NP	MDP	MDP	(1)(6)
Minor	NP	MAA	MAA	MDP	(1) (6)
Nightclub	NP	CUP	CUP	NP	
Nurseries	NP	MAA	MAA	NP	
Nursing homes	MDP	MDP	NP	NP	
Offices					
Business and professional	P	P	MAA	CUP	
Medical and dental	P	P	MAA	CUP	
Outdoor Storage	NP	MDP	MDP	MDP	(1)
Personal services	MAA	P	P	CUP	
Printing and publishing					
Limited	MDP	MAA	P	MDP	
Unlimited	NP	NP	MDP	MDP	
Recycling facility					
Collection facility, large	NP	NP	MDP	MDP	(13)
Collection	NP	P	P	P	(13)

TABLE 9-3-602-A: LAND USE CLASSIFICATIONS FOR CRMU-A, CRMU-B, CRMU-C. AND CRMU-D SUBDISTRICTS (COMMERCIAL-RESIDENTIAL MIXED-USE ZONE)

P	*Permitted*
NP	*Not Permitted*
MDP	*Minor Discretionary Permit*
MAA	*Minor Administrative Approval*
CUP	*Conditional Use Permit*

	CRMU-A	*CRMU-B*	*CRMU-C*	*CRMU-D*	*Additional Use Regulations*
facility, small					
Processing facility	NP	NP	NP	CUP	(13)
Rental storage facility	NP	NP	MDP	MDP	(15)
Research and development services	MDP	MDP	MDP	MDP	
Restaurant	CUP	MAA	MAA	CUP	
Restaurant, drive-in	NP	MDP	MDP	CUP	
Restaurant, fast food	NP	MDP	MDP	CUP	
Retail sales	CUP	P	P	MDP	(8) (16) (17) (27)
Shopping center	NP	MDP	MDP	NP	
Travel trailer park	NP	NP	MDP	NP	
Industrial Uses					
Commissary	NP	NP	MDP	MDP	
Industry					
Limited	NP	NP	MDP	MDP	
Warehouse					
Limited	NP	NP	MDP	MDP	(9)
General	NP	NP	NP	MDP	
Salvage and wrecking operations				CUP	(28)
Motor vehicle	NP	NP	CUP	CUP	(23)
Nonvehicular	NP	NP	CUP	CUP	(23)
Warehouse					
Limited	NP	NP	MDP	MDP	
Wholesale distribution	NP	NP	MDP	MDP	
Accessory Structures and Uses	P	P	P	P	(1) (10) (9)(19)(32)
Temporary	P	P	P	P	(10)

TABLE 9-3-602-A: LAND USE CLASSIFICATIONS FOR CRMU-A, CRMU-B, CRMU-C. AND CRMU-D SUBDISTRICTS (COMMERCIAL-RESIDENTIAL MIXED-USE ZONE)

P	*Permitted*
NP	*Not Permitted*
MDP	*Minor Discretionary Permit*
MAA	*Minor Administrative Approval*
CUP	*Conditional Use Permit*

	CRMU-A	*CRMU-B*	*CRMU-C*	*CRMU-D*	*Additional Use Regulations*
Uses					
Nonconforming Uses		See Article 3 of Chapter 9-2 TMC (Nonconforming Structures and Uses).			

Notes:

(1) See TMC 9-2-112 (Outdoor storage) and Article 5 of Chapter 9-5 TMC (Temporary Uses of Land).

(2) Small group homes and group quarters serving six (6) or fewer people are considered accessory to an existing residence pursuant to State and Federal law.

(3) Minor utilities shall not interfere with the use, enjoyment, or aesthetics of adjacent uses. All utilities shall be screened from view from public right-of-way using landscaping, a berm, a solid masonry fence, or other visually attractive method. The area surrounding the minor utility shall be landscaped.

(4) Commercial recreation and entertainment uses less than two thousand (2,000) square feet in floor area are allowed with a zoning certificate issued in accordance with Article 2 of Chapter 9-5 TMC (Zoning Certificates and Home Occupation Permits).

(5) See TMC 9-2-112 (Outdoor storage). In the C-C and C-T districts, automobile servicing shall be conducted wholly within an enclosed building.

(6) See TMC 9-2-104 (Automobile service stations, repair and washing).

(7) In the CRMU-A, B and C District, building materials and service uses shall not abut an R district unless accessory to a retail use

(8) Retail sales in the CRMU-A district shall be limited to pharmacies and/or the sale of medical and/or dental products.

(9) See TMC 9-2-101 (Accessory buildings or structures).

(10) See Article 5 of Chapter 9-5 TMC (Temporary Uses of Land). Construction trailers may be located on the project site after required planning permits and approvals have been obtained. The trailer(s) must be removed upon completion of the applicable construction project.

(11) See Article 5 of Chapter 9-5 TMC (Temporary Uses of Land).

(12) A conditional use permit issued in accordance with Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances) shall be required if a hotel or motel, or travel trailer park abuts an R district.

(13) See TMC 9-2-116 (Recycling facilities).

(14) For purposes of this regulation, a dwelling unit occupied by a person employed on the premises whose presence is necessary for the operation, maintenance, security, or management of the principal use on the site. A caretaker unit may be permitted within a rental storage facility. All such residences shall be constructed to R-M district standards.

(15) See TMC 9-2-122 (Rental storage facility).

TABLE 9-3-602-A: LAND USE CLASSIFICATIONS FOR CRMU-A, CRMU-B, CRMU-C. AND CRMU-D SUBDISTRICTS (COMMERCIAL-RESIDENTIAL MIXED-USE ZONE)

P	*Permitted*				
NP	*Not Permitted*				
MDP	*Minor Discretionary Permit*				
MAA	*Minor Administrative Approval*				
CUP	*Conditional Use Permit*				
	CRMU-A	*CRMU-B*	*CRMU-C*	*CRMU-D*	*Additional Use Regulations*
	(16) See TMC 9-1-202 for the definitions of "discount store," "discount superstore," and "discount club."				
	(17) Except for a "discount store" as defined by TMC 9-1-202, which shall require a conditional use permit issued in accordance with Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances).				
	(18) Retail sale of dogs and cats is prohibited in accordance with TMC 6-1-703.				
	(19) See TMC 9-2-119 (Accessory dwelling units).				
	(20) This matrix does not apply to cannabis uses within the downtown overlay. Cannabis uses in the downtown overlay shall be governed by TMC 9-2-701 and 9-4-103.				
	(21) This matrix does not apply to cannabis uses within the Westside Industrial Specific Plan. Cannabis uses in the Westside Industrial Specific Plan shall be governed by TMC 9-2-705.				
	(22) No fortune-telling use shall be located any closer than within seven hundred fifty (750') feet of another fortune-telling use.				
	(23) See TMC 9-2-117 (Salvage and wrecking operations).				
	(24) See TMC 9-2-102 (Adult entertainment facilities).				
	(25) See TMC 9-2-123 (Equipment sales, service and rentals).				
	(26) In the CMRU-D district – Only automatic teller machines are allowed.				
	(27) In the CMRU-D district – In an I district only ancillary retail sales limited to thirty (30%) percent of the total square footage of buildings used to manufacture products on the site, or two thousand five hundred (2,500) square feet, whichever is less, shall be allowed. Goods being sold at retail must be directly related to approved and permitted uses of the site.				
	(28) Salvage and wrecking operations shall not adjoin an arterial street or Highway 99. See TMC 9-2-117 (Salvage and wrecking operations).				
	(29) In the CMRU-D district – Building materials and service uses shall not adjoin any R district. See TMC 9-2-112 (Outdoor Storage).				
	(30) In the CMRU-D district – This matrix does not apply to cannabis uses in industrial zones within the downtown overlay. Cannabis uses in downtown overlay shall be governed by TMC 9-2-704 and 9-4-103.				
	(31) In the CMRU-D district – This matrix does not apply to cannabis uses in industrial zones within the Westside Industrial Specific Plan. Cannabis uses in the Westside Industrial Specific Plan shall be governed by TMC 9-2-705.				
	(32) In the CMRU-D district – See TMC 9-2-112 (Outdoor Storage).				
	(33) In the CMRU-D district-A caretaker unit may be provided in conjunction with an industrial use for a caretaker that is responsible for security, maintenance, or management of the facility.				

TABLE 9-3-602-A: LAND USE CLASSIFICATIONS FOR CRMU-A, CRMU-B, CRMU-C. AND CRMU-D SUBDISTRICTS (COMMERCIAL-RESIDENTIAL MIXED-USE ZONE)

P	*Permitted*				
NP	*Not Permitted*				
MDP	*Minor Discretionary Permit*				
MAA	*Minor Administrative Approval*				
CUP	*Conditional Use Permit*				
	CRMU-A	*CRMU-B*	*CRMU-C*	*CRMU-D*	*Additional Use Regulations*
	The unit shall be a permanent structure that is architecturally compatible with the main industrial buildings and must be clearly accessory to the industrial use.				

(1) *Minimum density*. The minimum density is one housing unit for each to 2,178 square feet of lot area, which represents a density of 20 units per acre of net land area.

(a) The maximum density is one unit for each 1,245 square feet of lot area, which represents a density of 35 units per net acre. However, for parcels fronting West Main Street, the maximum density is one unit for each 1,452 square feet of lot area, which represents a density of 30 units per net acre.

(b) Any bonus units allowed under the State's Affordable Housing Density Bonus Program are not counted in determining whether a project complies with the maximum allowable density standard in CRMU zones.

(2) *Residential only projects*. For residential only buildings along the primary street frontage (ie. associated with front of the lot) an active frontage with a pedestrian orientation shall be provided. Building elements that create an active frontage with a pedestrian orientation include windows and glass doors, decks for individual units, stoops and steps, covered entries, and windows providing views into active space within the building, such as lobbies and common areas. The Development Services Director also may allow these active and pedestrian-oriented frontages to be provided along private streets, interior walkways, and around plazas and courtyards within the interior of a mixed-use project rather than on exterior frontages facing arterial streets.

(3) *Types of mixed-use allowed.* Both horizontal and vertical mixed-use development shall be allowed in the CRMU zones.

(a) Horizontal mixed-use development allows a range of uses adjacent to one another, either in separate buildings or parcels. Individual buildings may share project components, such as parking, serving, loading, and utility areas.

(b) Vertical mixed-use allows for a mix of uses within a single building where non-residential uses occupy the ground floor and residential uses are on the upper levels. A vertical mixed-use project may have surface parking, subterranean parking decks, and/or at grade and above grade parking decks.

(4) *Minimum amount of residential in a mixed-use project.* A minimum of 50 percent of the total floor area in a mixed-use project shall be devoted to residential use.

(5) *Minimum amount of retail and service uses in certain mixed-use projects.* In a mixed-use project in the CRMU-B and CRMU-C, at least 10 percent of the gross floor area shall be reserved for and occupied by activity generating uses, such as retail shops, eating and drinking establishments, retail banks, offices for walk-in clientele, business services, or businesses offering personal services. If the project is within or adjacent to a shopping center or regional retail complex, this requirement for on-site activity generating uses shall be reduced to 5 percent. This does not preclude the development of a 100 percent residential project in any CRMU zone.

(6) *Active and pedestrian-oriented frontages required in a mixed-use project***.** Along the primary building frontage (ie. façade facing the front of the lot), active ground floor uses are required in mixed-use buildings with residential uses above commercial uses for at least 70 percent of street-facing tenant space. These uses may include retail shops, eating and drinking establishments, retail banks, business and personal services, and offices for walk-in clientele, such as employment agencies, insurance offices, real estate offices, travel agencies, and offices for elected officials. In a mixed-use project with through lots, the primary frontage may be the frontage providing the principal pedestrian access from an adjoining street; it does not have to be the frontage with primary vehicular access.

9-3-603 Development Standards.

All residential and mixed-use development in the CRMU zones shall comply with the development standards in Table 9-6-103-A, the table notes, and the supplemental standards following the table.

TABLE 9-3-603-A: DEVELOPMENT STANDARDS FOR CRMU ZONES

Feature	*Standard*	*Additional Regulations*
	CRMU-A, CRMU-B, CRMU-C and CRMU-D	
Site Requirements		
Minimum Site Area (sq. ft.)	20,000; 10,000 on West Main Street	Note 1
Minimum Lot Width (ft.)	75	Note 2
Maximum Lot Coverage (%)	65	Note 3
Minimum Landscape Coverage (%)	15	Note 9
Building Form and Location		
Minimum Density	20 dwelling units / acre	
Maximum Density	35 dwelling units / acre	Note 4
Maximum Building Height	3 stories, up to 35 feet; 2 stories, up to 30 feet on West Main Street and	Notes 5 and 10

Feature	*Standard*	*Additional Regulations*
	CRMU-A, CRMU-B, CRMU-C and CRMU-D	
	on lots with less than 15,000 sq. ft. adjacent to R-E, R-L, and R-L4.5 zoning districts	
Minimum Ground Floor Ceiling Height	14 feet non-residential; 9 feet residential	
Minimum Setbacks:		
Front	10 feet; 12 feet if ground floor residential	Notes 7 and 8
Rear	None; 15 feet (10 feet for lots with less than 15,000 sq. ft.) if adjacent to a Residential zone	Note 6
Interior Side	5 feet; 12 feet for mixed-use buildings if adjacent to a Residential zone	
Corner Side	10 feet; 12 feet if ground floor residential	Notes 7 and 8
Minimum Building Separations	10 feet; 5 feet on West Main Street and lots with less than 15,000 sq. ft.	
Design standards for multi-family housing	A 10-foot upper-story setback shall be required on 70 percent of the front and street side frontages above the second level. In addition, an additional 5-foot setback for windows for bedrooms in residential units facing an interior side yard is required for privacy considerations.	
Off-street parking and loading	See Section 9-2-203.	

Feature	*Standard*	*Additional Regulations*
	CRMU-A, CRMU-B, CRMU-C and CRMU-D	

Notes:

[1] The minimum area for development on residential-only lots is 7,500 square feet. The minimum site area may be reduced from 20,000 to 10,000 sq. ft. for mixed-use development on infill lots.

[2] The minimum lot width for new residential-only lots within a mixed-use development is 60 feet. This standard does not apply to pre-existing lots.

[3] Impervious driveways, walkways, parking areas, patios, decks, and other paved areas shall be excluded from the calculation of lot coverage. This standard does not apply to a 100 percent non-residential project.

[4] For parcels fronting West Main Street, the maximum permitted density is 30 units per net acre, per 9-3-602(1)(a).

[5] On lots that are larger that 40,000 sq. ft. and not located on West Main Street additional height is allowed up to 38 feet to accommodate ground-floor retail and restaurant space with high ceilings, sloped roofs, and parapets for rooftop open space.

Exterior rooftop enclosures for elevators and stair towers may project up to 5 feet above this height limit on lots that are larger than 40,000 sq.ft.

[6] Adjacent to the R-E, R-L, R-L4.5 and R-M residential zoning districts, an additional 5-foot upper-story setback for the third level is required along interior lot lines.

[7] A minimum 20-foot setback must be provided for garages and carports facing a street.

[8] Where ground-floor residential units are proposed with adjoining ground-floor decks along a street frontage, which may project 2-feet into a landscaped front or corner side setback.

[9] For a 100 percent non-residential project, the minimum landscape coverage is 7.5 percent plus any landscaping required by Article 2 of Chapter 2 TMC (Off-street Parking and Loading Regulations).

[10] No maximum building height is established for sites where the pre-existing zoning was C-H or C-T provided the maximum floor FAR does not exceed 0.35.

(1) *Required building walls.* Building walls shall be constructed along or within 15 feet of the front property line for a minimum of 60 percent of the primary street frontage and 40 percent on secondary street frontages. This requirement may be waived by the Development Services Director upon finding that:

(a) Ground-floor residential uses are proposed, a minimum 20-foot setback will be provided (10 feet on West Main Street and on lots with less than 15,000 sq.ft.), and substantial landscaping will be located between the front property line and ground-floor residential units as a buffer; and

(b) Entry courtyards, plazas, entries, or outdoor eating areas are located between the build-to line and the building and buildings are constructed at the edge of the courtyard, plaza, or outdoor dining area.

(2) Building mass and scale.

(a) To reduce upper-story building mass, the floor area for the third story and above shall not exceed 80 percent of the area of the ground-floor.

The Development Services Director may waive this requirement upon finding recesses, offsets projections or other architectural articulation of exterior walls and a sloped roof modulates the visual mass of the top of the building and avoids the appearance of a box-like structure.

(b) Buildings that are more than 100 feet in length shall include a minimum 2-foot vertical variation in height for at least 50 feet.

(3) Building entrances.

(a) Principal building entries shall front upon the primary street or be visible from the sidewalk with a minimum six-foot wide walkway to the entry. This standard does not apply to townhouse development and residential development with interior courtyards where entries are from the courtyard.

(b) Building entries shall be accented with features such as moldings, lighting, overhangs, canopies, or awnings.

(c) Where pedestrian paths or walkways cross parking areas or driveways, the paths shall incorporate landscaping and decorative paving to define the pedestrian space.

(4) *Required ground floor transparency for non-residential uses.* Exterior walls for non-residential ground-floor uses facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 60 percent of the building wall area between 2 feet and 8 feet above the sidewalk. No street-facing wall shall run in a horizontal plane more than 25 feet without an opening.

(a) Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work area, lobbies or other active spaces, and window displays shall be at least 3 feet in depth.

(b) Parking garages are not required to meet these transparency requirements provided a minimum 10-foot wide landscape area is provided between the parking garage and a public street.

(5) *Open space standards for residential and mixed-use projects.* The open space requirements of the R-H High Density Residential Zone for usable open space shall apply to all proposed residential development and to residential units in mixed-use development in the CRMU zones with the following modifications:

(a) The minimum amount of usable open space (private or common open space) is 250 square feet per unit of which at least 60 square feet (36 square feet for upper-level units in a mixed-use project) shall be private open space serving at least 50 percent of the individual dwelling units. On West Main St. and on lots with less than 15,000 sq.ft., only 100 square feet of usable open space is required, which may be private or common open space.

(b) In projects that are on arterial streets (excluding West Main Street) that do not abut existing single-family development, common open space may be provided on rooftops in areas having minimum horizontal dimensions of 10 feet.

(c) Landscaped areas that are less than 10 feet in width and contiguous with and an integral part of the common open space or are connected to the common open space may be counted in determining compliance with the open space standards of this section, provided they are at least five feet in width.

(d) The minimum amount of required common open space may be reduced by 20 percent if a site abuts or is within one-quarter mile walking distance of a public park or playing field open to the public.

(e) In all projects (except senior housing) proposing 20 or more residential units, 900 square feet of children's play area is required, except where there is a public park within a quarter-mile walking distance of the principal entry to the project.

(6) Parking.

(a) Parking areas are prohibited between the building and primary street edge. On-site surface parking shall be on the sides of buildings or in the rear half of the site or as tuck-under parking within a residential structure. Exceptions may be approved for guest parking, for surface parking along four-lane arterial streets, and for free-standing parking structures and carports and surface parking areas with shared parking for residential and commercial uses.

(b) Along arterial streets and secondary frontages, surface parking shall have a five-foot wide landscaped perimeter with a minimum three-foot high wall, fence, buffer planting, or a landscaped berm adjoining the sidewalk. Building siting and parking design shall maximize opportunities for shared parking, access entries, and driveways in order to minimize the number of curb cuts and thus limit possible conflict between pedestrians and automobiles.

(c) Whenever possible, vehicle access shall be provided from side streets and alleys to limit the number of driveways along arterial streets.

(7) Landscaping.

(a) Street trees shall be included along all street frontages with residential development. Trees must be approved by the City prior to installation.

(b) Where pedestrian paths or walkways cross parking areas or driveways, the paths shall incorporate landscaping and decorative paving to define the pedestrian space.

9-3-604 Reductions to the Required Number of Parking Spaces. An applicant may request, and the Development Services Director may grant a reduction in the amount of required parking for individual uses, including existing uses, when one or more of the following conditions exist:

(1) Multiple uses may share use of parking facilities when operations for the respective uses are not normally conducted during the same hours, or when hours of peak use differ. Requests for the use of shared parking must meet the following conditions:

(a) A parking demand study has been prepared pursuant to paragraph (2) below which demonstrates that there will be no substantial conflicts

between the subject uses with regard to principal hours of operation and periods of peak parking demand, and that the total number of parking spaces required for the subject uses does not exceed the number of parking spaces reasonably anticipated to be available at periods of maximum use.

(b) The proposed shared parking facility is not located further than 500 feet from the uses which it serves.

(c) A written agreement by users of the shared parking facility shall be executed with accompanying covenants, deed restrictions, or other agreements as deemed necessary by the Development Services Director to assure that the required parking spaces and access are provided for the life of the uses and other similar future uses. A document shall be recorded to assure shared maintenance of the parking facility.

(2) The number of parking spaces otherwise required for individual uses may be reduced if it can be demonstrated through a parking demand study prepared by a California-licensed traffic engineer and based on the most recent edition of *Parking Generation,* published by the Institute of Transportation Engineers or other equivalent information, that the use will not utilize all of the required number of spaces during peak periods due to the nature of the specific use, or the manner in which the specific use is conducted. Peak period parking demand shall be calculated by estimating the parking demand for all of the uses on the site for each hour in a 24-hour period and then totaling the hourly demand for all uses for each hour. The greatest resulting hourly demand shall be the required number of spaces for the site, which may be less than the number otherwise required for each individual use.

9-3-605 Review Procedures.

(1) *Preliminary review.* An applicant for a housing development (100 percent residential or mixed-use) may submit an application for preliminary review for feedback prior to the submittal of any formal requests for approval. The purpose of the preliminary review is to determine whether the proposed development is in substantial compliance with applicable zoning regulations and objective development standards and to establish the basis and procedures for granting a zoning clearance or an administrative approval. The following information is required to be submitted for preliminary review:

(a) Calculations showing the proposed density and any additional units requested under the State Density Bonus Program;

(b) Number and percentage of total units that are proposed to meet affordability criteria and the income level to which the units will be restricted if density bonus units are requested; and

(c) A description of any proposed waivers or reductions of development standards or other zoning requirements, consistent with the provisions of Cal. Gov't Code Section 65915 (k).

(2) *Design review required*. All residential development and mixed-use development with residential units in a CRMU zone are subject to ministerial design review by the

Director or, at the Director's discretion, the Planning Commission to determine compliance with the objective design standards for the CRMU zones and any other applicable objective subdivision or zoning standards. This review shall be objective and strictly focused on the project's compliance with the objective zoning standards, objective subdivision standards, and objective design review standards applicable to the project.

(3) *Additional findings required for design approval.* The Director or the Planning Commission shall grant design approval if it is determined the project complies with the objective design standards and, if density bonus units are requested, the following additional findings must be made:

(a) The proposed development meets the affordability criteria of additional units if any are requested under the State's Density Bonus Program; and

(b) The increased density would not have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Cal. Gov't Code, upon public health and safety or the physical environment or on any real property listed in the California Register of Historic Resources.

(4) *Conditions of approval.* In granting a design approval, the Director or the Planning Commission has the authority as provided in State law to impose reasonable and objective conditions necessary to ensure compliance with objective standards that are broadly applicable to development in the City, as deemed necessary and appropriate to ensure that the provisions of the General Plan and this Title are met, including requirements for needed off-site public improvements. The Director or the Planning Commission may require reasonable guarantees and evidence that such conditions are being, or will be, met.

9-3-606 Provisions for Streamlined Ministerial Review. An applicant with a housing development project that qualifies for streamlined ministerial review under California Government Code Section 65912.122 or other provisions of State law may request such review pursuant to Section 9-3-607. The additional Planning Commission findings listed above are not required.

9-3-607 Streamlined Ministerial Approval for Qualifying Housing Development Projects in CRMU zones.

(1) *Purpose.* The purpose of this section is to specify how the City will implement ministerial review procedures for qualifying housing project in CRMU zones. These procedures are intended to facilitate the development of affordable housing consistent with the goals, policies, and programs of the General Plan. These procedures are consistent and respond to the requirements of California Government Code Sections 65583.2(h), 65583.2(i), 65913.4 and other sections of State law (e.g. provisions established by Assembly Bill (AB) 1021 or Senate Bill (SB) 35 or SB 423) requiring ministerial review.

(2) *Definitions.* Terms defined in California Government Code Section 65913.4 shall apply to this section and shall control in the event of a conflict between definitions in this title and definitions in California Government Code Section 65913.4.

(3) *Applicability.* This section applies to eligible housing development projects in an CRMU zone, including residential mixed-use projects, and replaces the City's procedures for reviewing discretionary applications.

(4) *Eligible Projects.* A housing development in a CRMU zone, including a residential - only or residential mixed-use project, is eligible for streamlined ministerial review if it:

(a) Is a multi-family housing development that contains two or more units on an infill site that is zoned for residential use or residential mixed-use or has a General Plan designation that allows for residential or mixed-use development;

(b) Has a minimum proposed density of 20 dwelling units per acre;

(c) Is a mixed-use development that devotes at least half of the floor area to residential uses;

(d) Includes a commitment to build at least 20 percent of the units as affordable housing for lower income households, consistent with Government Code 65583.2 (h) and (i) and the applicant will ensure continued affordability for 55 years for units that are rented and 45 years for units that are owned;

(e) Is not located on a site with wetlands or a site that contains habitat for protected species or land that has been identified for conservation in a natural community conservation plan or habitat conservation plan adopted by the City;

(f) Is not located on a site with areas of special flood hazards unless the development has received a no-rise certification in accord with Section 60.3(d)(3) of Title 44 or the Code of Federal Regulations and all requirements of this title have been met;

(g) Is not located within a delineated earthquake fault zone shown on maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission as modified by the City’s building code;

(h) Is not located within a high or very high fire hazard severity zone, as determined by the California Department of Forestry and Fire Protection unless the site has been excluded from the specified hazard zones by the City and will be subject to fire mitigation measures to protect the development;

(i) Is not on land subject to a conservation easement;

(j) Is not located on a site that would require the demolition of the following types of housing:

(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(iii) Housing that has been occupied by tenants within the past 10 years.

(iv) Housing that is occupied by tenants and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

(k) Is not on a site previously used for rental housing occupied by tenants within the past 10 years that was demolished within the preceding 10 years;

(l) Does not require the demolition of a historic structure that was placed on a national, state, or local historic register;

(m) Does not require an exception, modification or any other discretionary entitlement, excluding requests for a parking reduction which are based on objective standards in this title;

(n) Is not otherwise disqualified by criteria in the Government Code establishing eligibility requirements for ministerial approval; and

(o) Complies with the applicable objective zoning standards, objective subdivision standards, and objective design standards, excluding any additional density or other concessions, incentives, or waivers of standards requested under the State's Affordable Housing Density Bonus Program.

(5) *Application Requirements; Review and Approval.*

(a) An applicant may file a notice of intent to submit an application in the form of a Preliminary Application that includes all of the information required by California Government Code Section 65941.1 as that section read on January 1, 2020. Complete Building Permit applications for the project may be submitted concurrently with the Preliminary Application. Planning staff shall provide templates for Preliminary Applications to applicants on request and shall be available on the City's website. The Preliminary Application shall be accompanied by the required fee as established by the City.

(b) Within 180 calendar days after filing a Preliminary Application, an applicant shall submit a Formal Application for Ministerial Review, provided scoping consultation has concluded consistent with Subsection (3), below. Failure to submit a Formal Application terminates the review process for the Preliminary Application.

(6) *Scoping Consultation for projects requesting SB 35/SB 423 review.*

(a) Upon receipt of a Preliminary Application for SB 35/SB423 review, the City shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that should be notified. The Development Services Director shall provide a formal notice of the applicant's intent to submit a formal application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with California Government Code Section 65913.4(b).

(b) If within 30 days of receipt of the formal notice, any California Native

American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the Development Services Director shall commence scoping consultation within 30 days of receiving that response.

(c) The scoping consultation shall be conducted consistent with California Government Code Section 65913.4(b). If, after scoping consultation is concluded, a development is not eligible for a streamlined ministerial approval, the Director shall provide written documentation as required by California Government Code Section 65913.4(b) to the applicant and any California Native American tribe that is a party to that scoping consultation.

(d) Tribal consultation concludes either 1) upon documentation of an enforceable agreement regarding the treatment of tribal resources at the project site or 2) one or more parties to the consultation, acting in good faith and after a reasonable effort, conclude that a mutual agreement cannot be achieved.

(7) If the development remains eligible to apply for streamlined ministerial approval under SB 35 after scoping consultation has concluded, an applicant may file a Formal Application for SB 35 review. Only the items necessary to determine compliance with the provisions contained in California Government Code Section 65913.4(a) and with any applicable objective standards shall be required.

(8) The review of a Formal Application shall be done by the Development Services Director to determine if the application is complete and complies with all of the provisions contained in this section, California Government Code Section 65913.4(a), and applicable objective standards and shall occur within the following timeframes:

(a) Within 90 calendar days of Formal Application submittal for applications that includes 150 or fewer housing units.

(b) Within 180 calendar days of Formal Application submittal for applications that includes 151 or more housing units.

(9) If the Formal Application is not complete and does not demonstrate compliance with all of the provisions contained in California Government Code Section 65913.4(a) and all applicable objective standards, the Development Services Director shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard. If the application can be brought into compliance with minor changes to the proposal (e.g., changes in building dimensions that are less than 10 percent), the Development Services Director may allow the development proponent to correct any deficiencies within the timeframes for determining project consistency specified in (8) above. For major changes (e.g., changes in building dimensions or required setbacks that are more than 10 percent), a new application will be required.

(10) The Development Services Director is the review authority for ministerial approvals for qualifying housing developments. The Director of Development Services shall

approve a Formal Application upon finding that all of the requirements of California Government Code Section 65913.4 and this section have been met. The Development Services Director may impose reasonable conditions of approval, provided those conditions of approval are objective and broadly applicable to development within the City.

(11) The Development Services Director also may submit a qualifying affordable housing development project application to the Planning Commission or to the City Council for ministerial review to confirm compliance with the objective design and development standards that apply to the project at the proposed location.[1]

(a) The Planning Commission or the City Council, at a noticed public meeting, shall undertake ministerial design review and public oversight as provided for in California Government Code Sections 65913.4, 65912.114, 65912.124, and other applicable State requirements for streamlined ministerial review. Planning Commission or City Council review shall include review of the Director's determination, above. Furthermore, the Planning Commission's/City Council's review under this process shall be objective and strictly focused on the project's compliance with the City's objective zoning standards, objective subdivision standards, and objective design review standards applicable to the project, which were adopted prior to the submittal of the application submittal to the City and are applicable to other developments within the City.

(b) The Planning Commission's/City Council's review and final determination on whether an application complies with the City's objective zoning standards, objective subdivision standards, and objective design review standards applicable to the project shall be completed in 90 days for projects with 150 or fewer units and 180 days for projects with more than 150 units, measured from the date of the application submittal.

(c) The Planning Commission's/City Council's ministerial review and public oversight process shall not in any way inhibit, chill or preclude the ministerial approval of the project if it is in compliance with criteria specified in Government Code Sections 65913.4 and 65912.100 and consistent with the City's objective zoning standards, objective subdivision standards, and objective design review standards applicable to the project.

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[1] Authority for this review is provided by California Government Code §65913.4(d), which states; "(d) (1) Any design review of the development may be conducted by the local government's planning commission or any equivalent board or commission responsible for design review. That design review shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application and shall be broadly applicable to development within the jurisdiction. That design review shall be completed, and if the development is consistent with all objective standards, the local government shall approve the development as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable…."

(12) Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards. If a public improvement is necessary to implement a development subject to this section, and that public improvement is located on land owned by the City, the City shall process any approvals needed as required by California Government Code Section 65913.4(h).

9-3-608 Post-Approval Modifications.

(1) An applicant or the Development Services Director may request a modification to an approved development if that request is made prior to the issuance of the final building permit.

(2) The City shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:

(a) The total number of residential units or total square footage of construction changes by 15 percent or more; or

(b) The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health of safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid; or

(c) Objective building standards contained in the California Building Code, as adopted by the City, may be applied to all modifications.

(3) The Development Services Director shall determine if the modification is consistent with applicable objective standards and issue a decision on the applicant's modification request within 60 days after submittal.

(4) An application approved consistent with this section shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with California Government Code Section 65913.4(e).

(5) At the discretion of the Director, a one-year extension may be granted consistent with California Government Code Section 65913.4(e).

AMENDMENTS TO ADD FOOTNOTE (16) TO TURLOCK MUNICIPAL CODE 9-3-202, USE CLASSIFICATIONS IN TITLE 9 OF THE MUNICIPAL CODE

R DISTRICTS (Residential Districts) USE CLASSIFICATIONS P Permitted NP Not Permitted PD Planned Development CUP Conditional Use Permit MDP Minor Discretionary Permit MAA Minor Administrative Approval						
	R-E	**R-L**	**R-L4.5**	**R-M**	**R-H**	**Additional Use Regulations**
…						
Residential Uses						
Condominiums	PD	PD	PD	PD	PD	
Group homes						
Unlimited	NP	NP	NP	CUP	MDP	
Large	NP	CUP	CUP	MDP	MDP	(9)
Small	P	P	P	P	P	
Group quarters						
Unlimited	NP	NP	NP	CUP	CUP	
Large	NP	CUP	CUP	MDP	MDP	
Small	P	P	P	P	P	(9)
Emergency shelter	NP	CUP	CUP	CUP	CUP	
Home occupations	P	P	P	P	P	(4)
Manufactured housing	P	P	P	MDP	CUP	(15)
Mobile home parks	NP	CUP	CUP	CUP	CUP	(8)
Multifamily dwellings	NP	NP	NP	MDP	MDP	(10)(16)
Accessory dwelling units	P	P	P	P	P	(5)
Single-family dwellings	P	P	P	P	P	(10)

…

(16) Multifamily housing is permitted by right pursuant to Government Code Section 65583.2.c on the following APNs when at least 20 percent of the proposed units would be affordable to lower income households: 044-025-006-000, 072-046-001-000, 071-015-013-000, 071-015-013-000, and 044-025-007-000.

…

SECTION 4. VALIDITY: If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional

by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 5. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall be in full force and effect 30 days after its adoption. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in at least three (3) public places in the City in accordance with Section 36933 of the Government Code of the State of California.

INTRODUCED and first read at a regular meeting of the City Council on the 11th day of August, 2026.

FINAL PASSAGE AND ADOPTION at a regular meeting of the City Council of the City of Turlock this 25th day of August, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

SIGNED:

_____
AMY BUBLAK, Mayor

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock

APPROVED AS TO FORM:

_____
Katie O. Lucchesi, City Attorney

ORDINANCE NO. -CS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TURLOCK AMENDING THE ZONING MAP OF THE CITY OF TURLOCK, ATTACHED TO TITLE 9 OF THE TURLOCK MUNICIPAL CODE [REZONE 2026-01]

WHEREAS, one of the principal components of the Housing Element is the inventory of sites available for housing; and

WHEREAS, under current zoning, the City can accommodate a total of 4,506 new homes, which represents about 78 percent of Turlock's assessed share of the regional housing need for the period. This means there is a gap of 1,296 units, including 886 for lower income households and 557 for moderate income households; and

WHEREAS, the Draft Housing Element proposes creation of a new Commercial-Residential Mixed Use (CRMU) base zoning district to bridge the gap and ensure the City's zoning map has adequate capacity to meet Turlock's assessed share of the regional housing need; and

WHEREAS, fifty-three vacant and underutilized commercial parcels along four key corridors in the City: Golden State Boulevard, Geer Road, West Main Street and South Lander Avenue are proposed to be rezoned to CRMU. The designation will give property owners the option to develop multifamily housing on their sites if they wish while allowing them to continue to operate or develop commercial uses consistent with existing zoning; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution No. 2026-29, recommending that the City Council adopt Rezone 2026-01, rezoning various properties within the City limits and;

WHEREAS, the City Council has considered the staff report, all public comments, and the proposed Citywide Rezone 2026-01 as set forth in this Resolution; and

WHEREAS, the Council found and determined as follows:

1. That the proposed rezoning is consistent with the General Plan.
2. That the proposed site is suitable for the type of potential development.
3. That the site is suitable for the intensity of the proposed use.
4. That the proposed rezoning will not cause substantial environmental damage.
5. That the public necessity, convenience and general welfare require the proposed amendment.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Turlock as follows:

SECTION 1. RECITALS: The recitals and findings set forth above are true and correct

and incorporated herein by reference

SECTION 2. ENVIRONMENTAL DETERMINATION: The proposed project is “Exempt” from the provisions of CEQA in accordance with Section 21080.085 of the Public Resources Code which establishes a statutory exemption from the California Environmental Quality Act ("CEQA") for rezoning undertaken to implement the schedule of actions in a housing element that has been “approved” by the California Department of Housing and Community Development (HCD).

SECTION 3. CHANGE TO ZONING MAP. The Zoning Map of the City of Turlock is hereby amended to rezone multiple parcels as identified in Exhibit A.

SECTION 4. VALIDITY: If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 5. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall be in full force and effect 30 days after its adoption. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in at least three (3) public places in the City in accordance with Section 36933 of the Government Code of the State of California.

INTRODUCED and first read at a regular meeting of the City Council on the 11th day of August, 2026.

FINAL PASSAGE AND ADOPTION at a regular meeting of the City Council of the City of Turlock this 25th day of August, 2026, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

SIGNED:

_____
AMY BUBLAK, Mayor

ATTEST:

_____
Nichole Fiez, City Clerk,
City of Turlock

APPROVED AS TO FORM:

_____
Katie O. Lucchesi, City Attorney

APN	SiteAddres	ACRES_GIS	Current Zoning	Proposed Zoning
061-004-049-000	923 WEST MAIN ST	0.20	C-C, R-M	CRMU-B
061-003-027-000	973 WEST MAIN ST	0.49	C-C, R-M	CRMU-B
061-003-028-000	1009 WEST MAIN ST	0.71	C-C, R-M	CRMU-B
042-005-038-000	1000 N GOLDEN STATE BLVD	1.49	C-H, R-M	CRMU-B
042-004-048-000	1035 GEER RD	1.05	C-O	CRMU-A
071-011-038-000	1199 PEDRAS RD	3.43	PD	CRMU-B
071-011-045-000	1189 PEDRAS RD	0.69	PD	CRMU-B
071-072-048-000	2020 DIVANIAN DR	0.24	PD	CRMU-B
071-072-049-000	2032 DIVANIAN DR	0.74	PD	CRMU-B
071-072-050-000	2040 DIVANIAN DR	0.61	PD	CRMU-B
071-028-021-000	2405 GEER RD	2.33	PD	CRMU-B
072-007-013-000	101 E MONTE VISTA AVE	10.25	C-O, C-C	CRMU-B
072-057-053-000	3700 GEER RD	0.69	PD	CRMU-A
042-009-032-000	61 W CANAL DR	0.37	C-O	CRMU-A
043-046-023-000	716 LANDER AVE	0.48	C-C	CRMU-B
043-046-011-000	690 C ST	0.33	C-C	CRMU-B
050-002-060-000	1030 WEST MAIN ST	0.34	C-C	CRMU-B
061-022-001-000	624 N GOLDEN STATE BLVD	0.63	C-C	CRMU-B
071-014-013-000	1810 DIVANIAN DR	1.74	C-C	CRMU-B
071-014-012-000	1814 DIVANIAN DR	1.35	C-C	CRMU-B
071-014-011-000	1828 DIVANIAN DR	1.49	C-C	CRMU-B
088-007-025-000	2500 N GOLDEN STATE BLVD	1.11	C-C	CRMU-B
072-018-002-000	2600 GEER RD	0.80	C-C	CRMU-B
071-009-034-000	MINNESOTA RD	1.35	C-C	CRMU-B
072-018-001-000	2650 GEER RD	0.53	C-C	CRMU-B
072-014-057-000	2650 GEER RD	0.27	C-C	CRMU-B
088-007-004-000	2700 N GOLDEN STATE BLVD	5.15	C-C	CRMU-B
072-010-055-000	3012 GEER RD	0.23	C-C	CRMU-B
072-010-005-000	E MONTE VISTA AVE	0.19	C-C	CRMU-B
042-012-004-000	1366 GEER RD	0.95	C-C	CRMU-B
042-012-013-000	1202 GEER RD	0.33	C-C	CRMU-B
042-010-013-000	1318 GOLDEN STATE BLVD	1.56	C-C	CRMU-B
061-041-016-000	693 N GOLDEN STATE BLVD	0.29	C-C	CRMU-B
050-018-039-000	1341 LANDER AVE	0.80	C-H	CRMU-C
043-004-009-000	1302 LANDER AVE	0.60	C-H	CRMU-C
050-015-038-000	1105 LANDER AVE	0.85	C-H	CRMU-C
050-015-030-000	1083 LANDER AVE	0.65	C-H	CRMU-C
043-001-009-000	645 9TH ST	0.41	C-H	CRMU-C
043-002-019-000	D ST	1.26	I	CRMU-D
043-047-004-000	6TH & D ST	0.47	I	CRMU-D
043-046-003-000	680 C ST	0.33	C-H	CRMU-C
043-047-005-000	550 C ST	0.83	I	CRMU-D
042-008-017-000	338 W SYRACUSE AVE	0.83	C-H	CRMU-C
042-006-003-000	475 W SYRACUSE AVE	0.37	C-H	CRMU-C
042-005-039-000	942 N GOLDEN STATE BLVD	0.66	C-H	CRMU-C
042-006-008-000	1000 N FRONT ST	0.95	C-H	CRMU-C
042-006-011-000	1148 N GOLDEN STATE BLVD	1.05	C-H	CRMU-C
071-011-016-000	2050 DIVANIAN DR	2.03	C-H	CRMU-C
088-013-049-000	2313 N WALNUT RD	2.37	C-H	CRMU-C
087-004-051-000	2413 W MONTE VISTA AVE	11.35	C-H	CRMU-C
087-027-017-000	3536 N GOLDEN STATE BLVD	1.27	C-H	CRMU-C
050-019-010-000	1471 LANDER AVE	0.42	C-H	CRMU-C

City Council Staff Report

August 25, 2026

From:	Anthony Sims, Economic Development Manager
Prepared by:	Anthony Sims, Economic Development Manager
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Accepting the Economic Development Strategic Implementation Plan (2026 – 2029)

2. NARRATIVE:

The attached draft Economic Development Strategic Plan Implementation Plan (2026–2029) establishes a phased roadmap for executing the City's recently adopted Economic Development Strategic Plan, which was accepted and adopted by the Turlock City Council on March 10, 2026. The Strategic Plan, prepared by Kosmont Companies, identified key focus areas and economic development opportunities intended to strengthen Turlock's long-term economic competitiveness, business climate, workforce opportunities, and quality of life. At the March 10, 2026 City Council meeting, City Council directed staff to bring back an Implementation Plan to go with the Economic Development Strategic Plan.

The Implementation Plan organizes the adopted strategic recommendations into a structured three-year framework consisting of phased priorities, action items, timelines, lead departments, and performance metrics. The phased approach is intended to allow the City to strategically sequence initiatives while maintaining flexibility to respond to changing economic conditions and development opportunities.

- Phase 1 Foundation and Business Engagement: focuses on foundational economic development initiatives, including launching a Business Expansion, Attraction and Retention (BEAR) program, implementing business incentive strategies, advancing the Westside Industrial Specific Plan (WISP), developing Opportunity Zone marketing tools, and establishing key performance indicators and reporting systems.

- Phase 2 Investment and Development Activation: emphasizes investment attraction and destination development efforts, including downtown placemaking initiatives, sports and tourism facility exploration, and evaluating financing and value-capture tools to support future infrastructure and economic development projects.

- Phase 3 Long-Term Growth and Destination Development: focuses on long-term growth strategies, including workforce housing support and continued engagement with the development community to position housing as an economic development tool that supports workforce attraction and business recruitment efforts.

The Implementation Plan also establishes measurable performance metrics related to business activity, investment, industrial recruitment, workforce trends, tourism, and overall business climate indicators. Staff intends to provide periodic updates to the City Council regarding implementation progress, performance metrics, and economic development activities.

Overall, the Implementation Plan is intended to provide organizational direction, accountability, and measurable implementation strategies that support business attraction, retention, investment, job creation, and long-term economic growth throughout the City of Turlock.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Acceptance of the Economic Development Strategic Plan Implementation Plan (2026–2029) does not require additional funding and has no fiscal impact at this time. Future initiatives identified within the plan that require funding will be brought forward to the City Council for consideration through the annual budget process or separate Council action.

4. ENVIRONMENTAL DETERMINATION:

This action is not subject to the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15378 (Project) 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. The City Council may decide to modify or re-order the proposed phased implementation approach identified within the draft Economic Development Strategic Plan Implementation Plan (2026–2029).
2. The City Council may decide not to accept the draft Economic Development Strategic Plan Implementation Plan (2026–2029) and direct staff to conduct additional analysis, revisions, or modifications to the proposed plan.

6. ATTACHMENTS:

1. COT Econ Dev Strategic Plan - Adopted March 10 2026
2. COT EDSP Kosmont Proposed Strategies- 9-
3. COT EDSP Implementation Plan 2026 - 2029 DRAFT 8-19-26

ECONOMIC DEVELOPMENT STRATEGIC PLAN
EXECUTIVE SUMMARY

Kosmont & Associates ("Kosmont") was retained by the City of Turlock ("City") for advisory services in connection with an Economic Development Strategic Plan ("EDSP"). Kosmont is pleased to present our findings in this Executive Summary of the full PowerPoint EDSP.

Kosmont believes that Economic Development is an important function for the City (and most cities) and requires a dedicated City government position / staff and resources . Real estate development/entitlement process in California is time consuming and expensive for the private sector, and anything to enhance transparency and communication between the City staff and the development community can benefit the City.

The City's economic prosperity is underpinned by several compelling factors:

- Cal State University, Stanislaus is a 100-acre campus with approximately 10,000 students and over 700 full time faculty.
- Turlock Westside Industrial Specific Plan (WISP) 2,600 acres planned for industrial development with over 8 million SF built.
- Monte Vista Crossings is a +1 million SF regional shopping center.
- Commitment to workforce training evident in collaboration with Opportunity Stanislaus.
- Downtown is about 100 years old, retains many historic buildings and is a regional tourist draw with restaurants, retail and office.

In the past few years, the City has made substantial progress in addressing challenges:

- Passage of Measure A in 2021 increased sales tax revenues supporting General Fund expenses by $15 million per year
- New Amazon warehouse is likely to be City's largest sales tax generator
- WISP has helped attract major new development to City (Amazon, Divert)
- Hotel demand has strengthened with several new hotels in process
- City researched opportunities for major indoor sports facility
- New planned automated permitting process

DEMOGRAPHIC OVERVIEW

Younger consumers, with their increased use of media, seek gathering places with restaurants, entertainment venues and experiential retail, rather than a collection of traditional store fronts. Another important group is the creative class of professionals (artists, designers, musicians, and programmers) who are an important force in economic development. This dynamic workforce is attracted to communities with clustered centers, which provide a sense of vitality, diversity, convenience and balanced mix of work, entertainment, services, arts and culture. Telework dynamics have drastically changed work patterns over the past few years and are poised to reshape office needs.

Demographic Summary

- Turlock has a population of ~73,100 (24,500 households).
- Average Household Size is 2.9 persons, lower than County/State, and the Median Age is 36 years, younger than County and State median of 38 years old.
- City Average Household Income is $103,900, approx. 2% lower than County and 25% lower than statewide levels. Turlock residents generate $647 million in annual retail spending potential across major retail categories.
- Per ESRI and Census data, Turlock businesses employ ~29,000 people with a resident workforce of ~8,300 people.

MARKET OVERVIEW

To help understand the City's ability to capture a fair share of regional growth, Kosmont researched economic growth for Turlock's and competitor cities of Modesto and Merced.

Retail

- City retail space at 5.9 million SF, comprises 21% of the overall retail market in Stanislaus County. Since 2017, City retail space grew by 334,000 SF, much faster than the retail markets of Manteca, Merced, and Modesto. Roughly 56% of the growth in the retail development in Stanislaus County has been in Turlock.
- Market asking rents in the region have grown by 23% to 27% across the comparison cities, with Turlock reaching $22.12 PSF/yr., the highest in the County.
- During the 15-year period from 2008 to 2023, Turlock's retail vacancy peaked at 7.7% in 2011 and has since steadily declined. Retail vacancies in Turlock in Q3 2024 were lowest in the region at 2.2%.

Office

- Office growth came from Modesto (78,000 SF). Turlock grew by just 4,000 SF.
- Market rents in Turlock increased by 25%, similar to the comparison cities.
- The region has a sub-5% vacancy rate with office vacancies in Turlock at 3.2%, slightly higher than in 2017

Multi-Family

- Despite need for more housing, new construction from 2017 to Q3 2024 added 660 units in the County, but was limited to 36 new units in Turlock (~1% growth).
- Over the 15-years from 2008 to 2023, the County saw 1,700 new units constructed compared to 327 in Turlock.
- Multifamily residential vacancies in the region were below 4%, with Turlock seeing the lowest vacancies at 2.5%.
- Average rents across the region showed solid growth of 40% to 50% since 2017.

SWOT ANALYSIS

Strengths

- Monte Vista Crossing is major regional retail draw – 3rd largest power center in CA with dozens of strong retailers (Costco, Target, Wal-Mart, Auto Mall).
- Regularly draws hundreds of thousands of shoppers from up to 20 miles away (640,000 population in trade area).
- Low electricity rates from Turlock Irrigation District

- Stanislaus Regional Water Authority new water system
- City is home to a major agricultural economy.
- Entrepreneurial spirit with many startup companies.
- Significant outdoor amenities, recreational venues.
- Opportunity Stanislaus / Volt Institute.

Weaknesses/Threats

- Due to age of buildings in downtown, there are ADA and other building code issues making reuse difficult.
- Development fees may have slowed new industrial and MF development.
- Need to improve business permit processes.

Opportunities

- Downtown Turlock is a regional draw with shops, dining, and entertainment.
- Strong regional demand for single family housing.
- City has healthy financial reserves for possible investment.
- Large infill sites that can see mixed/blended-use development with District Financing.
- WISP area well located to provide commercial/industrial and recreational facilities.
- City well positioned for agricultural processing jobs.
- New online permitting software can be major benefit to business attraction.

RECOMMENDATIONS

Sustainable economic growth is characterized by a combination of judicious and strategic public policy with private sector investment. Kosmont suggest the following for the City:

1. Business Enhancement, Attraction & Retention ("BEAR")
2. Housing Element for Economic Development (HEED™), new housing generates demand for commercial service and retail, significant new tax revenues in excess of $1,000 per household, and it supports local jobs.
3. Establish Business Incentive Program for targeted retail / commercial / industrial
4. WISP Infrastructure Investment
5. Utilize Value Capture zoning strategies
6. Expand sports facilities
7. Downtown placemaking
8. Federal Opportunity Zones
9. Gather Performance Metrics to measure annual progress

CITY OF TURLOCK

ECONOMIC DEVELOPMENT STRATEGIC PLAN

ADOPTED MARCH 2026

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CITY OF TURLOCK
ECONOMIC DEVELOPMENT STRATEGIC PLAN

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5.	Regional Econ Dev Comparison	Page	44
6.	Opportunity Sites Evaluation	Page	53
7.	Economic Development Tools	Page	59



1. INTRODUCTION

CITY OF TURLOCK – EDSP

Data Sources

Interviews with Stakeholders
City of Turlock website
City of Turlock Budget and ACFR
City of Turlock General Plan
2017 Turlock EDSP
2022 Stanislaus County CEDS
2024 Housing Element Draft
Westside Industrial Specific Plan (WISP)
2022 Victus Indoor Sports Center study
3rd party data provider subscriptions:

- CoStar for real estate market info
- Placer.ai for visitor info
- ESRI for demographic info

INTRODUCTION

Kosmont Companies ("Kosmont"), a real estate and economics advisory firm serving hundreds of local governments for over 39 years, was retained by the City of Turlock ("City" or "Turlock") to develop an updated Economic Development Strategic Plan ("EDSP"). The goal of the EDSP update is to provide a current assessment of Turlock's strengths, weaknesses, and opportunities for high-quality job growth and business development, identify and develop a list of prioritized goals and objectives to meet the economic development vision, and provide stakeholder-informed implementation strategies and performance measures.

Kosmont's approach to preparing the EDSP includes the following tasks:

- Review of relevant documents (2017 EDSP and Stanislaus County CEDS), together with a tour of the City and its business districts
- Interviews / feedback from City staff and community stakeholders
- Assessment of regional economic trends
- Assessment of local demographic and market conditions
- Assessment of major employment districts
- Identification of key opportunities, strategies and economic development tools

Disclaimer: The analyses, projections, assumptions, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Actual results are difficult to predict as a function of market conditions, natural disasters, pandemics, legislation and administrative actions.

INTRODUCTION

- The City is the second largest city in Stanislaus County, home to California State University Stanislaus, several cultural experiences, sports activities, twenty-nine parks, sixteen schools, and a full range of medical facilities.
- It has been seven years since the last EDSP was produced and the City wants an updated EDSP to reflect current market conditions and community economic development goals.
- City would also like to explore economic development projects including additions to the West Side Industrial Specific Plan ("WISP"), Downtown and a Tournament Sports Complex project.
- The goal of the new EDSP is to analyze and update the City's economic vision and goals, assess the City's current market position and demographics, and develop a list of prioritized goals and objectives that can guide the City for the next three to five years.

HISTORY

- The City grew relatively fast up until the 2008 financial crisis. Since then, there has been strong retail development throughout the City, but modest single-family and multi-family construction.
- The City is planned with residential development to the east of the 99 freeway and commercial and industrial on the west side. Cal State Stanislaus is located near northern edge of the City.
- Downtown is centrally located about 2 miles east from Highway 99. It is 100 years old, retains many historic buildings and is a regional tourist draw with restaurants, retail and office spaces.
- Monte Vista Crossing is a major regional power center on both sides of Highway 99 along with several smaller retail centers totaling over 1 million SF. It is the 3rd largest center in California. There are 5-6 large large monument signs to advertise each subarea's tenants.
- The southwest quadrant of the City comprises the master planned Westside Industrial Specific Plan (2,611 acres), which has seen significant growth in recent years with new ~1 million SF Amazon warehouse and DIVERT biorecycling facility.

2017 EDSP VISION AND GOALS

Vision – Create economically and socially diverse population and vibrant business community in Turlock

- Attract, retain and expand businesses in Turlock
- Increase job opportunities in agriculture, manufacturing, logistics and medical service cluster and support small business
- Be cultural leader in Central Valley for arts, music and other events - Downtown to be business, cultural and civic center
- Maintain retail centers competitiveness and seek new market opportunities
- Expand tourism and community sporting events/activities
- Improve education system and provide support to give all workers access to living wage jobs

The EDSP also identified a number of challenges facing the City's long term sustainability:

- City budget needs strengthening
- Lack of visitor attractions
- Relative lack of hospitals, doctors and health services
- Labor shortages in many occupations, need for workforce training
- Need for more workforce and executive housing and amenities for young professionals, as well as senior housing
- Accelerate development of Southeast and North Specific Plans as scarcity puts upward pressure on local housing prices
- Improve industrial companies' representation in Chamber of Commerce

STANISLAUS COUNTY CEDS

In 2022, Stanislaus County adopted a Comprehensive Economic Development Strategy ("CEDS") that outlined regional challenges and discussed assets and opportunities for each community in the County.

- County suffers from relatively high unemployment and low high school graduation rates (~80%)
- Large numbers of residents commute to the greater Bay Area
- Per capita income is well below State levels
- Agriculture is the major economic driver accounting for over $7 billion per year
- Manufacturing (food and beverage related) is a growing sector (EJ Gallo Winery, Foster Farms, Del Monte Foods, Blue Diamond)
- Warehouse/Distribution is a strong sector (e.g., 1.1 million SF Amazon warehouse opened in 2022)
- Water supply is a major threat to economic prosperity due to State's frequent drought conditions

RECENT ACHIEVEMENTS

In the past few years, the City has made substantial progress in addressing these challenges:

- Passage of Measure A in 2021 increased sales tax revenues supporting general fund expenses by $15 million per year
  - City utilized a portion of the revenue to adopt a major Roads Program Capital Improvement Program (CIP)
- New Amazon warehouse is likely to be City's largest sales tax generator
- WISP has helped attract major new development to City (Amazon, Divert)
- Hotel demand has strengthened with several new hotels in process
- City researching opportunities for major indoor sports facility
- Stanislaus Regional Water Authority has completed the Regional Surface Water Supply Project to expand sources of fresh water from Tuolumne River for the City of Turlock and Ceres.

However, one area that has fallen short is the limited production of new single family and multi-family housing
City's population has seen little or no growth in past decade

OPPORTUNITY STANISLAUS – VOLT INSTITUTE

- Stanislaus County formed Opportunity Stanislaus to address regional challenges and opportunities for business in each community in the County by providing business development and talent development services. Opportunity Stanislaus is the County regional economic development arm (501(c) 3) that partners with major private sector businesses. (Dave White – CEO; Eric Nuenfeldt - Executive Director)

- Volt Institute is a member of California Manufacturing Network, was established as offshoot of OS in 2017 to provide expedited training in high-paying careers in manufacturing, such as Industrial Maintenance Mechanic and Supervisor Development Academy. "Volt on the Go" is a new program that brings training classes directly to local businesses or community centers.

- In 2024, Volt provided 30,000 hours of training for 125 trainees at homesite, plus 156 trainees offsite at employers' place of business. 91% of the trainees were successfully placed in industrial maintenance and electric mechanisms. The goals for 2025 are to provide apprenticeships and gain national accreditation from ACCET to gain eligibility for financial aid and deepen industry partnerships.



2. BACKGROUND

CITY OF TURLOCK – EDSP

BACKGROUND

The City's economic prosperity is underpinned by several compelling factors:

- Cal State University, Stanislaus is a 100-acre campus with 10,000 students and over 700 full time faculty
- Turlock Regional Industrial Park (WISP) 2,600 acres planned for industrial development with over 8 million SF built.
- Monte Vista Crossings is a +1 million SF regional shopping center
- Turlock Town Center Shopping Center
- Turlock's commitment to workforce training is evident in its collaboration with Opportunity Stanislaus







Sources: CSU Stanislaus; Modesto Bee; CBRE (Accessed January 2025)
Left: Exterior of new Amazon fulfillment center (located within the Westside Industrial Specific Plan);
Middle: Aerial image of Monte Vista Crossings shopping center; **Right**: CSU Stanislaus campus

COMMUNITY ASSETS

Kosmont has identified significant community assets that act as regional draws.

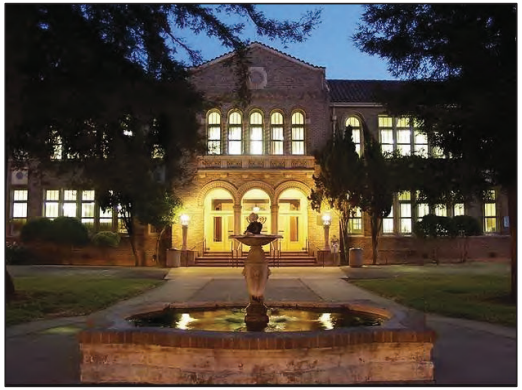
Downtown Turlock – Due to age of buildings, there are ADA and other building code issues that make reuse problematic. Downtown PBID maintains the 10-12 block area. Current budget is $215,000 annually. Property owners pay $0.36 psf of building area +$0.10 pf of land area (including the city hall space). City also contributes $40,000 per year towards maintenance. PBID sponsors 4th of July parade and many downtown events.

Stanislaus County Fairgrounds is 78-acre site that is adjacent to the regional transit center. 10-day county fair attracts 240,000 people in summer. 2-day swap meet in January attracts ~100,000 people. There are many smaller events as well.









Top Left and Right: Outdoor dining and street art in Downtown Turlock
Below Left: Stanislaus County Fairgrounds
Below Right: Exterior shot of Turlock Community Theatre

COMMUNITY ASSETS

- Turlock Regional Sports Complex – 2 softball fields; 10 full-size soccer fields; two other adjacent parks that have playgrounds, covered arbor areas, picnic areas, and 2 professional volleyball sand pits
- Pedretti Sports Complex – 4 softball fields; 1 baseball diamond; large arbor area with playgrounds



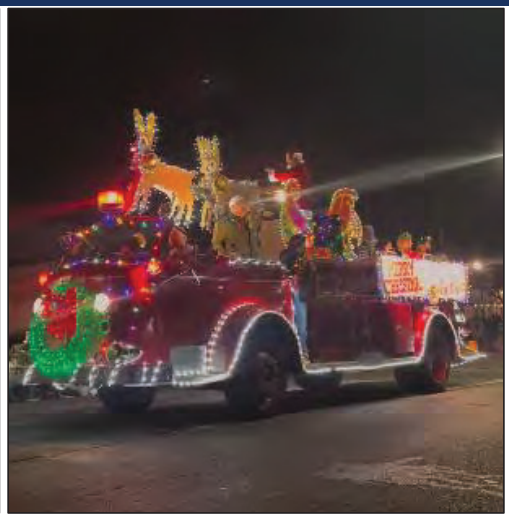


Sources: City of Turlock (cityofturlock.org) (Accessed January 2025)
Above Left: Pedretti Sports Complex
Above Right: Baseball field at Regional Sports Complex

COMMUNITY EVENTS / ASSETS

- Class 1 Bike Trails – 50+ miles paved for walking, running, hiking, and cycling
- Dozens of community events are funded by the City and Chamber every year. Some notable events hosted in Downtown Turlock include: Farmers Market, Makers Market, Independence Day Parade and Car Show, Sip and Stroll (second Saturday in September), Festival of Lights, Christmas Parade









Sources: City of Turlock (cityofturlock.org) and Instagram @downtownturlock (Accessed January 2025)
Top Left: Farmers Market
Top Right: Christmas Parade
Bottom Left: Cyclists in Downtown Turlock
Bottom Right: Cyclists riding the bicycle lanes in Turlock



3. EXISTING CONDITIONS

CITY OF TURLOCK – EDSP

ECONOMIC TRENDS

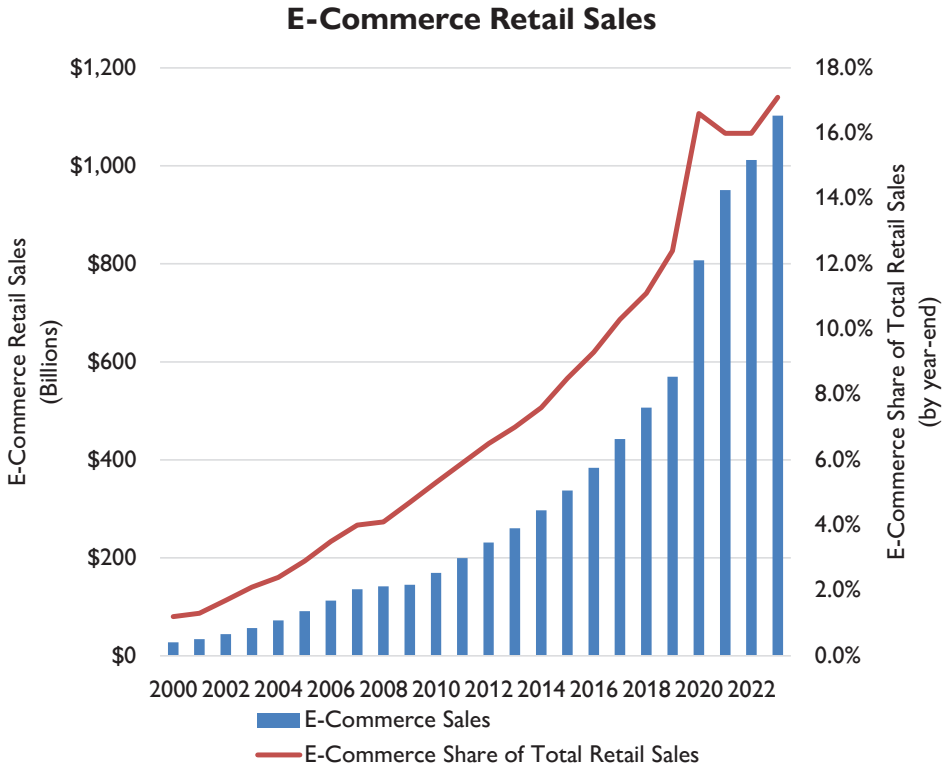
- Economic forces are reshaping local economies across the State:
  - Today's consumers are using online websites for purchasing a broad array of goods. As **e-commerce continues to take an increasing percentage of consumer spending**, cities must take new approaches to land use that explore concepts for public amenities and private attractions that help cities **capture trips** and thus "sales".
  - Younger **consumers**, with increased use of media and digital communication, **seek gathering places with restaurants, entertainment venues and experiential retail**, rather than simply a collection of traditional store fronts.
  - **Telework dynamics have drastically changed work patterns** over the past few years and are poised to reshape office needs. Creative class professionals are attracted to communities with clustered centers, which provide a sense of vitality, diversity, convenience and a mix of work, entertainment, services, arts and culture.
- In light of these trends, Kosmont is assisting the City in achieving its economic objective by providing market analysis and recommendations with a goal to foster economic vitality in the City, improving business conditions and resident quality of life.

Sources: Kosmont Companies, CoStar, Coresight Research, Cowen & Company, Cushman & Wakefield, ICSC, St. Louis Federal Reserve, UBS, U.S. Census Bureau, St. Louis Federal Reserve,

E-COMMERCE GROWTH

SIGNIFICANT IMPACTS ON BRICK-AND-MORTAR RETAIL

- Historically, e-commerce sales in the U.S. have increased steadily over time from 2000 to 2019. The COVID-19 pandemic saw increased online retail utilization and e-commerce sales soared by 42% compared to 2019. E-commerce sales continued to grow by double-digits into 2021 but cooled to just 6% growth in 2022. 2023 saw an increase in e-commerce sales by 9%
- The share of e-commerce sales continues to grow as well with e-commerce reaching 17.1% of total retail sales by year-end 2023.
- FTI Consulting's 2024 Online Retail Report projections indicate U.S. online retail sales would hit $1.2 trillion in 2024, an increase of 9.8% or $108 billion compared to 2023. Additionally, the report states that e-commerce sales growth represented 46% of total retail sales growth in 2023.
- Furthermore, a UBS report estimates that 45,000 net retail store closures will occur in the U.S. by 2028 (approximately 5% of the total retail store base)



Source: St. Louis Federal Reserve; FTI Consulting "2024 Online Retail Report"; UBS (Accessed December 2024)

DEMOGRAPHIC / EMPLOYMENT OVERVIEW

- Per ESRI July 2024 data, Turlock has a **Population** of ~73,100 (24,500 households).
- **Average Household Size** is 2.9 persons, lower than County/State, and the **Median Age** is 36 years, younger than County and State median of 37 and 38 years old, respectively.
- City **Average Household Income** is $103,900, approx. 2% lower than County and 25% lower than statewide levels. Turlock residents generate $647 million in annual retail spending potential across major retail categories.
- Per ESRI and Census data, Turlock businesses have ~29,000 **Employees** with a resident workforce of ~8,300 people.
- **Jobs in the City** are primarily in *Health Care and Social Assistance*, *Retail Trade*, Educational Services, *Accommodation and Food Services*, and Manufacturing. Of these five, three are part of the fastest growing industries in the County (shown in italics).
- **Residents of the City** are primarily employed in Healthcare and Social Assistance / Educational Services / Manufacturing / Retail Trade / Accommodation and Food Services.

See Appendix A.2
Sources: ESRI Business Analyst Online; Zillow.com; U.S. Census Bureau Center for Economic Studies, California Employment Development Department, ESRI Business Analyst Online

ECONOMIC GROWTH COMPARISON

To help understand the City's ability to capture a fair share of regional growth, Kosmont has researched economic incentive policies and impact fees affect growth for Turlock's and its main competitor cities of Modesto and Merced.

Retail

- City retail space at 5.9 million SF, comprises 21% of the overall retail market in Stanislaus County. Since 2017, City retail space grew by 334,000 SF, much faster than the retail markets of Manteca, Merced, and Modesto. Roughly 56% of the growth in the retail development in Stanislaus County has been in Turlock.
- Over that time period, market asking rents in the region have grown by 23% to 27% across the comparison cities, with Turlock reaching $22.12 PSF, the highest in Stanislaus County.
- During the 15-year period from 2008 to 2023, Turlock's retail vacancy peaked at 7.7% in 2011 and has since steadily declined. Retail vacancies in Turlock in Q3 2024 were lowest in the region at 2.2%, while Manteca, Merced, and Modesto have retail vacancies of 5% or greater.

See Appendix A.4
Sources: Costar, Kosmont Companies

ECONOMIC GROWTH COMPARISON

Office

- Office market growth came from Modesto (78,000 SF). Turlock's office market grew by just 4,000 SF.
- Market rents in Turlock increased by 25%, similar to the comparison cities
- The region has a sub-5% vacancy rate with office vacancies in Turlock at 3.2%, slightly higher than in 2017

Multi-Family

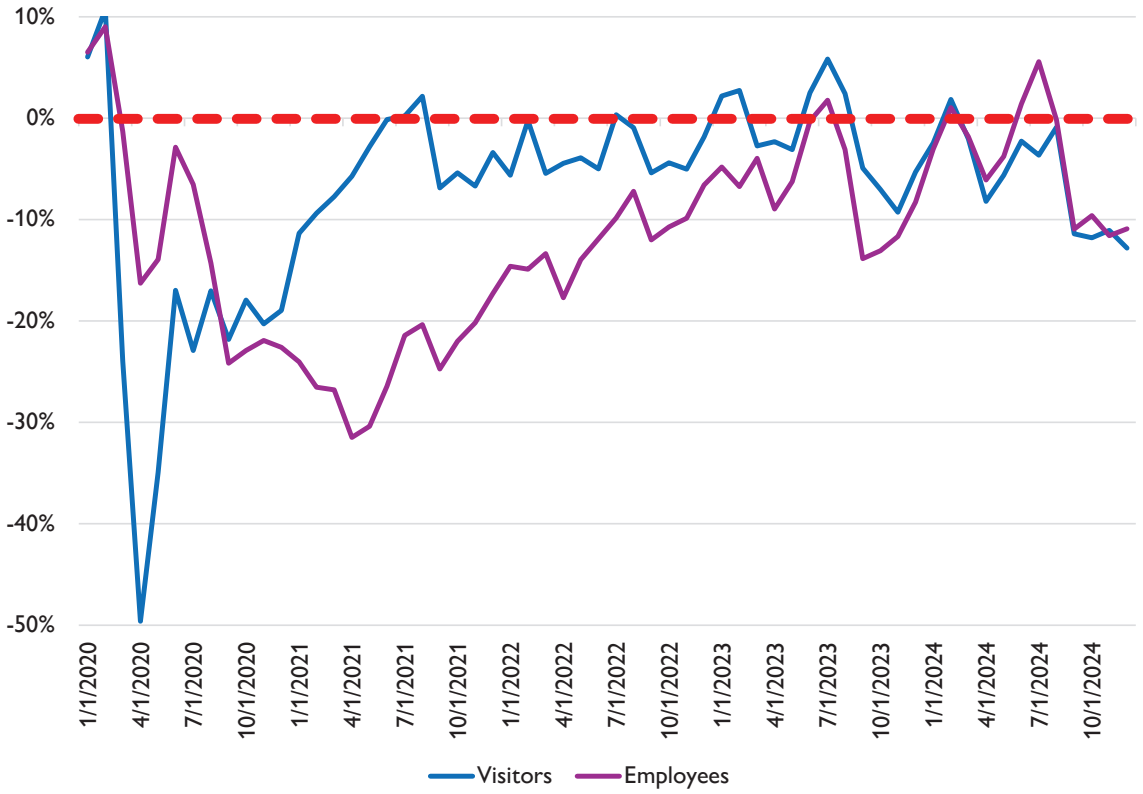
- Despite need for more housing Statewide, new construction from 2017 to Q3 2024 added 660 units in the County, but was limited to 36 new units in Turlock (~1% growth)
- Over the 15-years from 2008 to 2023, the County saw 1,700 new units constructed compared to 327 in Turlock.
- Multifamily residential vacancies in the region were below 4%, with Turlock seeing the lowest vacancies at 2.5%.
- Average rents across the region showed solid growth of 40% to 50% since 2017. Turlock and Merced have the lowest average rents reflecting a significant percentage of Class C and affordable housing projects (~70%) as compared to Class A/B units (~30%).

Source: Kosmont Companies

PLACER.AI LOCATION ANALYSIS

Placer.ai is a mobility data provider that tracks daily movement of over 30 million people in the U.S. via anonymized mobile app data. This information reveals travel trends to/from major events, shopping centers, and other places of interest – providing insight into retail center trade areas, hourly and daily visitation statistics, and consumer demographic characteristics.

- Visits to the City by visitors and employees dropped sharply at the start of the COVID-19 pandemic.
- Visits by visitors to the City returned to pre-pandemic levels beginning August 2021. Since then, visitor traffic has averaged **4% lower** than pre-pandemic levels fluctuating between -13% and 6% compared to the 2019 baseline.
- Visits by employees to the City returned to pre-pandemic levels beginning July 2023. Since then, employee visits have averaged **5% less** compared to the 2019 baseline due to the increasing number of people working from home.



See Appendix A.3 for more detail
Sources: Placer.AI (Accessed October 2024)

CITY OF TURLOCK
VISITOR / EMPLOYEE FOOT-TRAFFIC OVERVIEW

Visitor / Employee Summary Data (1/1/2024 to 12/31/2024)	Visitors	Employees
Annual Visits	27.0 million	16.5 million
Visit Frequency	13.5	252.5
Visitors	2.0 million	65.3 thousand
Median Visit Length	1 hr. 33 min.	9 hrs. 39 min.
Median HH Income	$72,300	$75,100

Visitation Data: Distance from Home Area (Based on % of Visits)	0-3 Miles	3-7 Miles	7-10 Miles
Visitors	2%	17%	15%
Employees	42%	14%	10%
	10-30 Miles	**30-100 Miles**	**100+ Miles**
Visitors	42%	15%	9%
Employees	28%	5%	1%

Source: Placer.ai (Accessed January 2025);
Notes: Considers a minimum of 1 visit to the City of Turlock by visitors.

SWOT ANALYSIS SUMMARY

Kosmont has summarized City strengths, weaknesses, opportunities and threats ("SWOT").

Strengths

- Monte Vista Crossing is major regional retail draw – 3rd largest power center in CA with dozens of strong retailers (Costco, Target, Wal-Mart, Auto Mall)
- Regularly draws hundreds of thousands of shoppers from 20 miles away (640,000 population in trade area)
- City is home to a major agricultural economy with major SRWA water supply improvements
- Turlock Irrigation District provides electric power below Modesto and PG&E rates
- Entrepreneurial spirit with many startup companies
- Significant outdoor amenities and recreational venues
- Opportunity Stanislaus / Volt Institute

Weaknesses/Threats

- Due to age of buildings in downtown there are ADA and other building code issues making reuse difficult
- Development fees on new industrial and residential development (fees $400,000 to $1 million per acre) *
- Need to improve business permit processes
- There is a relatively unskilled labor pool for STEM

Opportunities

- Downtown Turlock is a unique regional draw with boutique shops, fine dining, and entertainment
- Strong regional demand for single family housing
- City has healthy financial reserves for possible investment
- Large infill sites that can grow with mixed-use development such as D.O.R.® See Section 7 – ED Tools
- WISP area ideally located to provide commercial/industrial and recreational facilities.
- Federal Opportunity Zones
- City well positioned for agricultural processing jobs
- New online permitting software can be major benefit to business attraction

* See Section 5 pages 48-50



4. STRATEGIES

CITY OF TURLOCK – EDSP

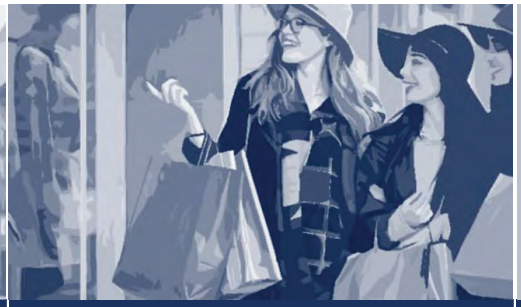
Key Market and Economic Development Trends



Housing is Not a Loss Leader, it's a Growth Driver

Housing Creation as Economic Development

- New housing can generate tax revenues and support local jobs from resident spending
- Variety of housing types is essential to attracting new businesses and developing diverse productive workforce
- Kosmont's statewide experience found that housing usually has a positive fiscal impact, especially at current property values



Retail is Not *Just* Retail Anymore

Retail Reimagination as Economic Development

- U.S. retail over-built and needs "right sizing;" Covid accelerated trends; today its about essentials, experience & e-commerce
- Blended/mixed use projects integrate multiple uses (housing, retail, open space, creative office, hotel)



Telework is Reconfiguring Office

Office Conversions as Economic Development

- Telework and work from home options are reshaping the needs for office space and business districts
- New multi-family projects with co-working spaces and amenities will help attract young professionals with computer skills



Industrial / Distribution is Critical for the Economy

Industrial & Fulfillment as Economic Development

- Retail can't thrive without distribution; Booming demand for e-commerce, particularly smaller last-mile delivery facilities
- Flex space (a blend of industrial, office, research and development space) is a growing market. Cities can attract high tech / skill firms.
- Industrial supports development of new agricultural products

STRATEGIES / PROPOSED ACTION PLAN

Kosmont has identified Economic Development Strategies and an estimated investment range in order of priority for City's consideration. Here is a summary that is followed by supporting detail and action items:

1. Business Enhancement, Attraction & Retention ("BEAR")
2. Housing as Economic Development (Housing Element for Economic Development HEED™)
3. Establish Business Incentive Program for targeted retail / commercial /industrial
4. WISP
5. Utilize Value Capture
6. Expand Sports Facilities
7. Downtown Placemaking
8. Federal Opportunity Zones
9. Gather Performance Metrics to measure annual progress

Following the strategy discussion is a Roadmap – Implementation Priorities

Source: Kosmont Companies

BUSINESS EXPANSION, ATTRACTION AND RETENTION

A vibrant business sector is important to the fiscal health of the City. Business Expansion, Attraction and Retention ("BEAR") is the keystone of most economic development departments. Ideally the City should focus on attracting industries with diverse employment opportunities, that embrace new technology and offer higher paying jobs.

City attracted ~1 million SF Amazon warehouse and has had success in large scale food processing with companies such as Divert (converting 100,000 tons of food waste into energy and nutrients), Sensient (global company creating colors, flavors and fragrances from organic foods), and Blue Diamond (using technology to create value added almond products).

Business-friendliness ("How to get to Yes") is a vital component to support the needs of businesses, developers and to foster entrepreneurship, and bolster the local economy.

Action Item 1: Develop technical assistance programs to support emerging businesses/entrepreneurs in the City.

Action Item 2: Proactively work with business/property-owners to understand challenges and opportunities that may align with the City's economic development goals. Regularly contact the top 25 Sales Tax generators / Employer

Action Item 3: Pursue Healthcare providers (new and expansion).

Action Item 4: Create customized development agreements/incentive packages to facilitate major tenants.

Source: Kosmont Companies

BUSINESS EXPANSION, ATTRACTION AND RETENTION

Action Item 5: Conduct outreach and collaborate with property owners to explore development opportunities and address challenges that can bring new uses to privately-owned sites.

Action Item 6: Standard plan check review process with a set number of days for initial submission and subsequent submittals.

Action Item 7: Consider incubator/accelerator programs for maker spaces that can help small businesses thrive.

Action Item 8: Online permitting system will improve business attraction and expansion.

Action Item 9: Consider adding business concierge or ombudsman to ED or Planning Dept to assist new business or development applications.

Action Item 10: Attend ICSC and other conferences to meet with major retailers / restaurants / hotels / developers / brokers.

Source: Kosmont Companies

HOUSING AS ECONOMIC DEVELOPMENT
(HOUSING ELEMENT FOR ECONOMIC DEVELOPMENT HEED™)

New housing generates demand for commercial service and retail uses, significant new tax revenues, and supports wide range of local jobs. Morgan Ranch Master Plan is opportunity for new housing development.

New mid to high-end single family housing with recreational amenities can draw regional skilled tradesmen, as well as STEM workers (Science, Technology, Engineering and Math) that can attract medical and other professional companies to Turlock.

Office reconfiguration and work at home schedules alleviate traffic and help keep "wallets" in local communities – allowing small businesses to capture more local spending.

High assessed value = annual City share of property taxes of $750 to $1,000 per unit (total City share of the 1% property tax is approx. 17.5% including VLF In Lieu). CFD Services Tax provides additional ~$600 per unit on new housing.

Retail spending by new households of $25,000 to $30,000 could generate $500 to $600 annually in sales and use taxes (including E-commerce spending from new Amazon warehouse).



Source: Kosmont Companies

BUSINESS INCENTIVE PROGRAM

The City has adopted a policy which exempts existing buildings undergoing change of use from paying CFF Fees, where there is no increase in the total square footage for the use which original fees were paid and if the use has been operating for at least three years.

Before considering any new program, but first it is important to set specific goals (e.g., assist small business, expand job creation, attract major tax generator, attract downtown development) and create a system to measure the success of each initiative. Cost of implementing can vary: job credits, façade improvement and infrastructure represent out of pocket costs, while tax sharing agreements and fee waivers are offset by new development tax revenues.

Examples of incentives include:

- Fast track permitting
- Tax sharing agreements / tax abatements
- Job tax credits / Workforce training
- Façade Improvement Program
- Infrastructure investment
- Fee waivers / deferrals in targeted areas

See Section 5 – Regional Econ Dev Comparison for specific examples of incentives used by nearby cities

Source: Kosmont Companies

WESTSIDE INDUSTRIAL SPECIFIC PLAN (WISP)

The City has a 20-year old Master Plan for the 2,600-acre Turlock Industrial Park, which is in need of significant infrastructure. The recent construction of the ~1 million SF Amazon warehouse at the northern end of WISP was a major economic success, but not every new tenant can invest the millions of dollars for impact fees and wait years.

Action Item 1: Establish Community Facilities Districts to help major land owners finance the infrastructure backbone and enable them to attract developers who market to major users in need of near-term space for rent.

Action Item 2: City Econ Dev Staff to participate in NAIOP and other industrial organizations to promote WISP

Action Item 3: Explore creation of Property Business Improvement District (PBID) to give area a unified image.

Action Item 4: Consider update of the Specific Plan with an emphasis on assisting economic growth.

Action Item 5: Explore feasibility of Enhanced Infrastructure Financing District to refund CFD Special Taxes paid by developers for the upfront infrastructure (See Section 7 discussion of EIFD financing strategies).

Source: Kosmont Companies

UTILIZE VALUE CAPTURE REAL ESTATE STRATEGIES

Public and private sector real estate can be important assets to leverage for long-term economic development benefits. While Turlock has limited publicly owned land available for new development, there are many large private sector properties that can be leveraged, as discussed on following slides.

Capture Value from Private Real Estate

- From Value Capture Zoning VCZ™ - Development Opportunity Reserve (D.O.R.®) allows cities to create a "bank" of new density in zoning / specific plans, allowing them to give the density to projects that deliver community benefits & public amenities.*
- From Tax Increment and Special Districts - Enhanced Infrastructure Financing Districts ("EIFD") use property tax increment and Community Facility Districts ("CFD") are tools to fund important local and regional infrastructure, especially WISP.*
- From Public Private Partnerships - Enter into partnerships with property-owners to commit local government resources, help solicit development proposals that will advance both the property owner's goals and the community's goals.

Capture Value from Public Real Estate

- Cities can use a variety of sale or lease strategies to capture the value of their properties, while also increasing the General Fund tax base.

**See Section 7 - Economic Development Tools for more detailed discussion*

Source: Kosmont Companies

DOWNTOWN PLACEMAKING

A healthy Downtown is important to a city. Turlock has significant assets, but the age of many buildings makes reuse challenging.

Action Item 1: Consider programs to help existing businesses (such as façade improvement programs, streetery / outdoor retail) and help existing properties expand allowable uses in storefront spaces and allowing small scale manufacturing, food makers, artisans, breweries, woodworkers). Support non-profits willing to develop collaborative spaces with other resources in underutilized buildings.

Action Item 2: Explore expansion of the Property Based District to support enhanced cleaning, security, marketing and physical improvements in downtown.

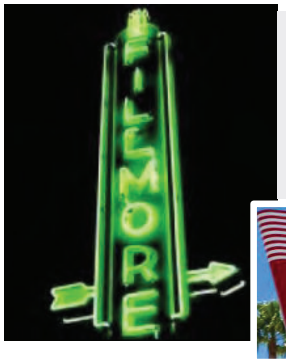
Action Item 3: Evaluate publicly-owned opportunity sites in the downtown area – such as the surface parking lots– to evaluate potential reuse strategies that aim to add gathering places, activities, and other amenities.

Action Item 4: Invest in physical improvements that can create sense of place and further activate the downtown area—through gateway signage and wayfinding, public art, pedestrian-oriented improvements such as plazas and outdoor spaces, water features, street improvements, micro-transit services.

Action Item 5: Grow social media engagement channels, social medial influencer/engagement channels, as well as marketing/trade publications to promote Downtown businesses and events.

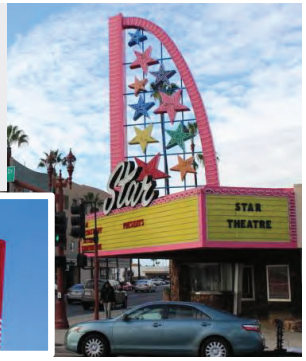
Source: Kosmont Companies

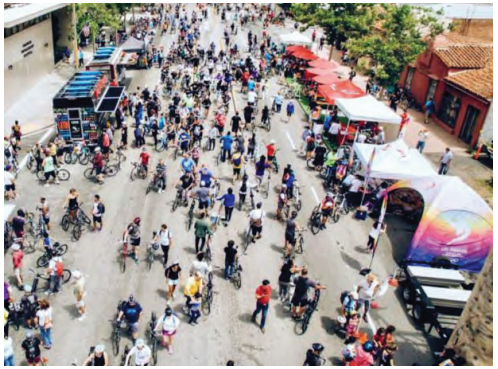
PLACEMAKING BY DESIGN, DISTRICTS & EVENTS



Distinctive signs – such as the neon signs in Fillmore and the Star Theatre in Oceanside – can give an area a distinctive sense of place.



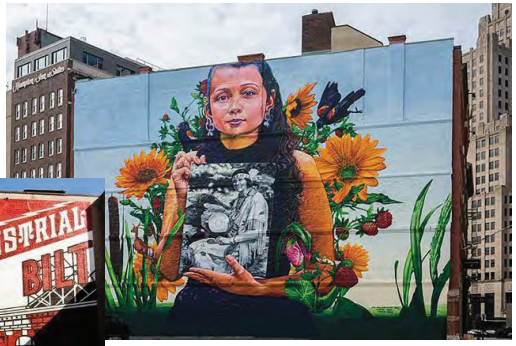




Events like the CicLAvia bike / walk fairs in Los Angeles and the Mission Inn Festival of Lights in Riverside, CA are memorable and engaging activations of public spaces.



Murals in downtown Providence, RI add character and highlight local artists and themes.









The Medical Main Street district in Lancaster, CA aims to be a blended use area centered around major medical anchors that includes many complementary uses.

kosmont companies since 1986

SPORTS AND ECONOMIC DEVELOPMENT

In the past decade, youth sports facilities have become a major economic driver for suburban communities across the U.S. with families traveling hours to participate in weekend tournaments for baseball, softball, soccer, tennis etc. In early 2022, the City retained Victus Advisors to analyze the potential for an indoor sports center in Turlock. Based on extensive interviews from County business and community leaders and other stakeholders they found significant support for an indoor facility to serve up to 80 weekend tournaments per year (e.g. basketball, volleyball, pickleball, cheer leading). During the week, the facility would be used by local groups.

- Victus estimated the center could increase overnight hotel visits by 76,000 per year and generate over $50 million in economic activity and close to $1 million per year in hotel and sales tax revenues to Turlock.
- Kosmont research found exciting examples of sports facilities built in rural/suburban areas that expanded into major entertainment centers that can be good examples for Turlock to consider.
- WISP has large land to accommodate a major indoor/outdoor sports facility and supporting retail, entertainment and hospitality uses. If desired by City Council, consider interviewing sports facility experts with operation experience on projects illustrated on following pages.

EXAMPLE - ADVENTHEALTH SPORTS PARK

OVERLAND PARK, KANSAS

- Opened: 2024
- Owned/Operated by Bluhawk Sports
- Size: 420,000 sf indoor sports & entertainment complex
- Facilities: 3,200-seat multipurpose arena, 8 basketball courts, 1,500-seat NHL regulation ice rink, 40,000 sf indoor turf football field, e-sports arena, performance training center
- Hawk's Outpost (family entertainment center)

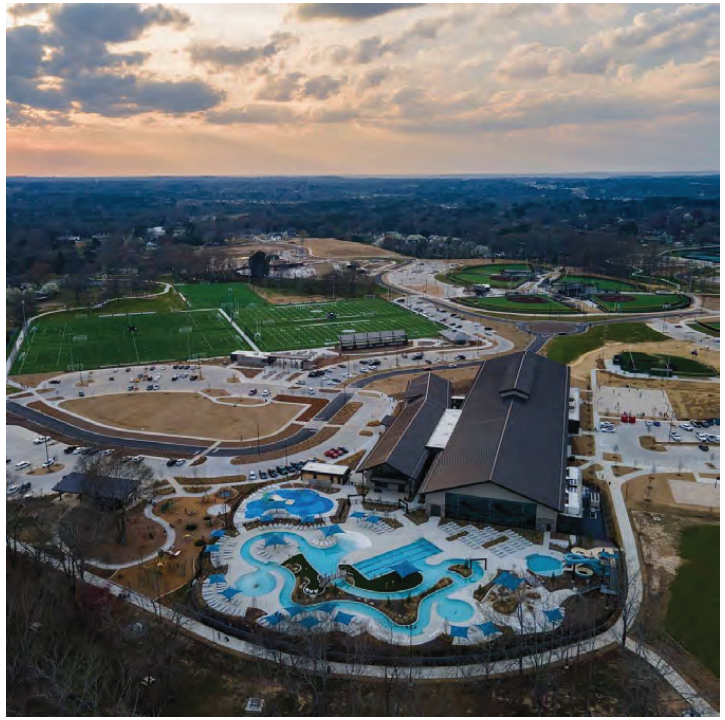




EXAMPLE - SAND MOUNTAIN PARK & AMPHITHEATER

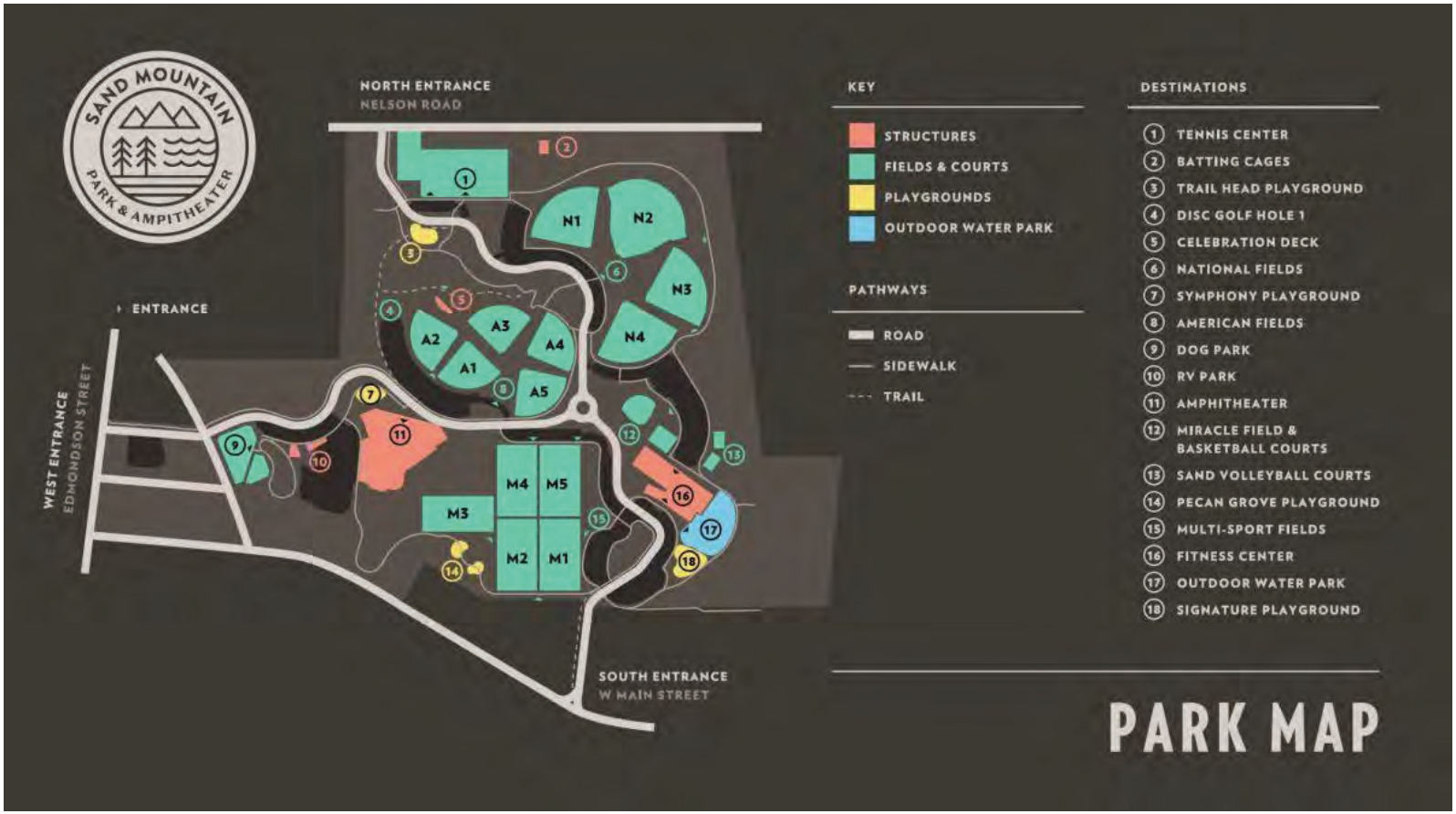
ALBERTVILLE, ALABAMA

- Size: 130-acre sports, leisure, wellness & entertainment venue. Opened: 2021
- Owned by the City of Albertville
- Operated by The Sports Facilities Companies
- Outdoor Features: outdoor water park, 9 diamond turf fields, 5 multi-sport turf fields, 18-hole disc golf course, 17 slot RV park, 16 tennis courts, 5,000+ capacity amphitheater, 2 basketball courts, 2 sand volleyball courts
- Indoor Amenities: fitness center, 2 racquetball courts, 2-ane indoor track, 8-lane aquatics center, 4 hardwood courts, 25,000 sf event space, concession area



Sand Mountain Park

Indoor & Outdoor Facilities Blueprint



FEDERAL OPPORTUNITY ZONES

In 2017, the Federal Tax Cuts and Jobs Act was passed by Congress, establishing an Opportunity Zone ("OZ") program to encourage investment in low-income census tracts. In 2018, the CA Governor identified 879 qualified census tracts statewide to be eligible. There are two census tracts in Turlock with an estimated 837 acres of qualified area within City boundaries. 117 acres are in the WISP area and 11 acres are in Downtown. This program expires at end of 2026, but the new 2025 BBB Tax Law modified the program and extended the timeframe for OZ benefits indefinitely.

Effective 1/1/27, OZ investors in a qualified OZ Fund can defer capital gains for 5 years on other asset sales (if invested in businesses or property in OZ area) and receive a 10% basis step-up. Profits from a future OZ asset sale will be capital gains tax free.

Development of new commercial, industrial and multi-family apartments are the most prevalent OZ investments. It is important for City to identify priority sites suited for development as soon as possible in order to take advantage of the program. To attract special OZ investment funds, the area needs upfront backbone infrastructure and a simplified entitlement process to accelerate the construction timetable.

Source: Kosmont Companies

PERFORMANCE METRICS

In order to track economic development progress, it is important for the City to maintain **annual** business and development data analytics to keep on top of economic and market trends:

1. Commercial Building Permits in Key Areas – measure commercial developer interest
2. Assessed Value of Commercial and Industrial Property – show increased private sector investment
3. Number and Type of Business Licenses – measure new business formations
4. Employment by Industry – show success in commercial and industrial business attraction and employment growth
5. Sales Tax Revenues by Geographic District – measure success in attracting businesses and economic activity
6. Hotel Tax Revenues – measure success in attracting more visitors
7. Hotel Visitor Survey – identify types of visitors, short term vs longer term stays
8. Annual Survey of Business Owners – identify issues regarding City permitting / zoning process and other programs
9. Special Event Data attendance estimates – show success of community outreach efforts

Source: Kosmont Companies



5. REGIONAL ECON DEV COMPARISON

CITY OF TURLOCK – EDSP

REGIONAL ECONOMIC DEVELOPMENT COMPARISON

To help understand the City's competitive position, Kosmont has done research on how Modesto and Merced, two key nearby competitive cities treat economic development, how their development impact fees and incentive policies compare with Turlock.

Turlock incentives include:

- Turlock Irrigation District has lowest electric rates in the region
- City offers reduction in CFF Development Impact Fees for new projects involving demolition of existing uses with no increase in square footage
- City provides a 10% reduction in trip generation for land uses in the Downtown Pedestrian Priority Area
- City of Turlock offers fee deferral options for Commercial and Industrial Development - deferred to occupancy
  4 year deferment plan
  5 year deferment plan
  For more information, visit: www.turlock.ca.us/buildinginturlock/developmentimpactfees/
- City of Turlock offers fee deferral options for Residential Development:
  Residential Fee Deferral Agreement (RFA)
  Development Impact Fees can be deferred to close of escrow. Refer to City Council Resolution 2015-136
  For more information, visit: www.turlock.ca.us/buildinginturlock/developmentimpactfees/

Source: Kosmont Companies

REGIONAL ECONOMIC DEVELOPMENT COMPARISON

- No-Cost Predevelopment Meetings https://www.turlock.ca.us/buildinginturlock/predevelopmentmeetings/
- Annual City of Turlock Job Fair (50+ employers participating each year)
- City of Turlock Partnership Incentive Program**:**
  $1,000 business grant available to a new Turlock business not part of a franchise or corporate chain.
  https://ci.turlock.ca.us/doingbusinessinturlock/businessincentiveprogram/
- No-Cost Business Workshops: Through partnerships with business resource organizations, the City of Turlock Economic Development Department provides workshops designed to help small businesses succeed. Topics include: Marketing for Small Businesses, Accounting, Starting Your Business, Social Media Marketing for Small Businesses, E-Commerce for Small Businesses, and more!

Source: Kosmont Companies

REGIONAL ECONOMIC DEVELOPMENT COMPARISON

Merced offers the following economic incentives:

- Development fee reduction of 50% for construction in infill zone plus fee deferrals
- PG&E 5-yr electricity rate reduction for large power users
- Recycling zone low interest loans and credits for businesses that use recycled material
- Small business revolving loan fund
- UC Merced Venture Lab Proof of Concept fund to assist in commercialization of university startups

Modesto has significant business attraction and development incentives:

- White glove permitting assistance from entitlement thru certificate of occupancy
- Incentives for green business by providing financing through the Community Development Financial Institution
- Workforce training programs thru Modesto JC and Stanislaus Workforce Development at low or no cost
- Expedited entitlement and permitting (same day tenant improvement permits)
- Fee deferrals (5-year installments) and full waiver in special circumstances)
- Downtown occupancy incentive (rebate of 1-year City sales and mil tax)
- Downtown façade incentives of up to $10,000 matching rebate upon completion of approved projects
- Downtown residential development incentives (fee exemptions and free permits)
- Shop Greater Modesto free e-commerce portal for local businesses
- Modesto Irrigation District incentives for new energy efficient equipment

Source: Kosmont Companies

DEVELOPMENT IMPACT FEES

Most California cities charge development impact fees and special taxes to fund infrastructure and service costs associated with new development and **may** include the following categories:

- Water Supply
- Wastewater Treatment/Recycling
- Stormwater / Drainage
- Roads, Bridges and Traffic Signals
- Parks
- Other Public Facilities (Police / Fire / Library / Other)

Fees vary significantly e.g. Residential fees that vary by density per acre / avg home size / population / geographic area Commercial and industrial fees vary by type (e.g., office, neighborhood retail, regional retail, restaurant, industrial warehouse, manufacturing, business park). Fees also vary as different geographic areas have different infrastructure needs (areas with new growth have greater needs)

Alternative Financing Options for major infrastructure is often authorized by cities using Mello-Roos CFD bonds secured by special taxes or utility pledged facilities charges (PFC's) to pay debt service for upfront investment needs.

Source: Kosmont Companies

COMMERCIAL IMPACT FEE COMPARISON

Turlock fees for new retail development are modestly higher than Merced and Modesto. Important to note that Turlock Master Plan fees are additive to the Citywide fees, while Modesto CFD fees are all inclusive for each CFD area.

RETAIL	TURLOCK	MERCED	MODESTO
Water & Sewer Fees (Per SF)	$ 2.10	$ 6.50	$ 3.57
Parks	$ -	$ 4.04	
Capital Facilities	$ 19.80	$ 3.14	$ 13.50
Transportation	$ -	$ 7.54	
Storm Drain	$ 2.00	$ -	
Total Per Unit/SF	$ 23.90	$ 21.22	$ 17.07
MASTER PLAN/CFD AREAS			
Master Plan/CFD Fees /1	$ 4.20	NA	$ 26.00
Maximum Per Unit/SF /1	$ 28.10	NA	$ 26.00

/1 Turlock Master Plan fees not applicable unless located in Master Plan area

Disclaimer: The estimates shown above are for illustrative prototypes
Actual fees vary based on location, land use type and density

INDUSTRIAL IMPACT FEE COMPARISON

Turlock fees for new industrial development within WISP are significantly higher than Merced and Modesto. Turlock Master Plan fees are additive to the Citywide fees, while Modesto CFD fees are all inclusive for each CFD area.

INDUSTRIAL	TURLOCK	MERCED	MODESTO
Water & Sewer Fees (Per SF)	$ 3.00	$ 6.30	$ 1.64
Parks	$ -	$ 1.79	$ -
Capital Facilities	$ 2.60	$ 1.38	$ 3.40
Transportation		$ 2.53	$ -
Storm Drain	$ 1.10	$ -	$ -
Total Per Unit/SF	$ 6.80	$ 12.00	$ 5.04
MASTER PLAN/CFD AREAS			
Master Plan/CFD Fees /1	$ 13.70	NA	$ 7.00
Maximum Per Unit/SF /1	$ 20.50	NA	$ 7.00

/1 Turlock Master Plan fees not applicable unless located in Master Plan area

Disclaimer: The estimates shown above are for illustrative prototypes
Actual fees vary based on location, land use type and density

MULTI-FAMILY IMPACT FEE COMPARISON

Turlock fees for new multi-family development within Master Plan areas are up to $38,000 per unit, which is almost $1 million per acre, much higher than Merced and Modesto. Important to note that Turlock Master Plan fees are additive to the Citywide fees, while Modesto CFD fees are all inclusive for each CFD area.

MULTI-FAMILY	TURLOCK	MERCED	MODESTO
Water & Sewer Fees (Per Unit/SF)	$ 7,800	$ 7,200	$ 3,100
Parks	$ 2,100	$ 4,110	$ -
Capital Facilities	$ 13,500	$ 3,000	$ 12,250
Transportation	$ -	$ 1,900	$ -
Storm Drain	$ 620	$ -	$ -
Total Per Unit/SF	$ 24,120	$ 16,210	$ 15,350
MASTER PLAN / CFD AREAS			
Master Plan/CFD Fees /1	$ 14,700	NA	$ 24,800
Maximum Per Unit/SF /1	$ 38,820	NA	$ 24,800

/1 Turlock Master Plan fees not applicable unless located in Master Plan area

Disclaimer: The estimates shown above are for illustrative prototypes
Actual fees vary based on location, land use type and density

TURLOCK IMPACT FEES

Development Fees - 4-acre Example				
	Multi-Family	Office	Retail	Industrial
Units/SF	100	50,000	40,000	80,000
Street Lights est (per acre)	$2,333	$2,333	$2,333	$2,333
Water/Sewer Fees (per DU/1000 SF) /1	$7,800	$1,300	$2,100	$3,000
Master Storm Fee (per acre)	$15,500	$22,000	$22,000	$22,000
Capital Facilities Fee /2 (per DU/1000 SF)	$15,600	$10,500	$19,800	$2,600
North Area Master Plan (per DU)	$14,700	NA	NA	NA
WISP Master Plan Fee (per acre)	NA	$4,197	$4,197	$13,721
Project Total - Low /3	$2,411,000	$687,000	$973,000	$545,000
Per Unit/1000 SF	$24,100	$13,700	$24,300	$6,800
Project Total - MP Areas	$3,881,000	$897,000	$1,141,000	$1,643,000
Per Unit/1000 SF	$38,800	$17,900	$28,500	$20,500

/1 Water Fees are included as rough estimates as they are based on fixtures and meter size

/2 Includes Park Fees for Residential Only ($2,100 per unit)

/3 Project Total -Low excludes projects in North Area and WISP master plan Fees



6. OPPORTUNITY SITES EVALUATION

CITY OF TURLOCK – EDSP

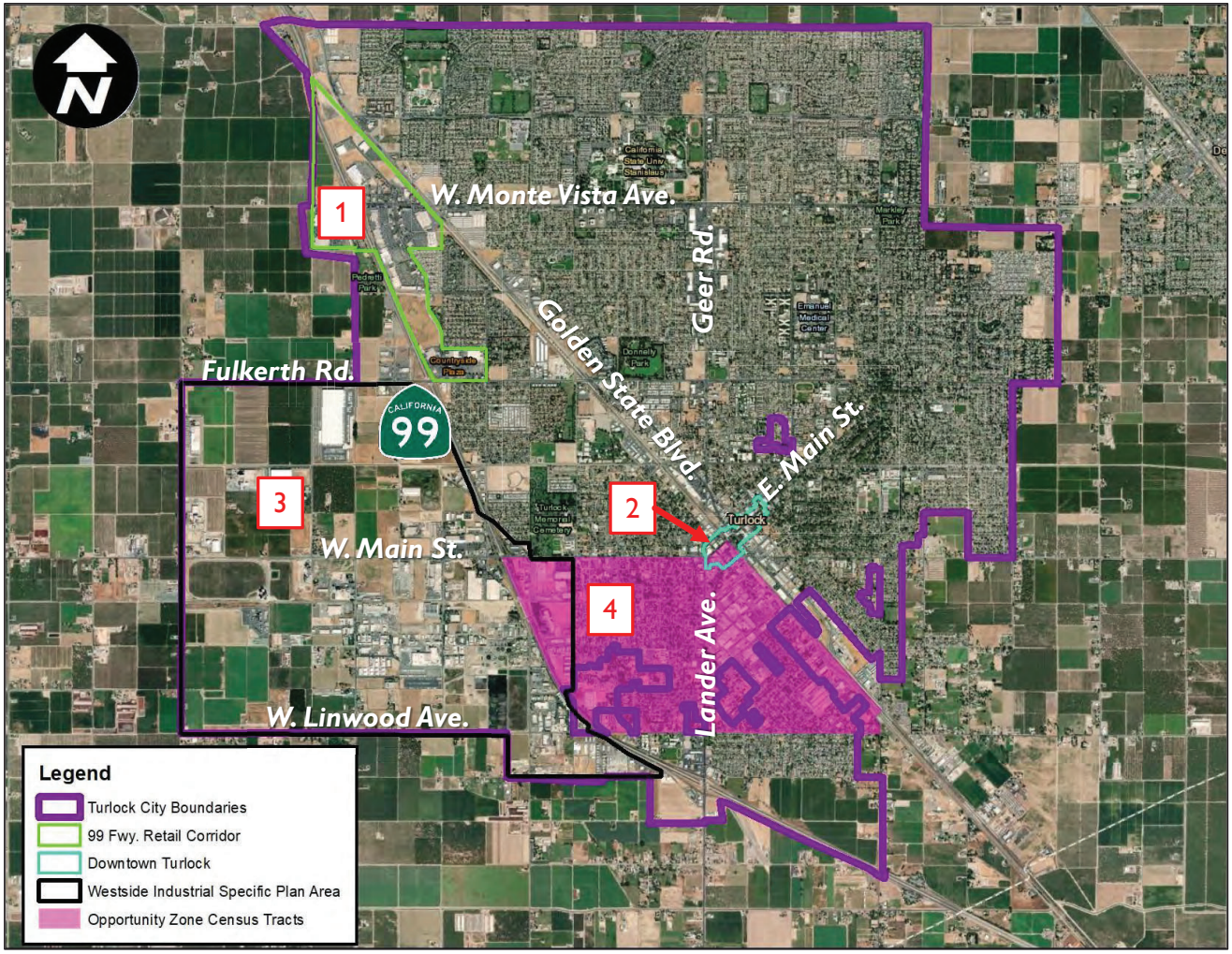
City has four major development areas with several thousand acres of privately owned land for industrial, retail, entertainment and blended-use opportunities,

They include:

1. Hwy 99 Corridor
2. Downtown Turlock
3. Westside Industrial Specific Plan
4. Federal Opportunity Zones (OZ)

The most significant near-term opportunity is the ~30-acre site on the east side of Hwy 99 planned for restaurants, entertainment, retail and hotel uses.

The 2025 Tax Law extended Federal OZ tax benefits indefinitely beginning in January 2027.



Source: ESRI Business Analyst Online (Accessed December 2024)

HIGHWAY 99 RETAIL CORRIDOR

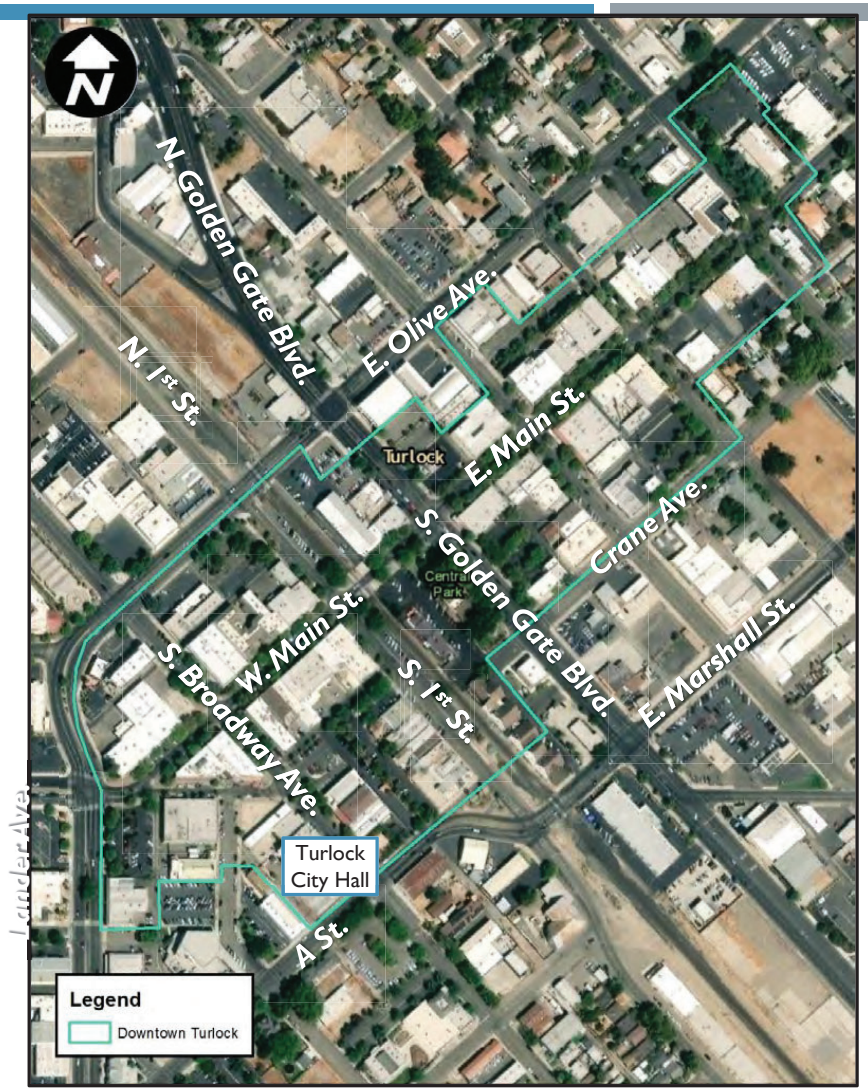
- Total area size: 371.2 acres with over 1.7 million SF of existing retail space and over ~100 acres of vacant land
- Zoning: Planned Development (PD), Community Commercial (C-C), Thoroughfare Commercial (C-T), Heavy Commercial (C-H)
- 30-acre site north of Countryside Plaza is master planned for high volume food, retail shops and hotel uses.



Sources: (Accessed December 2024)

DOWNTOWN TURLOCK

- Total area size: 38.4 acres
- Zoning: Low-Density Residential (R-L), Transitional Commercial (TC), Office or Residential (OR), Downtown Core (DC), Planned Development (PD)

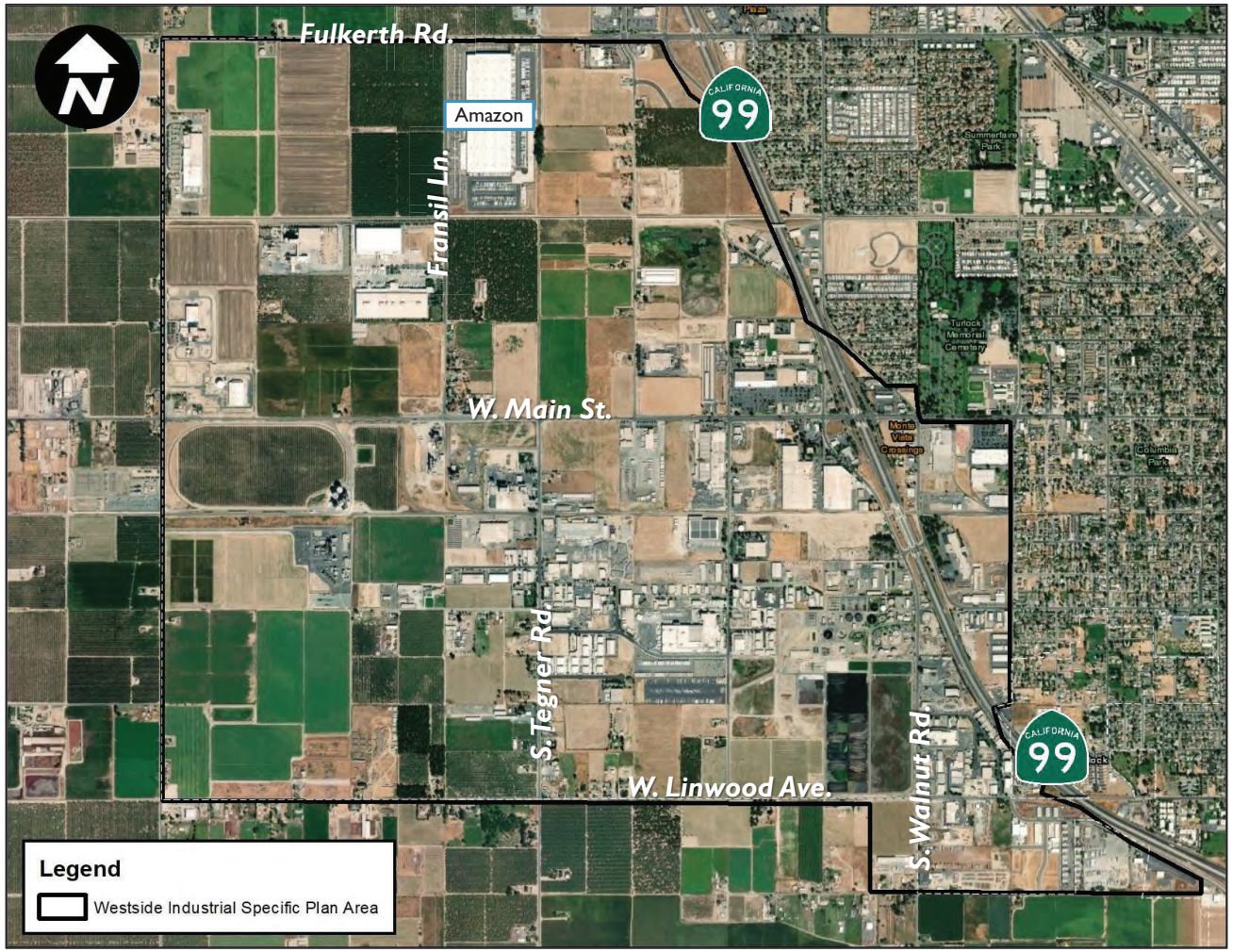


Sources: (Accessed December 2024)

WESTSIDE INDUSTRIAL SPECIFIC PLAN

- Total area size: 2,611 acres
- Zoning: Industrial (I), Industrial Business Park (IBP), Community Commercial (C-C), Office Commercial (C-O), Low Density Residential (R-L), Public/Semi-Public (P-S), Planned Development (PD)

With major infrastructure investment, and city incentives, the northern area can help attract thousands of new industrial jobs, as well as an indoor/outdoor regional sports complex, hotels and regional entertainment uses.



Sources: (Accessed December 2024)

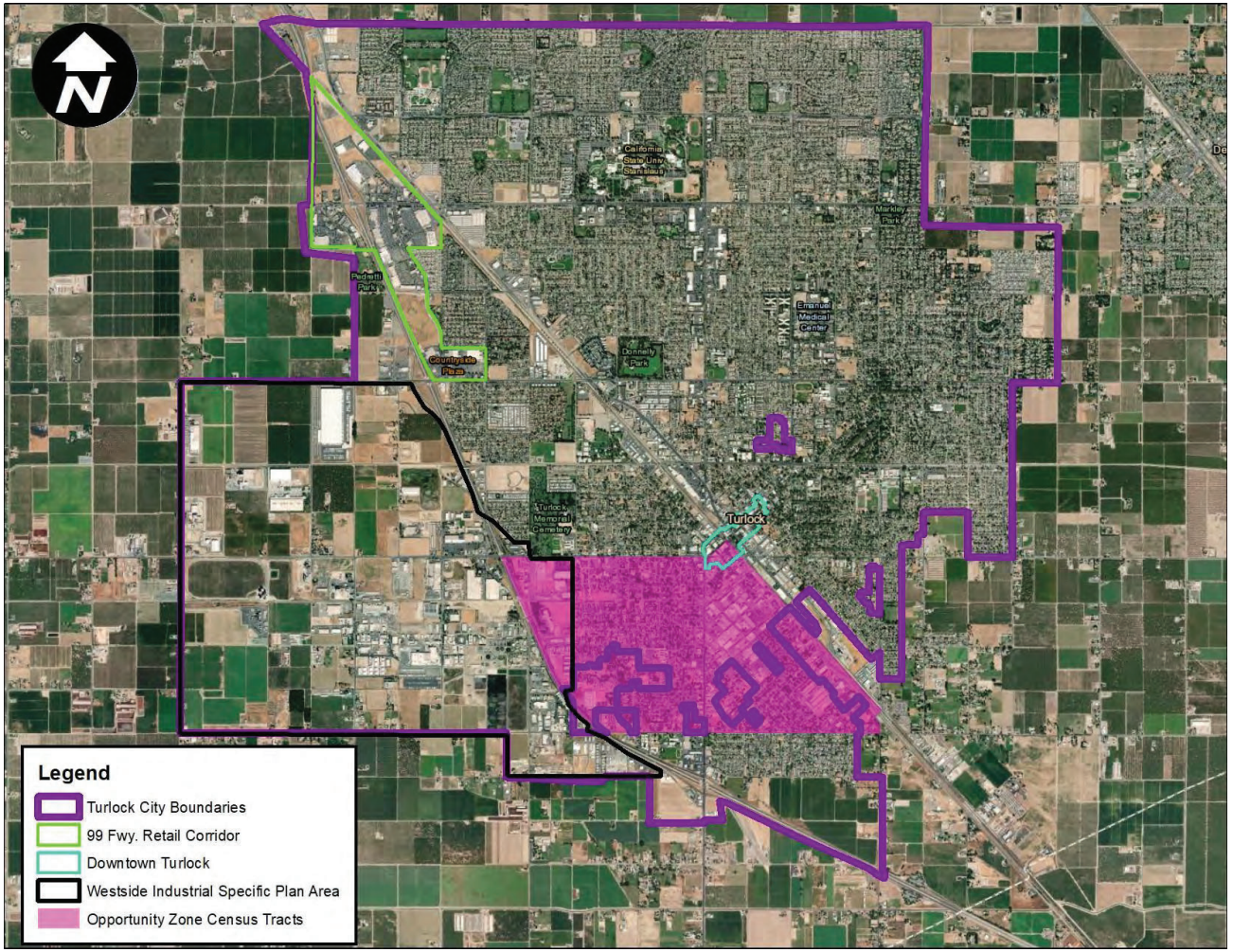
FEDERAL OPPORTUNITY ZONES – 2017 TAX ACT

Estimated total area: 837 acres (within City boundaries) 117 acres in Westside Industrial SP Area: 11 acres in Downtown

The new 2025 Tax Law has extended the timeframe for OZ benefits indefinitely.

Effective 1/1/27 OZ investors can defer capital gains for 5 years on other asset sales (if invested in businesses or property in OZ area) and receive a 10% basis step-up.

Development of new large commercial, industrial and multi-family apts are the most prevalent OZ investments.



Sources: (Accessed December 2024)



7. ECONOMIC DEVELOPMENT TOOLS

CITY OF TURLOCK – EDSP

ECONOMIC DEVELOPMENT TOOLS

Kosmont has prepared a summary of various Economic Development tools and a playbook that the City can consider for Value Capture and to facilitate future development:

Capture Value from Tax Increment and Special Districts

- Enhanced Infrastructure Financing District ("EIFD") use property tax increment and Community Facility Districts ("CFD") are tools to fund important **local and regional infrastructure**.

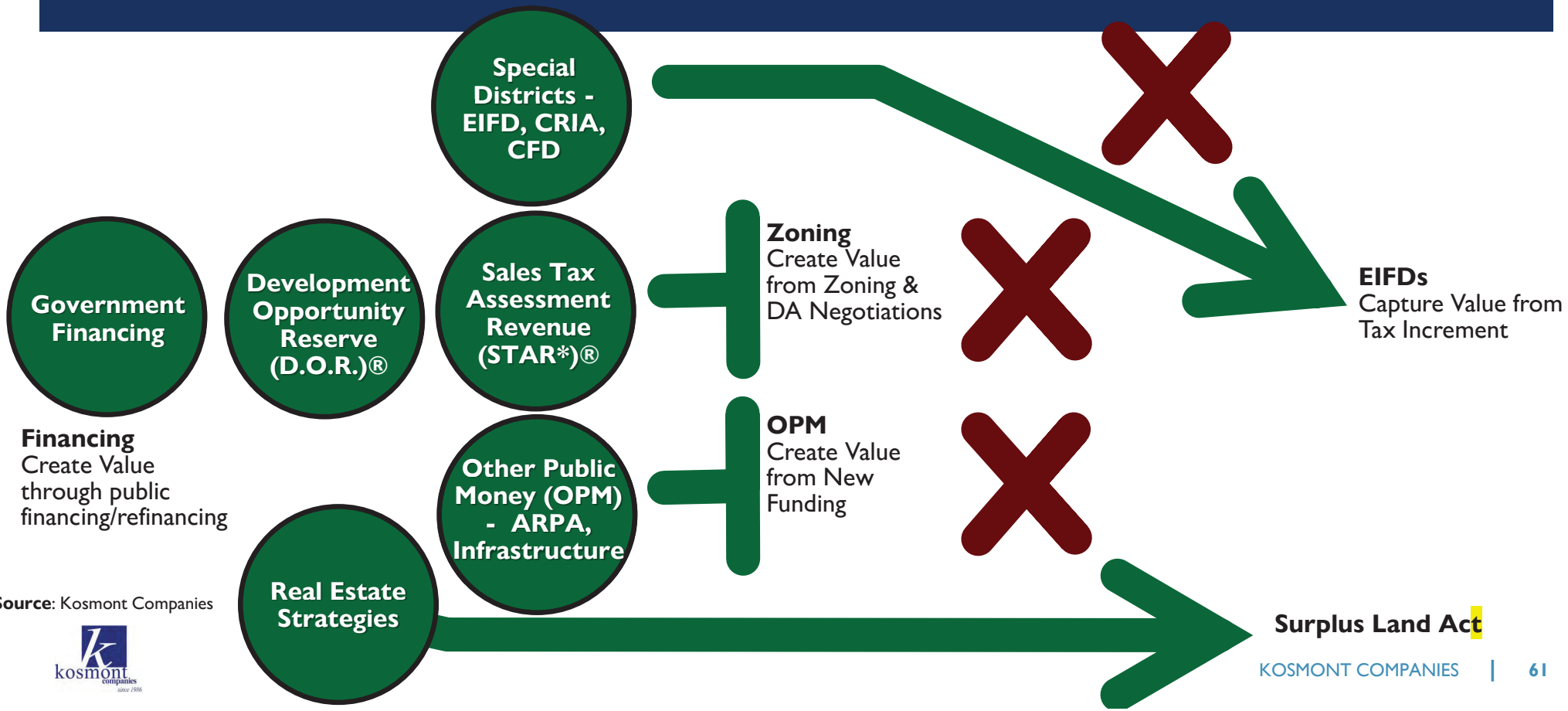
Capture Value from Zoning (Value Capture Zoning VCZ™)

- Development Opportunity Reserve (D.O.R.)® allows cities to create a "bank" of new density in zoning / specific plans, allowing them to give the density to projects that deliver **community benefits & public amenities.**

Capture Value from Real Estate

- Cities can use a variety of strategies to capture the value of their properties (sale or long-term lease / Surplus Land Act).

THE ECONOMIC DEVELOPMENT PLAYBOOK



Financing
Create Value through public financing/refinancing

Source: Kosmont Companies

SPECIAL DISTRICTS FOR INFRASTRUCTURE FINANCING

- Public agencies can utilize a variety of tax increment financing (TIF) and special district tools to fund infrastructure projects that can help to motivate private investment. This includes Enhanced Infrastructure Financing Districts (EIFDs), community facilities districts (CFDs), and business improvement districts (BIDs). These special districts are not mutually exclusive, and can work well together to advance goals of motivating private investment.
- Enhanced Infrastructure Financing Districts (EIFDs) may be well suited for some of the Region's opportunity areas that have significant infrastructure needs (roads / connectivity, water / sewer, electricity, telecom / broadband, etc.).
- EIFDs utilize property tax revenues from new development to finance public infrastructure projects without introducing new or increased taxes.
- EIFD project areas do not have to be contiguous, allowing them to target specific areas of high development and high infrastructure need.
- The district commitment of revenues toward infrastructure can induce private sector investment, accelerate growth, create jobs, and capture / grow fiscal revenues.

SPECIAL DISTRICTS FOR INFRASTRUCTURE FINANCING FUNDAMENTALS OF EIFDS

Tax Increment Financing	Tax increment from new development / assessed value increase used to fund infrastructure projects in approved project areas
Long-term Districts	Up to 45-year districts from first bond issuance; Districts provide long-term, committed revenues in targeted investment areas; Districts can be created in 12-18 months
Non-Contiguous Areas	EIFD project areas do not have to be contiguous, allowing them to target specific sites / areas and making them compatible with other zoning / entitlement strategies
Eligible Projects	Any property with useful life of 15+ years and of communitywide significance; purchase, construction, expansion, improvement, seismic retrofit, rehabilitation, and **maintenance**
Return on Investment	Private sector investment induced by District commitment accelerates growth of net fiscal revenues, job creation, housing production, essential infrastructure improvements
Attract Additional Funds	Allows community to attract tax increment from other entities (cities, special districts), federal / state grants & loans (TOD, water, housing, parks), brownfield funding

EIFD WITH A POTENTIAL CITY/COUNTY PARTNERSHIP

TIF Districts which involve a City / County joint effort are more likely to win state grant funding sources. According to the Stanislaus County Auditor-Controller Office, the City gets an average of 7.6% of the baseline property tax and County receives approximately 19% of the baseline tax in the Tax Rate areas within WISP.

Federal & State Sources

- *Cap-and-Trade / HCD grant & loan programs (AHSC, IIG, TCC)*
- *Prop 1 bond funds / Prop 68*
- *SB 1 Road funds*
- *SB 2 Transfer Tax funds*
- *Federal DOT / EPA / EDA funding*



Other Potential Funding Sources

- *Property tax revenue including RPTTF*
- *Vehicle license fee (VLF) prop. tax backfill increment*
- *Development Agreement / impact fees*
- *Benefit assessments (e.g. contribution from CFD)*
- *Local transportation funding (e.g. Measure M/R)*
- *Private investment*

Sources: Kosmont Companies **Notes**: Actual shares vary by tax rate area.

TAX INCREMENT DISTRICT CASE STUDY

PLACENTIA CASE STUDY – FORMED IN 2019

Placentia / Orange County EIFD Partnership

- 300+ acres: Old Town Placentia Revitalization Plan, Metrolink Station, TOD Packing House Area
- Infrastructure Financing Plan (IFP) will fund $13 million in public infrastructure improvements for those areas
- Water, sewer, streets, parking, transit connectivity
- $460M+ expected in new AV from residential, retail, restaurant development
- Net Fiscal Benefit: $22M to City, $15M to County

Implementation

- EIFD feasibility analysis & formation process
- Led education/outreach meetings with County BOS
- Developed County EIFD Policy for City/County EIFD
- Completed first EIFD TIF Court Validation in the state
- **Working on TIF Bond**





Sources: Kosmont Companies, City of Placentia

SPECIAL DISTRICTS FOR INFRASTRUCTURE FINANCING OTHER DISTRICT TOOLS

Property Business Improvement Districts (PBID)	Property Business Improvement Districts are special assessments levied on real property to fund improvements and promote activities the benefit the properties located within the PBID area. This includes capital improvements, parking facilities, street / streetscape improvements, lighting and landscaping, marketing and promotion, and business attraction / retention. The special assessment amount that each property owner pays must be directly proportional to the benefit received.
Community Facilities District (CFD)	Community Facility Districts are a new property assessment or "special tax" that appears as a separate line item on a tax bill and can be used to fund infrastructure / services that benefit the property. This includes transportation, parking, street / utility improvements, hazardous waste remediation, street lighting / sidewalk, and public services. CFDs are useful because they provide early financing for a variety of critical services and infrastructure. CFDs also pair well with EIFDs as a value capture strategy – with CFDs providing early funding and EIFDs providing funds as projects are constructed, and tax increment grows.
Parking Authority District	Parking Authority Districts can utilize a variety of funding sources – including bonds, ad valorem taxes, user fees, parking meter charges, parking revenues, and City / County contributions – to fund improvements such as parking lots, structures, and alterations to circulatory infrastructure to facilitate ingress and egress.
Climate Resilience District (CRD)	Climate Resilience Districts are a new type of district can fund projects to mitigate climate change. These districts have broad financing powers, and can fund a wide range of eligible projects, including projects that address sea level rise / flooding, extreme weather, wildfire, and drought.

ZONING AND LAND USE STRATEGIES
DEVELOPMENT OPPORTUNITY RESERVE D.O.R.®

Zoning and entitlements create value. Cities can avoid simply giving that value away, and instead capture that value as currency to support community benefits and public amenities.

Old Playbook: Rezone Areas for New Density and Expect New Development	Rezoning gives the value of the new density to current property owners: inflated land values, limited possibility of development.
New Playbook: Bank Density with Development Opportunity Reserve D.O.R.®	D.O.R.® allows cities to create a "bank" of new density in zoning / specific plans, allowing them to give the density to projects that deliver **community benefits & public amenities.**

ZONING AND LAND USE STRATEGIES
DEVELOPMENT OPPORTUNITY RESERVE D.O.R.® - *PROCESS*

Create D.O.R.®	**Step 1** Conduct market / economic density analysis to understand development potential. Identify sites and areas within community as areas targeted for new development.	**Step 2** Use planning process to create a reserve bank of density to use in target areas and create an amenity list of desired community benefits and advance projects.
Implement D.O.R.®	**Step 3** Development Projects apply for density from the DOR in exchange for amenities and community benefits delivered.	**Step 4** City & Developer sign a Development Agreement, assigning D.O.R.® density to project with contractual commitment to deliver amenities or infrastructure.

D.O.R.® CASE STUDY ILLUSTRATIONS

City of Buellton: *Avenue of Flags*

- **Goal:** Induce housing development in downtown area
- **Benefits & Amenities:** public restrooms, off-site improvements, public parking, parking district, public art, parks, green buildings, other
- **Incentives:** Increase density up to 40 units / acre, increase heights, reduce on-site parking , reduced setbacks, reduced traffic and application fees

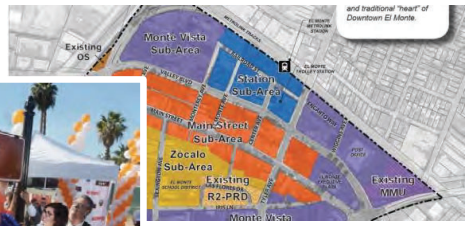






City of El Monte: *Downtown Main St.*

- **Goal:** Increase downtown density along with community benefits and public improvements
- **Benefits & Amenities:** streets, bicycle facilities, parking, open space, beautification, transit, arts / cultural spaces, lot consolidation; developer can either install improvements or make payment into public improvement fund; value based on a portion of residual land value (~75%)
- **Incentives**: Increase density, heights, FAR, dwelling units per acre





Implementation Steps

1. Conduct market housing / economic study to match RHNA needs
2. Discuss new density and public amenities with community
3. Create DOR mechanism as new Zoning / Specific Plan provision

Sources: Kosmont Companies, City of Buellton, City of El Monte

CREATE CURRENCY WITH REVENUE REPLACEMENT

REPLACING TAX REVENUES VIA DAS & P3S

Replace Revenue with Sales Tax Assessment Revenue (STAR*)®

Project would result in a **loss in retail sales tax revenues** resulting from non-sales tax generating uses (*e.g. industrial*)

Analyze sales tax revenue loss potential of opportunity sites & zoning designations to understand scale

Create equivalent General Fund revenue through entitlement document / development agreement (*Tax Equivalency as currency*)

STAR* Case Study: Jurupa Valley – Agua Mansa Commerce Park Site

- ~280-acre site (*originally planned for retail*)
- Proposed 3.6 million SF industrial development project
- **STAR analysis estimated annual sales tax in-lieu payment of ~$362,500**

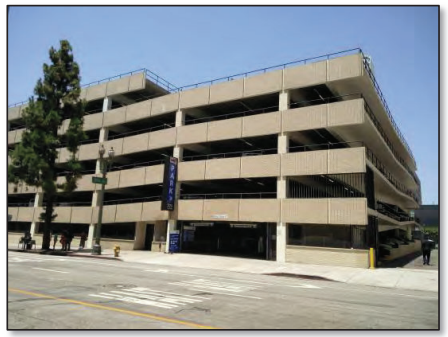
Sources: Kosmont Companies, City of Jurupa Valley

CAPTURE VALUE WITH CITY PROPERTY

REAL ESTATE & LEASING STRATEGIES

Cities can use a variety of strategies to better utilize the value of their properties:

- Performance-based leases / ground leases
- Monetizing assets (such as parking garages)
- Selling property to private sector – includes lease-back strategies, continued operation of existing use, redevelopment into new uses





SELLER BEWARE –
Cities must follow Surplus Land Act (SLA) requirements / procedures

Sources: Kosmont Companies, California Assembly Bill 1486 (2019)

SURPLUS LAND ACT CONSIDERATIONS
(FOR PUBLIC AGENCY OWNED PROPERTIES)

- The Surplus Land Act (SLA) was passed in response to the housing shortage in California. Public agency owned property cannot be sold or leased until it complies with the SLA, with certain exceptions.
- After navigating the SLA for a City-owned site, either an affordable housing project will be ready to come to the site, or the City will have the ability to market the land for a different use.
- SLA requires an up to 150-day (NOA for 60 days + good faith negotiations for 90 days) RFP process to either select or reject an affordable housing project/proposal. City does not have to sell the property for less than fair market value. If rejected, property can be sold to broader market.
- After completing the process, any development will be subject to a covenant requiring any residential development with 10 or more units to provide at least 15% of units available to low-income households.
- If local agency does not comply with SLA, HCD will impose fine of 30% of final sale price for first violation, 50% of final sale price for second violation.
- City should engage real estate and legal counsel to navigate SLA process and conduct appropriate property due diligence.
- Potential exemptions include leases existing prior to 1/1/2019, land dedicated for 75% or more affordable housing or public uses and land not suitable (too small).

SLA Required Disposition Process

1. Declaration of the property as either "surplus" or "exempt surplus."
2. If declared "surplus," disseminate a Notice of Availability (NOA) offering the property to other government agencies and affordable housing developers for a period of 60 days.
3. If the City receives letters of interest from government agencies and/or affordable housing developers, then it must negotiate in good faith with those interested parties for a period of 90 days.
4. After the 90-day good faith negotiation period, the City must notify the State Department of Housing and Community Development (HCD) and provide information that documents compliance with the process and request a letter of compliance.
5. HCD has 30 days to respond to City with questions/request for more information and, at the conclusion of the 30-day period, must provide a letter stating that the City has complied with the process or not.

CITY OF TURLOCK
ECONOMIC DEVELOPMENT STRATEGIC PLAN

ADOPTED MARCH 10, 2026

2301 Rosecrans Ave., Suite 4140
El Segundo, CA 90245
TEL: 424-297-1070 | URL: www.kosmont.com

CITY OF TURLOCK

ECONOMIC DEVELOPMENT STRATEGIC PLAN APPENDIX

ADOPTED MARCH 10, 2026

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APPENDIX

A.1 FINANCIAL DATA
A.2 DEMOGRAPHIC DATA
A.3 PLACER.AI VISITATION DATA
A.4 REAL ESTATE MARKET DATA

CITY OF TURLOCK – EDSP

APPENDIX – DATA

The following sections contain detailed supporting information on the following topics

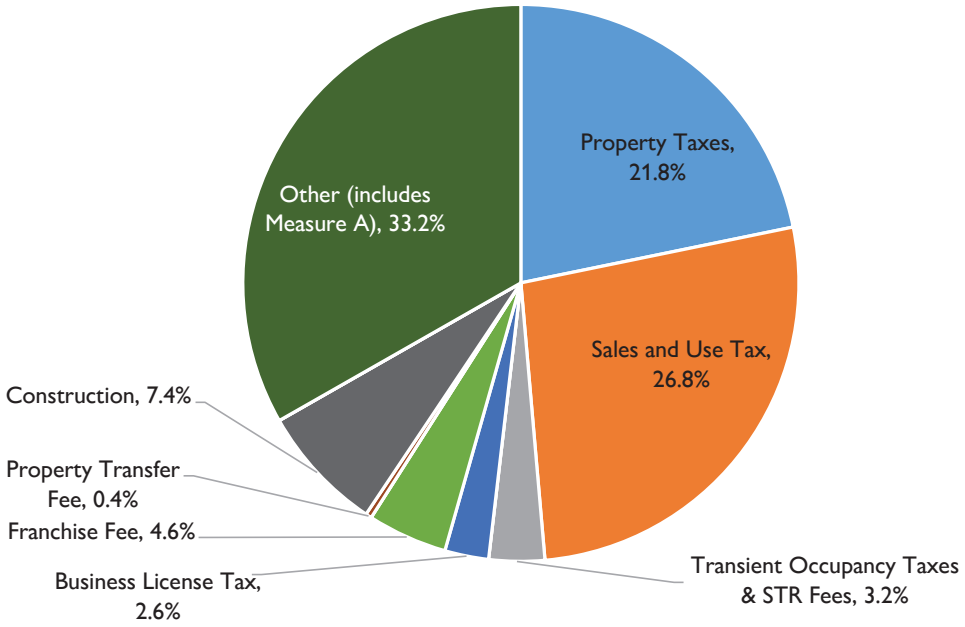
1. City general fund financial trends
2. Demographic comparison with surrounding communities
3. Placer.ai visitation and trade area
4. Real estate market data trends
    a) Retail Market
    b) Office
    c) Industrial
    d) Multi-Family
    e) Hotel

A.1 FINANCIAL OVERVIEW

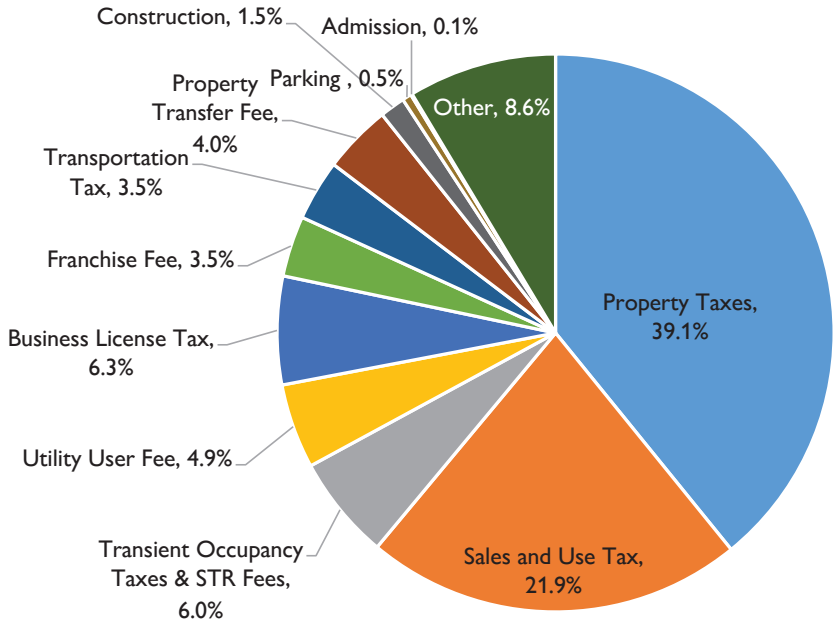
- Like most cities, Turlock saw major declines in retail sales taxes following the Great Recession in 2008-09. It took until 2015 before sales recovered to 2008 level. However, Citywide retail sales growth have been very strong for the past decade, with growth averaging approximately 6% per year, excluding the impact of new Amazon facility, which will add several million dollars per year in tax revenue. We note that during Covid, the City had only one quarter decline in sales of approximately 7%.
- There has been strength in most categories with the exception of gasoline and furniture sales, reflecting the increase in electric vehicles and lack of new home development.
- The graphs on next page illustrate how important retail sales and use taxes are to Turlock, representing almost 60% of total general fund revenues, compared to less than 22% for the average city in California, which rely more on property taxes, utility taxes, and other business taxes.

2022 GENERAL FUND REVENUES

CITY OF TURLOCK VS. ALL CA CITIES



City of Turlock



All CA Cities

Source: Kosmont Companies; CA DOF (Accessed Sept. 2024)
Note: The City of Turlock did not collect Utility User Fees, Transportation Tax, Parking Fees, and Admission Fees. Other revenues may include interest, penalties, employer payroll tax, also includes Measure A, a 2021 sales and use tax.

HISTORIC TAX REVENUE GROWTH TABLES (2018-2022)

CITY OF TURLOCK VS STANISLAUS COUNTY CITIES VS ALL CA CITIES

City of Turlock

YEAR	TOTAL	PROPERTY	SALES /1	HOTEL	PROP %	SALES %	HOTEL %
2018	$ 37,951,822	$ 12,104,494	$ 13,673,561	$ 1,603,705	31.9%	36.0%	4.2%
2019	$ 40,966,263	$ 12,942,930	$ 14,704,486	$ 1,659,697	31.6%	35.9%	4.1%
2020	$ 42,511,143	$ 13,646,993	$ 14,457,358	$ 1,566,292	32.1%	34.0%	3.7%
2021	$ 52,013,432	$ 14,324,145	$ 17,118,031	$ 1,757,476	27.5%	32.9%	3.4%
2022	$ 68,762,103	$ 14,979,546	$ 18,449,523	$ 2,228,182	21.8%	26.8%	3.2%
% Chg. '18-'22	**81%**	**24%**	**35%**	**39%**	**(32%)**	**(26%)**	**(23%)**

Stanislaus County Cities

YEAR	TOTAL	PROPERTY	SALES	HOTEL	PROP %	SALES %	HOTEL %
2018	$ 220,574,723	$ 65,466,962	$ 66,532,299	$ 5,132,622	29.7%	30.2%	2.3%
2019	$ 226,106,200	$ 69,340,392	$ 70,512,352	$ 5,328,454	30.7%	31.2%	2.4%
2020	$ 242,667,301	$ 73,433,136	$ 70,288,464	$ 5,231,115	30.3%	29.0%	2.2%
2021	$ 279,808,888	$ 77,006,596	$ 83,671,973	$ 5,539,916	27.5%	29.9%	2.0%
2022	$ 301,869,504	$ 81,021,309	$ 92,398,483	$ 6,766,030	26.8%	30.6%	2.2%
% Chg. '18-'22	**37%**	**24%**	**39%**	**32%**	**(10%)**	**1%**	**(4%)**

All CA Cities

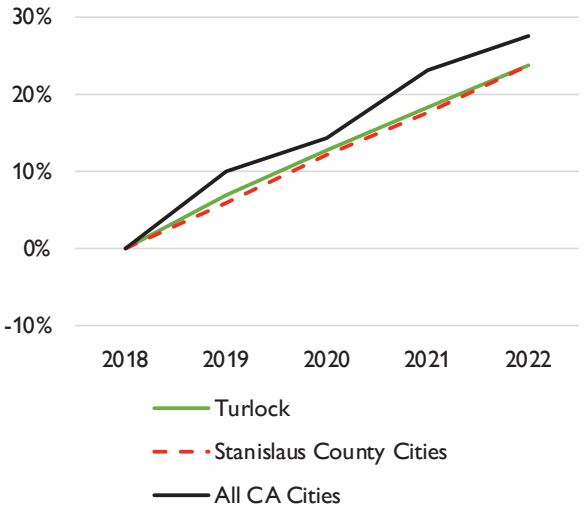
YEAR	TOTAL	PROPERTY	SALES	HOTEL	PROP %	SALES %	HOTEL %
2018	$ 31,799,746,521	$ 12,890,489,342	$ 7,005,395,050	$ 2,585,451,532	40.5%	22.0%	8.1%
2019	$ 34,539,905,371	$ 14,177,924,698	$ 7,726,240,615	$ 2,748,778,129	41.0%	22.4%	8.0%
2020	$ 34,343,088,470	$ 14,733,616,783	$ 7,273,442,316	$ 2,052,851,870	42.9%	21.2%	6.0%
2021	$ 37,523,287,391	$ 15,875,562,038	$ 7,935,922,642	$ 1,299,716,160	42.3%	21.1%	3.5%
2022	$ 42,007,714,014	$ 16,441,856,815	$ 9,212,861,760	$ 2,532,105,390	39.1%	21.9%	6.0%
% Chg. '18-'22	**32%**	**28%**	**32%**	**(2%)**	**(3%)**	**0%**	**(26%)**

/1 Excludes Measure A sale and use tax revenue
Source: Kosmont Companies; CA DOF (Accessed Sept. 2024)
Note: Numbers in parentheses and in red indicate a negative number.

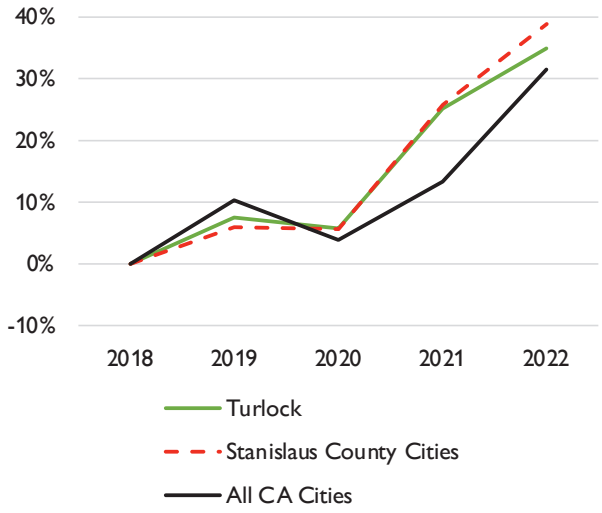
HISTORIC TAX REVENUE GROWTH (2018-2022)

CITY OF TURLOCK VS STANISLAUS COUNTY CITIES VS ALL CA CITIES

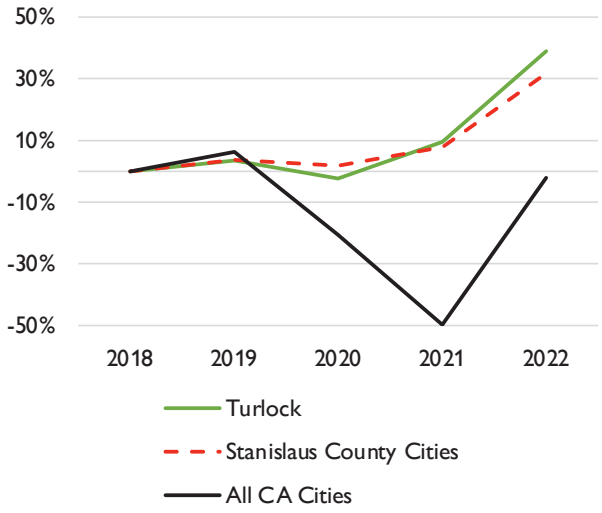
Property Tax Revenue Growth Since 2018



Sales Tax Revenue /1 Growth Since 2018



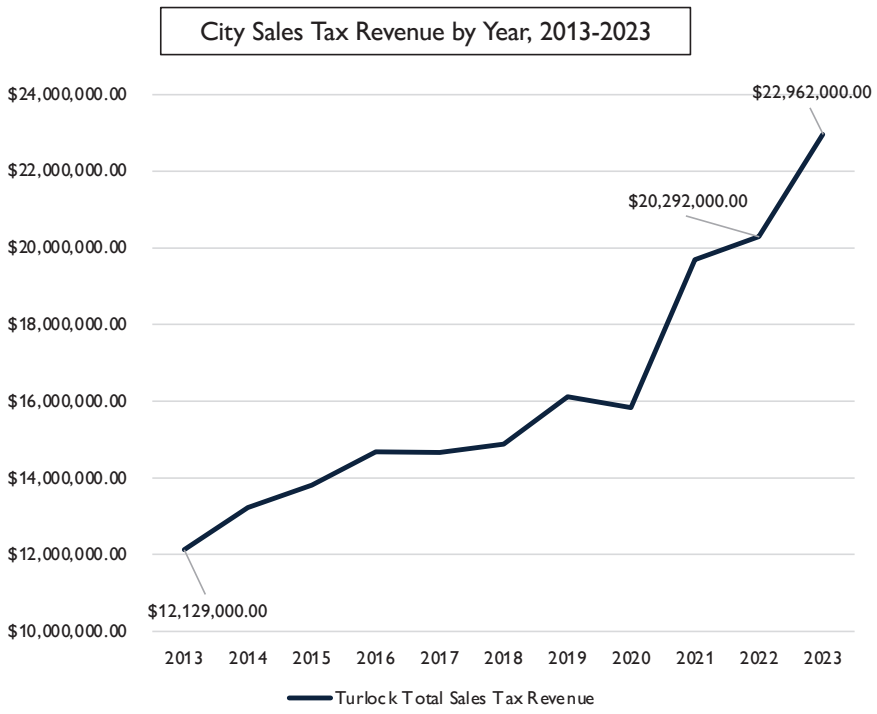
TOT Revenue Growth Since 2018



/1 Excludes Measure A sale and use tax revenue
Source: Kosmont Companies; CA DOF (Accessed Sept. 2024)

SALES TAX REVENUES BY YEAR /1

CITY OF TURLOCK (2013-2023)



Year	City Brick & Mortar Subtotal	City Share from County Pool	City Total
2023	$19,684,000	$3,278,000	$22,962,000
2022	$17,057,000	$3,235,000	$20,292,000
2021	$16,816,000	$2,874,000	$19,690,000
2020	$13,007,000	$2,834,000	$15,841,000
2019	$13,906,000	$2,209,000	$16,115,000
2018	$13,052,000	$1,826,000	$14,878,000
2017	$13,060,000	$1,605,000	$14,665,000
2016	$12,694,000	$1,989,000	$14,683,000
2015	$12,261,000	$1,545,000	$13,806,000
2014	$11,856,000	$1,365,000	$13,221,000
2013	$10,780,000	$1,349,000	$12,129,000
10-Year CAGR*	6.2%	9.3%	6.6%
COVID-19 Effect (2019-2020)	(6.5%)	28.3%	(1.7%)

/1 Excludes Measure A sale and use tax revenue
Source: CA DOF; CDTFA; Kosmont Companies (Accessed Sept. 2024); *CAGR = Compound Annual Growth Rate
Note: Numbers in parentheses and in red indicate a negative number.

RETAIL SALES BY CATEGORY BY YEAR

CITY OF TURLOCK (2018-2023)

	Category	No. of Outlets	2018	2019	2020	2021	2022	2023	5-Year % (2018-2023)
1	Clothing and Clothing Accessories Stores	121	$80,724,904	$81,404,267	$67,792,720	$104,309,894	$104,053,075	$105,063,042	30%
2	Food and Beverage Stores	61	$57,150,684	$59,411,705	$64,304,968	$72,110,636	$71,281,105	$69,799,976	22%
3	Food Services and Drinking Places	272	$161,108,894	$175,947,599	$151,483,989	$203,012,886	$213,898,850	$220,647,281	37%
4	Gasoline Stations	28	$144,784,522	$150,039,074	$98,569,470	$137,890,851	$170,385,064	$151,039,701	4%
5	Building Material and Garden Equipment and Supplies Dealers	29	$110,142,823	$112,729,735	$139,946,382	$154,631,367	$142,627,880	$143,402,521	30%
6	Motor Vehicle and Parts Dealers	92	$127,753,461	$125,776,785	$141,218,678	$174,679,263	$157,002,990	$158,853,732	24%
7	Home Furnishings and Appliance Stores	46	$18,878,022	$16,217,119	$14,850,052	$17,040,243	$15,414,354	$11,900,504	(37%)
8	General Merchandise Stores	37	$255,158,735	$268,039,186	$269,993,069	$311,000,090	$325,201,197	$316,694,406	24%
9	Other Retail Group	428	$92,770,647	$91,475,088	$101,199,448	$135,163,386	$152,594,461	$470,631,019	407%
	Total Retail and Food Services	**1,114**	**$1,048,472,692**	**$1,081,040,558**	**$1,049,358,776**	**$1,309,838,616**	**$1,352,458,976**	**$1,648,032,182**	**57%**
	All Other Outlets	738	$277,068,741	$276,283,343	$263,239,212	$302,424,662	$344,954,102	$302,873,556	9%
	Total All Outlets	**1,852**	**$1,325,541,433**	**$1,357,323,901**	**$1,312,597,988**	**$1,612,263,278**	**$1,697,413,078**	**$1,950,905,738**	**47%**

Source: CA DOF; CDTFA; Kosmont Companies (Accessed Sept. 2024); 2023 includes full year retail sales data
Notes: Other retail may include pet supply stores, tobacco stores, art dealers, etc. All other outlets refers to business to business

A.2 DEMOGRAPHIC OVERVIEW

- With an estimated population of 73,100, Turlock has had the lowest household growth in the Stanislaus County region over the past decade, growing 2.1% versus 5.7% population growth in Modesto and 16% growth in Merced.
- Over the past decade, median household income grew by 50%, lower than the +60% growth for Merced, Modesto and the County.
- Percent of adults with college degrees in Turlock increased from 23.5% to 28.7%, much higher than the ~20% level for Merced, Modesto and the County

DEMOGRAPHICS

CITY, COMPARABLE CITIES, COUNTY, AND STATE

2024	Turlock City	Manteca City	Merced City	Modesto City	Stanislaus County	California State
Population	73,100	90,700	92,700	218,900	556,700	39,530,500
Households	24,500	29,100	29,500	74,500	178,600	13,641,500
Average HH Size	2.90	3.10	3.11	2.91	3.08	2.83
Median Age	36.0	37.9	31.4	37.3	36.5	38.4
% Bachelor's Degree or Higher	28.7%	21.6%	19.0%	21.7%	20.3%	38.7%
% Hispanic Origin	43.7%	42.0%	58.0%	45.5%	50.8%	40.7%
Per Capita Income	$34,900	$40,000	$27,200	$35,200	$34,100	$48,200
Median HH Income	$77,500	$97,700	$61,700	$78,300	$80,200	$97,600
Average HH Income	$103,900	$124,700	$85,200	$103,300	$106,300	$139,300
Average Home Value	$482,000	$602,100	$393,800	$444,500	$464,700	$773,200

Source: ESRI Business Analyst Online; Zillow.com (Accessed October 2024);
Note: Values rounded to the nearest hundred. The average home value is taken from the Zillow Home Value Index and is shown for the most recent month (September 2024)

POPULATION & INCOME CHANGE

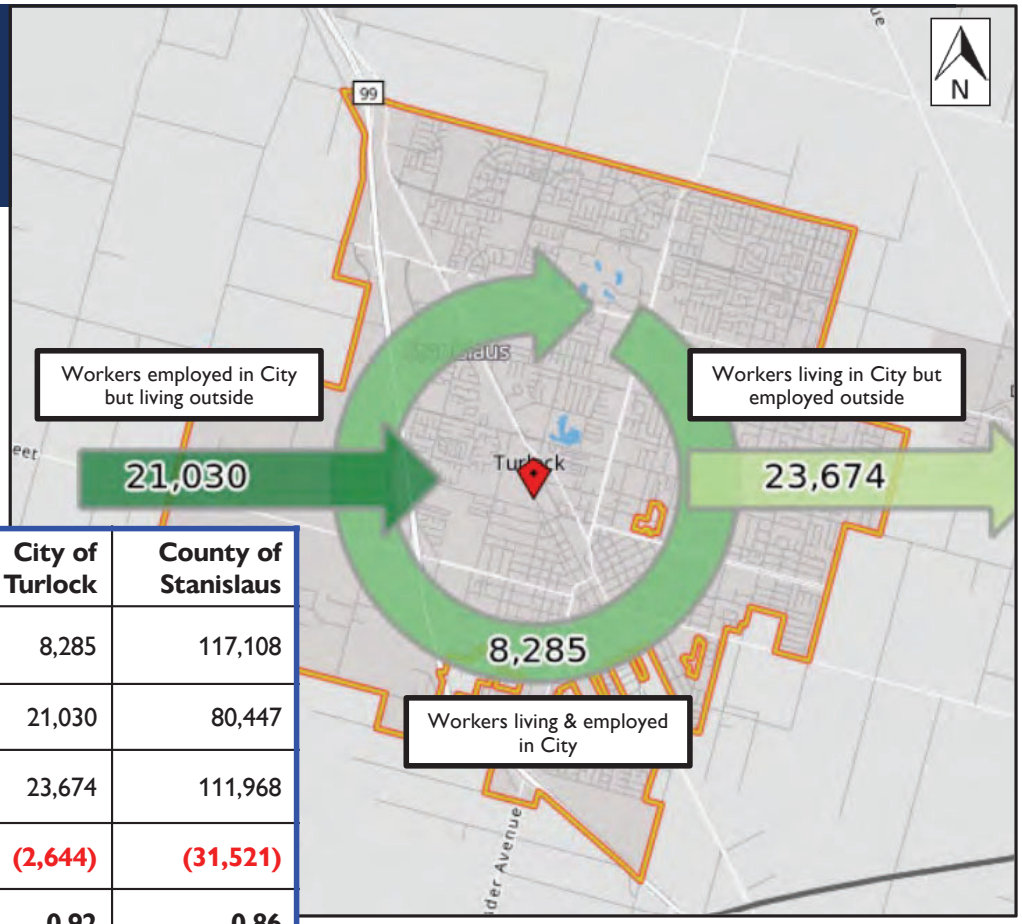
2015 – 2024, CITY VS COMPARISON CITIES AND COUNTY

	City of Turlock			City of Merced			City of Modesto			County of Stanislaus		
	2015	2024	% Chg.	2015	2024	% Chg.	2015	2024	% Chg.	2015	2024	% Chg.
Population	70,600	73,100	3.5%	81,100	92,700	14.3%	207,500	218,900	5.5%	527,400	556,700	5.6%
Households	24,000	24,500	2.1%	25,300	29,500	16.6%	70,500	74,500	5.7%	169,200	178,600	5.6%
Average HH Size	2.92	2.90	(0.7%)	3.16	3.11	(1.6%)	2.90	2.91	0.3%	3.08	3.08	0.0%
Median Age	33.6	36.0	7.1%	28.9	31.4	8.7%	34.9	37.3	6.9%	33.5	36.5	9.0%
Bachelor's Degree or Higher	23.5%	28.7%	22.1%	16.9%	19.0%	12.4%	18.6%	21.7%	16.7%	16.5%	20.3%	23.0%
% Hispanic Origin	37.9%	43.7%	15.3%	50.4%	58.0%	15.1%	37.5%	45.5%	21.3%	43.6%	50.8%	16.5%
Median HH Income	$51,400	$77,500	50.8%	$37,600	$61,700	64.1%	$48,600	$78,300	61.1%	$50,100	$80,200	60.1%

Source: ESRI Business Analyst Online; City of Turlock "2017 Economic Development Strategic Plan" (Accessed October 2024)
Note: Numbers in parentheses and in red indicate a negative % change. Numbers rounded to nearest hundred. 2017 EDSP utilized American Community Survey 2015 5-year estimates from 2011-2015.

WORKER INFLOW / OUTFLOW
CITY OF TURLOCK

- Top sectors of employment in the City of Turlock include health care and social assistance, retail trade, educational services, accommodation and food services, and manufacturing
- Employees who work in the City are coming from Modesto, Ceres, Merced, Delhi CDP, and Atwater
- Employed residents living in the City are traveling to Modesto, Ceres, Stockton, San Jose, and Livingston for work
- Per CoStar, top employers in Turlock include:
  - Foster Farms (est. 2,000 employees)
  - Amazon (1,000)
  - Sunnyside Farms (250)
  - Supherb Farms (230)
  - The Home Depot (201)
  - Emanuel Medical Center (185)
  - Grover Gonzalez, inc. (180)
  - Costco, Sysco Corp., and Covenant Care (150)



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**

Notes: *Employment Ratio = People employed within City (living and working in City + those who come into City for work) / Employed population of City (living and working in City + workers who live in the City, but work outside of the City);
Source: U.S. Census Bureau Center for Economic Studies; California Employment Development Department (2022, Accessed January 2025)

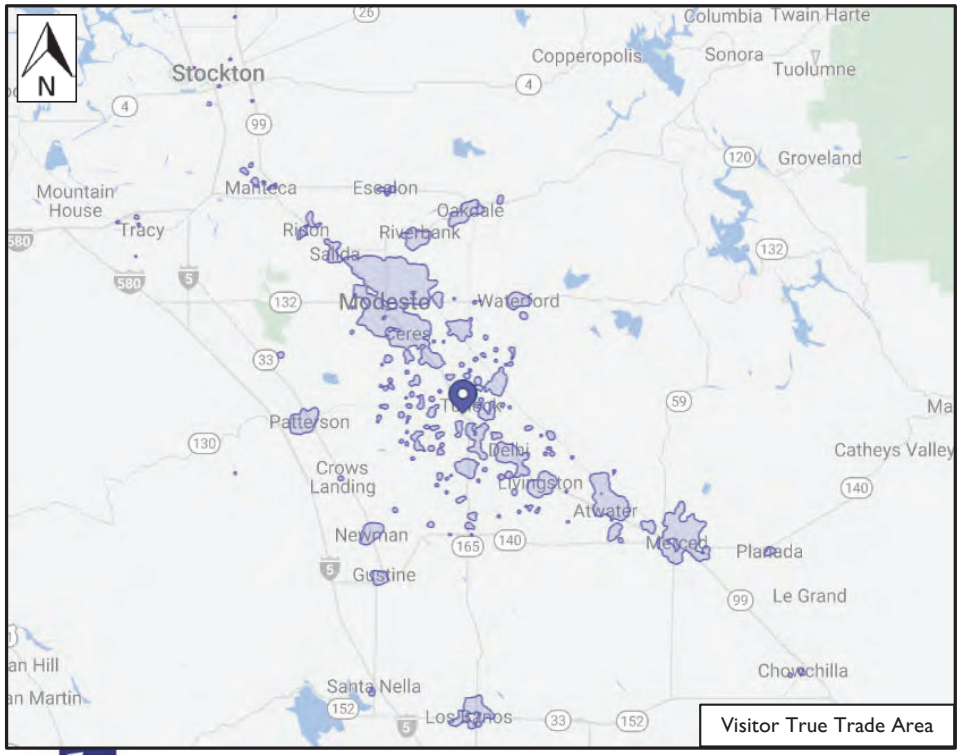
A.3 PLACER.AI VISITATION OVERVIEW

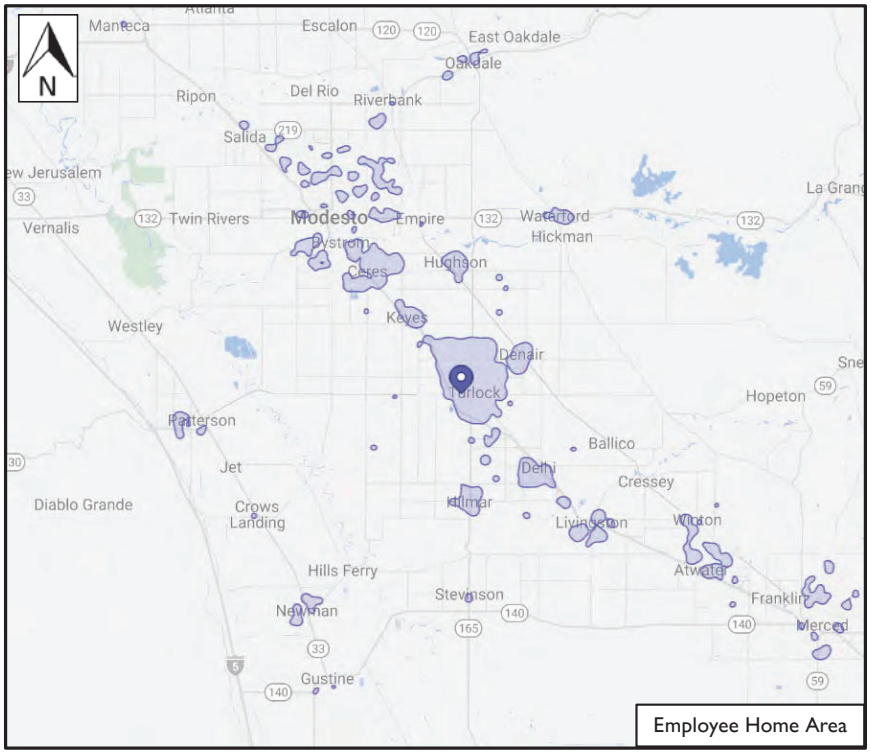
To help cities understand the shopping patterns of residents and visitation patterns of regional families, Kosmont utilized Placer.ai, which is a mobility data provider that tracks daily movement of over 30 million people in the United States via anonymized mobile app data. This information reveals visitor and employee travel trends to/from major events, shopping centers, major retailers, and other points of interest – providing insights into store/center trade areas, hourly and daily visitation statistics, and consumer demographic characteristics. A sample of what Placer.ai can provide is described below:

- Visitor, Resident, and Inbound Commuter Demographics and Visitation Trends
- Overnight Visitors
- Shopping Center Performance
- Trade Areas
- Traffic Counts / Travel Patterns

The following slides provide trade area maps, favorite retail destinations, and 5-year illustration of daily visits to major City attractions that shows impact of Covid lockdown.

TRADE AREA COVERAGE: 1/1/2024 TO 12/31/2024
EMPLOYEES AND VISITORS TO TURLOCK





Source: Placer.ai (Accessed January 2025); **Notes**: Considers a minimum of 1 visit by visitors to the City of Turlock over the last year. True trade area reflects where 70% of visitors and employees to the City of Turlock come from.

RESIDENTS (CITY OF TURLOCK)
TOP VISITED PLACES – PLACER.AI

Location	City	Dist. (miles)	%
Restaurants			
Chili's Grill & Bar	Turlock	1.5	12%
Texas Roadhouse	Turlock	1.0	9%
Elvia's Tacos	Turlock	1.3	9%
Olive Garden	Turlock	1.4	9%
Applebee's	Turlock	1.0	8%
Fast Food / QSR			
In-N-Out Burger	Turlock	1.6	40%
McDonald's (Geer Rd.)	Turlock	0.9	12%
Raising Cane's	Ceres	9.6	10%
McDonald's (Countryside Dr.)	Turlock	1.6	9%
In-N-Out Burger	Ceres	6.8	6%

Location	City	Dist. (miles)	%
Breakfast / Coffee / Dessert Shops			
Starbucks (Golden State Blvd.)	Turlock	0.5	8%
Starbucks (Canal Dr.)	Turlock	1.9	8%
Dutch Bros. Coffee (Golden State Blvd.)	Turlock	0.6	8%
Dutch Bros. Coffee (Monte Vista Ae.)	Turlock	1.2	7%
Panera Bread	Turlock	1.8	7%
Grocery Stores			
Walmart Neighborhood Market	Turlock	1.0	38%
Safeway	Turlock	1.7	27%
Cost Less Food Company	Turlock	0.9	21%
FoodMaxx	Turlock	1.1	19%
Raley's	Turlock	1.2	18%

Sources: Placer.ai; Percentage reflects the percentage of residents of the City of Turlock who visited each location 2 or more times from 1/1/24 to 12/31/24. (Accessed January 2025); *Location listed as permanently closed now.

RESIDENTS (CITY OF TURLOCK)
TOP VISITED PLACES – PLACER.AI

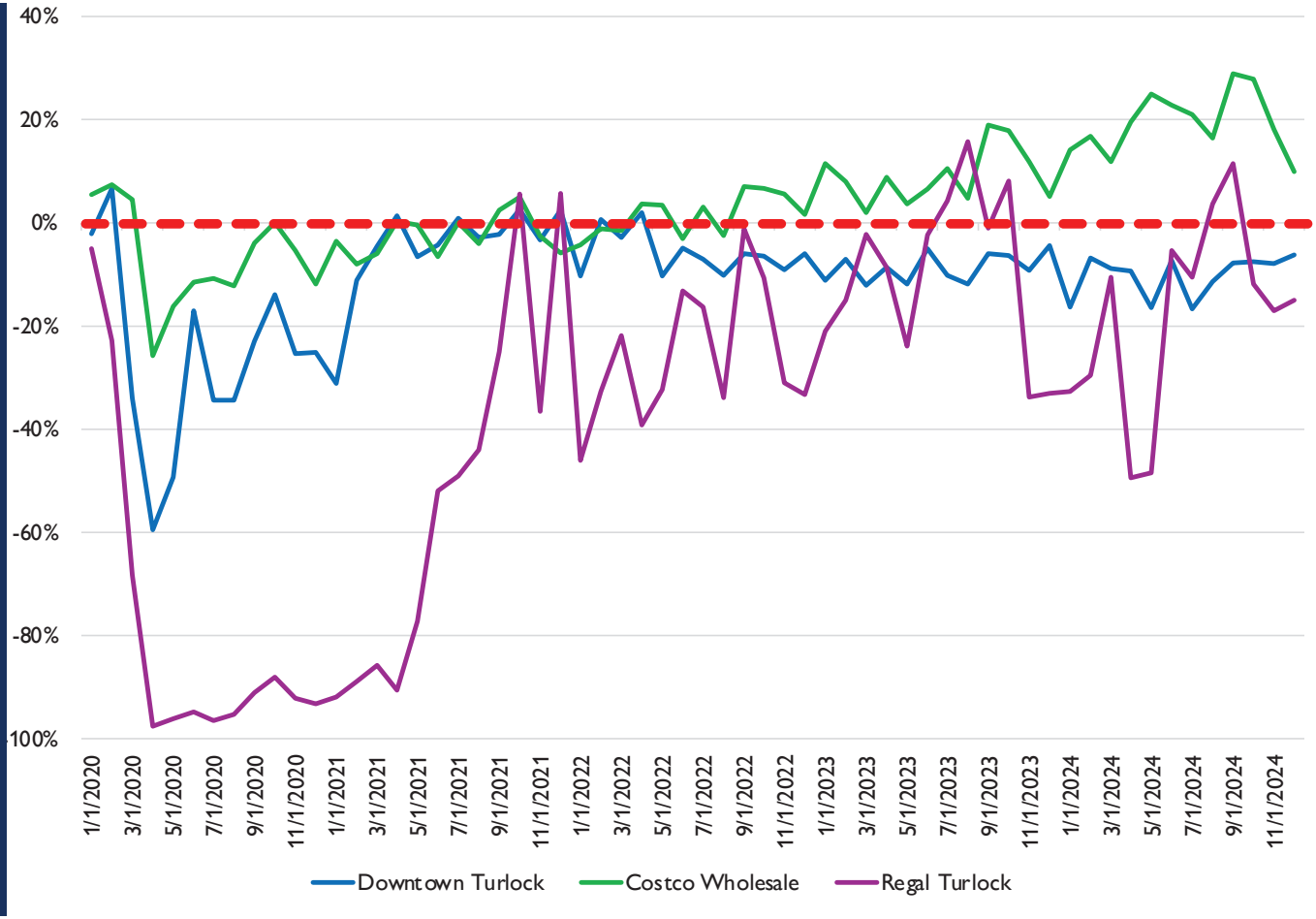
Location	City	Dist. (miles)	%
Bars / Pubs			
Dust Bowl Brewing Co.	Turlock	1.3	6%
The Udder Place	Turlock	1.0	3%
Jams@209 Sports Bar	Turlock	0.8	1%
Churchkey	Modesto	12.1	1%
MoMo's	San Francisco	85.9	1%
Fitness			
Planet Fitness	Turlock	1.0	8%
Brenda Athletic Club	Turlock	1.1	5%
In-Shape Family Fitness	Turlock	1.6	4%
Insomnia Gym	Turlock	0.6	3%
Modesto Grappling & Judo	Modesto	12.1	1%

Location	City	Dist. (miles)	%
Entertainment (Theatres / Music)			
Regal Cinemas Turlock	Turlock	1.2	14%
Galaxy Theatres Riverbank IMAX	Riverbank	16.6	5%
Brenden Theatres Modesto	Modesto	12.2	2%
Regal Cinemas Modesto	Modesto	15.2	2%
State Theatre of Modesto	Modesto	12.2	1%
Super Stores			
Walmart	Turlock	0.8	47%
Costco	Turlock	1.9	45%
Target	Turlock	1.5	45%
Walmart	Ceres	7.0	13%
Big Lots	Turlock	0.9	5%
Beauty & Spa			
Ulta Beauty	Turlock	1.6	11%
Bath & Body Works	Turlock	1.7	3%
Amazing Nails & Spa	Turlock	1.4	3%
Colossal Tattoo	Turlock	1.0	2%
Organic Nail & Spa	Turlock	1.0	2%

Sources: Placer.ai; Percentage reflects the percentage of residents of the City of Turlock who visited each location 2 or more times from 1/1/24 to 12/31/24. (Accessed January 2025); *Location listed as permanently closed now.

TURLOCK

VISITS TO COSTCO, REGAL CINEMAS, AND DOWNTOWN TURLOCK (1/1/24 TO 12/31/24)



Source: Placer.ai (Accessed January 2025)

RETAIL VOID ANALYSIS

Kosmont utilized data from Placer.ai, a mobile data analytics provider with access to travel patterns of 30 million devices, together with proprietary data from individual retail chains to identify potential retailers suitable for the vacant sites located along the 99 Fwy. Retail Corridor, south of Monte Vista Crossings and north of Countryside Plaza.

- The Void Analysis identifies which retail chains may be a good fit for the area, based on various measures, including in-state expansion, demographic fit score, cannibalization score, and relative fit score as explained herein.
- Demographic fit analysis determines which chains may be a good fit, based on a variety of demographic metrics and the level of trade area overlap with existing locations.
- The cannibalization score measures the estimated overlap between the studied trade area and the trade areas of existing retail store locations nearby.
- The relative fit score combines demographic fit scores, cannibalization score, and other metrics (number of visits).
- The chains were filtered by relative fit score and by in-state expansion.
- Although the 99 Fwy. Retail Corridor has a substantial amount of retail, there were several fast-food/fast-casual and grocery retailers that featured strong demographic fit and relative fit scores (74 and above)

RETAILER VOID ANALYSIS PLACER.AI

To identify potential retail options for the Site, Placer.ai's Void Analysis Tool analyzed the drive time trade area for the neighboring Countryside Plaza retail center and compared it to trade area data for various retail categories, including dining and entertainment.

The list on the following slide identifies potential tenants. The list is filtered for chains with positive in-state expansion rates and excludes chains with high cannibalization score.

Score	Description	How to Interpret
Demographic Fit Score	The demographic fit score measures how well retailer customers fit the demographic profile of a property. The demographic fit score combines the similarity such as household income distribution, educational attainment, ethnicity, age, household type, and marital status – essentially measuring the shared level between the property and the prospective retailer.	Demographic fit scores and attribute similarity scores that are closer to 100 are a better match. A demographic fit score of 0 would mean there is no demographic similarity between the local trade area and the trade areas of the retailer chain.
Cannibalization Score	The cannibalization score measures the estimated overlap between the studied trade area and the trade areas of existing retail store locations nearby. This overlap assesses how much a new store for that brand would "cannibalize" consumers that are already served by existing nearby locations of that brand.	Cannibalization scores closer to 0 are a better match. A cannibalization score of 100 would imply that the trade area for a new store iwould draw consumers that are already served by existing nearby stores.
Relative Fit Score	The relative fit score combines demographic fit scores, cannibalization score, and other metrics (such as average monthly visits) to arrive at one simplified score.	A relative fit score of 100% indicates the chain is the highest-ranked match relative to the full list of chains that were examined.

Sources: Placer.ai (Accessed December 2024)

PLACER.AI VOID ANALYSIS

Chains	Est. Min-Max Size (SF)	Typical Trade Area Drive Time (min)	Avg. Monthly Foot Traffic	Nearest Location (mi)	# of Locations (State)	Expansion Rate in State (%)	Demographic Fit Score	Cannibali-zation (%)	Relative Fit Score (%)
Vallarta Supermarkets	12-73K	5	77,700	17	58	7	86	0	89
El Super	19-74K	4	75,100	67	61	3	82	0	86
Superior Grocers	12-83K	4	69,200	106	72	6	78	0	83
Me-N-Eds Pizzeria	2-6K	8	7,200	17	56	2	95	0	81
Yoshinoya	1-4K	5	9,700	64	101	1	80	0	79
FYE	~10K	8	2,600	13	20	5	89	17	78
Pollo Campero	1-5K	8	9,700	58	27	13	88	0	77
WSS	6-23K	5	9,600	9	89	2	82	31	77
Daiso USA	4-15K	9	14,800	18	79	27	74	0	76
Curacao	32-109K	14	17,900	260	11	10	86	0	76
America's Best Contacts	2-6K	10	3,000	14	95	20	86	19	76
Earthbound Trading Company	2-5K	46	6,300	72	6	20	75	0	76
Volcom	1-5K	27	2,300	50	18	6	77	3	76
Foods Co.	31-90K	11	79,900	65	20	0	89	0	90
Perfumania	1-3K	30	1,700	50	9	0	83	3	86
Food 4 Less	34-88K	4	86,300	8	112	0	83	6	85

Source: Placer.ai (Accessed December 2024)
Notes: This list represents the top retailers / chains by overall relative fit score. Stores that are contracting are not considered. Stores that are expanding in the State listed above the dotted red line. Stores below the dotted red line were neither expanding nor contracting, but had high relative fit scores.

A.4 RETAIL MARKET OVERVIEW

Turlock retail market is very strong, attracting shoppers across the region to Costco, Wal-Mart, Target Home Depot etc. Like most communities in the State, Stanislaus County and surrounding areas were hard hit by the aftermath of the Great Recession in 2008-09. Vacancy rates climbed by 400 basis points and asking rents declined by 15% before starting to recover in 2012.

- The tables on the following pages show comparison retail market statistics for Turlock, Manteca, Modesto, Merced and Stanislaus County for 2017 (date of the last EDSP) and the third quarter of 2024.
- Turlock retail space at 5.9 million SF, comprises 21% of the overall retail market in Stanislaus County. Since 2017, City retail space grew by 334,000 SF, much faster than the retail markets of Manteca, Merced, and Modesto. Roughly 56% of the growth in the retail development in Stanislaus County has been in the City of Turlock.
- Over that time period, market asking rents in the region have grown by 23% to 27% across the comparison cities, with Turlock reaching $22.12 PSF, the highest in Stanislaus County.
- During the 15-year period from 2008 to 2023 Turlock's retail vacancy peaked at 7.7% in 2011, and has since steadily declined. Retail vacancies in Turlock in Q3 2024 were lowest in the region at 2.2%, while Manteca, Merced, and Modesto have retail vacancies of 5% or greater.

RETAIL MARKET OVERVIEW

As shown on the adjoining aerial map, Turlock is home to dozens of regional retailers, including big boxes Costco, Wal-Mart, Target, Lowe's, and Home Depot



Source: Placer.ai (Accessed January 2025)

RETAIL MARKET OVERVIEW
CITY VS. COMPARABLE CITIES AND STANISLAUS COUNTY

	Q3 2024				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$22.12	$25.30	$19.22	$20.37	$20.89
Vacancy Rate	2.2%	5.0%	6.5%	5.0%	3.8%
Vacant SF	129,747	196,499	385,453	784,619	1,050,036
Net Absorption	(28,900)	(93,363)	33,492	(58,938)	19,886
Inventory					
Existing SF	5,863,000	3,962,000	5,888,000	15,670,000	27,275,000
Retail SF per Capita	80.2	43.7	63.5	71.6	49.0

Source: CoStar (Accessed October 2024); **Note**: Market asking rents were observed instead of Triple Net ("NNN") because NNN data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. Available space is the amount of space currently being marketed as available. It includes any space that is vacant, occupied, or available at a future date. Numbers in parentheses and in red indicate a negative number.

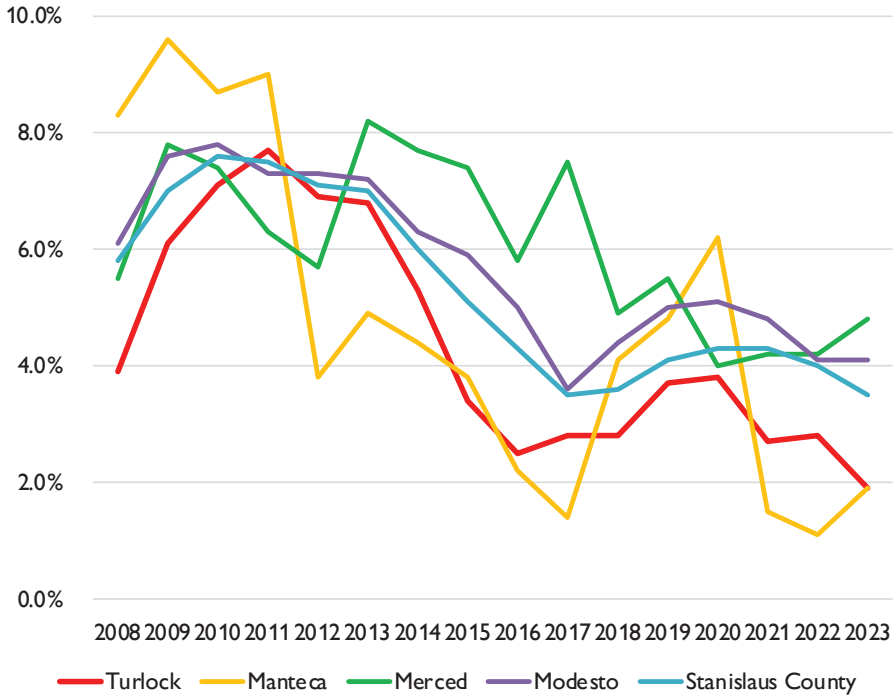
RETAIL MARKET HISTORY
CITY VS. COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

	Year-End 2017				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$18.05	$19.88	$15.35	$16.45	$16.87
Vacancy Rate	2.8%	1.4%	7.5%	3.6%	3.5%
Vacant SF	154,458	55,949	436,309	554,314	923,452
Net Absorption	45,690	29,377	(86,160)	234,076	300,706
Inventory					
Existing SF	5,529,000	3,921,000	5,820,000	15,563,000	26,680,000

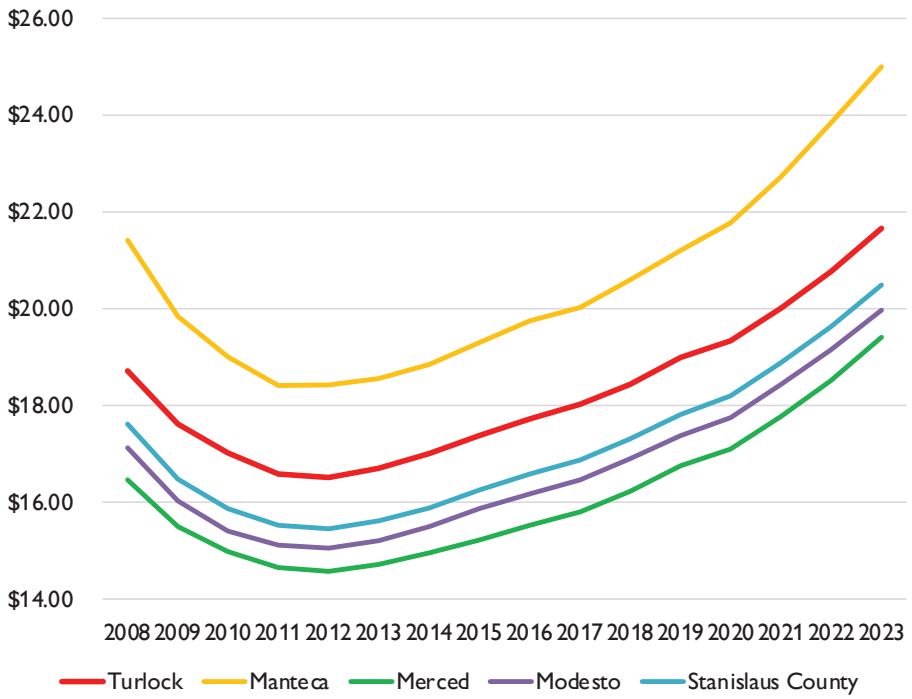
Source: CoStar (Accessed October 2024); **Note**: Market asking rents were observed instead of Triple Net ("NNN") because NNN data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. It includes any space that is available at a future date. Numbers in parentheses and in red indicate a negative number.

RETAIL MARKET TRENDS
2008 - 2023

Vacancy Rates



Market Asking Rent $PSF



Source: CoStar (Accessed November 2024)

OFFICE MARKET OVERVIEW

Stanislaus County office market is relatively small with 9.2 million SF of non-government space. Modesto has almost 75% of the County office market, while Turlock office market is primarily local serving, with the inventory comprises 14% of the County market.

- The tables on the following pages show comparison office market statistics for Turlock, Manteca, Modesto, Merced and Stanislaus County for 2017 and the third quarter of 2024.
- Since 2017, there has been relatively limited growth in the office markets across the region. Most of the office market growth came from Modesto (78,000 SF). Turlock's office market grew by just 4,000 SF.
- Compared to 2017, market rents in Turlock increased by 25%, similar to the comparison cities with Manteca rents growing by 23%, and 22% for Merced and Modesto
- Like most real estate, office space demand was hit hard by the "Great Recession" in 2008-09, with vacancies climbing into double digits through 2012. The region now has a sub-5% vacancy rate. Office vacancies in Turlock in Q3 2024 were at 3.2%, slightly higher than in 2017.
- Office market asking rents have generally increased since 2014, reflecting minimal new construction and modest population growth and stronger demand for office space. Turlock hit its peak rent of $23.28 in 2024 rebounding from a low of $15.00 in 2012-2013.

OFFICE MARKET OVERVIEW
COMPARABLE CITIES AND STANISLAUS COUNTY

	Q3 2024				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$23.28	$24.84	$22.37	$22.47	$22.57
Vacancy Rate	3.2%	0.4%	1.2%	4.2%	4.5%
Vacant SF	40,989	3,802	32,370	290,359	421,844
Net Absorption	8,716	4,423	6,837	15,829	(931)
Inventory					
Existing SF	1,298,000	890,000	2,617,000	6,884,000	9,295,000

Source: CoStar (Accessed November 2024); **Note**: Market asking rents were observed instead of full-service gross rents ("FS") because FS data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. Available space is the amount of space currently vacant, occupied, or available at a future date. Numbers in parentheses and in red indicate a negative number.

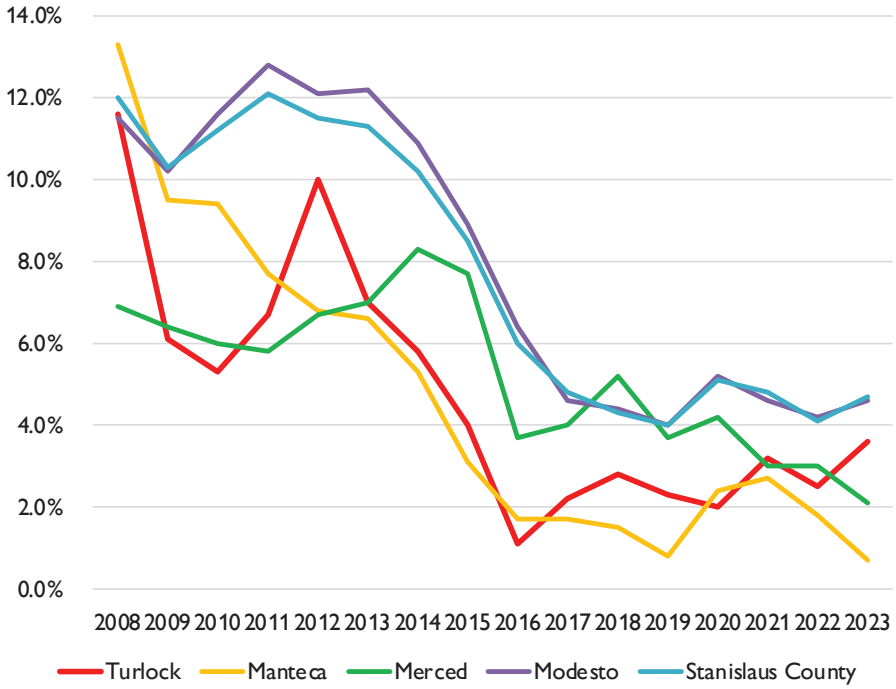
OFFICE MARKET HISTORY
COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

	Year-End 2017				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$18.65	$20.20	$18.39	$18.43	$18.43
Vacancy Rate	2.2%	1.7%	4.0%	4.6%	4.8%
Vacant SF	28,718	15,214	105,920	314,611	438,429
Net Absorption	(10,031)	26	(17,924)	123,627	114,395
Inventory					
Existing SF	1,294,000	879,000	2,622,000	6,805,000	9,194,000

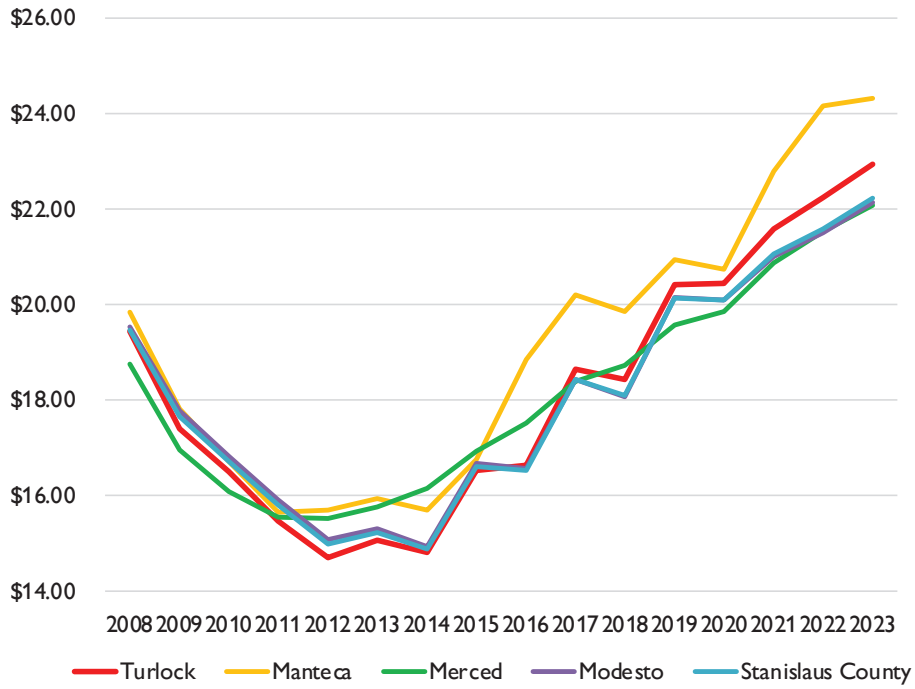
Source: CoStar (Accessed November 2024); **Note**: Market asking rents were observed instead of full-service gross rents ("FS") because FS data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. Available space is the amount of space currently being marketed as available for lease or sale in a given time period. It includes any space that is vacant, occupied, or available at a future date. Numbers in parentheses and in red indicate a negative number.

OFFICE MARKET HISTORY
2008 - 2023

Vacancy Rates



Market Asking Rent $PSF



Source: CoStar (Accessed November 2024)

INDUSTRIAL/FLEX MARKET OVERVIEW

Modesto is the major industrial center for Stanislaus County with almost 40 million SF of industrial/flex space.

- The tables on the following pages show comparison industrial market statistics for Turlock, Manteca, Modesto, Merced and Stanislaus County for 2017 and the third quarter of 2024.
- As of Q3 2024, there has been moderate growth across the region. Manteca and Modesto experienced significant growth with both cities adding over 2.4 million SF to their industrial/flex markets
- Turlock and Modesto and the County have seen low industrial/flex vacancies of less than 4% between 2017 and 2024, indicating a very strong industrial market. Conversely, Merced has had high vacancies around 14% through both periods
- During the 15-year period from 2008 to 2023. Vacancies trend downward from 2012 onward, highlighting improving market conditions and increased demand for industrial/flex space.
- Manteca saw a 50% increase in industrial development, and while absorption was strong vacancy rates have remained above 8%
- Rents have steadily increased since 2013 and reached their highest levels in 2023 across the region.

INDUSTRIAL/FLEX MARKET OVERVIEW
COMPARABLE CITIES AND STANISLAUS COUNTY

	Q3 2024				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$10.14	$10.89	$6.95	$8.15	$8.67
Vacancy Rate	1.8%	8.7%	13.8%	3.2%	2.7%
Vacant SF	148,981	648,011	859,180	1,216,809	1,675,343
Net Absorption	64,656	136,006	59,269	(47,951)	31,998
Inventory					
Existing SF	9,353,300	7,420,000	6,241,000	37,816,000	62,052,000

Source: CoStar (Accessed October 2024); **Note**: Market asking rents were observed instead of Triple Net ("NNN") because NNN data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation. Available space is the amount of space currently being marketed as vacant, occupied, or available at a future date. Numbers in parentheses and in red indicate a negative number. Vacancy does not reflect Amazon warehouse.

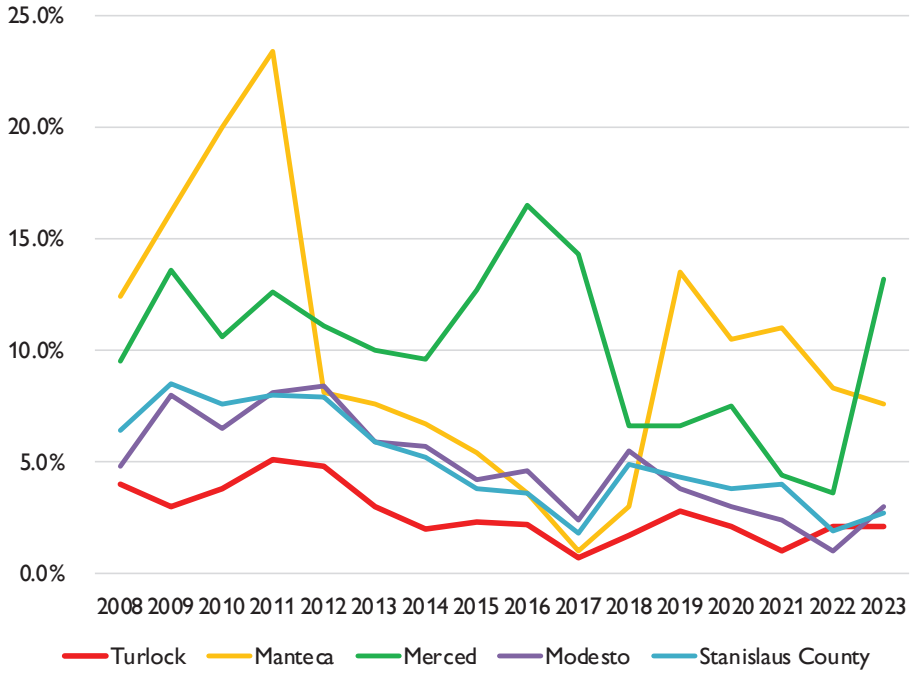
INDUSTRIAL/FLEX MARKET OVERVIEW
COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

	Year-End 2017				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Market Asking Rent $PSF	$7.40	$6.82	$5.00	$5.76	$6.16
Vacancy Rate	0.7%	1.0%	14.3%	2.4%	1.8%
Vacant SF	59,861	51,797	876,943	856,876	1,021,549
Net Absorption	175,142	121,403	146,109	750,418	1,127,276
Inventory					
Existing SF	8,046,000	5,010,000	6,139,000	35,250,000	57,884,000

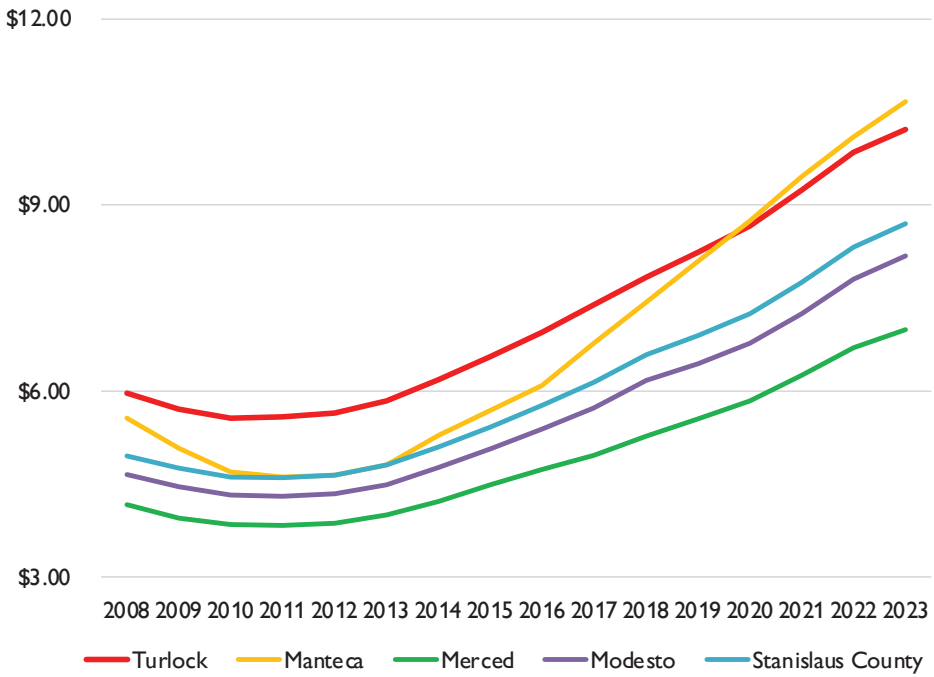
Source: CoStar (Accessed October 2024); **Note**: Market asking rents were observed instead of Triple Net ("NNN") because NNN data is sourced from actual transactions, which may not be reflective of the whole market. Vacant space refers to all space that is not occupied by a tenant regardless of availability or lease obligation.

INDUSTRIAL/FLEX MARKET HISTORY
2008 - 2023

Vacancy Rates



Market Asking Rent $PSF



Source: CoStar (Accessed November 2024)

MULTIFAMILY MARKET OVERVIEW

The Central Valley / Stanislaus County region has a relatively small multi-family residential market with approximately 12% of households living in apartments compared to over 40% statewide. Turlock comprises roughly 22% of the total multifamily market in Stanislaus County with 4,400 units.

- Stanislaus County housing market, like much of the Central Valley suffered extensively from the aftermath of the "Great Recession" of 2008-2009 when home prices collapsed, apartment vacancy rates climbed to 10% and rents remained stagnant through 2015
- The tables on the following pages show comparison multifamily market statistics for Turlock, Manteca, Modesto, Merced and Stanislaus County for 2017 and the third quarter of 2024.
- By Q3 2024, multifamily residential vacancies in the region were below 4%, with Turlock seeing the lowest vacancies at 2.5%.
- New construction from 2017 to Q3 2024 added 660 units in the County, but was limited to 36 new units in Turlock (~1% growth)
- Over the 15-year period from 2008 to 2023 the County saw 1,700 new units constructed compared to 327 in Turlock.
- Average rents across the region showed solid growth of 40% to 50% since 2017. Turlock and Merced have the lowest average rents reflecting a significant percentage of Class C and affordable housing projects (~70%) as compared to Class A/B units (~30%).
- Higher rents and low vacancies indicate a strong multifamily residential market and emphasize the need for additional housing.

MULTIFAMILY RESIDENTIAL MARKET OVERVIEW
COMPARABLE CITIES AND STANISLAUS COUNTY

	Q3 2024				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Asking Rent Unit / Mo.	$1,400	$1,899	$1,250	$1,621	$1,517
Avg. SF	834	825	864	785	804
Asking Rent PSF	$1.68	$2.30	$1.45	$2.06	$1.89
Vacancy Rate	2.5%	3.0%	3.0%	3.6%	3.3%
Vacant Units	112	116	208	437	676
Net Absorption	2	(7)	1	25	29
Inventory					
Total # of Units	4,442	3,837	6,856	12,254	20,491

Source: CoStar (Accessed November 2024); **Notes**: Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number. Inventory is reflective of just for-rent housing, not condo/townhome buildings.

MULTIFAMILY RESIDENTIAL MARKET OVERVIEW
COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

	Year-End 2017				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Asking Rent Unit / Mo.	$961	$1,464	$932	$1,177	$1,104
Avg. SF	834	788	861	781	801
Asking Rent PSF	$1.15	$1.86	$1.08	$1.51	$1.38
Vacancy Rate	2.5%	2.7%	4.3%	3.3%	3.3%
Vacant Units	108	82	274	383	661
Net Absorption	(7)	(11)	3	(6)	51
Inventory					
Total # of Units	4,406	3,083	6,371	11,729	19,790

Source: CoStar (Accessed November 2024); **Notes**: Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number. Inventory is reflective of just for-rent housing, not condo/townhome buildings.

MULTIFAMILY RESIDENTIAL MARKET TRENDS
2008 – 2023

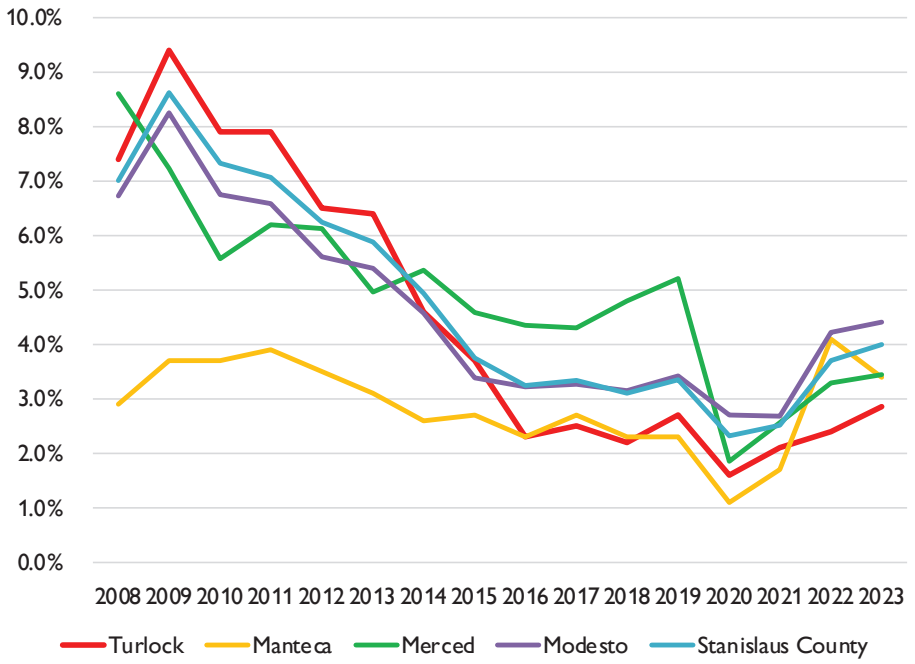
CITY OF TURLOCK					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	4,442	127	2.9%	(19)	$1.61
2022	4,442	107	2.4%	22	$1.57
2021	4,406	92	2.1%	(22)	$1.54
2020	4,406	71	1.6%	49	$1.39
2019	4,406	121	2.7%	(23)	$1.30
2018	4,406	97	2.2%	12	$1.22
2017	4,406	108	2.5%	(7)	$1.15
2016	4,406	100	2.3%	64	$1.08
2015	4,406	165	3.7%	40	$1.00
2014	4,406	204	4.6%	78	$0.95
2013	4,406	283	6.4%	79	$0.94
2012	4,326	282	6.5%	58	$0.92
2011	4,326	340	7.9%	-	$0.90
2010	4,326	340	7.9%	65	$0.88
2009	4,326	405	9.4%	109	$0.87
2008	4,115	303	7.4%	(59)	$0.96

STANISLAUS COUNTY					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	20,441	818	4.0%	236	$1.85
2022	20,132	745	3.7%	(134)	$1.82
2021	20,024	503	2.5%	(38)	$1.76
2020	20,024	465	2.3%	432	$1.60
2019	19,790	664	3.4%	(50)	$1.51
2018	19,790	614	3.1%	47	$1.44
2017	19,790	661	3.3%	51	$1.38
2016	19,718	640	3.2%	146	$1.30
2015	19,669	738	3.8%	233	$1.21
2014	19,669	971	4.9%	327	$1.11
2013	19,519	1,147	5.9%	196	$1.07
2012	19,387	1,211	6.2%	205	$1.05
2011	19,337	1,367	7.1%	113	$1.03
2010	19,269	1,412	7.3%	311	$1.02
2009	19,204	1,656	8.6%	128	$1.02
2008	18,731	1,312	7.0%	(160)	$1.08

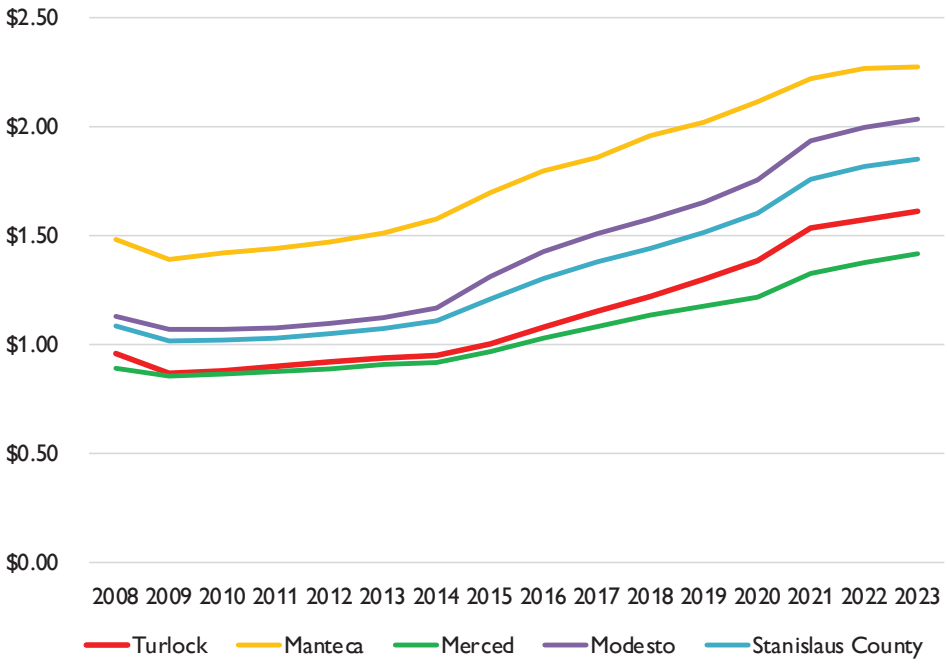
Source: CoStar (Accessed December 2024); **Notes**: Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units.

MULTIFAMILY RESIDENTIAL MARKET HISTORY
2008 – 2023

Vacancy Rates



Market Asking Rent $PSF



Source: CoStar (Accessed December 2024); **Notes**: Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units.

MULTIFAMILY RESIDENTIAL MARKET OVERVIEW
COMPARABLE CITIES AND STANISLAUS COUNTY (CLASS A/B)

	Q3 2024 (Class A/B)				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Asking Rent Unit / Mo.	$1,523	$1,910	$1,399	$1,819	$1,693
Avg. SF	950	836	880	841	859
Asking Rent PSF	$1.60	$2.28	$1.59	$2.16	$1.97
Vacancy Rate	2.1%	2.9%	3.8%	3.3%	3.3%
Vacant Units	28	66	57	154	242
Net Absorption	0	(6)	0	13	17
Inventory					
Total # of Units	1,326	2,251	1,485	4,601	7,356

Source: CoStar (Accessed December 2024); **Notes**: Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number. Inventory is reflective of just for-rent housing, not condo/townhome buildings.

MULTIFAMILY RESIDENTIAL MARKET OVERVIEW
COMPARABLE CITIES AND STANISLAUS COUNTY (YEAR-END 2017)

	Year-End 2017 (Class A/B)				
	Turlock	**Manteca**	**Merced**	**Modesto**	**Stanislaus County**
Asking Rent Unit / Mo.	$1,068	$1,504	$1,046	$1,343	$1,261
Avg. SF	954	763	869	834	855
Asking Rent PSF	$1.12	$1.97	$1.20	$1.61	$1.47
Vacancy Rate	2.8%	1.5%	4.1%	2.9%	3.5%
Vacant Units	36	23	52	119	233
Net Absorption	(5)	(4)	10	10	67
Inventory					
Total # of Units	1,290	1,497	1,270	4,111	6,690

Source: CoStar (Accessed December 2024); **Notes**: Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.). Inventory does not include condos, co-ops, dormitories, and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number. Inventory is reflective of just for-rent housing, not condo/townhome buildings.

MULTIFAMILY RESIDENTIAL MARKET TRENDS
2008 – 2023 (CLASS A/B)

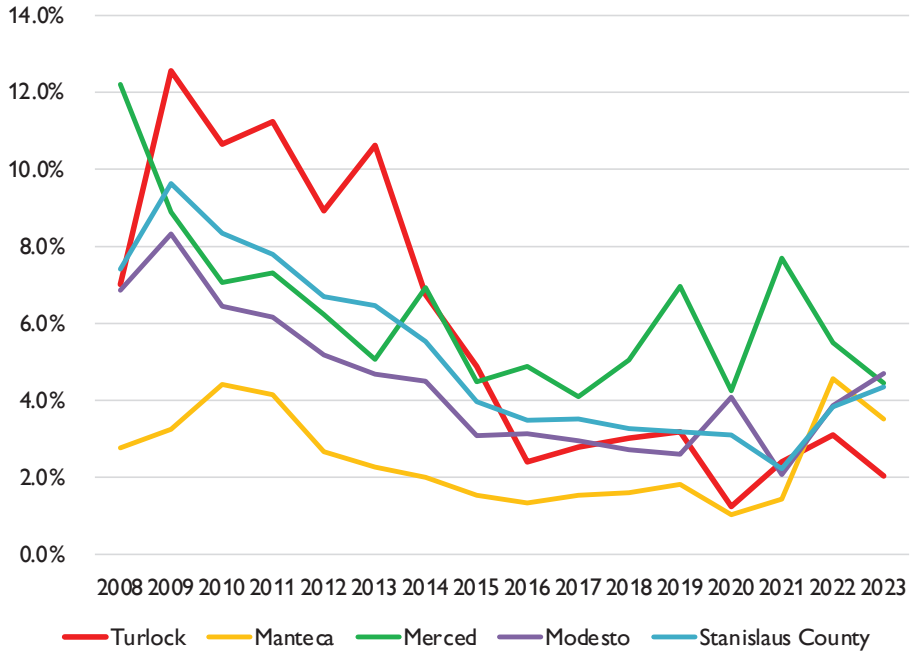
CITY OF TURLOCK					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	1,326	27	2.0%	14	$1.51
2022	1,326	41	3.1%	26	$1.57
2021	1,290	31	2.4%	(14)	$1.56
2020	1,290	16	1.2%	24	$1.34
2019	1,290	41	3.2%	-	$1.22
2018	1,290	39	3.0%	(3)	$1.15
2017	1,290	36	2.8%	(5)	$1.12
2016	1,290	31	2.4%	31	$1.03
2015	1,290	63	4.9%	24	$0.94
2014	1,290	87	6.7%	49	$0.90
2013	1,290	137	10.6%	51	$0.91
2012	1,210	108	8.9%	27	$0.89
2011	1,210	136	11.2%	(7)	$0.87
2010	1,210	129	10.7%	22	$0.85
2009	1,210	152	12.6%	129	$0.85
2008	999	70	7.0%	-	$0.97

STANISLAUS COUNTY					
Year	Inventory Units	Vacant Units	Vacant %	Absorp. Units	Asking Rent PSF
2023	7,306	318	4.4%	226	$1.93
2022	7,032	270	3.8%	(7)	$1.93
2021	6,924	154	2.2%	61	$1.89
2020	6,924	215	3.1%	231	$1.69
2019	6,690	213	3.2%	5	$1.60
2018	6,690	219	3.3%	16	$1.53
2017	6,690	235	3.5%	66	$1.47
2016	6,618	230	3.5%	79	$1.40
2015	6,569	261	4.0%	102	$1.31
2014	6,569	363	5.5%	203	$1.18
2013	6,419	415	6.5%	119	$1.15
2012	6,307	422	6.7%	117	$1.12
2011	6,257	488	7.8%	97	$1.10
2010	6,189	516	8.3%	140	$1.08
2009	6,124	590	9.6%	281	$1.08
2008	5,673	420	7.4%	(21)	$1.18

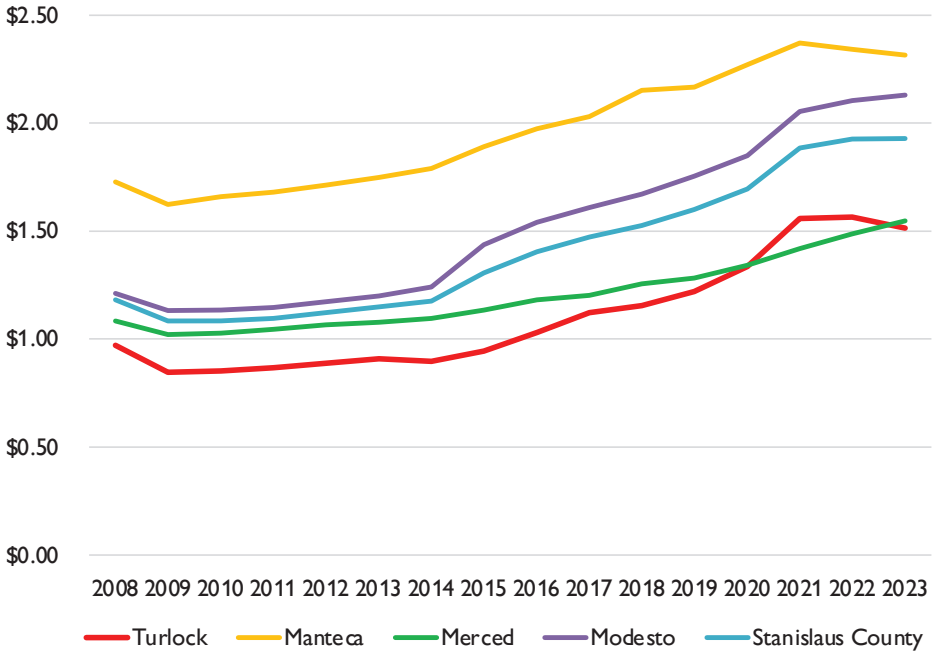
Source: CoStar (Accessed December 2024); **Notes**: Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.) for Class A and B buildings. Inventory does not include condos, co-ops, dormitories, or mobile homes and observes units in buildings with 10 or more units. Numbers in parentheses and in red indicate a negative number.

MULTIFAMILY RESIDENTIAL MARKET HISTORY
2008 – 2023 (CLASS A/B)

Vacancy Rates



Market Asking Rent $PSF



Source: CoStar (Accessed December 2024); **Notes**: Data represents the average asking rents across all unit types (studio, 1BR, 2BR, etc.) for Class A and B buildings.

HOSPITALITY MARKET OVERVIEW

Kosmont utilized Costar hotel data to measure the strength of the hospitality market for the Stanislaus County region.

- The market area contains mostly economy and midscale-class hotels. Approximately 60% of hotels in Turlock and the County are economy and midscale class. However, from a room-count basis, 55% of the hotel rooms in the region are in upper midscale and upscale class hotels, and new hotels that are planned or under construction in the area, are mostly upper midscale or upscale class hotels.
- Manteca has the only upper upscale hotel (500-room Great Wolf Lodge and Waterpark)
- The Costar analysis examined hotel market performance across a 6-year span beginning from the 12-month period of Nov. 2018 - Oct. 2019 to Nov. 2023 - Oct. 2024. The data showed significant differences in occupancy and average daily rates ("ADR") between economy/midscale and upscale hotels.
- Turlock economy/midscale hotels saw a decline in demand of 22%, while ADR increased by 14% from $86.20 to $98.13.
- Turlock upper midscale/upscale hotels saw 90 new units built and achieved an 11.7% increase in room night demand, while ADR increased by 13.4% from $125.78 to $142,59.

HOSPITALITY MARKET

- The hospitality market has hotels with different levels of service:
  - A **limited-service hotel** is a budget-friendly hotel offering low-cost accommodations, minimal amenities, and typically do not offer a full-service restaurant. These hotels typically fall under economy, midscale, or upper midscale classes according to STR
  - A **select-service hotel** offers more amenities than a limited-service hotel, such as small meeting spaces and a casual restaurant, but fewer features than a full-service hotel. Select-service hotels are a blend of full- and limited-service hotels and are the fastest growing type of hotels being developed. These hotels typically are upper midscale or upscale class hotels
  - A **full-service hotel** offers more services than a select- or limited-service hotel. Such services could include larger banquet/conference space, restaurants/bars, shuttle services, laundry service, room service, expanded fitness centers, and spas. Full-service can refer to different hotel types including boutique hotels and resorts and generally fall under upscale, upper upscale, and luxury class hotels
- Economy hotels are patronized primarily through drive-by visitors, while large hotel chains have Rewards Programs with millions of loyal customers, who will search for those properties on the internet, thus increasing demand
- Examples of various hotels by class are highlighted in the table to the right. Note: STR hotel classes are typically grouped according to actual average room rates

Class	Hotels
Economy	Motel 6, Studio 6, Red Roof Inn, Days Inn, Super 8
Midscale	Best Western, Quality Inn, Extended Stay America
Upper Midscale	Hampton Inn & Suites, La Quinta Inn & Suites, Fairfield Inn & Suites, Holiday Inn
Upscale	DoubleTree, Courtyard, Hyatt House, Homewood Suites, Residence Inn, SpringHill Suites
Upper Upscale	Sheraton, Hilton, Marriott, Le Meridien, Embassy Suites, Westin, Wyndham Grand
Luxury	JW Marriott, Ritz-Carlton, W Hotel, Shangri-La, Langham, Four Seasons, Fairmont

HOSPITALITY MARKET BY HOTEL CLASS
CITY VS. COMPARABLE CITIES AND STANISLAUS COUNTY

	Turlock	Manteca	Merced	Modesto	Stanislaus County
Hotel Class					
Economy	4 hotels, 198 rooms	4 hotels, 167 rooms	8 hotels, 323 rooms	15 hotels, 666 rooms	26 hotels, 1,164 rooms
Midscale	4 hotels, 212 rooms	1 hotel, 85 rooms	4 hotels, 241 rooms	5 hotels, 395 rooms	11 hotels, 657 rooms
Upper Midscale	5 hotels, 432 rooms	3 hotels, 274 rooms	4 hotels, 375 rooms	3 hotels, 272 rooms	16 hotels, 1,242 rooms
Upscale	1 hotel, 71 rooms	1 hotel, 99 rooms	1 hotel, 90 rooms	5 hotels, 671 rooms	6 hotels, 742 rooms
Upper Upscale	0 hotels	1 hotel, 500 rooms	0 hotels	0 hotels	0 hotels
Luxury	0 hotels	0 hotels	0 hotels	0 hotels	0 hotels
Total Hotels and Rooms	***14 hotels, 913 rooms***	***10 hotels, 1,125 rooms***	***17 hotels, 1,029 rooms***	***28 hotels, 2,004 rooms***	***59 hotels, 3,805 rooms***
Planned / Proposed / Under Construction					
	• 2 hotels • 197 rooms	• 3 hotels • 311 rooms	• 4 hotels • 447 rooms	• 3 hotels • 217 rooms	• 7 hotels • 616 rooms

Sources: CoStar; Smith Travel Research (Accessed November 2024)

HOTEL MARKET DEMAND ANALYSIS – TURLOCK
MARKET PERFORMANCE (ALL HOTELS)

Year	Occupancy	Average Daily Rate (ADR)	Annual Supply of Room Nights	Annual Demand for Room Nights	Change in Occupied Room Nights	Revenue per Available Room (RevPAR)	Change in RevPAR
Nov. '18 - Oct. '19	70.5%	$106.77	301,490	212,538	-	$75.70	-
Nov. '19 - Oct. '20	60.2%	$101.14	301,490	181,326	(14.7%)	$61.37	(18.9%)
Nov. '20 - Oct. '21	66.3%	$110.62	327,938	218,294	20.4%	$74.39	21.2%
Nov. '21 - Oct. '22	65.2%	$125.06	333,245	217,241	(0.5%)	$81.73	9.9%
Nov. '22 - Oct. '23	62.4%	$129.35	333,245	207,916	(4.3%)	$80.89	(1.0%)
Nov. '23 - Oct. '24	60.9%	$125.10	333,245	203,025	(2.4%)	$76.55	(5.4%)
Total Growth (%)	**(13.6%)**	**17.2%**	**10.5%**	**(4.5%)**	**-**	**1.1%**	**-**

Sources: CoStar; Smith Travel Research (Accessed November 2024);
Notes: Numbers in parentheses and in red indicate a negative percentage change. *Annual averages were calculated. Data represented in this section reflects CoStar's weighted average of the market based on STR trends and does not include data reported directly from hotels.

HOTEL MARKET DEMAND ANALYSIS – TURLOCK
MARKET PERFORMANCE (ECONOMY AND MIDSCALE HOTELS)

Year	Occupancy	Average Daily Rate (ADR)	Annual Supply of Room Nights	Annual Demand for Room Nights	Change in Occupied Room Nights	Revenue per Available Room (RevPAR)	Change in RevPAR
Nov. '18 - Oct. '19	68.2%	$86.20	149,650	102,090	-	$59.14	-
Nov. '19 - Oct. '20	61.1%	$84.43	149,650	91,453	(10.4%)	$52.03	(12.0%)
Nov. '20 - Oct. '21	65.7%	$94.05	149,650	98,302	7.5%	$62.43	20.0%
Nov. '21 - Oct. '22	62.5%	$103.93	149,650	93,553	(4.8%)	$65.12	4.3%
Nov. '22 - Oct. '23	57.5%	$107.00	149,650	86,130	(7.9%)	$61.63	(5.4%)
Nov. '23 - Oct. '24	53.2%	$98.13	149,650	79,643	(7.5%)	$52.18	(15.3%)
Total Growth (%)	**(22.0%)**	**13.8%**	**0.0%**	**(22.0%)**	**-**	**(11.8%)**	**-**

Sources: CoStar; Smith Travel Research (Accessed November 2024);
Notes: Numbers in parentheses and in red indicate a negative percentage change. *Annual averages were calculated. Data represented in this section reflects CoStar's weighted average of the market based on STR trends and does not include data reported directly from hotels.

HOTEL MARKET DEMAND ANALYSIS – TURLOCK
MARKET PERFORMANCE (UPPER MIDSCALE + HOTELS)

Year	Occupancy	Average Daily Rate (ADR)	Annual Supply of Room Nights	Annual Demand for Room Nights	Change in Occupied Room Nights	Revenue per Available Room (RevPAR)	Change in RevPAR
Nov. '18 - Oct. '19	72.7%	$125.78	151,840	110,448	-	$92.01	-
Nov. '19 - Oct. '20	59.2%	$117.93	151,840	89,873	(18.6%)	$70.57	(23.3%)
Nov. '20 - Oct. '21	66.7%	$124.23	178,288	119,992	33.5%	$84.29	19.4%
Nov. '21 - Oct. '22	67.4%	$141.04	183,595	123,688	3.1%	$95.26	13.0%
Nov. '22 - Oct. '23	66.3%	$145.18	183,595	121,786	(1.5%)	$96.60	1.4%
Nov. '23 - Oct. '24	67.3%	$142.59	183,595	123,382	1.3%	$96.41	(0.2%)
Total Growth (%)	**(7.4%)**	**13.4%**	**20.9%**	**11.7%**	**-**	**4.8%**	**-**

Sources: CoStar; Smith Travel Research (Accessed November 2024);
Notes: Numbers in parentheses and in red indicate a negative percentage change. *Annual averages were calculated. Data represented in this section reflects CoStar's weighted average of the market based on STR trends and does not include data reported directly from hotels.

STRATEGIES / PROPOSED ACTION PLAN

Kosmont has identified Economic Development Strategies and an estimated investment range in order of priority for City's consideration. Here is a summary that is followed by supporting detail and action items:

1. Business Enhancement, Attraction & Retention ("BEAR")
2. Housing as Economic Development (Housing Element for Economic Development HEED™)
3. Establish Business Incentive Program for targeted retail / commercial /industrial
4. WISP
5. Utilize Value Capture
6. Expand Sports Facilities
7. Downtown Placemaking
8. Federal Opportunity Zones
9. Gather Performance Metrics to measure annual progress

Following the strategy discussion is a Roadmap – Implementation Priorities

Source: Kosmont Companies

BUSINESS EXPANSION, ATTRACTION AND RETENTION

A vibrant business sector is important to the fiscal health of the City. Business Expansion, Attraction and Retention ("BEAR") is the keystone of most economic development departments. Ideally the City should focus on attracting industries with diverse employment opportunities, that embrace new technology and offer higher paying jobs.

City attracted ~1 million SF Amazon warehouse and has had success in large scale food processing with companies such as Divert (converting 100,000 tons of food waste into energy and nutrients), Sensient (global company creating colors, flavors and fragrances from organic foods), and Blue Diamond (using technology to create value added almond products).

Business-friendliness ("How to get to Yes") is a vital component to support the needs of businesses, developers and to foster entrepreneurship, and bolster the local economy.

Action Item 1: Develop technical assistance programs to support emerging businesses/entrepreneurs in the City.

Action Item 2: Proactively work with business/property-owners to understand challenges and opportunities that may align with the City's economic development goals. Regularly contact the top 25 Sales Tax generators / Employer

Action Item 3: Pursue Healthcare providers (new and expansion).

Action Item 4: Create customized development agreements/incentive packages to facilitate major tenants.

Source: Kosmont Companies

BUSINESS EXPANSION, ATTRACTION AND RETENTION

Action Item 5: Conduct outreach and collaborate with property owners to explore development opportunities and address challenges that can bring new uses to privately-owned sites.

Action Item 6: Standard plan check review process with a set number of days for initial submission and subsequent submittals.

Action Item 7: Consider incubator/accelerator programs for maker spaces that can help small businesses thrive.

Action Item 8: Online permitting system will improve business attraction and expansion.

Action Item 9: Consider adding business concierge or ombudsman to ED or Planning Dept to assist new business or development applications.

Action Item 10: Attend ICSC and other conferences to meet with major retailers / restaurants / hotels / developers / brokers.

Source: Kosmont Companies

HOUSING AS ECONOMIC DEVELOPMENT
(HOUSING ELEMENT FOR ECONOMIC DEVELOPMENT HEED™)

New housing generates demand for commercial service and retail uses, significant new tax revenues, and supports wide range of local jobs. Morgan Ranch Master Plan is opportunity for new housing development.

New mid to high-end single family housing with recreational amenities can draw regional skilled tradesmen, as well as STEM workers (Science, Technology, Engineering and Math) that can attract medical and other professional companies to Turlock.

Office reconfiguration and work at home schedules alleviate traffic and help keep "wallets" in local communities – allowing small businesses to capture more local spending.

High assessed value = annual City share of property taxes of $750 to $1,000 per unit (total City share of the 1% property tax is approx. 17.5% including VLF In Lieu). CFD Services Tax provides additional ~$600 per unit on new housing.

Retail spending by new households of $25,000 to $30,000 could generate $500 to $600 annually in sales and use taxes (including E-commerce spending from new Amazon warehouse).



Source: Kosmont Companies

BUSINESS INCENTIVE PROGRAM

The City has adopted a policy which exempts existing buildings undergoing change of use from paying CFF Fees, where there is no increase in the total square footage for the use which original fees were paid and if the use has been operating for at least three years.

Before considering any new program, but first it is important to set specific goals (e.g., assist small business, expand job creation, attract major tax generator, attract downtown development) and create a system to measure the success of each initiative. Cost of implementing can vary: job credits, façade improvement and infrastructure represent out of pocket costs, while tax sharing agreements and fee waivers are offset by new development tax revenues.

Examples of incentives include:

- Fast track permitting
- Tax sharing agreements / tax abatements
- Job tax credits / Workforce training
- Façade Improvement Program
- Infrastructure investment
- Fee waivers / deferrals in targeted areas

See Section 5 – Regional Econ Dev Comparison for specific examples of incentives used by nearby cities

Source: Kosmont Companies

WESTSIDE INDUSTRIAL SPECIFIC PLAN (WISP)

The City has a 20-year old Master Plan for the 2,600-acre Turlock Industrial Park, which is in need of significant infrastructure. The recent construction of the ~1 million SF Amazon warehouse at the northern end of WISP was a major economic success, but not every new tenant can invest the millions of dollars for impact fees and wait years.

Action Item 1: Establish Community Facilities Districts to help major land owners finance the infrastructure backbone and enable them to attract developers who market to major users in need of near-term space for rent.

Action Item 2: City Econ Dev Staff to participate in NAIOP and other industrial organizations to promote WISP

Action Item 3: Explore creation of Property Business Improvement District (PBID) to give area a unified image.

Action Item 4: Consider update of the Specific Plan with an emphasis on assisting economic growth.

Action Item 5: Explore feasibility of Enhanced Infrastructure Financing District to refund CFD Special Taxes paid by developers for the upfront infrastructure (See Section 7 discussion of EIFD financing strategies).

Source: Kosmont Companies

UTILIZE VALUE CAPTURE REAL ESTATE STRATEGIES

Public and private sector real estate can be important assets to leverage for long-term economic development benefits. While Turlock has limited publicly owned land available for new development, there are many large private sector properties that can be leveraged, as discussed on following slides.

Capture Value from Private Real Estate

- From Value Capture Zoning VCZ™ - Development Opportunity Reserve (D.O.R.®) allows cities to create a "bank" of new density in zoning / specific plans, allowing them to give the density to projects that deliver community benefits & public amenities.*
- From Tax Increment and Special Districts - Enhanced Infrastructure Financing Districts ("EIFD") use property tax increment and Community Facility Districts ("CFD") are tools to fund important local and regional infrastructure, especially WISP.*
- From Public Private Partnerships - Enter into partnerships with property-owners to commit local government resources, help solicit development proposals that will advance both the property owner's goals and the community's goals.

Capture Value from Public Real Estate

- Cities can use a variety of sale or lease strategies to capture the value of their properties, while also increasing the General Fund tax base.

**See Section 7 - Economic Development Tools for more detailed discussion*

Source: Kosmont Companies

DOWNTOWN PLACEMAKING

A healthy Downtown is important to a city. Turlock has significant assets, but the age of many buildings makes reuse challenging.

Action Item 1: Consider programs to help existing businesses (such as façade improvement programs, streetery / outdoor retail) and help existing properties expand allowable uses in storefront spaces and allowing small scale manufacturing, food makers, artisans, breweries, woodworkers). Support non-profits willing to develop collaborative spaces with other resources in underutilized buildings.

Action Item 2: Explore expansion of the Property Based District to support enhanced cleaning, security, marketing and physical improvements in downtown.

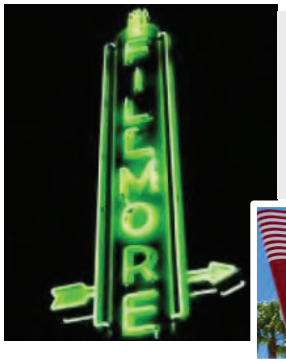
Action Item 3: Evaluate publicly-owned opportunity sites in the downtown area – such as the surface parking lots– to evaluate potential reuse strategies that aim to add gathering places, activities, and other amenities.

Action Item 4: Invest in physical improvements that can create sense of place and further activate the downtown area—through gateway signage and wayfinding, public art, pedestrian-oriented improvements such as plazas and outdoor spaces, water features, street improvements, micro-transit services.

Action Item 5: Grow social media engagement channels, social medial influencer/engagement channels, as well as marketing/trade publications to promote Downtown businesses and events.

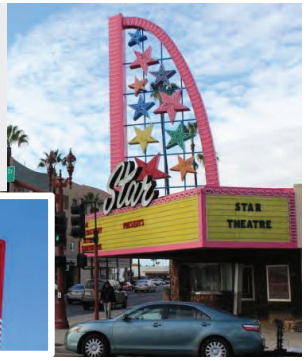
Source: Kosmont Companies

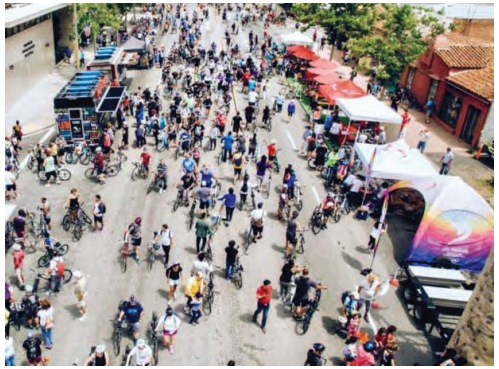
PLACEMAKING BY DESIGN, DISTRICTS & EVENTS



Distinctive signs – such as the neon signs in Fillmore and the Star Theatre in Oceanside – can give an area a distinctive sense of place.



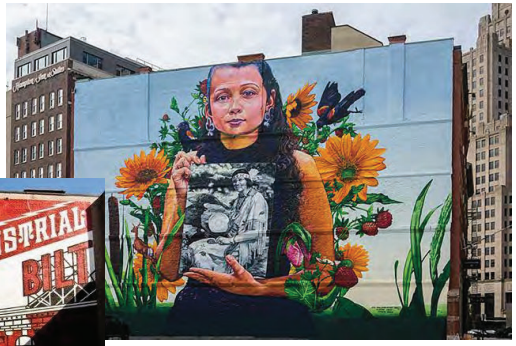




Events like the CicLAvia bike / walk fairs in Los Angeles and the Mission Inn Festival of Lights in Riverside, CA are memorable and engaging activations of public spaces.



Murals in downtown Providence, RI add character and highlight local artists and themes.









The Medical Main Street district in Lancaster, CA aims to be a blended use area centered around major medical anchors that includes many complementary uses.

kosmont companies since 1986

SPORTS AND ECONOMIC DEVELOPMENT

In the past decade, youth sports facilities have become a major economic driver for suburban communities across the U.S. with families traveling hours to participate in weekend tournaments for baseball, softball, soccer, tennis etc. In early 2022, the City retained Victus Advisors to analyze the potential for an indoor sports center in Turlock. Based on extensive interviews from County business and community leaders and other stakeholders they found significant support for an indoor facility to serve up to 80 weekend tournaments per year (e.g. basketball, volleyball, pickleball, cheer leading). During the week, the facility would be used by local groups.

- Victus estimated the center could increase overnight hotel visits by 76,000 per year and generate over $50 million in economic activity and close to $1 million per year in hotel and sales tax revenues to Turlock.
- Kosmont research found exciting examples of sports facilities built in rural/suburban areas that expanded into major entertainment centers that can be good examples for Turlock to consider.
- WISP has large land to accommodate a major indoor/outdoor sports facility and supporting retail, entertainment and hospitality uses. If desired by City Council, consider interviewing sports facility experts with operation experience on projects illustrated on following pages.

EXAMPLE - ADVENTHEALTH SPORTS PARK

OVERLAND PARK, KANSAS

- Opened: 2024
- Owned/Operated by Bluhawk Sports
- Size: 420,000 sf indoor sports & entertainment complex
- Facilities: 3,200-seat multipurpose arena, 8 basketball courts, 1,500-seat NHL regulation ice rink, 40,000 sf indoor turf football field, e-sports arena, performance training center
- Hawk's Outpost (family entertainment center)

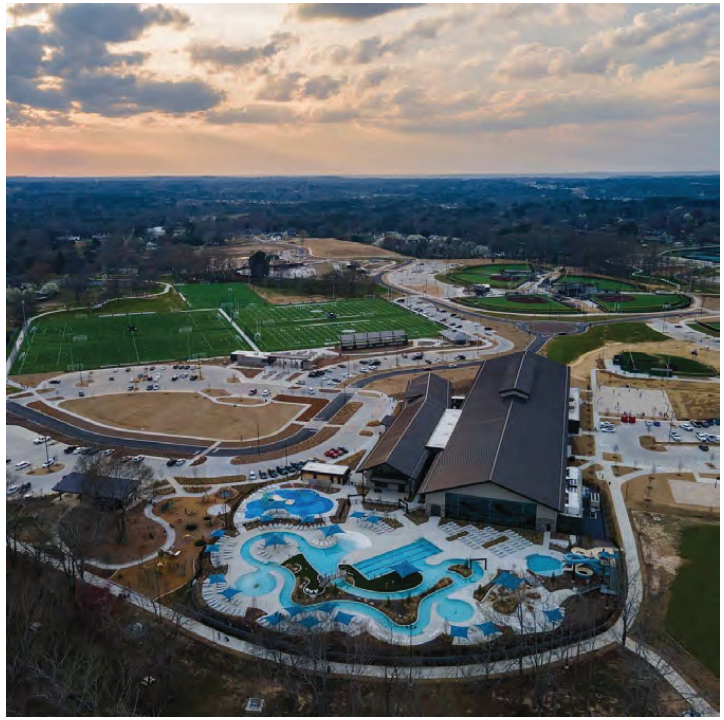




EXAMPLE - SAND MOUNTAIN PARK & AMPHITHEATER

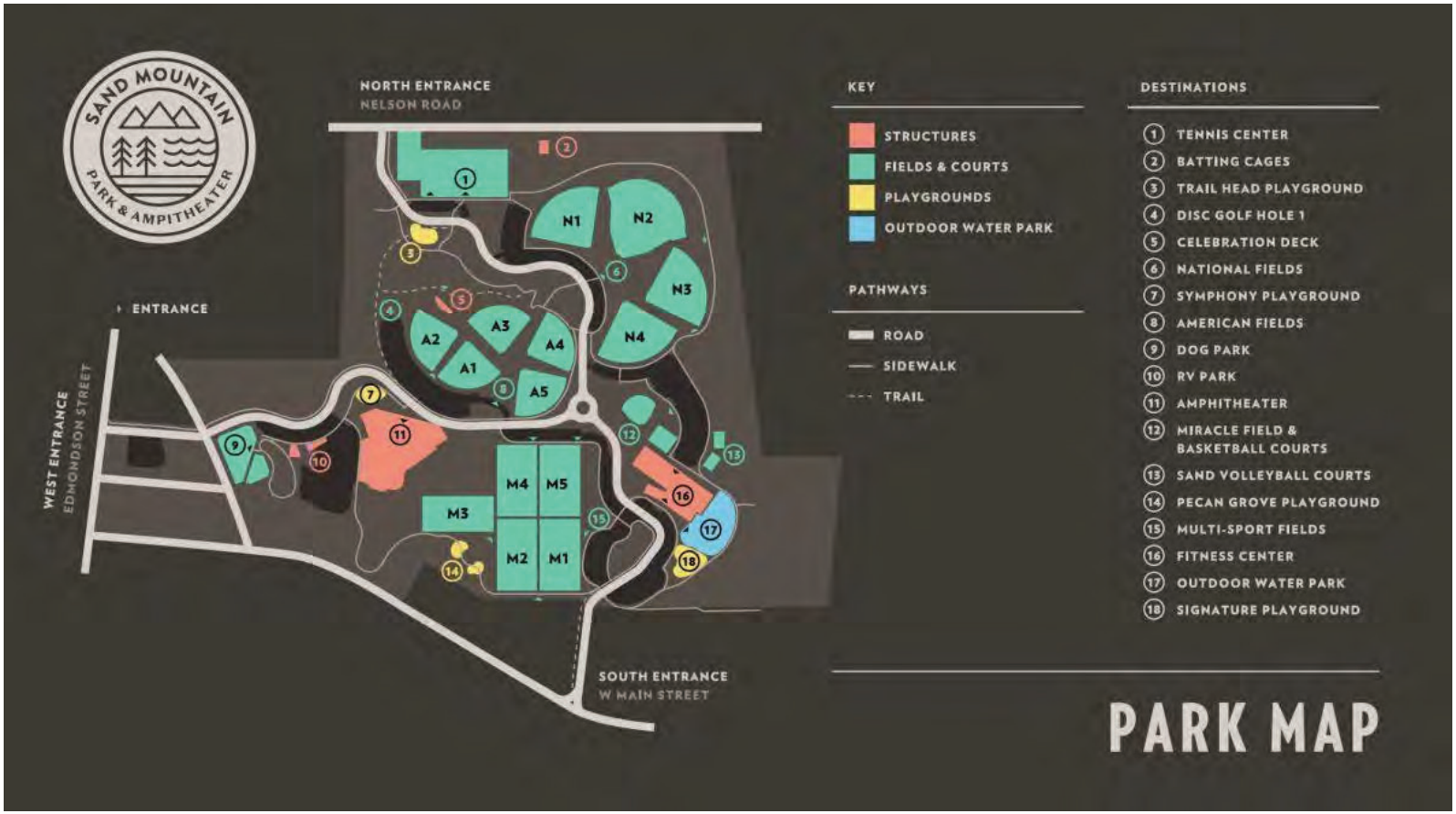
ALBERTVILLE, ALABAMA

- Size: 130-acre sports, leisure, wellness & entertainment venue. Opened: 2021
- Owned by the City of Albertville
- Operated by The Sports Facilities Companies
- Outdoor Features: outdoor water park, 9 diamond turf fields, 5 multi-sport turf fields, 18-hole disc golf course, 17 slot RV park, 16 tennis courts, 5,000+ capacity amphitheater, 2 basketball courts, 2 sand volleyball courts
- Indoor Amenities: fitness center, 2 racquetball courts, 2-ane indoor track, 8-lane aquatics center, 4 hardwood courts, 25,000 sf event space, concession area



Sand Mountain Park

Indoor & Outdoor Facilities Blueprint



FEDERAL OPPORTUNITY ZONES

In 2017, the Federal Tax Cuts and Jobs Act was passed by Congress, establishing an Opportunity Zone ("OZ") program to encourage investment in low-income census tracts. In 2018, the CA Governor identified 879 qualified census tracts statewide to be eligible. There are two census tracts in Turlock with an estimated 837 acres of qualified area within City boundaries. 117 acres are in the WISP area and 11 acres are in Downtown. This program expires at end of 2026, but the new 2025 BBB Tax Law modified the program and extended the timeframe for OZ benefits indefinitely.

Effective 1/1/27, OZ investors in a qualified OZ Fund can defer capital gains for 5 years on other asset sales (if invested in businesses or property in OZ area) and receive a 10% basis step-up. Profits from a future OZ asset sale will be capital gains tax free.

Development of new commercial, industrial and multi-family apartments are the most prevalent OZ investments. It is important for City to identify priority sites suited for development as soon as possible in order to take advantage of the program. To attract special OZ investment funds, the area needs upfront backbone infrastructure and a simplified entitlement process to accelerate the construction timetable.

Source: Kosmont Companies

PERFORMANCE METRICS

In order to track economic development progress, it is important for the City to maintain **annual** business and development data analytics to keep on top of economic and market trends:

1. Commercial Building Permits in Key Areas – measure commercial developer interest
2. Assessed Value of Commercial and Industrial Property – show increased private sector investment
3. Number and Type of Business Licenses – measure new business formations
4. Employment by Industry – show success in commercial and industrial business attraction and employment growth
5. Sales Tax Revenues by Geographic District – measure success in attracting businesses and economic activity
6. Hotel Tax Revenues – measure success in attracting more visitors
7. Hotel Visitor Survey – identify types of visitors, short term vs longer term stays
8. Annual Survey of Business Owners – identify issues regarding City permitting / zoning process and other programs
9. Special Event Data attendance estimates – show success of community outreach efforts

Source: Kosmont Companies

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CITY OF TURLOCK

ECONOMIC DEVELOPMENT STRATEGIC PLAN

IMPLEMENTATION PLAN 2026 - 2029

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I. PURPOSE

Through the updated City of Turlock Economic Development Strategic Plan, accepted and adopted by City Council on March 10, 2026, and prepared by Kosmont, the City has established a framework to guide economic development efforts.

Kosmont identified nine (9) strategic focus areas to enhance economic development opportunities. This Implementation Plan organizes those focus areas into Strategic Priorities and establishes a three-year (36-month) roadmap for execution.

Each Strategic Priority includes specific Action Items derived directly from the adopted plan.

Staff will provide quarterly updates to City Council tracking progress through key performance metrics.

Our Goal: This Implementation Plan provides a focused, proactive approach to strengthening Turlock's economy and advancing the City's vision to be a premier place to live, work, and raise a family. By turning economic development priorities into coordinated action, the plan is designed to support local businesses, attract new investment, create employment opportunities, and position Turlock for long-term economic growth.

Implementation Framework Note: Economic development strategies often overlap and evolve with market conditions. While the phases establish sequencing and accountability, they are not intended to prevent opportunities from advancing earlier or continuing across multiple years. Actions requiring additional funding, financing, agreements, or other City Council authorization will be brought forward separately for consideration as appropriate.

Measuring Progress: Success will not be measured solely by the number of activities completed, but by whether those efforts contribute to business retention and expansion, private investment, job creation, development activity, reduced vacancies, increased economic activity, and a stronger City revenue base. Staff will use key performance indicators to track progress and evaluate the effectiveness of implementation efforts. Implementation activities will be advanced within available resources and approved budgets.

II. IMPLEMENTATION FRAMEWORK

Phase 1 - Year 1	Phase 2 - Year 2	Phase 3 - Year 3
Foundation and Business Engagement	Investment and Development Activation	Long-Term Growth and Destination development

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III. STRATEGIC PRIORITIES & IMPLEMENTATION ACTION ITEMS

"All Strategic Priority & Implementation Action Items called out from EDSP 2026."

Phase 1 - Year 1

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
1. Business Expansion, Attraction & Retention (BEAR)	1. Launch BEAR outreach program targeting major employers and key industries. Economic Development staff will target 100+ BEAR meetings annually to understand market challenges and trends. 2. Conduct ongoing business retention visits and employer engagement to build relationships with existing businesses, identify operational or development challenges, connect businesses with available resources, support expansion and reinvestment opportunities, and proactively address issues that could impact a company's ability to remain and grow in Turlock. Regular engagement also provides the City with direct insight into local business conditions, workforce needs, industry trends, and potential future investment, helping strengthen Turlock's existing employment and economic base. 3. Establish broker and site selector engagement program. Maintaining regular engagement with commercial real estate brokers and site selectors to ensure Turlock is actively considered for new business locations and development opportunities. These relationships help the City identify prospective projects, better understand market and site-selection needs, and proactively position available properties for investment.

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Phase 1 - Year 1

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
1. Business Expansion, Attraction & Retention (BEAR)	4. Coordinate with Development Services to streamline permitting and explore opportunities for an expedited permit process that reduces unnecessary delays and provides businesses and developers with greater clarity and predictability. These efforts will help strengthen Turlock's business-friendly environment, improve the customer experience, and support businesses and development projects in opening, expanding, and investing in Turlock. 5. Develop technical assistance and business resource programs to support emerging businesses and entrepreneurs in Turlock by connecting them with no-cost workshops, training, one-on-one assistance, and resources offered through the City and its partner organizations. These efforts will help reduce barriers to starting and growing a business, strengthen local entrepreneurs, support business success, and encourage new businesses and investment in Turlock. 6. Proactively work with business and property owners to understand challenges and opportunities that may align with the City's economic development goals. Regularly contact the top 25 sales tax generators and top 25 employers to further understand market trends and challenges. 7. Meet with current healthcare providers to understand market challenges, workforce needs, service gaps, and potential expansion opportunities. Better understand the local healthcare market to identify opportunities to retain and expand existing providers while attracting new

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Phase 1 - Year 1

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
1. Business Expansion, Attraction & Retention (BEAR)	healthcare services and investment to Turlock. 8. Create customized development agreements and incentive packages to help overcome financial or infrastructure barriers that may prevent major employers, retailers, or other significant projects from locating in Turlock. These tools can strengthen the City's competitiveness for high-impact projects that generate jobs, sales tax revenue, private investment, and other long-term economic benefits. 9. Attend ICSC and other industry conferences to meet directly with major retailers, restaurants, hotels, developers, brokers, and other key decision-makers while increasing Turlock's exposure within the development and commercial real estate industries. The City Manager and Economic Development Manager have committed to attending ICSC West Coast events to strengthen industry relationships, promote Turlock's development opportunities, and position the City for future business attraction and private investment. 10. Economic Development Manager will serve as business concierge to assist new business or business development applicants. 11. Conduct outreach and collaborate with property owners to explore development opportunities and address challenges that can bring new uses to privately-owned sites. 12. Consider incubator, accelerator, and maker space programs that provide entrepreneurs and emerging businesses with access to shared resources, technical assis-

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Phase 1 - Year 1

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
1. Business Expansion, Attraction & Retention (BEAR)	tance, mentorship, and other support needed to successfully launch and grow. The City of Turlock Economic Development team continuously collaborates with partner organizations to provide no-cost business workshops, seminars, technical assistance, and other resources that strengthen existing businesses while assisting and attracting prospective new businesses. These efforts help reduce barriers to entrepreneurship, strengthen Turlock's business ecosystem, and create a pipeline of businesses that can grow, create jobs, occupy commercial space, and contribute to the local economy.
2. Establish Business Incentive Program	1. Implement Business Development Incentive Program: Implement and actively market the Business Development Incentive Program as a tool to attract new businesses, encourage private investment, and strengthen Turlock's competitiveness for new development opportunities. The program demonstrates the City's commitment to being a pro-business community by helping reduce development barriers and costs while positioning Turlock as a community that actively supports and welcomes business investment. 2. Market Business Development Incentive Program as a key economic development tool to attract prospective new businesses, encourage private investment, spur new development opportunities, and gain greater exposure for Turlock within the business and development community. Proactive promotion of the program will increase

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Phase 1 - Year 1

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
2. Establish Business Incentive Program	awareness among businesses, developers, brokers, and site selectors while reinforcing Turlock's reputation as a visible, competitive, and pro-business community committed to supporting new investment and development. 3. Conduct proactive outreach to commercial real estate brokers and developers to increase awareness and understanding of Turlock's business and development incentive programs and available development opportunities. Partner with the brokerage and development community to actively market these incentives and opportunities to prospective businesses, investors, and tenants, expanding Turlock's reach and helping generate new business attraction and development leads. 4. Develop monthly marketing flyers and marketing campaigns to consistently promote Turlock's available properties, incentive programs, development opportunities, business resources, and competitive advantages to businesses, developers, brokers, site selectors, and investors. Regular marketing will increase Turlock's exposure, keep the City and its opportunities in front of key decision-makers, generate new business and development leads, and reinforce Turlock's position as an active and pro-business community.

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Phase 1 - Year 1

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
3. Westside Industrial Specific Plan (WISP)	1. Market WISP as Turlock's primary industrial growth area to attract larger employers, encourage major private investment, and create new employment opportunities for the community. Proactive marketing of WISP will increase Turlock's exposure among manufacturers, logistics companies, site selectors, developers, and other major employers while positioning the City to compete for projects that generate quality jobs and expand the local economic base. 2. Conduct targeted outreach to logistics, manufacturing, technology, and sports and recreational users to increase exposure and awareness of the Westside Industrial Specific Plan (WISP) and its development opportunities. Proactive outreach will position WISP in front of key industry decision-makers, attract larger employers and private investment, create new jobs, and strengthen Turlock's competitiveness for major development projects. 3. Coordinate with internal City departments to assess and advance infrastructure readiness, including water, sewer, transportation, utilities, and other improvements necessary to support future development. Proactive coordination will help identify infrastructure needs and potential barriers early, improve development timelines, and ensure Turlock is better positioned to respond quickly and competitively when new business and investment opportunities arise. 4. Partner with property owners to accelerate development, understand challenges, and understand shifts in market trends.

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Phase 1 - Year 1

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
3. Westside Industrial Specific Plan (WISP)	5. Consider updating the Westside Industrial Specific Plan (WISP) to ensure the plan reflects current market conditions, infrastructure needs, and development opportunities, with an emphasis on supporting economic growth and private investment. An updated Specific Plan could help reduce development barriers, improve flexibility and site readiness, and strengthen WISP's ability to attract major employers, create jobs, and accommodate future industrial and employment-generating development. 6. Explore feasibility of Enhanced Infrastructure Financing District (EIFD) to fund critical public works and community development using future property tax growth from a specific area, without raising taxes on current property owners.
4. Opportunity Zone Investment	1. Develop Turlock Opportunity Zone website. 2. Create interactive Opportunity Zone map. 3. Market OZ opportunities to developers and investors. 4. Develop OZ educational materials.
5. Establish Performance Metrics	1. Develop Key Performance Indicators (KPI) tracking system. 2. Create business outreach database/Customer Relationship Manager (CRM). 3. Establish baseline economic indicators. 4. Provide quarterly Council updates within department monthly report.

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Phase 2 - Year 2

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
6. Downtown Placemaking	1. Support downtown business attraction by working collaboratively with existing businesses, property owners, commercial brokers, and developers to identify available spaces, development opportunities, and prospective new tenants. These partnerships will help attract new businesses, reduce commercial vacancies, strengthen the downtown business mix, and encourage continued private investment in Downtown Turlock. 2. Activate vacant storefronts by working with property owners, brokers, entrepreneurs, and prospective businesses to identify opportunities to bring vacant commercial spaces back into productive use. Reducing storefront vacancies will help attract new businesses and investment, increase foot traffic, and strengthen the overall vitality and economic activity of Downtown Turlock. 3. Promote events and foot traffic with partners such as Turlock Chamber of Commerce, Stanislaus Latino Chamber of Commerce, Turlock Downtown Property Owner's Association, Turlock Hoteliers, and other community event organizers. 4. Explore additional downtown incentives to foster additional investment. Consider programs to help existing businesses, including façade improvement programs, streetery/outdoor retail opportunities, and expanded allowable uses within storefront spaces for small-scale manufacturing, food makers, artisans, breweries, woodworkers, and other compatible uses. Complement these efforts by hosting business workshops and entrepreneurial programs that attract outside entrepreneurs and visitors

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Phase 2 - Year 2

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
6. Downtown Placemaking	to Downtown Turlock, while leveraging Virtual Turlock and other marketing platforms to showcase downtown businesses, available properties, amenities, and investment opportunities to a broader audience. 5. Grow social media engagement, influencer partnerships, and marketing and trade publication outreach to increase awareness and exposure of Downtown Turlock, its businesses, and community events. These efforts will help attract consumers and visitors, expand the reach of downtown marketing efforts, and showcase Downtown Turlock to prospective new businesses, entrepreneurs, and investors.
7. Expand Sports Facilities & Tourism	1. Promote and market the sports facility feasibility analysis to evaluate opportunities for expanding Turlock's sports and recreational facilities and attracting regional tournaments, competitions, and other sporting events. A successful sports facility could serve as an economic development and tourism driver by attracting visitors to Turlock, increasing hotel stays and Transient Occupancy Tax (TOT) revenue, supporting local restaurants and retailers, generating additional sales tax revenue, and creating new opportunities for private investment and job creation. 2. Identify potential sites that could accommodate new or expanded sports and recreational facilities, considering factors such as location, available land, infrastructure, accessibility, and proximity to hotels, restaurants, and other amenities. Identifying viable sites will help position

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Phase 2 - Year 2

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
7. Expand Sports Facilities & Tourism	Turlock to attract private investment and regional sporting events that generate visitor spending, hotel stays, sales tax and TOT revenue, and broader economic activity. 3. Engage regional partners, sports facility operators, professional sports organizations and athletes, developers, tourism partners, and other industry stakeholders to explore opportunities for new or expanded sports and recreational facilities in Turlock. These partnerships can provide industry expertise, identify potential investment and programming opportunities, and help position Turlock as a regional destination for tournaments, sporting events, and recreational activities that generate visitor spending, hotel stays, sales tax, and TOT revenue. 4. Develop an event attraction strategy to proactively recruit regional and statewide sporting events, tournaments, competitions, and other high-attendance activities to Turlock. Attracting these events can increase overnight hotel stays, generate Transient Occupancy Tax (TOT) and sales tax revenue, drive spending at local restaurants, retailers, and businesses, and strengthen Turlock's visibility and reputation as a regional sports and recreation destination.
8. Utilize Value Capture	1. Evaluate EIFDs, CFDs, and financing tools. 2. Identify and prioritize infrastructure projects by coordinating with City departments to evaluate existing infrastructure, future needs, and potential improvements that can support economic growth and new development. This

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Phase 2 - Year 2

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
8. Utilize Value Capture	coordination will help the City proactively identify infrastructure investments that remove development barriers, improve site readiness, leverage available funding opportunities, and better position Turlock to attract private investment and major development projects. 3. Coordinate with the Finance and Development Services Departments to identify, evaluate, and implement programs and financing tools that support infrastructure investment, economic growth, and new development opportunities. 4. Develop implementation strategy.

Phase 3 - Year 3

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
9. Housing as Economic Development	1. Support workforce housing projects that provide opportunities for people who work in Turlock to also live in Turlock, strengthening the connection between housing, workforce, and economic development. Expanding workforce housing opportunities can also help attract employers, support business growth, and encourage additional private investment in the community. 2. Identify and prioritize housing sites that are ripe for development based on location, infrastructure availability,

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Phase 3 - Year 3

STRATEGIC PRIORITY	IMPLEMENTATION ACTION ITEMS
9. Housing as Economic Development	development readiness, and market potential to help facilitate new housing investment, support Turlock's continued economic growth, and potentially catalyze additional commercial development and private investment in the surrounding area. 3. Promote housing as an economic development strategy by coordinating and collaborating with the Finance and Development Services Departments on joint programs and initiatives that encourage housing investment, support workforce needs, and help build Turlock's future. 4. Engage the development community to assess whether the City is meeting development and permitting timelines, identify opportunities for process improvements, and better understand current market challenges and barriers to development.

IV. IMPLEMENTATION MATRIX

	Strategic Priority		Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 1 - Year 1	**1. Business Expansion, Attraction & Retention (BEAR)**	1	Launch BEAR outreach program targeting major employers and key industries. Economic Development staff will target 100+ BEAR meetings annually to understand market challenges and trends.	Economic Development		Ongoing	Ongoing	260 BEAR Meetings as of 5/31/2026
		2	Conduct ongoing business retention visits and employer engagement to build relationships with existing businesses, identify operational or development challenges, connect businesses with available resources, support expansion and reinvestment opportunities, and proactively address issues that could impact a company's ability to remain and grow in Turlock. Regular engagement also provides the City with direct insight into local business conditions, workforce needs, industry trends, and potential future investment, helping strengthen Turlock's existing employment and economic base.	Economic Development		Ongoing	Ongoing	
		3	Establish broker and site selector engagement program. Maintaining regular engagement with commercial real estate brokers and site selectors to ensure Turlock is actively considered for new business locations and development opportunities. These relationships help the City identify prospective projects, better understand market and site-selection needs, and proactively position available properties for investment.	Economic Development	Commercial Realtors; Commercial Developers; Site Selectors; Real Estate Directors	Ongoing	Ongoing	
		4	Coordinate with Development Services to streamline permitting and explore opportunities for an expedited permit process that reduces unnecessary delays and provides businesses and developers with greater clarity and predictability. These efforts will help strengthen Turlock's business-friendly environment, improve the customer experience, and support businesses and development projects in opening, expanding, and investing in Turlock.	Economic Development	Development Services Department; Municipal Services Department; Finance Department; Fire Department; City Manager's Office; Police Department	Ongoing	Ongoing	Online Permitting Software Project underway

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Strategic Priority		Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 1 - Year 1							
1. Business Expansion, Attraction & Retention (BEAR)	5	Develop technical assistance and business resource programs to support emerging businesses and entrepreneurs in Turlock by connecting them with no-cost workshops, training, one-on-one assistance, and resources offered through the City and its partner organizations. These efforts will help reduce barriers to starting and growing a business, strengthen local entrepreneurs, support business success, and encourage new businesses and investment in Turlock.	Economic Development	Valley Sierra SBDC; Turlock Chamber of Commerce; Stanislaus Latino Chamber of Commerce; Opportunity Stanislaus; CSU Stanislaus; YCCD; Bay Valley Tech; VOLT Institute			
	6	Proactively work with business and property owners to understand challenges and opportunities that may align with the City's economic development goals. Regularly contact the top 25 sales tax generators and top 25 employers to further understand market trends and challenges.	Economic Development		Ongoing	Ongoing	
	7	Meet with current healthcare providers to understand market challenges, workforce needs, service gaps, and potential expansion opportunities. Better understand the local healthcare market to identify opportunities to retain and expand existing providers while attracting new healthcare services and investment to Turlock.	Economic Development	Healthcare Organizations; Commercial Realtors	Ongoing	Ongoing	
	8	Create customized development agreements and incentive packages to help overcome financial or infrastructure barriers that may prevent major employers, retailers, or other significant projects from locating in Turlock. These tools can strengthen the City's competitiveness for high-impact projects that generate jobs, sales tax revenue, private investment, and other long-term economic benefits.	Economic Development	Finance Department; Development Services Department; Municipal Services Department; City Attorney; Commercial Developers; Site Selectors; Real Estate Directors			

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Strategic Priority		Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 1 - Year 1							
1. Business Expansion, Attraction & Retention (BEAR)	9	Attend ICSC and other industry conferences to meet directly with major retailers, restaurants, hotels, developers, brokers, and other key decision-makers while increasing Turlock's exposure within the development and commercial real estate industries. The City Manager and Economic Development Manager have committed to attending ICSC West Coast events to strengthen industry relationships, promote Turlock's development opportunities, and position the City for future business attraction and private investment.	Economic Development		Ongoing	Annual	
	10	Economic Development Manager will serve as business concierge to assist new business or business development applicants.	Economic Development	Development Services Department; Municipal Services Department; City Manager's Office;			
	11	Conduct outreach and collaborate with property owners to explore development opportunities and address challenges that can bring new uses to privately-owned sites.	Economic Development	Property Owners; Commercial Realtors; Commercial Developers; Site Selectors; Real Estate Directors; Development Services Department; Municipal Services Department			
	12	Consider incubator, accelerator, and maker space programs that provide entrepreneurs and emerging businesses with access to shared resources, technical assistance, mentorship, and other support needed to successfully launch and grow. The City of Turlock Economic Development team continuously collaborates with partner organizations to provide no-cost business workshops, seminars, technical assistance, and other resources that strengthen existing businesses while assisting and attracting prospective new businesses. These efforts help reduce barriers to entrepreneurship, strengthen Turlock's business ecosystem, and create a pipeline of businesses that can grow, create jobs, occupy commercial space, and contribute to the local economy.	Economic Development	CSU Stanislaus; YCCD; TUSD CTE; VOLT Institute; Bay Valley Tech; Valley Sierra SBDC; Opportunity Stanislaus; Turlock Chamber of Commerce; Stanislaus County			

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Strategic Priority		Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 1 - Year 1							
2. Establish Business Incentive Program	1	Implement Business Development Incentive Program: Implement and actively market the Business Development Incentive Program as a tool to attract new businesses, encourage private investment, and strengthen Turlock's competitiveness for new development opportunities. The program demonstrates the City's commitment to being a pro-business community by helping reduce development barriers and costs while positioning Turlock as a community that actively supports and welcomes business investment.	Economic Development / Finance	Finance Department; Development Services Department; Municipal Services Department; City Manager's Office; Commercial Developers; Commercial Realtors	Ongoing		Turlock Development Incentive Program Established. Turlock Partnership incentive Program grant amount increased.
	2	Market Business Development Incentive Program as a key economic development tool to attract prospective new businesses, encourage private investment, spur new development opportunities, and gain greater exposure for Turlock within the business and development community. Proactive promotion of the program will increase awareness among businesses, developers, brokers, and site selectors while reinforcing Turlock's reputation as a visible, competitive, and pro-business community committed to supporting new investment and development.	Economic Development / Finance	Economic Development; Turlock Chamber of Commerce; Stanislaus Latino Chamber of Commerce; Valley Sierra SBDC; Opportunity Stanislaus; Commercial Realtors	Ongoing		
	3	Conduct proactive outreach to commercial real estate brokers and developers to increase awareness and understanding of Turlock's business and development incentive programs and available development opportunities. Partner with the brokerage and development community to actively market these incentives and opportunities to prospective businesses, investors, and tenants, expanding Turlock's reach and helping generate new business attraction and development leads.	Economic Development	Commercial Realtors; Commercial Developers; Site Selectors; Real Estate Directors; Opportunity Stanislaus; CALED	Ongoing		
	4	Develop monthly marketing flyers and marketing campaigns to consistently promote Turlock's available properties, incentive programs, development opportunities, business resources, and competitive advantages to businesses, developers, brokers, site selectors, and investors. Regular marketing will increase Turlock's exposure, keep the City and its opportunities in front of key decision-makers, generate new business and development leads, and reinforce Turlock's position as an active and pro-business community.	Economic Development	Communications Team; Finance Department; Development Services Department; Turlock Chamber of Commerce; Stanislaus Latino Chamber of Commerce; Opportunity Stanislaus; CALED	Ongoing		

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Strategic Priority	Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 1 - Year 1						
3. Westside Industrial Specific Plan (WISP)	1 Market WISP as Turlock's primary industrial growth area to attract larger employers, encourage major private investment, and create new employment opportunities for the community. Proactive marketing of WISP will increase Turlock's exposure among manufacturers, logistics companies, site selectors, developers, and other major employers while positioning the City to compete for projects that generate quality jobs and expand the local economic base.	Economic Development	Opportunity Stanislaus; Stanislaus County; Commercial Realtors; Commercial Developers; Site Selectors; Real Estate Directors; Major Employers; VOLT Institute; YCCD; CSU Stanislaus; TID	Ongoing		
	2 Conduct targeted outreach to logistics, manufacturing, technology, and sports and recreational users to increase exposure and awareness of the Westside Industrial Specific Plan (WISP) and its development opportunities. Proactive outreach will position WISP in front of key industry decision-makers, attract larger employers and private investment, create new jobs, and strengthen Turlock's competitiveness for major development projects.	Economic Development	Opportunity Stanislaus; CALED; Commercial Realtors; Commercial Developers; Site Selectors; Real Estate Directors; VOLT Institute; TUSD CTE; YCCD; CSU Stanislaus; Bay Valley Tech; Major Employers	Ongoing		
	3 Coordinate with internal City departments to assess and advance infrastructure readiness, including water, sewer, transportation, utilities, and other improvements necessary to support future development. Proactive coordination will help identify infrastructure needs and potential barriers early, improve development timelines, and ensure Turlock is better positioned to respond quickly and competitively when new business and investment opportunities arise.	Economic Development	Development Services Department; Municipal Services Department; Finance Department; TID; SRWA; Stanislaus County; Property Owners; Commercial Developers			

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Strategic Priority		Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 1 - Year 1							
3. Westside Industrial Specific Plan (WISP)	4	Partner with property owners to accelerate development, understand challenges, and understand shifts in market trends.	Economic Development	Property Owners; Commercial Developers; Commercial Realtors; Site Selectors; Real Estate Directors; Development Services Department; Municipal Services Department; Finance Department	Ongoing		
	5	Consider updating the Westside Industrial Specific Plan (WISP) to ensure the plan reflects current market conditions, infrastructure needs, and development opportunities, with an emphasis on supporting economic growth and private investment. An updated Specific Plan could help reduce development barriers, improve flexibility and site readiness, and strengthen WISP's ability to attract major employers, create jobs, and accommodate future industrial and employment-generating development.	Economic Development / Development Service	Development Services Department; Municipal Services Department; Finance Department; Property Owners; Commercial Developers; Opportunity Stanislaus; Stanislaus County; TID			
	6	Explore feasibility of Enhanced Infrastructure Financing Explore feasibility of Enhanced Infrastructure Financing District (EIFD) to fund critical public works and community development using future property tax growth from a specific area, without raising taxes on current property owners.	Economic Development / Finance	Finance Department; Development Services Department; Municipal Services Department; City Manager's Office; Stanislaus County; Consultants; Property Owners; Commercial Developers			

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Strategic Priority	Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 1 - Year 1						
4. Opportunity Zone Investment	1 Develop Turlock Opportunity Zone website.	Economic Development	Communications Team; IT/GIS; Opportunity Stanislaus; CALED; Commercial Realtors; Commercial Developers; Site Selectors	In Progress		
	2 Create interactive Opportunity Zone map.	Economic Development	IT/GIS; Development Services Department; Opportunity Stanislaus; Commercial Realtors; Commercial Developers; Site Selectors	In Progress		
	3 Market OZ opportunities to developers and investors.	Economic Development	Commercial Developers; Investors; Commercial Realtors; Site Selectors; Real Estate Directors; Opportunity Stanislaus; CALED; Stanislaus County	Ongoing		
	4 Develop OZ educational materials.	Economic Development	Opportunity Stanislaus; CALED; Valley Sierra SBDC; Commercial Realtors; Commercial Developers; Site Selectors; Turlock Chamber of Commerce	In Progress		
5. Establish Performance Metrics	1 Develop Key Performance Indicators (KPI) tracking system.	Economic Development	Finance Department; IT/GIS; City Manager's Office; Development Services Department; Opportunity Stanislaus	In Progress		
	2 Create business outreach database/Customer Relationship Manager (CRM).	Economic Development		Complet-ed	FY 2022 - 2023	
	3 Establish baseline economic indicators.	Economic Development		In Progress		
	4 Provide quarterly Council updates within department monthly report.	Economic Development		Ongoing		Monthly Dept. Report included within CM Report 1st council meeting of each month.

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Phase 2 - Year 2

Strategic Priority		Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
6. Downtown Placemaking	1	Support downtown business attraction by working collaboratively with existing businesses, property owners, commercial brokers, and developers to identify available spaces, development opportunities, and prospective new tenants. These partnerships will help attract new businesses, reduce commercial vacancies, strengthen the downtown business mix, and encourage continued private investment in Downtown Turlock.	Economic Development	Downtown Property Owners; Turlock Chamber of Commerce; Stanislaus Latino Chamber of Commerce; Valley Sierra SBDC; Commercial Realtors; Commercial Developers; Property Owners	Ongoing		
	2	Activate vacant storefronts by working with property owners, brokers, entrepreneurs, and prospective businesses to identify opportunities to bring vacant commercial spaces back into productive use. Reducing storefront vacancies will help attract new businesses and investment, increase foot traffic, and strengthen the overall vitality and economic activity of Downtown Turlock.	Economic Development	Downtown Property Owners; Property Owners; Commercial Realtors; Commercial Developers; Turlock Chamber of Commerce; Valley Sierra SBDC; Stanislaus Latino Chamber of Commerce	In Progress		
	3	Promote events and foot traffic with partners such as Turlock Chamber of Commerce, Stanislaus Latino Chamber of Commerce, Turlock Downtown Property Owner's Association, Turlock Hoteliers, and other community event organizers.	Economic Development	Downtown Property Owners; Turlock Chamber of Commerce; Stanislaus Latino Chamber of Commerce; Communications Team; Local Businesses; Hotelier Group	Ongoing		

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Strategic Priority		Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 2 - Year 2							
6. Downtown Placemaking	4	Explore additional downtown incentives to foster additional investment. Consider programs to help existing businesses, including façade improvement programs, streetery/outdoor retail opportunities, and expanded allowable uses within storefront spaces for small-scale manufacturing, food makers, artisans, breweries, woodworkers, and other compatible uses. Complement these efforts by hosting business workshops and entrepreneurial programs that attract outside entrepreneurs and visitors to Downtown Turlock, while leveraging Virtual Turlock and other marketing platforms to showcase downtown businesses, available properties, amenities, and investment opportunities to a broader audience.	Economic Development	Finance Department; Development Services Department; Municipal Services Department; City Manager's Office	Ongoing		
	5	Grow social media engagement, influencer partnerships, and marketing and trade publication outreach to increase awareness and exposure of Downtown Turlock, its businesses, and community events. These efforts will help attract consumers and visitors, expand the reach of downtown marketing efforts, and showcase Downtown Turlock to prospective new businesses, entrepreneurs, and investors.	Economic Development	Valley Sierra SBDC; Turlock Chamber of Commerce; Stanislaus Latino Chamber of Commerce; Downtown Property Owners; Opportunity Stanislaus; Development Services	Ongoing		
	6	Grow social media engagement channels, social media influencer/engagement channels, as well as marketing/trade publications to promote Downtown businesses and events.	Economic Development / Communications	Communications Team	Ongoing		

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Strategic Priority		Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 2 - Year 2							
7. Expand Sports Facilities & Tourism	1	Promote and market the sports facility feasibility analysis to evaluate opportunities for expanding Turlock's sports and recreational facilities and attracting regional tournaments, competitions, and other sporting events. A successful sports facility could serve as an economic development and tourism driver by attracting visitors to Turlock, increasing hotel stays and Transient Occupancy Tax (TOT) revenue, supporting local restaurants and retailers, generating additional sales tax revenue, and creating new opportunities for private investment and job creation.	Economic Development		Completed	Ongoing	Ongoing
	2	Identify potential sites that could accommodate new or expanded sports and recreational facilities, considering factors such as location, available land, infrastructure, accessibility, and proximity to hotels, restaurants, and other amenities. Identifying viable sites will help position Turlock to attract private investment and regional sporting events that generate visitor spending, hotel stays, sales tax and TOT revenue, and broader economic activity.	Economic Development	Development Services Department; Municipal Services Department; Property Owners; Commercial Developers; Commercial Realtors; Stanislaus County; Hotelier Group	Ongoing		
	3	Engage regional partners, sports facility operators, professional sports organizations and athletes, developers, tourism partners, and other industry stakeholders to explore opportunities for new or expanded sports and recreational facilities in Turlock. These partnerships can provide industry expertise, identify potential investment and programming opportunities, and help position Turlock as a regional destination for tournaments, sporting events, and recreational activities that generate visitor spending, hotel stays, sales tax, and TOT revenue.	Economic Development	CSU Stanislaus; TUSD CTE; YCCD; Stanislaus County; Hotelier Group; Sports Organizations; Turlock Chamber of Commerce; Opportunity Stanislaus; Major Employers	Ongoing		
	4	Develop an event attraction strategy to proactively recruit regional and statewide sporting events, tournaments, competitions, and other high-attendance activities to Turlock. Attracting these events can increase overnight hotel stays, generate Transient Occupancy Tax (TOT) and sales tax revenue, drive spending at local restaurants, retailers, and businesses, and strengthen Turlock's visibility and reputation as a regional sports and recreation destination.	Economic Development	Hotelier Group; Sports Organizations; CSU Stanislaus; TUSD CTE; Stanislaus County; Turlock Chamber of Commerce; Downtown Property Owners; Communications Team; Commercial Developers			

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Strategic Priority	Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 2 - Year 2						
8. Utilize Value Capture	1 Evaluate EIFDs, CFDs, and financing tools.	Economic Development / Finance	Finance Department; Municipal Services Department; Development Services Department; City Manager's Office; Consultants; Commercial Developers; Property Owners; Stanislaus County			
	2 Identify and prioritize infrastructure projects by coordinating with City departments to evaluate existing infrastructure, future needs, and potential improvements that can support economic growth and new development. This coordination will help the City proactively identify infrastructure investments that remove development barriers, improve site readiness, leverage available funding opportunities, and better position Turlock to attract private investment and major development projects.	Economic Development / Finance / Development services	Municipal Services Department; Development Services Department; Finance Department; TID; SRWA; Stanislaus County; Commercial Developers; Property Owners			
	3 Coordinate with the Finance and Development Services Departments to identify, evaluate, and implement programs and financing tools that support infrastructure investment, economic growth, and new development opportunities.	Economic Development / Finance	Development Services Department; Municipal Services Department; Finance Department; City Manager's Office; Consultants	Ongoing		
	4 Develop implementation strategy.	Economic Development / Finance	Finance Department; Development Services Department; Municipal Services Department; City Manager's Office; Consultants; Commercial Developers;			

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Strategic Priority	Implementation Action Item	Lead Dept.	Potential Partners	Status	Target Completion Date	Current Progress
Phase 3 - Year 3						
9. Housing as Economic Development	1 Support workforce housing projects that provide opportunities for people who work in Turlock to also live in Turlock, strengthening the connection between housing, workforce, and economic development. Expanding workforce housing opportunities can also help attract employers, support business growth, and encourage additional private investment in the community.	Economic Development / Development Services	Development Services Department; Stanislaus County; Commercial Developers; Home Builders; Commercial Realtors; CSU Stanislaus; YCCD; Major Employers; Large Sales Tax Producers			
	2 Identify and prioritize housing sites that are ripe for development based on location, infrastructure availability, development readiness, and market potential to help facilitate new housing investment, support Turlock's continued economic growth, and potentially catalyze additional commercial development and private investment in the surrounding area.	Economic Development / Development Services	Development Services Department; Property Owners; Commercial Developers; Commercial Realtors; Home Builders; Stanislaus County; Major Employers			
	3 Promote housing as an economic development strategy by coordinating and collaborating with the Finance and Development Services Departments on joint programs and initiatives that encourage housing investment, support workforce needs, and help build Turlock's future.	Economic Development	Development Services Department; Commercial Realtors; Commercial Developers; Site Selectors	Ongoing		
	4 Engage the development community to assess whether the City is meeting development and permitting timelines, identify opportunities for process improvements, and better understand current market challenges and barriers to development.	Economic Development	Commercial Developers; Home Builders; Commercial Realtors; Site Selectors; Real Estate Directors;	Ongoing		

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V. PERFORMANCE METRICS

"Performance metrics will be shared quarterly, included within department monthly reports."

Business Activity

1. Annual BEAR visits count
2. Number of business workshops and attendance numbers
3. Number of business referrals to Small Business Development Center (SBDC), Turlock Chamber of Commerce, U.S. Small Business Administration (SBA), CSU Stanislaus, Volt Institute, and other business resource organizations.

Growth & Investment

1. Number of new businesses opened
2. Estimated number of jobs created
3. Turlock Partnership Incentive Program Annual Performance Review (Number of Awarded businesses, estimate of new jobs)
4. Turlock Development Incentive Program Annual Performance Review (Number of Awarded businesses, estimate of new jobs)

Industrial & Opportunity Areas

1. WISP inquiries and wins
2. Opportunity Zone inquiries and projects

Economic Indicators

1. Sales tax performance (Quarterly)
2. Unemployment rate (Monthly)
3. Workforce data (Semi-annually)
4. Vacancy rates (Semi-annually)
5. TOT Tax Performance (Semi-annually)

Community & Tourism

1. Job Fair participation
2. Event attendance
3. Sports tourism progress

Business Climate

1. Annual business survey

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VI. EXECUTIVE DASHBOARD

"Please note, this is a sample data Executive Dashboard Sample"

Strategic Priority	Total actions	Not started	In progress	On Going	Completed	Active / Complete %
Business Expansion, Attraction & Retention (BEAR)	x	x	x	x	x	x
Establish Business Incentive Program	x	x	x	x	x	x
Westside Industrial Specific Plan (WISP)	x	x	x	x	x	x
Opportunity Zone Investment	x	x	x	x	x	x
Establish Performance Metrics	x	x	x	x	x	x
Downtown Placemaking	x	x	x	x	x	x
Expand Sports Facilities & Tourism	x	x	x	x	x	x
Utilize Value Capture	x	x	x	x	x	x
Housing as Economic Development	x	x	x	x	x	x
Total	**x**	**x**	**x**	**x**	**x**	**x**

VII. CONCLUSION

This Implementation Plan establishes a clear, phased roadmap aligned with the adopted Economic Development Strategic Plan and provides accountability through measurable outcomes and regular reporting.

City Council Staff Report

August 25, 2026

From:	Christopher Fisher, Municipal Services Director
Prepared by:	David Huff, Water Quality Control Manager
Agendized by:	John J. Murphy, DPA, ICMA-CM, City Manager

1. ACTION RECOMMENDED:

Motion: Approving a Professional Services Agreement with St Francis Electric for Traffic Signal and Streetlight Preventative Maintenance and Repair Services for a five (5) year term, for a total amount not to exceed $2,500,000.

2. NARRATIVE:

The City of Turlock owns and maintains 84 signalized intersections and 17 Rectangular Rapid Flashing Beacon (RRFB) locations, in addition to associated traffic signal controllers, cabinets, detection systems, battery backup systems, pedestrian signal equipment, and streetlight infrastructure. These facilities are critical components of the City's transportation network and are essential to maintaining safe and efficient traffic operations for motorists, bicyclists, and pedestrians.

The Municipal Services department has been gradually improving intersection safety features like retroreflective tape around signal back plates to improve visibility, loop replacements at various intersections, LED signal and pedestrian signal repairs and upgrades, and signal control systems to modify timing based on traffic volumes.

Due to the technical and specialized nature of traffic signal and streetlight systems, the City must contract with a qualified electrical contractor experienced in traffic signal preventative maintenance, emergency response, and on-call repair services. Routine inspections and preventative maintenance are necessary to reduce system failures, extend equipment life, ensure regulatory compliance, and minimize safety hazards.

The City issued a Request for Proposals (RFP) 2026-033 in accordance with City purchasing policies to solicit qualified firms capable of providing comprehensive preventative maintenance, emergency response, and repair services. The RFP required proposers to demonstrate experience with public agency traffic signal systems, the ability to provide 24-hour emergency response, compliance with prevailing wage requirements, and familiarity with applicable standards including the California Manual on Uniform Traffic Control Devices (CA MUTCD), California Department of Transportation specifications, and the National Electrical Code.

Proposals were received and evaluated using established criteria including qualifications, staffing, methodology, emergency response capability, price proposal, and references. Following evaluation and scoring, St Francis Electric was determined to be the most qualified proposer and best value to the City based on demonstrated experience, technical expertise, emergency response capability, and competitive pricing.

The proposed Agreement establishes a five-year term and includes unit pricing for preventative maintenance services, hourly labor and equipment rates for emergency and on-call services, and a material markup structure. The Agreement requires defined emergency response times, structured monthly, bi-monthly, and annual preventative maintenance inspections, detailed reporting, and compliance with all applicable federal, state, and local regulations.

Award of the contract will ensure continuity of service, protect public safety, and maintain the operational reliability of the City's traffic signal and streetlight systems.

3. FISCAL IMPACT / BUDGET AMENDMENT:

Annual expenditures will vary depending on preventative maintenance, emergency repairs and infrastructure additions but are budgeted within the Municipal Services operating budget. The Agreement establishes a total compensation over the five-year term that shall not exceed $2,500,000 without further Council authorization. Expenditures will be funded by Fund 219 Contract Services Signalization.

4. ENVIRONMENTAL DETERMINATION:

Approval of this Agreement is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, as it constitutes an administrative action and will not result in a direct or indirect physical change in the environment.

5. ALTERNATIVES:

The City Council could elect not to approve the agreement. The alternative is not recommended, as the City does not have the available staff and certifications required to provide comprehensive traffic signal services, including routine maintenance, emergency response, and technology upgrades to ensure safe, efficient, and cost-effective traffic signal operations.

6. ATTACHMENTS:

1. Agreement CC 2026-178 with St. Francis Electric, LLC

AGREEMENT BETWEEN THE CITY OF TURLOCK

and

St Francis Electric, LLC

for

Traffic Signal and Streetlight Preventive Maintenance and Repair Services

City Contract No. 2026-178

THIS SERVICE PROVIDER AGREEMENT (the "Agreement") is entered into by and between the City of Turlock, a California municipal corporation ("City"), and St Francis Electric, LLC, a limited liability company ("Service Provider"), on Tuesday, August 25, 2026 (the "Effective Date"). City and Service Provider 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 Service Provider services to assist City with the Traffic Signal and Streetlight Preventive Maintenance and Repair Services (the "Project").

B. Service Provider has made a proposal to City to provide such Service Provider services. A description of the services Service Provider 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 Service Provider 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 Service Provider 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 52 of this Agreement, the Sections 1 through 52 shall prevail.

2. TERM:

The term of this Agreement shall be five (5) years and will commence on the Effective Date and terminate on Sunday, August 24, 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, Service Provider 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"). Service Provider 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 Service Provider's Services, the Parties shall enter into a written amendment to this Agreement to adjust the Services and the compensation to be paid to Service Provider and, if necessary, amend the Completion Schedule or Compensation Schedule. The Services, Completion Schedule, or Compensation Schedule shall not be revised unless City and Service Provider 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. SERVICE PROVIDER REQUESTED MODIFICATION IN SERVICES:

Service Provider shall not be compensated for work outside the Services described in this Agreement, unless, prior to the commencement of the Services:

A. Service Provider 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 Service Provider'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 Service Provider's proposed revisions, if any, to the Completion Schedule; and (4) set forth the Service Provider'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.

6. COMPENSATION:

6.1. AMOUNT, TIME AND MANNER OF PAYMENT FOR SERVICE PROVIDER SERVICES:

City shall pay Service Provider according to the rates and timing set forth in the Compensation Schedule. On each anniversary date of the Effective Date, Service Provider will be allowed to increase prices with thirty (30) days' written notice to City. Increases may not exceed increases in the San Francisco-Oakland Consumer Price Index ("CPI") for all urban consumers or percentage increases in Service Provider's published prices, whichever is lower. In all cases, City may cancel this Agreement if a requested price increase is not acceptable. City's total compensation to Service Provider shall not exceed Two Million Five Hundred Thousand and No/100ths Dollars ($2,500,000.00) ("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 Service Provider within thirty (30) calendar days of receiving such invoice. In the event that an amount of an invoice is in dispute, City shall inform Service Provider 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:

Service Provider shall provide City with monthly invoices sufficiently evidencing Service Provider's expenses and completion of the Services. All invoices furnished to City by Service Provider shall be in a form approved by City. The payments specified shall be the only payments made to Service Provider for performance of the Services, including compensation for any Modification. Service Provider 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:

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

8. TIME OF PERFORMANCE:

Service Provider warrants that it will commence performance of the Services within thirty (30) 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 SERVICE PROVIDER:

{Intentionally Omitted}

10. TIME AND PERSONNEL DEVOTED TO SERVICES:

Service Provider 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 Service Provider. Service Provider 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 Service Provider. Service Provider 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 SERVICE PROVIDER:

City relies upon the following representations by Service Provider in entering into this Agreement:

12.1. QUALIFICATIONS:

Service Provider 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. Service Provider shall also ensure that all subcontractors are similarly licensed and qualified. Service Provider and all subcontractors shall also obtain a business license from City before they commence performance of the Services. Service Provider represents and warrants to City that Service Provider shall, at Service Provider'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 Service Provider to practice Service Provider's profession at the time the Services are rendered.

12.2. SERVICE PROVIDER PERFORMANCE:

Service Provider 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 providers of the Services to be provided. Service Provider shall adhere to accepted Service Provider standards as set forth by relevant Service Provider associations and shall perform all Services required under this Agreement in a manner consistent with generally accepted Service Provider customs, procedures and standards for such Services. Service Provider agrees that, if a Service is not performed, in addition to all of its obligations under this Agreement and at law, Service Provider 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 Service Provider, 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 Service Provider 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 Service Provider 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:

Service Provider 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:

Service Provider 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 Service Provider must be in accordance with these laws, ordinances, codes and regulations. Service Provider'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, Service Provider shall immediately notify City's risk manager by telephone. If any accident occurs in connection with this Agreement, Service Provider 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 Service Provider's subcontractor, if any; (c) name and address of Service Provider'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, Service Provider shall immediately notify City. Service Provider shall not store hazardous materials or hazardous waste within City limits without a proper permit from City.

14. CONFIDENTIALITY:

Service Provider understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Service Provider 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").

Service Provider 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 Service Provider written authorization to make any such disclosure, Service Provider shall do so only within the limits and to the extent of that authorization. Service Provider 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, Service Provider 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, Service Provider may disclose Confidential Information required to be disclosed under law, provided that, prior to disclosure, Service Provider 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.

15. EXCUSABLE DELAYS; NOTICE TO OTHER PARTY OF DELAY:

Service Provider 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 Service Provider. Force Majeure does not include: (a) Service Provider's financial inability to perform; (b) Service Provider's failure to obtain any necessary permits or licenses from other governmental agencies; or (c) Service Provider'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 Service Provider.

16. 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.

17. SUSPENSION OF SERVICES BY CITY:

City reserves the right to suspend Service Provider's Services under this Agreement when City determines that it is necessary to do so. When possible, City shall give Service Provider notice of such suspension and Service Provider 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 Service Provider, the Service Provider shall be compensated for Services performed prior to notice of such suspension. When the Project is resumed, the Service Provider's compensation shall be equitably adjusted by City to provide for expenses incurred by the interruption of the Services. In this regard, Service Provider 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 Service Provider during the period when Services were suspended.

If the Parties are unable to agree upon the amount of extra compensation which is due to Service Provider within thirty (30) days of Service Provider resuming Services, the amount of such additional compensation, if any, that is required to appropriately compensate the Service Provider for its expenses incurred by the interruption of Services may, upon the request of either Party, be determined by arbitration conducted in accordance with "Arbitration of Disputes" of this Agreement. Such arbitration shall be commenced by the Service Provider 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.

18. 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, Service Provider or technical information or data, photographs, notes, letters, emails or any original works of authorship created by

Service Provider 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 Service Provider or its subcontractors, or subcontractors under this Agreement, are not works for hire under U.S. law, Service Provider hereby assigns all copyrights to such Products to City. With the prior written approval of City's point of contact for the Project, Service Provider 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 Service Provider agrees to deliver all such documents and information to City, without charge and in whatever form it exists, on the completion of the Service Provider's Services hereunder. Service Provider shall have no ownership interest in such Products.

All work product of Service Provider 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, Service Provider 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.

19. 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 Service Provider. In the event City shall give such notice of termination, Service Provider shall cease rendering Services upon receipt of said notice given as required in this Agreement. If City terminates this Agreement:

A. Service Provider 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 Service Provider or before Service Provider commences any Services hereunder, whichever last occurs, City shall not be obligated to make any payment to Service Provider. If City terminates this Agreement after City has issued the Notice to Proceed to Service Provider and after Service Provider has commenced performance under this Agreement, City shall pay Service Provider the reasonable value of the Services rendered by Service Provider pursuant to this Agreement prior to termination of this Agreement. City shall not in any manner be liable for Service Provider's actual or projected lost profits had Service Provider completed the Services. Service Provider 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 Service Provider prior to termination. In the event of a dispute as to the reasonable value of the Services rendered by Service Provider 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 "Arbitration of DIsputes" 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 Service Provider after the date of the notice of termination.

20. ASSURANCE OF PERFORMANCE:

If, at any time, City believes Service Provider 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 Service Provider for written assurances of performance and a plan to correct observed deficiencies in Service Provider's performance. Failure to provide written assurances subsequent to such written request, constitutes grounds to declare a breach under this Agreement.

21. 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 Service Provider 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 Service Provider'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 Service Provider.

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

22. NON-DISCRIMINATION:

In its performance of the Services, Service Provider shall adhere to City's Equal Employment Opportunity Policy which states, "The City is committed to ensuring that all qualified individuals have a full and fair opportunity to compete in all phases 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, or, 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.

23. ARBITRATION OF DISPUTES:

All claims, disputes, and other matters in question between City and Service Provider arising out of or relating to this Agreement or the breach thereof, including claims of Service Provider 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 Service Provider, 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 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 attorney's 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.

24. INSURANCE COVERAGE:

During the Term, the Service Provider, 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. Service Provider shall maintain coverage as follows:

24.1. COMMERCIAL GENERAL LIABILITY:

Service Provider 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.

24.2. WORKERS' COMPENSATION INSURANCE AND EMPLOYER'S LIABILITY:

Service Provider shall maintain workers' compensation insurance as required by the State of California under the Labor Code. Service Provider shall also carry employer's liability insurance in the amount of One Million Dollars ($1,000,000.00) per accident, with a One Million Dollars ($1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollars ($1,000,000.00) limit for each employee's bodily injury by disease.

24.3. COMMERCIAL AUTOMOBILE LIABILITY:

Service Provider shall maintain commercial automobile liability insurance using ISO Business Auto Coverage form CA 00 01 (or equivalent) in the amount of no less than Two Million Dollars ($2,000,000.00) or greater per accident for owned, leased, hired, and non-owned, borrowed automobiles.

24.4. UMBRELLA OR EXCESS POLICY:

Service Provider 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 Commercial General Liability and automobile Liability 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 Service Provider's primary and excess liability policies are exhausted.

24.5. WAIVER OF SUBROGATION:

With the exception of Service Provider liability, Service Provider hereby agrees to waive subrogation which any insurer of Service Provider may acquire from Service Provider 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 Service Provider, its agents, employees, independent contractors and subcontractors. Service Provider shall provide written proof of waiver of subrogation in the Certificate of Insurance. Additionally, Service Provider agrees to obtain any available endorsements that may be necessary to effectuate this waiver of subrogation.

25. ADDITIONAL INSURANCE REQUIREMENTS:

Within five (5) days of the Effective Date, Service Provider 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 Service Provider 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; (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 Service Provider and shall be endorsed to state such; (c) cover products and completed operations of Service Provider, premises owned, occupied, or used by the Service Provider, or automobiles owned, leased, or hired or borrowed by the Service Provider; contain no special limitations on the scope of protection afforded to City; (d) 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 Service Provider's insurance and shall not contribute to it; (e) contain standard separation of insured provisions; and (f) 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.

26. INDEMNIFICATIONS:

26.1. INDEMNIFICATION FOR PROFESSIONAL LIABILITY:

When the law establishes a professional standard of care for any portion of the Services provided under this Agreement, to the fullest extent permitted by law. Service Provider 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 Service Provider 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 Service Provider, or any direct or indirect subcontractor, employee, contractor, representative or agent of Service Provider, or anyone that Service Provider 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, or willful misconduct of City or City's Agents, but shall apply to all other Liabilities. With respect to third party claims against the Service Provider, the Service Provider waives any and all rights of any type of express or implied indemnity against City and City's Agents.

26.2. INDEMNIFICATION FOR OTHER THAN PROFESSIONAL LIABILITY:

Other than in the performance of professional services and to the full extent permitted by law, Service Provider shall indemnify, defend, and hold harmless City and any and all of its elective and appointive boards, officers, officials, agents, employees or volunteers from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Service Provider or by any individual or agency for which Service Provider is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Service Provider.

27. 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.

28. INDEPENDENT CONTRACTOR:

At all times during the Term, Service Provider shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which Service Provider performs the Services required under this Agreement. Service Provider 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 Service Provider. City shall have the right to control Service Provider only insofar as the result of Service Provider's Services rendered pursuant to this

Agreement; however, City shall not have the right to control the means by which Service Provider accomplishes Services rendered pursuant to this Agreement.

29. SERVICE PROVIDER NOT AGENT:

Except as City may specify in writing, Service Provider shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Service Provider shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

30. 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 Service Provider.

31. 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: Christopher Fisher, Municipal Services Director
150 S. Broadway, Suite 270
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 Service Provider:
St Francis Electric, LLC
Attn: Guy Smith, President
975 Carden Street
San Leandro, CA 94577

32. CITY CONTRACT ADMINISTRATOR:

City's contract administrator and contact person for this Agreement is:

Nicole Mann, Staff Services Technician
156 S Broadway Suite 270
Turlock, CA 95380
Telephone: 209-668-5590 ext 4452
E-mail: nmann@turlock.ca.us

33. INTERPRETATION:

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

34. USE OF CITY PROJECT NUMBER:

{Intentionally Omitted}

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. GOVERNING LAW:

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

41. VENUE:

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

42. 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.

43. 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.

44. 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 Service Provider's charges to City under this Agreement.

45. 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.

46. 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.

47. MANDATORY AND PERMISSIVE:

"Shall" and "will" and "agrees" are mandatory. "May" and "can" are permissive.

48. 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.

49. HEADINGS:

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

50. ATTORNEY'S FEES AND COSTS:

If any action at law or in equity not resolved pursuant to "Arbitration of Disputes" 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.

51. 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.

52. TIME IS OF THE ESSENCE:

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

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

ST FRANCIS ELECTRIC, LLC

SIGNATURE

Guy Smith

FULL NAME

President

TITLE

DATE SIGNED

CITY OF TURLOCK, a California municipal corporation

SIGNATURE

John J. Murphy, DPA, ICMA-CM

FULL NAME

City Manager

TITLE

DATE SIGNED

APPROVED AS TO SUFFICIENCY:

SIGNATURE

Christopher Fisher

FULL NAME

Municipal Services Director

TITLE

DATE SIGNED

APPROVED AS TO FORM:

SIGNATURE

Katie O. Lucchesi

FULL NAME

City Attorney

TITLE

DATE SIGNED

ATTEST:

SIGNATURE

Nichole Fiez

FULL NAME

City Clerk

TITLE

DATE SIGNED

Exhibits List

A - St Francis Electric, LLC

Exhibit A

St Francis Electric, LLC

St. Francis Electric, LLC | Class A and C-10 Licensed Contractor
975 Carden Street, San Leandro, CA 94577 | Phone (510) 639-0639
www.sfe-inc.com | 24/7/365 Traffic Signal & Street Lighting Services 1-(844)-LIGHT88

Preventative Maintenance (PM) Pricing

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Monthly Preventative Maintenance – Per Signalized Intersection	1	Each	$78.00	$78.00
2	Bi-Monthly Preventative Maintenance – Per Signalized Intersection	1	Each	$0.00	$0.00
3	Annual Preventative Maintenance – Per Signalized Intersection	1	Each	$155.00	$155.00
4	Monthly Preventative Maintenance – Per RRFB Location	1	Each	$50.00	$50.00
	Total				$283.00

Emergency & Repair Labor Rates (Hourly)

Line Item	Classification	Quantity	Unit of Measure	Rate	Total
5	Supervisor / Foreman Regular Rate	1	Hour	$130.00	$130.00
6	Supervisor / Foreman Overtime Rate	1	Hour	$173.00	$173.00
7	Signal Technician Regular Rate	1	Hour	$115.00	$115.00
8	Signal Technician Overtime Rate	1	Hour	$152.00	$152.00
9	Electrician (if applicable) Regular Rate	1	Hour	$115.00	$115.00
10	Electrician (if applicable) Overtime Rate	1	Hour	$152.00	$152.00
11	Laborer Regular Rate	1	Hour	$96.00	$96.00
12	Laborer Overtime Rate	1	Hour	$123.00	$123.00
	Total				$1,056.00

Equipment Rates (Hourly)

Line Item	Equipment	Quantity	Unit of Measure	Rate	Total
13	Equipment	1	Hour	$10.00	$10.00
14	Bucket Truck	1	Hour	$40.00	$40.00
15	Service Truck	1	Hour	$35.00	$35.00
16	Crane Truck (if applicable)	1	Hour	$65.00	$65.00
	Total				$150.00

Material Markup

Line Item	Description	Unit of Measure	Percentage
17	Material Markup	Total	12.%