# *City Council Agenda*

***OCTOBER 27, 2015***
***6:00 p.m.***
***City of Turlock Yosemite Room***
***156 S. Broadway, Turlock, California***

Mayor
**Gary Soiseth**

Council Members
**William DeHart, Jr.** **Steven Nascimento**
**Matthew Jacob** **Amy Bublak**
Vice Mayor

City Manager
**Roy W. Wasden**
City Clerk
**Kellie E. Weaver**
City Attorney
**Phaedra A. Norton**

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

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

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

**NOTICE:** Pursuant to California Government Code Section 54954.3, any member of the public may directly address the City Council on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the City Council's consideration of the item.

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

**1. A. CALL TO ORDER**

**B. SALUTE TO THE FLAG**

**2. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, ANNOUNCEMENTS & PRESENTATIONS**

A. *Recognition*: Water Saving Hero Award, accepted by Executive Director Bob Howell of Covenant Village
B. *Appointments:* Ad Hoc Community Signage Committee

**3. A. SPECIAL BRIEFINGS**

1. **CALIFORNIA STATE UNIVERSITY STANISLAUS**
Maggie White, Student Government Relations Coordinator

## B. STAFF UPDATES

1. Policy Goals and Implementation Plan (*Executive Staff*)
2. Highway 99 On/Off Ramp Clean Up *(Schulze)*

## C. PUBLIC PARTICIPATION

This is the time set aside for members of the public to directly address the City Council on any item of interest to the public that is within the subject matter jurisdiction of the City Council and to address the Council on any item on tonight's agenda, including Consent Calendar items. You will be allowed five (5) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Council addresses the matter.

No action or discussion may be undertaken on any item not appearing on the posted agenda, except that Council may refer the matter to staff or request it be placed on a future agenda.

## 4. A. MOTION WAIVING READING OF ALL ORDINANCES ON THE AGENDA, EXCEPT BY TITLE

## B. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS

## 5. CONSENT CALENDAR

Information concerning the consent items listed hereinbelow has been forwarded to each Councilmember prior to this meeting for study. Unless the Mayor, a Councilmember or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Council. The action taken by the Council in approving the consent items is set forth in the explanation of the individual items.

A. *Resolution*: Accepting Demands of 9/24/15 in the amount of $871,456.21; Demands of 10/1/15 in the amount of $674,718.10; Demands of 10/8/15 in the amount of $1,110,877.24

B. *Motion*: Accepting Minutes of Special City Council meeting of October 13, 2015; Minutes of Regular City Council meeting of October 13, 2015

C. 1. *Motion*: Approving Contract Change Order No. 1 (Final) in the amount of $70,748.70 (Fund 215) for City Project No. 13-62, "Hawkeye Avenue Rehabilitation," bringing the contract total to $1,330,783.20
2. *Motion*: Accepting improvements for City Project No. 13-62, "Hawkeye Avenue Rehabilitation," and authorizing the City Engineer to file a Notice of Completion

D. 1. *Motion*: Approving Contract Change Order No. 1 (Final) in the amount of $31,382.03 (Fund 215) for City Project No. 13-63, "Geer Road Rehabilitation," bringing the contract total to $1,067,860.03
2. *Motion*: Accepting improvements for City Project No. 13-63, "Geer Road Rehabilitation" and authorizing the City Engineer to file a Notice of Completion

E. *Motion*: Accepting improvements for City Project No. 15-68, "Emergency HVAC Replacement at Utilities Shop," and authorizing the City Engineer to file a Notice of Completion

F. *Motion*: Approving Amendment No. 5 in the amount of $85,807 to City Contract No. 08-544 with Omni-Means, Ltd., of Roseville, CA, in support of City Project No. 0828, "SR-99/Fulkerth Rd. Project Study Report (PSR)"

G. *Motion*: Accepting a staff report outlining the scope of work, potential costs and funding concepts for the City of Turlock GIS base map upgrade and directing staff to begin the process of hiring consultants, collecting data and updating the GIS base map

H. 1. Resolution: Appropriating $505 to account number 110-61-622-16.44055 "Jr. Iron Chef – Supplies" and $431 to the appropriate salary and benefit accounts under the Jr. Iron Chef program for part-time staffing costs to be funded from revenues received from the program
2. *Motion*: Authorizing a reimbursement in the amount of $503.46 to the Turlock Downtown Property Owners Association for expenses associated with the Jr. Iron Chef program

I. *Motion*: Approving an agreement between the City of Turlock and the 38th District Agricultural Association for the purpose of parking and turn around for the participants in the Annual Christmas Parade on Friday, December 4, 2015

J. *Motion*: Approving Amendment No. 1 to the Professional Services Agreement between the City of Turlock and WGR Southwest, Inc., for professional support services related to compliance with the State of California's storm water regulations and extending the term of the contract through June 30, 2016

K. *Resolution*: Appropriating $57,000 to account number 420-52-530.43320 "Special Services/Projects" to be funded from Water Enterprise Fund 420 "Operating Reserves" to fully fund the Hydrogeological and Water Quality Assessment Study

L. *Resolution*: Appropriating $32,000 to account number 420-52-550.43504 "PCE Monitoring and Remediation" to be funded by revenue received in account number 420-52-550.35507 "PCE Recovery" from an award of funds from the Cleanup and Abatement Account by the State Water Resources Control Board for the purpose of PCE remediation system optimization and groundwater monitoring and reporting in Downtown Turlock

M. *Motion*: Approving an agreement with retired Deputy Chief Michael Bryant of Elite Command Training to provide Firefighter Bill of Rights Training to the Turlock Fire Department and other paid Fire Department attendees, in an amount not to exceed $3,500

N. *Resolution*: Accepting an $8,000 donation from Sara Stinett toward the purchase of a replacement Animal Services Unit isolation trailer

O. *Resolution*: Accepting a $1,000 Save Mart/FoodMaxx gift card donation from Ms. Nakiya Bunk-Montgomery in support of the City's Animal Services Unit

P. *Motion*: Approving a Memorandum of Agreement between the County of Calaveras and the City of Turlock, pertaining to the assistance under the Law Enforcement Mutual Aid Plan, to facilitate reimbursement to the City of Turlock for assisting the County of Calaveras with law enforcement services on September 12 and 13, 2015 during the Butte fire, and authorizing the Police Chief to sign the agreement

## 6. FINAL READINGS

A. ***Recommended Action*:**

*Ordinance*: Amending Turlock Municipal Code Title 6, Chapter 3, Article 1, Section 01 titled Garbage, Rubbish, and Garden Refuse to implement updated fees/charges for property related solid waste services as introduced at the October 13, 2015 meeting.

## 7. PUBLIC HEARINGS

Challenges in court to any of the items listed below, may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Turlock City Council at, or prior to, the public hearing.

A. Request to determine the approval of Rezone 2015-02, Planned Development No. 273 is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; Request to amend the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2015-02, Planned Development 273 (Turlock Walnut Company Expansion)]; and Request to establish Conditions of Approval for Planned Development No. 273 (PD-273) – Turlock Walnut Company Expansion. *(Whitmore)*

***Recommended Action:***
*Motion*: Determining that the approval of Rezone 2015-02, Planned Development No. 273 is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines

*Introduction of the Ordinance:*

*Ordinance*: Amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2015-02, Planned Development No. 273 (Turlock Walnut Company Expansion)]

*To be acted upon at the November 10, 2015, City Council Meeting:*

*Resolution*: Establishing Conditions of Approval for Planned Development No. 273 (PD-273) – Turlock Walnut Company Expansion

B. Request to determine the approval of the 2014-2023 Housing Element and adoption of General Plan Amendment 2015-01 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) and/or Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines; and Request to adopt the 2014-2023 Housing Element and amending the Turlock General Plan (General Plan Amendment 2015-01). *(Whitmore)*

***Recommended Action:***
*Motion*: Determining that approval of the 2014-2023 Housing Element and adoption of General Plan Amendment 2015-01 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) and/or Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines

*Resolution*: Adopting the 2014-2023 Housing Element and amending the Turlock General Plan (General Plan Amendment 2015-01)

## 8. SCHEDULED MATTERS

A. Request to adopt new policies and procedures for administering a monitoring program for the Community Development Block Grant Program (CDBG) by the City of Turlock. *(Pitt)*

***Recommended Action*:**
*Resolution*: Adopting new policies and procedures for administering a monitoring program for the Community Development Block Grant Program (CDBG) by the City of Turlock

B. Request to 1) direct staff to issue a Request for Proposal, recommend a consultant and budget amendment for the update to the Downtown Design Guidelines and Zoning Regulations OR 2) request to postpone the update to the Downtown Design Guidelines and Zoning Regulations until an outside funding source can be identified and revisit in two years with the update to the Mayor and City Council Policy Goals and Implementation Plan. *(Whitmore)*

***Recommended Action:***
***Option 1***
*Motion*: Directing staff to issue a Request for Proposals and bring back a recommended consultant and budget amendment for the update to the Downtown Design Guidelines and Zoning Regulations

***Option 2***
*Motion*: Postponing the update to the Downtown Design Guidelines and Zoning Regulations until an outside funding source can be identified and revisit in two years with the update to the Mayor and City Council Policy Goals and Implementation Plan

C. Request to accept the updated Water Rate Study and affirming the January 2016 water rate increase. *(Cooke)*

***Recommended Action:***
*Motion*: Accepting the updated Water Rate Study and affirming the January 2016 water rate increase

D. Request to affirm or modify the Community Events and Activities Grants Funding as submitted by the Parks, Arts and Recreation Commission. *(Schulze)*

***Recommended Action:***
*Resolution*: Affirming or modifying the Community Events and Activities Grants Funding as submitted by the Parks, Arts and Recreation Commission

E. Request to 1) authorize three (3) full-time firefighter positions to Department 30-300 "Fire-Operations" OR 2) request to authorize dedicated supplemental overtime, for three (3) firefighter positions, for a six (6) month time-period beginning January 1, 2016 through June 30, 2016 and for Fiscal Year 2016-17. *(Jacobs-Hunter)*

***Recommended Action:***
***Option 1***
*Resolution:* Authorizing three (3) full-time firefighter positions to Department 30-300, "Fire-Operations"

***Option 2***
*Motion*: Authorizing dedicated supplemental overtime, for three (3) firefighter positions, for a six (6) month time-period beginning January 1, 2016 through June 30, 2016 and for Fiscal Year 2016-17

F. Request to authorize the issuance of a Request for Proposal (RFP) to conduct an executive recruitment for the position of City Manager; authorize the Mayor to enter into a professional services agreement with a recruitment firm to conduct an executive recruitment for the position of City Manager, in an amount not to exceed $30,000; and appropriate $30,000 from Fund 110 "General Fund" reserve balance to account number 110-10-102.47090. *(Jacob-Hunter)*

***Recommended Action****:*
*Motion*: Authorizing the issuance of a Request for Proposal (RFP) to conduct an executive recruitment for the position of City Manager

*Motion*: Authorizing the Mayor to enter into a professional services agreement with a recruitment firm to conduct an executive recruitment for the position of City Manager, in an amount not to exceed $30,000

*Resolution*: Appropriating $30,000 from Fund 110 "General Fund" reserve balance to account number 110-10-102.47090 "Testing & Recruitment" for the retention of a recruitment firm to conduct an executive recruitment for the position of City Manager

## 9. COUNCIL ITEMS FOR FUTURE CONSIDERATION

## 10. COUNCIL COMMENTS

Councilmembers may provide a brief report on notable topics of interest. The Brown Act does not allow discussion or action by the legislative body.

## 11. CLOSED SESSION

A. *Conference with Legal Counsel – Existing Litigation*, Cal. Gov't Code §54956.9(d)(1)
"*For purposes of this section, litigation shall be considered pending when any of the following circumstances exist… Litigation, to which the local agency is a party, has been initiated formally."*
Name of Case: County of Stanislaus v. City of Modesto, City of Turlock; Modesto Garbage Co., Inc.; and Does 1 through 100, inclusive

B. *Conference with Real Property Negotiators*, Cal. Gov't Code §54956.8
*"Notwithstanding any other provisions of this chapter, a legislative body of a local agency may hold a closed session with its negotiator prior to the purchase, sale, exchange, or lease of real property by or for the local agency to grant authority to its negotiator regarding the price and terms of payment for the purchase, sale, exchange, or lease."*
Property: 1030 East Avenue, Turlock, CA (APN No. 043-050-016-000)
Agency Negotiator: Roy W. Wasden
Negotiating Parties: Manuel Lima (Turlock Columbian Properties Incorporated)
Under Negotiation: Price and terms of payment

**12. ADJOURNMENT**

5A

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | |
|---|---|
| **IN THE MATTER OF ACCEPTING DEMANDS OF 9/24/15 IN THE AMOUNT OF $871,456.21; DEMANDS OF 10/1/15 IN THE AMOUNT OF $674,718.10; DEMANDS OF 10/8/15 IN THE AMOUNT OF $1,110,877.24** | **RESOLUTION NO. 2015-** |

**WHEREAS,** the City has received demands for ratification and approval.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby accept Demands as follows:

| **Demands of:** | **In the Amount of:** |
|---|---|
| 9/24/15 | $871,456.21 |
| 10/1/15 | $674,718.10 |
| 10/8/15 | $1,110,877.24 |

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

City of Turlock

# Payment Register

From Payment Date: 9/18/2015 - To Payment Date: 9/24/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| AP - Accounts Payable | | | | | | | | | |
| Check | | | | | | | | | |
| 103948 | 09/21/2015 | Open | | | Miscellaneous Billing Refund | SARKISSIAN, EDWIN | $114.29 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 998 - Due to/from Cash Clearing | | | 998.11000 (Cash) | | $114.29 | | | |
| 103949 | 09/21/2015 | Open | | | Accounts Payable | FARIA, JAMIE | $142.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 104 - Payroll Clearing Fund | | | 104.11000 (Cash) | | $142.00 | | | |
| 103950 | 09/21/2015 | Open | | | Accounts Payable | SUPPORT PAYMENT CLEARING | $439.13 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 104 - Payroll Clearing Fund | | | 104.11000 (Cash) | | $439.13 | | | |
| 103951 | 09/24/2015 | Open | | | Utility Management Refund | CASSINERIO FAMILY LLC | $92.06 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $92.06 | | | |
| 103952 | 09/24/2015 | Open | | | Utility Management Refund | CROWELL, ARTHUR | $197.28 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $197.28 | | | |
| 103953 | 09/24/2015 | Open | | | Utility Management Refund | GONZALES, JUAN | $145.16 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $145.16 | | | |
| 103954 | 09/24/2015 | Open | | | Utility Management Refund | HERNANDEZ, MIREYA | $114.17 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $114.17 | | | |
| 103955 | 09/24/2015 | Open | | | Utility Management Refund | KEAS, KILEY, MARIE | $82.03 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $82.03 | | | |
| 103956 | 09/24/2015 | Open | | | Utility Management Refund | KEEN, KEVIN | $252.64 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $0.84 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $2.12 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $249.68 | | | |
| 103957 | 09/24/2015 | Open | | | Utility Management Refund | MACIEL, DANIEL | $75.84 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $75.84 | | | |
| 103958 | 09/24/2015 | Open | | | Utility Management Refund | MAGANA, ELIZABETH | $96.63 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $96.63 | | | |
| 103959 | 09/24/2015 | Open | | | Utility Management Refund | MCROY WILBUR COMMUNTIY | $34.32 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $34.32 | | | |



5D-1

City of Turlock

# Payment Register

From Payment Date: 9/18/2015 - To Payment Date: 9/24/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|---|
| 103960 | 09/24/2015 | Open | | | Utility Management Refund | MORRIS, RAY | | $319.02 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $319.02 | | | |
| 103961 | 09/24/2015 | Open | | | Utility Management Refund | PARK, SOO | | $99.75 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $99.75 | | | |
| 103962 | 09/24/2015 | Open | | | Utility Management Refund | ROSSI, KAYLA, ANN | | $219.99 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $219.99 | | | |
| 103963 | 09/24/2015 | Open | | | Utility Management Refund | SINGH BHULLAR, RAMBIR | | $100.59 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $100.59 | | | |
| 103964 | 09/24/2015 | Open | | | Accounts Payable | A-Z BUS SALES INC | | $71.40 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | | $71.40 | | | |
| 103965 | 09/24/2015 | Open | | | Accounts Payable | AMERICA'S AUTO GLASS | | $373.02 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $55.00 | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | | $139.02 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $179.00 | | | |
| 103966 | 09/24/2015 | Open | | | Accounts Payable | AT & T | | $31.85 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $31.85 | | | |
| 103967 | 09/24/2015 | Open | | | Accounts Payable | AT&T MOBILITY | | $46.51 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $46.51 | | | |
| 103968 | 09/24/2015 | Open | | | Accounts Payable | CHAMPION INDUSTRIAL | | $317.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $65.00 | | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | | $252.00 | | | |
| 103969 | 09/24/2015 | Open | | | Accounts Payable | CHARTER COMMUNICATIONS | | $768.98 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $49.99 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $157.49 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $42.50 | | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | | $519.00 | | | |
| 103970 | 09/24/2015 | Open | | | Accounts Payable | CINCINNATI LIFE INS INC | | $1,714.60 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 104 - Payroll Clearing Fund | | | 104.11000 (Cash) | | | $1,714.60 | | | |
| 103971 | 09/24/2015 | Open | | | Accounts Payable | CLARK PEST CONTROL INC | | $491.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | | $469.00 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $22.00 | | | |
| 103972 | 09/24/2015 | Open | | | Accounts Payable | COMBINED BENEFITS ADMINISTRATORS | | $443,232.64 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |

# Payment Register

From Payment Date: 9/18/2015 - To Payment Date: 9/24/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| | 511 - Health Care | | | 511.11000 (Cash) | | | $443,232.64 | | |
| 103973 | 09/24/2015 | Open | | | Accounts Payable | COUNTRY FORD TRUCKS INC | $86.53 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | | $86.53 | | |
| 103974 | 09/24/2015 | Open | | | Accounts Payable | CULLIGAN INC | $192.87 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $192.87 | | |
| 103975 | 09/24/2015 | Open | | | Accounts Payable | CUMMINS PACIFIC LLC | $1,997.41 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $1,997.41 | | |
| 103976 | 09/24/2015 | Open | | | Accounts Payable | FASTENAL COMPANY INC | $125.50 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $117.54 | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $7.96 | | |
| 103977 | 09/24/2015 | Open | | | Accounts Payable | FEDERAL EXPRESS | $599.33 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $471.38 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $100.43 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $27.52 | | |
| 103978 | 09/24/2015 | Open | | | Accounts Payable | FIRST TRANSIT INC | $46,286.41 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | | $14,500.83 | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $31,785.58 | | |
| 103979 | 09/24/2015 | Open | | | Accounts Payable | GARTON TRACTOR INC | $60.22 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | | $60.22 | | |
| 103980 | 09/24/2015 | Open | | | Accounts Payable | GCR TIRES & SERVICE | $4,067.14 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $460.66 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $3,327.91 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $35.00 | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | | $243.57 | | |
| 103981 | 09/24/2015 | Open | | | Accounts Payable | GEOANALYTICAL LAB INC | $23,576.19 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $18,382.34 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $5,193.85 | | |
| 103982 | 09/24/2015 | Open | | | Accounts Payable | GRAINGER INC, W W | $2,303.61 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | | $78.17 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $1,486.81 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $737.15 | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $1.48 | | |
| 103983 | 09/24/2015 | Open | | | Accounts Payable | HD SUPPLY WATERWORKS LTD | $116.07 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $116.07 | | |
| 103984 | 09/24/2015 | Open | | | Accounts Payable | HILMAR LUMBER INC | $19.73 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $19.73 | | |
| 103985 | 09/24/2015 | Open | | | Accounts Payable | HOLT OF CALIFORNIA INC | $75.34 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |

City of Turlock

# Payment Register

From Payment Date: 9/18/2015 - To Payment Date: 9/24/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| | 110 - General Fund | | | 110.11000 (Cash) | | $75.34 | | | |
| 103986 | 09/24/2015 | Open | | | Accounts Payable | HOWK SYSTEMS INC | $46,405.96 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $46,405.96 | | | |
| 103987 | 09/24/2015 | Open | | | Accounts Payable | ITRON INC | $3,673.69 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $3,673.69 | | | |
| 103988 | 09/24/2015 | Open | | | Accounts Payable | J A MOMANEY SERVICES INC | $12,895.94 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | $12,895.94 | | | |
| 103989 | 09/24/2015 | Open | | | Accounts Payable | JOHN DEERE LANDSCAPE | $442.24 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | $442.24 | | | |
| 103990 | 09/24/2015 | Open | | | Accounts Payable | LANGUAGE LINE SERVICES | $10.75 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $10.75 | | | |
| 103991 | 09/24/2015 | Open | | | Accounts Payable | LEHIGH HANSON INC | $831.99 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | $184.34 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $647.65 | | | |
| 103992 | 09/24/2015 | Open | | | Accounts Payable | MADRUGA BROS ENT INC | $434.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $325.50 | | | |
| | 255 - CDBG | | | 255.11000 (Cash) | | $3.50 | | | |
| | 405 - Building | | | 405.11000 (Cash) | | $3.50 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $77.00 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $14.00 | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | $10.50 | | | |
| 103993 | 09/24/2015 | Open | | | Accounts Payable | MOTION INDUSTRIES INC - CA82 | $477.01 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $477.01 | | | |
| 103994 | 09/24/2015 | Open | | | Accounts Payable | NEXT LEVEL PARTS INC | $151.20 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $132.38 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $8.28 | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | $10.54 | | | |
| 103995 | 09/24/2015 | Open | | | Accounts Payable | P G & E | $5,206.61 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $181.52 | | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | $5,025.09 | | | |
| 103996 | 09/24/2015 | Open | | | Accounts Payable | PACE SUPPLY CORPORATION | $975.89 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $975.89 | | | |
| 103997 | 09/24/2015 | Open | | | Accounts Payable | PAUL'S PAINT COMPANY | $669.83 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $669.83 | | | |
| 103998 | 09/24/2015 | Open | | | Accounts Payable | PLATT ELECTRIC SUPPLY | $5,685.98 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $32.09 | | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | $159.58 | | | |

# Payment Register

From Payment Date: 9/18/2015 - To Payment Date: 9/24/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 103999 | 09/24/2015 | Open | | | Accounts Payable | PRICE FORD OF TURLOCK INC | $2,251.57 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | $4,368.89 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $754.14 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $371.28 | | | |
| 104000 | 09/24/2015 | Open | | | Accounts Payable | R & B COMPANY | $1,685.19 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | $2,251.57 | | | |
| 104001 | 09/24/2015 | Open | | | Accounts Payable | RAMONT'S TOW SERVICE | $740.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $1,685.19 | | | |
| 104002 | 09/24/2015 | Open | | | Accounts Payable | RAY MORGAN COMPANY | $6,166.71 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $290.00 | | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | $450.00 | | | |
| 104003 | 09/24/2015 | Open | | | Accounts Payable | REXEL INC | $447.89 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $1,784.87 | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | $5.33 | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | $3.80 | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | $3.80 | | | |
| | 405 - Building | | | 405.11000 (Cash) | | $93.58 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $3,724.60 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $56.40 | | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | $14.01 | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | $480.32 | | | |
| 104004 | 09/24/2015 | Open | | | Accounts Payable | ROLFE CONSTRUCTION | $2,375.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $447.89 | | | |
| 104005 | 09/24/2015 | Open | | | Accounts Payable | RYAN HERCO PRODUCTS GROUP | $2,762.79 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $2,375.00 | | | |
| 104006 | 09/24/2015 | Open | | | Accounts Payable | SAFETY-KLEEN CORPORATION | $148.80 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $2,762.79 | | | |
| 104007 | 09/24/2015 | Open | | | Accounts Payable | SHARPENING SHOP | $226.97 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $148.80 | | | |
| 104008 | 09/24/2015 | Open | | | Accounts Payable | SHORE CHEMICAL COMPANY | $41.26 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | $130.11 | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | $96.86 | | | |
| 104009 | 09/24/2015 | Open | | | Accounts Payable | SIERRA CHEMICAL CO | $14,089.80 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $41.26 | | | |
| 104010 | 09/24/2015 | Open | | | Accounts Payable | SMITH CHEVROLET CADILLAC | $260.52 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $14,089.80 | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $260.52 | | | |

# Payment Register

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| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104011 | 09/24/2015 | Open | | | Accounts Payable | SPRINT | $1,639.94 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | Amount | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | | $475.57 | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | | $65.89 | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | | $132.04 | | |
| | 270 - Recreation Grants | | | 270.11000 (Cash) | | | $64.92 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $24.49 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $505.33 | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | | $283.08 | | |
| | | | | | | | $88.62 | | |
| 104012 | 09/24/2015 | Open | | | Accounts Payable | STANISLAUS CTY RECORDER | $57.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | | Amount | | |
| | | | | | | | $57.00 | | |
| 104013 | 09/24/2015 | Open | | | Accounts Payable | T I D | $31,579.98 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | Amount | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | | $8,069.15 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $15,126.42 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $6,470.95 | | |
| | | | | | | | $1,913.46 | | |
| 104014 | 09/24/2015 | Open | | | Accounts Payable | TEICHERT CONSTRUCTION INC | $118,226.93 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | Amount | | |
| | 215 - Streets - Grant Funded Projects | | | 215.11000 (Cash) | | | $700.00 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $117,799.72 | | |
| | | | | | | | ($272.79) | | |
| 104015 | 09/24/2015 | Open | | | Accounts Payable | TG HYDRAULICS | $243.30 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | Amount | | |
| | | | | | | | $243.30 | | |
| 104016 | 09/24/2015 | Open | | | Accounts Payable | TREES INC | $920.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | | Amount | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | | $184.00 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $552.00 | | |
| | | | | | | | $184.00 | | |
| 104017 | 09/24/2015 | Open | | | Accounts Payable | UNDERGROUND SERVICE ALERT | $1,176.48 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | Amount | | |
| | | | | | | | $1,176.48 | | |
| 104018 | 09/24/2015 | Open | | | Accounts Payable | US BANK-VISA | $64,115.69 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | Amount | | |
| | 116 - Special Public Safety | | | 116.11000 (Cash) | | | $27,269.49 | | |
| | 203 - Animal Fee Forfeiture | | | 203.11000 (Cash) | | | $1,082.46 | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | | $461.52 | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | | $3,799.48 | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | | $303.27 | | |
| | 225 - Transportation Tax | | | 225.11000 (Cash) | | | $4,061.58 | | |
| | 240 - Small Equipment Replacement | | | 240.11000 (Cash) | | | $419.65 | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | | $393.88 | | |
| | 255 - CDBG | | | 255.11000 (Cash) | | | $1,380.97 | | |
| | 266 - Police Services Grants | | | 266.11000 (Cash) | | | $1,360.90 | | |
| | 270 - Recreation Grants | | | 270.11000 (Cash) | | | $1,466.25 | | |
| | 306 - North Turlock Master Plan | | | 306.11000 (Cash) | | | $2,558.06 | | |
| | | | | | | | $334.00 | | |

# Payment Register

From Payment Date: 9/18/2015 - To Payment Date: 9/24/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|---|
| | 405 - Building | | | 405.11000 (Cash) | | | $891.51 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $12,586.15 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $3,696.58 | | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | | $412.95 | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $221.85 | | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | | $76.10 | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | | $850.49 | | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | | $488.55 | | | |
| 104019 | 09/24/2015 | Open | | | Accounts Payable | VINE & SONS INC, ER | | $169.45 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $169.45 | | | |
| 104020 | 09/24/2015 | Open | | | Accounts Payable | VISION SERVICE PLAN CA | | $8,573.54 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 511 - Health Care | | | 511.11000 (Cash) | | | $8,573.54 | | | |
| 104021 | 09/24/2015 | Open | | | Accounts Payable | WOOD CONSTRUCTION INC, DA | | $154.18 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $700.00 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | ($545.82) | | | |
| 104022 | 09/24/2015 | Open | | | Accounts Payable | A-PLUS SIGNS | | $957.85 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $214.85 | | | |
| | 240 - Small Equipment Replacement | | | 240.11000 (Cash) | | | $73.00 | | | |
| | 405 - Building | | | 405.11000 (Cash) | | | $670.00 | | | |
| 104023 | 09/24/2015 | Open | | | Accounts Payable | Burke, Julie | | $116.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $116.00 | | | |
| 104024 | 09/24/2015 | Open | | | Accounts Payable | DEHART, BILL | | $191.61 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $191.61 | | | |
| 104025 | 09/24/2015 | Open | | | Accounts Payable | GONZALEZ, LAURA | | $32.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $32.00 | | | |
| 104026 | 09/24/2015 | Open | | | Accounts Payable | GREEN HORIZON LANDSCAPE | | $660.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $660.00 | | | |
| 104027 | 09/24/2015 | Open | | | Accounts Payable | Jackson, Robert | | $80.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $80.00 | | | |
| 104028 | 09/24/2015 | Open | | | Accounts Payable | JACOB, MATTHEW | | $191.61 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $191.61 | | | |
| 104029 | 09/24/2015 | Open | | | Accounts Payable | LEON, SERGIO | | $80.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | | $80.00 | | | |
| 104030 | 09/24/2015 | Open | | | Accounts Payable | MACHADO & SONS CONSTRUCTION | | $1,650.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $1,650.00 | | | |

City of Turlock

# Payment Register

From Payment Date: 9/18/2015 - To Payment Date: 9/24/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|---|
| 104031 | 09/24/2015 | Open | | | Accounts Payable | MACHADO & SONS CONSTRUCTION INC | | $240.31 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $700.00 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | ($459.69) | | | |
| 104032 | 09/24/2015 | Open | | | Accounts Payable | MERAZ, ED | | $162.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $162.00 | | | |
| 104033 | 09/24/2015 | Open | | | Accounts Payable | Modesto Police Department | | $25.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 266 - Police Services Grants | | | 266.11000 (Cash) | | | $25.00 | | | |
| 104034 | 09/24/2015 | Open | | | Accounts Payable | Modesto Police Department | | $25.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 266 - Police Services Grants | | | 266.11000 (Cash) | | | $25.00 | | | |
| 104035 | 09/24/2015 | Open | | | Accounts Payable | Modesto Police Department | | $25.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 266 - Police Services Grants | | | 266.11000 (Cash) | | | $25.00 | | | |
| 104036 | 09/24/2015 | Open | | | Accounts Payable | Morgan, Beth | | $50.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $25.00 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $25.00 | | | |
| 104037 | 09/24/2015 | Open | | | Accounts Payable | SBRPSTC | | $70.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $70.00 | | | |
| 104038 | 09/24/2015 | Open | | | Accounts Payable | SBRPSTC | | $70.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $70.00 | | | |
| 104039 | 09/24/2015 | Open | | | Accounts Payable | TERESA BAWCUM | | $1,045.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $1,045.00 | | | |
| 104040 | 09/24/2015 | Open | | | Accounts Payable | TERESA BAWCUM | | $742.50 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $742.50 | | | |
| 104041 | 09/24/2015 | Open | | | Accounts Payable | Villalobos, Esmeralda | | $50.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $50.00 | | | |
| Type Check Totals: | | | | | 94 Transactions | | | $871,456.21 | | |
| AP - Accounts Payable Totals | | | | | | | | | | |

| Checks | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 94 | $871,456.21 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 94 | $871,456.21 | $0.00 |

| All | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 94 | $871,456.21 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |

City of Turlock

# Payment Register

From Payment Date: 9/18/2015 - To Payment Date: 9/24/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| Grand Totals: | | | | | Total | 94 | $871,456.21 | $0.00 | |

| Checks | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 94 | $871,456.21 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 94 | $871,456.21 | $0.00 |

| All | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 94 | $871,456.21 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 94 | $871,456.21 | $0.00 |

City of Turlock

# Payment Register

From Payment Date: 9/25/2015 - To Payment Date: 10/1/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| AP - Accounts Payable | | | | | | | | | |
| Check | | | | | | | | | |
| 104042 | 09/28/2015 | Open | | | Accounts Payable | WESTAMERICA BANK | $186,891.61 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 256 - Stanislaus Housing Consortium | | | 256.11000 (Cash) | | Amount $186,891.61 | | | |
| 104043 | 10/01/2015 | Open | | | Accounts Payable | AFLAC | $5,133.71 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 104 - Payroll Clearing Fund | | | 104.11000 (Cash) | | Amount $5,133.71 | | | |
| 104044 | 10/01/2015 | Open | | | Accounts Payable | AFLAC GROUP INSURANCE | $2,393.57 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 104 - Payroll Clearing Fund | | | 104.11000 (Cash) | | Amount $2,393.57 | | | |
| 104045 | 10/01/2015 | Open | | | Accounts Payable | AIRGAS NCN | $1,002.95 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $199.86 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $803.09 | | | |
| 104046 | 10/01/2015 | Open | | | Accounts Payable | AMERICAN REPROGRAPHICS CO LLC | $274.44 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | Amount $274.44 | | | |
| 104047 | 10/01/2015 | Open | | | Accounts Payable | AMERINATN'L COMM SERVICE | $69,000.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 255 - CDBG | | | 255.11000 (Cash) | | Amount $69,000.00 | | | |
| 104048 | 10/01/2015 | Open | | | Accounts Payable | AT & T | $31.72 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $31.72 | | | |
| 104049 | 10/01/2015 | Open | | | Accounts Payable | AT&T / CALNET 2 | $5,634.89 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $4,861.20 | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | $43.18 | | | |
| | 255 - CDBG | | | 255.11000 (Cash) | | $14.21 | | | |
| | 405 - Building | | | 405.11000 (Cash) | | $13.72 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $345.53 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $71.19 | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | $68.95 | | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | $92.62 | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | $14.83 | | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | $109.46 | | | |
| 104050 | 10/01/2015 | Open | | | Accounts Payable | AT&T INFO SYSTEM | $280.42 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $280.42 | | | |
| 104051 | 10/01/2015 | Open | | | Accounts Payable | AT&T MOBILITY | $851.78 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $794.47 | | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | $57.31 | | | |
| 104052 | 10/01/2015 | Open | | | Accounts Payable | BALSWICK'S TIRE SHOP INC | $324.23 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $324.23 | | | |
| 104053 | 10/01/2015 | Open | | | Accounts Payable | BONANDER TRUCKS | $312.22 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | Amount $312.22 | | | |



5B2

City of Turlock

# Payment Register

From Payment Date: 9/25/2015 - To Payment Date: 10/1/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104054 | 10/01/2015 | Open | | | Accounts Payable | CALIF DEPT OF TRANS | $611.91 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | Amount | | | |
| | | | | | | $611.91 | | | |
| 104055 | 10/01/2015 | Open | | | Accounts Payable | CENTRAL SANITARY SUPPLY | $508.89 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount | | | |
| | | | | | | $508.89 | | | |
| 104056 | 10/01/2015 | Open | | | Accounts Payable | CENTRAL VALLEY CONCRETE | $17.17 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | Amount | | | |
| | | | | | | $11.44 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $5.73 | | | |
| 104057 | 10/01/2015 | Open | | | Accounts Payable | CHARTER COMMUNICATIONS | $257.76 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount | | | |
| | | | | | | $152.77 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $49.99 | | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | $55.00 | | | |
| 104058 | 10/01/2015 | Open | | | Accounts Payable | CITY OF TURLOCK - CASH | $103.75 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount | | | |
| | | | | | | $30.00 | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | $3.68 | | | |
| | 405 - Building | | | 405.11000 (Cash) | | $36.13 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $13.94 | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | $20.00 | | | |
| 104059 | 10/01/2015 | Open | | | Accounts Payable | CLARK PEST CONTROL INC | $4,046.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | Amount | | | |
| | | | | | | $469.00 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $3,577.00 | | | |
| 104060 | 10/01/2015 | Open | | | Accounts Payable | CODE PUBLISHING COMPANY | $171.60 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount | | | |
| | | | | | | $171.60 | | | |
| 104061 | 10/01/2015 | Open | | | Accounts Payable | COMBINED BENEFITS ADMINISTRATORS | $83,215.07 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 511 - Health Care | | | 511.11000 (Cash) | | Amount | | | |
| | | | | | | $83,215.07 | | | |
| 104062 | 10/01/2015 | Open | | | Accounts Payable | COUNTRY FORD TRUCKS INC | $113.27 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | Amount | | | |
| | | | | | | $11.35 | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | $101.92 | | | |
| 104063 | 10/01/2015 | Open | | | Accounts Payable | CUMMINS PACIFIC LLC | $1,199.97 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | Amount | | | |
| | | | | | | $1,199.97 | | | |
| 104064 | 10/01/2015 | Open | | | Accounts Payable | DAVID KEITH TODD CONSULTING ENGINEERS | $10,477.25 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | Amount | | | |
| | | | | | | $10,477.25 | | | |
| 104065 | 10/01/2015 | Open | | | Accounts Payable | DON'S MOBILE GLASS INC | $1,716.25 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | Amount | | | |
| | | | | | | $1,716.25 | | | |
| 104066 | 10/01/2015 | Open | | | Accounts Payable | ECONOMIC & PLANNING INC | $600.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount | | | |
| | | | | | | $275.00 | | | |

City of Turlock

# Payment Register

From Payment Date: 9/25/2015 - To Payment Date: 10/1/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104067 | 411 - Storm Drainage Construction<br>10/01/2015<br>Paying Fund | Open | | 411.11000 (Cash)<br>Cash Account | Accounts Payable | FARIA, JAMIE<br>$325.00<br>Amount<br>$142.00 | $142.00 | | |
| 104068 | 104 - Payroll Clearing Fund<br>10/01/2015<br>Paying Fund | Open | | 104.11000 (Cash)<br>Cash Account | Accounts Payable | FASTENAL COMPANY INC<br>Amount<br>$1,141.53 | $1,141.53 | | |
| 104069 | 410 - WATER QUALITY CONTROL (WQC)<br>420 - WATER<br>426 - Transit - Fixed Route<br>10/01/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>420.11000 (Cash)<br>426.11000 (Cash)<br>Cash Account | Accounts Payable | FINANCIAL CREDIT NETWORK<br>Amount<br>$1,123.59<br>$11.48<br>$6.46 | $100.36 | | |
| 104070 | 110 - General Fund<br>410 - WATER QUALITY CONTROL (WQC)<br>420 - WATER<br>10/01/2015<br>Paying Fund | Open | | 110.11000 (Cash)<br>410.11000 (Cash)<br>420.11000 (Cash)<br>Cash Account | Accounts Payable | FIRST AMERICAN TITLE INC<br>Amount<br>$37.68<br>$34.73<br>$27.95 | $48,250.00 | | |
| 104071 | 257 - State HOME Funds<br>10/01/2015<br>Paying Fund | Open | | 257.11000 (Cash)<br>Cash Account | Accounts Payable | GANT/LINE-X OF TURLOCK, WADE, ALLEN<br>Amount<br>$48,250.00 | $981.26 | | |
| 104072 | 420 - WATER<br>10/01/2015<br>Paying Fund | Open | | 420.11000 (Cash)<br>Cash Account | Accounts Payable | GCR TIRES & SERVICE<br>Amount<br>$981.26 | $3,361.76 | | |
| 104073 | 217 - Streets - Gas Tax<br>246 - Landscape Assessment<br>10/01/2015<br>Paying Fund | Open | | 217.11000 (Cash)<br>246.11000 (Cash)<br>Cash Account | Accounts Payable | GOMES & SONS INC, JOE M<br>Amount<br>$2,758.12<br>$603.64 | $12,857.81 | | |
| 104074 | 110 - General Fund<br>205 - Sports Facilities<br>217 - Streets - Gas Tax<br>246 - Landscape Assessment<br>405 - Building<br>410 - WATER QUALITY CONTROL (WQC)<br>420 - WATER<br>425 - Transit - Dial-A-Ride<br>426 - Transit - Fixed Route<br>502 - Engineering<br>10/01/2015<br>Paying Fund | Open | | 110.11000 (Cash)<br>205.11000 (Cash)<br>217.11000 (Cash)<br>246.11000 (Cash)<br>405.11000 (Cash)<br>410.11000 (Cash)<br>420.11000 (Cash)<br>425.11000 (Cash)<br>426.11000 (Cash)<br>502.11000 (Cash)<br>Cash Account | Accounts Payable | GRAINGER INC, W W<br>Amount<br>$7,465.49<br>$277.96<br>$740.43<br>$859.74<br>$195.99<br>$1,668.62<br>$688.63<br>$297.16<br>$546.52<br>$117.27 | $1,282.07 | | |
| 104075 | 410 - WATER QUALITY CONTROL (WQC)<br>420 - WATER<br>10/01/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>420.11000 (Cash)<br>Cash Account | Accounts Payable | GREATER SAN JOAQ ASA METR<br>Amount<br>$1,197.90<br>$84.17 | $4,020.00 | | |
| 104076 | 110 - General Fund<br>10/01/2015<br>Paying Fund | Open | | 110.11000 (Cash)<br>Cash Account | Accounts Payable | GROENIGER & COMPANY<br>Amount<br>$4,020.00 | $254.30 | | |
| 104077 | 410 - WATER QUALITY CONTROL (WQC)<br>10/01/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>Cash Account | Accounts Payable | HILMAR LUMBER INC<br>Amount<br>$254.30 | $176.86 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount<br>$176.86 | | | |

# Payment Register

From Payment Date: 9/25/2015 - To Payment Date: 10/1/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104078 | 10/01/2015 | Open | | | Accounts Payable | HILMAR READY MIX | $1,213.48 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount $696.88 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $516.60 | | | |
| 104079 | 10/01/2015 | Open | | | Accounts Payable | HORIZON | $1,716.62 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | Amount $1,716.62 | | | |
| 104080 | 10/01/2015 | Open | | | Accounts Payable | HUB INT'L OF CA INS SVC | $207.58 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $207.58 | | | |
| 104081 | 10/01/2015 | Open | | | Accounts Payable | INDEPENDENT ELECTRIC INC | $8.53 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount $8.53 | | | |
| 104082 | 10/01/2015 | Open | | | Accounts Payable | ITRON INC | $2,243.17 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | Amount $2,243.17 | | | |
| 104083 | 10/01/2015 | Open | | | Accounts Payable | J A MOMANEY SERVICES INC | $475.70 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | Amount $475.70 | | | |
| 104084 | 10/01/2015 | Open | | | Accounts Payable | KLEINFELDER INC | $9,407.50 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 215 - Streets - Grant Funded Projects | | | 215.11000 (Cash) | | Amount $1,915.00 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $7,492.50 | | | |
| 104085 | 10/01/2015 | Open | | | Accounts Payable | KOFFLER ELECTRICAL | $31,641.75 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount $31,641.75 | | | |
| 104086 | 10/01/2015 | Open | | | Accounts Payable | KYOCERA DOCUMENT SOLUTIONS AMERICA INC | $843.58 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $804.85 | | | |
| | 405 - Building | | | 405.11000 (Cash) | | $19.36 | | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | $19.37 | | | |
| 104087 | 10/01/2015 | Open | | | Accounts Payable | MISSION LINEN SUPPLY INC | $2,870.40 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $614.15 | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | $97.70 | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | $128.40 | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | $187.32 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $1,285.70 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $154.53 | | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | $402.60 | | | |
| 104088 | 10/01/2015 | Open | | | Accounts Payable | MODESTO MACHINE WORKS INC | $338.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | Amount $338.00 | | | |
| 104089 | 10/01/2015 | Open | | | Accounts Payable | NESTLE WATERS NORTH AMERICA | $131.50 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount $131.50 | | | |

City of Turlock

# Payment Register

From Payment Date: 9/25/2015 - To Payment Date: 10/1/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104090 | 10/01/2015 | Open | | | Accounts Payable | NEW FLYER INDUSTRIES CANADA ULC | $135.47 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | Amount $135.47 | | |
| 104091 | 10/01/2015 | Open | | | Accounts Payable | NEXT LEVEL PARTS INC | $387.33 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | | Amount $1.35 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $274.09 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $10.65 | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $101.24 | | |
| 104092 | 10/01/2015 | Open | | | Accounts Payable | PACE SUPPLY CORPORATION | $2,005.11 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | Amount $2,005.11 | | |
| 104093 | 10/01/2015 | Open | | | Accounts Payable | PAUL'S PAINT COMPANY | $262.12 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | Amount $262.12 | | |
| 104094 | 10/01/2015 | Open | | | Accounts Payable | PLATT ELECTRIC SUPPLY | $3,009.86 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | Amount $140.45 | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | | $40.82 | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | | $2,813.20 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $15.39 | | |
| 104095 | 10/01/2015 | Open | | | Accounts Payable | PROCESSORS EQUIPMENT AND HARDWARE CO. INC. | $5,172.27 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | Amount $5,172.27 | | |
| 104096 | 10/01/2015 | Open | | | Accounts Payable | QUICKSCORES LLC | $528.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | Amount $528.00 | | |
| 104097 | 10/01/2015 | Open | | | Accounts Payable | RANDIK PAPER CO | $601.41 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | Amount $601.41 | | |
| 104098 | 10/01/2015 | Open | | | Accounts Payable | REXEL INC | $1,198.49 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | Amount $1,198.49 | | |
| 104099 | 10/01/2015 | Open | | | Accounts Payable | ROMEO MEDICAL CLINIC | $1,265.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | Amount $602.00 | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | | $47.00 | | |
| | 405 - Building | | | 405.11000 (Cash) | | | $115.00 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $454.00 | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | | $47.00 | | |
| 104100 | 10/01/2015 | Open | | | Accounts Payable | SAN JOAQUIN VALLEY | $1,004.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | Amount $1,004.00 | | |
| 104101 | 10/01/2015 | Open | | | Accounts Payable | SEEGERS PRINTING INC | $811.49 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | Amount $811.49 | | |
| 104102 | 10/01/2015 | Open | | | Accounts Payable | SHAPE INC | $13,157.21 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | | | | | | | Amount | | |

City of Turlock

# Payment Register

From Payment Date: 9/25/2015 - To Payment Date: 10/1/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|---|
| 104103 | 10/01/2015 | Open | | | Accounts Payable | SHELL FLEET PLUS | | $13,157.21 | | |
| | Paying Fund | | | | | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | | | | |
| 104104 | 10/01/2015 | Open | | | Accounts Payable | SOUTHWEST SCHOOL & | | $395.34 | | |
| | Paying Fund | | | | | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | | | | |
| 104105 | 10/01/2015 | Open | | | Accounts Payable | STANISLAUS COUNCIL OF GOV | | $1,775.14 | | |
| | Paying Fund | | | | | | | | | |
| | 270 - Recreation Grants | | | 270.11000 (Cash) | | | | | | |
| 104106 | 10/01/2015 | Open | | | Accounts Payable | STANISLAUS COUNTY | | $2,666.00 | | |
| | Paying Fund | | | | | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | | | | |
| 104107 | 10/01/2015 | Open | | | Accounts Payable | SUPPORT PAYMENT CLEARING | | $4,662.02 | | |
| | Paying Fund | | | | | | | | | |
| | 104 - Payroll Clearing Fund | | | 104.11000 (Cash) | | | | | | |
| 104108 | 10/01/2015 | Open | | | Accounts Payable | T I D | | $439.13 | | |
| | Paying Fund | | | | | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $1,552.64 | $64,403.21 | | |
| | 205 - Sports Facilities | | | 205.11000 (Cash) | | | $5,397.37 | | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | | $2,494.24 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $1,591.37 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $51,668.40 | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $280.02 | | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | | $1,419.17 | | | |
| 104109 | 10/01/2015 | Open | | | Accounts Payable | TURLOCK SCAVENGER/SWEEPING | | $19,931.50 | | |
| | Paying Fund | | | | | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | | | | |
| 104110 | 10/01/2015 | Open | | | Accounts Payable | UNIVAR USA INC | | $11,722.47 | | |
| | Paying Fund | | | | | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | | | | |
| 104111 | 10/01/2015 | Open | | | Accounts Payable | UTILITY TELEPHONE, INC. | | $794.02 | | |
| | Paying Fund | | | | | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | | | | |
| 104112 | 10/01/2015 | Open | | | Accounts Payable | VINE & SONS INC, ER | | $788.47 | | |
| | Paying Fund | | | | | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $500.99 | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | | $24.28 | | | |
| | 246 - Landscape Assessment | | | 246.11000 (Cash) | | | $70.90 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $79.50 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $37.60 | | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | | $37.60 | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $37.60 | | | |
| 104113 | 10/01/2015 | Open | | | Accounts Payable | WEST STEEL & PLASTIC | | $1,050.32 | | |
| | Paying Fund | | | | | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $630.58 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $419.74 | | | |
| 104114 | 10/01/2015 | Open | | | Accounts Payable | WM LAMPTRACKER INC | | $1,375.40 | | |
| | Paying Fund | | | | | | | | | |
| | 204 - AB 939 Integrated Waste Mgmt | | | 204.11000 (Cash) | | | $1,375.40 | | | |

City of Turlock

# Payment Register

From Payment Date: 9/25/2015 - To Payment Date: 10/1/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104115 | 10/01/2015 | Open | | | Accounts Payable | ZALREICH CHEMICAL CO INC | $34,104.24 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount $34,104.24 | | | |
| 104116 | 10/01/2015 | Open | | | Accounts Payable | ZEE MEDICAL SERVICE CO | $149.76 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $77.33 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $72.43 | | | |
| 104117 | 10/01/2015 | Open | | | Accounts Payable | Eddy, Sarah | $119.60 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $119.60 | | | |
| 104118 | 10/01/2015 | Open | | | Accounts Payable | HALL, DAVID | $250.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $250.00 | | | |
| 104119 | 10/01/2015 | Open | | | Accounts Payable | LOPEZ, CARLOS | $100.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $100.00 | | | |
| 104120 | 10/01/2015 | Open | | | Accounts Payable | Padilla, Vianet | $75.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $75.00 | | | |
| 104121 | 10/01/2015 | Open | | | Accounts Payable | SHACKLEFORD, KIMBERLY | $1,000.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $1,000.00 | | | |
| 104122 | 10/01/2015 | Open | | | Accounts Payable | Stanislaus County Planning Directors Association, c/o City of Ceres | $150.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $150.00 | | | |
| 104123 | 10/01/2015 | Open | | | Accounts Payable | VAN RULER, WILLIS | $125.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $125.00 | | | |
| 104124 | 10/01/2015 | Open | | | Accounts Payable | VILLALOBOS, ESMERALDA | $267.53 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $267.53 | | | |
| Type Check Totals: | | | | | 83 Transactions | | $674,718.10 | | |
| AP - Accounts Payable Totals | | | | | | | | | |

| Checks | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 83 | $674,718.10 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 83 | $674,718.10 | $0.00 |

| All | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 83 | $674,718.10 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |

City of Turlock

# Payment Register

From Payment Date: 9/25/2015 - To Payment Date: 10/1/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| Grand Totals: | | | | | Total | 83 | $674,718.10 | $0.00 | |

| Checks | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 83 | $674,718.10 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 83 | $674,718.10 | $0.00 |

| All | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 83 | $674,718.10 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 83 | $674,718.10 | $0.00 |

City of Turlock

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| AP - Accounts Payable | | | | | | | | | |
| Check | | | | | | | | | |
| 104125 | 10/02/2015 | Open | | | Accounts Payable | CSJVRMA | $174,614.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $2,533.00 | | | |
| | 512 - Casualty Insurance | | | 512.11000 (Cash) | | $172,081.00 | | | |
| 104126 | 10/05/2015 | Open | | | Utility Management Refund | BRAITLING, REBECCA | $159.89 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $159.89 | | | |
| 104127 | 10/05/2015 | Open | | | Utility Management Refund | CRIST, WILLIAM | $218.02 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $218.02 | | | |
| 104128 | 10/05/2015 | Open | | | Utility Management Refund | DEMELO, LARRY | $188.66 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $188.66 | | | |
| 104129 | 10/05/2015 | Open | | | Utility Management Refund | FORD, RICHARD | $107.49 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $107.49 | | | |
| 104130 | 10/05/2015 | Open | | | Utility Management Refund | GARCIA, JOSE | $122.91 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $122.91 | | | |
| 104131 | 10/05/2015 | Open | | | Utility Management Refund | HANFORD, LUCAS, J | $12.97 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $12.97 | | | |
| 104132 | 10/05/2015 | Open | | | Utility Management Refund | HUDSON, STEPHANIE | $183.50 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $183.50 | | | |
| 104133 | 10/05/2015 | Open | | | Utility Management Refund | MAHN, WILLIAM | $23.65 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $23.65 | | | |
| 104134 | 10/05/2015 | Open | | | Utility Management Refund | NASCIMENTO, TERI, L | $57.35 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $57.35 | | | |
| 104135 | 10/05/2015 | Open | | | Utility Management Refund | SEQUIOA PROPERTY MANAGEMENT | $10.06 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $10.06 | | | |
| 104136 | 10/05/2015 | Open | | | Utility Management Refund | TRAYLOR, DANIEL T | $54.42 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $54.42 | | | |



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City of Turlock

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|---|
| 104137 | 10/05/2015 | Open | | | Utility Management Refund | WILLIS, JOANNE | | $99.61 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $99.61 | | | |
| 104138 | 10/05/2015 | Open | | | Utility Management Refund | ZHAO, STACEY | | $226.72 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $226.72 | | | |
| 104139 | 10/08/2015 | Open | | | Accounts Payable | AMERICAN MESSAGING | | $28.96 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $28.96 | | | |
| 104140 | 10/08/2015 | Open | | | Accounts Payable | AMERICAN MESSAGING | | $26.77 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $26.77 | | | |
| 104141 | 10/08/2015 | Open | | | Accounts Payable | APPLIED PEST MANAGEMENT INC | | $100.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $100.00 | | | |
| 104142 | 10/08/2015 | Open | | | Accounts Payable | AT&T / CALNET 2 | | $758.12 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $290.38 | | | |
| | 255 - CDBG | | | 255.11000 (Cash) | | | $52.08 | | | |
| | 405 - Building | | | 405.11000 (Cash) | | | $69.44 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $165.68 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $165.68 | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | | $14.86 | | | |
| 104143 | 10/08/2015 | Open | | | Accounts Payable | AT&T MOBILITY | | $759.24 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $467.92 | | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | | $249.82 | | | |
| | 502 - Engineering | | | 502.11000 (Cash) | | | $41.50 | | | |
| 104144 | 10/08/2015 | Open | | | Accounts Payable | AT&T/SBC | | $69.69 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $69.69 | | | |
| 104145 | 10/08/2015 | Open | | | Accounts Payable | BALSWICK'S TIRE SHOP INC | | $95.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $95.00 | | | |
| 104146 | 10/08/2015 | Open | | | Accounts Payable | BUREAU VERITAS NO AMERICA | | $20,517.94 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 405 - Building | | | 405.11000 (Cash) | | | $20,517.94 | | | |
| 104147 | 10/08/2015 | Open | | | Accounts Payable | BURTON'S FIRE APPARATUS | | $6,425.93 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $6,425.93 | | | |
| 104148 | 10/08/2015 | Open | | | Accounts Payable | CENTRAL SANITARY SUPPLY | | $809.81 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $809.81 | | | |
| 104149 | 10/08/2015 | Open | | | Accounts Payable | CHAMPION INDUSTRIAL | | $565.60 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $565.60 | | | |
| 104150 | 10/08/2015 | Open | | | Accounts Payable | CITY OF TURLOCK - CASH | | $143.47 | | |
| | Paying Fund | | | Cash Account | | | Amount | | | |

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| | 110 - General Fund | | | 110.11000 (Cash) | | | $72.39 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $10.50 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $55.58 | | |
| | 501 - Information Technology | | | 501.11000 (Cash) | | | $5.00 | | |
| 104151 | 10/08/2015 | Open | | | Accounts Payable | CLARK PEST CONTROL INC | $44,118.88 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $22,059.44 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $22,059.44 | | | |
| 104152 | 10/08/2015 | Open | | | Accounts Payable | COMBINED BENEFITS ADMINISTRATORS | $135,984.11 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 511 - Health Care | | | 511.11000 (Cash) | | $135,984.11 | | | |
| 104153 | 10/08/2015 | Open | | | Accounts Payable | COSTCO | $1,649.77 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $1,457.67 | | | |
| | 270 - Recreation Grants | | | 270.11000 (Cash) | | $177.04 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $15.06 | | | |
| 104154 | 10/08/2015 | Open | | | Accounts Payable | COUNTRY FORD TRUCKS INC | $185.04 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $19.08 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $160.84 | | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | $2.54 | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | $2.58 | | | |
| 104155 | 10/08/2015 | Open | | | Accounts Payable | CUMMINS PACIFIC LLC | $530.64 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | $530.64 | | | |
| 104156 | 10/08/2015 | Open | | | Accounts Payable | CURTIS & SONS INC, L N | $505.55 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $505.55 | | | |
| 104157 | 10/08/2015 | Open | | | Accounts Payable | CVCWA | $16,000.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $16,000.00 | | | |
| 104158 | 10/08/2015 | Open | | | Accounts Payable | DEL PUERTO WATER DISTRICT | $7,196.64 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $7,196.64 | | | |
| 104159 | 10/08/2015 | Open | | | Accounts Payable | DELTA WIRELESS & NETWORK | $91.22 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $91.22 | | | |
| 104160 | 10/08/2015 | Open | | | Accounts Payable | DOWNEY BRAND ATTORNEYS | $6,370.05 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $6,370.05 | | | |
| 104161 | 10/08/2015 | Open | | | Accounts Payable | DOWNTOWN FORD SALES INC | $44,502.85 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 506 - Vehicle/Equipment Replacement | | | 506.11000 (Cash) | | $44,502.85 | | | |
| 104162 | 10/08/2015 | Open | | | Accounts Payable | ENGINEERED FIRE SYST INC | $2,950.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | $2,950.00 | | | |
| 104163 | 10/08/2015 | Open | | | Accounts Payable | ENVIRONMENTAL WATER SOLUTIONS, INC. | $4,355.43 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |

City of Turlock

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104164 | 410 - WATER QUALITY CONTROL (WQC)<br>10/08/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>Cash Account | Accounts Payable | EQUIFAX<br>Amount<br>$4,355.43 | $4,355.43 | | |
| 104165 | 255 - CDBG<br>10/08/2015<br>Paying Fund | Open | | 255.11000 (Cash)<br>Cash Account | Accounts Payable | FASTENAL COMPANY INC<br>Amount<br>$20.00 | $20.00 | | |
| 104166 | 410 - WATER QUALITY CONTROL (WQC)<br>10/08/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>Cash Account | Accounts Payable | FIRE SERV SPEC & SUPPLY<br>Amount<br>$245.54 | $245.54 | | |
| 104167 | 110 - General Fund<br>10/08/2015<br>Paying Fund | Open | | 110.11000 (Cash)<br>Cash Account | Accounts Payable | GCR TIRES & SERVICE<br>Amount<br>$1,592.85 | $1,592.85 | | |
| 104168 | 217 - Streets - Gas Tax<br>246 - Landscape Assessment<br>10/08/2015<br>Paying Fund | Open | | 217.11000 (Cash)<br>246.11000 (Cash)<br>Cash Account | Accounts Payable | GRAINGER INC, W W<br>Amount<br>$240.51<br>$539.36 | $779.87 | | |
| 104169 | 410 - WATER QUALITY CONTROL (WQC)<br>10/08/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>Cash Account | Accounts Payable | HD SUPPLY WATERWORKS LTD<br>Amount<br>$15.91 | $15.91 | | |
| 104170 | 410 - WATER QUALITY CONTROL (WQC)<br>10/08/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>Cash Account | Accounts Payable | HILMAR LUMBER INC<br>Amount<br>$861.00 | $861.00 | | |
| 104171 | 410 - WATER QUALITY CONTROL (WQC)<br>10/08/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>Cash Account | Accounts Payable | HILMAR READY MIX<br>Amount<br>$1,301.52 | $1,301.52 | | |
| 104172 | 410 - WATER QUALITY CONTROL (WQC)<br>10/08/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>Cash Account | Accounts Payable | INDEPENDENT ELECTRIC INC<br>Amount<br>$123.77 | $123.77 | | |
| 104173 | 410 - WATER QUALITY CONTROL (WQC)<br>10/08/2015<br>Paying Fund | Open | | 410.11000 (Cash)<br>Cash Account | Accounts Payable | LEHIGH HANSON INC<br>Amount<br>$190.49 | $190.49 | | |
| 104174 | 217 - Streets - Gas Tax<br>10/08/2015<br>Paying Fund | Open | | 217.11000 (Cash)<br>Cash Account | Accounts Payable | LEXISNEXIS RISK SOLUTIONS FL INC<br>Amount<br>$275.26 | $275.26 | | |
| 104175 | 110 - General Fund<br>10/08/2015<br>Paying Fund | Open | | 110.11000 (Cash)<br>Cash Account | Accounts Payable | LIEBERT CASSIDY & WHITMORE<br>Amount<br>$50.00 | $50.00 | | |
| 104176 | 110 - General Fund<br>10/08/2015<br>Paying Fund | Open | | 110.11000 (Cash)<br>Cash Account | Accounts Payable | MAGIC SANDS MOBILE HOME PARK<br>Amount<br>$525.00 | $525.00 | | |
| 104177 | 625 - Successor Agency - LMI<br>10/08/2015<br>Paying Fund | Open | | 625.11000 (Cash)<br>Cash Account | Accounts Payable | MC COY TRUCK TIRE SERVICE CENTER INC<br>Amount<br>$311.97 | $311.97 | | |
| 104178 | 426 - Transit - Fixed Route<br>10/08/2015<br>Paying Fund | Open | | 426.11000 (Cash)<br>Cash Account | Accounts Payable | MCI ENGINEERING<br>Amount<br>$3,061.18 | $3,061.18 | | |
| | 215 - Streets - Grant Funded Projects | | | 215.11000 (Cash) | | Amount<br>$68,601.58 | $68,601.58 | | |

City of Turlock

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104179 | 10/08/2015 | Open | | | Accounts Payable | MCI ENGINEERING INC | $3,610.61 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 215 - Streets - Grant Funded Projects | | | 215.11000 (Cash) | | Amount $3,610.61 | | | |
| 104180 | 10/08/2015 | Open | | | Accounts Payable | MELLO TRANSMISSION CO INC | $788.81 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $788.81 | | | |
| 104181 | 10/08/2015 | Open | | | Accounts Payable | MME | $3,193.27 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount $3,193.27 | | | |
| 104182 | 10/08/2015 | Open | | | Accounts Payable | MULBERRY MOBILE PARK | $216.68 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 625 - Successor Agency - LMI | | | 625.11000 (Cash) | | Amount $216.68 | | | |
| 104183 | 10/08/2015 | Open | | | Accounts Payable | MUNICIPAL EMERGENCY SERVICES, INC. | $4,213.58 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $4,213.58 | | | |
| 104184 | 10/08/2015 | Open | | | Accounts Payable | MURRY DBA JAECO FIRE AND SAFETY, CHARLES | $4,771.15 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 116 - Special Public Safety | | | 116.11000 (Cash) | | Amount $4,771.15 | | | |
| 104185 | 10/08/2015 | Open | | | Accounts Payable | NATIONAL METER & AUTOMATION INC | $12,749.67 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | Amount $12,749.67 | | | |
| 104186 | 10/08/2015 | Open | | | Accounts Payable | NEXT LEVEL PARTS INC | $606.12 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $88.84 | | | |
| | 217 - Streets - Gas Tax | | | 217.11000 (Cash) | | $4.74 | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | $67.78 | | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | $444.76 | | | |
| 104187 | 10/08/2015 | Open | | | Accounts Payable | P G & E | $35.60 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $35.60 | | | |
| 104188 | 10/08/2015 | Open | | | Accounts Payable | PACIFIC STORAGE COMPANY | $200.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $200.00 | | | |
| 104189 | 10/08/2015 | Open | | | Accounts Payable | PAUL'S PAINT COMPANY | $150.80 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount $150.80 | | | |
| 104190 | 10/08/2015 | Open | | | Accounts Payable | PLATT ELECTRIC SUPPLY | $1,325.20 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 301 - Capital Improvements | | | 301.11000 (Cash) | | Amount $1,325.20 | | | |
| 104191 | 10/08/2015 | Open | | | Accounts Payable | PORT OF STOCKTON | $100.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | Amount $100.00 | | | |
| 104192 | 10/08/2015 | Open | | | Accounts Payable | PRESORT CTR STOCKTON INC | $9,656.21 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $3,214.04 | | | |
| | 204 - AB 939 Integrated Waste Mgmt | | | 204.11000 (Cash) | | $14.07 | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | $3,214.05 | | | |

City of Turlock

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| | 420 - WATER | | | 420.11000 (Cash) | | | $3,214.05 | | |
| 104193 | 10/08/2015 | Open | | | Accounts Payable | PRICE FORD OF TURLOCK INC | $565.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 425 - Transit - Dial-A-Ride | | | 425.11000 (Cash) | | | $565.00 | | |
| 104194 | 10/08/2015 | Open | | | Accounts Payable | PROTECH SECURITY/ELEC INC | $1,038.60 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $1,038.60 | | |
| 104195 | 10/08/2015 | Open | | | Accounts Payable | ROOT TAMERS | $7,816.48 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $7,816.48 | | |
| 104196 | 10/08/2015 | Open | | | Accounts Payable | SAFE-T-LITE CO INC | $1,301.65 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $1,301.65 | | |
| 104197 | 10/08/2015 | Open | | | Accounts Payable | SEEGERS PRINTING INC | $825.48 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $825.48 | | |
| 104198 | 10/08/2015 | Open | | | Accounts Payable | SHARPENING SHOP | $37.67 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $37.67 | | |
| 104199 | 10/08/2015 | Open | | | Accounts Payable | SIEMENS INDUSTRY INC | $48,642.81 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | | $48,642.81 | | |
| 104200 | 10/08/2015 | Open | | | Accounts Payable | SWRCB ACCOUNTING OFFICE | $306.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $306.00 | | |
| 104201 | 10/08/2015 | Open | | | Accounts Payable | T I D | $40,062.89 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $19,904.85 | | |
| | 216 - Streets - Local Transportation | | | 216.11000 (Cash) | | | $914.47 | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $1,707.66 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $14,703.49 | | |
| | 426 - Transit - Fixed Route | | | 426.11000 (Cash) | | | $292.47 | | |
| | 505 - Fleet | | | 505.11000 (Cash) | | | $2,539.95 | | |
| 104202 | 10/08/2015 | Open | | | Accounts Payable | TG HYDRAULICS | $88.44 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $88.44 | | |
| 104203 | 10/08/2015 | Open | | | Accounts Payable | TURF STAR | $214.31 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $214.31 | | |
| 104204 | 10/08/2015 | Open | | | Accounts Payable | TURLOCK JOURNAL | $800.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $800.00 | | |
| 104205 | 10/08/2015 | Open | | | Accounts Payable | TURLOCK SCAVENGER CO INC | $400,000.00 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $400,000.00 | | |
| 104206 | 10/08/2015 | Open | | | Accounts Payable | VAN DE POL ENTERPRISE INC | $2,076.52 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $2,076.52 | | |
| 104207 | 10/08/2015 | Open | | | Accounts Payable | VERIZON WIRELESS | $1,032.52 | | |
| | Paying Fund | | | Cash Account | | Amount | | | |

City of Turlock

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| | 110 - General Fund | | | 110.11000 (Cash) | | | $1,032.52 | | |
| 104208 | 10/08/2015 | Open | | | Accounts Payable | WEST STEEL & PLASTIC | $126.73 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $126.73 | | |
| 104209 | 10/08/2015 | Open | | | Accounts Payable | WESTERN VIEW MOBILE RANCH | $2,896.11 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 625 - Successor Agency - LMI | | | 625.11000 (Cash) | | | $2,896.11 | | |
| 104210 | 10/08/2015 | Open | | | Accounts Payable | WESTFORK ESTATES | $511.02 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 625 - Successor Agency - LMI | | | 625.11000 (Cash) | | | $511.02 | | |
| 104211 | 10/08/2015 | Open | | | Accounts Payable | WGR SOUTHWEST, INC | $110.50 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 410 - WATER QUALITY CONTROL (WQC) | | | 410.11000 (Cash) | | | $110.50 | | |
| 104212 | 10/08/2015 | Open | | | Accounts Payable | WILLEY PRINTING CO | $1,168.81 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $584.41 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $584.40 | | |
| 104213 | 10/08/2015 | Open | | | Accounts Payable | ANDERSON-LIFTIN INC | $600.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $1,100.00 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | ($500.00) | | |
| 104214 | 10/08/2015 | Open | | | Accounts Payable | Bell, Pamela | $10.96 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 257 - State HOME Funds | | | 257.11000 (Cash) | | | $10.96 | | |
| 104215 | 10/08/2015 | Open | | | Accounts Payable | BROADWAY & MAIN PROPERTIES LLC | $5,506.86 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $6,413.26 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | ($906.40) | | |
| 104216 | 10/08/2015 | Open | | | Accounts Payable | Cervenka, Neil | $192.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $192.00 | | |
| 104217 | 10/08/2015 | Open | | | Accounts Payable | Fresno City College | $97.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $97.00 | | |
| 104218 | 10/08/2015 | Open | | | Accounts Payable | GOMEZ, CHRISTIAN | $771.22 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $800.00 | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | ($28.78) | | |
| 104219 | 10/08/2015 | Open | | | Accounts Payable | Huskey, Sherry | $226.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $226.00 | | |
| 104220 | 10/08/2015 | Open | | | Accounts Payable | JACKSON, ROBERT | $256.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | | $256.00 | | |
| 104221 | 10/08/2015 | Open | | | Accounts Payable | L & M INVESTMENTS | $674.00 | | |
| | Paying Fund | | | Cash Account | | | Amount | | |
| | 420 - WATER | | | 420.11000 (Cash) | | | $674.00 | | |

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| 104222 | 10/08/2015 | Open | | | Accounts Payable | LEVOC Volunteer & Cordinator Conference | $350.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $350.00 | | | |
| 104223 | 10/08/2015 | Open | | | Accounts Payable | Medrano, Sara | $340.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $340.00 | | | |
| 104224 | 10/08/2015 | Open | | | Accounts Payable | Pacheco, Miguel | $340.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $340.00 | | | |
| 104225 | 10/08/2015 | Open | | | Accounts Payable | Perez, Maria | $300.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $300.00 | | | |
| 104226 | 10/08/2015 | Open | | | Accounts Payable | ROWE, LISA | $500.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $500.00 | | | |
| 104227 | 10/08/2015 | Open | | | Accounts Payable | Sandhu, Gurnam | $95.78 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $95.78 | | | |
| 104228 | 10/08/2015 | Open | | | Accounts Payable | SOISETH, GARY | $94.00 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $94.00 | | | |
| 104229 | 10/08/2015 | Open | | | Accounts Payable | TONARELLI, STACEY | $119.48 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $119.48 | | | |
| 104230 | 10/08/2015 | Open | | | Accounts Payable | UNITED SIGN SYSTEMS | $388.80 | | |
| | Paying Fund | | | Cash Account | | | | | |
| | 110 - General Fund | | | 110.11000 (Cash) | | Amount $105.80 | | | |
| | 240 - Small Equipment Replacement | | | 240.11000 (Cash) | | $50.00 | | | |
| | 405 - Building | | | 405.11000 (Cash) | | $233.00 | | | |
| Type Check Totals: | | | | | 106 Transactions | | $1,110,877.24 | | |
| AP - Accounts Payable Totals | | | | | | | | | |

| Checks | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 106 | $1,110,877.24 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 106 | $1,110,877.24 | $0.00 |

| All | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 106 | $1,110,877.24 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |

City of Turlock

# Payment Register

From Payment Date: 10/2/2015 - To Payment Date: 10/8/2015

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | Payee Name | Transaction Amount | Reconciled Amount | Difference |
|---|---|---|---|---|---|---|---|---|---|
| Grand Totals: | | | | | Total | 106 | $1,110,877.24 | $0.00 | |

| Checks | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 106 | $1,110,877.24 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 106 | $1,110,877.24 | $0.00 |

| All | Status | Count | Transaction Amount | Reconciled Amount |
|---|---|---|---|---|
| | Open | 106 | $1,110,877.24 | $0.00 |
| | Reconciled | 0 | $0.00 | $0.00 |
| | Voided | 0 | $0.00 | $0.00 |
| | Stopped | 0 | $0.00 | $0.00 |
| | Total | 106 | $1,110,877.24 | $0.00 |

DRAFT 5B1

**October 13, 2015**
***5:00 p.m.***
***City of Turlock Yosemite Room***
***156 S. Broadway, Turlock, California***

**MINUTES**
***Special Meeting***
***Turlock City Council***

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**1. A. CALL TO ORDER** –Mayor Soiseth called the meeting to order at 5:03 p.m.
PRESENT: Councilmembers Amy Bublak, Bill DeHart, Matthew Jacob, Steven Nascimento, and Mayor Soiseth.
ABSENT: None

**B. SALUTE THE FLAG**

**2. PUBLIC PARTICIPATION:** None

**3. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None

**4 CLOSED SESSION**

City Attorney Phaedra Norton introduced the Closed Session Items.

A. Public Employee Performance Evaluation, Cal. Gov't Code §54957(b) (1)
*"Subject to paragraph (2), this chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions during a regular or special meeting to consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee or to hear complaints or charges brought against the employee by another person or employee unless the employee requests a public session."*
Title: City Manager

**Action:** No reportable action

B. Conference with Legal Counsel – Anticipated Litigation, Cal. Gov't Code §54956.9(d)(2)
*"For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency."*
Potential Cases: (6 cases)

**Action:** No reportable action.

**5. ADJOURNMENT:**

Mayor Soiseth adjourned the meeting at 6:00 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Stacey Tonarelli
Deputy City Clerk

DRAFT

5B2

**OCTOBER 13, 2015**
***6:00 p.m.***
***City of Turlock Yosemite Room***
***156 S. Broadway, Turlock, California***

DRAFT

**MINUTES**
***Regular Meeting***
***Turlock City Council***

---

**1. A. CALL TO ORDER** –Mayor Soiseth called the meeting to order at 6:04 p.m.
PRESENT: Councilmembers Amy Bublak, Bill DeHart, Matthew Jacob, Steven Nascimento, and Mayor Soiseth.
ABSENT: None

**B. SALUTE TO THE FLAG**

**2. PROCLAMATIONS, PRESENTATIONS, RECOGNITIONS, ANNOUNCEMENTS & APPOINTMENTS:**

A. Mayor Soiseth recognized Turlock Fire Battalion Chief Bill Becker; Turlock Fire Captains Dave Bickle and Kain Packwood; Fire Fighters Dale Melden, Nate Benner and Steven Kramer; Turlock Police Sergeant Scott Ellis and Police Officers Joe Dusel and Michael Stapler for their efforts in fighting fires and providing mutual aid throughout the State of California.

B. Director of Parks, Recreation & Public Facilities Allison Van Guilder introduced Gina Loretelli of the Turlock Downtown Property Owners Association and City of Turlock Recreation Supervisor Mark Crivelli who provided information about the Jr. Iron Chef Competition held on September 19, 2015 and introduced competition winners Zach Blood, Magalia Uriarte, and Aidan Cooke.

*Mayor Soiseth handled Section 11, Closed Session, out of order.*

**11. CLOSED SESSION:**

A. <u>*Conference with Legal Counsel – Anticipated Litigation*</u>, Cal. Gov't Code §54956.9(d)(2)
*"For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist... A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency."*
Potential Cases: (6 cases)

**Action:** None – Item heard and concluded at the 5:00 p.m. Special City Council Meeting.

B. <u>*Conference with Legal Counsel – Existing Litigation*</u>, Cal. Gov't Code §54956.9(d)(1)
*"For purposes of this section, litigation shall be considered pending when any of the following circumstances exist… Litigation, to which the local agency is a party, has been initiated formally."*
Name of Case: County of Stanislaus v. City of Modesto, City of Turlock; Modesto Garbage Co., Inc.; and Does 1 through 100, inclusive

**Action:** None – Item removed from the agenda.

DRAFT

C. *Public Employee Performance Evaluation*, Cal. Gov't Code §54957(b) (1)
*"Subject to paragraph (2), this chapter shall not be construed to prevent the legislative body of a local agency from holding closed sessions during a regular or special meeting to consider the appointment, employment, evaluation of performance, discipline, or dismissal of a public employee or to hear complaints or charges brought against the employee by another person or employee unless the employee requests a public session."*
Title: City Manager

**Action:** None – Item heard and concluded at the 5:00 p.m. Special City Council Meeting.

D. *Conference with Labor Negotiators*, Cal. Gov't Code §54957.6
*"Notwithstanding any other provision of law, a legislative body of a local agency may hold closed sessions with the local agency's designated representatives regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of its represented and unrepresented employees, and, for represented employees, any other matter within the statutorily provided scope of representation."*
Agency Negotiator: Mayor Gary Soiseth
Unrepresented Employees: City Manager

**Action:** No reportable action.

**3. A. SPECIAL BRIEFINGS:**

1. **CALIFORNIA STATE UNIVERSITY STANISLAUS**
Student Government Relations Coordinator Maggie White introduced herself to the Council and thanked the Council for collaborating with the Associate Student Government. She reported that the Student Board of Directors will be attending a future Council meeting to report on future activities and upcoming events at the University.

**B. STAFF UPDATES**

1. Development Services Director Mike Pitcock provided an update on the Policy Goals and Implementation Plan including the completed goals of implementation of the Traffic Calming program, relocation of the Brandon Koch Memorial Skate Park to Donnelly Park, and updated Housing Element of the General Plan. Mr. Pitcock noted items in progress are public meetings being held for the preferred routes and preferred option for the environmental review of the South County Corridor Feasibility Study, and the Active Transportation, RFPs being prepared for the Downtown Parking Plan and the purchase of the new electronic plan review software. Mr. Pitcock reviewed action items and implementation measures that would be coming before Council at the next meeting including a report providing the scope of work, potential cost, and funding concepts for the GIS base map and a report on funding options for the update to the Downtown Plan.

2. Development Services Director Mike Pitcock provided an update on Capital Projects and Building Activity including permit tracking, inspections conducted, Council Chambers Improvement project, Pedestrian Crosswalk Striping projects, North Tegner at Taylor Rd. closure, the Brandon Koch Skate Park contract execution, A Street Alley Improvement, Slurry Seal Annual project, and the East Main Water Line project.

3. Parks, Recreation & Public Facilities Director Allison Van Guilder provided an update on the upcoming 41st annual Turkey Trot Fun Run to be held November 21 2015 with participants ranging from all ages.

4. Municipal Services Director Michael Cooke provided an update on the Sustainable Groundwater Management Act Workshop scheduled to be held at 6:00 p.m. on October 29, 2015 at the City of Ceres at 6 pm. Mr. Cooke reported the purpose of the workshop is to start to inform the public of sustainable groundwater issues.

**C. PUBLIC PARTICIPATION**

Turlock Library Branch Manager Diane Bartlett spoke regarding upcoming library events including the Teen Advisory Board meeting next Tuesday at 6:30 p.m. and thanked Police Officers Backeroff and White and Neighborhood Services Officer Fortado for their concerted efforts on making the Library a safe place to visit.

Milt Trieweiler spoke regarding an article on water reduction, industrial water usage and water conservation efforts.

**4. A. DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS:** None

**5. CONSENT CALENDAR:**

Mayor Soiseth noted a request to remove Item 5G from the Consent Calendar for separate consideration.

**Action:** Motion by Councilmember DeHart, seconded by Councilmember Nascimento, to adopt the amended consent calendar. Motion carried 5/0 by the following vote:

| Councilmember DeHart | Councilmember Nascimento | Councilmember Bublak | Councilmember Jacob | Mayor Soiseth |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

A. **Resolution No. 2015-206** Accepting Demands of 9/10/15 in the amount of $1,238,554.73; Demands of 9/17/15 in the amount of $611,939.96

B. *Motion*: Accepting Minutes of Special Joint Council/Parks, Arts & Recreation Commission Meeting of September 22, 2015; Minutes of Special Meeting of September 22, 2015; Minutes of Regular Meeting of September 22, 2015; Minutes of Special Meeting of September 24, 2015

C. 1. *Motion*: Approving Contract Change Order No. 2 (Final) in the amount of $2,240 (Fund 410) for City Project No.15-23, "Hedstrom Road Storm Drain Improvements," bringing the contract total to $81,783

2. *Motion*: Accepting improvements for City Project No. 15-23, "Hedstrom Road Storm Drain Improvements," and authorizing the City Engineer to file a Notice of Completion

3. **Resolution No. 2015-207** Appropriating $30,900 to account number 410-51-534.51300 "Construction Repairs/Improvements," to be funded via a transfer from Fund

410 "Water Quality Control (WQC)" reserves, for City Project No. 15-23, "Hedstrom Road Storm Drain Improvements," to complete the necessary funding required for this project

D. *Motion*: Reaffirming the declaration of emergency made by the City Manager and declaring that there is a need to continue with the replacement of the HVAC facilities at the utilities shop

E. **Resolution No. 2015-208** Extending the Adopted Fee Deferral Program for the CFF, NWTSP and WISP Impact Fees for an additional twenty-four (24) months

F. **Resolution No. 2015-209** Approving the purchase of reserved wastewater capacity for Hilmar Cheese Company, Inc., for the dry milk processing facility located at 3600 W. Canal Drive, pursuant to Turlock Municipal Code § 6-4-1111

G. *Removed for Separate Consideration*

H. 1. *Motion*: Accepting the staff report on proposed recycled water program rules and regulations

2. **Resolution No. 2015-210** Adopting the Recycled Water Program establishing the rules, regulations, standard specifications and drawings governing the use of recycled water produced and distributed by the City of Turlock

I. *Motion*: Approving Amendment No. 1 to the airport consulting services agreement between the City of Turlock and Stantec Consulting Services, Inc.

J. *Motion*: Authorizing the Mayor or City Manager or designee to execute the service maintenance agreement with Park Place Technologies to provide full preventive maintenance for City of Turlock server systems, in a total amount not to exceed $2,580.48 for a twelve (12) month period

K. **Resolution No. 2015-211** Appropriating $10,000 to account number 240-00-000-213.44030_054 "Minor Equipment-Public Safety Facility Repairs & Improvement" from Fund 240 "Small Equipment Replacement-Police Services" reserve balance for equipment and supplies necessary for the repair and maintenance of the Public Safety Facility

L. *Motion*: Approving the purchase of four (4) replacement unmarked/staff vehicles for the Turlock Police Department from the National Auto Fleet Group, through the National Joint Power Alliance (NJPA) National Automotive Contract No. 102811-NAF, pursuant to the Turlock Municipal Code, Title 2, Chapter 7, Section 08(b)(5), without compliance to the formal bid procedure, in an amount not to exceed $108,380

M. *Motion*: Approving the City of Turlock's participation in a countywide investigation protocol for Commercially Sexually Exploited Children and authorizing the Police Chief to sign the agreement

N. **Resolution No. 2015-212** Appropriating $14,765 to account number 116-30-305.44030_000 "Minor Equipment Miscellaneous" from Fund 116 "Special Public Safety – Fire" reserve balance for the purchase of three (3) thermal imaging cameras

O. **Resolution No. 2015-213** Affirming the City Manager's action of having signed and submitted an acceptance of an allocation of funds and the execution of a grant agreement, and appropriating funds for the Federal Fiscal Year 2015, Edward Byrne Memorial Justice Assistance Grant (JAG) funds from the United States Department of Justice, Office of Justice Programs, in the amount of $27,668

P. **Resolution No. 2015-214** Approving modifications to the job description for the position of Firefighter, effective October 13, 2015

Q. *Motion*: Approving minor modifications to the agreement between the City of Turlock and the Stanislaus Regional Water Authority ("SRWA") for interim legal services and authorizing the Mayor or City Manager to execute said agreement

**Item 5G.** Municipal Services Director Michael Cooke answered questions related to the First Amended and Restated Joint Powers Agreement (JPA) for the North Valley Regional Recycled Water Program (NVRRWP).

Mayor Soiseth asked for Public Comment.

General Manager Anthea Harris of the Del Puerto Water District spoke regarding the importance of the North Valley Regional Recycled Water Program, reported the celebration of the adoption of the Environmental Impact Report, the employment opportunities the project will create and conveyed her thanks on behalf of the Del Puerto Water District to Council and City staff.

Mayor Soiseth closed Public Comment.

**Action:** Motion by Councilmember Bublak, seconded by Councilmember Nascimento, approving the First Amended and Restated Joint Powers Agreement (JPA) for the North Valley Regional Recycled Water Program (NVRRWP). Motion carried 5/0 by the following vote:

| Councilmember DeHart | Councilmember Nascimento | Councilmember Bublak | Councilmember Jacob | Mayor Soiseth |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

**6. FINAL READINGS:** None

**7. PUBLIC HEARINGS**

A. Municipal Services Director Michael Cooke presented the staff report on the request to accept the results of the Proposition 218 process for the consideration of increasing the monthly solid waste fees/charges effective December 1, 2015 and amending the Turlock Municipal Code Title 6, Chapter 3, Article 1, Section 01 titled Garbage, Rubbish, and Garden Refuse to implement updated fees/charges for property related solid waste services. Mr. Cooke presented a brief history on rate increases, operational costs for Turlock Scavenger, a summary of proposed rates, and reviewed the process of public notices and ballot protest for Proposition 218, including education and outreach efforts.

Council discussion included previous negotiations with Stanislaus County waste management, prior City rate increases and the effects on seniors and those with fixed incomes.

Mayor Soiseth opened the public hearing.

Michael Theis spoke against a rate increase for reasons including lack of cost of living increases to senior citizens living on a fixed income.

Additional citizen participation included opposition to a rate increase for reasons including burdens on those with fixed incomes and Turlock Scavenger truck route efficiency.

Mayor Soiseth closed the public hearing.

Council discussion included the process of advertising senior rate discounts, the franchise agreement with Turlock Scavenger, and the possibility of consolidation of a three-can waste system collection to a two-can system.

Mayor Soiseth re-opened the Public Hearing.

Alan Marchant of Turlock Scavenger spoke regarding the pros and cons of a three can collection system, state requirements of recycling with a 2020 projection of zero waste for the state of California, and cross-contamination of recyclables contributing to additional waste.

Mayor Soiseth announced that anyone wishing to submit a Proposition 218 protest ballot would need to do so prior to the end of the Public Hearing.

Mayor Soiseth closed the public hearing.

Deputy City Clerk Stacey Tonarelli certified that 424 protest ballots were received.

**Action:** Motion by Councilmember Bublak, seconded by Councilmember Nascimento, Accepting the results of the Proposition 218 process for the consideration of increasing the monthly solid waste fees/charges effective December 1, 2015. Motion carried 5/0 by the following vote:

| Councilmember DeHart | Councilmember Nascimento | Councilmember Bublak | Councilmember Jacob | Mayor Soiseth |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

Motion by Councilmember Bublak, seconded by Councilmember DeHart, introducing an Ordinance Amending Turlock Municipal Code Title 6, Chapter 3, Article 1, Section 01 titled Garbage, Rubbish, and Garden Refuse to implement updated fees/charges for property related solid waste services and setting the final reading for October 27, 2015. Motion carried 5/0 by the following vote:

| Councilmember DeHart | Councilmember Nascimento | Councilmember Bublak | Councilmember Jacob | Mayor Soiseth |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

## 8. SCHEDULED MATTERS: None

## 9. COUNCIL ITEMS FOR FUTURE CONSIDERATION

Mayor Soiseth stepped down from the dais and turned the meeting over to Vice Mayor Bublak.

Vice Mayor Bublak called upon Ashley Connoly, Sharif Sulieman and Rugene Cabanting who spoke on behalf of CSUS Stanislaus students participating in the Crime Prevention through Environmental Design project. Ms. Connoly noted the project goal is to enhance the surrounding environment of local businesses through various measures including lighting,

safety, and security. Ms. Connoly reported efforts that have taken place at the Turlock Library and their collaboration with the Turlock Police Department and Neighborhood Services.

Mayor Soiseth invited the students to give an update on their project at a future Council meeting.

## 10. COUNCIL COMMENTS:

Councilmember DeHart reported the AD Hoc Committee for Sidewalks and Trees will present their recommendation to the City Council in November.

## 11. CLOSED SESSION:

Handled previously in the meeting after Section 2, Proclamations, Presentations, Recognitions, Announcements & Appointments.

## 12. ADJOURNMENT:

Motion by Councilmember DeHart, seconded by Councilmember Jacob, to adjourn at 7:49 p.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

_____

Stacey Tonarelli
Deputy City Clerk

5C

# Council Synopsis

October 27, 2015

From: Michael G. Pitcock, P.E.
Director of Development Services/City Engineer

Prepared by: Nathan Bray, P.E.
Principal Civil Engineer

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Approving Contract Change Order No. 1 (Final) in the amount of $70,748.70 (Fund 215) for City Project No. 13-62, "Hawkeye Avenue Rehabilitation," bringing the contract total to $1,330,783.20

Motion: Accepting improvements for City Project No. 13-62, "Hawkeye Avenue Rehabilitation," and authorizing the City Engineer to file a Notice of Completion

## 2. DISCUSSION OF ISSUE:

On December 9, 2014 Council awarded a contract in the amount of $1,260,034.50 to Teichert Construction of Stockton, California for City Project No. 13-62, "Hawkeye Avenue Rehabilitation."

| Change Order History | Amount | City Council Meeting |
|---|---|---|
| Original Contract | $1,260,034.50 | December 9, 2014 |
| Change Order No. 1 (Final) | $70,748.70 | October 27, 2015 |
| Adjusted Contract Total | $1,330,783.20 | |

Change Order No. 1(Final) is comprised of the following:

1. Adjustment of Quantities ($8,896.32)
The quantities estimated at the time of bidding were an estimate and used to compare bids. The contract documents state the City will adjust the quantities to reflect the actual quantities used.

2. Remove and Replace Concrete at Dels/Hawkeye ($825.00)
During construction, concrete was discovered underneath the existing asphalt near the northeast corner of Dels and Hawkeye. This concrete needed to be removed to facilitate the construction of the new access ramp.

3. Demo Catch Basin at SE Corner Hawkeye/Geer ($1,900.00)
During construction, the contractor was directed to perform additional demolition of a catch basin that was in conflict with proposed curb, gutter and sidewalk. The catch basin was an older style catch basin that needed to be brought up to current standards in order to facilitate the installation of curb, gutter and sidewalk.

4. Replace Manhole at Donnelly Park ($28,007.23)
When the contractor was lowering the frames and covers to prepare for the overlay, it was discovered that the existing sanitary sewer manhole near the intersection of Donnelly Park Drive and Hawkeye was dilapidated and needed replacement. The manhole was an extremely old manhole that had been constructed in multiple phases over the years. The reinforcing steel originally used had deteriorated to a point that it was almost nonexistent. This work involved bypassing the existing sewer while still in use and rebuilding a completely new manhole.

5. Remove and Replace Curb Gutter & Sidewalk on Hawkeye ($500.00)
Additional curb, gutter and sidewalk needed to be replaced along Hawkeye near the Walgreens shopping center in order to match the existing improvements better.

6. Additional Traffic Control for Failed Pavement Areas ($1,500.00)
The plans called for the grinding of the pavement at a depth of 2" at certain locations and, during grinding operations, the contractor hit dirt which did not leave a suitable surface to open up to traffic. The contractor was directed to close those areas to traffic over the night which was not per plan. This cost is for the additional traffic control associated with the closures.

7. Repair Storm Drain at Geer/Hawkeye ($2,710.00)
During the installation of the traffic signal conduits at Geer and Hawkeye, the contractor hit an unmarked storm drain line that needed repair. The contractor was directed to make the repairs to the line as the work needed to be completed as soon as possible so the paving operations were not delayed.

8. Modified Crosswalk – High Visibility ($26,410.15)
The contractor was directed to install a different style of crosswalk (High Visibility) as opposed to what the plans called out. The amount of crosswalk material installed vastly increased as well as the work to line them out prior to placing the material. The crosswalks are extremely visible and communicate better to motorist that a pedestrian may be nearby. The intent of this style of crosswalk is to improve safety by identifying potential vehicle/pedestrian conflicts zones and make users more aware.

## 3. BASIS FOR RECOMMENDATION:

A) City Policy is that the City Engineer is authorized to approve change orders up to 2%, the City Manager is authorized to approve change orders up to 5% and all other change orders must be approved by the City Council.

B) The changes were needed to complete all work in accordance with the project plans and City Standards.

**Policy Goal and Implementation Plan Initiative:**

Not specifically identified within the Mayor and City Council Policy Goals and Implementation Plan as this item pertains to the ongoing operation and overall maintenance of City facilities, equipment or infrastructure.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

Funds are available in the construction project line item number (215-40-420.51210 "Hawkeye Avenue Rehabilitation (No.13-62)") for contingencies such as this. The original contract amount of $1,260,034.50 will be increased by the amount of $70,748.70 bringing the contract total to $1,330,783.20.

No General Fund monies will be used for this project.

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

This change order does not affect the determination that was previously made.

## 7. ALTERNATIVES:

A. Not approve Change Order No. 1. This option is not recommended by City Staff because the additional work was required as the site conditions and safety enhancements required the changes.

B. Not authorize the City Engineer to file a Notice of Completion. This option is not recommended by City Staff because in order to properly close out a public works projects a Notice of Completion is required.

# CONTRACT CHANGE ORDER

**Date issued:** 27-Oct-15 **Change Order No.:** 1 (FINAL)
**Project Name:** Hawkeye Avenue Rehabilitation

**Teichert Construction**
**P.O. Box 1118**
**Stockton, CA 95201**

**Project No.:** 13-62
**Contract For:** $1,260,034.50
**Contract Award Date:** December 9, 2014

***You are directed to make the following changes in this contract as requested by The City of Turlock:***

| ITEM | Unit: | Quantity: | Unit Price: | Total: |
|---|---|---|---|---|
| 1. Actual Amount Paid to Contractor for Bid Items (See Attached) | -- | -- | -- | $1,268,930.82 |
| Contractor's Bid Amount for Bid Items | -- | -- | -- | $1,260,034.50 |
| **Subtotal of Difference** | | | | **$8,896.32** |
| 1. Remove and Replace Concrete at Dels/Hawkeye | LS | 1 | $825.00 | $825.00 |
| 2. Demo Catch Basin SEC Hawkeye/Geer | LS | 1 | $1,900.00 | $1,900.00 |
| 3. Replace MH at Donnely Park | FA | 1 | $28,007.23 | $28,007.23 |
| 4. Remove and Replace CG&S on Hawkeye | LS | 1 | $500.00 | $500.00 |
| 5. Additional Traffic Control for Failed Pavement Areas | LS | 1 | $1,500.00 | $1,500.00 |
| 6. Repair SD at Geer/Hawkeye | LS | 1 | $2,710.00 | $2,710.00 |
| 7. Modified Crosswalk - High Visibility | FA | 1 | $26,410.15 | $26,410.15 |
| | | **Total this CCO=** | | **$70,748.70** |

| | |
|---|---|
| ***The original contract sum =*** | **$1,260,034.50** |
| ***Net change by previous change orders =*** | **$0.00** |
| ***The contract amount will be increased by the amount of =*** | **$70,748.70** |
| ***The new contract sum including this change order will be =*** | **$1,330,783.20** |

**13 days is added to the contract time to account for the additional items of work.**

**Accepted:** _____ **Date:** _____
Contractor

**Recommended:** _____ **Date:** _____
Michael G. Pitcock, Development Services Director/City Engineer

**Approved:** _____ **Date:** _____
Roy W. Wasden, City Manager

# CITY OF TURLOCK

## FINAL QUANTITIES

**Hawkeye Avenue Rehabilitation** **Project No. 13-62**

| Item No. | Item Description | Unit of Measure | Contractor's Unit Price | Final Actual Quantities | Final Actual Amount | Bid Quantities | Bid Amount | Total Difference |
|---|---|---|---|---|---|---|---|---|
| 1 | Mobilization & Demobilization | LS | $60,000.00 | 1.00 | $60,000.00 | 1.00 | $60,000.00 | $0.00 |
| 2 | Construction Project Sign | EA | $600.00 | 4.00 | $2,400.00 | 4.00 | $2,400.00 | $0.00 |
| 3 | Temporary Traffic Control Plan | LS | $170,000.00 | 1.00 | $170,000.00 | 1.00 | $170,000.00 | $0.00 |
| 4 | Demo & Remove Existing Improvements | LS | $25,000.00 | 1.00 | $25,000.00 | 1.00 | $25,000.00 | $0.00 |
| 5 | Earthwork | LS | $17,000.00 | 1.00 | $17,000.00 | 1.00 | $17,000.00 | $0.00 |
| 6 | Adjust Traffic Signal Boxes to Grade | LS | $1,600.00 | 1.00 | $1,600.00 | 1.00 | $1,600.00 | $0.00 |
| 7 | Adjust Utility Boxes to Grade | LS | $600.00 | 1.00 | $600.00 | 1.00 | $600.00 | $0.00 |
| 8 | Adjust Monument Wells to Grade | LS | $3,000.00 | 1.00 | $3,000.00 | 1.00 | $3,000.00 | $0.00 |
| 9 | Minor Concrete (Sidewalk) | SF | $5.00 | 5688.00 | $28,440.00 | 5,688.00 | $28,440.00 | $0.00 |
| 10 | Minor Concrete (Curb and Gutter) | LF | $35.00 | 40.00 | $1,400.00 | 35.00 | $1,225.00 | $175.00 |
| 11 | Minor Concrete (Vertical Curb) | LF | $45.00 | 331.00 | $14,895.00 | 322.00 | $14,490.00 | $405.00 |
| 12 | Access Ramp Detail 'A' | EA | $3,500.00 | 11.00 | $38,500.00 | 9.00 | $31,500.00 | $7,000.00 |
| 13 | Access Ramp Detail 'C' | EA | $3,000.00 | 15.00 | $45,000.00 | 17.00 | $51,000.00 | ($6,000.00) |
| 14 | Grinding (2" - 1" Transition) | SY | $1.45 | 6414.00 | $9,300.30 | 8,094.00 | $11,736.30 | ($2,436.00) |
| 15 | Grinding (1" Depth) | SY | $1.50 | 31577.00 | $47,365.50 | 31,422.00 | $47,133.00 | $232.50 |
| 16 | Grinding (3" Depth) | SY | $2.90 | 5543.00 | $16,074.70 | 5,543.00 | $16,074.70 | $0.00 |
| 17 | Grinding (4" Depth) | SY | $3.60 | 7902.00 | $28,447.20 | 4,602.00 | $16,567.20 | $11,880.00 |
| 18 | Remove and Replace Catch Basin Frame and Grate | EA | $1,500.00 | 3.00 | $4,500.00 | 2.00 | $3,000.00 | $1,500.00 |
| 19 | Prep Surface Prior to Paving | LS | $10,000.00 | 1.00 | $10,000.00 | 1.00 | $10,000.00 | $0.00 |
| 20 | HMA | TON | $135.00 | 1755.45 | $236,985.75 | 1,440.00 | $194,400.00 | $42,585.75 |
| 21 | RHMA-G | TON | $65.00 | 5109.77 | $332,135.05 | 5,755.00 | $374,075.00 | ($41,939.95) |
| 22 | Install Temporary Striping | LS | $10,000.00 | 1.00 | $10,000.00 | 1.00 | $10,000.00 | $0.00 |
| 23 | Adjusting Frames and Covers to Grade (Storm) | EA | $675.00 | 16.00 | $10,800.00 | 16.00 | $10,800.00 | $0.00 |
| 24 | Adjusting Frames and Covers to Grade (Sewer) | EA | $600.00 | 29.00 | $17,400.00 | 21.00 | $12,600.00 | $4,800.00 |
| 25 | Adjusting Frames and Covers to Grade (Water) | EA | $450.00 | 57.00 | $25,650.00 | 55.00 | $24,750.00 | $900.00 |
| 26 | Traffic Signal Detector System | LS | $76,000.00 | 1.00 | $76,000.00 | 1.00 | $76,000.00 | $0.00 |
| 27 | Detail 10 | LF | $0.40 | 11002.00 | $4,400.80 | 11,371.00 | $4,548.40 | ($147.60) |
| 28 | Detail 39 | LF | $0.51 | 8321.00 | $4,243.71 | 6,951.00 | $3,545.01 | $698.70 |
| 29 | Detail 39A | LF | $0.51 | 1711.00 | $872.61 | 3,109.00 | $1,585.59 | ($712.98) |
| 30 | Detail 26 | LF | $0.10 | 1432.00 | $143.20 | 1,111.00 | $111.10 | $32.10 |
| 31 | Detail 38 | LF | $1.00 | 1245.00 | $1,245.00 | 1,345.00 | $1,345.00 | ($100.00) |
| 32 | Detail 23 | LF | $1.00 | 1105.00 | $1,105.00 | 1,057.00 | $1,057.00 | $48.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 33 | Detail 33 | LF | $0.80 | 4083.00 | $3,266.40 | 7,958.00 | $6,366.40 | ($3,100.00) |
| 34 | Detail 30 | LF | $1.00 | 120.00 | $120.00 | 150.00 | $150.00 | ($30.00) |
| 35 | 12" White Thermoplastic Striping | LF | $2.65 | 552.00 | $1,462.80 | 671.00 | $1,778.15 | ($315.35) |
| 36 | 12" Yellow Thermoplastic Striping | LF | $2.65 | 262.00 | $694.30 | 1,496.00 | $3,964.40 | ($3,270.10) |
| 37 | Thermoplastic Pavement Marking | SF | $4.05 | 1070.00 | $4,333.50 | 1,245.00 | $5,042.25 | ($708.75) |
| 38 | Install Roadside Signs | EA | $325.00 | 14.00 | $4,550.00 | 22.00 | $7,150.00 | ($2,600.00) |
| 39 | Final Cleanup | LS | $10,000.00 | 1.00 | $10,000.00 | 1.00 | $10,000.00 | $0.00 |
| | | | | | | | | |
| | ***SUB-TOTAL CONTRACT ITEMS =*** | | | | **$1,268,930.82** | | **$1,260,034.50** | **$8,896.32** |
| ***C.O. #*** | ***CHANGE ORDERS*** | | | | | | | |
| | **CCO #1 (10/27/15)** | | | | | | | |
| 1 | Remove and Replace Concrete at Dels/Hawkeye | LS | $825.00 | 1 | $825.00 | 0 | $0.00 | $825.00 |
| 2 | Demo Catch Basin SEC Hawkeye/Geer | LS | $1,900.00 | 1 | $1,900.00 | 0 | $0.00 | $1,900.00 |
| 3 | Replace MH at Donnely Park | FA | $28,007.23 | 1 | $28,007.23 | 0 | $0.00 | $28,007.23 |
| 4 | Remove and Replace CG&S on Hawkeye | LS | $500.00 | 1 | $500.00 | 0 | $0.00 | $500.00 |
| 5 | Additional Traffic Control for Failed Pavement Areas | LS | $1,500.00 | 1 | $1,500.00 | 0 | $0.00 | $1,500.00 |
| 6 | Repair SD at Geer/Hawkeye | LS | $2,710.00 | 1 | $2,710.00 | 0 | $0.00 | $2,710.00 |
| 7 | Modified Crosswalk - High Visibility | FA | $26,410.15 | 1 | $26,410.15 | 0 | $0.00 | $26,410.15 |
| | ***SUB-TOTAL CHANGE ORDER ITEMS =*** | | | | **$61,852.38** | | **$0.00** | **$61,852.38** |
| | ***TOTAL PROJECT =*** | | | | **$1,330,783.20** | | **$1,260,034.50** | **$70,748.70** |

**RECORDED AT THE REQUEST OF:**
CITY OF TURLOCK

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

**NOTICE OF COMPLETION**
**CITY PROJECT NO. 13-62**
**HAWKEYE AVENUE REHABILITATION**

Notice is hereby given that work on the above-referenced project located in city right-of-way at the intersection of Hawkeye Avenue from Dels Lane to Olive Avenue, was completed by the undersigned agency on October 27, 2015. The contractor of work Teichert Construction, P.O. Box 1118, Stockton, CA 95201 and the owner is the City of Turlock, 156 South Broadway, Suite 150, Turlock, California, 95380. Kindly refer to said Project Number on all communications relating to this work.

Date: _____

_____
(Signature- Michael G. Pitcock, PE, Director of Development Services/ City Engineer, Owner's Agent)

**VERIFICATION**

I, the undersigned, Development Services Director/ 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

_____
MICHAEL G. PITCOCK, PE
DEVELOPMENT SERVICES DIRECTOR/CITY ENGINEER
OWNER'S AGENT

Executed on October 28, 2015 at Turlock, California, Stanislaus County

5D

# Council Synopsis

October 27, 2015

From: Michael G. Pitcock, P.E.
Director of Development Services/City Engineer

Prepared by: Nathan Bray, P.E.
Principal Civil Engineer

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Approving Contract Change Order No. 1 (Final) in the amount of $31,382.03 (Fund 215) for City Project No. 13-63, "Geer Road Rehabilitation," bringing the contract total to $1,067,860.03

Motion: Accepting improvements for City Project No. 13-63, "Geer Road Rehabilitation," and authorizing the City Engineer to file a Notice of Completion

## 2. DISCUSSION OF ISSUE:

On December 9, 2014 Council awarded a contract in the amount of $1,036,478.00 to Teichert Construction of Stockton, California for City Project No. 13-63, "Geer Road Rehabilitation."

| Change Order History | Amount | City Council Meeting |
|---|---|---|
| Original Contract | $1,036,478.00 | December 9, 2014 |
| Change Order No. 1 (Final) | $31,382.03 | October 27, 2015 |
| Adjusted Contract Total | $1,067,860.03 | |

Change Order No. 1(Final) is comprised of the following:

1. Adjustment of Quantities ($5,814.88)
The quantities estimated at the time of bidding were an estimate and used to compare bids. The contract documents state the City will adjust the quantities to reflect the actual quantities used and the actual quantities used were less than estimated in the bidding.

2. Additional Demo at South East Corner Geer/Christoffersen ($1,100.00)
During construction, additional demolition needed to occur at the southeast corner of Geer and Christoffersen from what was shown on the plans. The concrete needed to be removed to facilitate the construction of the new access ramp.

3. Additional Demo at North West Corner Geer/Christoffersen ($1,100.00)
During construction, additional demolition needed to occur at the northwest corner of Geer and Christoffersen from what was shown on the plans. This concrete needed to be removed to facilitate the construction of the new access ramp.

4. Remove Concrete in Median ($11,435.60)
When the contractor was excavating the roadway to install the raised curb median along Geer near the intersection of Geer and Fullerton, concrete was discovered underneath the pavement. Since landscaping was planned for this area the contractor was directed to remove the unforeseen concrete to allow for proper landscape drainage and plant material growth.

5. Located and Install Additional Conduit ($267.65)
The contractor was directed to locate the existing conduit entering the traffic signal handwells and install all the fittings necessary to bring the installation up to standards. The conduit was not where it should have been and the contractor was required to perform extra work.

6. Rewire Controller Cabinet Geer/Springer ($1,056.80)
The plans called for installing vehicle detector loops at the intersection of Geer and Springer and removing the existing optical detection system that was in place. When tying all the loops into the traffic signal cabinet, the contractor had to rewire where the loops and phases were tied into the cabinet. This activity is unforeseen and we needed to ensure that the traffic signal system functioned as intended.

7. Additional Bark Mulch ($350.00)
During the installation of mulch for the landscaped median, the contractor was directed to add mulch to an area that was not going to be landscaped with this project (dirt adjacent to the landscaped area within the same median). The added mulch will reduce the erosion that potentially could occur.

8. Modified Crosswalk – High Visibility ($21,351.25)
The contractor was directed to install a different style of crosswalk (High Visibility) as opposed to what the plans called out. The amount of crosswalk material installed vastly increased as well as the work to line them out prior to placing the material. The crosswalks are extremely visible and communicate better to motorist that a pedestrian maybe nearby. The intent of this style of crosswalk is to improve safety by identifying potential vehicle/pedestrian conflicts zones and make users more aware.

9. Additional Striping Layout ($535.61)
The contractor was directed to install different striping than what was on the plan which resulted in additional time to layout the striping. The contractor tracked his time and was considered force account.

## 3. BASIS FOR RECOMMENDATION:

A) City Policy is that the City Engineer is authorized to approve change orders up to 2%, the City Manager is authorized to approve change orders up to 5% and all other change orders must be approved by the City Council.

B) The changes were needed to complete all work in accordance with the project plans and City Standards.

**Policy Goal and Implementation Plan Initiative:**

Not specifically identified within the Mayor and City Council Policy Goals and Implementation Plan as this item pertains to the ongoing operation and overall maintenance of City facilities, equipment or infrastructure.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

Funds are available in the construction project line item number (215-40-420.51210 "Geer Road Rehabilitation (#13-63)") for contingencies such as this. The original contract amount of $1,036,478.00 will be increased by the amount of $31,382.03 bringing the contract total to $1,067,860.03.

No General Fund monies will be used for this project.

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

This change order does not affect the determination that was previously made.

## 7. ALTERNATIVES:

A. Not approve Change Order No. 1. This option is not recommended by City Staff because the additional work was required as the site conditions required the changes.

B. Not authorize the City Engineer to file a Notice of Completion. This option is not recommended by City Staff because in order to properly close out a public works projects a Notice of Completion is required.

# CONTRACT CHANGE ORDER

**Date issued:** 27-Oct-15
**Project Name:** Geer Road Rehabilitation
**Change Order No.:** 1 (FINAL)

**Teichert Construction**
**P.O. BOX 13557**
**Sacramento, CA. 95853-3557**

**Project No.:** 13-63
**Contract For:** $1,036,478.00
**Contract Award Date:** December 9, 2014

***You are directed to make the following changes in this contract as requested by The City of Turlock:***

| ITEM | Unit: | Quantity: | Unit Price: | Total: |
|---|---|---|---|---|
| 1. Actual Amount Paid to Contractor for Bid Items (See Attached) | – | – | – | $1,030,663.12 |
| Contractor's Bid Amount for Bid Items | – | – | – | $1,036,478.00 |
| **Subtotal of Difference** | | | | **($5,814.88)** |
| 1. Additional Demo at SEC Geer/Christoffersen | LS | 1 | $1,100.00 | $1,100.00 |
| 2. Additional Demo at NWC Geer/Christoffersen | LS | 1 | $1,100.00 | $1,100.00 |
| 3. Remove Concrete in Median | FA | 1 | $11,435.60 | $11,435.60 |
| 4. Locate and Install Additional Conduit | FA | 1 | $267.65 | $267.65 |
| 5. Rewire Controller Cabinet Geer/Springer | FA | 1 | $1,056.80 | $1,056.80 |
| 6. Additional Bark Mulch | LS | 1 | $350.00 | $350.00 |
| 7. Modified Crosswalk - High Visibility | FA | 1 | $21,351.25 | $21,351.25 |
| 8. Additional Striping Layout | FA | 1 | $535.61 | $535.61 |
| | | **Total this CCO=** | | **$31,382.03** |

| | |
|---|---|
| ***The original contract sum =*** | **$1,036,478.00** |
| ***Net change by previous change orders =*** | **$0.00** |
| ***The contract amount will be increased by the amount of =*** | **$31,382.03** |
| ***The new contract sum including this change order will be =*** | **$1,067,860.03** |

**18 days are added to the contract time to account for the additional items of work.**

**Accepted:** _____ **Date:** _____
Contractor

**Recommended:** _____ **Date:** _____
Michael G. Pitcock, Development Services Director/City Engineer

**Approved:** _____ **Date:** _____
Roy W. Wasden, City Manager

# CITY OF TURLOCK

## FINAL QUANTITIES

**Geer Road Rehabilitation** **Project No. 13-63**

| Item No. | Item Description | Unit of Measure | Contractor's Unit Price | Final Actual Quantities | Final Actual Amount | Bid Quantities | Bid Amount | Total Difference |
|---|---|---|---|---|---|---|---|---|
| 1 | Mobilization & Demobilization | LS | $50,000.00 | 1.00 | $50,000.00 | 1.00 | $50,000.00 | $0.00 |
| 2 | Construction Project Sign | EA | $600.00 | 4.00 | $2,400.00 | 4.00 | $2,400.00 | $0.00 |
| 3 | Temporary Traffic Control Plan | LS | $220,500.00 | 1.00 | $220,500.00 | 1.00 | $220,500.00 | $0.00 |
| 4 | Demo & Remove Existing Improvements | LS | $25,000.00 | 1.00 | $25,000.00 | 1.00 | $25,000.00 | $0.00 |
| 5 | Earthwork | LS | $20,000.00 | 1.00 | $20,000.00 | 1.00 | $20,000.00 | $0.00 |
| 6 | Adjust Utility Boxes to Grade | LS | $1,000.00 | 1.00 | $1,000.00 | 1.00 | $1,000.00 | $0.00 |
| 7 | Minor Concrete (Sidewalk) | SF | $6.00 | 75.00 | $450.00 | 50.00 | $300.00 | $150.00 |
| 8 | Minor Concrete (Curb and Gutter) | LF | $52.00 | 16.00 | $832.00 | 10.00 | $520.00 | $312.00 |
| 9 | Minor Concrete (Vertical Curb) | LF | $30.00 | 925.00 | $27,750.00 | 882.00 | $26,460.00 | $1,290.00 |
| 10 | Access Ramp | EA | $3,100.00 | 12.00 | $37,200.00 | 13.00 | $40,300.00 | ($3,100.00) |
| 11 | Access Ramp (Modified) | EA | $1,500.00 | 4.00 | $6,000.00 | 4.00 | $6,000.00 | $0.00 |
| 12 | Grinding (2" - 1" Transition) | SY | $2.00 | 8716.76 | $17,433.52 | 8,152.00 | $16,304.00 | $1,129.52 |
| 13 | Grinding (1" Depth) | SY | $1.35 | 26890.00 | $36,301.50 | 27,678.00 | $37,365.30 | ($1,063.80) |
| 14 | Grinding (2" Depth) | SY | $0.80 | 5930.00 | $4,744.00 | 5,594.00 | $4,475.20 | $268.80 |
| 15 | Prep Surface Prior to Paving | LS | $10,000.00 | 1.00 | $10,000.00 | 1.00 | $10,000.00 | $0.00 |
| 16 | Aggregate Base | CY | $120.00 | 21.00 | $2,520.00 | 42.00 | $5,040.00 | ($2,520.00) |
| 17 | HMA | TON | $350.00 | 157.75 | $55,212.50 | 95.00 | $33,250.00 | $21,962.50 |
| 18 | RHMA-G | TON | $65.00 | 4298.44 | $279,398.60 | 4,800.00 | $312,000.00 | ($32,601.40) |
| 19 | Adjusting Frames and Covers to Grade (Storm) | EA | $650.00 | 8.00 | $5,200.00 | 7.00 | $4,550.00 | $650.00 |
| 20 | Adjusting Frames and Covers to Grade (Sewer) | EA | $650.00 | 10.00 | $6,500.00 | 9.00 | $5,850.00 | $650.00 |
| 21 | Adjusting Frames and Covers to Grade (Water) | EA | $350.00 | 48.00 | $16,800.00 | 33.00 | $11,550.00 | $5,250.00 |
| 22 | Adjust Monument Wells to Grade | LS | $3,000.00 | 1.00 | $3,000.00 | 1.00 | $3,000.00 | $0.00 |
| 23 | Microsurface | SY | $2.80 | 8622.00 | $24,141.60 | 8,605.00 | $24,094.00 | $47.60 |
| 24 | Traffic Signal Detector System | LS | $86,000.00 | 1.00 | $86,000.00 | 1.00 | $86,000.00 | $0.00 |
| 25 | Install Temporary Striping | LS | $10,000.00 | 1.00 | $10,000.00 | 1.00 | $10,000.00 | $0.00 |
| 26 | Detail 10 | LF | $0.50 | 8600.00 | $4,300.00 | 8,500.00 | $4,250.00 | $50.00 |
| 27 | Detail 26 | LF | $0.15 | 3252.00 | $487.80 | 1,400.00 | $210.00 | $277.80 |
| 28 | Detail 27B | LF | $0.50 | 665.00 | $332.50 | 575.00 | $287.50 | $45.00 |
| 29 | Detail 33 | LF | $0.95 | 2642.00 | $2,509.90 | 2,100.00 | $1,995.00 | $514.90 |
| 30 | Detail 38 | LF | $1.20 | 3329.00 | $3,994.80 | 1,800.00 | $2,160.00 | $1,834.80 |
| 31 | Detail 38C | LF | $1.20 | 823.00 | $987.60 | 500.00 | $600.00 | $387.60 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 32 | Detail 39 | LF | $0.60 | 6081.00 | $3,648.60 | 6,500.00 | $3,900.00 | ($251.40) |
| 33 | Detail 39A | LF | $0.60 | 1425.00 | $855.00 | 1,000.00 | $600.00 | $255.00 |
| 34 | 12" White Thermoplastic Striping | LF | $3.10 | 471.00 | $1,460.10 | 1,600.00 | $4,960.00 | ($3,499.90) |
| 35 | Thermoplastic Pavement Marking | SF | $5.90 | 1479.00 | $8,726.10 | 950.00 | $5,605.00 | $3,121.10 |
| 36 | Install Roadside Signs | EA | $325.00 | 12.00 | $3,900.00 | 15.00 | $4,875.00 | ($975.00) |
| 37 | Median Pass Thru Access Ramp | LS | $6,000.00 | 1.00 | $6,000.00 | 1.00 | $6,000.00 | $0.00 |
| 38 | Pedestrian Access Ramp | LS | $2,500.00 | 1.00 | $2,500.00 | 1.00 | $2,500.00 | $0.00 |
| 39 | Irrigation System | LS | $11,200.00 | 1.00 | $11,200.00 | 1.00 | $11,200.00 | $0.00 |
| 40 | Landscaping | LS | $19,200.00 | 1.00 | $19,200.00 | 1.00 | $19,200.00 | $0.00 |
| 41 | Final Cleanup | LS | $10,000.00 | 1.00 | $10,000.00 | 1.00 | $10,000.00 | $0.00 |
| 42 | Minor Concrete (Median Flatwork) | SF | $3.50 | 622.00 | $2,177.00 | 622.00 | $2,177.00 | $0.00 |
| | | | | | | | | |
| | ***SUB-TOTAL CONTRACT ITEMS =*** | | | | **$1,030,663.12** | | **$1,036,478.00** | **($5,814.88)** |
| ***C.O. #*** | ***CHANGE ORDERS*** | | | | | | | |
| | **CONTRACT CHANGE ORDER #1 (10/27/15)** | | | | | | | |
| 1 | Additional Demo at SEC Geer/Christoffersen | LS | $1,100.00 | 1 | $1,100.00 | 0 | $0.00 | $1,100.00 |
| 2 | Additional Demo at NWC Geer/Christoffersen | LS | $1,100.00 | 1 | $1,100.00 | 0 | $0.00 | $1,100.00 |
| 3 | Remove Concrete in Median | FA | $11,435.60 | 1 | $11,435.60 | 0 | $0.00 | $11,435.60 |
| 4 | Locate and Install Additional Conduit | FA | $267.65 | 1 | $267.65 | 0 | $0.00 | $267.65 |
| 5 | Rewire Controller Cabinet Geer/Springer | FA | $1,056.80 | 1 | $1,056.80 | 0 | $0.00 | $1,056.80 |
| 6 | Additional Bark Mulch | LS | $350.00 | 1 | $350.00 | 0 | $0.00 | $350.00 |
| 7 | Modified Crosswalk - High Visibility | FA | $21,351.25 | 5044 | $21,351.25 | 0 | $0.00 | $21,351.25 |
| 8 | Additional Striping Layout | FA | $535.61 | 1 | $535.61 | 0 | $0.00 | $535.61 |
| | ***SUB-TOTAL CHANGE ORDER ITEMS =*** | | | | **$37,196.91** | | **$0.00** | **$37,196.91** |
| | ***TOTAL PROJECT =*** | | | | **$1,067,860.03** | | **$1,036,478.00** | **$31,382.03** |

**RECORDED AT THE REQUEST OF:**
CITY OF TURLOCK

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

**NOTICE OF COMPLETION**
**CITY PROJECT NO. 13-63**
**GEER ROAD REHABILITATION**

Notice is hereby given that work on the above-referenced project located in city right-of-way at the intersection of Geer Road from Monte Vista Avenue to Taylor Road, was completed by the undersigned agency on October 27, 2015. The contractor of work Teichert Construction, P.O. Box 1118, Stockton, CA 95201 and the owner is the City of Turlock, 156 South Broadway, Suite 150, Turlock, California, 95380. Kindly refer to said Project Number on all communications relating to this work.

Date: _____

_____
(Signature- Michael G. Pitcock, PE, Director of Development Services/ City Engineer, Owner's Agent)

**VERIFICATION**

I, the undersigned, Development Services Director/ 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

_____
MICHAEL G. PITCOCK, PE
DEVELOPMENT SERVICES DIRECTOR/CITY ENGINEER
OWNER'S AGENT

Executed on October 28, 2015 at Turlock, California, Stanislaus County

5E

# Council Synopsis

October 27, 2015

From: Michael G. Pitcock, P.E.
Director of Development Services /City Engineer

Prepared by: Nathan Bray, P.E.
Principal Civil Engineer

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Accepting improvements for City Project No. 15-68, "Emergency HVAC Replacement at Utilities Shop," and authorizing the City Engineer to file a Notice of Completion

## 2. DISCUSSION OF ISSUE:

In accordance with the Turlock Municipal Code Section 2-9-6 and Section 8558 of the State Government Code and Section 22050 of the Public Contract Code and City of Turlock Resolution No. 2010-028, the City Manager declared City project no. 15-68 an emergency and ordered repair of the affected facilities.

On September 22, 2015 Council reaffirmed the emergency declaration as declared by the City Manager on September 10, 2015. In accordance with Resolution 2010-028 the City Council shall determine, by 4/5ths vote, there is a need to continue the emergency action unless the City Manager has terminated the action prior to the City Council reviewing the emergency action and making a determination.

The emergency work has been completed and the HVAC unit is functioning as intended. On October, 12, 2015, the City Manager terminated the emergency as all items of work have been completed in a manner that is acceptable to the City Engineer.

## 3. BASIS FOR RECOMMENDATION:

A) Per Council Resolution 2010-028, the City Manager has been delegated authority to declare an emergency and order repair of or replacement of public facilities forgoing the formal bid process.

B) City Municipal Code requires that the City Council authorize the City Engineer to sign the Notice of Completion.

**Policy Goal and Implementation Plan Initiative:**

Not specifically identified within the Mayor and City Council Policy Goals and Implementation Plan as this item pertains to the ongoing operation and overall maintenance of City facilities, equipment or infrastructure.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact:**

There is not any additional impact to the already appropriated budget.

No General Fund money will be used for this project.

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

This action does not affect the CEQA determination previously made on September 22, 2015.

## 7. ALTERNATIVES:

A. Not approve the Notice of Completion. This option is not recommended by Staff because the work was completed in accordance with the standards and specifications provided by the City.

**RECORDED AT THE REQUEST OF:**
CITY OF TURLOCK

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

## NOTICE OF COMPLETION
## CITY PROJECT NO. 15-68
## EMERGENCY HVAC REPLACEMENT AT UTILITIES SHOP

Notice is hereby given that work on the above-referenced project located on city property at 701 South Walnut Road, Turlock, California, 95380, was completed by the undersigned agency on October 27, 2015. The contractor of work is Champion Industrial Contractors, Inc., 1420 Coldwell Avenue, Modesto, California 95350 and the owner is the City of Turlock, 156 South Broadway, Suite 150, Turlock, California, 95380. Kindly refer to said Project Number on all communications relating to this work.

Date: _____

_____
(Signature- Michael G. Pitcock, PE, Director of Development Services/ City Engineer, Owner's Agent)

## VERIFICATION

I, the undersigned, Development Services Director/ 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

_____
MICHAEL G. PITCOCK, PE
DEVELOPMENT SERVICES DIRECTOR/CITY ENGINEER
OWNER'S AGENT

Executed on October 28, 2015 at Turlock, California, Stanislaus County

5F

# Council Synopsis

October 27, 2015

From: Michael G. Pitcock, P.E.
Director of Development Services / City Engineer

Prepared by: Wayne York, Capital Project Coordinator

Agendized by: Roy Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Approving Amendment No. 5 in the amount of $85,807 to City Contract No. 08-544 with Omni-Means, Ltd., of Roseville, CA, in support of City Project No. 0828, "SR-99/Fulkerth Rd. Project Study Report (PSR)"

## 2. DISCUSSION OF ISSUE:

In May 1997, the Council accepted a circulation study that was completed by Omni-means, Ltd., for the State Route 99 (SR-99) interchange at Fulkerth Road.

On June 24, 2008, the City entered into an agreement with Omni-means, Ltd. (Consultant), in the amount of $1,500,000 for the development of a Project Study Report (PSR), to identify and mitigate potential transportation improvements in the area of the SR-99 / Fulkerth Rd. interchange. This report is required by Caltrans and is used to facilitate a review of the near-term and long-term traffic operations, cumulative traffic impacts of regional and local growth, and development to the interchange. The agreement includes the development, review, and approval of a Project Approval and Environmental Document (PA&ED), Plans, Specifications and Estimates (PS&E) for eventual construction of the specified improvements, and coordination with the California Department of Transportation (Caltrans).

Since that time the City has executed a total of four amendments with the Consultant. These amendments provided scope enhancements and increases in compensation as necessary to account for project changes and unforeseeable conditions in plan development, as well as to maintain project progress.

Currently, the PSR, PA&ED and PS&E are 95% complete and we are now in the final stretch to receive Caltrans approval. Following Caltrans approval and identifying funding, staff will bid out and construct the project.

For the last few years the Consultant has worked with Caltrans on the City's behalf regarding environmental documents and studies, as well as right-of-way

appraisals and acquisitions associated with the project. These interactions have exceeded expectations in terms of the amount of time the City and Consultant expected such tasks would involve. In both of these areas the Consultant has been absorbing costs that exceeded the original scope. In particular, additional time was spent by the Consultant advocating for the City's interests to avoid unnecessary costs and delays.

Staff is recommending the approval of an Amendment No. 5 to the Agreement with the Consultant to modify their scope of work (Exhibit "E") to address additional Caltrans requirements, as well as increase the Consultant's compensation accordingly to offset those costs. The amendment would also extend the term of the agreement by 12 months, which accounts for delays in seeking Caltrans concurrence and approvals, and provides the necessary time to complete the additional work. The new Agreement termination date would be December 31, 2016.

## 3. BASIS FOR RECOMMENDATION:

A. The work performed under the Agreement directly relates to a specified action item contained in the Mayor and City Council Policy Goals and Implementation Plan.

B. The changes to scope, compensation and term are necessary for successful completion of the project.

C. Only the City Council may approve contractual changes.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # :** Municipal Infrastructure

**General Principles:**
2. Municipal infrastructure is critical to retain and attract businesses.
4. Transportation infrastructure that serves the needs of the community:
   b. Adequate interchange access

**Action Item:**
7. Prepare the design documents and obtain Caltrans approval for expansion of the Fulkerth interchange.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact:** This amendment would increase the compensation to the Consultant by $85,807.00, resulting in a new maximum compensation of

$1,684,857.00. Sufficient funds exist within the current funding source (Fund 305) to pay for this increase.

This revised maximum compensation value ($1,684,857.00) reflects an increase of $134,807.00, not the specified amount of this increase ($85,807.00). The reason for the discrepancy is that Amendment No. 3 inadvertently did not adjust the maximum compensation value at that time, so this revised maximum compensation value reflects the increases contained in both Amendment No. 3 ($49,000.00) and Amendment No. 5 ($85,807.00). Amendment No. 4 contained no changes to compensation.

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. Not approve the change to scope, compensation or time extension as outlined in the proposed amendment. Staff does not recommend this approach because the proposed changes are necessary as required by Caltrans to complete the necessary requirements for an approved PSR in accordance with the Mayor and City Council Policy Goals and Implementation Plan.

# Amendment Number 5
# to
# SR 99/Fulkerth Road
# Interchange Improvements PSR, PA&ED and PS&E
# (City Project Number 0828)

## Scope of Services

The June 24, 2008 Professional Services Agreement (PSA), between the City of Turlock and OMNI-MEANS, for preparation of PSR, PA&ED and PS&E for the State Route 99/Fulkerth Road interchange (City Project Number 0828), amended May 12, 2009, September 22, 2009, August 24, 2010 and August 26, 2014, is amended to add the following tasks:

### Task 9 Preliminary Site Investigation

Kleinfelder, subconsultant to Omni-Means, prepared an Initial Site Assessment for Hazardous Waste (ISA) on February 23, 2009. At each step in the project approval and delivery process, Caltrans accepted the ISA as adequate for the proposed project. During the process of securing Caltrans final approvals to complete right of way acquisition, Caltrans decided to require a Preliminary Site Investigation (PSI) to document the extent of any hazardous materials in the soils that will be incorporated in to the Caltrans facilities. While there is not a documented reason to believe there is a soil contamination issue, it is necessary to comply with this new Caltrans requirement since they will become the owner of the new interchange improvements and own fee title to the underlying right of way. The PSI will evaluate the presence of volatile organic compounds (VOCs), metals, organochlorine pesticides (OCPs) and aerially deposited lead (ADL). The following scope of work has been developed in consultation with Caltrans and is intended to meet their current expectations.

### Task 9.1 Work Plan and Health and Safety Plan

A work plan and health and safety plan will be prepared. The work plan will state the scope of work and the methods and procedures for sampling and analysis. A health and safety plan will be included within the work plan and will include information relevant to the project site and appropriate health and safety procedures to be followed during field work.

### Task 9.2 Preliminary Site Investigation

Prior to soil sampling activities, the soil sampling locations will be marked and Underground Service Alert (USA) will be notified at least 48 hours prior to any excavation.

An encroachment permit will be obtained from Caltrans for work in the Caltrans right of way.

The scope assumes that the City will grant access to City right of way at no cost to Omni-Means. The scope also assumes that the City will secure and grant access to private parcels that are subject to the PSI.

## Task 9.2.1 ADL STUDY

Soil sampling borings along the existing on and off-ramps will be conducted at approximately 300-feet intervals within the unpaved shoulders. The scope assumes up to 18 soil borings to a depth of approximately 2.5-feet. Borings will be advanced using hand-auger equipment. Samples will be collected at three intervals in each bore hole.

The following analyses will be performed on the up to 54 soil samples:

- Total lead per EPA Method 6010.
- pH per EPA Method 9040/9045.

Any soil sample containing lead concentrations in excess of 50 mg/kg will be further analyzed for soluble lead using Waste Extraction Test (WET) Method 700. The scope assumes up to 5 samples will be analyzed for soluble lead.

Any soil sample containing lead concentrations in excess of 1000 mg/kg will be further analyzed for Toxicity Characteristic Leaching Procedure (TCLP) soluble lead. The scope assumes up to 2 samples will be analyzed for TCLP.

Residual soil generated during soil sampling activities will not be retained. The residual soil will be pushed back in to the bore holes.

## Task 9.2.2 STORMWATER BASIN AREAS STUDY

Soil sampling borings and sampling will be conducted within the areas identified on the plans for retention basin construction. The scope assumes up to 12 soil borings to a depth of approximately 2.5-feet. Borings will be advanced using hand-auger equipment. Samples will be collected at three intervals in each bore hole. Samples will be handled in accordance with chain-of-custody control protocol to a laboratory approved by the State of California Department of Health Services for the requested analysis. Only the upper sample ()0.0 to 0.5-feet) will be analyzed while the middle and deeper samples will be held at the laboratory for possible further analysis if required.

The following analysis will be performed on up to 36 samples:

- Total petroleum hydrocarbons as diesel or motor oil per EPA Method 8015M.
- Total petroleum hydrocarbons as gasoline per EPA Method 8260B.
- Volatile organic compounds per EPA Method 8260B.
- Organochlorine Pesticides per EPA Method 8081.

Residual soil generated during soil sampling activities will not be retained. The residual soil will be pushed back in to the bore holes.

## Task 9.2.3 STORMWATER BASIN AREAS STUDY (ADDITIONAL ANALYSIS)

Additional analysis may be required dependent on the upper sample results. A time-and-materials budget allowance is provided for this potential work.

# Task 9.3 Data Analysis and Report Preparation

Upon completion of the sampling and laboratory analysis, the analytical data will be tabulated, presented on graphical exhibits and a report prepared. The report will include:

- A description of field activities, observations and protocols;
- Tabulated results of soil analysis with copies of certified analytical laboratory results and chain-of-custody documentation;
- A description and documentation for QA/QC procedures employed for field and laboratory work;
- Graphical exhibits of soil sampling locations;
- A data statistical analysis (Pro-UCL) for ADL and a discussion;
- Conclusions and recommendations.

The report will be submitted to Caltrans and the City for their use in continuing right of way acquisition for the project.

## Task 10 Right of Way Acquisition Support

The June 24, 2008 PSA identified Right of Way support, including legal descriptions and exhibits, as an optional task. To date, legal descriptions, exhibits and work related to a pending record of survey has been completed within the available budget for other approved tasks. Commencing in September 2015, this work will be performed under this new task. The scope includes:

- Additional legal descriptions and exhibits for the City and Caltrans.
- Right of Way appraisal and acquisition support with the City using separate consultants or City staff for appraisals and acquisition.
- Additional Record of Survey work.

A time-and-materials budget allowance is provided for this work.

## Task 11 Paleontological Evaluation Report/Paleontological Mitigation Plan (PER/PMP)

Rincon, subconsultant to Omni-Means, will prepare a PER/PMP. Preparation of this report was not included in previously approved tasks and was not originally contemplated by Caltrans as necessary for this project. As the project neared the 100% design stage, Caltrans decided that the preparation of a PER/PMP would be a requirement for the project and need to be completed before Caltrans will approve the final design. While there is not a documented reason to believe there is a paleontological issue that would necessitate this level of effort, it is necessary to comply with this new Caltrans requirement since they will become the owner of the new interchange improvements and own fee title to the underlying right of way. The scope includes:

- A field pedestrian survey of the project site and surrounding area for exposures materials that could contain paleontological resources.
- Preparation of a report that will include:
  - Regional geologic context, geology and stratigraphy of the project site;
  - Evaluation of the paleontological sensitivity of geologic units from project activity;
  - Potential for direct impacts to paleontologically sensitive geologic units from project activity;
  - Potential for affecting scientifically significant paleontological resources from project ground disturbance;
  - Whether potentially affected paleontological resources can be avoided;

- Discussion of regulatory requirements, purpose of mitigation, potential resources, and investigation procedures.

## Schedule

The PSI and PER/PMP reports will be delivered to Caltrans and the City within 8 weeks of Amendment approval.

## Budget

| | Task | OMNI-MEANS, LTD. PIC $226.00 | PM $200.00 | PE/ PLS $155.00 | Engineer/ Technical $91.00 | Clerical $51.00 | | Sub-Consultant Kleinfelder | Sub-Consultant Rincon | Subtotals | Task Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 9 | **Preliminary Site Investigation** | | | | | | | | | | $ 46,215.00 |
| 9.1 | Work Plan and Health and Safety Plan | 0 | 0 | 0 | 0 | 0 | 0 | $ 4,880.00 | $ - | $ 4,880.00 | $ - |
| 9.2.1 | ADL Study | 0 | 0 | 0 | 0 | 0 | 0 | $ 16,200.00 | $ - | $ 16,200.00 | $ - |
| 9.2.2 | Stormwater Basin Areas Study | 0 | 0 | 0 | 0 | 0 | 0 | $ 11,200.00 | $ - | $ 11,200.00 | $ - |
| 9.2.3 | Stormwater Basin (Addit Analysis) | 0 | 0 | 0 | 0 | 0 | 0 | $ 1,500.00 | $ - | $ 1,500.00 | $ - |
| 9.3 | Data Analysis and Report Prep | 0 | 4 | 24 | 4 | 1 | 33 | $ 7,500.00 | $ - | $ 12,435.00 | $ - |
| | | | | | | | | | | | |
| 10 | **Right of Way Acquisition Support** | 0 | 12 | 80 | 40 | 2 | 134 | $ - | $ - | $ 18,542.00 | $ 18,542.00 |
| | | | | | | | | | | | |
| 11 | **PER/PMP** | 0 | 0 | 0 | 0 | 0 | 0 | $ - | $ 21,050.00 | $ 21,050.00 | $ 21,050.00 |
| | Subtotal *Hours* | 0 | 16 | 104 | 44 | 3 | 167 | | | | |
| | *Dollars* | $0.00 | $3,200.00 | $16,120.00 | $4,004.00 | $153.00 | | $ 41,280.00 | $ 21,050.00 | $ 85,807.00 | $ 85,807.00 |

Note: The above classifications and billing rates are averages. Billing will be based on the actual employees that perform the work.

**AMENDMENT NO. 5**
**to**
**Agreement**
**between**
**CITY OF TURLOCK**
**and**
**OMNI-MEANS, LTD.**
**For**
**Preparation of a Project Study Report (PSR) and**
**Plans, Specifications and Estimate (PS&E)**
**City Project No. 0828**

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**THIS AMENDMENT NO. 5**, dated October 27, 2015, is entered into by and between the **CITY OF TURLOCK**, a municipal corporation (hereinafter "CITY") and **OMNI-MEANS, LTD.**, (hereinafter "CONTRACTOR").

**WHEREAS**, the parties hereto previously entered into an agreement dated June 24, 2008, whereby CONTRACTOR would perform engineering and planning associated with Project Study Report (PSR); and Plans, Specifications and Estimate (PS&E) for the modification of State Route 99 interchange at Fulkerth Road (hereinafter the "Agreement"); and,

**WHEREAS**, on May 12, 2009, the parties entered into Amendment No. 1 to the Agreement dated June 24, 2008, whereby CONTRACTOR was provided with additional scope of work and compensation; and,

**WHEREAS**, on September 22, 2009, the parties entered into Amendment No. 2 to the Agreement dated June 24, 2008, whereby CONTRACTOR was provided with additional scope of work and compensation; and,

**WHEREAS**, on August 24, 2010, the parties entered into Amendment No. 3 to the Agreement dated June 24, 2008, whereby CONTRACTOR was provided with additional scope of work and compensation; and,

**WHEREAS**, on August 26, 2014, the parties entered into Amendment No. 4 to the Agreement dated June 24, 2008, whereby CONTRACTOR was provided with additional time to complete the previously established scope with no change in compensation; and,

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

1. Paragraph 1 of the Agreement is amended to read as follows:

   "1. **SCOPE OF WORK:** CONTRACTOR shall furnish all labor, equipment, materials and process, implements, tools, and machinery,

OK for Agenda
Omn

except as otherwise specified, which are necessary and required to provide a Project Study Report and Plans, Specifications and Estimates for the Modification of State Route 99 Interchange at Fulkerth Road, and shall perform such services in accordance with the specifications attached hereto as Exhibit A, Exhibit B, Exhibit C, Exhibit D and Exhibit E.

In addition to the Scope of Work attached as Exhibit A, Exhibit B, Exhibit C, Exhibit D and Exhibit E to the Agreement, CONTRACTOR shall furnish all labor, equipment materials and process, implements, tools, and machinery, except as otherwise specified, to complete the original scope of services, and the scope of services specified in Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, and this Amendment No. 5 to the Agreement, which are necessary and required to provide a Project Study Report and Plans, Specifications and Estimates for the Modification of State Route 99 Interchanges at Fulkerth Road, and shall perform such services in accordance with the specifications attached to the Agreement, Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, and this Amendment No. 5."

2. Paragraph 4 of the Agreement is amended to read as follows:

"4. **COMPENSATION:** CITY agrees to pay CONTRACTOR additional compensation in the amount of Eighty-five Thousand Eight Hundred Seven and No/100$^{ths}$ Dollars ($85,807.00) in accordance with Exhibit E attached hereto and made a part hereof. The compensation for completion of all items of work, as set forth in the Agreement, Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, and this Amendment No. 5 shall not exceed One Million Six Hundred Eighty-four Thousand Eight Hundred Fifty-seven and No/100$^{ths}$ Dollars ($1,684,857.00). Such maximum amount shall be compensation for all of CONTRACTOR's expenses incurred in the performance of the Agreement, Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4 and this Amendment No. 5."

3. Paragraph 6 of the Agreement is amended to read as follows:

"6. **TERM OF AGREEMENT:** This Agreement shall become effective upon execution and shall continue in full force and effect beginning June 24, 2008, and ending December 31, 2016, subject to CITY's availability of funds."

4. Paragraph 9 of the Agreement is added to read as follows:

"9. **CITY CONTRACT ADMINISTRATOR:** The City's contract administrator and contact person for this Agreement is:

Michael G. Pitcock, P.E.
Development Services Department
156 S. Broadway, Suite 150
Turlock, California 95380-5456
Telephone: (209) 668-5520
E-mail: mpitcock@turlock.ca.us

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

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

**CITY OF TURLOCK, a municipal corporation**

By: _____
Gary Soiseth, Mayor

or

_____
Roy W. Wasden, City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Michael G. Pitcock, P.E., Director of Development Services / City Engineer

APPROVED AS TO FORM:

By: _____
Phaedra A. Norton, City Attorney

ATTEST:

By: _____
Kellie E. Weaver, City Clerk

**OMNI-MEANS, LTD.**

By: _____

Title: _____

Print name: _____

Date: _____

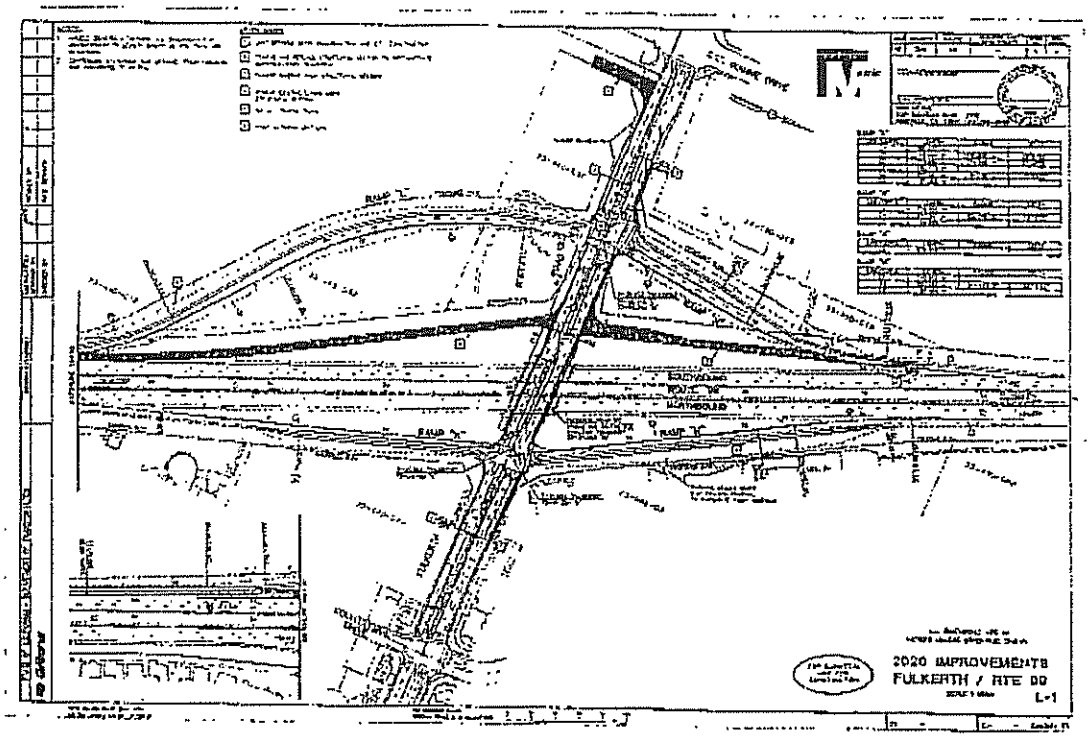
# EXHIBIT A

# SR 99/Fulkerth Road Interchange Improvements

## Scope of Services

This Scope of Services has been prepared by OMNI-MEANS to present the specific work program needed to update the 1999 Project Study Report (PSR); prepare and complete the Project Report (PR - needed for Project Approval (PA)) and Environmental Document (ED); and prepare project Plans, Specifications, and Estimates (PS&E) for the proposed improvements to the State Route (SR) 99 interchange with Fulkerth Road in the City of Turlock. Specifically, this Scope of Services presents separate work plans for three (3) distinct phases covering the PSR, PA/ED, and PS&E.

A PSR was prepared and approved in 1999 that identified one (1) modification alternative to the SR 99/Fulkerth Road interchange. This alternative is illustrated in the following exhibit. For the purposes of this Scope of Services, it is assumed at this time that this alternative still represents the only "viable" project alternative and that no other alternatives will be evaluated. However, it is possible that the improvements shown in the exhibit may need to be further refined based on new design year traffic forecasts and operations which would be identified during the PSR project phase.




OMNI-MEANS has assembled a project team amply qualified to prepare the necessary studies and documentation required to complete each phase. OMNI-MEANS will provide overall project management and coordination; base mapping; traffic forecasting and operations analysis; all report

preparation associated with the PSR and PR and all project engineering with the exception of structures. In addition, we have added to our team the following sub-consultants who will provide the following services:

- **Cornerstone Structural Engineering Group** – Structures
- **Kleinfelder** – Geotechnical and Hazardous Waste/Materials
- **Tarvin Associates** – Right of Way
- **Rincon** – Environmental Services

Tasks will be completed in accordance with applicable state and local guidelines, procedures, and manuals in effect at the initiation of this scope of services.

# Phase 1 Project Study Report (PSR)

## Task 1: Project Management, Coordination and Meetings

### 1.1 Project Management

OMNI-MEANS shall perform the following duties:

- Coordinate and participate in Project Development Team (PDT) meetings.
- Provide Project Quality Control/Quality Assurance.
- Provide PDT meeting records, and project schedule updates.
- Supervise, coordinate and monitor procedures for preparation of the Project Study Report and supporting studies and documents consistent with applicable State and Local guidelines.
- Coordinate project submittals to and reviews by the Project Development Team (PDT).

### 1.2 Initial Project Meeting

OMNI-MEANS shall coordinate an initial project meeting to ensure mutual understanding of the intended process, its objectives, milestones and products. Another purpose of this meeting will be to identify the Project Development Team (PDT) and the team members.

### 1.3 Project Development Team (PDT) Meetings

Up to six (6) PDT meetings (not including the initial project meeting) are assumed through final approval of the Project Study Report (PSR). OMNI-MEANS will participate at each of these meetings and will provide PDT meeting coordination and oversight including the preparation of meeting notices and agendas, and meeting minutes summarizing actions taken, actions to be taken, responsible party and resolution date. Sub-consultants will attend based on their level of involvement at anytime during the project.

### 1.4 Additional Project Meetings

***Caltrans Safety Review Meeting*** This task addresses our attendance at one (1) Caltrans Safety Review meeting and response to comments made during this meeting.

***Caltrans Constructability Review Meeting*** This task addresses our attendance at one (1) Caltrans constructability review meeting and response to comments made during this meeting.

## Task 2: Data Collection/Base Mapping

### 2.1 Data Collection

OMNI-MEANS will utilize to the extent possible data collected during preparation of the prior PSR.

Under this task, OMNI-MEANS obtain additional data and information for the project and project area including (but not be limited to) existing planning studies, existing mapping, as-built plans, utility maps, record improvement drawings and reports and existing data including right-of-way information, record maps, title information, utility information, etc.

### 2.2 Base Mapping – Planning Level

Under this task OMNI-MEANS will prepare base mapping for the project based on existing available information. A new ortho-rectified aerial photograph of the project area will also be obtained. These sources will be utilized to provide the planning level base mapping. Base mapping will be prepared in imperial (English) units at an appropriate scale.

## Task 3: Traffic Forecasts/Traffic Operations Analysis

### 3.1 Develop Design Year Traffic Forecasts

For the purposes of the Scope of Services, it is assumed that the project can be constructed and open for use by no later than the year 2015. Per the Highway Design Manual (HDM), the design year for the project should be 20-years after the facility is first open for use. The traffic forecasts that will be developed for this project will reflect year 2035 conditions. Under this task, OMNI-MEANS utilize the City's current traffic forecast model as the basis for developing the 2035 traffic forecasts. We will also work with the City and Caltrans to identify what additional data or information will be required to satisfy Caltrans requirements for a PSR.

A technical memorandum that documents the methodology, assumptions and results of this task will be prepared and submitted for review and comment to the PDT.

### 3.2 Prepare Traffic Operations Analysis

The following traffic and transportation issues will, as a minimum, be addressed:

- *Existing Safety Deficiencies.* New current 3-year accident data in the form of accident summary reports, SWITR reports, TASAS Tables, etc. will be reviewed within the study area to identify and discuss current operational and safety deficiencies.

- *Traffic Capacity and Level of Service.* Prepare peak hour intersection, roadway, freeway mainline, and freeway ramp junction capacity and Level of Service analysis for existing, year 2015 (project first built and open for use), and year 2035 (design year) traffic conditions for the "No Build" condition and for the one (1) interchange alternative.

Following the completion of the above evaluations, a Traffic Operations Analysis report will be prepared and distributed for review by the PDT.

## Task 4: Engineering

Under this task, OMNI-MEANS will update the prior PSR's interchange improvement alternative as identified in the introduction to this Scope of Services. Should additional improvement alternatives be identified, then OMNI-MEANS will provide the City of Turlock a supplemental Scope of Services and budget for the City's approval.

### 4.1 Preliminary Engineering

Based on the results of the year 2035 traffic operations analysis, OMNI-MEANS review and modify as needed the interchange improvements identified in the prior PSR. Potential project impacts including approximate right-of-way requirements, potential utility relocations, etc., will also be shown.

## 4.2 Structure Evaluations Advance Planning Study (APS)

The interchange improvements identified in the prior PSR included the construction of retaining walls along both sides of Fulkerth Road through the SR 99 northbound and southbound structures. An APS was previously prepared for these retaining walls and the APS will be updated by Cornerstone Structural Engineering Group (CSEG, sub-consultant). Kleinfelder (sub-consultant) will conduct research of available geotechnical information and data and prepare a report in support of the APS.

## 4.3 Non-Standard Design Features Review

The scope of services assumes that the project will meet all applicable Caltrans design standards. Under this task, OMNI-MEANS will review Caltrans DIB-78 design checklist to confirm whether proposed improvements meet their design standards. If non-standard design features are determined to be necessary, a supplemental Scope of Services and budget will be prepared for City approval.

## 4.4 Storm Water Data Report

OMNI-MEANS will prepare a PSR level storm water data report based on Caltrans requirements. The report will identify preliminary project drainage and on-site storm water detention requirements.

## 4.5 Right of Way Data Sheet

Right of way cost and data information will be updated by Tarvin & Associates (sub-consultant) for the project improvement alternative consistent with Caltrans requirements.

## 4.6 Preliminary Geotechnical Report

A Preliminary Geotechnical Report will be prepared by Kleinfelder (sub-consultant) to assist in the conceptual planning and preparation of the costs estimates. This will be a feasibility type of study based on existing and readily available data. No field exploration work is proposed for this phase, however site review and data research is proposed. The review will be based on readily available data including as-built Log of Test Borings from any existing projects and other County records (if available).

## 4.7 Hazardous Waste/Materials

A hazardous materials/hazardous waste Phase I - Initial Site Assessment (ISA) was prepared for the prior PSR by Kleinfelder (sub-consultant) to determine if there are any hazardous waste/materials issues which need to be taken into consideration. Kleinfelder (sub-consultant) will review this report and update as necessary to address current site conditions. It is also necessary to determine the potential presence of soil containing hazardous concentrations of ADL in order to determine the applicability of the California Department of Toxic Substances Control (DTSC) variance with respect to soil generated from Caltrans right-of-way during construction and its potential reuse within Caltrans right-of-way. A site investigation report will be prepared to transmit the field and laboratory data, and data evaluation.

## 4.8 Preliminary Environmental Analysis Report (PEAR)

This task consists of preparing an updated Preliminary Environmental Analysis Report (PEAR) consistent with Caltrans guidelines. The PEAR will be prepared by Rincon (sub-consultant). The purpose of the PEAR will be to identify those aspects of the preliminary designs that may have a potential significant effect on the environment based on information known to date. The PEAR will identify the type of future studies and evaluations which must be performed and the required environmental document that would be required to meet all applicable environmental requirements.

## 4.9 Cost Estimates

Cost estimates will be prepared for each project alternative in accordance with guidelines presented in Caltrans Project Development Procedures Manual. Included in the cost estimates will be roadway, structure and right of way costs.

### 4.10 Project Funding and Schedule

The cost estimates prepared under task 5.9 will provide the magnitude of the costs required to construct the ultimate interchange improvements. This task would identify and discuss funding sources that could be available to fund the recommended improvements. This discussion would include currently known funding sources that could be applied immediately to the project plus other sources that could be available at some future date. A project schedule would then be developed that would show the project's likely timeline through end of construction.

## Task 5: Prepare Draft and Final Reports

### 5.1 Admin Draft Project Study Report (PSR)

OMNI-MEANS will prepare an Admin Draft PSR which, at a minimum, will include all work completed in Task 4 and Task 5. Up to ten (10) bound copies of the Admin Draft PSR will be prepared and provided to the PDT for their review and comment.

### 5.2 Review Comments on Admin Draft Project Study Report (PSR)

Comments received on the Admin Draft PSR will be reviewed and any identified issues or concerns will be addressed.

### 5.3 Draft Project Study Report (PSR)

OMNI-MEANS will prepare a Draft PSR which, at a minimum, will include all work completed in Task 4 and Task 5 and revisions identified through the review of the Admin Draft PSR. Up to forty (40) bound copies of the Draft PSR will be prepared and provided to the PDT and to Caltrans Functional Units for their review and comment.

### 5.4 Review Comments on Draft Project Study Report (PSR)

Comments received on the Draft PSR will be reviewed and any identified issues or concerns will be addressed.

### 5.5 Draft Final Project Study Report (PSR)

Upon addressing all comments on the Draft PSR, OMNI-MEANS will then prepare the Draft Final PSR. Up to ten (10) bound copies of the Draft Final PSR will be prepared and provided to the PDT for their review and comment.

### 5.6 Review Comments on Draft Final Project Study Report (PSR)

Final comments received on the Draft Final PSR will be reviewed and any remaining issues or concerns will be addressed.

### 5.7 Final Project Study Report (PSR)

The Final PSR will be prepared upon resolution of all final comments and issues. One (1) copy of the Final PSR will be submitted to Caltrans for final approval and signatures. It is estimated at this time that OMNI-MEANS will be responsible for the reproduction of up to forty (40) bound copies of the approved Final PSR.

# Phase 2 Project Approval/Environmental Document (PA/ED)

Phase 2 includes the preparation of the Project Report (PR) and the required environmental document (ED). Both the PR and ED will be prepared and processed concurrently. Formal Caltrans project approval (PA) is obtained with their District Directors signature on the PR which requires an approved ED prior to this approval.

It is assumed that Phase 2 will be initiated by the City immediately upon completion of Phase 1 and that the approved PSR will form the basis for preparing the PR and the environmental document. Based on this assumption, it is then assumed that most of the work completed in Phase 1 will still be current and applicable to the PR. The following Phase 2 tasks are based on this assumption and represent only the additional work that would be needed to prepare and process the PR and environmental document through Caltrans approval.

## Task 1: Project Management, Coordination and Meetings

### 1.1 Project Management

Under this subtask, OMNI-MEANS shall perform the following duties:

- Coordinate and participate in Project Development Team (PDT) meetings.
- Provide Project Quality Control/Quality Assurance.
- Provide PDT meeting records, and project schedule updates.
- Supervise, coordinate and monitor procedures for preparation of the Project Report and supporting studies and documents consistent with applicable State and Local guidelines.
- Coordinate project submittals to and reviews by the Project Development Team (PDT).

### 1.2 Project Development Team (PDT) Meetings

Up to four (4) PDT meetings are assumed through final Project Approval (PA). OMNI-MEANS will participate at each of these meetings and will provide all PDT meeting coordination and oversight including the preparation of meeting notices and agendas, and meeting minutes summarizing actions taken, actions to be taken, responsible party and resolution date. Sub-consultants will attend based on their level of involvement at anytime during the project.

### 1.3 Public Information Open House

OMNI-MEANS will conduct one (1) public information open house. This open house will be held prior to the preparation of the Draft ED. OMNI-MEANS will display the alternative being considered in a manner that will allow the public to ask questions and comment on the proposed improvements. OMNI-MEANS will prepare the public meeting notice and provide a copy to the City. It is assumed that the City will be responsible for posting the notice in the local newspaper and providing the meeting room.

## Task 2: Engineering

### 2.1 Update Structure Evaluations Advance Planning Study (APS)

The APS prepared for the PSR will be updated by Cornerstone Structural Engineering Group (CSEG), sub-consultant).

### 2.2 Storm Water Data Report

OMNI-MEANS will update the PSR level storm water data report prepared in Phase 1 to a PR level report based on Caltrans requirements. The report will further refine preliminary project drainage and on-site storm water detention requirements.

### 2.3 Preliminary Hydrology and Hydraulics Report

OMNI-MEANS will prepare a preliminary hydrology and hydraulics report based on Caltrans requirements. The report will identify preliminary project hydrology and hydraulics requirements.

### 2.4 Engineering

OMNI-MEANS will further refine the PSR level project improvements developed in Phase 1 to account for any changes in project drainage or storm water retention identified through the update of the Storm Water Data Report.

### 2.5 Right of Way Data Sheets

Project right of way data and costs developed for the PSR will be reviewed by Tarvin & Associates (sub-consultant) and updated as necessary.

### 2.6 Cost Estimates

Project cost estimates developed for the PSR will be reviewed by OMNI-MEANS and updated to reflect any changes in engineering, structure or right of way costs. The update will also consider any potential environmental mitigation costs identified in the environmental document (see Task 3).

## Task 3: Environmental Document (Mitigated Negative Declaration)

An approved environmental document will be needed to obtain project approval. It is assumed that the project will be entirely locally funded; only compliance with the California Environmental Quality Act (CEQA) is required, and the City of Turlock will be the CEQA Lead Agency. It is also anticipated that a Mitigated Negative Declaration will be the appropriate CEQA document.

### 3.1 CEQA Documentation (assumed to be a Mitigated Negative Declaration)

Rincon (sub-consultant) will prepare the CEQA documentation for the project. Although the PEAR prepared in Phase 1 may determine otherwise, Rincon's assumption at this time is that they will prepare an Initial Study leading to a Mitigated Negative Declaration (IS/MND). The document will be prepared based on the information included in the PEAR, and assumes the majority of the required research and field work will already have been conducted through the PEAR. One (1) Administrative Draft document will be prepared, reviewed by the City/Caltrans, then finalized for public distribution. The IS/MND will include all required noticing, but assumes that document distribution will be handled by the City/Caltrans. Rincon will prepare 40 copies of the IS/MND.

In the event an Environmental Impact Report (EIR) is required, or in the event that NEPA compliance is required, Rincon will submit a separate scope of work and fee to complete this task.

## Task 4: Project Approval Documents

### 4.1 Admin Draft Project Report (PR)

OMNI-MEANS will prepare an Admin Draft PR per Caltrans current guidelines. Up to ten (10) bound copies of the Admin Draft PR will be prepared and provided to the PDT for their review and comment.

### 4.2 Review Comments on Admin Draft Project Report (PR)

Comments received on the Admin Draft PR will be reviewed and any identified issues or concerns will be addressed.

### 4.3 Draft Project Report (PR)

OMNI-MEANS will prepare a Draft PR per Caltrans current guidelines. Up to forty (40) bound copies of the Draft PR will be prepared and provided to the PDT and to Caltrans Functional Units for their review and comment.

### 4.4 Review Comments on Draft Project Report (PR)

Comments received on the Draft PR will be reviewed and any identified issues or concerns will be addressed.

### 4.5 Draft Final Project Report (PR)

Upon addressing all comments on the Draft PR, OMNI-MEANS will then prepare the Draft Final PR. Up to ten (10) bound copies of the Draft Final PR will be prepared and provided to the PDT for their review and comment.

### 4.6 Review Comments on Draft Final Project Report (PR)

Final comments received on the Draft Final PR will be reviewed and any remaining issues or concerns will be addressed.

### 4.7 Final Project Report (PR)

The Final PR will be prepared upon resolution of all final comments and issues. One (1) copy of the Final PR will be submitted to Caltrans for final approval and signatures. It is estimated at this time that OMNI-MEANS will be responsible for the reproduction of up to forty (40) bound copies of the approved Final PR.

# Phase 3 Plans, Specifications & Estimates (PS&E)

Phase 3 includes the preparation of the project plans, specifications and estimates (PS&E) for the improvements approved in Phase 2 with the final PR.

## Task 1: Project Management, Coordination and Meetings

### 1.1 Project Management

Under this subtask, OMNI-MEANS shall perform the following duties:

- Coordinate and participate in Project Development Team (PDT) meetings.
- Provide Project Quality Control/Quality Assurance.
- Provide PDT meeting records, and project schedule updates.
- Supervise, coordinate and monitor design for conformance with applicable State and Local standards and policies.
- Coordinate plan submittals to, and reviews by the various permitting agencies and utilities (Caltrans, Public Utilities, Fish & Game).
- Coordinate with affected utility companies in order to develop relocation and service plans.
- Meet with agencies and utilities as required to expedite PS&E approvals.
- Provide technical support to lead agency.
- Prepare and maintain Caltrans required Risk Management Plan.

### 1.2 Project Development Team (PDT) Meetings

PDT meetings are assumed to occur approximately every six to eight weeks through final PS&E approval. OMNI-MEANS will participate at each of these meetings and will provide all PDT meeting coordination and oversight including the preparation of meeting notices and agendas, and meeting minutes summarizing actions taken, actions to be taken, responsible party and resolution date. Sub-consultants will attend based on their level of involvement at anytime during the project.

## Task 2: Caltrans Approval Documents

### 2.1 Non-Standard Design Features

All known non-standard design features associated with this project will have previously been identified and approved by Caltrans. If additional non-standard design features are identified as part of the PS&E process, then these will be discussed with Caltrans. If design exceptions Fact Sheets are required, they will be prepared under separate authorization.

### 2.2 Prepare Encroachment Permit

OMNI-MEANS will prepare of the standard Caltrans Encroachment Permit Application for submittal by the local lead agency to Caltrans.

## Task 3: Design Level Base Mapping

### 3.1 Design Level Base Mapping

Design level base mapping will be prepared by OMNI-MEANS and will include the following work elements:

- Research
- Obtain State Encroachment Permit
- Project Survey Control
- Aerial Mapping
- Ground Surveys
- Boundary Ties
- Boundary Analysis
- Utility Ties
- Traffic Control
- Data Reduction
- Survey Report
- Control Map and Summary
- Base Map Preparation

### 3.2 Property Surveys

Property surveys will be provided by OMNI-MEANS and will include the following work elements:

- Research
- Control Network
- Boundary Ties
- Boundary Resolution
- Field Note Reductions
- Data Reduction
- Field Coordination
- Monument Setting
- Utility Mapping
- Record of Survey or Corner Survey

## Task 4: Utility Coordination

All utility companies known to have facilities in the area will, at a minimum, be noticed consistent with the established "ABC" process. This process provides for notification during the preliminary data-

gathering phase, with subsequent notifications including preliminary plans sent to the various utilities at the 35%, 90% and 100% design stages.

### 4.1 Prepare/Distribute Notice of Intent

Notice of Intent forms will be prepared and sent along with the original request for information during the base map preparation task.

### 4.2 Relocation Plan Coordination

This task addresses coordination of the relocation plans with the plans for the Interchange. The affected utility company will complete their relocation plans with input from OMNI-MEANS. For instance, identification of easements, utility sleeves, clearances, and cost and schedules to relocate are typical items addressed under this task. At a minimum, notification letters will be sent to the utility companies at the 35%, 95% and 100% design stages.

### 4.3 Utility Certification

This task addresses completion of the signed Utility Certification Form as required by Caltrans.

## Task 5: Geotechnical Investigation

### 5.1 Field Work

Kleinfelder (sub-consultant) will explore subsurface conditions by drilling five (5) exploratory test borings to obtain subsurface information along the proposed new ramp alignment and adjacent to the existing abutment. An engineer from Kleinfelder will maintain a log of the soils encountered and obtain samples for visual examination, classification and laboratory testing.

### 5.2 Laboratory Testing

Kleinfelder (sub-consultant) will perform laboratory tests on selected samples retrieved from the exploratory borings to evaluate the density, strength and compressibility of the materials encountered.

### 5.3 Geotechnical Investigation Report

Kleinfelder (sub-consultant) will prepare a report summarizing the results of the field explorations, laboratory testing, and engineering analysis. The report will include a description of the site surface and subsurface conditions, recommendations for design of planned retaining walls, a discussion of the regional geology and site seismicity, recommended flexible pavement structural sections, recommendations for general earthwork grading, and comments on the general corrosion characteristics of the site soils.

## Task 6: Permits

### 6.1 NPDES (National Pollution Discharge Elimination) Permit

The disturbed area of this project during construction will exceed 1 acre. As such, the project will be subject to NPDES requirements and must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ). Under this task, OMNI-MEANS shall prepare and submit to the Department of Water Resources the Notice of Intent (NOI) for the project. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). A Conceptual SWPPP will be prepared by OMN-MEANS for the contractor's use; however, the actual preparation of the Storm Water Pollution Prevention Plan (SWPPP) will be made a condition of the project specifications will be prepared by the construction contractor. The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and

discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.

# Task 7: Plans, Specifications and Estimates (PS&E)

## 7.1 35-Percent PS&E Submittal

The 35 percent design submittal is intended to show the initial design concept and how major components of the interchange project will be addressed to facilitate Caltrans Headquarters approval of the roadway geometries. Identification of project impacts, i.e. right-of-way requirements including temporary easements for construction and utility relocations are key objectives of the 35 percent PS&E. Plans will be prepared in conformance with Caltrans standards in English units.

The following plan sheets and design elements will be included in the 35 percent submittal:

- Title Sheet
- Typical Sections for all roadway lines with horizontal dimensions only. Structural sections will be shown if available.
- Key Map sheet showing plan sheet layout
- Layout sheets including complete horizontal line work for all roadways, calculation of horizontal alignment data for roadway centerlines and location of retaining walls, if any.
- Profile and Superelevation Diagrams for all roadways.
- Preliminary drainage information will either be shown on the layout sheets or on separate drainage plans, to include horizontal layout of drainage systems with drain inlets at low points and junctions.
- Preliminary utility plans of new or relocated utilities. Utilities, which may be impacted, include underground fiber optic cables, underground telephone and electric and overhead power and telephone lines. These facilities may require relocation outside of the proposed interchange improvements. The effected utility company will complete the design of relocated facilities, however OMNI-MEANS shall assist in the layout and will show the relocated utilities on the plans.
- Pavement Delineation Plan.
- Preliminary Electrical Plans showing pole, cabinet and service locations.
- Conceptual Stage Construction Plans
- Opinion of Cost
- Specifications will not be provided for the initial (35% submittal).

***Preliminary Drainage Report.*** Prepared in accordance with Caltrans' Highway Design Manual, Section 800, the report includes the calculation of runoff quantities, hydraulic grade lines in cross culverts and pipes, ditch and gutter capacity calculations within the interchange limits. A draft report will be submitted as part of the 35 percent plans with a final draft submitted during the 65 percent submittal.

***Storm Water Data Report.*** The preliminary storm water data report, prepared during the Project Report phase of the project, will be updated to incorporate new design information developed during the 35 percent design effort and submitted for review.

## 7.2 65-Percent PS&E Submittal

65 percent plans consist of unchecked, substantially completed plans, reports and draft special provisions. A key element of this plan submittal is completion of the utility relocation plans. The plan sheets prepared as part of the 35 percent submittal will be supplemented with the following design elements as appropriate:

The following plan sheets will be added to those prepared for the 35 percent submittal to complete the 65 percent submittal:

- Layout Sheets detailing project control
- Contour Grading and Drainage Sheets.
- Drainage Profiles, Details and Quantity Sheets
- Construction Details
- Utility Relocation Plans (Gas, Elec., Tele.)
- Irrigation Facility Relocation Plans
- Summary of Quantities
- Construction Area Signs
- Erosion Control Plans
- Pavement Delineation Quantities
- Sign Plans and Sign Quantities
- Traffic Handling Plans
- Electrical Plans for signal modifications, intersection and ramp lighting.
- Roadway Cross Sections for all roadways (minimum 20 meter interval)
- Updated Opinion of Cost

***65 Percent Structures Design (Unchecked Details).*** Cornerstone Structural Engineering Group (sub-consultant) will prepare draft structure specifications, perform structure design calculations, develop and draft unchecked details, develop unchecked detail quantities, prepare construction cost estimates, and attend constructability review meeting at Caltrans.

***Draft Special Provisions.*** Draft Special Provisions will be prepared using current State Standard Special provisions as provided by Caltrans. The OMNI-MEANS team shall prepare Special Provision section numbers 4 - 10. The remaining contract sections shall be provided by the local lead agency and edited as appropriate.

## 7.3 95-Percent PS&E Preparation

Under this task, the OMNI-MEANS team shall make revisions to the plans based on comments received from the reviewing agencies. Plans will be resubmitted to Caltrans and the City for review the following number of reports and plan sets will be provided as part of the 95% PS&E submittal:

- 30 reduced sets of plans (11" x 17")
- 5 reduced sets of roadway cross sections
- 95% Draft Special Provisions (30 copies)
- Response to 65% Plan Check comments

***95 Percent Structures Design (Initial Plans, Specifications, & Estimate).*** Cornerstone Structural Engineering Group (sub-consultant) will address 65% submittal comments, perform independent in-house check of structure calculations, perform in-house check of details, perform in-house check of draft structure Special Provisions, perform in-house check of quantities and prepare draft itemized Bid Documents, address check comments, update construction cost estimate and prepare draft itemized Bid Documents and attend constructability review meeting at Caltrans.

## 7.4 Preliminary Final PS&E

***Safety Review Meeting*** This task addresses our attendance at the Safety Review meeting and response to comments made during this meeting.

***Constructability Review Meeting*** This task addresses our attendance at the constructability review meeting and response to comments made during this meeting.

***Pick-up 95% PS&E Comments*** Under this task, the OMNI-MEANS team shall make revisions to the plans based on comments received from the reviewing agencies on the 95% submittal.

## 7.5 Final PS&E

***Final PS&E Bid package.*** This task addresses final plotting and compilation of the bid documents and preparation of the Resident Engineers File. One set of original Mylar plan sheets and one camera ready set of construction Specials, signed by the Engineer will be provided to the local lead agency.

# Task 8: Optional Tasks

## 8.1 Right of Way Descriptions and Acquisitions

If requested, OMNI-MEANS' will prepare a separate Scope of Services and budget to provide support to the City for preparing legal descriptions and exhibits for the required right of way acquisitions.

## 8.2 Construction Support/Bidding Services

If requested, OMNI-MEANS and Cornerstone Structural Engineering Group will prepare a separate Scope of Services and budget to provide support to the City during the bidding process as described below.

- Assisting the Project Coordinator in preparing a Notice to Bidders and attending a pre-bid meeting to answer questions from prospective bidders.
- Supporting the Project Coordinator during the bidding process by providing answers to Contractor inquiries and issuing addenda (if required) as the result of bidder inquiries.
- Bid Review and Recommendation

## 8.3 Borrow Site

A specific borrow site has not been identified at this time. When a site is identified, OMNI-MEANS' will prepare a separate Scope of Services and budget to prepare a Borrow Site Material Report. A borrow site grading plan may also be required to show contour grading, limits of grading and erosion control measures to be placed after completion of the contractor's borrow operation.

## 8.4 Electronic File Conversion

The conversion of the electronic drawing files from AutoCAD to Microstation is not included within this work plan. If required, it can be provided under a separate authorization.

## 8.5 Environmental Permitting

If required, the types of permits and the associated agency requirements will generally be identified in the environmental document that will be prepared Rincon (sub-consultant) during the PA/ED project phase (Phase 2). If requested and under a separate Scope of Services and budget, Rincon can provide assistance to the City in obtaining permits during the PS&E phase.

# EXHIBIT B

## Amendment Number 1
## to
## SR 99/Fulkerth Road
## Interchange Improvements PSR, PA&ED and PS&E
## (City Project Number 0828)

# Scope of Services

The June 24, 2008 Professional Services Agreement, between the City of Turlock and OMNI-MEANS, for preparation of PSR, PA&ED and PS&E for the State Route 99/Fulkerth Road interchange (City Project Number 0828), is amended to add the following tasks. These additional tasks will provide National Environmental Policy Act (NEPA) environmental approval which will allow the project to be eligible for federal funding if such funding becomes available.

## Phase 2 Project Approval/Environmental Document (PA/ED)

### Task 1: Project Management, Coordination and Meetings

#### 1.4 Additional Project Management, Coordination and Meetings.

OMNI-MEANS will attend two (2) additional project meetings and RINCON (sub-consultant) will attend two (2) additional project meetings. OMNI-MEANS and RINCON will perform the additional travel, project management and project coordination required to obtain NEPA environmental approval.

### Task 4: Environmental Document (NEPA – Categorical Exclusion)

#### 4.1 NEPA Categorical Exclusion Form.

RINCON (sub-consultant) will complete Caltrans' standard Categorical Exclusion (CE) Determination Form (revised September 6, 2007) and indicate the specific Categorical Exclusion that is being applied to the project. The CE Determination Form will summarize information on avoidance, minimization and mitigation measures that are identified in the CEQA MND as well as any recommendations from the special studies.

#### 4.2 Special Study - Visual Impact Assessment (VIA).

OMNI-MEANS will prepare a VIA in accordance with Caltrans policies as a supporting document for the NEPA CE. The VIA will be prepared and approved by a Licensed Landscape Architect in accordance with Caltrans policy. The draft VIA will be submitted to the City and Caltrans for review and comment. Upon receipt of any comments from the City and Caltrans, the final VIA will be submitted to Caltrans and will be included in the NEPA approval documentation.

#### 4.3 Special Study – Natural Environment Study (NES).

# EXHIBIT B

RINCON (sub-consultant) will prepare a NES, in accordance with the Caltrans January 2000 Environmental Handbook, as a supporting document for the NEPA CE. The NES and related supporting information will provide the biological documentation necessary to satisfy federal statutory requirements for the NEPA CE. The NES will provide an assessment of the impacts of the project on biological resources that may occur in the project area. The NES studies include the following subtasks:

- U.S. Fish and Wildlife Service and California Department of Fish and Game consultation to confirm the approach for assessing presence or absence of listed species.
- Jurisdictional delineation of Waters of the U.S. and State of California. Formal Wetland Determination Field Data Forms will be completed and included in the NES.
- U.S. Army Corps of Engineers and Central Valley Regional Water Quality Control Board consultation to confirm the approach to jurisdictional determination and permitting requirements.

Protocol-level biological field surveys are not anticipated nor included in the scope of work.

The draft NES will be submitted to the City and Caltrans for review and comment. Upon receipt of any comments from the City and Caltrans, the final NES will be submitted to Caltrans and will be included in the NEPA approval documentation.

## 4.4 Special Study – Phase I Paleontological Resource Study.

RINCON (sub-consultant) will prepare a Phase I Paleontological Resource Study as a supporting document for the NEPA CE. The study will determine and document if any potential impacts to paleontological resources exists within the project area. The study will include an institutional survey and a literature survey. Information gathered from the records will be summarized in a letter report outlining the formations at the site and the possibility for fossil occurrence during construction and grading. The draft Phase I Paleontological Resource Study will be submitted to the City and Caltrans for review and comment. Upon receipt of any comments from the City and Caltrans, a final Phase I Paleontological Resource Study will be submitted to Caltrans and will be included in the NEPA approval documentation.

## 4.5 Special Study – Archaeological Survey (AS) and Historic Property Survey (HPS) Screening Memoranda.

RINCON (sub-consultant) will prepare AS and HPS memoranda as supporting documents for the NEPA CE. The studies will discuss possible archaeological and historic resources within and in the vicinity of the project. These memoranda will document the results of the records search conducted at the Northern San Joaquin Valley Information Center, discuss any archaeological or historical resources in the Area of Potential Effect (APE) and conclude whether there are any potential impacts to such resources. The project site and APE will be mapped. The Native American Heritage Commission and local tribal representatives will be consulted.

The scope assumes that there is low potential for significant archaeological and historical resources in the project area. Field surveys, preparation of a full Archaeological Survey Report (ASR) and preparation of a full Historical Property Survey Screening Report (HPSR) are not included in the scope.

## 4.6 Special Study – Flood Plain Evaluation Summary.

OMNI-MEANS will prepare a Flood Plain Evaluation Summary in accordance with Caltrans policies as a supporting document for the NEPA CE. The Evaluation Summary will be prepared and approved by a Licensed Civil Engineer in accordance with Caltrans policy. The draft Evaluation Summary will be submitted to the City and Caltrans for review and comment. Upon receipt of any comments from the City and Caltrans, the final Evaluation Summary will be submitted to Caltrans and will be included in the NEPA approval documentation.

## EXHIBIT B

# Compensation

The additional work outlined in this amendment will be funded within the existing compensation amount outlined the June 24, 2008 Professional Services Agreement for this project. The cost for the amendment work is outlined below:

| Phase 2 | Project Approval/Environmental Document (PA/ED) | |
|---|---|---|
| Task 1.4 | Additional Project Management, Coordination and Meetings. | $ 8,250.00 |
| Task 4.1 | NEPA Categorical Exclusion Form. | $ 2,000.00 |
| Task 4.2 | Special Study - Visual Impact Assessment (VIA). | $ 4,000.00 |
| Task 4.3 | Special Study – Natural Environment Study (NES). | $ 16,500.00 |
| Task 4.4 | Special Study – Phase I Paleontological Resource Study. | $ 3,300.00 |
| Task 4.5 | Special Study – AS and HPS Screening Memoranda. | $ 2,500.00 |
| | **Amendment Total** | **$36,550.00** |

# EXHIBIT C

## Amendment Number 2
## to
## SR 99/Fulkerth Road
## Interchange Improvements PSR, PA&ED and PS&E
## (City Project Number 0828)

# Scope of Services

The June 24, 2008 Professional Services Agreement, between the City of Turlock and OMNI-MEANS, for preparation of PSR, PA&ED and PS&E for the State Route 99/Fulkerth Road interchange (City Project Number 0828), is amended to add tasks 4.11, 4.12 and 4.13.

## Phase 1 Project Study Report (PSR)

### Task 4: Engineering

The Retaining Wall(s) Structures Advance Planning Study (APS), approved by Caltrans on April 1, 2009, must be revised to accommodate the recently revised horizontal geometric layout plan. Caltrans requires the final APS to match the horizontal geometric layout plan before approval of the PSR/PR.

#### 4.11 Additional Project Management and Coordination.

OMNI-MEANS will perform the necessary additional project management and coordination with Caltrans and subconsultants required to obtain Caltrans approval of the updated APS.

#### 4.12 Update Structures Advance Planning Study.

CORNERSTONE STRUCTURAL ENGINEERING GROUP, subconsultant to OMNI-MEANS, will prepare an updated APS and cost estimate, for the proposed tie-back retaining walls, based upon revised horizontal geometric design information prepared by OMNI-MEANS. CORNERSTONE will communicate and coordinate with Caltrans to secure approval of the updated APS and cost estimate.

#### 4.13 Update Preliminary Geotechnical Information and Analysis.

KLEINFELDER, subconsultant to OMNI-MEANS, will prepare supplemental geotechnical engineering analysis based upon revised horizontal geometric design information prepared by OMNI-MEANS and CORNERSTONE. KLEINFELDER will prepare surcharge charts, perform slope stability analysis and provide slot cut width recommendations for construction of the proposed tie-back retaining walls. KLEINFELDER will provide the updated preliminary geotechnical information and analysis to CORNERSTONE for use by CORNERSTONE in preparing the updated APS.

# Exhibit C

# Compensation

The additional work outlined in this amendment will be funded within the existing compensation amount outlined the June 24, 2008 Professional Services Agreement for this project. The cost for the amendment work is outlined below:

| Phase 1 | Project Study Report (PSR) | |
|---|---|---|
| Task 4.11 | Additional Project Management and Coordination. | $ 1,000.00 |
| Task 4.12 | Update Advance Planning Study. | $ 4,000.00 |
| Task 4.13 | Update Preliminary Geotechnical Information and Analysis. | $ 8,500.00 |
| | **Amendment Total** | **$13,500.00** |

# EXHIBIT D

## Amendment Number 3
## to
## SR 99/Fulkerth Road
## Interchange Improvements PSR, PA&ED and PS&E
## (City Project Number 0828)

# Scope of Services

The June 24, 2008 Professional Services Agreement, between the City of Turlock and OMNI-MEANS, for preparation of PSR, PA&ED and PS&E for the State Route 99/Fulkerth Road interchange (City Project Number 0828), is amended to add the following tasks:

## Phase 1 Project Study Report (PSR)

### Task 6: Traffic Operations Risk Assessment and Preliminary Design Revisions

In light of the City's ongoing General Plan update effort, it is appropriate to master-plan the SR99/Fulkerth Road interchange area to accommodate the potential development of urban reserve areas west of SR99. The previously completed traffic modeling and operations analysis and reports need to be revised for this master-planning.

#### 6.1 General Plan Buildout Traffic Modeling.

OMNI-MEANS will prepare general plan buildout traffic modeling to simulate traffic conditions in the project study area based on potential development of urban reserve areas west of SR99.

#### 6.2 Revise Traffic Operations Analysis.

OMNI-MEANS will use the traffic volumes developed in the previous task to perform Synchro/SimTraffic modeling of the SR99/Fulkerth Road area to determine the lane geometrics and control necessary for Year 2035.

#### 6.3 Traffic Technical Memorandum.

OMNI-MEANS will summarize the results of the previous tasks in text, figures and tables. The technical memorandum will be submitted to the City for review and comment. Upon receipt of the City's comments, OMNI-MEANS will prepare a final technical memorandum that will be provided to the City.

#### 6.4 Revise Preliminary Geometric Design Layouts and Details.

OMNI-MEANS will revise the preliminary design layouts in as necessitated by the revised traffic operational analysis.

#### 6.6 Coordinate with Caltrans to Secure Approval of the Revised Geometric Layouts and Details.

OMNI-MEANS will submit the preliminary geometric design layouts to Caltrans and the City for review and comment. Comments and requests for additional analysis will be addressed and final preliminary geometric design layouts will be submitted to Caltrans for approval.

EXHIBIT D

## Phase 2 Project Approval/Environmental Document (PA/ED)

### Task 6: Additional Cultural Resources Documentation

#### 6.1 Archaeological Survey Report (ASR) and Historic Property Survey Report (HPSR).

Caltrans originally determined that historical and archaeological screening evaluations would be adequate for this project. Recently, Caltrans provided firm direction requiring preparation of an ASR and HPSR. An ASR and HPSR will be prepared by RINCON (sub-consultant) in accordance with Caltrans requirements and will be incorporated into the IS-MND/CE. The draft ASR and HPSR will be submitted to Caltrans for review and comment. Upon receipt of comments from Caltrans, the final ASR and HPSR will be prepared and submitted to the City and Caltrans.

# Compensation

The additional work outlined in this amendment will be funded within the existing compensation amount outlined the September 22, 2009 Amendment Number 2 to the Professional Services Agreement for this project.

The compensation for completion of all items of work, as set forth in the Agreement, Amendment No. 1, Amendment No. 2 and Amendment No. 3 shall not exceed One Million Five Hundred Fifty Thousand Fifty and No/100$^{ths}$ Dollars ($1,550,050.00). The cost for Amendment No. 3 is outlined below:

## Phase 1 Project Study Report (PSR)

| | | |
|---|---|---|
| Task 6 | Traffic Operations Risk Assessment and Preliminary Design Revisions. | $35,000.00 |

## Phase 2 Project Approval/Environmental Document (PA/ED)

| | | |
|---|---|---|
| Task 6 | Archaeological Survey Report (ASR) and Historic Property Survey Report (HPSR). | $14,000.00 |

**Amendment Total $49,000.00**

# Amendment Number 5
# to
# SR 99/Fulkerth Road
# Interchange Improvements PSR, PA&ED and PS&E
# (City Project Number 0828)

## Scope of Services

The June 24, 2008 Professional Services Agreement (PSA), between the City of Turlock and OMNI-MEANS, for preparation of PSR, PA&ED and PS&E for the State Route 99/Fulkerth Road interchange (City Project Number 0828), amended May 12, 2009, September 22, 2009, August 24, 2010 and August 26, 2014, is amended to add the following tasks:

### Task 9 Preliminary Site Investigation

Kleinfelder, subconsultant to Omni-Means, prepared an Initial Site Assessment for Hazardous Waste (ISA) on February 23, 2009. At each step in the project approval and delivery process, Caltrans accepted the ISA as adequate for the proposed project. During the process of securing Caltrans final approvals to complete right of way acquisition, Caltrans decided to require a Preliminary Site Investigation (PSI) to document the extent of any hazardous materials in the soils that will be incorporated in to the Caltrans facilities. While there is not a documented reason to believe there is a soil contamination issue, it is necessary to comply with this new Caltrans requirement since they will become the owner of the new interchange improvements and own fee title to the underlying right of way. The PSI will evaluate the presence of volatile organic compounds (VOCs), metals, organochlorine pesticides (OCPs) and aerially deposited lead (ADL). The following scope of work has been developed in consultation with Caltrans and is intended to meet their current expectations.

### Task 9.1 Work Plan and Health and Safety Plan

A work plan and health and safety plan will be prepared. The work plan will state the scope of work and the methods and procedures for sampling and analysis. A health and safety plan will be included within the work plan and will include information relevant to the project site and appropriate health and safety procedures to be followed during field work.

### Task 9.2 Preliminary Site Investigation

Prior to soil sampling activities, the soil sampling locations will be marked and Underground Service Alert (USA) will be notified at least 48 hours prior to any excavation.

An encroachment permit will be obtained from Caltrans for work in the Caltrans right of way.

The scope assumes that the City will grant access to City right of way at no cost to Omni-Means. The scope also assumes that the City will secure and grant access to private parcels that are subject to the PSI.

## Task 9.2.1 ADL STUDY

Soil sampling borings along the existing on and off-ramps will be conducted at approximately 300-feet intervals within the unpaved shoulders. The scope assumes up to 18 soil borings to a depth of approximately 2.5-feet. Borings will be advanced using hand-auger equipment. Samples will be collected at three intervals in each bore hole.

The following analyses will be performed on the up to 54 soil samples:

- Total lead per EPA Method 6010.
- pH per EPA Method 9040/9045.

Any soil sample containing lead concentrations in excess of 50 mg/kg will be further analyzed for soluble lead using Waste Extraction Test (WET) Method 700. The scope assumes up to 5 samples will be analyzed for soluble lead.

Any soil sample containing lead concentrations in excess of 1000 mg/kg will be further analyzed for Toxicity Characteristic Leaching Procedure (TCLP) soluble lead. The scope assumes up to 2 samples will be analyzed for TCLP.

Residual soil generated during soil sampling activities will not be retained. The residual soil will be pushed back in to the bore holes.

## Task 9.2.2 STORMWATER BASIN AREAS STUDY

Soil sampling borings and sampling will be conducted within the areas identified on the plans for retention basin construction. The scope assumes up to 12 soil borings to a depth of approximately 2.5-feet. Borings will be advanced using hand-auger equipment. Samples will be collected at three intervals in each bore hole. Samples will be handled in accordance with chain-of-custody control protocol to a laboratory approved by the State of California Department of Health Services for the requested analysis. Only the upper sample ()0.0 to 0.5-feet) will be analyzed while the middle and deeper samples will be held at the laboratory for possible further analysis if required.

The following analysis will be performed on up to 36 samples:

- Total petroleum hydrocarbons as diesel or motor oil per EPA Method 8015M.
- Total petroleum hydrocarbons as gasoline per EPA Method 8260B.
- Volatile organic compounds per EPA Method 8260B.
- Organochlorine Pesticides per EPA Method 8081.

Residual soil generated during soil sampling activities will not be retained. The residual soil will be pushed back in to the bore holes.

## Task 9.2.3 STORMWATER BASIN AREAS STUDY (ADDITIONAL ANALYSIS)

Additional analysis may be required dependent on the upper sample results. A time-and-materials budget allowance is provided for this potential work.

# Task 9.3 Data Analysis and Report Preparation

Upon completion of the sampling and laboratory analysis, the analytical data will be tabulated, presented on graphical exhibits and a report prepared. The report will include:

- A description of field activities, observations and protocols;
- Tabulated results of soil analysis with copies of certified analytical laboratory results and chain-of-custody documentation;
- A description and documentation for QA/QC procedures employed for field and laboratory work;
- Graphical exhibits of soil sampling locations;
- A data statistical analysis (Pro-UCL) for ADL and a discussion;
- Conclusions and recommendations.

The report will be submitted to Caltrans and the City for their use in continuing right of way acquisition for the project.

## Task 10 Right of Way Acquisition Support

The June 24, 2008 PSA identified Right of Way support, including legal descriptions and exhibits, as an optional task. To date, legal descriptions, exhibits and work related to a pending record of survey has been completed within the available budget for other approved tasks. Commencing in September 2015, this work will be performed under this new task. The scope includes:

- Additional legal descriptions and exhibits for the City and Caltrans.
- Right of Way appraisal and acquisition support with the City using separate consultants or City staff for appraisals and acquisition.
- Additional Record of Survey work.

A time-and-materials budget allowance is provided for this work.

## Task 11 Paleontological Evaluation Report/Paleontological Mitigation Plan (PER/PMP)

Rincon, subconsultant to Omni-Means, will prepare a PER/PMP. Preparation of this report was not included in previously approved tasks and was not originally contemplated by Caltrans as necessary for this project. As the project neared the 100% design stage, Caltrans decided that the preparation of a PER/PMP would be a requirement for the project and need to be completed before Caltrans will approve the final design. While there is not a documented reason to believe there is a paleontological issue that would necessitate this level of effort, it is necessary to comply with this new Caltrans requirement since they will become the owner of the new interchange improvements and own fee title to the underlying right of way. The scope includes:

- A field pedestrian survey of the project site and surrounding area for exposures materials that could contain paleontological resources.
- Preparation of a report that will include:
  - Regional geologic context, geology and stratigraphy of the project site;
  - Evaluation of the paleontological sensitivity of geologic units from project activity;
  - Potential for direct impacts to paleontologically sensitive geologic units from project activity;
  - Potential for affecting scientifically significant paleontological resources from project ground disturbance;
  - Whether potentially affected paleontological resources can be avoided;

- Discussion of regulatory requirements, purpose of mitigation, potential resources, and investigation procedures.

## Schedule

The PSI and PER/PMP reports will be delivered to Caltrans and the City within 8 weeks of Amendment approval.

## Budget

| | | OMNI-MEANS, LTD. | | | | | | | | Subtotals | Task Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Task | PIC $226.00 | PM $200.00 | PE/ PLS $155.00 | Engineer/ Technical $91.00 | Clerical $51.00 | | Sub-Consultant Kleinfelder | Sub-Consultant Rincon | | |
| 9 | **Preliminary Site Investigation** | | | | | | | | | | $ 46,215.00 |
| 9.1 | Work Plan and Health and Safety Plan | 0 | 0 | 0 | 0 | 0 | 0 | $ 4,880.00 | $ - | $ 4,880.00 | $ - |
| 9.2.1 | ADL Study | 0 | 0 | 0 | 0 | 0 | 0 | $ 16,200.00 | $ - | $ 16,200.00 | $ - |
| 9.2.2 | Stormwater Basin Areas Study | 0 | 0 | 0 | 0 | 0 | 0 | $ 11,200.00 | $ - | $ 11,200.00 | $ - |
| 9.2.3 | Stormwater Basin (Addit Analysis) | 0 | 0 | 0 | 0 | 0 | 0 | $ 1,500.00 | $ - | $ 1,500.00 | $ - |
| 9.3 | Data Analysis and Report Prep | 0 | 4 | 24 | 4 | 1 | 33 | $ 7,500.00 | $ - | $ 12,435.00 | $ - |
| | | | | | | | | | | | |
| 10 | **Right of Way Acquisition Support** | 0 | 12 | 80 | 40 | 2 | 134 | $ - | $ - | $ 18,542.00 | $ 18,542.00 |
| | | | | | | | | | | | |
| 11 | **PER/PMP** | 0 | 0 | 0 | 0 | 0 | 0 | $ - | $ 21,050.00 | $ 21,050.00 | $ 21,050.00 |
| | Subtotal *Hours* | 0 | 16 | 104 | 44 | 3 | 167 | | | | |
| | *Dollars* | $0.00 | $3,200.00 | $16,120.00 | $4,004.00 | $153.00 | | $ 41,280.00 | $ 21,050.00 | $ 85,807.00 | $ 85,807.00 |

Note: The above classifications and billing rates are averages. Billing will be based on the actual employees that perform the work.

5G

# Council Synopsis

October 27, 2015

From: Michael G. Pitcock, P.E.
Director of Development Services/ City Engineer

Prepared by: Michael G. Pitcock, P.E.
Director of Development Services/ City Engineer

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Accepting a staff report outlining the scope of work, potential costs and funding concepts for the City of Turlock GIS base map upgrade and directing staff to begin the process of hiring consultants, collecting data and updating the GIS base map

## 2. DISCUSSION OF ISSUE:

In the 1990s, the City of Turlock developed its current Geographic Information System (GIS) base map and implemented a GIS program. GIS is an electronic digital database/platform designed to capture, store, manipulate, analyze, manage, and present all types of spatial or geographical data. The City's current GIS details the existing water, sewer and storm infrastructure, General Plan and zoning designations, county islands, assessment districts, master plan areas, census blocks, enterprise zones, transit routes, fire safety information and other information. In addition, by clicking on a parcel, staff can access Stanislaus County parcel record information, assessor's parcel maps and record building permit information.

In the early development days, a GIS was to be a tool to locate information on a base map that could easily be found but the accuracy of the base map was considered unnecessary. Therefore, the current City of Turlock base map is a good representation of the city but lacks real world accuracy necessary for today's needs. With the development of Global Positioning System (GPS) technology and ease of collecting extremely accurate spatial data, it has become necessary to update the base map to survey grade accuracy in order that data collected in the field can easily be imported and uploaded to the GIS in a spatially accurate format.

Today, spatially accurate data collected for a fire hydrant may fall several parcels away from its true position and in the middle of a property, instead of the correct location within the city right of way. When this occurs, each data point would need to be physically moved to align with the current base map to give a quasi-

accurate location on the map. This is an inefficient method and allows for errors to be introduced. In lieu of having to move every data point to align on the current base map, which is very labor intensive, staff recommends modifying the base map in order that as the GPS data points are collected, they will fall on the map at the real world location accurately.

The recently adopted Mayor and City Council Policy Goals and Implementation Plan, Action Item 22 of the Policy Goal #4 – Municipal Infrastructure, directed staff to "Update the GIS base map utilizing record documents." Further, it directed staff to bring a staff report to council outlining the scope of work, potential costs and funding concepts in October 2015.

Therefore for the following is the proposed scope of work, estimated costs, and funding concepts:

Scope of Work - Improve the GIS base map (Phase 1):

- Complete the Parcel base map.
  - *Create a new base map with accurate parcel boundaries.*
- Compile all previously obtained boundary data.
  - *Utilize boundary information from current City records.*
- Gather field boundary data.
  - *Perform field surveying to obtain needed boundary data.*
- Provide all information to GIS consultant to upload onto the GIS.
  - *City of Turlock utilizes a GIS consultant to perform the tasks beyond the level of our current staffing resources.*

Potential costs (Phase 1):

- Land Surveying Firm to provide Technician: $120,000
- Surveying equipment for the GIS field data collection: $15,000
- CSUS students for mapping assistance: $15,000
- GIS consultant: $5,000

- **Total anticipated cost of Phase 1: $155,000 over 2 years**

Funding concepts (Phase 1):

- Municipal Services from Sanitary Sewer and Water funds – 90%
- General Fund – 10%

Scope of Work (Phase 2):

- Complete the Utility base map
  - *Create a new base map with accurate utility information.*
- Compile all previously obtained data for utilities.

- *Utilize topography information from current City records.*
- Gather field data on all remaining utilities.
  - *Perform field surveying to obtain needed data on utility features.*
- Provide all data to GIS consultant to upload onto the GIS.
  - *City of Turlock utilizes a GIS consultant to perform the tasks beyond the level of our current staffing resources.*

Potential Costs- Overlay GPS data points for City of Turlock infrastructure onto GIS base map (Phase 2):

- Land Surveying Firm to provide Technician: $180,000
- CSUS students for mapping assistance: $30,000
- GIS consultant: $15,000

- **Total anticipated cost of Phase 2: $225,000 over 3 years.**

Funding Concepts (Phase 2):

- Municipal Services from Sanitary Sewer and Water funds – 90%
- General Fund – 10%

*Phase 1- Improve GIS base map must be completed no later than January 2018.*
*Phase 2- Overlay GPS data points of utility infrastructure shall be completed no later than January 2019.*

## 3. BASIS FOR RECOMMENDATION:

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 4 :** Municipal Infrastructure

**General Principles:**

9. Update the GIS base map and infrastructure records to reflect accurate asset information

**Action Item:**

22. *Update the GIS base map utilizing record documents*

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact:** $380,000 spread over 3 years

**Budget Amendment:** A budget amendment will be forth coming at the time staff brings the award of contract to a consultant back to City Council for consideration.

## 5. CITY MANAGER'S COMMENTS:

Recommend Approval

## 6. ENVIRONMENTAL DETERMINATION:

As this is only a report, no environmental determination is required at this time.

## 7. ALTERNATIVES:

A. Accept the report on the scope of work, potential costs and funding concepts for the upgrade of the City of Turlock GIS base map and <u>not</u> direct staff to begin process of hiring consultants, collecting data and modifying base map as outlined in the Mayor and City Council Policy Goals and Implementation Plan. Staff does not recommend this as the GIS base map is in need of correction in order that the GPS collected infrastructure data can easily and efficiently be integrated into the GIS database.

5H

# Council Synopsis

October 27, 2015

From: Allison Van Guilder, Parks, Recreation & Public Facilities, Director

Prepare by: Allison Van Guilder, Parks, Recreation & Public Facilities, Director

Agendized by: Roy Wasden, City Manager

## 1. ACTION RECOMMENDED:

Resolution: Appropriating $505 to account number 110-61-622-16.44055 "Jr. Iron Chef – Supplies" and $431 to the appropriate salary and benefit accounts under the Jr. Iron Chef program for part-time staffing costs to be funded from revenues received from the program

Motion: Authorizing a reimbursement in the amount of $503.46 to the Turlock Downtown Property Owners Association for expenses associated with the Jr. Iron Chef program

## 2. DISCUSSION OF ISSUE:

On Saturday, September 19, 2015, the Parks, Recreation and Public Facilities Department partnered with the Turlock Downtown Property Owners Association to host a Junior Iron Chef Competition. This was a pilot program which brought youth between the ages of 8 and 17 together with local chefs to learn culinary skills and concepts. The capstone of the program was the friendly competition between the chef's "teams" which allowed each team's dish to be judged and ranked. Winners were awarded the "Junior Iron Chef Champion" title and a trophy was provided to the winning chef to be displayed prominently in their restaurant. The results of the partnership were quite positive with 24 students and 8 chefs participating in the initial event. A follow up event in early May 2016 is being planned.

Registration fees were collected by the City to cover the cost of the program and related expenses. The Turlock Downtown Property Owners Association incurred expenses associated with the program and as a result, staff is seeking approval to reimburse the TDPOA for these expenses. They are as follows:

Aprons: $103.09
Banners and shirts: $400.37

A complete report on associated program revenue and expenses has been attached as Exhibit "A".

## 3. BASIS FOR RECOMMENDATION:

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal #5:** Economic Development

**General Principles:**
3. Support the business community.

**Policy Goal #7:** Quality Community Programs

**General Principles:**
3. Focus on partnerships to expand services and the number of citizens served.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

The program was not planned when the 2015-16 fiscal year budget was prepared; therefore the budget does not include revenue and expenditure accounts to properly account for the activity. Staff is now requesting the appropriation of $505 to account number 110-61-622-016.44055 "Jr. Iron Chef – Supplies" and $431 to the appropriate salary and benefit accounts under the Jr Iron Chef program for part-time staffing costs. These new appropriations will be funded from revenues received from the program.

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

EXHIBIT A

Jr. Iron Chef Revenue and Expenses

| | |
|---|---|
| ***REVENUE*** | |
| PROGRAM FEES (24 Participants @ $50 each) | $ 1,200.00 |
| FOOD/SUPPLIES VALUED $3000 | SPONSORSHIP |
| TROPHIES VALUED @ $400 | SPONSORSHIP |
| **TOTAL REVENUE** | **$ 1,200.00** |
| | |
| | |
| ***EXPENSES*** | |
| City Admin Fee | $ 144.00 |
| SALARIES(P/T CITY STAFF) | $ 242.00 |
| T-SHIRTS/BANNERS* | $ 400.37 |
| MISC. SUPPLIES | $ 225.00 |
| APRONS* | $ 103.09 |
| **TOTAL EXPENSES** | **$ 1,114.46** |
| | |
| | |
| ***PROGRAM NET*** | ***$ 85.54*** |

* Reimbursable to Turlock Downtown Property Owners Association

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | |
|---|---|
| **IN THE MATTER OF APPROPRIATING $505 TO ACCOUNT NUMBER 110-61-622-16. 44055 "JR. IRON CHEF – SUPPLIES" AND $431 TO THE APPROPRIATE SALARY AND BENEFIT ACCOUNTS UNDER THE JR. IRON CHEF PROGRAM FOR PART-TIME STAFFING COSTS TO BE FUNDED FROM REVENUES RECEIVED FROM THE PROGRAM** | **RESOLUTION NO. 2015-** |

**WHEREAS**, the Parks, Recreation and Public Facilities Department partnered with the Turlock Downtown Property Owners Association to host a Jr. Iron Chef competition; and

**WHEREAS**, registration fees were collected by the City to cover the cost of the program and related expenses; and

**WHEREAS**, the program was not planned when the 2015-16 Fiscal Year budget was prepared therefore the appropriate revenue and expenditure accounts must be established to account for the program activity.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the City Council of the City of Turlock does hereby appropriate $505 to account number 110-61-622-16.44055 "Jr. Iron Chef – Supplies" and $431 to the appropriate salary and benefit accounts under the Jr. Iron Chef program for part-time staffing costs to be funded from revenues received from the program.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

_____

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

5I

# Council Synopsis

October 27, 2015

From: Allison VanGuilder, Parks, Recreation & Public Facilities, Director

Prepared by: Karen Packwood, Recreation Sr. Supervisor

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Approving an agreement between the City of Turlock and the 38th District Agricultural Association for the purpose of parking and turn around for the participants in the Annual Christmas Parade on Friday, December 4, 2015

## 2. DISCUSSION OF ISSUE:

As part of the Annual Christmas Parade, the Parks, Recreation & Public Facilities Department utilizes the north parking lot of the fairgrounds for parking and turn around for the participants in the parade. All fees have been waived by the 38th District Agricultural Association. Staff is in the process of requesting a Liability Certificate of Coverage from the Central San Joaquin Valley Risk Management Authority.

## 3. BASIS FOR RECOMMENDATION:

A. All agreements must be authorized by the City Council

**Policy and Goal Implementation Initiative:**

**Policy Goal #5** Economic Development

**General Principles:**

4. Collaborate with economic development stakeholders.
5. Promote and support tourism.

**Policy Goal #7** Quality Community Programs

**General Principles:**

3. Focus on partnerships to expand services and the number of citizens served.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

None

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. The City of Turlock has the option to not authorize this agreement. This is not recommended, because an alternative ending point of the parade would have to be established to accommodate 75+ floats and entries.

STANISLAUS COUNTY

FORM F-31
ORIGINAL-TO RENTER
1 DUPLICATE-TO FAIR
1 DUPLICATE-TO F&E
(QUADRUPLICATE-GENERAL SERVICES APPROVAL ONLY)
REVISED 11/87)

AGREEMENT NO.15-114A

# RENTAL AGREEMENT

DATE: 10/27/2015
FAIRTIME
INTERIM X

## WITNESSETH

THIS AGREEMENT by and between the 38th District Agricultural Association hereinafter
Called the Association: **City of Turlock Recreation Department**
Hereinafter call the Renter

1. THAT WHEREAS, The Renter desires to secure from the Association certain rights and privileges and to obtain permission from the Association to use Associations premises: **December 4, 2015**
2. NOW, THEREFORE, Association hereby grants to the Renter the right to occupy the space(s) described below for the purposes hereinafter set forth, subject to the terms and conditions of this agreement: **North Parking Lot**
3. The purposes of occupancy shall be limited to, and shall be for other purposes or purposes whatsoever: **Parade**
4. Renter agrees to pay the Association for the rights and privileges hereby granted, the amounts and in the manner set forth below:
   **Rental Fee Waived.** Security guards are required (number to be determined by Fair Management) and must be in place throughout the entire event. At the rate of $ 20.00 per hour can be purchased through the Fairgrounds. Insurance is required. Exhibits A, B, C, and D are attached and made part of this agreement.
5. Association shall have the right to audit and monitor any and all records, as well as maintaining access to the premises.
6. Renter further agrees to indemnify and save harmless Association and the State of California, their officers, agents, servants and employees from any and all claims, causes of action and suits accruing or resulting from any damages, injury or loss to any person or persons, including all persons to whom the Renter may be liable under any Workers' Compensation law and Renter himself and from any loss, damage, cause of action, claims or suits for damages, including but not limited to loss of property, goods, wares or merchandise, caused by, arising out of or in any way connected with the exercise by Renter of the privileges herein granted.
7. Renter further agrees that he will not sell, exchange or barter, or permit his employees to sell, exchange or barter, any permits issued to Renter or his employees hereunder.
8. It is mutually agreed that this contract or the privileges granted herein, or any part thereof, cannot be assigned or otherwise disposed of without the written consent of Association.
9. It is mutually understood and agreed that no alteration or variation of the terms of this contract shall be valid, unless made in writing and signed by the parties hereto, and that no oral understandings or agreements not incorporated herein and no alterations or variations of the terms hereof, unless made in writing and signed by the parties hereto, shall be binding upon any of the parties hereto.
10. The Rules and Regulations governing space, attached Exhibit 1 and Exhibit 2, hereof are made a part of this agreement as though fully incorporated herein, and the Renter agrees that they have read this agreement and the said Rules and Regulations and understands that they shall apply, unless amended by mutual consent in writing of the parties hereto.
11. In the event Renter fails to comply in any respect with the terms of this agreement and the Rules and Regulations referred to herein, all payments for this rental space shall be deemed earned and non-refundable by Association and Association shall have the right to occupy the space in any manner deemed in the best interests of Association.
12. Special Provisions:

    Any additional use of Fairgrounds facilities, accessories, equipment, garbage, damage, labor, straw and/or shaving disposal will be subject to charges shown on the current rental rate sheet. Fairgrounds reserve the right to charge for related parking and overnight camping.

    ***The Stanislaus County Fair reserves the right to:***
    Assign all food and beverage vendors
    Retain revenue from food & beverage sales-including alcohol
    Designate parking for events
    Retain revenue from paid parking fees for events
13. This agreement is not binding upon Association until it has been duly accepted and signed by its authorized representative, and approved (if required) by the Department of Food and Agriculture and the Department of General Services.

IN WITNESS WHEREOF, This agreement has been executed in quadruplicate, by and on behalf of the parties hereto, the day and year first above written.

Renter: City of Turlock

Address: 144 S. Broadway Ave
Turlock, CA 95380

By
Title
Signed _____

Stanislaus County Fair
38th District Agricultural Association

Address 900 North Broadway, Turlock, CA 95380

By Matt Cranford
Title Chief Executive Officer

Signed _____

OK for Agenda
DCM

EXHIBIT A

HOLD-HARMLESS CLAUSE

Use agrees to indemnify and hold Lessor and the property of Lessor, including said premises, free and harmless from any and all claims, liability, loss, damage or expenses resulting from User's occupation and use of said premise and facilities specifically including, without limitation, any claim, liability, loss or damage arising by reason of:

(a) The death or injury of any person or persons, including User or any person who is an employee or agent of User caused or allegedly caused by some act or omission of User or of some agent, contractor, employee, servant, sub-lessee or concessionaire of User on said premises or for any reason whatsoever other than the sole negligence or intentional conduct of Lessor.

(b) Any work performed on said premises or materials furnished to said premises at the instance or request of User or any agent of employee of User.

(c) User's failure to perform any provision of this agreement, or to comply with any requirement of law or any requirement imposed on the premises by any duly authorized governmental agency or political sub-division.

INITIAL_____

# STANDARD CONTRACT TERMS AND CONDITIONS (F-31, RENTAL AGREEMENT)

1. **National Labor Relations Board (PCC Section 10296)**
   Contractor, by signing this contract, does swear under penalty of perjury that no more than one final unappealable finding of contempt of court by a Federal Court has been issued against contractor within the immediately preceding two-year period because of the contractor's failure to comply with an order of a Federal Court which orders the contractor to comply with an order of National Labor Relations Board (Public Contract Code Section 10296).

2. **Resolution of Contract Disputes (PCC 10240.5, 10381)**
   If, during the performance of this agreement, a dispute arises between contractor and Fair Management, which cannot be settled by discussion, the contractor shall submit a written statement regarding the dispute to Fair Management. A decision by Fair Management shall be made to the Contractor in writing, and shall be final and conclusive. Contractor shall continue to perform contract requirements without interruption during the dispute period.

3. **Non-Discrimination Clause/Statement of Compliance (GC 12990/CCR 8103-8120)**
   During the performance of this contract, contractor and its subcontractors shall not unlawfully discriminate harass or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), age (over 40), marital status, and denial of family care leave. Contractors and subcontractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination and harassment. Contractors and subcontractors shall comply with the provision of the Fair Employment and Housing Act (Gov. Code Section 12900, et seq.) and the applicable regulations promulgated there under (CA Code of Regulations, Title 2, Section 7285.0, et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Gov. Code Section 12990 (a-f), set forth in Ch. 5 of Div. 4 of Title 2 of the CA Code of Regulations are incorporated into this contract by reference and made part hereof as if set forth in full. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. This contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this contract.

   Contractor by signing this contract hereby certifies, unless specifically exempted, compliance with Gov. Code 12990 (a-f) and CA Code of Regulations, Title 2, Div. 4, Ch. 5 in matters relating to reporting requirements and the development, implementation and maintenance of a Nondiscrimination Program. Prospective contractor agrees not to unlawfully discriminate, harass or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), age (over 40), marital status, and denial of family care leave.

4. **Amendment (GC 11010.5)**
   Contract modification, when allowable, may be made by formal amendment only.

5. **Assignment**
   This Agreement is not assignable by the Contractor, either in whole or in part, without the consent of the State in the form of a formal written amendment.

6. **Termination**
   The fair reserves the right to terminate any contract, at any time, upon order of the Board of Directors by giving the contractor notice in writing at least 30 days prior to the date when such termination shall become effective. Such termination shall relieve the fair of any further payments, obligations, and/or performances required in the terms of the contract.

7. **Governing Law**

This contract is governed by and shall be interpreted in accordance with the laws of the State of California.

8. **Conflict of Interest (PCC 10410, 10411, 10420)**

Contractor needs to be aware of the following provisions regarding current or former state employees. If Contractor has any questions on the status of any person rendering services or involved with the Agreement, the awarding agency must be contacted immediately for clarification.

Current State Employees (PCC 10410):

1) No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.

2) No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

Former State Employees (PCC 10411):

1) For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.

2) For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If Contractor violates any provisions of above paragraphs, such action by Contractor shall render this Agreement void. (PCC 10420).

9. **Contractor Name Change**

An amendment is required to change the Contractor's name as listed on this Agreement. Upon receipt of legal documentation of the name change the State will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

10. **Air or Water Pollution Violation (WC 13301)**

Under the State laws, the Contractor shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

6. Insurance Company: The company providing insurance coverage must be acceptable to the California Department of Insurance.

7. Insured: The contractor/renter must be specifically listed as the Insured.

OR

B. CFSA Special Events Program - The contractor/renter obtains liability protection through the California Fair Services Authority (CFSA) Special Events Program, when applicable.

OR

C. Master Certificates - A current master certificate of insurance for the contractor/renter has been approved by and is on file with California Fair Services Authority (CFSA).

OR

D. Self-Insurance - The contractor/renter is self-insured and acceptable evidence of self-insurance has been approved by California Fair Services Authority (CFSA).

## II. General Provisions

1. Maintenance of Coverage - The contractor/renter agrees that the commercial general liability (and automobile liability, workers' compensation, medical malpractice and/or liquor liability, if applicable) insurance coverage herein provided for shall be in effect at all times during the term of this contract. In the event said insurance coverage expires or is cancelled at any time or times prior to or during the term of this contract, contractor/renter agrees to provide the fair, prior to said expiration date, a new certificate of insurance evidencing insurance coverage as provided for herein for not less than the remainder of the term of the contract, or for a period of not less than one (1) year. New certificates of insurance are subject to the approval of California Fair Services Authority, and contractor/renter agrees that no work or services shall be performed prior to the giving of such approval. In the event the contractor/renter fails to keep in effect at all times insurance coverage as herein provided, the fair may, in addition to any other remedies it may have, take any of the following actions: (1) declare a material breach by contractor/renter and terminate this contract; (2) withhold all payments due to contractor/renter until notice is received that such insurance coverage is in effect; and (3) obtain such insurance coverage and deduct premiums for same from any sums due or which become due to contractor/renter under the terms of this contract.

2. Primary Coverage - The contractor/renter's insurance coverage shall be primary and any separate coverage or protection available to the fair or any other additional insured shall be secondary.

3. Contractor's Responsibility - Nothing herein shall be construed as limiting in any way the extent to which contractor/renter may be held responsible for damages resulting from contractor/renter's operations, acts, omissions or negligence. Insurance coverage obtained in the minimum amounts specified above shall not relieve contractor/renter of liability in excess of such minimum coverage, nor shall it preclude the fair from taking other actions available to it under contract documents or by law, including, but not limited to, actions pursuant to contractor/renter's indemnity obligations.

4. Certified Copies of Policies - Upon request by fair, contractor/renter shall immediately furnish a complete copy of any policy required hereunder, with said copy certified by the underwriter to be a true and correct copy of the original policy. Fairtime Carnival Ride contractors must submit copies of actual liability insurance policies, certified by an underwriter, to California Fair Services Authority (CFSA).

## III. Participant Waivers

For hazardous participant events, the contractor/renter agrees to obtain a properly executed release and waiver of liability agreement (Form required by contractor/renter's insurance company or CFSA Release and Waiver Form) from each participant prior to his/her participation in the events sponsored by contractor/renter. Hazardous participant events include but are not limited to any event within the following broad categories: Athletic Team Events; Equestrian-related Events; Motorized Events; Rodeo Events; and Wheeled Events, including bicycle, skates, skateboard, or scooter. Contact California Fair Services Authority at (916) 921-2213 for further information.



EXHIBIT C Initial_____

California Fair Services Authority

# INSURANCE REQUIREMENTS

## I. Evidence of Coverage

The contractor/renter shall provide a signed original evidence of coverage form for the term of the agreement protecting the legal liability of the State of California, District Agricultural Associations, County Fairs, Counties in which County Fairs are located, Lessor/Sublessor if fair site is leased/subleased, Citrus Fruit Fairs, or California Exposition and State Fair, their directors, officers, agents, servants, and employees, from occurrences related to operations under the contract. This may be provided by:

A. Insurance Certificate - The contractor/renter provides the fair with a signed original certificate of insurance (the ACORD form is acceptable), lawfully transacted, which sets forth the following:

1. List as the Additional Insured: "That the State of California, the 38th District Agricultural Association, the Stanislaus County Fair, their directors, officers, agents, servants, and employees are made additional insured, but only insofar as the operations under this contract are concerned."

2. Dates: The dates of inception and expiration of the insurance. **For individual events, the specific event dates must be listed, along with all set-up and tear down dates.**

3. Coverages:

   a. General Liability - Commercial General Liability coverage, on an occurrence basis, at least as broad as the current Insurance Service Office (ISO) policy form #CG 0001. Limits shall be not less than $5,000,000 per occurrence for Fairtime Carnival Rides; $3,000,000 per occurrence for Motorized Events All Types except arena or track motorcycle racing and go-cart racing; $3,000,000 per occurrence for Rodeo Events all types **with a paid gate** and any Rough Stock events; $2,000,000 per occurrence for Rodeo Events All Types **without a paid gate** and with any Rough Stock events; $1,000,000 per occurrence for Rodeo Events All Types **without** any Rough Stock Events; $2,000,000 per occurrence for Interim Carnival Rides, Fairtime Kiddie Carnival Rides of up to 6 rides, Concerts with over 5,000 attendees, Rave Type Events All Types, Mechanical Bulls, Extreme Attractions All Types, Orbitrons, Simulators, and Motorized Events of arena or track motorcycle racing and go-cart racing; $1,000,000 per occurrence for all other contracts for which liability insurance (and liquor liability, if applicable) is required.

   b. Automobile Liability - Commercial Automobile Liability coverage, on a per accident basis, at least as broad as the current ISO policy form # CA 0001, Symbol #1 (Any Auto) with limits of not less than $1,000,000 combined single limits per accident for contracts involving use of contractor vehicles (autos, trucks or other licensed vehicles) on fairgrounds.

   c. Workers' Compensation - Workers' Compensation coverage shall be maintained covering contractor/renter's employees, as required by law.

   d. Medical Malpractice - Medical Malpractice coverage with limits of not less than $1,000,000 per occurrence shall be maintained for contracts involving medical services.

   e. Liquor Liability - Liquor Liability coverage with limits of not less than $1,000,000 per occurrence shall be maintained for contracts involving the sale of alcoholic beverages.

4. Cancellation Notice: A statement by the insurance company that it will not cancel or reduce the limits or coverages of said policy or policies without giving 30 days prior written notice to the named certificate holder.

5. Certificate Holder:
   - For Individual Events Only - Fair, along with fair=s address, is listed as the certificate holder.
   - For Master Insurance Certificates Only - California Fair Services Authority, Attn: Risk Management, 1776 Tribute Road, Suite 100, Sacramento, CA 95815 is listed as the certificate holder.



EXHIBIT C

Initial_____

# 38TH DISTRICT AGRICULTURAL ASSOCIATION
## *Stanislaus County Fair*
## 2015 RULES AND REGULATIONS FOR RENTALS

1. A **deposit** must to be paid at the time a reservation is made for any Fairgrounds facility. The deposit is charged at ½ the rental rate, as determined by fair management.
2. **A fee will be charged for the cancellation, or a change of date, of an event, fee amount to be determined by Fair Management.** Deposit is non-refundable if the event is cancelled, or the date is changed, within sixty (60) days of scheduled event date. If reservation is made within 60 days of the event the deposit is automatically non-refundable. Cancellation of an event must be made in person and/or written notice by the renter.
3. A **$50.00** key deposit is required, and must be approved by Fair Management prior to issuance of key(s).
4. **Actual repair costs** will be charged to the renter for **any damage** to Fair property.
5. After event, the deposit will be applied to charges incurred (if any) and the balance refunded. Any balance due to the renter will be refunded within approximately (30) days of the after-event billing.
6. After event charges, due to the Fair, over and above the deposit, are due and payable upon receipt of invoice. **Interest** will be charged monthly on any unpaid balance after 30 days.
7. All rental fees are subject to change as stated on the current year rental rate sheet. Renter is responsible for payment in full for all fees applicable at the time of their scheduled event.
8. **Total rental fee balance and insurance must be paid in full by thirty (30) days prior to the event.** A late fee of $150.00 will be charged to the renter if the rental fees are not paid in full 30 days prior to the event.
9. **Signed rental contract must be received at the Fair office no later than one (1) week prior to the event date.** Failure to have a signed contract returned to Fair office may result in forfeiture of all rental rights and fees, including access to the Fairgrounds.
10. Individuals renting the fairgrounds must be at least **18 years of age or older, 21 years or older if alcohol is being served.** *Alcohol will not be allowed at any event being held for a person under 21 years of age;*
11. Misrepresentation of any event by a renter or designee will result in the cancellation of the scheduled event and forfeiture of all fees.
12. Violation of rental rules or rental contract may result in forfeiture of all rental rights and fees, including access to the Fairgrounds.
13. **MAXIMUM CAPACITIES OF ALL FAIRGROUNDS FACILITIES:** Failure to comply with the law will result in closing down your activity and forfeiture of all fees.
14. **Insurance is required for all events.** Private (individual) events insurance must be purchased through our office, made available by California Fair Services Authority. Organizations, Companies, Clubs or Groups can provide an original Certificate of Insurance from their own insurance company. **Insurance certificate is due back in the Fair Office no less than (30) days prior to event**, or the renter will be required to purchase the Special Events Insurance. The certificate must have the following:
    a. An ORIGINAL signature – A COPY IS NOT ACCEPTABLE!
    b. List as the Additional Insured: " That the State of California, the 38th District Agriculture Association, the Stanislaus County Fair, their agents, directors, officers, servants, and employees are made additional insured, but only insofar as the operations under this contract are concerned."
    c. The amount of public liability coverage is to be $1,000,000 CSL, unless otherwise stated in Exhibit C.
    d. The insurance company will not cancel without 30 days prior written notice
    e. Date of Event (including set-up dates)
15. The renter may have access to the facility from 8:00 am to 4:30 pm the day prior to their event (*if available*) for decorating and set up purposes **with the rental of the Fair's table and chairs** (rental includes the first 80 chairs and 10 tables). If a renter is in need of additional hours, and only if the facility is available, arrangements must be made with the Maintenance Department at least **one week prior to their rental date**, and must be approved by Fair Management. **Additional hours** are charged at a rate of **$75.00 per hour** when a standby fair employee is required.
16. Rental rates include the **use of building(s) rented** (based upon availability) starting at **8:00 a.m. until 1:00 a.m. on the date of the rental.** Event must end by 12 midnight or at least 1 hour prior to the building/facilities being vacated by renter, whichever comes first.



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17. Time limit on the day of rental for use of grounds (outdoor) facilities is from 8:00 am to 10:00 pm *if motorized or amplified/musical*. Renters must plan their events to comply with these curfews established by the Fair.

18. All time **before 8:00 am** and **after 10:00 pm for grounds and 1:00 am for buildings**, will be billed at the rate of **$75.00 per hour when a standby fair employee is required.**

19. All facility rates listed on the current interim rental rate sheet are **"per day"** rental charges. Multiple day rentals will be charged accordingly. Equipment rental rates are per event and will be charged accordingly.

20. **Security is required**. The renter is responsible for contracting and paying for their security. The fair office will provide the renter's authorization form to the approved security company. The renter must submit the security **authorization, along with proof of full payment, to the fair office no less than 30 days prior to event.** ***Failure to submit the authorization, with the number of required security guards, could result in cancellation of event and forfeiture of deposit.*** **Security must be in place throughout the entire event as designated by fair management.** If an event begins before all security guards are in place, the renter will be subject to forfeiture of their deposit.

21. Number of security guards to be determined by Fair Management.

22. Setup and Cleanup is the sole responsibility of the renter. The Building and Facility cleanup, restacking of tables and chairs, must be completed by the end of the rental period. **Building rentals (only) include mopping the floor after the event, but the floor must be swept clean by the renter. If fair staff is required for setup or cleanup, the renter will be charged labor and or equipment hourly rates as stated on the current rental rate sheet.

23. Following are the renter's guidelines regarding **decoration set-up and clean-up**:
    a. In accordance with the **State Fire Marshal's regulations**:
        - Decorating materials must be flameproof
        - No open flames and/or candles allowed
        - Exits must not be obstructed & the hallway in Bldg E-2 must be clear at all times.
    b. **NO** nails, tacks, pins, or staples may be used to decorate. **NO** glitter, sprinkles, sparkles, or confetti may be used to decorate. **NO** packaging, scotch, cellophane, or duct tape may be used; **only masking tape** may be used. Renter will be charged for damages.
    c. Use of Fairgrounds' **ladders** by renters is **prohibited.**
    d. **No straw or hay** is allowed in buildings (including table decorations).
    e. Renters are responsible for **clean-up****, including building, surrounding areas and adjacent parking. Removal of all paper products, table covers, etc. (must be put in garbage receptacles **outside**). The renter at the conclusion of the event must remove everything brought into the building by the renter (food, alcoholic beverages, decorations, trash, etc.).

24. **No vehicles will be allowed in buildings**, except for display or approval from Fire Marshal.

25. **No bottles or cans may be served**. Beverages (**non-alcohol or alcohol**) must be sold and/or served in cups - NO glass, bottles, or cans for events held on fairgrounds. **If alcohol is being served**, separate cup types must be used to distinguish alcohol and non-alcohol beverages. Please use recycling containers for all bottles and cans.

26. For building rentals, **no alcohol** may be consumed **outside** of buildings. No alcohol allowed on grounds (outdoors) for **building rentals**. Failure to regulate may result in closure of event.

27. If persons under 21 years of age will be in attendance, adequate arrangements must be made to have identifications checked and sufficient supervision must be provided to insure that alcoholic beverages are not sold to, served to, or consumed by minors.

28. All alcoholic beverages must be removed from public view and not available for consumption after 11:00 p.m. or at least 1 hour prior to the building/facilities being vacated by renter, whichever comes first.

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29. Any renter, club or organization planning to sell alcoholic beverages **MUST** obtain a valid liquor license from the Department of Alcoholic Beverage Control, 31 East Channel Street, P.O. Box 150, Stockton, CA 95201. ***The renter is required to inform the Fair Office, at the time of reservation, if the renter will be selling alcohol during their event.*** If the renter is selling alcohol, the renter **MUST** obtain a letter of permission from the Fairgrounds to sell alcoholic beverages **prior** to making the application to the Department of Alcoholic Beverage Control. Additionally, the renter **MUST** also obtain a letter from the Turlock Police Department, 900 N. Palm, Turlock, CA granting permission to sell alcoholic beverages. The renter must bring their approved security plan with them to the Turlock Police Department, including the number of security guards (the number is determined by fair management), and the hours for the security (security must be in place throughout the entire scheduled event). A copy of the valid liquor license **MUST** be submitted to the fair office at least 48 hours **prior** to the event date. During the function, the license **MUST** be posted at the bar serving area. Selling includes the following:

    A. Direct sales of alcoholic beverages
    B. Selling of drink tickets to exchange for alcoholic beverages
    C. Including alcoholic beverages in the price of a ticket for the function (dinner ticket, dance ticket, etc.)

30. Anytime the renter collects money and in turn the renter provides alcoholic beverages, a liquor license is required. Renter is the only authorized entity to provide alcohol at Fairgrounds facilities. Violation of this policy will result in forfeiture of renter's security deposit and immediate closure of the event.

31. Any items left on the fairgrounds, w/out prior arrangements, are subject to a daily storage fee.

32. Private dances which are not open to the general public, such as wedding receptions, anniversaries, company functions, birthdays, etc., not sponsored by community or service organizations, may be held at the fairgrounds facilities providing the following:

    A. No admission fee or collection is assessed.
    B. Admission is by written invitation only.
    C. Security is provided as required by fair management.

33. The fair office may require an animal inventory form for shows scheduled at the fairgrounds. Failure to submit form, if required, could result in forfeiture of deposit.

34. Photography and Name Release: I/we give the Stanislaus County Fair and anyone acting under the authority or permission thereof, the unqualified right to use my name and/or our company name for publication and/or for distribution of photographs, videotapes and/or recordings made of me and/or my/our company representatives, that may be taken at events at which I/we are a tenant of the 38th District Agricultural Association/Stanislaus County Fair and subject to this contract, for any marketing, public relations, publicity and/or other lawful purpose. Further, I waive all right of inspection or approval and irrevocably release Stanislaus County Fair from claims or demands which I or my company may or can have on account of the use or publication or arising of such photographs or information.

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RULES AND REGULATIONS GOVERNING RENTAL SPACE

1. No Renter will be allowed to open until all the preliminary requirements herein set forth have been complied with.
2. Renter will conduct his business in a quiet and orderly manner, will deposit all rubbish, slop, garbage, tin cans, paper, etc., in receptacles provided by the Association within said concession plot for such purpose, and will keep the area within and surrounding said concessions free from all rubbish and debris.
3. All buildings, tents, or enclosures erected under the terms of Rental Agreement shall have the prior approval of Association and the local fire suppression authorities. All eating concessions not restricted to specific items will submit means and prices to Association for approval at least twelve (12) hours in advance of each day's operation.
4. Renter will furnish Association with a list of all sales prices and other charges of any kind whatsoever to be charged by the Renter in said space(s).
5. Renter must furnish receipts for license fees, tax deposits, insurance, etc. prior to event.
6. Renter will conduct the privileges granted in the Rental Agreement according to all the rules and requirements of the State Department of Health Services and local health authorities and without infringement upon the rights and privileges of others, will not handle or sell any commodities or transact any business whatsoever for which an exclusive privilege is sold by Association, nor engage in any other business whatsoever upon or within said premises or fairgrounds, except that which is herein expressly stipulated and contracted for, will confine said transactions to the space and privileges provided in the Rental Agreement and that any and all exclusives granted Renter shall not include the Carnival and the Carnival Area.
7. Renter will cause to be posted in a conspicuous manner at the front entrance to the concessions, a sign showing the prices to be charged for all articles offered for sale to the public under the Rental Agreement, the size of said sign, manner and place of posting to be approved by Association.
8. Association will furnish necessary janitor services for all aisles, streets, roads, and areas used by the public, but Renter must at his own expense, keep the concession space and adjacent areas properly arranged and clean. All concessions must be clean, all coverings removed, and the concessions ready for business each day at least one hour before the Fair is open to the public. Receptacles will be provided at several locations to receive Renters trash, and such trash must not be swept into the aisles or streets or any public space.
9. All sound producing devices used by Renter within or outside his space must be of such a nature and must be so operated as not to cause annoyance or inconvenience to his patrons or to other Concessionaires or Exhibitors and the decision of Association as to the desirability of any such sound-producing device shall be final and conclusive. Sound-amplification equipment may be installed within or outside any space only by first obtaining written permission thereof from Association.
10. Renter agrees that there will be no games, gambling or any other activities within the confine of his space in which money is used as a prize or premium and that he will not buy and/or permit "buy backs" for cash, any prizes or premiums given away to patrons in connection with the use of the space. Only straight merchandising methods shall be used and all methods of operation, demonstration and sale, shall be subject to the approval of the Association and the local law enforcement officials.
11. Renter is entirely responsible for the space allotted to Renter and agrees to reimburse Association for any damage to the real property, equipment or grounds used in connection with the space allotted to Renter, reasonable wear and tear and damage from causes beyond Renter's control excepted.
12. Association may provide watchman service which will provide for reasonable protection of the property of Renters, but Association shall not be responsible for loss or damage to the property of Renter.
13. Each and every article of the space and all boxes, crates, packing material, and debris of whatsoever nature used in connection with the space and owned by Renter must be removed from the buildings and grounds by Renter at his own expense, not later than a date specified by Association. It is understood in the event of Renter's failure to vacate said premises as herein provided, unless permission in writing is first obtained. Association may and is hereby authorized and made the agent of Renter to remove and store the concession and all other material of any nature whatsoever, at the Renter's risk and expense, and Renter shall reimburse Association for expenses thus incurred.

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EXHIBIT 1

14. No Renter will be permitted to sell or dispose of anywhere on the fairgrounds alcoholic beverages as defined in the Alcoholic Beverage Control Act except in the concession space. Even such limited sales are not to be made unless Renter is authorized in writing by Association and unless he holds a lawful license authorizing such sales on said premises.
15. All safety orders of the Division of Industrial Safety Department of Industrial Relations, must be strictly observed.
16. Failure of Association to insist in any one or more instances upon the observance and/or performance of any of these rules and regulations shall not constitute a waiver of any subsequent breach of any such rules and regulations.
17. This rental agreement shall be subject to termination by either party at any time during the term hereof by giving the other party notice in writing at least 30 days next prior to the date when such termination shall become effective. Such termination shall relieve the Association of any further performances of the terms of this agreement.
18. Contractor by signing this contract, does swear under penalty that no more than one final unappealable finding of contempt of court by Federal court has been issued against that Contractor within the immediately preceding two-year period because of the Contractor's failure to comply with an order of the National Labor Relations Board (Government Code Section 14780.5) (SAM Sec. 1212.7).
19. Renter recognizes and understands that this rental may create a possessary interest subject to property taxation and that the Renter may be subject to the payment of property taxes levied on such interest.
20. The Association shall have the privilege of inspecting the premises covered by this agreement at any time or all times.
21. The parties hereto agree that Renter, and any agents and employees of Renter, in the performance of this agreement, shall act in an independent capacity and not as officers or employees or agents of Association.
22. Time is of the essence of each and all the provisions of this agreement and the provisions of this agreement shall extend to and be binding upon and mure to the benefit of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

Memo for Fair Management: Hazardous Agreements. If this agreement provides for a hazardous activity, the current Form FE-13, Statement Regarding Insurance, must be attached to each copy and incorporated by reference in Paragraph 14 of page one.

Nondiscrimination Clause, Form 17A or Form 17B for agreements over $5,000 must be attached to each copy and incorporated by reference in Paragraph 14 of page one.

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# Council Synopsis

October 27, 2015

From: Michael Cooke, Municipal Services Director

Prepared by: Fallon Martin, Staff Services Analyst

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Approving Amendment No. 1 to the Professional Services Agreement between the City of Turlock and WGR Southwest, Inc., for professional support services related to compliance with the State of California's storm water regulations and extending the term of the contract through June 30, 2016

## 2. DISCUSSION OF ISSUE:

On December 9, 2014 City Council approved a professional services agreement with WGR Southwest, Inc. for support services related to compliance with the State Water Resources Control Board's (SWRCB) storm water permit. The agreement was executed on January 12, 2015 and provided twelve (12) months to complete the work (December 9, 2015). The State's Permit has a five-year term with a specific list of programs and tasks that must be implemented each year.

The work performed by WGR Southwest has been invaluable in allowing the City to comply with the myriad terms of the State's Permit in a timely and cost effective manner. Staff recommends that the City continues to retain WGR for work associated with the specific tasks defined in year three of the Phase II Small MS4 NPDES Permit. To conduct this work, the contract would need to be extended through June 30, 2016 and include year three compliance into the scope of work (Exhibit A). Year three compliance would be included in the cost originally stated in the contract; therefore, no additional cost is foreseen at this time.

## 3. BASIS FOR RECOMMENDATION:

A. The City is required to comply with the SWRCB to accomplish tasks set forth in the Phase II Small MS4 NPDES Stormwater Permit.

B. Extension of the term for the contract is necessary in order to complete the year three requirements as required by the City's Phase II Small MS4 NPDES Permit.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal #2: Fiscal Responsibility**

**General Principles:**
4. Create an "efficient" and effective organization.

**General Principles:**
5. Actively manage all contracts for services:
   a. Enforce clearly stated and agreed upon standards.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact**:
None

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. Do not approve the amendment with WGR Southwest, Inc. This alternative is not recommended. The City is mandated to comply with stormwater permit requirements set forth by the SWRCB as related to Phase II Small MS4 NPDES. If these requirements are not met, the City will be in violation of the Clean Water Act and the Porter-Cologne Water Quality Control Act. In addition, WGR Southwest, Inc. is duly qualified to perform this work.

**AMENDMENT NO. 1**
**to**
**AGREEMENT FOR SPECIAL SERVICES**
**between**
**CITY OF TURLOCK**
**and**
**WGR SOUTHWEST, INC.**
**for**
**Support Services for Phase II MS4 NPDES Permit**
**CITY PROJECT NO. 14-095**

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**THIS AMENDMENT**, dated October 27, 2015, is entered into by and between the **CITY OF TURLOCK**, a municipal corporation hereinafter "CITY" and **WGR SOUTHWEST, INC.**, a Corporation, hereinafter referred to as "CONSULTANT."

**WHEREAS,** the parties hereto previously entered into an agreement dated December 9, 2014, whereby CONSULTANT will perform support services for Phase II MS4 NPDES Permit, hereinafter the "Agreement".

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

1. Paragraph 1 of the Agreement, titled "SCOPE OF WORK" is amended to include services for Year 3 compliance as set forth in Exhibit A attached hereto

2. Paragraph 5 of the Agreement is amended to read as follows:

   **TERM OF AGREEMENT:** This Agreement shall become effective upon execution and shall continue in full force and effect beginning December 9, 2014 and ending June 30, 2016, subject to CITY's availability of funds. This Agreement may be renewed for two (2) additional one-year terms, on the same terms and conditions, upon agreement in writing by both parties.

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

OK for Agenda

4. The CITY's contract administrator and contact person for the Agreement is:

Garner Reynolds
Municipal Services Department
156 S. Broadway, Suite 270
Turlock, CA 95380-5456
(209) 668-5599 x4407
greynolds@turlock.ca.us

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

**CITY OF TURLOCK, a municipal corporation**

By: _____
Gary Soiseth, Mayor

or

By: _____
Roy W. Wasden, City Manager

APPROVED AS TO SUFFICIENCY:

BY: _____
Michael Cooke,
Municipal Services Director

APPROVED AS TO FORM:

By: _____
Phaedra A. Norton, City Attorney

ATTEST:

By: _____
Kellie E. Weaver, City Clerk

**WGR SOUTHWEST, INC.**

By: _____

Print Name: _____

Title: _____

Date: _____

WGR
Not Your Typical Consultant

Exhibit A

July 27, 2015

Fallon Martin
City of Turlock
156 S Broadway Ste 270
Turlock, CA 95380

RE: Proposal for Compliance Support for Year 3 of the Phase II MS4 NPDES Permit

Dear Fallon Martin,

WGR Southwest, Inc. (WGR) is pleased to provide you with this proposal to provide support for the City's Phase II MS4 NPDES Permit compliance program. The following is a summary of the **new** activities required by the current Phase II MS4 permit for Year 3, for which WGR is able to supply support for the City. In addition, WGR is providing a cost proposal for general compliance support and project management for the implementation of the Phase II MS4 Permit. This proposal is organized into the following sections:

*Section A:* *A list of Year 3 Permit-Required Tasks*
*Section B:* *General Compliance Support, Project Management, and Unit Cost Tasks*
*Section C:* *Collaboration Tasks*

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**Section A: Year 3 Permit-Required Tasks for July 1, 2015 – June 30, 2016:**

The following is a detailed summary of the **new** activities required by the permit during Year 3 in accordance with the Phase II MS4 permit as extracted from the Guidance Document that was submitted at the beginning of the permit term by your municipality to the State Water Board. Please remember that many of the activities required in the previous permit and in the two previous years of this permit term are required to continue.

| Permit Section | Year 3 Compliance Task | Recommended Approach |
|---|---|---|
| E.6 | PROGRAM MANAGEMENT ELEMENT | |
| E.6.c | Enforcement Response Plan | We recommend that the City evaluate other similar existing documents such as for industrial wastewater discharges or the FOG program and model this one after it. This can be done using internal staff or with WGR's support. |
| E.7 | EDUCATION AND OUTREACH PROGRAM | |
| E.7.a | Public Outreach and Education | |
| | (b)Conduct surveys 2x during permit term (1) | Dependent on what was specified in the E&O Plan, most likely, the City will need to conduct the first survey (if not already done) during Year 3. This can be done using City staff; however, |

| | | |
|---|---|---|
| | | WGR is available to provide support where and as needed. |
| **E.7.b.** | **Staff and Site Operator Training** | This was part of the Year 2 collaborative training done in Spring 2015 and will also be part of a Year 3 collaborative training task **(refer to Section C of this proposal)**. In addition, the City may want to perform some supplemental internal training to focused groups. |
| **E.7.b.1** | **Illicit Discharge Detection and Elimination Training** | |
| **E.7.b.2** | **Construction Outreach and Education** | |
| | (b) Construction Site Operator Education | This will be a featured element in the 2015 Storm Water Awareness Week, September 21-25. The City is invited to participate in this **free event** and count it towards meeting the outreach requirement. However, to get credit for this outreach activity, you will need to publicize it to your local "construction site operators". We suggest using one of the website banners that we have created especially for MS4s by placing it on the City's website. There are also free downloadable posters, flyers, and other promotional tools that the City can use. |
| **E.9** | **ILLICIT DISCHARGE DETECTION AND ELIMINATION** | |
| **E.9.c** | **Field Sampling to Detect Illicit Discharges** | |
| | Annually sample priority area outfalls determined in E.9.a. | This most likely will be accomplished internally with City staff. WGR is available to assist or guide City staff as needed. |
| **E.11** | **POLLUTION PREVENTION/GOOD HOUSEKEEPING FOR PERMITTEE OPERATIONS PROGRAM** | |
| **E.11.c** | **Facility Assessment** | |
| | Conduct comprehensive annual assessment and identify subset of facilities that could be considered hotspots | WGR has developed a facility assessment form based on the CWP Hot Spot Indicator (HSI) form. WGR's form includes additional information needed for facilities that are identified as hot spots which will require a SWPPP (as defined in E.11.d) to be developed during Year 4. The assessment procedures and form will be provided to municipalities participating in WGR's Year 3 Training Collaborative Task **(refer to Section C of this proposal)**. |
| | Document comprehensive assessment procedures and results | |
| **E.11.g** | **Maintenance of Storm Drain System** | |
| | Inspect storm drain systems based on assigned priorities. Inspect high priority catch basins annually | This task needs to be based on the assessment and prioritization that was completed during Year 2. These Year 3 maintenance-related activities will most likely be accomplished internally with City staff. WGR is available to assist with the development of the procedure to dispose waste materials or as needed in the training and guidance of City staff on this permit requirement. |
| | Clean high priority storm drains | |
| | Label catch basins | |
| | Maintain surface drainage structures | |
| | Develop a procedure to dispose of waste materials removed from catch basins | |
| **E.11.h** | **Permittee Operations and Maintenance Activities (O&M)** | |
| | Develop program to assess O&M activities for potential to discharge pollutants and inspect all O&M BMPs quarterly | We recommend that the City evaluate and identify which activities, shown on page 46 of the Permit, it has. We suggest that the City enter |

| | | |
|---|---|---|
| | | into an agreement with other Phase II MS4s to share the O&M BMP development by having each MS4 prepare the BMP descriptions for one or two activities and share them with the other municipalities. Quarterly inspections of the BMPs will most likely be done with City staff. |
| **E.11.i** | **Incorporation of Water Quality and Habitat Enhancement Features in Flood Management Facilities** | |
| | Develop and implement process for incorporating water quality and habitat enhancement into new and rehabilitated flood management projects | We recommend that the City discuss the requirement with its engineering and planning departments and develop internal policies for the incorporation of water quality and habitat enhancement features into future new or rehabilitated flood management projects. |
| **E.12** | **POST CONSTRUCTION STORMWATER MANAGEMENT PROGRAM** | |
| **E.12.f** | **Hydromodification Management** | This requirement was already built into the Year 2 collaborative Post-Construction Standards Plan. The City will need to train staff on the implementation of this requirement. WGR is available to assist with municipal-specific training, plus training on this subject will be included in WGR's Year 3 Training Collaborative Task **(refer to Section C of this proposal)**. |
| **E.12.g** | **Enforceable Mechanisms** | |
| | Develop or modify enforceable mechanisms to implement E.12.b - E.12.f | This process was started during Year 2 with the development and approval of revised municipal code and the preparation of the Post-Construction Standards Plan. The City will need to conduct and analysis to verify that all applicable codes, regulations, standards, and/or specifications are in place to enforce the E.12 requirements and that they are consistent and do not cause an impediment to the implementation of the E.12 requirements. The City will need to complete a tracking report to indicate its accomplishments in education and outreach supporting the implementation of LID requirements for new and redevelopment projects. For municipalities participating in WGR's Year 3 Training Collaborative Task, we will be conducting a live LID / Post-Construction Standards Plan outreach event which will meet this requirement as well as the E&O Plan LID outreach goal **(refer to Section C of this proposal)**. WGR can also assist the City with the development of City-specific enforceable mechanisms. |

| | | |
|---|---|---|
| **E.12.i** | **Post-Construction BMP Condition Assessment** | |
| | Inventory and assess the maintenance condition of structural post-construction BMPs within the permittee's jurisdiction | The City will need to develop and implement a plan to inventory, map, and determine the relative maintenance condition of structural post-construction BMPs. The annual self-certification of structural BMPs will need to be implemented and monitored by the City. WGR can assist the City with the development of this program. |
| **E.12.j** | **Planning and Development Review Process** | |
| | Conduct review using an existing guide such as Municipal Regulatory Update Assistance Program | |
| **E.16** | **ANNUAL REPORTING PROGRAM** | |
| **E.16.a** | **Use SMARTS to report and certify** | WGR can assist the City with its annual report preparation. |
| **E.16.b** | **Complete and retain annual reports and make available to RWQCB during working hours** | |
| **E.16.c** | **Submit detailed written or oral report to RWQCB if directed.** | |
| **E.16.d** | **May coordinate reporting if regional programs** | |

The following are the ***estimated*** WGR resources and hours to perform the above tasks. We have attempted to provide a realistic cost estimate for WGR's ancillary support of the City's in-house implementation of these tasks based on, among other things, the level of support your municipality needed from us during the first two years of this permit term. ***The actual degree of involvement from City staff may increase or decrease the actual WGR expense.*** The Year 3 collaboration task costs are presented in Section C of this proposal and are not included in the figures in the table below.

| Task Number | Section and Estimate of Resources and Hours | Task Sub-total |
|---|---|---|
| E.6 | PROGRAM MANAGEMENT AND LEGAL AUTHORITY | $500 |
| E.6.c | Senior compliance specialist 4 hours | |
| E.7 | EDUCATION AND OUTREACH | $1,000 |
| E.7.a & b | Senior compliance specialist 8 hours to provide focused training to City staff and to assist with the implementation of the E&O Plan *(plus the collaboration cost in Section C of this proposal)* | |
| E.9 | ILLICIT DISCHARGE DETECTION AND ELIMINATION | $576 |
| E.9.c | Compliance specialist 6 hours for support and questions by City staff.<br>Costs do not included analytical testing or the purchase of field test kits. | |
| E.10 | CONSTRUCTION SITE STORM WATER RUNOFF CONTROL PROGRAM | $500 |
| E.10.c | Senior compliance specialist / QSD / QSP 4 hours for support and questions by the City staff<br>*(Refer to Section B of this proposal for optional unit costs for WGR to perform inspections, ESCP / SWPPP reviews, and Post-Construction submittal reviews.)* | |
| E.11 | POLLUTION PREVENTION / GOOD HOUSEKEEPING PROGRAM | $1,000 |
| E.11.c, g, h, and i | Training, assistance with the hotspot evaluation process, BMPs for O&M activities, questions about the drainage system maintenance requirements, and coordination with other departments<br>Senior compliance specialist 8 hours | |
| E.12 | POST CONSTRUCTION STORMWATER MANAGEMENT PROGRAM | $1,000 |
| E.12 | Senior compliance specialist 8 hours to train City staff and to answer questions. | |
| E.13 & E.15 | WATER QUALITY MONITORING & TMDL REQUIREMENTS | $1,000 |
| E.13.b.<br>E.15.a<br>E.15.b<br>E.15.d | Although this is not a Year 3 activity, some of it is a continuation from the previous two years and is for the Monitoring Plan preparation as required by the CVRWQCB by June 30, 2014. Estimate general support of senior compliance specialist 8 hours to train City staff and to answer questions. | |

| | | |
|---|---|---|
| E.14 | Program Effectiveness Assessment and Improvement Plan | $1,000 |
| E.14.a | Senior compliance specialist 8 hours to assist the City staff with the annual effectiveness assessment. | |
| E.16 | ANNUAL REPORTING PROGRAM (for Year 2 due October 15, 2015) | $4,340 |
| E.16.a | Senior compliance specialist 4 hours<br>Compliance specialist 40 hours<br>(Assumes assistance from City staff and departments in the compilation and provision of supporting data and information.) | |

**Total Estimated Annual Cost for Section A: $10,916**

The following are the hourly rates for the above-described personnel. These rates are valid through June 30, 2016.

| | |
|---|---|
| Senior Compliance Specialist / QSD | $125/hour |
| Compliance Specialist / QSP | $96/hour |
| Compliance Technician | $82/hour |
| Project related mileage | $0.56/mile |

When requested, WGR can provide a similar task identification, recommendation, and labor estimation for the remaining two years of the permit term.

**Section B: General Permit Compliance Support, Project Management Tasks, and Optional Unit Cost Fee-based Tasks**

WGR can provide support for the following general support tasks on an as-needed basis. The number of hours are *estimated* based on the level of supported needed by the City during the first two years of the permit term._ ***The actual degree of involvement from City staff may increase or decrease the actual WGR expense in this area.***

- Task B.1. Project meetings
- Task B.2. Miscellaneous permit compliance support
- Task B.3. Communication with the Water Board staff
- Task B.4 Monitor the development of the Regional MS4 Permit and the Trash Amendments

| Resource | Rate | Estimated Quantity for all of the above tasks | Subtotals |
|---|---|---|---|
| Senior Compliance Specialist / QSD | $125/hour | 8 hours | $1,000 |
| Compliance Specialist / QSP | $96/hour | 8 hours | $768 |
| Project related mileage | $0.56/mile | 250 miles | $140 |

WGR proposes following optional *fee-based unit cost tasks* to assist the City on ***an as-needed basis***:

| | |
|---|---|
| Monthly Construction Inspections (First time inspection of a CGP-permitted project) | $195/location |
| Monthly Construction Inspections (Subsequent inspection of a CGP-permitted project or any inspection of a non-CGP permitted project that is required to be inspected per the City's MS4 permit) | $155/inspection |
| Follow-up Construction Inspections (As required) | $155/inspection |
| Quarterly BMP activity inspection and evaluation report | $375/inspection |

| | |
|---|---|
| Post-construction structural BMP inspection and evaluation report | $375/inspection |
| SWPPP or ESCP Review for Compliance with City & State Requirements | $375/review |
| Project-specific Post-Construction Submittal Review for Compliance with City & State Requirements | $375/review |

**Total Estimated Annual Cost for Section B: $1,908 + fee based tasks**

## Section C: Year 3 Collaboration Tasks

WGR is pleased to provide you with this proposal to participate in Phase II MS4 permit collaboration efforts for selected Year 3 tasks. The collaboration task agreement is between the individual municipalities and WGR Southwest, Inc. In effort to maintain the participation-based costs, by signing and accepting Section C of this proposal you are agreeing to be invoiced for the sum of each agreed upon collaboration task. WGR will invoice the City at the completion of each agreed upon task for the pre-arranged amount. Completion is defined for document preparation tasks as when the template is first delivered to the municipality. For the training task, completion is defined as when the first training event has been held or the first training tool has been delivered. The anticipated task completion schedule is based on the permit and is subject to change. ***Although we have strived hard to confirm and secure the number of collaborating municipalities before issuing Section C of this proposal, WGR reserves the right to withdraw and nullify this part of the proposal should the number of municipalities signing and accepting this collaboration proposal be less than those indicated below.*** Should that happen, WGR will reissue a proposal with costs divided by the adjusted number of collaborating municipalities. Should we have more than the number of anticipated collaborating municipalities, WGR will make an adjustment to the fee. The following is a summary of the Year 3 collaboration tasks.

| Year 3 Task | Final Shared Collaborative Task Cost | Anticipated Schedule |
|---|---|---|
| **Illicit Discharge Detection and Elimination Training (Task C.1):** | | |
| As required per Section E.7.b.1 of the permit, WGR will develop an IDDE training package that each municipality can customized with their specific information. The package will include the following features.<br>• WGR will provide an on-line instructional video on how to identify and investigate illicit discharges. The video will include an interactive quiz which the viewer will take and need to pass in order to download a customized certificate of completion. Each participating MS4 will have a unique link to the video and will need to designate a contact person who will receive email verification of staff members viewing the video and taking the quiz. The quiz can be used for knowledge assessment and as a gauge of the Program Effectiveness. *The video and quiz can be used each year to meet the on-going annual training requirement.*<br>• WGR will provide a fill-in-the-blank template form for contact and reporting information for responding to illicit dischargers. This MS Word document will be downloadable at the same website as the instructional video.<br>• For municipal field staff, WGR will provide a template for wallet cards with instructions on how to make a quick evaluation of potential illicit discharges and contact phone numbers for reporting an illicit discharge. | **$225/municipality** (based on 30 participating municipalities) | Winter 2015 - 2016 |

| Year 3 Task | Final Shared Collaborative Task Cost | Anticipated Schedule |
|---|---|---|
| **Hot Spot Facility Assessment Training (Task C.2):** | | |
| As required per Section E.11.c of the permit, WGR will develop a Hot Spot assessment training package that will instruct municipal staff on how to conduct the annual Hot Spot evaluations of the City-owned and/or operated facilities. The evaluation and the training will follow the Center for Watershed Protection's Hot Spot Indicator (HSI) form. The training package will include the following features:<br>• WGR will provide an on-line instructional video in which we perform the Hot Spot evaluation at two different types of municipal-owned facilities using the HSI form. The video will include an interactive quiz which the viewer will take and need to pass in order to download a customized certificate of completion. Each participating MS4 will have a unique link to the video and will need to designate a contact person who will receive email verification of staff members viewing the video and taking the quiz. The quiz can be used for knowledge assessment and as a gauge of the Program Effectiveness.<br>• WGR will provide a modified HSI form which will also be used to gather information for the SWPPP preparations required in Year 4. This MS Word document will be downloadable at the same website as the instructional video. | **$225/municipality** (based on 30 participating municipalities) | Winter 2015 - 2016 |
| **Permit-Required Training & Outreach – "MS4 Week" (Task C.3):** | | |
| Following the format of our popular PDU Week broadcasts, WGR will provide a week of live-broadcasted workshops for Phase II MS4 staff. Each day of the week (Monday – Friday), we will have a live 1-hour broadcast on one of the topics listed below. During the live broadcast, participants will be able to submit questions to the presenters. The ***broadcasts will be recorded*** so that anyone who misses them or new hires can watch it anytime at their convenience. As with PDU Week (www.PDUweek.org), following each broadcast, there will be a quiz with a downloadable customized certificate of participation. Each municipality will be able to receive a record of their staff members who took the exam and downloaded the certificate. The following are the proposed training topics:<br>• Monday – Storm drain maintenance (prioritization and implementation)<br>• Tuesday – Reviewing erosion and sediment control plans<br>• Wednesday – How to perform construction storm water inspections<br>• Thursday – Pollution prevention at municipal-owned facilities<br>• Friday – Low Impact Development requirements for new and redevelopment projects | **$610/municipality** (based on 30 participating municipalities) | Winter 2015 - 2016 |

| Year 3 Task | Final Shared Collaborative Task Cost | Anticipated Schedule |
|---|---|---|
| **TMDL Monitoring Program Coordination and Reporting (Task C.4):**<br><br>Preparation of the Regional Monitoring Study Design and Implementation Schedule Plan (Study Design) per the guidance provided in the June 12, 2014 letter from Pamela Creedon of the Central Valley Regional Water Quality Control Board. The Study Design will include the elements included in the guidance document including the preparation of a Quality Assurance Project Plan (QAPP). The scope of work for the development of the Study Design for each monitoring group will include the following:<br>• An initial scoping meeting with Regional Board staff to facilitate a more thorough understanding of their expectations and concerns (subject to the Regional Board's agreement to attend such a meeting); Representatives from any of the participating MS4s will be invited to attend that meeting;<br>• A group scoping meeting with all of the participating MS4s to discuss the Study Design approach and sharing of monitoring activities and data;<br>• A request of municipality-specific information such as outfall maps and existing monitoring locations;<br>• Preparation of a draft of the Study Design and QAPP;<br>• A review and comment period for the draft Study Design;<br>• A group meeting with all participating MS4s to provide comment on the draft Study Design;<br>• Preparation of a cost estimate for the monitoring that will be required of each participating MS4 based on the proposed Study Design;<br>• An opportunity for each municipality to obtain internal approval to accept the Study Design and submit it, as a group collaborative effort, to the Regional Board; and<br>• Preparation of a memorandum of understanding (MOU) that will be used to demonstrate the commitment of the participants to collaborate on the on-going monitoring program. The MOU will be included in the Study Design as an attachment. | Lower San Joaquin River Group for Organic Enrichment and/or Diazinon & Chlorpyrifos (Subject to acceptance of the proposed Attachment G revisions)<br>$27,000 / 10 MS4s =<br>**$2,700 / MS4**<br>(including Counties of Madera, Merced, San Joaquin, and Stanislaus; and the Cities of Atwater, Ceres, Hughson, Livingston, Los Banos, Merced, Oakdale, Patterson, Ripon, Riverbank, & Turlock)<br><br>Sacramento & Feather Rivers Group for Diazinon & Chlorpyrifos (Subject to acceptance of the proposed Attachment G revisions)<br>$27,000 / 7 MS4s =<br>**$3,857 / MS4**<br>(including Counties of Butte, Colusa, Shasta, Sutter, and Yuba; and the Cities of Anderson, Marysville, Red Bluff, Redding, and Yuba City, )<br><br>Please note that the above costs do not include any costs associated with monitoring, testing, data compilation and evaluation, or reporting of monitoring results. If and when the Study Design is approved by the Regional Board, a collaborative cost estimate will be prepared for these activities. | Spring 2016 |

## Total Estimated Year 2 Cost for Sections A, B, & C:

**Please note that the below table provides a summary of the costs for all of the potential tasks. Each municipality can pick and choose which tasks for which they would like to have WGR's assistance and adjust the total accordingly.**

| | |
|---|---|
| Counties of Madera, Merced, San Joaquin, and Stanislaus; and the Cities of Atwater, Ceres, Hughson, Livingston, Los Banos, Merced, Oakdale, Patterson, Ripon, Riverbank, & Turlock | Section A: $10,916<br>Section B: $1,908<br>Section C: $1,060 + $2,700<br>Total: $16,584 |

| | |
|---|---|
| Counties of Butte, Colusa, Shasta, Sutter, and Yuba; and the Cities of Anderson, Marysville, Red Bluff, Redding, and Yuba City | Section A: $10,916<br>Section B: $1,908<br>Section C: $1,060 + $3,857<br>Total: $17,741 |
| Other Phase II MS4s | Section A: $10,916<br>Section B: $1,908<br>Section C: $1,060<br>Total: $13,884 |

We thank you for this opportunity to serve you and we look forward to working with the City of Turlock to accomplish the Year 3 permit requirements. If I can answer any questions concerning our proposal or the MS4 permit requirements, please do not hesitate to call me or to schedule a meeting to discuss the proposed scope of work.

Respectfully submitted,
**WGR Southwest, Inc.**

John M. Teravskis

John M. Teravskis, CPESC, QSD/QSP, QISP, ToR
Senior Compliance Specialist and
Operations Manager for Northern California

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**Council Synopsis**

**October 27, 2015**

From: Michael Cooke, Director of Municipal Services

Prepared by: Garner Reynolds, Regulatory Affairs Manager

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Resolution: Appropriating $57,000 to account number 420-52-530.43320 "Special Services/Projects" to be funded from Water Enterprise Fund 420 "Operating Reserves" to fully fund the Hydrogeological and Water Quality Assessment Study

## 2. DISCUSSION OF ISSUE:

As California experiences a fourth year of drought, groundwater resources are being relied upon and taxed at an increasing rate. The City of Turlock relies solely on groundwater to meet our municipal water supply demands. Several of the City's active and inactive wells have contamination near, or above, the State Water Resources Control Board's Division of Drinking Water (DDW) maximum contaminant levels (MCL). Indeed, in the last two years, we have taken four wells offline due to increasing levels of contaminants. Some of the naturally-occurring contaminants include arsenic, manganese, and iron; anthropogenic contaminates include nitrate and tetrachloroethylene (PCE). Elevated concentrations of arsenic have affected approximately 50% of the City's wells, with four wells now exceeding the DDW MCL of 10 µg/L and nine additional wells within 75% of the MCL. Nitrate concentrations have also been increasing over time, with one well currently very close to exceeding the MCL.

The City is looking to gain a better understanding of the groundwater quality and supply within the Turlock area for water supply planning purposes. As part of this effort, it is necessary to develop a hydrogeological and water quality assessment study which includes the evaluation of the geology, hydrogeology, geochemistry and contamination in the Turlock area. In July 2015, the City awarded a contract to Wood Rodgers, Inc., for the preparation of a Hydrogeological and Water Quality Assessment Study for the City of Turlock, in an amount not to exceed $145,937.00. The Study will be an important tool in developing a strategy to construct new wells and, hopefully, rehabilitate existing wells. Continuing to invest in our groundwater system remains critical even though the City's longer term goal is to expand the City's water supply portfolio with the development of a surface water supply.

The Project will provide the City with a clear "road map" to protect and develop the City's groundwater resources. The Project will also provide a comprehensive

characterization of the underlying groundwater resources, depict groundwater quality both spatially and with depth, and portray groundwater gradients and elevation changes over time. The "road map" will allow for a clear and concise program for the development of new municipal supply wells with recommendations for well location and depth as well as anticipated water quality and production capacity.

In the FY 2015/16 budget there was $104,000 budgeted for the Water Rate Study update and the Hydrogeological and Water Quality Assessment Study. The actual cost of the Water Rate Study is $14,800 and for the Hydrogeological and Water Quality Assessment Study is $145,937 for a total of $160,737. This is a difference of $56,737. Therefore, in order to complete the study it is necessary to appropriate $57,000 from the Water Enterprise Fund 420 Operating Reserves.

## 3. BASIS FOR RECOMMENDATION:

A. There are adequate capital reserves in the Water Fund for the project. This project is a long-term investment in the water system that is needed even if the Council decides to proceed with a surface water supply project.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 1:** Municipal Infrastructure

**General Principles:**

1. Municipal infrastructure is integral to public safety and effective service delivery.

**Action Item:**

1. Expand drinking water supply and improve drinking water quality.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Budget Amendment:**
Appropriate $57,000 to account 420-52-530.43320 "Special Services/Projects" from Water Enterprise Fund 420 Operating Reserves. There are sufficient unappropriated reserves in the Water Fund to fund this request.

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. Do not approve the appropriation of funds. This alternative is not recommended. Completing this Study will provide the City with a better understanding of the water quality and supply within the Turlock area for water supply planning purposes.

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF APPROPRIATING $57,000 TO ACCOUNT NUMBER 420-52-530.43320 "SPECIAL SERVICES/ PROJECTS" TO BE FUNDED FROM WATER ENTERPRISE FUND 420 "OPERATING RESERVES" TO FULLY FUND THE HYDROGEOLOGICAL AND WATER QUALITY ASSESSMENT STUDY** | } | **RESOLUTION NO. 2015-** |

**WHEREAS**, California is currently in the fourth year of a severe drought, and groundwater resources are being relied upon and taxed at an increasing rate; and

**WHEREAS**, the City of Turlock relies solely on groundwater to meet our municipal water supply demands; and

**WHEREAS**, the City is looking to gain a better understanding of the groundwater quality and supply within the Turlock area for water supply planning purposes; and

**WHEREAS**, it is necessary to develop a hydrogeological and water quality assessment study which includes the evaluation of the geology, hydrogeology, geochemistry and contamination in the Turlock area; and

**WHEREAS**, in July 2015, the City awarded a contract to Wood Rodgers, Inc., for the preparation of a Hydrogeological and Water Quality Assessment Study for the City of Turlock; and

**WHEREAS**, the Project will provide the City with a clear "road map" to protect and develop the City's groundwater resources; and

**WHEREAS**, in order to complete the study it is necessary to appropriate $57,000 from the Water Enterprise Fund 420 Operating Reserves to fully fund the Study.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby appropriate $57,000 to account number 420-52-530.43320 "Special Services/Projects" to be funded from Water Enterprise Fund 420 Operating Reserves to fully fund the Hydrogeological and Water Quality Assessment Study.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

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**Council Synopsis**

**October 27, 2015**

From: Michael Cooke, Director of Municipal Services

Prepared by: Garner Reynolds, Regulatory Affairs Manager

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Resolution: Appropriating $32,000 to account number 420-52-550.43504 "PCE Monitoring and Remediation" to be funded by revenue received in account number 420-52-550.35507 "PCE Recovery" from an award of funds from the Cleanup and Abatement Account by the State Water Resources Control Board for the purpose of PCE remediation system optimization and groundwater monitoring and reporting in Downtown Turlock

## 2. DISCUSSION OF ISSUE:

Tetrachloroethylene (PCE), a volatile organic compound, is a solvent that is used in the dry cleaning process. Since 1994, the City of Turlock has been addressing a plume of PCE contamination in the groundwater in the downtown area.

Over the past 15 years, the Regional Board has funded various projects associated with monitoring and attempting to enhance the natural attenuation of the PCE plume. In February 2009, the State Water Resources Control Board appropriated $650,000 to the City of Turlock. A portion of these funds were used to install a "pump and treat" groundwater remediation system. The project pumps contaminated groundwater from approximately 50 feet below the surface and utilizes an air stripper to treat it before discharging into the sewer system. In general, the PCE plume appears to be slowly migrating and attenuating over time.

The project has been very successful and the State Water Board has appropriated additional funds to evaluate whether the treatment system can be optimized to increase the rate of PCE removal. On September 10, 2013, City Council approved an agreement with Provost & Pritchard Professional Services for a PCE Remediation System Optimization Study. The study has been completed and recommended the installation of a Granular Activated Carbon Adsorption System (GACAS) for the removal of PCE from the groundwater.

In February 2015, a contract was awarded to CNC Environmental, LLC, for a GACAS for a period of thirty-six months, in the amount not to exceed $50,000. The installation of the GACAS are proceeding and are expected to be treating groundwater in November 2015.

## 3. BASIS FOR RECOMMENDATION:

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 1:** Municipal Infrastructure

**General Principles:**

1. Municipal infrastructure is integral to public safety and effective service delivery.

**Action Item:**

1. Expand drinking water supply and improve drinking water quality.

## 3. FISCAL IMPACT / BUDGET AMENDMENT:

Due to the long lead time on the GACAS, the installation did not occur until after the end of the FY 2014/15 budget and the funds were not budgeted in the FY 2015/16 Budget. Therefore, Staff is now requesting the appropriation of $32,000 to account number 420-52-550.43504 "PCE Monitoring and Remediation" to be funded by revenue received in account 420-52-550.35507 "PCE Recovery" from an award of funds from the Cleanup and Abatement Account by the State Water Resources Control Board for the purpose of PCE Remediation System Optimization and Groundwater Monitoring and Reporting in Downtown Turlock.

The project is fully funded by the State Water Resources Control Board through the Cleanup and Abatement Account and has no impact on the City's Water Enterprise Fund or the General Fund.

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. Do not approve the transfer of funds. This alternative is not recommended because the City's 1994 Settlement Agreement with the Regional Board and California Department of Toxic Substances Control obligates the City to investigate and remove PCE in Downtown Turlock when funds are made available to the City and this project further improves the efficiency of the treatment system.

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF APPROPRIATING $32,000 TO ACCOUNT NUMBER 420-52-550.43504 "PCE MONITORING AND REMEDIATION" TO BE FUNDED BY REVENUE RECEIVED IN ACCOUNT NUMBER 420-52-550.35507 "PCE RECOVERY" FROM AN AWARD OF FUNDS FROM THE CLEANUP AND ABATEMENT ACCOUNT BY THE STATE WATER RESOURCES CONTROL BOARD FOR THE PURPOSE OF PCE REMEDIATION SYSTEM OPTIMIZATION AND GROUNDWATER MONITORING AND REPORTING IN DOWNTOWN TURLOCK** | } | **RESOLUTION NO. 2015-** |

**WHEREAS**, Tetrachloroethylene (PCE), a volatile organic compound, is a solvent that is used in the dry cleaning process; and

**WHEREAS**, since 1994 the City of Turlock has been addressing a plume of PCE contamination in the groundwater in the Downtown area and entered into a Settlement Agreement with the Regional Water Quality Control Board (RWQCB) to resolve the issue without resort to litigation; and

**WHEREAS**, the Settlement Agreement stipulated that the City must pursue investigation and remediation of the PCE contamination and, in return, the RWQCB would obtain funding for the work; and

**WHEREAS**, in 2011 the City installed a pump and treat system to proactively remediate the PCE-contaminated groundwater; and

**WHEREAS**, the remediation system has been very successful and the State Water Resources Control Board (SWRCB) has appropriated additional funding to determine whether the remediation system can be optimized to increase the rate of PCE removal; and

**WHEREAS**, on September 10, 2013, City Council approved an agreement with Provost & Pritchard Professional Services for a PCE Remediation System Optimization Study; and

**WHEREAS**, the study has been completed and recommended the installation of a Granular Activated Carbon Adsorption System (GACAS) for the removal of PCE from the groundwater; and

**WHEREAS**, due to the long lead time on the GACAS, the installation did not occur until after the end of the FY 2014/15 budget and the funds were not budgeted in the FY 2015/16 Budget.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby appropriate $32,000 to account number 420-52-550.43504 "PCE Monitoring and Remediation" to be funded by revenue received in account number 420-52-550.35507 "PCE Recovery" from an award of funds from the Cleanup and Abatement Account by the State Water Resources Control Board for the purpose of PCE remediation system optimization and groundwater monitoring and reporting in Downtown Turlock.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

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# Council Synopsis

October 27, 2015

From: Robert A. Jackson, Chief of Police

Prepared by: Brian White, Division Chief

Agendized by: Roy Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Approving an agreement with retired Deputy Chief Michael Bryant of Elite Command Training to provide Firefighter Bill of Rights Training to the Turlock Fire Department and other paid Fire Department attendees, in an amount not to exceed $3,500

## 2. DISCUSSION OF ISSUE:

The Turlock Fire Department has not previously hosted a Firefighter Bill of Rights course and wishes to have all of the Turlock Fire Department Fire Captains attend this training. The goals of this training are to proactively educate the attendees to recognize potential Firefighter Bill of Rights issues, proactively mitigate any potential issues, properly initiate an investigation, avoid common mistakes of the Firefighter Bill of Rights process and to recognize various "trigger points" of the Firefighter Bill of Rights process.

## 3. BASIS FOR RECOMMENDATION:

Proper education and understanding of the Firefighters Bill of Rights will improve the effectiveness, efficiency, supervisory skills, conflict resolution and communication skills of the attendees. Additional benefits would be achieved if issues, concerns and common Firefighter Bill of Rights mistakes are recognized and mitigated proactively to avoid additional time and expense of a discipline process.

**Policy Goal and Implementation Plan Initiative:**

Not specifically identified within the Mayor and City Council Policy Goals and Implementation Plan as this item pertains to the ongoing operation and overall maintenance of City facilities, equipment or infrastructure.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact**: Not to exceed $3,500 from 265-30-310-302.47140 "Cal Firefighters J.A.C." Additionally, outside agency attendees will pay a tuition fee to help lower the overall cost of the course for the Turlock Fire Department.

**Budget Amendment:** None

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. Identify alternative source for services. Staff does not recommend this option due to the instructor having a positive, well established, extensive background conducting Firefighter Bill of Rights investigations and a very extensive resume of instructing this program to firefighters nationwide.

ELITE
COMMAND TRAINING

# Elite Command Training

## Instructional Services Agreement

This Instructional Services Agreement ("Agreement") is entered into and made effective as of August 1, 2015 by and between Turlock FD (hereinafter "TFD") and Elite Command Training (hereinafter "CONTRACTOR").

1. **DESCRIPTION OF SERVICES**. During the month of November 2015, CONTRACTOR will provide the following services (collectively, the "Instructional Services") described below:

   *Firefighter Bill of Rights (FBOR) – AB-220 – (2) individual classes*

   **Curriculum to include: identifying due process rights and protections, define: investigation, interrogation, non-punitive and punitive actions (when to report and how to report), statue of limitation (types of situations exempt from), counseling, notice of instruction, admonishment, (scenarios and examples in class), information gathering (how to properly do it), when to call "time out", notification requirements, locker and/or personal storage spaces "searches" (when and when not to), on and off duty conduct and preventative measures.**

(a) The TFD agrees to facilitate class registration associated with the deliver of these two (2) separate, eight (8) hour classes.

(b) The CONTRACTOR will provide students with training materials via a flash-drive for the FBOR classes to include handouts.

(c) The TFD will provide the training facility (classroom) to comfortably accommodate 40 students, to include: LCD projector, projection screen, room sound and connection for CONTRACTOR'S lab-top computer.

OK for Agenda

ELITE
COMMAND TRAINING

2. **TERM/TERMINATION**. This Agreement will terminate at the conclusion of the class delivery. This agreement may be terminated earlier by either party with or without cause and for any or no reason upon twenty-one (21) days written notice to the other party. Termination of Instructional Agreement should only occur if either party is able to prove failure to comply with said scope of services, pay schedule or other matters written in this agreement.

3. **OWNERSHIP**. CONTRACTOR has developed specialized presentation materials, forms, procedures, PowerPoint presentations, are copyrighted/copyrightable materials. These specialized materials, forms, procedures, and copyrightable improvements are the sole property of CONTRACTOR. TFD agrees not to reproduce, copy, disseminate, or publish these materials without the prior written consent of CONTRACTOR.

4. **REIMBURSEMENT & INSTRUCTIONAL PAYMENT FOR SERVICES.**

(a) TFD will pay CONTRACTOR - **$3,500.00** dollars for all CONTRACTOR instructional services for the **Firefighter Bill of Rights classes'** two (2) separate classes, eight (8) hours each day. The instructional payment is all inclusive of: travel, hotel, meals, instructional materials, flash-drives, handouts, etc. Payment from TFD will occur when the presentation has been completed.

5. **APPLICABLE LAW**. This Agreement and any of its terms or provisions shall be governed by and construed in accordance with the laws of the State of California.

ELITE
COMMAND TRAINING

**ELITE COMMAND TRAINING – INSTRUCTIONAL SERVICE PROVIDER:**

Michael Bryant
CONTRACTOR Printed Name

By: Michael Bryant Date: 9/28/15
[Signature of Contractor]

**TURLOCK FIRE DEPARMENT:**

By: _____ Date: _____
[Signature of TFD Representative]

_____
TFD Printed Name

***Note:*** Please make all payments to:
Elite Command Training
26741 Portola Pkwy, Ste. 1E #833
Foothill Ranch, Ca. 92610
Email: elite@elitecommandtraining.com - www.elitecommandtraining.com
626-290-6007

# ADDENDUM TO
# CITY OF TURLOCK
# SERVICE AGREEMENT

**Elite Command Training ("CONTRACTOR")**
**Dated: October 12, 2015**
**City Contract No. 15-133**



1. **INSURANCE:** 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 this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work 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 contract.

(a) Minimum Scope of Insurance: Coverage shall be at least as broad as:

(1) Insurance Services Office Commercial General Liability coverage (occurrence Form CG 00 01) with additional insured endorsements (form CG 20 10 for ongoing operations and 20 37 for products/completed operations), to be approved by the City of Turlock.

(2) Insurance Services Office Form CA 00 01 covering Automobile Liability, Code 1 (any auto).

(3) Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

(4) Errors and Omissions/Professional Liability Insurance.

(b) Minimum Limits of Insurance: CONTRACTOR shall maintain limits no less than:

(1) General Liability (including operations, products and completed operations): $1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

(2) Automobile Liability: $1,000,000 per occurrence for bodily injury and property damage.

(3) Workers' Compensation: as statutorily required by the State of California. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

(4) Errors and Omissions/Professional Liability: $1,000,000 per claim.

(c) 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, its elective and appointive boards, officers, agents, employees, and volunteers; or (2) CONTRACTOR shall provide a financial guarantee satisfactory to CITY guaranteeing payment of losses and related investigations, claim administration and defense expenses.

(d) Other Insurance Provisions: The commercial general liability 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, which coverage shall be maintained in effect for at least three (3) years following the completion of the work specified in the contract. General liability coverage can 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), or as a separate Owners and Contractors Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to this project, CONTRACTOR's insurance coverage shall be 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 this Agreement, the insurer, broker/producer, or CONTRACTOR shall provide CITY with twenty-one (21) days' prior written notice of such cancellation, non-renewal, or material change.

(4) Coverage shall not extend to any indemnity coverage for the active 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.

(e) Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

# ADDENDUM TO
# CITY OF TURLOCK
# SERVICE AGREEMENT



(f) 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 clause. 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.

(g) 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 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 agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

(h) Subcontractors: CONTRACTOR shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

2. **INDEMNIFICATION:** CONTRACTOR shall indemnify, defend, and hold harmless CITY and its elective and appointive boards, officers, agents, employees, and volunteers from and against all claims, damages, losses and expenses including attorney fees arising out of the performance of the work described herein, caused in whole or in part by any negligent act or omission of CONTRACTOR, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, except where caused by the active negligence, sole negligence, or willful misconduct of CITY.

3. **TERM:** The term of this Agreement shall be for a period of two days beginning November 16, 2015 and ending November 17, 2015, subject to CITY's availability of funds.

4. **CONFLICT:** Should any conflict exist between the terms and conditions of the Agreement and this Addendum, the terms and conditions of the Addendum shall prevail.

# ADDENDUM TO
# CITY OF TURLOCK
# SERVICE AGREEMENT

**Elite Command Training ("CONTRACTOR")**
**Dated: October 12, 2015**
**City Contract No. 15-133**



**5. CONTRACT ADMINISTRATOR:** The CITY's contract administrator and contact person for this Agreement is:

Brian White, Fire Division Chief
Fire Administration
244 N. Broadway
Turlock, CA 95380-4737
Telephone Number (209) 668-5580
E-mail Address: BWhite@Turlock.ca.us

**IN WITNESS WHEREOF**, the parties have caused this Addendum to be executed by and through their respective officer's thereunto duly authorized.

**CITY OF TURLOCK, a municipal corporation**

By: _____
Gary Soiseth, Mayor
or
_____
Roy W. Wasden, City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
Phaedra A. Norton, City Attorney

ATTEST:

By: _____
Kellie E. Weaver, City Clerk

**Elite Command Training**

By: Mike Bryant

Title: Operations Mgr.

Print name: Mike Bryant

Date: 9/18/15

5N

# Council Synopsis

October 27, 2015

From: Robert A. Jackson, Chief of Police

Prepared by: James Silveira, Police Lieutenant

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Resolution: Accepting an $8,000 donation from Sara Stinett toward the purchase of a replacement Animal Services Unit isolation trailer

## 2. DISCUSSION OF ISSUE:

Staff received a donation in the amount of $8,000 from Sara Stinett to be used toward the purchase of a replacement Animal Services Unit Isolation Trailer.

## 3. BASIS FOR RECOMMENDATION:

Staff is recommending the donation be accepted for use in support of the City's Animal Services Unit.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 2 :** **Fiscal Responsibility**

**General Principles:**

3. Identify and pursue revenue opportunities, including grants and outside sources of funding.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

Increase to donation account 266-20-255-349.37200.000

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. Do not accept the donation.

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF ACCEPTING AN $8,000 DONATION FROM SARA STINETT TOWARD THE PURCHASE OF A REPLACEMENT ANIMAL SERVICES UNIT ISOLATION TRAILER** | } | **RESOLUTION NO. 2015-** |

**WHEREAS,** staff received a $8,000.00 donation from Sara Stinett toward the replacement of the Animal Services Unit Isolation trailer; and

**WHEREAS,** this donation will be used to assist with the purchase of a replacement isolation trailer for the City's Animal Services Unit.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby accept the donation of $8,000 from Sara Stinett toward the purchase of a replacement Animal Services unit isolation trailer.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

# Council Synopsis

October 27, 2015

From: Robert A. Jackson, Chief of Police

Prepared by: James Silveira, Lieutenant

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Resolution: Accepting a $1,000 Save Mart/FoodMaxx gift card donation from Ms. Nakiya Bunk-Montgomery in support of the City's Animal Services Unit

## 2. DISCUSSION OF ISSUE:

Staff received a gift card donation in the amount of $1,000.00 for Save Mart/ FoodMaxx stores from Ms. Nakiya Bunk-Montgomery to support the City's Animal Services Unit.

## 3. BASIS FOR RECOMMENDATION:

Staff is recommending the donation be accepted for use in support of the City's Animal Services Unit.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 2:** Fiscal Responsibility

**General Principles:**

3. Identify and pursue revenue opportunities, including grants and outside sources of funding.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

Since this donation was in the form of a gift card, it cannot be deposited into an account. The Animal Services Unit will keep detailed receipts recording the items purchased and the dollar amount for each item.

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A.

## 7. ALTERNATIVES:

A. Do not accept the donations.

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF ACCEPTING A A $1,000 SAVE MART/FOODMAXX GIFT CARD DONATION FROM MS. NAKIYA BUNK-MONTGOMERY IN SUPPORT OF THE CITY'S ANIMAL SERVICES UNIT** | } | **RESOLUTION NO. 2015** |

**WHEREAS,** staff received a $1,000 gift card donation from Ms. Nakiya Bunk-Montgomery; and

**WHEREAS,** this donations will be used to support the current and future needs of the City's Animal Services Unit.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby accept the $1,000 Save Mart/FoodMaxx gift card donation from Ms. Nakiya Bunk-Montgomery, in support of the City's Animal Services Unit.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015 by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

5P

# Council Synopsis

October 27, 2015

From: Robert A Jackson, Chief of Police

Prepared by: Miguel Pacheco, Lieutenant

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Approving a Memorandum of Agreement between the County of Calaveras and the City of Turlock, pertaining to the assistance under the Law Enforcement Mutual Aid Plan, to facilitate reimbursement to the City of Turlock for assisting the County of Calaveras with law enforcement services on September 12 and 13, 2015 during the Butte fire, and authorizing the Police Chief to sign the agreement

## 2. DISCUSSION OF ISSUE:

On September 9, 2015, the Butte fire swept into the region of Calaveras County. The Sheriff of the County of Calaveras, acting as the Operational Area Law Enforcement and Mutual Aid Coordinator, requested the mutual aid assistance from the City of Turlock pursuant to the Law Enforcement Mutual Aid Plan to support law enforcement services in connection with the Butte Fire. The Turlock Police Department provided such assistance in the form of personnel, equipment and materials on September 12 and September 13, 2015.

## 3. BASIS FOR RECOMMENDATION:

Participating in this agreement would allow the City of Turlock to be reimbursed for the costs associated with providing law enforcement assistance during the Butte Fire.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 2:** Fiscal Responsibility

**General Principles:**

3. Identify and pursue revenue opportunities, including grants and outside sources of funding

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact** - The City of Turlock will be reimbursed financially.

**Budget Amendment** - None

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

None.

## 7. ALTERNATIVES:

A. Deny request for participation in agreement.

MEMORANDUM OF AGREEMENT (MOA) BETWEEN CALAVERAS COUNTY AND THE CITY OF TURLOCK PERTAINING TO ASSISTANCE UNDER THE LAW ENFORCEMENT MUTUAL AID PLAN

WHEREAS, on September 9, 2015, the Butte Fire, an extreme mega fire, fueled by heavy brush, gusty winds, drought conditions, and low humidity, swept through the region.

WHEREAS, on September 10, 2015, the Federal Emergency Management Agency (FEMA) approved emergency assistance through the Fire Management Assistant Grant (FEMA-FM-5111-FM- CA); and

WHEREAS, the Law Enforcement Mutual Aid Plan is issued and revised under the authority of Sections 8550, 8569, 8615-8619, and 8668 of the California Government Code, the California Emergency Plan, and the Master Mutual Aid Agreement; and

WHEREAS, the Law Enforcement Mutual Aid Plan delineates the current state policy concerning law enforcement mutual aid and describes the standard procedures used to acquire law enforcement mutual aid resources and the method to ensure coordination of law enforcement mutual aid planning and readiness; and

WHEREAS, the Sheriff of the County of Calaveras is the Operational Area Law Enforcement and Mutual Aid Coordinator; and

WHEREAS, the Law Enforcement Mutual Aid Plan provides, in pertinent part, the following: 1) "When an emergency develops or appears to be developing which cannot be resolved by a law enforcement agency within an Operational Area, it is the responsibility of the Operational Area Mutual Aid Coordinator to provide assistance and coordination to control the problem" and; 2) "A request for law enforcement mutual aid requires the approval of the chief law enforcement officer of the requesting jurisdiction;" and

WHEREAS, the Sheriff of the County of Calaveras requested the mutual aid assistance of the city of Turlock pursuant to the Law Enforcement Mutual Aid Plan to support law enforcement services in connection with the Butte Fire; and Turlock Police Department provided mutual aid assistance consisting of law enforcement personnel, equipment, and materials for September 12 and 13 to assist with law enforcement services in connection with the Butte Fire; and

WHEREAS, Turlock Police Department agrees to document all of its mutual aid assistance costs related to the Butte Fire as attachments to this MOA and submit to the County of Calaveras as soon as practicable; and

OK for Agenda

NOW, THEREFORE, IT IS HEREBY AGREED by and between the Turlock Police Department and the County of Calaveras that the County of Calaveras shall, as state and federal reimbursements are received, timely and expeditiously reimburse all reasonable costs associated with Turlock Police Department's law enforcement mutual aid assistance during the Butte Fire.

CALAVERAS COUNTY

By _____ Date: 9/30/15
Shirley Ryan
County Administrative Officer

Turlock Police Department

By _____ Date: _____
Robert Jackson
Chief of Police

6A

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | |
|---|---|
| **IN THE MATTER OF AMENDING TURLOCK MUNICIPAL CODE TITLE 6, CHAPTER 3, ARTICLE 1, SECTION 01 TITLED GARBAGE, RUBBISH, AND GARDEN REFUSE TO IMPLEMENT UPDATED FEES/CHARGES FOR PROPERTY RELATED SOLID WASTE SERVICES** | **ORDINANCE NO. -CS** |

**WHEREAS,** Turlock Scavenger, the City's franchise hauler, has requested the solid waste fee/charge structure be adjusted to address their increased costs, including the rate increases at the Stanislaus County solid waste facilities; and

**WHEREAS,** Turlock Scavenger is proposing, and City staff is recommending, a one-time increase for the next five years as opposed to a series of five smaller annual increases; and

**WHEREAS,** Proposition 218 (Article XIIID of the California Constitution) requires notification to the affected property owners of any proposed increase in fees/charges for property related services; and

**WHEREAS,** the notification process was performed on August 18, 2015 and August 25, 2015 via United States Mail (forty-nine and fifty-six days prior to the public hearing); and

**WHEREAS,** pursuant to Proposition 218, the City Council may not impose the new solid waste fees/charges if written protests are presented by a majority of the owners of parcels on which the fees/charges are imposed; and

**WHEREAS,** in Turlock's particular case, written protests would have to be received from the property owners of 9,119 parcels; and

**WHEREAS,** the Turlock City Council held a public hearing on October 13, 2015 to consider the adoption of solid waste fees/charges; and

**WHEREAS,** a majority of written protests were not received in opposition to the proposed changes in solid waste fees/charges; and

**WHEREAS,** the City Council has elected to adopt the new solid waste fees/charges; and

**WHEREAS,** based on the adopted solid waste fees/charges, Turlock Municipal Code would need to be updated to reflect the associated fees/charges.

**BE IT ORDAINED** by the City Council of the City of Turlock as follows:

**SECTION 1. AMENDMENT:** Title 6, Chapter 3, Article 1, Section 01 is hereby amended to read as follows:

## Chapter 6-3
## GARBAGE, RUBBISH, AND GARDEN REFUSE

Sections:

**Article 1. Collection Charges**

### 6-3-101 Fees and Charges.

The fees/charges to be charged for the collection of garbage, rubbish and garden refuse are shown in the table below. A consolidated bill for garbage, rubbish, industrial refuse, water, and sewer charges will be sent to the person responsible for the payment of water and sewer charges.

| TYPE OF SERVICE | Monthly Cart Service Fee/Charge |
|---|---|
| Residential – 32 | Includes:<br>1 - 32 Gallon Refuse (grey)<br>1 - 68 Gallon Recycle (blue)<br>1 - 95 Gallon Garden Refuse (green) |
| Residential 32 Regular Fee/Charge | $27.40 |
| Residential 32 Senior Citizen Fee/Charge | $20.95 |
| Residential – 64 | Includes:<br>1 - 64 Gallon Refuse (grey)<br>1 - 68 Gallon Recycle (blue)<br>1 - 95 Gallon Garden Refuse (green) |

| | | |
|---|---|---|
| Residential 64 Regular Fee/Charge | $36.20 | |
| Residential - 96 | Includes:<br>1 - 96 Gallon Refuse (grey)<br>1 - 68 Gallon Recycle (blue)<br>1 - 95 Gallon Garden Refuse (green) | |
| Residential 96 Regular Fee/Charge | $41.70 | |
| **ADDITIONAL CART FEES** | | |
| Each Additional Extra Cart for Recyclable Waste Material, including Garden Waste Container Refuse Cart (green) and Recycle Cart (blue) | $8.35 | |
| **SPECIAL CART SERVICES** | | |
| Damaged Cart Replacement | 32 gallon grey<br>64 gallon grey<br>68 gallon blue<br>95 gallon green<br>96 gallon grey | $32.00<br>$42.00<br>$42.00<br>$46.00<br>$46.00 |
| Cart Cleaning or Swap Charge | 1st Cart<br>Each additional cart | $25.00<br>$ 5.00 |
| Return for Cart Service | 1st Cart | $ 5.00 |

| | | |
|---|---|---|
| Charge | Each additional cart | $ 2.00 |
| Recycle/Green Refuse Cart Contaminate Fee | $15.00 each cart | |
| Commercial Cart Service | Includes: 1 - 95-gallon refuse (grey) | |
| Commercial Cart Service | $22.75 | |

| TYPE OF SERVICE | Monthly Fee/Charge |
|---|---|
| **Commercial Bin Service** | |
| 2-Yard Bin | |
| pick up 1 time a week | $81.05 |
| pick up 2 times a week | $143.60 |
| pick up 3 times a week | $205.75 |
| pick up 4 times a week | $269.45 |
| pick up 5 times a week | $331.60 |
| pick up 6 times a week | $393.30 |
| 3-Yard Bin | |
| pick up 1 time a week | $100.90 |
| pick up 2 times a week | $183.55 |
| pick up 3 times a week | $263.70 |
| pick up 4 times a week | $348.20 |
| pick up 5 times a week | $430.65 |
| pick up 6 times a week | $513.10 |
| 4-Yard Bin | |
| pick up 1 time a week | $123.55 |
| pick up 2 times a week | $228.15 |
| pick up 3 times a week | $332.75 |
| pick up 4 times a week | $437.50 |

| | |
|---|---|
| pick up 5 times a week | $542.25 |
| pick up 6 times a week | $647.00 |
| 6-Yard Bin | |
| pick up 1 time a week | $162.85 |
| pick up 2 times a week | $306.45 |
| pick up 3 times a week | $448.80 |
| pick up 4 times a week | $594.30 |
| pick up 5 times a week | $736.85 |
| pick up 6 times a week | $880.45 |

| **Special Bin Services:** | | |
|---|---|---|
| Special Pickup<br>$2.90 per yard plus<br>$35.00 | 2-Yard Bin | $40.80 |
| | 3-Yard Bin | $43.70 |
| | 4-Yard Bin | $46.60 |
| | 6-Yard Bin | $52.40 |
| Cleaning & Replacement | $35.00 plus Special Pick up Charge | |
| Gate Fee/Charge | $16.80 per month per bin per pick up | |
| Bin Compactor Fee/Charge | $10.10 per cubic yard per pick up | |
| 3-Yard Temporary Bin | $51.00 per week with one dump<br>$51.00 per each additional dump | |
| Bin push out fee/charge | $16.80 per month per bin per pick up | |

| TYPE OF SERVICE | Fee/Charge | |
|---|---|---|
| **Commercial Box Service** | **Hauling Fee** | **Disposal Charge** |
| 15-19 Yard Box | $127.50 | $53.53 per ton fee |
| 20-29 Yard Box | $148.80 | $53.53 per ton fee |
| 30-50 Yard Box | $184.20 | $53.53 per ton fee |
| One price for all sizes | $161.30 | |
| **Special Box Services:** | | |
| Box Compactor Fee/Charge | Must be negotiated, by size and weight. Disposal will be actual disposal charge. | |
| Box Rental | $2.00 per day. | |
| Box Special Pickup | Hauling Fee + $35.00 | |

| EXTRA CHARGE ITEMS | Fee/Charge |
|---|---|
| **Electronic Waste (E-Waste)** | |
| Computer Monitors and Televisions | |
| Computer Monitors | $20.00 |
| Table Top Televisions | $25.00 |
| Console & Big Screen Televisions | $35.00 |
| | |

| Universal Waste (U-Waste) | |
|---|---|
| Microwaves, dishwashers, washing machines, dryers, toaster ovens, stoves or ovens, hot water heaters and furnaces | $8.25 per appliance |
| Refrigeration Equipment, A/C Units, etc. | $23.55 per unit |
| **Tires** | |
| Passenger | $5.90 |
| Passenger with Rim | $9.40 |
| Truck | $14.10 |
| Trucks with Rim | $22.90 |
| Tractor & Heavy Equipment | From $80.00 to $600.00 |

(Ord. 1165-CS, Amended, 06/12/2012; Ord. 1041-CS, Amended, 03/10/2005; 1017-CS, Amended, 02/12/2004, Renumbered to 6-3-02, Renumbered from 6-3-118)

**SECTION 2. VALIDITY:** If any section, subsection, sentence, clause, word, or phrase of this ordinance is held to be unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remainder of this ordinance. The Turlock City Council hereby declares that they would have passed this ordinance, and each section, subsection, sentence, clause, word, or phrase thereof, irrespective of the fact that one or more section, subsection, sentence, clause, word, or phrase be declared invalid or unconstitutional.

**SECTION 3. ENACTMENT:** Prior to the expiration of fifteen (15) days from the passage and adoption thereof, this ordinance shall be published in a newspaper of general circulation printed and published in the County of Stanislaus, State of California, together with names of the members of the City Council voting for and against the same.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

Signed and approved this 27th day of October, 2015.

_____
GARY SOISETH, Mayor

ATTEST:

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

7A

# Council Synopsis

October 27, 2015

From: Michael G. Pitcock, Director of Development Services/ City Engineer

Prepared and Presented by: Debra A. Whitmore, Deputy Director of Development Services/ Planning

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Determining that the approval of Rezone 2015-02, Planned Development No. 273 is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines

*Introduction of the Ordinance:*

Ordinance: Amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2015-02-Planned Development No. 273 (Turlock Walnut Company Expansion)]

*To be acted upon at the November 10, 2015, City Council Meeting:*

Resolution: Establishing Conditions of Approval for Planned Development No. 273 (PD-273) – Turlock Walnut Company Expansion

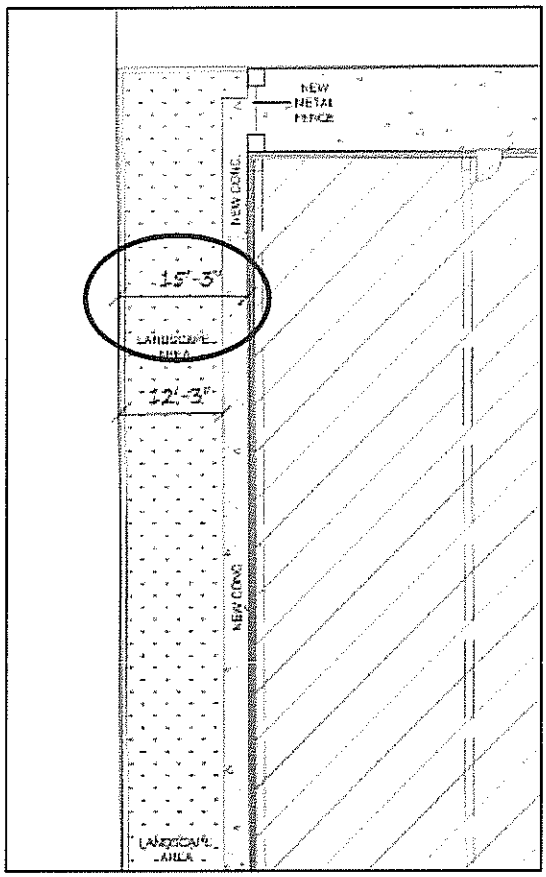
## 2. DISCUSSION OF ISSUE:

### PROJECT LOCATION

The project is located in Downtown Turlock on two sites that have previously been used for industrial purposes. The 400 D Street property is the location of the existing business. The 400 Third Street property is the expansion area where the new construction is being proposed. The property is zoned Industrial and is surrounded on all sides by industrial development (see figure to the right).

**PROJECT DESCRIPTION**

The applicant is requesting a Rezone of the property from Industrial to Planned Development No. 273 (with an underlying Industrial Zone) to allow for the construction of a walnut processing facility with reduced front and corner side yards. The required front and corner side yard requirements are twenty (20') feet. The applicant is requesting a deviation from the required 20 foot front and corner side yard setback required in the Industrial Zone. Because the property has frontage on three streets, the front and corner side yard setback requirements apply to three sides of the property, substantially reducing the building envelope on the property. The applicant is requesting varying setbacks of between twelve (12') and seventeen (17') feet. An example of this is shown to the right where the building setback is shown at 15' 3". No side yard setback is required in the Industrial zone.




The applicant has not requested a deviation from the required landscaping for the Industrial Zone. The required landscaping is five (5%) percent of the overall site. Landscaping located in the frontage, as proposed here, count one and one-half (1.5) times the area toward the overall required landscaping area. Parking lot shade trees and landscaped islands shall be installed at the end of each row of parking. These areas are not shown on the attached site plan but will be required with the submittal of the grading permit.

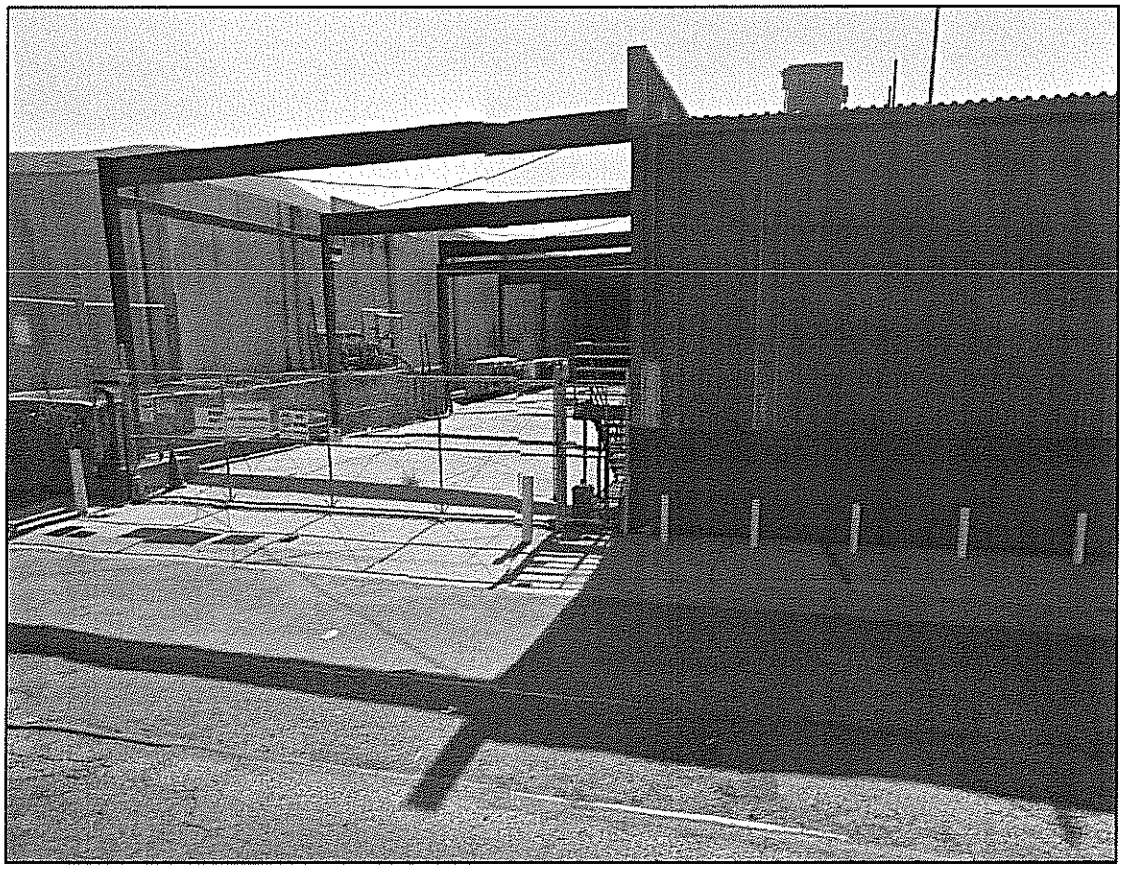
The business will operate over two, non-adjoining parcels located at 400 D and 400 Third Streets. The existing facility operates at 400 D Street and would continue to operate as it is currently permitted. The improvements that will be constructed at 400 Third Street include approximately 62,500 square feet of warehouse, packing, cold storage, and 900 square feet of fumigation space. The existing 2,500 square foot office building would remain on the site. Approximately 13 parking spaces will be installed at 400 Third Street to support the expansion.

Trucks will typically use the Third Street entrance to access the site although, during peak season, the D Street entrance may also be used for truck traffic. Overflow truck stacking for the 400 Third Street property is required to be staged on the 400 D Street property to avoid trucks blocking traffic on either Third or D

Streets. The entry gate on Third Street is designed to accommodate the length of one truck without blocking the sidewalk. The vehicular gates are required to be setback at least twenty (20') feet from the property line or back of sidewalk.

**ANALYSIS**

Walnut processing is classified as General Industry which is allowed in the Industrial District upon approval of a Minor Discretionary Permit - an administrative permit that is typically approved at the staff level. Therefore, the proposed use is consistent with the Turlock General Plan. The Planned Development is required to accommodate the request for a deviation from the required front and corner side setback requirements. In staff's opinion, the proposed deviation will not negatively impact development on the adjoining sites as many of the buildings located adjacent to the site are not setback from the property lines (see example below).



The project meets the City's Industrial Guidelines that require sites to have controlled access, service areas located out of the public view, convenient access and parking for visitors and employees.

Thirteen (13) parking spaces are being provided. Although this is less than the required number of parking spaces using the Zoning Ordinance ratio of 1 space for each 1,000 square feet of warehousing or industrial space, staff is not recommending that additional parking spaces be required. In this case, the number of parking spaces proposed is based upon the number of employees that will be working on the site. This alternative parking space calculation is permitted by the Zoning Ordinance when the occupant of the facility is known. Due to the significant reduction in the number of parking spaces, however, any change in use or owner of the property may be constrained by the limited amount of parking that is proposed. A condition of approval has been added requiring that the two properties be operated under a single business operator, and requiring the property owner to notify the City if either property is proposed to be sold independently of the other. This restriction will be recorded on both properties as a deed restriction.

The proposed elevations meet the City's architectural design guidelines by proposing metal artwork and a stone or brick base along the sides visible to the public right-of-way to break up the walls of the metal buildings. These areas are not to be used as advertising space unless approved by separate permit. Landscaping will be utilized to provide additional visual interest. Stone or brick pilasters are integrated in to the security fencing that will enclose the parking lot area. A condition of approval requires that any roof-mounted equipment be visually screened from public view.

**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission held a public hearing on the project on September 3, 2015. The Planning Commission unanimously recommended that the City Council approve the project with the conditions of approval recommended by staff.

The applicant raised two objections to the staff-recommended conditions of approval for the project. The applicant requested that they not be required to install sidewalks or to underground facilities as part of the project (see a copy of the applicant's presentation in Attachment 1).

The General Manager of Turlock Walnut Company stated that the company would prefer not to install sidewalks as part of the project due to the heavy truck traffic along Third Street, the minimal pedestrian traffic in the area, and for monetary reasons. A member of the public, Elizabeth Claes, commented that the recently adopted Active Transportation Plan encouraged a continuous network of sidewalks and bike paths in Turlock and emphasized the need to install sidewalks for this project to set an example for future projects that are developed in this area. She pointed out the numerous homes and residential subdivisions that utilize this area for biking and walking.

In his presentation, the General Manger provided pictures showing the limited area for installing sidewalk improvements. In response, the City Engineer indicated that he would be willing to modify the street standard to allow for the undergrounding of utilities and the installation of sidewalk, curb and gutter, to meet the accessibility (i.e., ADA) requirements; however, the resulting public improvements would need to be sufficient to allow trucks to maneuver the streets in a safe manner. This flexibility is afforded to the City Engineer through the City's General Plan. While no guarantees were made to the applicant, these adjustments could reduce the impacts of the City's requirements on the developable footprint for the property while still maintaining a street design that will provide safe access for pedestrians. The Planning Commission felt that it was important to abide by the policies in the Active Transportation Plan by requiring the construction of the sidewalks, so no changes in the conditions of approval were introduced by the Planning Commission.

The applicant also requested that Condition of Approval #14, requiring the undergrounding of utilities pursuant to TMC 9-2-120 (Underground utilities), be removed from the permit due to the cost that it imposed on the project. The Planning Commission approved the staff-recommended conditions of approval without modification and did not support removing this requirement. The Planning Commission felt it was important to follow the Zoning Ordinance. This condition has been applied to many other projects in the City and the Planning Commission did not want to waive it, at this time. If the City Council prefers to accommodate the applicant's request, staff has developed an alternative condition of approval #14 that could be used to address the applicant's concerns. This alternative condition is presented below, in Section 7 of this report.

## 3. BASIS FOR RECOMMENDATION:

The Planning Commission unanimously recommended approval of Rezone 2015-02 (PD273).

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal #6:** Intelligent, Planned, Managed Growth

**General Principles:**

1. A well-planned community requires detailed short and long-range planning that implements its General Plan to support growth and development by responding to the community's needs, protecting property values, promoting economic development, and conserving environmental resources.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact:** The costs of processing this application have been paid by the applicant through the payment of permit fees.

**Budget Amendment**: Not required.

## 5. CITY MANAGER'S COMMENTS:

Recommends approval.

## 6. ENVIRONMENTAL DETERMINATION:

The proposed project would result in the development of approximately 63,400 square feet of industrial buildings on an approximately 3.1 acre new site located at 400 Third Street. The new buildings will function as an expansion of an existing walnut processing plant currently located on an approximately 3.2 acre, non-adjacent property located at 400 D Street. Although physically separated, the two properties will function as a single business. Any truck stacking for the 400 Third Street property would occur on the 400 D Street site to avoid stacking in the public right-of-way.

The proposed project is consistent with the General Plan designations and policies as well as applicable zoning designation and regulations. The new development will occur on a project site of less than five acres that is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species and approval of the project is not expected to result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services. Therefore, staff recommends that the City Council find this project Categorically Exempt pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines.

## 7. ALTERNATIVES:

A. **The City Council may choose not to approve Rezone 2015-02 (PD 273).** If the City Council chooses not to approve the Planned Development, the applicant would be required to design a project that meets all of the required setbacks for the Industrial zoning district. It is likely that this would result in smaller buildings than shown in the plans. No deviation in the required setbacks would be allowed.

B. **<u>The City Council may choose to modify Condition of Approval #14 that requires undergrounding of utilities</u>**

Condition of Approval #14 currently reads:

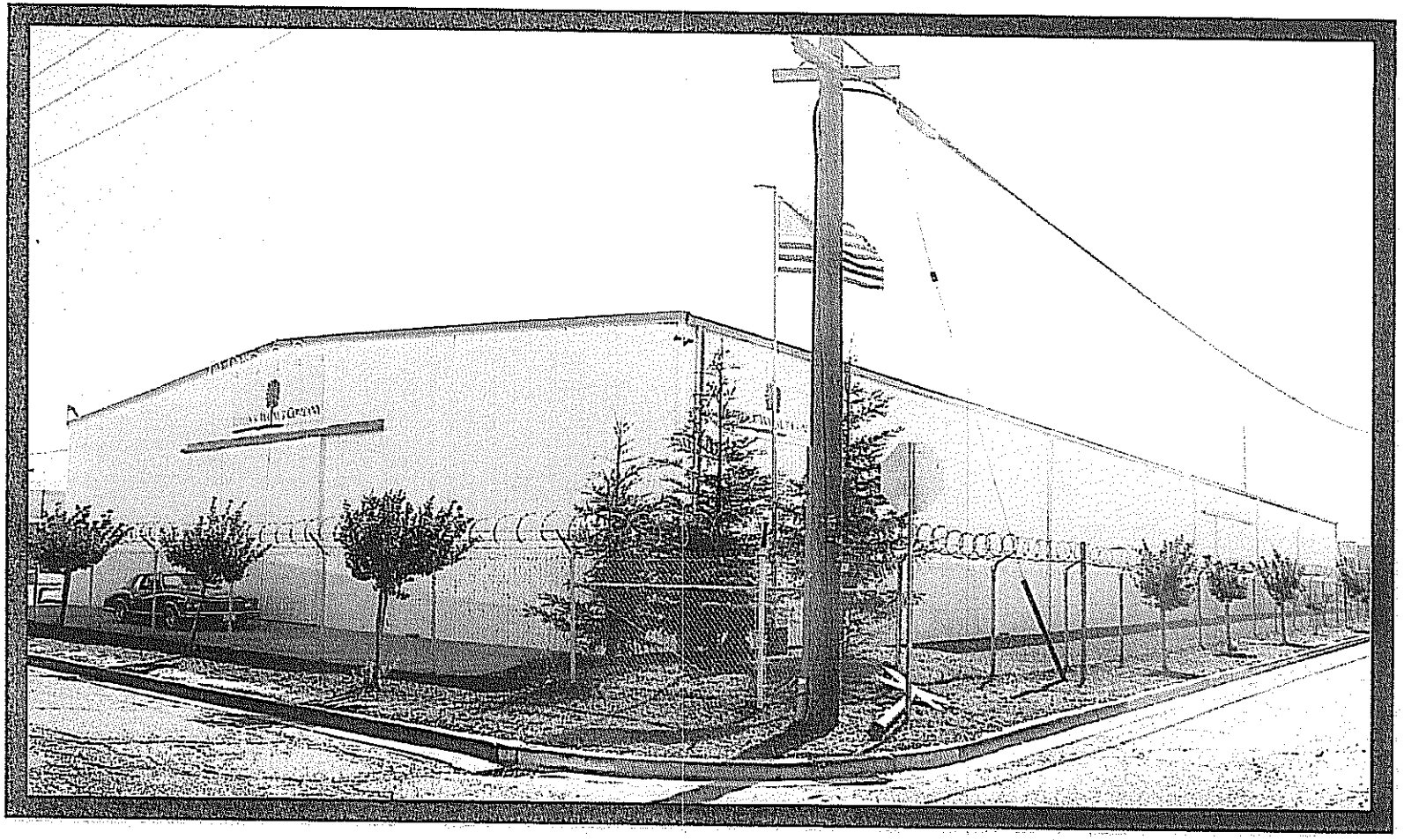
> *"14. All electrical, gas, telephone, cable television, and similar distribution lines, including existing distribution lines, providing immediate service to the site shall be installed underground."*

The Planning Commission has initiated a Zoning Ordinance amendment to review the undergrounding requirements established in TMC 9-2-120. The review will evaluate whether the requirement should be limited geographically or whether additional standards should be established limiting the applicability of the requirement. This review will take place as part of the annual update to the Zoning Ordinance which is expected to be completed by the end of next year. At the request of another project applicant, staff has been willing to allow a developer to move forward with a project without undergrounding utilities, but only when the applicant is willing to accept the risk and post a security deposit that would ensure that the utilities are undergrounded at a future date, in the event the City decides not to change the ordinance to exempt the specific project.

The alternative condition of approval would read:

> *Alternative #14: "All electrical, gas, telephone, cable television, and similar distribution lines, including existing distribution lines, providing immediate service to the site shall be installed underground within the site unless otherwise relieved of this requirement by an amendment to the Zoning Ordinance. The developer may, at his/her own risk, enter into an agreement with the City to defer such improvements until such time the City has made a decision whether or not to amend the Zoning Ordinance. The agreement shall stipulate the conditions and security required to ensure that undergrounding does occur in the event that the Zoning Ordinance is not amended to eliminate the requirement in this case. The agreement shall be executed, including City Council approval if required, prior to the issuance of a building permit. The security shall be deposited or otherwise posted at minimum of 10 days prior to finaling the Certificate of Occupancy."*

To implement this condition, the City Engineer would request the applicant submit two sets of improvement plans for review by the City – one that includes undergrounding and another than does not. That way, the plans for undergrounding have already been reviewed and approved. This would allow the City Engineer to establish the proper security mechanism to ensure that the requirement is met, if needed.

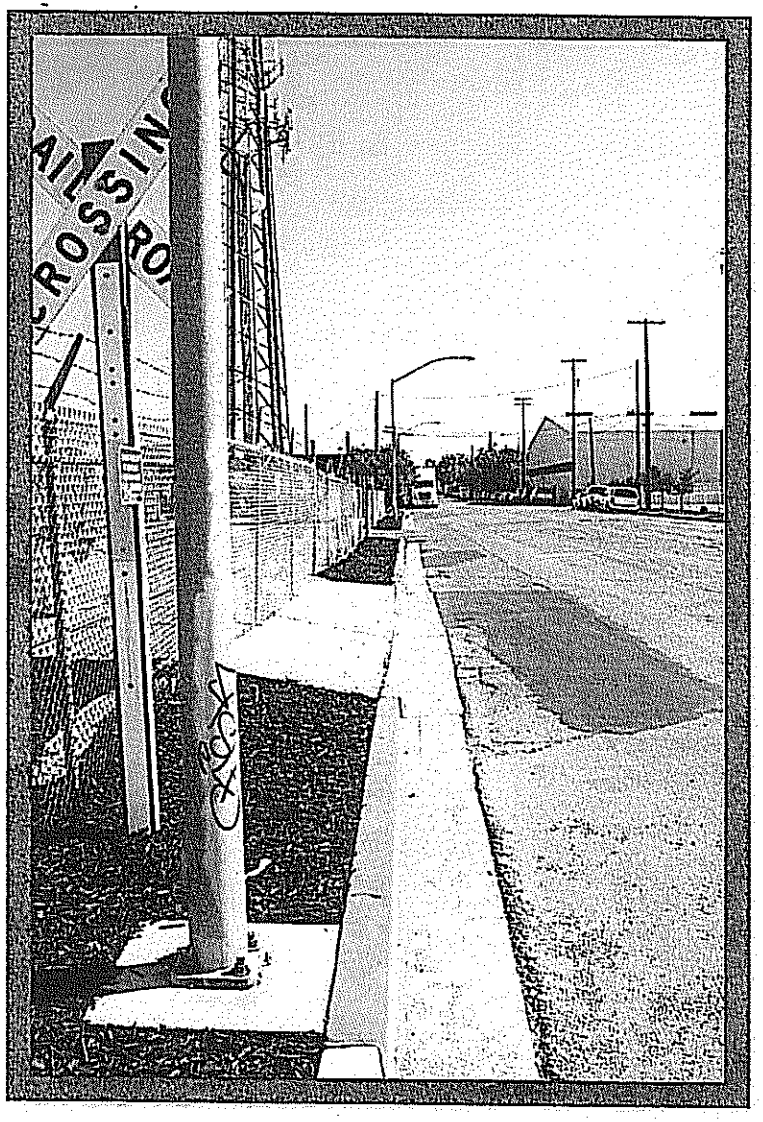


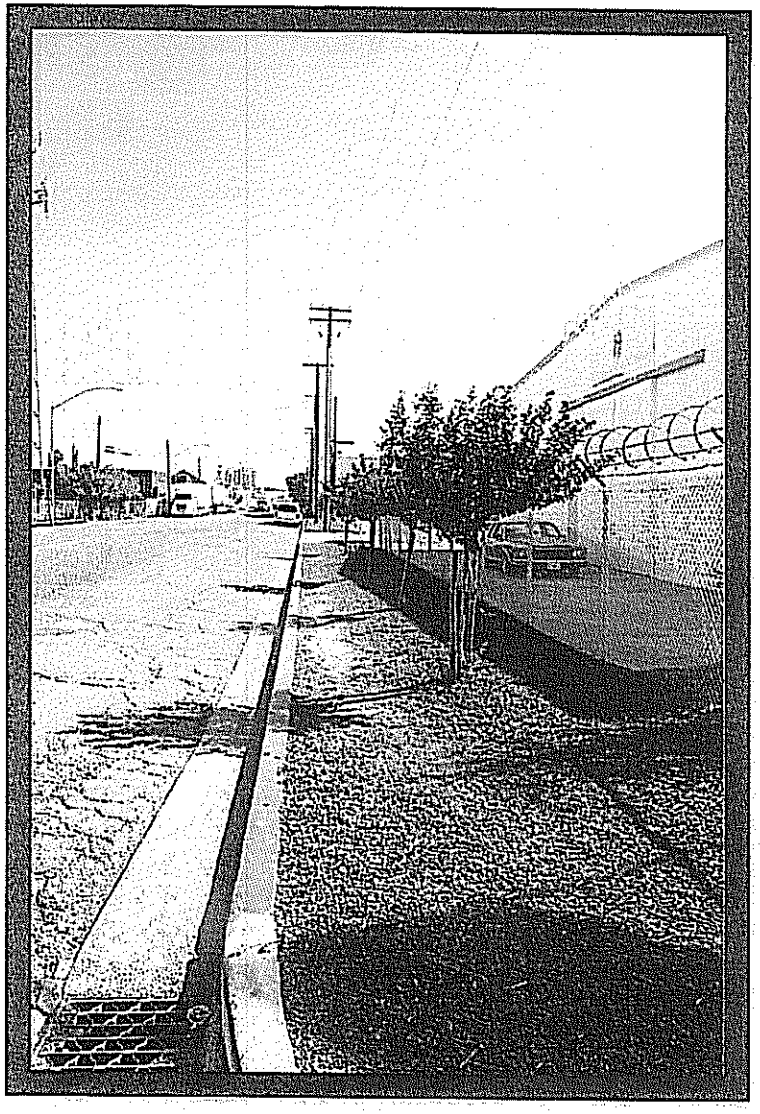
*Turlock Walnut Company*

View from the corner of

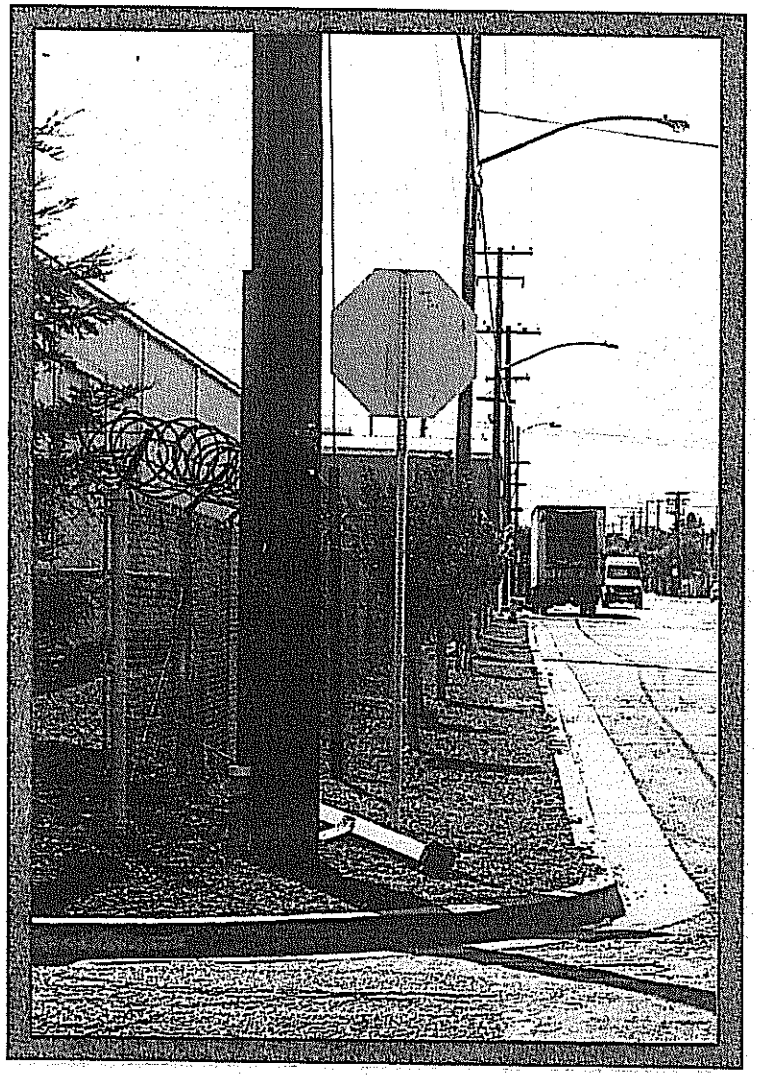
D Street and 5th Street

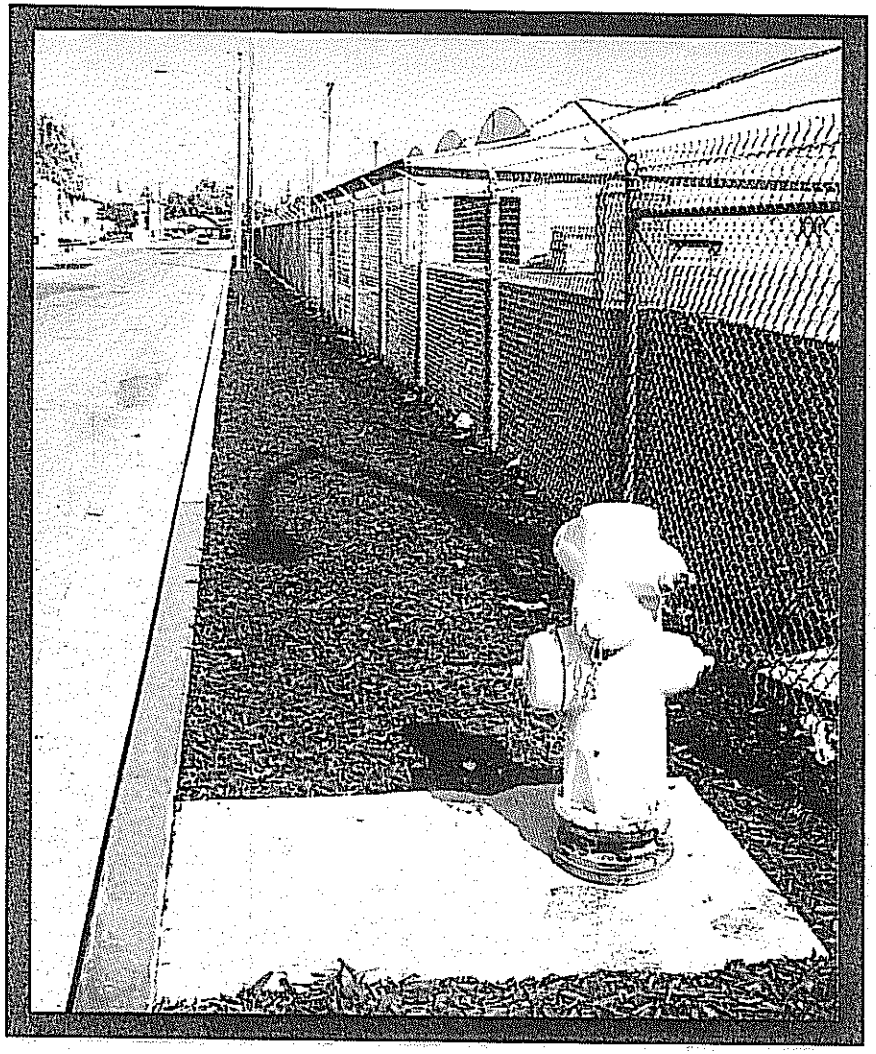
ATTACHMENT 1



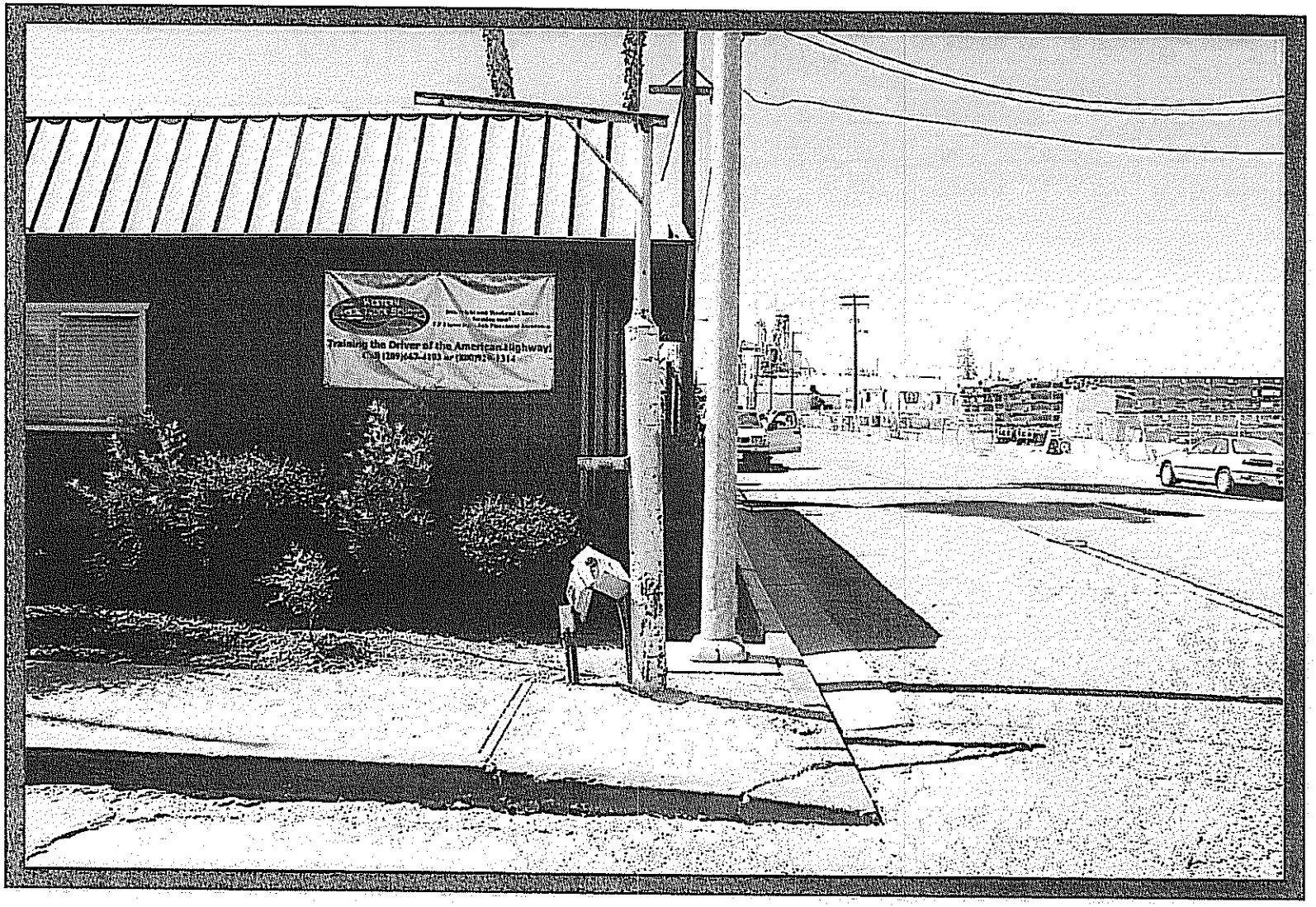


# Views from D Street





# Views from 5th Street




View from the corner of C Street and 3rd Street

# BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

| | |
|---|---|
| **IN THE MATTER OF AMENDING THE ZONING MAP OF THE CITY OF TURLOCK, CALIFORNIA, ATTACHED TO TITLE 9 OF THE TURLOCK MUNICIPAL CODE [REZONE 2015-02, PLANNED DEVELOPMENT NO. 273 (TURLOCK WALNUT COMPANY EXPANSION)]** | **ORDINANCE NO. -CS** |

**BE IT ORDAINED** by the City Council of the City of Turlock as follows:

**SECTION 1. ZONING CHANGE.** The Zoning Map of the City of Turlock is hereby amended to rezone two properties from Industrial (I) to Planned Development No. 273, under the provisions of Title 9 of the Turlock Municipal Code, and said real property shall hereafter be subject to the provisions and regulations of this Chapter relating to property located within such Districts. Said properties are located at 400 D Street (Stanislaus County APN 043-018-003) and 400 Third Street (Stanislaus County APNs 043-048-012), as shown in Exhibit A.

**SECTION 2. ZONING MAP.** The Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code is amended to appear as set forth on the map attached hereto (Exhibit B), which is hereby made a part of this ordinance by reference.

**SECTION 3. ENVIRONMENTAL DETERMINATION.** The City Council finds that the report or declaration reflects the independent judgement of the lead agency and that the project is exempt from the California Environmental Quality Act CEQA) under the CEQA Guidelines Section 15332 (Infill Developments).

**SECTION 4. VALIDITY.** If any section, subsection, sentence, clause, word, or phrase, of this ordinance is held to be unconstitutional or other wise invalid for any reason, such decision shall not affect the validity of the remainder of this ordinance. The Turlock City Council hereby declares that they would have passed this ordinance, and each section, subsection, sentence, clause, word, or phrase thereof, irrespective of the fact that one or more section, subsection, sentence, clause, word, or phrase be declared invalid or unconstitutional.

**SECTION 5. ENACTMENT.** This ordinance shall become effective and be in full force on and after thirty (30) days of its passage and adoption. Prior to the expiration of fifteen (15) days from the passage and adoption thereof, this ordinance shall be published in a newspaper of general circulation printed and published in the County of Stanislaus, State of California, together with names of the members of the City Council voting for and against the same.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 10th day of November, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

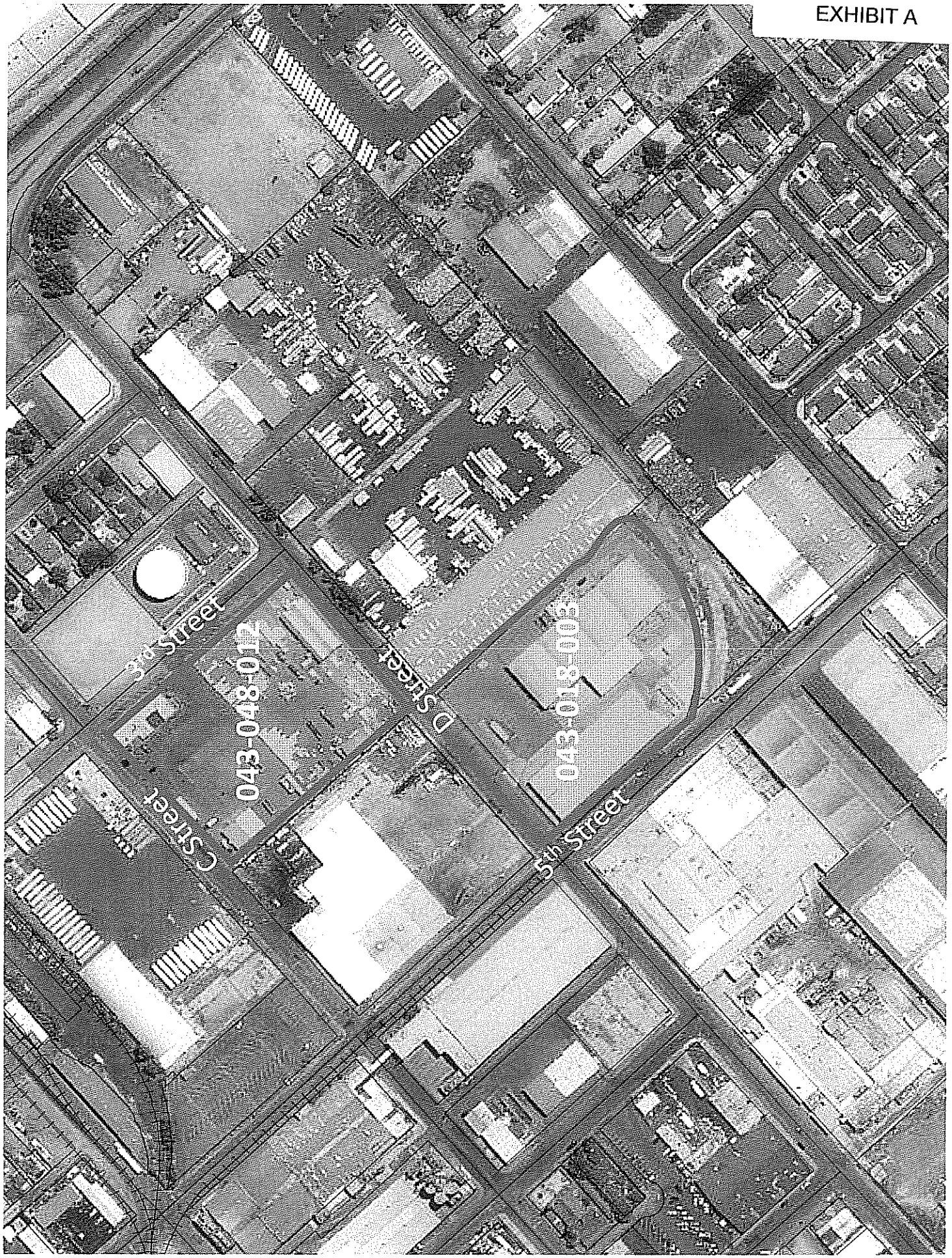
Signed and approved this 10th day of November, 2015.

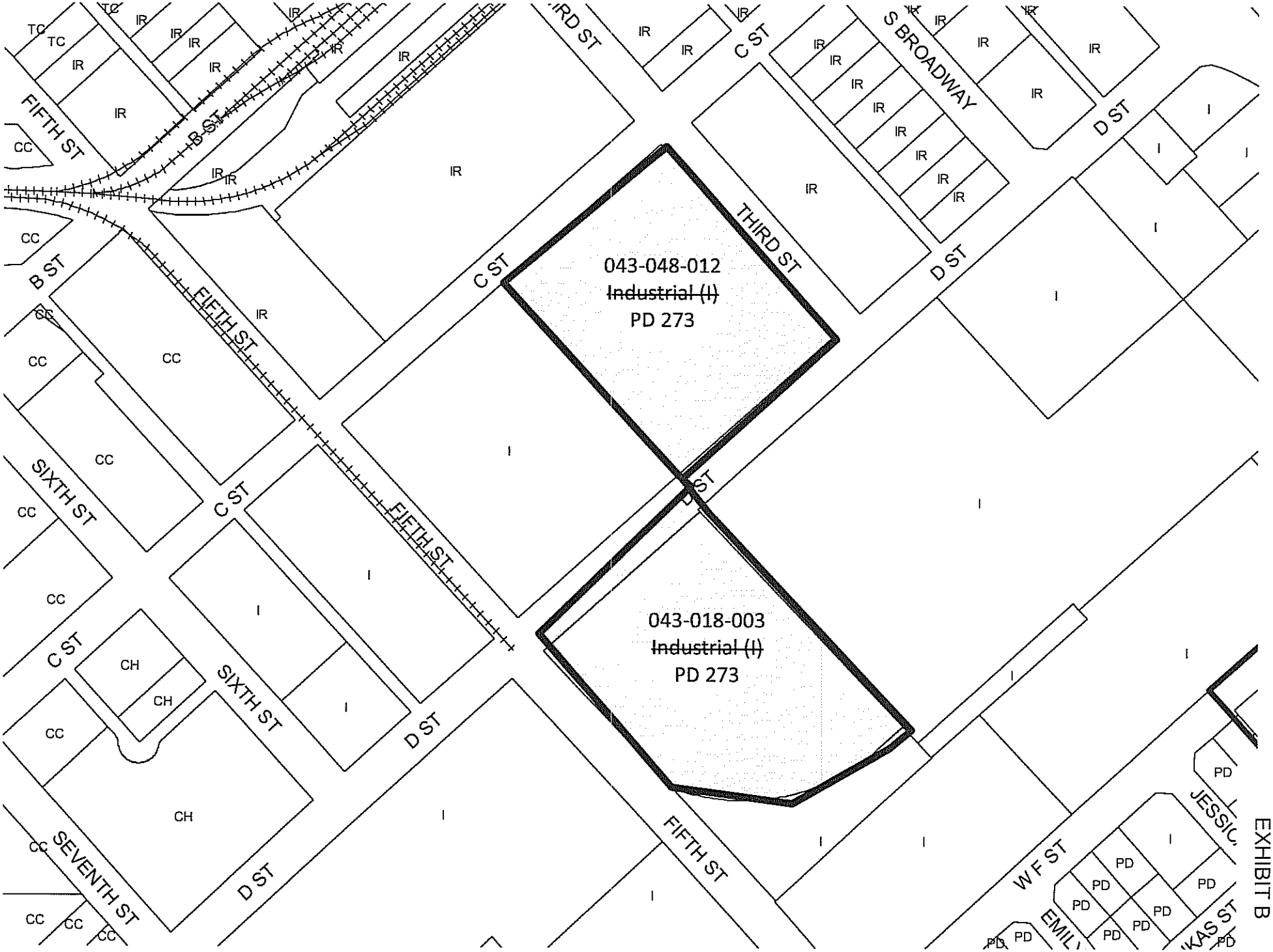
_____
GARY SOISETH, Mayor

ATTEST:

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

EXHIBIT A


3rd Street
043-048-012
C Street
D Street
043-048-003
5th Street


043-048-012
~~Industrial (I)~~
PD 273
043-018-003
~~Industrial (I)~~
PD 273
FIFTH ST
B ST
C ST
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SIXTH ST
SEVENTH ST
THIRD ST
S BROADWAY
W F ST
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EXHIBIT B

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | |
|---|---|
| **IN THE MATTER OF ESTABLISHING CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT NO. 273 (PD-273) – TURLOCK WALNUT COMPANY EXPANSION** | **RESOLUTION NO. 2015-** |

**WHEREAS**, Nick Hackler has filed an application with the Secretary of the Planning Commission to amend the Zoning District classification of two parcels of property totaling approximately 6.3 acres from Industrial (I) to Planned Development 273 (with an underlying zoning district of Industrial(I)); and

***WHEREAS***, the properties affected by this Resolution are located at 400 D and 400 Third Streets, more specifically described as Stanislaus County APNs 043-018-003 & 043-048-012; and

**WHEREAS,** the rezoning is required to allow for the reuse of an approximately 2,500 square foot office building, and the construction of approximately 62,500 square feet of warehouse, packing, cold storage and 900 square feet of fumigation space; and

**WHEREAS,** the project will be developed generally consistent with the standards of the Industrial Zoning District unless specifically modified by this Planned Development; and

**WHEREAS**, said applications have been studied by the City Staff and recommendations made to the Planning Commission; and

**WHEREAS,** the Planning Commission considered the request on September 3, 2015, and unanimously recommended that the proposed amendment to the official City of Turlock Zoning Map and establishment of Planned Community Development District No. 273 [PD-273 (Rezone 2015-02)] be authorized by the City Council; and

**WHEREAS,** on October 27, 2015, the City Council considered the request, the Planning Commission recommendation, and the Environmental Review documentation and testimony, and found that Rezone No. 2015-02, and Planned Community Development District No. 273 (PD-273) is exempt from the California Environmental Quality Act (CEQA) under the CEQA Guidelines Section 15332 (Infill Developments); and

**WHEREAS,** the City Council passed Ordinance No. -CS on November 10, 2015, changing the zoning of the above described property from Industrial to Planned Community Development District No. 273 (PD-273).

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby approve the development of Planned Community Development District No. 273 (PD-273), in accordance with the plan filed as part of the Planning Commission

consideration, referred to above, and which is on file in the Planning Division office of the Development Services Department. The following conditions shall apply, as well as compliance with all applicable codes and ordinances:

**CONDITIONS FOR PLANNED COMMUNITY DEVELOPMENT DISTRICT NO. 273 (PD-273)**

**Planning Division (668-5640)**

1. This approval authorizes the construction of approximately 63,400 square feet of warehouse, packing, cold storage and fumigation at 400 Third Street and the operation of the walnut processing facility on both 400 D Street and 400 Third Street.
2. The project shall be developed in accordance with the site plan and elevations submitted with the permit application on June 19, 2015, attached hereto as Exhibits A and B. In order to execute this site plan, exceptions to the required twenty (20') foot building setback are permitted as shown on the approved site plan. Fences greater than three (3') feet in height are subject to the building setback requirements.
3. All truck staging, loading and unloading shall be conducted on site. Vehicles shall not block public roadways, or on-site fire lanes, parking spaces or circulation.
4. Entry gates shall be designed to provide adequate vehicle stacking of a minimum of twenty (20') feet from the property line and back of sidewalk. The vehicular entry gate on Third Street shall be designed to accommodate the length of one truck without hanging over into the sidewalk or public right-of-way. Curbs shall be painted red in vehicle stacking areas and shall be posted as no parking areas. Access shall be provided to the City's designated waste hauler for on-site refuse collection. An entry telephone or other similar communications device shall be provided for visitors to contact the host for admission to the gated area. No gate shall swing outward into the vehicle stacking area.
5. A deed restriction shall be recorded on both properties requiring that the property owner contact the City prior to the sale or disposition of either property. Prior written authorization or modification of this Planned Development or other permit may be required if one of the properties is to be sold independently of the other. The parcels must be jointly used to satisfy City standards for this approved use.
6. All "Standard Conditions of Approval" contained in Turlock Planning Commission Resolution 91-54 (Exhibit C) are conditions of approval for this project.
7. The project shall be developed consistent with the standards and uses established for the Industrial (I) zoning district in TMC §9-3-400ART: Industrial Districts, and the City of Turlock's adopted Design Guidelines.
8. The Planned Development shall expire one year from the date of its enactment, but may be amended as provided in TMC 9-2-113(h) or by obtaining approval of

a new Planned Development zone for the properties.

9. The property owner agrees, as a condition of this permit, to defend at his sole expense, any action brought against the City arising from the approval of this permit. The property owner shall reimburse the City for any court costs and legal fees. The City may, at its sole discretion, participate in the defense of any such action; such participation shall not relieve the applicant of his obligation under this condition.
10. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails on every issue in the enforcement proceeding.
11. All activities and uses conducted on the site shall comply with all applicable local, State and federal laws and regulations at all times.
12. In accordance with TMC 9-2-115, trash and recycling enclosure shall comply with the City of Turlock Standards and Specifications for construction and materials. Each trash and recycling enclosure shall be designed to allow walk-in access without having to open the main enclosure gate. The property owner shall supply and maintain adequate bins and containers for recycling and waste disposal. The developer shall consult with Turlock Scavenger prior to issuance of a building permit or grading permit to determine that adequate solid waste collection systems are installed.
13. All HVAC units, trash/recycle/refuse compactors and other mechanical equipment shall be screened from public view and adjacent properties, including adjoining rights-of-way, in accordance with TMC 9-2-118. The method of screening such equipment shall be architecturally integrated into the main structure in terms of design, materials, colors, shape and size. Prior to issuance of the building permit, this requirement shall be verified through review of construction plans.
14. All electrical, gas, telephone, cable television, and similar distribution lines, including existing distribution lines, providing immediate service to the site shall be installed underground.
15. All above-ground structures, such as backflow protection devices, fire department connections and transformers, shall be located on the site to minimize visual impact and shall be screened from public view by landscaping or other methods approved by the City of Turlock Planning Division.
16. Any fencing constructed as part of the project shall comply with the City's Design Guidelines for industrial districts and shall be constructed of wrought-iron style

materials, masonry walls with pilasters, or other materials that are architecturally integrated into the overall project design.

17. Bicycle racks and lockers shall be installed in accordance with TMC 9-2-211.
18. Fully detailed landscape and irrigation plans shall be submitted to the Engineering Division for review and approval as part of the improvement plan submittal process. The project shall provide landscaping and open space as shown in the approved site plans. The landscape and irrigation plans shall comply with TMC 9-2-109 and the Water Efficient Landscape Ordinance (WELO). Please contact the Planning or Engineering Division for information and required WELO documentation.
19. All planting areas shall be protected with raised concrete curbs.
20. An average three (3) foot high [minimum 2½ foot and maximum 3½ foot] continuous screen shall be installed between all parking areas and public streets. A screen shall consist of one or any combination of the following: a) walls; b) landscaped berms; c) fences; and / or d) plant materials.
21. Deciduous non-fruiting trees shall be incorporated into the planting plan within the parking lot and around the building to provide shade relief from the summer sun.
22. A variety of plant types and species shall be incorporated into the planting scheme to provide interest and color. No one (1) species of plant shall exceed 20 percent (20%) of the plant material. Turf shall not exceed 25 percent (25%) of the total landscaped area.
23. All planting areas shall include a three (3) inch top dressing of an organic mulch or equivalent material. Mulches shall be reapplied as part of a regular maintenance program to reduce evaporation, soil compaction, and weeds.
24. All parking spaces shall comply with dimensional standards for the City of Turlock. Standard parking spaces measure 9 feet x 19 feet and compact spaces measure 8 feet x 16 feet. No more than 30 percent of the required parking spaces may be compact spaces. The parking lot design shall comply with TMC 9-2-200(ART) (Off-Street Parking and loading Regulations) and the City's Standards and Specifications.
25. Wheel stops are required whenever the abutting landscape or sidewalk is less than ten (10) feet in width. Parking stalls may overhang two (2') feet into a landscape bed that is at least ten (10') feet in depth. No wheel stops are required in these cases. Parking stalls may not be designed in such a manner as to allow vehicles to park over or into required pedestrian pathways and/or sidewalks.
26. Parking lot shade trees shall be installed along all parking areas in accordance with TMC §9-2-109: one shade tree per five (5) parking spaces. Landscaped islands shall be installed at the end of each row of parking and in the rectangular area between the two perpendicular rows of parking to separate the parking from the drive aisles. Parking lot shade trees shall be planted in landscape planters or

islands within the parking lot. Tree spacing shall be such that every tree trunk is within 30 feet of the trunk of another tree.

27. All on-site lighting shall be limited in intensity, shielded and/or situated in such a manner that light does not spill over to adjacent properties. On-site security lighting shall be located and directed so as not to spill over onto adjoining properties. A lighting plan is required for review and approval as part of the building permit and site improvement plan submittals.

28. No signs have been approved as part of this permit. All signage shall comply with the provisions established in the Turlock Municipal Code (TMC 9-2-500 ART) and the General Sign Guidelines contained in the City of Turlock's adopted Design Guidelines, as required by TMC 9-5-1002 and shall obtain the appropriate permits.

29. Construction shall be limited to the hours allowed in the Municipal Code of 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 8:00 p.m. on weekends. The standards of Turlock's Noise Ordinance (TMC 9-2-300ART) are applicable to the development during construction and occupancy.

30. The City of Turlock Noise Ordinance (TMC 902-300), shall be adhered to at all times.

**Building Division (668-5560)**

31. Applicant must obtain a building permit and must comply with all model codes and the City of Turlock Municipal Code, including accessibility and egress. The applicant shall provide five sets of plans for review, designed to meet the 2013 California Building Code or the latest version of the California Building Code adopted by the State of California.

**Fire Services (668-5580)**

32. The project shall comply with the current California Fire Code, National Fire Code (NFPA), California Mechanical Code, and the Turlock Municipal Code in effect at the time of building permit application. THIS IS NOT A PLAN REVIEW. Additional requirements may be applicable upon Fire Dept. review of building plans.

33. Before vertical construction begins: 1) Onsite fire hydrant shall be in service; 2) Blue hydrant markers shall be in street; 3) Fire access roadway shall be installed to support the imposed load of fire apparatus weighing at least 75,000 pounds; 4) Temporary address signage shall be clearly visible from the primary roadway.

34. Buildings or structures shall have an approved asphalt or concrete fire access road installed and accepted prior to final inspection.

35. Address numerals shall be a *minimum* of 6" tall with ¾" stroke, contrast with background, be clearly visible from the primary roadway and be illuminated either internally or externally between dusk and dawn daily. TMC 4-3-204 (g)

36. Permanent all weather signage shall be installed: (minimum 3" letters/numbers)

a. MAIN ELECTRICAL DISCONNECT
b. MAIN GAS SHUT OFF
c. FIRE CONTROL ROOM
d. FDC (address numerals)
e. ELECTRICAL ROOM
f. HVAC units shall be numbered (coordinating with breakers and fire alarm system)

37. A Knox Box key safe may be installed to the right of the main entrance door. Safe shall be securely mounted between 4 feet and 8 feet above finished grade. Safe may be ordered online at www.knoxbox.com or by visiting our office.

38. A Knox Box key safe shall be installed on each suite and at the Fire Control Room. Boxes shall be installed to the right of the main entrance doors between 4 feet and 8 feet above finished grade. Boxes may be ordered online at www.knoxbox.com or by visiting our office.

39. A Knox Box switch shall be installed at the electric vehicle entry gate.

40. Two Locking FDC plugs (2 – 2 1/2") shall be installed. Plugs may be ordered at www.knoxbox.com or by visiting our office. Please allow 7 – 10 days for delivery.

41. Fire sprinklers shall be required. Four (4) sets of fire sprinkler plans, architectural plans and calculations shall be submitted by a licensed C-16 fire sprinkler contractor to the Fire Department in accordance with NFPA 13 and City of Turlock Municipal Code, including standpipe system.

42. On-site fire hydrant may be required. Location and number to be determined at civil plan review. Fire hydrant shall be within 75 feet of the FDC.

43. Four (4) sets of fire alarm system plans shall be submitted to fire department by a licensed C-10 fire alarm professional. System shall be U.L certified and monitored by a U.L. central station for the life of the building. U.L. certificate required at final.

44. Fire extinguishers with a minimum rating of 2-A:10-B:C shall be provided such that no point in the building is further than 75-foot travel distance to an extinguisher. Extinguishers shall be mounted on the wall or in cabinets, such that the top of the extinguisher is no more than four (4') feet above floor level.

45. Electrical disconnect shall be accessible from the exterior of the building or in a secure electrical room that opens directly to the outside. Disconnect or electrical room will be identified with an approved all weather sign.

46. Standpipes shall be installed in accordance with Turlock Municipal Code requirements. (TMC 4-3-219)

47. Fire lane requirements shall be met. Fire lanes shall be painted throughout project. Fire lanes shall be a minimum of twenty (20') feet.

48. High pile storage shall be California Fire Code Chapter 23 requirements.

**Engineering Division (668-5520)**

49. The Developer shall submit on-site and off-site (Non-Structural) improvement plans to the Engineering Division for review and approval. Please submit an improvement plan application along with a $325.00 deposit, six (6) sets of civil improvement plans including erosion control and landscape plans, one (1) copy of the land use permit and one (1) copy of the soils report (California Building Code requirement). Landscape plans shall meet the requirements of the Water Efficiency Landscape Ordinance. All parcels disturbing more than one acre of land must apply for a Notice of Intent with the State of California Water Quality Control Board. The W.D.I.D. number, which is provided by the state, must be provided prior to grading permit issuance.

50. Developer shall procure a grading permit from the Engineering Division for all on-site (Non-Structural) work prior to issuance of any building permits. Upon approval of the on-site Improvement plans, please submit a grading permit application and a cost estimate for all on-site (Non- Structural) work.

51. Developer shall procure an encroachment permit from the Engineering Division for all off-site work done within existing City of Turlock right of way, proposed right of way and within any easements prior to the issuance of any building permits. Upon approval of the off-site improvement plans, please submit an encroachment permit application, a cost estimate for all off-site work, liability insurance as detailed in the encroachment permit application listing the City of Turlock as additional insured and an improvement security equal to 110% of the valuation of the work in the form of a bond, letter of credit, cash or check.

52. The developer shall pay all City of Turlock city wide development impact fees prior to issuance of the building permit. Fee credits shall be provided toward new development for any previously permitted structures. Coordinate with the Engineering Division on necessary data required to calculate fee credits.

53. Street trees shall be planted 30-40 feet apart along the entire development frontage.

54. All trash enclosures shall be constructed per City Standard drawings R-1, R-2 and R-3 and shall be located as required by Scavenger, the refuse service for the City of Turlock.

55. Developer shall provide written consent, as provided in Section 54715 of the California Government Code, to the levy of an assessment to finance the operation and maintenance of drainage, flood control, street maintenance, and street lighting service which benefits the area to be developed.

56. Developer shall provide written consent, as provided in Section 22500 of the Streets and Highways Code, to the formation of an assessment district to finance the maintenance of landscaping.

57. Developer shall install City owned and maintained facilities in accordance with the City of Turlock Standard specifications and Drawings.

58. Developer shall remove and replace any existing curb, gutter, sidewalk, street trees, driveway approaches, streetlights and roadway improvements along the C Street, D Street, and 3rd Street frontages in accordance with City of Turlock Standard Specifications and Drawings, if, in the City Engineer's opinion, the existing improvements do not meet City standards, ADA standards, have been damaged during construction of on-site improvements or is in poor/damaged condition.

59. Driveway approaches shall be C-6 or C-7 commercial type in accordance with the City of Turlock Standard Specifications and Drawings. In an effort to ensure the pedestrian path of travel remains within the City right-of-way, C-6 driveway approaches shall require an additional 5 feet of roadway dedication that must be executed prior to occupancy.

60. All monument signs, fences and trees shall be back at least fifteen (15') feet from all driveway approaches and 30 feet back from all street intersections.

61. The City Engineer reserves the right to require full roadway reconstruction or a 2" asphalt overlay from curb to curb on all C Street, D Street, and 3rd Street if, in the City Engineer's opinion, the integrity of the roadway has been compromised by utility cuts or construction practices. Asphalt oil shall be PG 70-10.

62. All trenching in the City right-of-way shall be completed per City Standard Drawing T-1, unless approved otherwise by the city Engineer.

63. Accessible signage and striping for accessible parking shall meet the requirements of the current California Building Code. The additional signage required under Section 11B-502.8 shall notify owners that towed vehicles may be reclaimed at: Turlock Police Department or by telephoning (209) 668-5550.

64. Developer shall protect all property corners and survey documentation during the course of construction. Any such corners or monuments that are damaged or destroyed during construction shall be replaced by a licensed professional prior to occupancy.

**Municipal Services Division (668-5590)**

65. The property owner shall be responsible for providing water/sewer/G.I. for all tenants. If the property owner will not be the responsible party for these services, the property owner/developer shall contact City of Turlock Municipal Services at 668-5590 to establish an acceptable agreement/organization to be responsible for providing such services.

66. Prior to issuance of a building permit, water and sewer utilities shall be reviewed and approved by Municipal Services (668-5590).

67. Prior to issuance of a building permit, the property owner/developer shall contact City of Turlock Municipal Services at 668-5590 to determine whether a grease interceptor shall be required. If required, the grease interceptor shall be incorporated into the building plans, prior to the issuance of a building permit.

68. Prior to issuance of a building permit, storm water facilities shall be reviewed and approved by Municipal Services (668-5590).

**Parks, Recreation and Public Facilities Division (668-5594)**

69. Street trees shall be installed in the sidewalk in accordance with City of Turlock standards (TMC §7-7-500 and §9-2-109(8)(ii)). The variety of street tree to be installed is **Bloodgood London Plane ("Sycamore").** Any variation from the above listed street tree requirement must first be approved by the City of Turlock Parks, Recreation & Public Facilities Maintenance Department. The property owner or developer shall contact this department at (209) 668-5594 for review of tree layout and inspection prior to installation of street trees.

**Turlock Irrigation District (Todd Troglin 883-8367 or David Porath (209) 883-8659)**

70. Although a review of District maps and records indicate that there are no known irrigation facilities located on the subject property, if facilities are found during construction, please contact the District at (209) 883-8367.

71. Building setback must be reviewed to make sure there is room to place electric facilities needed to serve the site.

72. The owner/developer must apply for a facility change for any pole or electrical facility relocation that may be necessary or otherwise required by the City. Facility changes are performed at developer's expense.

**Stanislaus County Hazardous Materials Division (525-6700)**

73. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER) that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I study and Phase II study, if necessary) prior to the issuance of a grading permit. DER recommends research be conducted to determine if pesticides were used on the proposed development site; if confirmed, suspect site areas should be tested for organic pesticides and metals. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.

**San Joaquin Valley Air Pollution Control District (557-6400)**

74. The applicant shall be responsible for complying with all applicable rules and regulations adopted by the San Joaquin Valley Air Pollution Control District, including but not limited to Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

75. The proposed project is subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review). Since this facility is currently permitted (N-8778 Turlock Walnut Company) with the Air District, any modification that would result in a change in the emissions or change in the

method of operation/equipment requires the submittal of an Authority to Construct Permit application. To obtain information about District permit requirements, the District recommends contacting the District's Small Business Assistance (SBA) Office at (209) 557-6446. Please note that starting construction before receiving an ATC may result in a violation of District regulations and be subject to enforcement action.

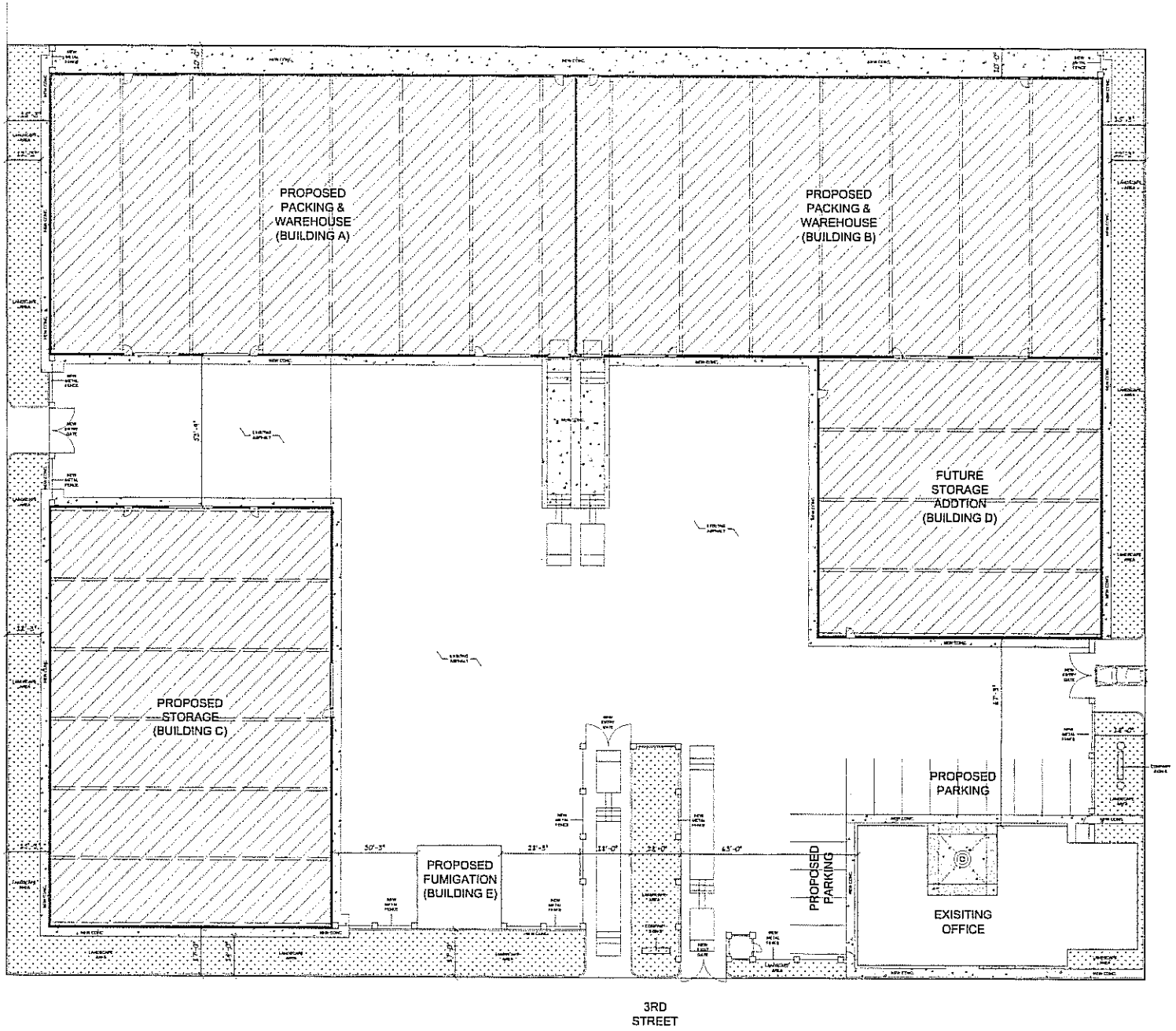
***PASSED AND ADOPTED*** at a regular meeting of the City Council of the City of Turlock this 10th day of November, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

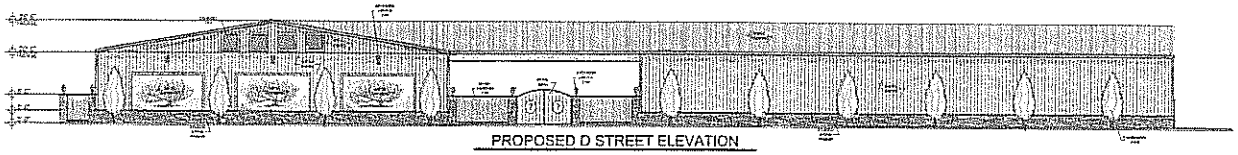
ATTEST:

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

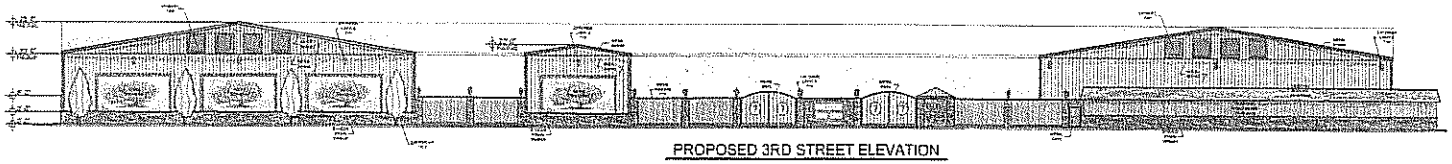
EXHIBIT A



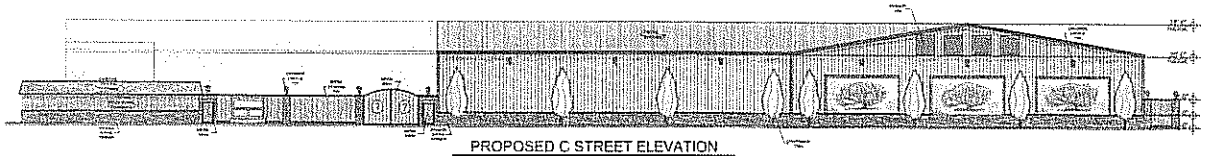

DATE: 05/18/2015
SCALE: AS NOTED
DRAFTER: RTB
JOB:
SHEET
SHT OF SHT



PROPOSED D STREET ELEVATION



PROPOSED 3RD STREET ELEVATION



PROPOSED C STREET ELEVATION

PROPOSED BACK ELEVATION

EXHIBIT B

| | |
|---|---|
| DATE: 05/18/2015 | |
| SCALE: AS NOTED | |
| DRAFTER: HTS | |
| JOB: | |
| SHEET | |
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EXHIBIT C

# RESOLUTION 91-54

## RESOLUTION OF THE TURLOCK PLANNING COMMISSION ADOPTING STANDARD CONDITIONS OF APPROVAL APPLICABLE TO DISCRETIONARY PERMIT APPLICATIONS APPROVED BY THE PLANNING COMMISSION.

*WHEREAS*, the Turlock Planning Commission at its regular meeting of August 1, 1991, considered a proposal to simplify the processing and understanding of certain discretionary permits reviewed and approved by the Commission; and,

*WHEREAS*, the Turlock Planning Commission made the following findings:

1. In considering certain discretionary applications, approval of such projects are often subject to certain conditions, many of which are applicable to each similar discretionary project approved by the Commission

2. Many conditions of approval of certain discretionary projects are simply extracted from existing City Codes and Ordinances, and although repetitive or redundant, are included as conditions to clarify and disclose the regulations under which the applicant must abide.

3. Several conditions included in the approval of discretionary projects are standard engineering, building and fire code regulations which must be adhered to in the construction of all public and private improvements and buildings in Turlock.

4. It would be advantageous to include all such "standard" conditions described above in a separate resolution to be automatically included by direct reference within the conditions of approval of future discretionary approvals granted by the Commission. Such a process would be less cumbersome and would allow the attention to focus on the more significant aspects and issues unique to each specific discretionary permit application as part of its consideration.

5. The consistent application of "standard" conditions as a single action applicable to conditions of approval would reduce application processing time by staff and the Commission (typing, proofreading, reproduction, review, consideration etc.), as well as promote a consistent level of design standard between different projects being more fair to each developer.

*NOW THEREFORE, BE IT RESOLVED* by the Planning Commission of the City of Turlock that the following conditions are accepted and approved and may hereafter be referred to, and when properly referred to, shall become a part of the approval of each applicable discretionary permit application authorized by the Commission.

**STANDARD CONDITIONS OF APPROVAL**

1. All construction shall conform with the architectural and site design exhibits approved by the Planning Commission and only those exterior materials and finishes approved shall be used.

2. Notwithstanding any other conditions of the applicable permit authorized by the Planning Commission, all construction and improvements shall comply with zoning, building, fire, and all other codes and ordinances of the City of Turlock which shall be met prior to occupancy/final building inspection.

3. All off-street parking and loading areas shall be installed per the approved site design exhibits and shall conform to all requirements of § 9-2.1900 et. seq. of the T.M.C.. Adequate landscape screening and tree shading of said parking and loading areas shall be provided as required by § 9-2.500 et.seq. of the T.M.C. and shall be clearly shown on the proposed landscape plans.

4. All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e. utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Details of the proposed screening shall be shown on the final construction and/or landscape plans. Roof-mounted screens and vents shall be compatible with final roof materials and colors.

5. Detailed landscape and irrigation plans complying with the Municipal Code shall be submitted with the construction plans for review and approval by the Planning Department prior to the issuance of building permits. Any required fencing shall be shown on the landscape plans. Installation of all landscaping shall be completed and approved by the Planning Department prior to occupancy approval.

6. All exterior building and parking lot lighting shall be designed and installed in a manner that will not spill light of cause glare onto adjoining properties and public streets.

7. All signing shall conform to the City Sign Ordinance in regards to size, design, and location. Signs within a center or common building group shall be part of an integrated sign package designed to complement the respective center of building group. All signs shall be reviewed, approved, and a sign permit obtained prior to installation.

8. Unless otherwise permitted by a specific condition of the applicable permit, all uses and activities shall be conducted within the enclosed building(s) or other appropriate area and no outside sales or storage of materials shall be permitted.

9. All building construction shall conform to the standard requirements of the Turlock Building Inspection and Fire Departments which may include, but not be limited to, approved area separation walls, automatic fire sprinkler systems, hydrant locations, and placement of fire extinguishers.

10. Normal and necessary public improvements along the property frontages shall be installed at the direction of the City Engineer. Improvements shall include, but are not limited to, grading, curbs and gutters, sidewalks, make-up paving, wheel chair ramps, street lights, traffic signs; along with construction of all standard utilities necessary including water, sewer, and storm drainage systems.

11. Site improvement plans must be submitted for review and approved by the City Engineer prior to the issuance of building permits. Encroachment permits are required for any work performed within the public right-of-way.

12. All parking areas, driveways, and other paved surfaces and accessways shall be regularly maintained and kept free of weeds, litter, and debris; and all traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in keeping with approved building design, materials, and finishes.

13. Prior to the issuance of any building permits, the party owning or leasing such parcel shall certify in writing to the City that any general contractor (including subcontractors) responsible for construction on the site has been delivered a true and correct copy of these conditions of approval along with instructions that the contractor is to comply with all applicable terms and conditions set forth herein.

*THE FOREGOING RESOLUTION*, along with the adoption of a **"NEGATIVE DECLARATION"** that the standard conditions will not have a significant effect on the environment was passed and adopted at a regular meeting of the Planning Commission of the City of Turlock held on August 1, 1991, by the following vote:

AYES: Commissioners Saugstad, Carney, Carter, Singh, Chairman Grynbaum.

NOES: None

ABSENT: Commissioners Carlson and Allen.

Marty Grynbaum, Chairman

STEVEN L. HALLAM
Secretary-Community Development Director

EXHIBIT C

# RESOLUTION 91-54

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11. Site improvement plans must be submitted for review and approved by the City Engineer prior to the issuance of building permits. Encroachment permits are required for any work performed within the public right-of-way.

12. All parking areas, driveways, and other paved surfaces and accessways shall be regularly maintained and kept free of weeds, litter, and debris; and all traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in keeping with approved building design, materials, and finishes.

13. Prior to the issuance of any building permits, the party owning or leasing such parcel shall certify in writing to the City that any general contractor (including subcontractors) responsible for construction on the site has been delivered a true and correct copy of these conditions of approval along with instructions that the contractor is to comply with all applicable terms and conditions set forth herein.

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AYES: Commissioners Saugstad, Carney, Carter, Singh, Chairman Grynbaum.

NOES: None

ABSENT: Commissioners Carlson and Allen.

Marty Grynbaum, Chairman

STEVEN L. HALLAM
Secretary-Community Development Director

7B

# Council Synopsis

**October 27, 2015**

From: Michael G. Pitcock, Director of Development Services/ City Engineer

Prepared and Presented by: Debra A. Whitmore, Deputy Director of Development Services/ Planning

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Determining that approval of the 2014-2023 Housing Element and adoption of General Plan Amendment 2015-01 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) and/or Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines

Resolution: Adopting the 2014-2023 Housing Element and amending the Turlock General Plan (General Plan Amendment 2015-01)

## 2. DISCUSSION OF ISSUE:

The City is required by the State of California to prepare a Housing Element as part of its General Plan. The purpose of the Housing Element is to encourage the provision of affordable and decent housing in all communities to meet State-wide housing goals. The City initiated the update to the Housing Element in February 2015.

A contract was awarded to Dyett and Bhatia Regional Planner, Inc., to prepare the update to the City's General Plan and this Housing Element. Pursuant to State Law, local governments must make a diligent effort to provide an opportunity for citizen participation through the Housing Element update process. Two public meetings were held during the preparation of the document to allow nonprofit, public agencies and the public an opportunity to help in the formulation of the policies and programs contained in the document. A special list serve was created from the City's mailing lists to ensure that all nonprofit and public agencies with an interest in affordable housing and housing production were provided regular updates on public involvement opportunities. Notices were provided on the availability of draft materials and documents. Commencing on August 21, 2015, the Public Review Draft 2014-23 Housing Element was circulated for public review. A public hearing was held by the Turlock Planning

Commission on September 3, 2015. The Housing Element was made available for review on the City of Turlock website, as well as at the Turlock Library. A community meeting was held on April 23. The Planning Commission held a public workshop on May 7 and a public hearing on September 3 to receive input from the public on housing needs and programs. Comments received from the public are summarized in the draft element. The resolution includes the adoption of the public review draft as modified by the errata sheet.

Upon adoption, the draft housing element will be submitted to the State Housing and Community Development Department (HCD) for a 90-day review period. Any comments received from the State that necessitate a change in the element would be brought back as an amendment to the General Plan.

## PROPOSED CHANGES IN THE PUBLIC REVIEW DRAFT DOCUMENT

The consultant recommended the addition of the following policy to address the requirement of SB 812 which requires the City to provide information on the resources available for the developmentally disabled:

**Resources for the Developmentally Disabled**

This could be **Program C** under **Policy 1-3-3**, Continue to provide for housing for persons with disabilities.

| | |
|---|---|
| **Program 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. | *Responsibility:* Housing Division<br><br>*Timing:* Ongoing, as information and referrals are needed |

In addition, two nonprofit organizations requested changes in the draft document. The first set of comments, provided by We Care, suggested corrections in the list of transitional and supportive housing projects within the City. Those changes are reflected in the errata sheet.

Self Help Enterprises (SHE) provided a comment letter requesting that the City consider the adoption of a program to write down the cost of development impact fees for affordable housing projects. This program was previously funded by the Redevelopment Agency from the low and moderate income housing set aside funds. With the dissolution of the Redevelopment Agency, these funds are no longer available so the program has been removed from the Housing Element.

SHE has requested that the City consider the adoption of a program that would allow fees to be deferred for a period of up to 30 years or until the sale, refinance or transfer of a residence to a new owner (see Attachment 1).

Due to the lack of funding, staff does not recommend including this program in the Housing Element. Alternatively, the errata sheet includes several changes in the policy and program sections of the Housing Element to emphasize the existing impact fee deferral programs that the City has made available, including the deferral of fees to occupancy and the State Community Infrastructure Program (SCIP) which allows for the deferral of impact fees on both residential and commercial projects for up to 20 years (with annual payments on the property owner's tax bill). SHE does not feel that this program is adequate because the property owners are low income and are unable to make the annual payments.

Staff does not recommend deferring fees as requested by SHE. As outlined in their letter of comment, the impact fees can be substantial and requiring payment at some point in the future, or as a consequence of a sale or transfer of the property, could place an unexpected burden on the homeowner. Although these obligations are recorded on the property, many homeowners fail to fully understand the information provided in a title report. The City has found that even deferring fees in this manner for commercial properties can have unintended consequences, often making it difficult for a property owner to sell or finance improvements of their property.

**ENVIRONMENTAL REVIEW**

No changes in land use designations or zoning are required to meet the State requirements during the planning period of the 2014-2023, therefore, the 2014-23 Housing Element is consistent with the 2012 General Plan. The changes in the document are largely technical, updating the housing needs, site inventory and programs, as required by State Law. The major change in the document is the reduction in funding available to the City due to the dissolution of the Turlock Redevelopment Agency. Funding for housing-related programs now relies heavily on State and federal funding programs. Therefore, staff is recommending that the City Council find the project is exempt from the CEQA review pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) and/or Section 15262 (Feasibility and Planning Studies).

## 3. BASIS FOR RECOMMENDATION:

The Planning Commission unanimously recommended that the City Council approve the draft Housing Element with the addition of Program C, outlined above.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal #6 – Intelligent, Planned, Managed Growth**

**General Principles:**

1. A well-planned community requires detailed short and long-range planning that implements its General Plan to support growth and development by responding to the community's needs, protecting property values, promoting economic development, and conserving environmental resources.

   ***Action Item #1 – Prepare and adopt an update to the Housing Element of the General Plan.***

   ***Implementation Measures:***
   - Complete the draft Housing Element (no later than October 2015).
   - Submit the draft Housing Element to the City Council for adoption, and submit the adopted Housing Element to the State Housing and Community Development Department for review (no later than January 2016).
   - Respond to comments from the State Housing and Community Development Department and submit any revisions to the Planning Commission and the City Council for action (no later than May-June 2016).

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact:** The cost of developing the Housing Element has been paid with General Fund revenues. The consultant contract was for an amount not to exceed $48,840 from account number 110-40-400.43753 "Contract Services Housing Element Update". Staff time was paid from the Planning Division budget.

**Budget Amendment**: No additional funding is required to complete this project, at this time.

## 5. CITY MANAGER'S COMMENTS:

Recommends approval.

## 6. ENVIRONMENTAL DETERMINATION:

Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) and/or Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines

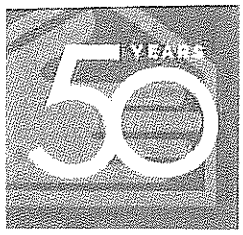
## 7. ALTERNATIVES:

A. The City Council may choose not to approve the Housing Element and the associated General Plan Amendment. Staff does not recommend this alternative as the Housing Element is required to be adopted by December 31, 2015.

B. The City Council may choose to modify the public review draft document. Any approved changes will be incorporated into the final document submitted to the State Housing and Community Development Department.

ATTACHMENT 1

*A Nonprofit Housing and Community Development Organization*




AND COUNTING

September 15, 2015

Debbie Whitmore, Deputy Director
Development Services Department
City of Turlock—Planning Division
120 S. Broadway, Suite 120
Turlock, CA 95380

*Please copy to Councilmembers, Planning Commissioners, City Manager and appropriate staff*

**Re: Comments on City of Turlock Housing Element [Public Review Draft dated 8/19/15]**

Dear Councilmembers, Planning Commissioners and Staff:

As a non-profit developer of affordable housing in Central California for the past 50 years, Self-Help Enterprises (SHE) understands and works to address the housing needs of low-income families in communities throughout the San Joaquin Valley. There is a growing need for more housing choices in Valley communities, both urban and rural, particularly homes that are affordable to low and very-low income residents.

SHE is working to meet this need in Turlock through the development of 22 affordable single-family homes in the Montana Estates subdivision (southwest corner of Montana and West). The 22 homes will be developed by low-income families through the mutual self-help housing program. The mutual self-help method of construction requires that each family contribute a minimum of 40 hours a week working on all the homes for a period of 9 to 12 months. Family hours can be provided by the owners-to-be, any household member 16 years of age or older and approved helpers. Together, families pour foundations, frame homes, install electrical wiring, hang doors and windows, and even lay tile and paint.

SHE is working with the City's Housing Program Services team to explore the potential to utilize funding through the HOME Consortium, and is thankful for the opportunity to continue the longstanding partnership with the City. Staff have been great to work with and are engaged in conversations regarding opportunities to provide affordable housing options to the residents of Turlock. We applaud their leadership and would like to thank you for all of the efforts being made to work with SHE on the Montana Estates Subdivision.

Looking forward and as part of your housing element update process, SHE would like you to take into consideration one main concern regarding the City of Turlock Housing Element public review draft. One challenge in Turlock is the amount of fees that are required for the

NeighborWorks

8445 W. Elowin Court • P.O. Box 6520 • Visalia, CA 93290

Phone (559) 651-1000 • Fax (559) 651-3634 • info@selfhelpenterprises.org • www.selfhelpenterprises.org

construction of a new home. For example, the fees required to obtain a permit to construct a 4-bedroom home that is 1,356 sq. ft. are $44,544. Please see attached DEVELOPMENT/IMPACT FEE ESTIMATE dated October 16, 2014 and below for a breakdown of the fees.

| Type of Fee | Amount of Fee |
|---|---|
| Stanislaus County Public Facility Fees | $ 7,200 |
| School Impact Fees | $11,000 |
| Building Division Plan Review/ Inspection Fees | $ 7,100 |
| Development Impact Fees | $ 19,244 |
| Total Fees | $44,544 |

Of the fees that are due, approximately 60% are paid to the City in the amount of $26,344.

In the draft Housing Element, the "the underwriting of Capital Facilities Development fees for affordable housing developments" was removed because the City does not have the vehicle to underwrite the fees. In policy 2-1-2b, the draft states "Remove mention of covering impact fee waivers, as the City does not have funds to support this." While SHE appreciates the loss of redevelopment agency funding and the hardship this has caused many jurisdictions, the fact remains that the fees required to construct housing in Turlock will be an impediment to the future development of affordable housing in Turlock.

SHE encourages the City to consider the establishment of a fee deferral program for units that are serving low-income households. SHE recommends that the City offer fee deferrals for a period not to exceed 30 years with the deferral recorded as a form of deferred note and secured by the property. The fees would be due and payable if the unit is sold, refinanced, or is no longer occupied by the owner. SHE is available and willing to assist the City in developing a program that is compatible with affordable housing financing and would serve as a catalyst for incentivizing the development of affordable units in Turlock.

On page 1-5, the concern over the cost of the fees was removed. SHE would like to request that this concern be added back into the Housing Element, as this remains a concern and will be an impediment to future development of affordable housing in Turlock. **The amount of City fees combined with County Fees that are required to construct housing in Turlock is an impediment to future affordable housing development.**

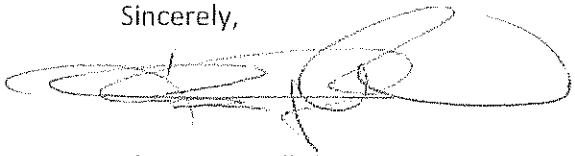
SHE also encourages the City to continue working with the County to allow for the waiver and/or deferral of the Stanislaus County Public Facility Fees for affordable housing units. While there is a program existing for fee waivers, it has not been recently accessible to SHE and does not appear to be conducive to the development of affordable housing.

SHE would again like to thank staff in the Housing Program Services division for assisting with the Montana Estates subdivision and for exploring creative solutions to the financing gap in that

project. SHE is optimistic that, through a partnership with the City, the project will proceed and result in 22 affordable homeownership opportunities for families in Turlock.

Should you have any questions or need additional information, please contact me at (559) 802-1620 or tomc@selfhelpenterprises.org.

Sincerely,



Thomas J. Collishaw
*President/CEO*

Estimate #: Res. 14-32B

ANTHONY R. OROSCO, P.E.
SENIOR CIVIL ENGINEER
aorosco@turlock.ca.us

DEVELOPMENT SERVICES
ENGINEERING DIVISION
209-668-5520

156 S. BROADWAY, SUITE 150 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5599, Ext. 4486 | FAX 209-668-5563

# DEVELOPMENT / IMPACT FEE ESTIMATE

Date: October 16, 2014

To Applicant: gary@selfhelpenterprises.org

Name of project: New 4 bedroom SFD

Location of project: 1431 Esperanza Ct.

Assessor's Parcel Number: 050-010-035

Thank you for your interest in developing in the City of Turlock. In response to your request for a development/impact fee estimate, we have provided the estimates set forth below.

The City of Turlock is obligated to collect impact fees on behalf of other jurisdictional agencies to mitigate the impacts to the existing infrastructure for such things as schools, roads, sewer and storm water facilities, police and fire services, among others.

There may also be additional fees imposed by the City of Turlock for issues related to **encroachment and grading permits**. Those fees can be calculated for you using a copy of your engineer's plans estimate (on and off site) and are not included as part of this fee estimate. A plan check deposit fee is due at the time of the building permit application; however, all other fees are due and payable at the time of issuance of any permit.

***Fee Estimate Disclaimers***

A. *This is a fee estimate. It is provided to assist in determining the cost and feasibility of your project. It is not a binding contract.*

B. *The fee estimate was calculated using information you supplied. Errors or subsequent changes in your project can significantly affect the fee estimate.*

C. *Some of these fees are, by Resolution, subject to quarterly adjustments pursuant to increases in the Engineering News Record Index and may be increased between the date of this estimate and the date of issuance of the building permit.*

D. *Processing fees are reviewed and adjusted annually and your processing fees may increase between the date of this estimate and the date of issuance of the building permit.*

E. *The City of Turlock at least biannually adjusts Capital Facility Fees to reflect increases in labor, materials, and other construction or acquisition costs. Unless your project is vested under the Subdivision Map Act, your project Capital Facility Fees may increase.*

*F.* ***This fee estimate does not reflect grading and/or encroachment permit fees. Grading and encroachment permit fees are based on an engineer's estimate for on-site and off-site improvements. These fees will be in addition to what is shown on this estimate.***

*G.* *This fee estimate does not reflect Fire Services permits and/or fees. Please contact Fire Services regarding separate required permits and/or fees for any required fire protection system.* ***Please be advised that fire sprinklers are now required for new residential dwellings. (approx. $500)***

*H.* *This fee estimate does not provide any land use entitlement on the development of this parcel nor does it imply that the parcel shall be allowed to be developed as proposed.*

*I.* ***This fee estimate does not reflect any development impact fees or map review fees that are to be collected on a map fees letter. Some of these fees are listed as comments on the attached page. Mapping fees are based on cost recovery for reviewing and recording parcel maps subdivision maps, lot line adjustments, dedications, easements and benefit assessment districts. These fees will be in addition to what is shown on this estimate.***

The estimated fees for your project are as follows:

| | Per Unit |
|---|---|
| **1. Stanislaus County Public Facility Fees**<br>(For roads, emergency services, libraries, criminal justice facilities, etc.) | $ 7,200.00 |
| **2. School Impact Fees**<br>(For construction of new school facilities, Turlock School District) | $ 11,000.00 |
| **3. Building Division Plan Review/ Inspection Fees**<br>(Calculated by the scope of the project for model building codes compliance, excluding garage) | $ 7,100.00 |
| **4. Development Impact Fees** | $ 19,244.07 |

If you have any questions or need further information with regard to the fees set forth in items 1, 2, and 3 above, please call the City of Turlock DSD, Building Division at (209) 668-5560; for items 4, please contact the City of Turlock DSD, Engineering Division at (209) 668-5520.

Sincerely,

Anthony R. Orosco, P.E.
Senior Civil Engineer

Exhibit #1

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF ADOPTING THE 2014-2023 HOUSING ELEMENT AND AMENDING THE TURLOCK GENERAL PLAN (GENERAL PLAN AMENDMENT 2015-01)** | } | **RESOLUTION NO. 2015-** |

**WHEREAS,** pursuant to Section 65300 et seq. of the California Government Code, the City of Turlock prepared and adopted the 2012 Turlock General Plan and certified the Environmental Impact Report on September 11, 2012; and

**WHEREAS**, pursuant to Section 65302 of the California Government Code, the City of Turlock prepared a Housing Element as one of the required seven mandatory elements contained in its General Plan; 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 10.6 of the Government Code (Sections 65580 through 65590) to adopt housing elements as part of their general plan, and submit draft and adopted elements to the California Department of Housing and Community Development (HCD) for 90-day review period to determine compliance with State and to consider comments by the public; and

**WHEREAS,** pursuant to Government Code Section 65585(h), HCD will conduct a 90-day review upon adoption of the 2014-2023 Housing Element by the City Council; and

**WHEREAS,** in recognition of the slow economy during the previous cycle of the Housing Element (2007-2014) due to the recession, the HCD has instituted a streamlined update process for the fifth cycle housing elements to create efficiencies and clarity for all parties in the housing element update process; and

**WHEREAS,** the City of Turlock has prepared a draft Housing Element showing the proposed changes and demonstrating compliance with the State Housing Law and the mandated housing targets adopted by the Stanislaus Council of Governments; and

**WHEREAS**, the City of Turlock held two community meetings to receive input on potential changes to the Housing Element (one on April 23, 2015 and a public workshop with the Planning Commission on May 7, 2015) and responses to any comments received are reflected in the draft Housing Element that has been submitted to the Turlock Planning Commission for its consideration; and

**WHEREAS,** public notices of the availability of the draft Housing Element were mailed or e-mailed to public agencies and interested organizations on August 17, 2015 and published on April 21, 2015, including the preliminary determination that the project is consistent with the Turlock General Plan and its Environmental Impact Report, and has been deemed exempt from the CEQA review pursuant to Sections 15162 (Subsequent EIRs and Negative Declarations) and/or Section 15262 (Feasibility and Planning Studies)' and

**WHEREAS**, after a duly noticed public hearing was held by the Turlock Planning Commission on September 3, 2015, to consider public testimony on the proposed project and its environmental determination, the Planning Commission unanimously recommended that the City Council adopt the draft 2014-2023 Housing Element with the addition of Program C and amend the General Plan (General Plan Amendment 2015-01); and

**WHEREAS,** pursuant to the California Government Code Section 65358(b), a legislative body is allowed to amend a mandatory element of a General Plan no more frequently than four (4) times during any calendar year; and

**WHEREAS**, on October 27, 2015 the City Council considered the draft 2014-23 Housing Element, proposed errata to the draft document, the Planning Commission recommendation, Environmental Review documentation, and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby determine that the evidence in the record supports the following findings:

**FINDINGS:**

1. That the proposed General Plan amendment conforms to the provisions and standards of the General Plan.
2. That the proposed General Plan amendment is consistent with the balance of the General Plan.
3. That the proposed General Plan amendment is necessary to implement the goals and objectives of the General Plan.
4. That the proposed General Plan amendment will not cause substantial environmental damage.

**BE IT FURTHER RESOLVED** that the City Council does hereby find and determine that the project is consistent with the Turlock General Plan and its

Environmental Impact Report, and is exempt from the review under the California Environmental Quality Act (CEQA) pursuant to Sections 15162 (Subsequent EIRs and Negative Declarations) and/or Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines.

**BE IT FURTHER RESOLVED** that City Council of the City of Turlock does hereby adopt the 2014-2023 Housing Element (Exhibit A), as modified by the errata sheet (Exhibit B), and amend the Turlock General Plan (General Plan Amendment 2015-01) to incorporate the updated Housing Element into the General Plan.

**BE IT FURTHER RESOLVED** that the City Council of the City of Turlock does hereby authorize the City Manager to submit the 2014-2023 Housing Element, adopted herein, to the State Housing and Community Development Department as required by State Housing Law.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

EXHIBIT A

## City of Turlock

# Housing Element

## Public Review Draft

August 19, 2015

Prepared by

DYETT & BHATIA
Urban and Regional Planners

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# 1 Introduction

## 1.1 Purpose And Scope Of The Housing Element

The Housing Element, a component of the City of Turlock's General Plan, presents a comprehensive set of housing policies and actions for the years ~~2007–2014~~2015-2023. It builds on an assessment of Turlock's housing needs (including the Regional Housing Needs Allocation distributed by the State through the Stanislaus Council of Governments) and an evaluation of existing housing programs, available land, and constraints on housing production.

Major programs being continued include the City's First-Time Homebuyers, Mobile Home Rental Assistance, and Housing Rehabilitation Loan programs; ~~the underwriting of Capital Facilities Development fees for affordable housing developments; and~~ City financial assistance for affordable housing and service providers; and~~. New~~ initiatives ~~proposed to~~that facilitate ongoing provision of affordable and market-rate housing in the city, includinge the acquisition and rehabilitation of foreclosed homes; ~~land banking;~~ targeted reinvestment programs; County island incorporation; an RFP process to facilitate non-profits' access to City housing funds; and coordination with low-wage employers to provide housing assistance information. One new program is being added to support the commencement of Phase II of the Avena Bella development, which will provide 60 new one and two bedroom units for extremely low-, very low- and low-income households.

Typically, the State requires an update of a jurisdiction's Housing Element every ~~five~~ eight years. The time period covered by the current Regional Housing Needs Allocation extends from January 1, ~~2007~~2014, to ~~June~~ September 30, ~~2014~~2023.

This Housing Element is organized to address all of the topics required by State law. Specifically, the Element describes:

- A review the accomplishments over the last Housing Element cycle (Chapter 2),
- Population and employment trends (Chapter 3),
- Households characteristics and housing stock characteristics (Chapter 3),
- Special housing needs (Chapter 3),
- Opportunities for energy conservation (Chapter 3),
- Existing assisted housing and potential risk of conversion to market rates (Chapter 3),

- A detailed site inventory addressing availability and suitability for affordable housing development (Chapter 4),
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated or conserved over the planning period of the element (Chapter 4),
- Governmental and non-governmental constraints (Chapter 5), and
- A new five-year housing program with goals, policies, and implementation programs (Chapter 6) (Government Code Section 65583).

Please see Appendix ~~C~~ B for a complete summary of State law requirements and where these requirements are addressed in this Housing Element.

## 1.2 Relationship To Other General Plan Elements

The Turlock Housing Element was last comprehensively updated, certified, and adopted in ~~2003~~2012. The Housing Element must be consistent with the other elements in a city's general plan. Turlock's current General Plan was adopted in 1993, partially revised in 2002, and ~~is now in the process of being~~ comprehensively updated ~~(2008-2011)~~in 2012. This Housing Element is consistent with the current General Plan~~; as the General Plan is updated, the City will ensure continued consistency with the Housing Element~~.

## 1.3 Information Sources

The information for this Housing Element Update came from a variety of sources. Sources used include, but are not limited to: the U.S. Census (Censuses ~~1990~~ 2000 and ~~2000~~2010), the ~~2007~~ 2013 American Community Survey, the Stanislaus County Housing Authority, the California Economic Development Department, the U.S. Department of Housing and Urban Development, and Turlock city staff.

## 1.4 Public Participation And Outreach

An important source of guidance in the development of this Housing Element was the wider Turlock community. Public outreach conducted as part of this Housing Element update included:

*Housing Stakeholders/Community Forum.* On April ~~24~~23, ~~2009~~2015, the City of Turlock held a forum for community members and stakeholders in the Turlock Housing Element. The forum took place at City Hall in from ~~9:00am~~3:00 pm until ~~10:30~~4:30 pm~~am~~. An invitation was extended by postal mail~~,~~ ~~phone~~ and/or email to ~~17~~ 189 individuals representing local non-profit organizations, ~~eight~~ religious groups, and ~~six~~ city and/or county agencies~~, as well as to 162 individuals who had signed up for General Plan Update email alerts. Notices of the forum were also placed in the local newspapers and on the General Plan Update website.~~ As a result of this effort, ~~20~~ three members of the community attended the forum.

~~*Housing Policy Workshop.* A draft of the Housing Element programs chapter was made available to the public on June 12, 2009. Members of the public were invited to review the draft programs and attend a presentation on June 18, 2009, during which time they could offer feedback on the proposed policies. An invitation to the workshop was extended to the same organizations as the Housing Stakeholders/Community Forum, the attendees of the April 24 forum, and those individuals who had signed up for General Plan Update email alerts. Notices of the workshop were also placed in the local newspapers and on the General Plan Update website.~~

*City Council/Planning Commission Study Sessions.* As a follow-up to the community forum and policy workshop, study sessions on the Housing Element for the Planning Commission and City Council were conducted on ~~July 16, 2009~~May 7, 2015, and ~~July 28, 2009~~September 3, 2015, respectively. At these sessions, the Council and Commission were briefed on the Housing Element update process, recent housing trends, and stakeholders' concerns. Members were asked for their feedback and able to discuss the major issues and policies proposed.

*City Council/Planning Commission Hearings.* The Planning Commission's Public Hearing regarding the adoption of the Draft Housing Element is scheduled for ~~January 5, 2012~~_____. The City Council's Public Hearing regarding the adoption of the Draft Housing Element and is scheduled for ~~January 10, 2012~~_____.

## COMMUNITY FEEDBACK

### Stakeholders/Community Forum

The results of the Stakeholder/Community Forum were compiled for City staff. Participants discussed the following questions:

1. ~~What are the City's greatest housing needs?~~What do you see as the current trends in housing development in Turlock? What are the city's greatest housing needs? Consider:

    a. Pros and cons of current housing trends

    b. Major housing challenges

    c. Preferred types of housing

    d. Greatest unmet housing needs

    ~~1.~~e. Housing needs of special needs groups

2. ~~What are the major challenges or constraints to meeting those needs?~~What are key constraints to meeting Turlock's housing needs? What can the City do to remove these constraints?

3. ~~What can the City do to remove these constraints?~~How can the City better address the housing needs of special populations? Groups to consider include:

    a. Seniors

b. Youth

c. Large families

d. Single parents

e. Extremely low income households

f. Homeless

g. Farm workers

h. Persons with disabilities (mental, physical, developmental, etc.)

~~3.~~i. Other?

4. ~~What actions or programs should the City consider to address its housing needs? Should existing programs be maintained, or should there be changes?~~What are the housing programs or services that you or your target groups utilize? What works well, and what does not? What additional policies and programs should the City consider for inclusion in the Housing Element?

~~5. What types of affordable housing should be added in Turlock over the next seven years? Where is it needed?~~

Forum attendees included ~~residents,~~ representatives from ~~CSU Stanislaus~~United Samaritans Foundation (USF) and WeCare Turlock, as well as an advocate for the homeless~~, members of the real estate community, Stanislaus County officials, a member of the Turlock Unified School District, leaders from several local nonprofit housing service providers, and others~~. The discussion covered the above questions, and focused on identifying needs and constraints in the community.

Participants named several key housing needs in Turlock. These included emergency shelter and transitional housing for the homeless~~; housing built with accessible universal design features for the elderly and disabled;~~ and safe, affordable rental units for low-income households~~, and especially units appropriately sized for large families.~~ In particular, participants expressed a need for smaller units (studio or one bedroom apartments), especially for those transitioning out of homelessness. ~~participants brought up c~~Concerns were also raised about the impacts of the ~~current~~ recent economic recession on residents' ability to ~~afford and remain in adequate housin~~purchase housing, noting that many households that lost their homes due to foreclosures are now in rental units, thus increasing the demand for affordable rental propertiesg. While the neediest groups mentioned included the ~~elderly,~~ disabled~~,~~ and chronically homeless (including homeless youth), emphasis was placed on the general need for affordable housing for low-income individuals and families (independent of any other condition) who were currently falling on hard times. They pointed out that large families in this situation often end up doubling up in housing units, leading to overcrowded conditions. Regarding the homeless population, those familiar with the situation called attention to the need for a range of housing and support services for this population—

emergency, supportive, and transitional housing—in order to help residents break the cycle of homelessness.

Many of the constraints discussed during the forum focused on ~~the cost of development, such as the price of land (specifically, the difference between land inside and outside city limits) and permitting fees. Both developers for market-rate and affordable housing raised the issue of the cost of fees. The combination of these factors—land and permitting costs—was perceived to make development of high density, rental, and/or affordable housing financially infeasible in Turlock for many developers. Another constraint cited was the lack of public acceptance of affordable housing developments.~~ issues related to homelessness. Participants agreed that the City's cap of 200 total shelter beds per zone, which does not distinguish between permanent and seasonal beds, places greater limitations on the amount of emergency shelter the City can provide than is required by State law (SB 2). In addition, it was noted that while the Homeless Management Information System (HMIS) makes it easier for homeless providers to track the number of individuals served, there is still some amount of mistrust and fear of being tracked, so not every individual participates. This creates a barrier to accurate reporting and service provision that is difficult to overcome. Finally, it was suggested that the City consider including a legislative platform in the Housing Element that lists the ways that housing is restricted by governmental constraints (i.e. those imposed by the State and/or federal law) that are outside of the City's direct control.

The suggestions from this forum, as well as from other public input, were used to identify Housing Element priorities and new programs, as well as to tailor existing programs to better serve the community.

### ~~Housing Policy Workshop~~

~~On June 18, 2009, after the initial draft of the Housing Programs chapter was completed, the City held a Housing Policy Workshop for interested parties to comment upon the proposed policies and programs. The draft chapter was made available on the City's General Plan Update website and distributed to the organizations that had been invited to the Stakeholders/Community Forum in April.~~

~~The presentation to the participants included a brief overview of the Housing Element process, a summary of feedback from the April Forum, and an explanation of what major programs were being continued and what new policy initiatives were being introduced. Participants were asked:~~

1. ~~What should the City's top funding priorities be, regarding housing programs and services?~~

2. ~~Do you have any comments on the proposed programs? You can also comment on how existing programs could be improved.~~

3. ~~Do you have any additional suggestions for new programs?~~

~~Approximately 20 community members attended the workshop, including some who had attended the April Forum as well as some participating in the process for the first time.~~

~~Regarding funding allocation, participants listed housing and services for the homeless, Extremely Low and Very Low income households, persons with disabilities, and Moderate Income households as top priorities. Several community members emphasized the need for funding for the purchase and rehabilitation of foreclosed properties as well as foreclosure prevention. Additionally, several participants reiterated the need for funding for a permanent homeless shelter and more homeless services, mentioning the difficulty with which homeless services were maintained over the past winter season.~~

~~The new programs proposed were generally well received, and participants at the workshop offered several suggestions for strengthening and clarifying the draft. As a result of the feedback, additions were made to the programs for the predevelopment meeting (1-1-3B), First Time Homebuyers (1-2-1), RFP process (2-2-1B), land banking (3-3-4), and foreclosed properties (4-1-2). The suggestion of a potential in-lieu fee for affordable units generated considerable discussion, and that program was reworked substantially such that the City would consider multiple incentive-based options for achieving the goal of affordable unit provision. Presenters also led a more in-depth discussion on the City's new efforts to comply with Senate Bill 2 and meet the needs of homeless individuals.~~

# 2 Program Accomplishments

The California Department of Housing and Community Development requires jurisdictions to review their existing Housing Elements in order to evaluate:

1. "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives,"
2. "The progress of the City, County, or City and County in implementation of the Housing Element," and
3. "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal." (Government Code Section 65588(a))

The following sections address these State requirements.

## 2.1 Effectiveness of Previous Housing Element

This section discusses the City of Turlock's successes in implementing the quantified objectives of the previous Housing Element. Table 2.1-1 summarizes the City's effectiveness in each of the areas outlined in the Housing Element: new construction, preservation, rehabilitation, and family assistance. Each topic is discussed in greater detail below.

**Table 2.1-1 Achievement of 2007-2014 Quantified Objectives**

| *Type* | *Objective Number* | *Achieved Number* | *Effectiveness* |
|---|---|---|---|
| New Construction[1] | 2,866 | 1,031 | 36% |
| Conservation/ Preservation | 0 | 0 | 100% |
| Rehabilitation | 80 | 23 | 29% |
| ~~Assisted Households[2]~~ | ~~NA~~ | ~~NA~~ | ~~NA~~ |

See Table 2.1-2 below for a breakdown of new construction units by income group.

~~The 2003-2008 Housing Element did not quantify objectives for assisting families. However, family assistance efforts that occurred are described in the section below.~~

*Source: City of Turlock*

### NEW CONSTRUCTION AND PERMITTING

The State's housing goal is met by an assignment of allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the "Regional

Housing Needs Assessment" (RHNA). The RHNA for Turlock's existing Housing Element covered the years ~~2001~~ 2007 through ~~2008~~2014.

During the last Housing Element cycle, the City of Turlock was able to designate adequate sites for meeting its RHNA requirement and did not have to zone any land to do so. Moreover, the City saw the construction of ~~4,440~~1,031 new housing units during the planning period, amounting to ~~76~~36 percent of its RHNA objective. Many uncontrollable factors influenced the City's effectiveness. Over the seven-year Housing Element period, various factors such as market fluctuations, available programs, willing lenders, qualified developers and the political climate, all combined to influence the amount of new housing built in the city. Table 2.1-2 shows the breakdown of housing units permitted or constructed in each income group in Turlock during the last planning period.

**Table 2.1-2: Achievement of RHNA New Construction Goal, City of Turlock, 2007-2014**

| *Income Group* | *RHNA Goal* | *Actual New Construction/Permitting* | *Percent of Goal Achieved* |
|---|---|---|---|
| Very Low | 805 | 84 | 10% |
| Low | 562 | 392 | 70% |
| Moderate | 666 | 453 | 68% |
| Above Moderate | 1,428 | 102 | 7% |
| **Total** | **3,461** | **1,031** | **30%** |

*Source: Stanislaus Council of Governments and City of Turlock ~~Building Permit records~~General Plan Annual Report, 2014*

~~The beginning of the previous planning period was marked by a recession, but housing production increased dramatically during the boom period between 2003 and 2006.~~ Construction activity declined significantly in Turlock ~~in 2007 and 2008~~during the previous planning period, especially for the very low- and above moderate-income units, in concert with the national housing market. ~~From 2003 through the middle of 2005, 3,263 units were permitted in Turlock; in contrast, from 2006 through 2008, 838 units were permitted.~~

## PRESERVATION

There were no ~~only~~ publicly-assisted housing development identified at risk of converting to market rate rents ~~in~~ during the previous planning period ~~was the 70-unit Denair Manor Apartments, which serves senior households and disabled adults, and is financed by Project-Based Section 8 funds. The owners renewed their affordability restrictions, which are now in place through January 2029, thus the complex is no longer considered to be at risk.~~

## REHABILITATION

Program 4-2-1a of the ~~2003~~2007-~~2008~~-2014 Housing Element stated that it was the City's goal to rehabilitate ~~25~~-10 units per year during the planning period through rehabilitation grants and loans. The City continued marketing the rehabilitation program to qualifying low and moderate income households, ~~and funded~~but only awarded one $7500 forgivable rehabilitation grant to one household. ~~the repair of 20 single family homes—three Very Low Income, five Low Income, and~~

~~11 Moderate Income. The homes required substantial repairs, thus limiting the number of families receiving assistance to 20, rather than 25.~~

### HOUSEHOLD ASSISTANCE

The ~~2003~~2007-~~2008~~-2014 Housing Element did not quantify its objectives for aiding households. However, the City did act upon numerous programs that prescribe strategies for assisting Low and Moderate income households. For instance, approximately ~~136~~-144 extremely low-, very low-, and low-income households ~~(five Low Income, 131 Moderate Income)~~ received down payment assistance through the City's First Time Homebuyer Program. The City funded and implemented curb, gutter, and sidewalk improvements benefiting nine ~~42~~ households ~~in a neighborhood designated for necessary public improvements~~on N. Soderquist Road. ~~Thirteen~~ Four families received relocation assistance to mitigate the impacts of having to move while publicly-funded housing was rehabilitated.

## 2.2 Implementation Progress

The following matrix lists all of the goals, objectives, and policies of the City of Turlock's ~~2003~~2007-~~2008~~-2014 Housing Element, the City's accomplishments for each, units constructed, and any other relevant comments.

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| **GOAL 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY** | | | | |
| **Objective 1-1: Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.** | | | | |
| Policy 1-1-1: Continue to apply to HUD, CalHOME, and State HCD for grant funds that may be used for housing-related programs. | | | | |
| 1-1-1a | Program: 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. | The last funding the City of Turlock received was from CalHOME grants during the 2012-2013 fiscal year. No new grants were received in 2014. | N/A | The City has $1.2 million in CalHOME monies remaining, which will fund another 1-2 years of this program. Additional funding will be sought.<br><br>Continue program. |
| 1-1-1b | Program: This Housing Element cycle, CDBG, HOME, CalHOME, CDBG-R, and NSP funds will be directed towards the following purposes and programs:<br>• Subsidies to housing projects that include units affordable to Extremely Low, Very Low, and Low income residents;<br>• The First-Time Homebuyers Program;<br>• The Home Rehabilitation Loan Program;<br>• The Mobile Home Rent Subsidy Program;<br>• Local Community Housing | Using RDA and Successor Agency funds, assistance was provided through the Mobile Home Park Rental Subsidy Program for tenants who are extremely low-, very low- and low-income.<br><br>Using CDBG funds, the Home Rehabilitation Loan Program provided loans with forgivable terms to home owners with income at 80% or below the median for Stanislaus County for approved maintenance and home improvement projects.<br><br>Using NSP funding, infill properties | 28 mobile home subsidies were provided.<br><br>22 infill properties were purchased and refurbished by the City into deed restricted affordable units | All programs will continue, and will be modified as needed to reflect new priorities.<br><br>Eventually the Mobile Home Park Rental Subsidy program will phase itself out, as the subsidy is attached to individuals rather than units. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

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|---|---|---|---|---|
| | Development Organizations (CHDOs) for acquiring homes for rental to large families;<br>• Purchase of underutilized sites and foreclosed properties by the City for future affordable housing;<br>• Homeless prevention;<br>• Assistance to the elderly and mobility challenged individuals; and<br>• Public infrastructure improvements.<br>As other funding sources become available, the City will apply for additional funding to serve the needs identified in this Element. | were purchased and refurbished by the City. The properties are deed restricted when resold to maintain affordability. | | |
| Policy 1-1-2: Continue to allocate Redevelopment Agency Low to Moderate Income (LMI) funds to direct housing-related programs through the Housing Trust Fund. | | | | |
| 1-1-2a | Program: Use funds set aside by the City of Turlock Redevelopment Agency (approximately $2 million per year for the period of 2009-2014) for Low to Moderate income housing programs including financing, infrastructure improvements, land acquisition, and construction.<br><br>RDA set-aside funds will be available to create, sustain and maintain affordable housing. This Housing Element cycle, it is expected that the funds will be | Using RDA and Successor Agency funds, assistance was provided to tenants participating in the Mobile Home Park Rental Subsidy Program.<br><br>Construction of affordable 2-3 bedroom rental units in the Avena Bella development.<br><br>Using NSP funds, one first time homebuyer loan was made to a 100% disabled family. The Successor Agency | Avena Bella - Construction of ~~80~~ 79 affordable rental units in Phase I:<br>~~-~~ 8 EL<br>- 48 VL<br>- 23 L | Avena Bella – Construction of 60 1-2 bedroom units for extremely low-, very low-, and low-income households in Phase II.<br><br>Revise program. The City will reexamine this program to evaluate what aspects can be kept and funded by other sources now that RDA |

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|---|---|---|---|---|
| | available to agencies that provide shelter and services to the homeless (emergency and transitional housing), Extremely Low and Very Low income residents, large families, the elderly, and for the continuation of the Mobile Home Rental Assistance program.<br><br>The precise allocation of RDA funds for Low and Moderate Income housing is determined by the Redevelopment Agency's Five Year Implementation Plan. The City's update to the Five Year Plan is underway and has already been informed by the Housing Element update. | to Turlock's Redevelopment Agency holds the note, and the family is making payments on a monthly basis. | | is no more. |
| Policy 1-1-3: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of affordable housing projects for federal and state financing. | | | | |
| 1-1-3a | Program: Non-profit organizations and their projects that receive federal and/or State funding will be listed in a pamphlet for the community, which will describe the awards granted. The pamphlet will also list funding sources available for new projects and contact information for the organization that manages the funding source. The pamphlet will be available in print at City Hall, online, and in English and Spanish. | Previously, RDA covered the cost of producing the pamphlet. | N/A | The City has plans to collaborate with the Turlock Community Collaborative to create a booklet that lists and describes all nonprofits in the City. (Timing will be as staff time is available.)<br><br>Continue program. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

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|---|---|---|---|---|
| 1-1-3b | Program: Update the Community Resource Handbook, which provides a description of all of the agencies providing housing and social services in Turlock and the surrounding areas. Include a comprehensive listing of housing developments in the City that have units reserved for lower income and disabled households. Make the updated Handbook available in print and online, in English and in Spanish. | The Community Resource Handbook was last updated in 2013. | N/A | The Community Resource Handbook will be updated again as staff time is available.<br><br>Combine program with 1-1-3a. |
| 1-1-3c | Program: 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 in to new development projects, such as using density bonuses or including second units. Continue offering a "pre-development tip sheet." | Predevelopment meetings were held on an ongoing basis. 78 meetings were held in 2014 alone. | N/A | Continue program. |

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|---|---|---|---|---|
| 1-1-3d | Program: Translate the pre-development tip sheet into Spanish and actively publicize its availability to homeowners who may be doing home rehabilitation. | The pre-development tip sheet has not been translated into Spanish. However, outreach for housing programs is provided in both English and Spanish. All rehabilitation materials have been translated. | N/A | Revise program to more broadly address bilingual outreach for all housing programs. |
| Policy 1-1-4: 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. | | | | |
| 1-1-4a | Program: 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. | Street improvements were made to N. Soderquist Road between W. Main Street and High Street, benefiting nine households. Funding came by leveraging funding with a storm infrastructure project and ADA and Safe Routes to School funds.<br><br>~~Columbia Park was connected to Osborn Elementary School with sidewalks.~~ | N/A | Plans for the next five years are addressed in the Consolidated Plan.<br><br>Columbia Park will be connected to Osborn Elementary School with sidewalks.<br><br>Continue program, but the City may need to reassess CDBG funding priorities. |
| **Objective 1-2: Provide home ownership opportunities for low- and moderate-income residents whenever possible.**<br>Policy 1-2-1: Continue to operate and allocate funds to the First Time Homebuyer (FTHB) program. | | | | |
| 1-2-1a | Program: Continue to provide eligible households with first time homebuyer down payment assistance of up to $80,000 for each qualified household. Refine the program to base loan amounts on the gap financing necessary | New policies and procedures associated with the program now offer first time homebuyers down payment assistance equal to 40% of the sales price, up to $50,000. | An average of 18 families per year received down payment assistance. In 2014, 15 families received assistance. All were extremely low-, very low-, and | The program will continue to be funded with CalHOME monies. When this runs out, CDBG funding will be used with matching |

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|---|---|---|---|---|
| | 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. | | low-income households. | HOME monies.<br><br>Revise program language to reflect the new policies and procedures. |
| Policy 1-2-2: Recognize mobile homes as an important source of affordable housing in Turlock. Enable residents of mobile homes to stay in their homes, and protect them against unaffordable rent increases. | | | | |
| 1-2-2a | Program: Continue the Turlock Mobile Home Rent Subsidy program, which provides assistance to eligible mobile home owners 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. Rehabilitation grants or very low interest rate loans will be available to residents to make minor repairs on their homes. | Subsidies were provided to eligible mobile home renters. | 28 seniors are currently receiving mobile home park subsidy assistance. | Assistance is tied to individuals, not to the park. As program participants move or pass away, less assistance will be provided.<br><br>Continue program. |
| Policy 1-2-3: Coordinate with the building, lending, and real estate community to facilitate extending homeownership opportunities to a wide range of residents. | | | | |
| 1-2-3a | Program: 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. | Staff has continued to provide the BIA, the Board of Realtors and lenders with relevant information about new programs and changes to existing programs, funding sources or income | N/A | Continue program. |

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|---|---|---|---|---|
| | For example, lenders would receive information about the FTHB so that they are better able to connect with new homebuyers. Post any changes to the program on the City's web site for review. | limits.<br><br>The City recently completed a market analysis, which will be sent out once income limits are updated. | | |
| **Objective 1-3: Encourage the development of housing and programs to assist special needs persons.** | | | | |
| Policy 1-3-1: Continue to assess the need for emergency shelters. | | | | |
| 1-3-1a | Support and participate in the biannual homeless census conducted by the Turlock/Modesto/Stanislaus County Continuum of Care (CoC). | The City has continued to participate on a regular basis. The homeless census now provides counts for each city in addition to a countywide total.<br><br>Additionally, all homeless providers have utilized the Homeless Management Information System (HMIS) since 2008, which has greatly aided in determining a fairly accurate, unduplicated count of the city's homeless population. | N/A | Continue program as this shifts to an annual count. |
| Policy 1-3-2: Facilitate and ensure the provision of housing to single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs. Ensure that the City complies with the requirements of SB 2. | | | | |
| 1-3-2a | Program: Maintain compliance with SB 2: Implement the City's newly adopted zoning ordinance amendment that allows year-round emergency shelters by a nondiscretionary permit in a | The City of Turlock continues to conduct an annual review of the district-wide cap on shelter beds, and has yet to receive any comments. | N/A | Continue implementation |

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|---|---|---|---|---|
| | 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. | | | |
| 1-3-2b | Program: Continue to permit the development and operation of supportive and transitional housing, as defined in the Turlock Municipal Code (amended July 12, 2011). | Through the Continuum of Care, the We Care Program received a grant for transitional housing with case management.<br><br>The City of Turlock has purchased and is currently refurbishing a four-plex with the intention of selling the property with forgivable terms to the We Care Program for transitional units that will become permanent. | We Care provided 3 units of transitional housing with case management.<br><br>The City is refurbishing 4 additional units that will be used for transitional housing. | Continue program. |
| 1-3-2c | Provide financial assistance to non-profit groups and/or surrounding jurisdictions in establishing shelter for homeless individuals. | We Care is building a 49 bed facility through a conditional use permit.<br><br>Gospel Mission is currently building a | | Continue if funding is available.<br><br>The City of Turlock is |

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|---|---|---|---|---|
| | | shelter with 100 beds. | | planning to provide financial assistance to Gospel Mission to assist in running their day center. |
| 1-3-2d | 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. | | | Combine with 1-3-2c |
| 1-3-2e | Help enable individuals to transition out of homelessness by providing assistance to non-profit agencies for acquiring, building, and/or operating units for transitional housing. | | | Remove program, as it is fairly similar to program 1-3-2b. |
| Policy 1-3-3: Continue to provide for housing for persons with disabilities. | | | | |
| 1-3-3a | Program: Use federal and state 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. | Using NSP 1 funds, the City was able to purchase and refurbish two houses. The Successor Agency to the Turlock Redevelopment Agency carries the note on both properties, so they revert back to City ownership when occupants move out. One of the houses is fully accessible for wheelchair use, while the other is not fully accessible, but has some accommodations. | One fully accessible extremely low income unit<br><br>One partially accessible very low income unit | Continue discussions with non-profit agencies to acquire and rehabilitate units for persons with special needs. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| 1-3-3b | Program: Consider amending the Zoning Ordinance to require that 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. | The City has encouraged the use of Universal Design features, but it has not yet required it. | N/A | Revise program language to encourage Universal Design rather than require it. |
| Policy: 1-3-4: Provide grants for housing retrofits that enhance accessibility and mobility for persons with disabilities. | | | | |
| 1-3-4a | Program: Continue with the current Housing Rehabilitation Loan program, which provides low-income disabled persons and seniors with financial assistance to improve accessibility and safety issues in their homes. Target Housing Rehabilitation Loans towards projects that address ADA compliance. | Using CDBG funds, the Home Rehabilitation Loan Program has provided loans to home owners with income at 80% or below the median for Stanislaus County for approved maintenance and home improvement projects.<br><br>Qualifying seniors have received $15,000 loans for roof replacement. | 72 units were rehabilitated during the planning period. | Revise program language to reflect that all homeowners with income at 80% or below the median for Stanislaus County are eligible, not just persons with disabilities and seniors.<br><br>Continue program if funds are available. |
| Policy 1-3-5: Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code) and federal law governing "reasonable accommodation" for disabled provisions. | | | | |
| 1-3-5a | Program: Continue to implement the City's revised zoning ordinance, which allows 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. | There was one request in the previous planning period, which was approved with the building permit. | N/A | Continue program. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| Policy 1-3-6: Support the development and preservation of affordable housing suitable for large families. | | | | |
| 1-3-6a | Program: Amend the City's existing Housing Rehabilitation Loan program to allow grants to be made available to households. | The City amended its Housing Rehabilitation Loan program. | | Accomplished; remove program. |
| Policy 1-3-7: Support the development of housing affordable to Extremely Low, Very Low, and Low income residents. | | | | |
| 1-3-7a | Program: Assist and/or partner with nonprofit agencies on developments that provide units affordable to Extremely Low, Very Low, and Low income households. Use a variety of funding sources available to facilitate development of housing projects that meet the needs of those in the lowest income cohorts and 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). | Construction of affordable 2-3 bedroom rental units in the Avena Bella development.<br><br>The City partnered with STANCO and Habitat for Humanity to construct deed restricted affordable units.<br><br>Self Help Enterprises is constructing a 22-unit subdivision in Montana West. | Avena Bella: ~~80~~ 79 ~~extremely low- and very low-income~~affordable units were constructed in Phase I:<br>• 8 EL<br>• 48 VL<br>• 23 L~~.~~<br><br>Partnership with STANCO: 4 very low and low income units<br><br>Self Help Enterprises: 22 ~~low income~~affordable units for extremely low-, very low-, and low-income households who are at or below 60% of the AMI. | The second phase of Avena Bella will provide 60 1-2 bedroom units. 20 units will be for extremely low-income households, 20 will be for very low-income households, and 20 will be for low-income households. |
| 1-3-7b | Program: For all affordable housing projects greater than 10 units, target 10% of the units as affordable to Extremely Low Income households. | 10% of Avena Bella's units are exclusively for extremely low~~-and very low-~~income households. | Avena Bella:<br>• 8 EL | Continue program. |
| Policy 1-3-8: Support the further development of student housing. | | | | |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

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|---|---|---|---|---|
| 1-3-8a | 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. | The City of Turlock has formalized their Town and Gown Association with CSUS.<br><br>The City is currently in talks with a developer interested in putting a dorm-style student housing development with 180 suites~~units~~ and 600 beds across the street from the CSUS campus. | | Continue program. |
| Policy 1-3-9: Provide for the development of employee (farm worker) housing in the City. | | | | |
| 1-3-9a | Program: 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. 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. In agricultural zones, accommodations of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or households are deemed a permitted agricultural land use pursuant to Section 17021.6 of the California Health and Safety Code | The City is continuing to implement the amendments to the Zoning Ordinance. | N/A | Continue program. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| **Objective 1-4: Assist the Housing Authority of the County of Stanislaus to meet the growing demand for public housing units and rental assistance through the Voucher programs.** | | | | |
| Policy 1-4-1: Continue to support the efforts of the Stanislaus Housing Authority in its administration of certificates and vouchers. | | | | |
| 1-4-1a | Program: Work with the Stanislaus Housing Authority and use City lobbying and grant-writing efforts to obtain more Housing Vouchers for the Housing Authority. | The County waiting list for housing vouchers has been closed since 2009-2010. There are currently 12,000 people on the waiting list.<br>The County has received Veterans Affairs Supportive Housing (VASH) vouchers to provide rental assistance, case management and clinical services for homeless veterans. | In the first round, Stanislaus County received 51 VASH vouchers to distribute to homeless veterans. On May 1, 2015, the Housing Authority received an additional 50 vouchers but are not under contract yet. | The City plans to continue discussions for the development or acquisition of units or receipt of additional vouchers. |
| **GOAL 2: REMOVE CONSTRAINTS TO HOUSING PRODUCTION** | | | | |
| **Objective 2-1: Provide the citizens in the City of Turlock with reasonably priced housing opportunities within the financial capacity of all members of the community.** | | | | |
| Policy 2-1-1: To lower the costs associated with the development process, allow and encourage developers to file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements. | | | | |
| 2-1-1a | Program: Continue processing Design Reviews in conjunction with General Plan Amendments, Rezones, and Planned Developments, if these actions are also necessary to approve a project. | The City continues to process Design Reviews in this manner. | N/A | Continue program. |
| 2-1-1b | Program: 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. | The City has produced a number of informative handouts about the review process, which are available at City Hall and online. | N/A | Continue program. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| Policy 2-1-2: To promote affordability, provide incentives (e.g. density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Extremely Low, Very Low and/or Low income households. | | | | |
| 2-1-2a | Program: Continue to underwrite a portion of the Capital Facility Development fees to developers of low and moderate income housing. | | | Remove this program, as the City doesn't have a vehicle to underwrite these fees. |
| 2-1-2b | Program: 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:<br>• Providing funds from the Housing Program to cover impact fee waivers or offset other project costs, when low and/or very low income housing or densities of 20 units or more are included in a development;<br>• Fast-tracking the permit process for developers who partner with non-profits to create affordable units;<br>• Developing a fee deferral program to developers who include a significant amount of low and/or very low income housing or densities of 20 units or more in a development;<br>• Providing density bonuses to developers that incorporate a | The City of Turlock has made an effort to fast-track all development projects, whether they include affordable units or not.<br><br>The City currently has an informal policy about fee deferral, which is most likely to be used for properties with rental units.<br><br>The Turlock Zoning Ordinance permits the State mandated density bonus, but it has not been requested for any projects. | | Re-structure this program: Remove mention of covering impact fee waivers, as the City does not have funds to support this. |

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|---|---|---|---|---|
| | significant amount of low and/or very low income housing or densities of 20 units or more in a development. | | | |
| Policy 2-1-3: Encourage the development of second dwelling units to provide additional affordable housing opportunities. Ensure compliance with AB 1866, which requires local governments with second unit ordinances to ministerially consider second unit applications. | | | | |
| 2-1-3a | Program: 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.) | The Turlock Zoning Ordinance continues to allow second dwelling units by right in all residential zoning districts. | No second dwelling units built during planning period. | Continue program. |
| Policy 2-1-4: Encourage housing developers to provide affordable units by allowing density bonuses in accordance with State law. | | | | |
| 2-1-4a | Program: Implement the City's amended 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. | The Turlock Zoning Ordinance permits the State mandated density bonus, but it has not been requested for any projects. | N/A | Continue program. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| Policy 2-1-5: Facilitate the development of high density housing. | | | | |
| 2-1-5a | Program: Consistent with the City's zoning ordinance, amended July 12, 2011, allow building heights in the R-H zone to up to 40 feet. This allows builders to create aesthetic roof features without reducing project density below the amount allowed. | The Zoning Ordinance was amended to allow building heights in the R-H zone up to 40 feet. | N/A | Remove this program, as the Zoning Ordinance has already been amended. |
| **Objective 2-2: Promote available housing programs to non-profits and private developers to ensure that a wide range of entities are aware of the programs, and to promote the development of good quality competitive applications for affordable housing projects.** | | | | |
| Policy 2-2-1: Ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City. | | | | |
| 2-2-1a | Program: Publish the City's Housing Element and updates, Consolidated Plan, Annual Action Plan, Annual Redevelopment Agency Report, Annual Performance Report, CAPER, and other similar documents on the City's web site. | All documents are currently available on the City's website or will soon be made available. | N/A | Revise program to eliminate mention of the Annual Redevelopment Agency Report. |
| 2-2-1b | Program: Conduct an RFP process aimed at nonprofit organizations for available funding for the development of affordable housing. Hold a seminar for nonprofits 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. | The City conducted an RFP process for the Avena Bella development.<br><br>The City of Turlock/Stanislaus County HOME Consortium developed a RFP for affordable multifamily projects. | N/A | Continue program as long as funding is available. |

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|---|---|---|---|---|
| **GOAL 3: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING** | | | | |
| **Objective 3-1: Provide information to lenders, for-profit and non-profit developers, and other housing providers on available vacant and underutilized land.** | | | | |
| Policy 3-1-1: Monitor and update the inventory of vacant lands. | | | | |
| 3-1-1a | Program: Maintain a Vacant Land Inventory Map on the City's website that is updated regularly. | The Vacant Land Inventory Map continues to be maintained on the City of Turlock website. | N/A | Continue program. |
| **Objective 3-2: Provide opportunities for mixed use developments.** | | | | |
| Policy 3-2-1: Promote the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access. | | | | |
| 3-2-1a | 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.<br><br>Turlock's General Plan is in the process | A Planned Development is allowed to deviate from the property development regulations applicable to its district as long as the proposed changes are consistent with the General Plan and any other applicable plans or policies, are mitigated by higher building or site development standards elsewhere on the site, and will not adversely affect adjoining properties.<br><br>Density and intensity limits continue to be driven by the General Plan. Generally, projects have not approached the higher end of density limits.<br><br>The City has released a public review | | Update the program to reflect the completion of the General Plan Update.<br><br>Continue program. |

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|---|---|---|---|---|
| | of being comprehensively updated. The updated Land Use Element of the General Plan will also support these policies by promoting compact, walkable communities and continuing the City's strategy of master planning discrete areas prior to development. | draft of the Turlock Active Transportation Plan that, when adopted, will serve as a bike and pedestrian master plan for the city, promoting walkability and sustainable modes of transportation. | | |
| 3-2-1b | Encourage development of mixed use projects to maximize residential components. Use past office/residential and commercial/residential mixed use accomplishments as examples for future projects. Again, this program will be supported by policies in the updated General Plan, which will identify new areas designated for mixed use developments. | The General Plan has been updated to identify new areas designated for mixed use developments. | | Update the program to reflect the completion of the General Plan Update. |
| **Objective 3-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.** Policy 3-3-1: Ensure that an adequate amount of land zoned for residential use at appropriate densities is available for the City to reach the RHNA goals enumerated in the Quantified Objectives (see Section 4.8). | | | | |
| 3-3-1a | Program: Maintain current inventory of available land to ensure that adequate land is available to achieve New Construction goals | The Master Plan phasing strategy in the 2012 General Plan ensures that land for residential development will remain available as needed through 2030.<br><br>The Morgan Ranch Master Plan is nearing adoption. Land designated for residential uses would provide the opportunity for between 896 and 1,077 | N/A | Continue program. |

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|---|---|---|---|---|
| | | new housing units. | | |
| Policy 3-3-2: Increase the supply of land for housing by incorporating existing County islands located within Turlock city limits, zone them in accordance with the General Plan, and provide necessary infrastructure and services. | | | | |
| 3-3-2a | Program: 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. | The Stanislaus Urban County continues to use NSP Program Income to remove blighted properties via the Abandoned and Dangerous Building Program (ADB). The ADB is responsible for investigating requests from the public and public agencies regarding structures that pose a threat to the health and safety of unincorporated Stanislaus County communities. The ADB was integrated into the NSP program to effectively address issues of blight resulting from abandoned and dangerous buildings declared a nuisance in NSP target areas. | N/A | Continue program; amend as needed to reflect current status<br><br>The 2015 Stanislaus Urban County/City of Turlock Regional Analysis of Impediments to Fair Housing Choice recommended a Disadvantaged Unincorporated Communities assessment that would examine possible gaps in public infrastructure and services, especially for the needs of persons with disabilities, seniors and low-income residents. If significant gaps are found, it was recommended that the County and City explore methods to address the gaps and incorporate public improvements and |

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|---|---|---|---|---|
| | | | | services into local infrastructure and service plans. |
| Policy 3-3-3: Preserve and protect existing residentially zoned sites needed to accommodate residential development consistent with the City of Turlock Regional Housing Needs Assessment (RHNA). | | | | |
| 3-3-3a | Program: 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, specifically: LDR = 3-7 du/acre; MDR = 7-15 du/acre; and HDR = 15-30 du/acre. Residential development below the stipulated densities is strictly prohibited. | The minimum development density standards have been maintained. | N/A | Continue program. |
| 3-3-3b | Program: Consider a change to the General Plan and Zoning Ordinance that would increase density ranges for residential zoning districts consistent with the San Joaquin Valley Blueprint housing density goal. | The City increased allowable densities for higher density housing during the comprehensive General Plan Update. | N/A | Delete program; residential density ranges were addressed/increased through GP update process |
| 3-3-3c | Program: 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. | The City continues to maintain a record of all rezones. Turlock has not allowed the down-zoning of property without documentation that the loss of dwelling units can be made up for elsewhere in the City. | N/A | Continue program. |

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|---|---|---|---|---|
| Policy 3-3-4: Ensure the future availability of land and minimize the cost of land acquisition and development through land banking. | | | | |
| 3-3-4a | Program: Take advantage of reduced prices of land during the economic downturn and acquire land at the edge of current city limits (in accordance with the policies in the Land Use element of the updated General Plan) and/or vacant or underutilized sites within city limits or County islands. Prepare development plans and obtain entitlements for development and annexation with the intention of developing the land with affordable housing when further funding becomes available. Advertise the land's availability for development to nonprofits as part of the RFP process (see Program 2-2-1B). Establish mechanisms to transfer the land from the City to affordable housing developers, at a below-market price that reflects the number and income level of affordable units. | Land banking is not possible with current funding sources. | | Remove this program, as this is no longer feasible since the dissolution of RDA. |
| Policy 3-3-5: Ensure that new residential development is adequately provided with necessary public infrastructure. | | | | |
| 3-3-5a | Program: 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 | The City of Turlock sought financial assistance for the Soderquist property. | N/A | Continue program. |

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|---|---|---|---|---|
| | residential growth. | | | |
| Policy 3-3-6: Assist in the identification of appropriate sites for farmworker housing. | | | | |
| 3-3-6a | Program: Work 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 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. | The City of Turlock no longer qualifies for USDA funding as population is larger than 50,000. | | Revise program to focus on farmworker housing on adjacent county properties, in collaboration with Stanislaus County. |
| **GOAL 4: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS** | | | | |
| **Objective 4-1: Preserve existing neighborhoods.** | | | | |
| Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities. | | | | |
| 4-1-1a | Program: Continue to implement General Plan policies and Zoning Ordinance regulations to promote compatible land uses in existing residential neighborhoods. | The City of Turlock continues to implement General Plan policies and Zoning Ordinance regulations. | N/A | Continue program. |
| Policy 4-1-2: Protect existing neighborhoods from blight associated with foreclosed properties. | | | | |
| 4-1-2a | Use the $1.5 million in federal NSP funding that Turlock has received to | 22 ~~Eight~~ homes were acquired and | ~~1 extremely low income unit,~~ | No NSP funding has been received since |

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|---|---|---|---|---|
| | acquire, rehabilitate, rent or sell, approximately five to six foreclosed properties for affordable housing. HUD requires that at least 25 percent of the funding be used to purchase and redevelop these properties so that they may then be rented or sold to households whose incomes are 50 percent of AMI or below; the remainder of the funding may be used for households of any income level below 120 percent of AMI.<br><br>Consider working through a master contractor to rehabilitate the homes, which would simplify the process, achieve economies of scale, and enable the funding to cover more properties. | rehabilitated. | ~~2 very-low income units,~~<br>~~5 low-income units~~10 homes benefitted households in the extremely low-, very low-, and low-income categories. | 2013, and future funding is not anticipated.<br><br>Remove program. |
| Policy 4-1-3: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. | | | | |
| 4-1-3a | Program: Maintain code enforcement staffing and augment as needed and as funding permits. | The City lost RDA funding for graffiti abatement.<br><br>There were no increases in staff during the previous planning period. | N/A | Continue program (as funding allows). |
| Policy 4-1-4: Comprehensively reinvest in the City's identified low-income census tracts by offering multiple programs in specific areas, recognizing that the aggregate results of multiple programs will be greater than a piecemeal, individual effort. Reinvestment should include targeting housing programs as well as physical improvements such as landscaping and cleanups. | | | | |
| 4-1-4a | Program: Identify neighborhoods in most need of reinvestment funding | Generally, the City has targeted outreach to the West Turlock area. | N/A | Continue to identify target areas to receive |

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|---|---|---|---|---|
| | using Census data at the tract level, incidences of foreclosures, field surveys, and discussions with nonprofit service providers. 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 nonprofits active in the target neighborhoods to distribute information to residents about available City programs and funding. | The grant requires the City to work within CDBG eligible census tracts.<br><br>When the new Public Safety Facility was completed, improvements were made to residential areas on the surrounding streets.<br><br>A new water feature was installed in Columbia Park. The City conducted outreach to the park's surrounding neighbors, offering $7500 grants for rehab or improvements.<br><br>Street improvements were made to N. Soderquist Road between W. Main Street and High Street.<br><br>The City is partnering with the County to improve the Montana West area. Efforts will focus on infrastructure improvements with the ultimate goal of annexation.<br><br>The City has received a $~~400~~453,000 grant from HCD to create a new 5 acre park in Montana West. | | grants for the preservation of existing housing stock. The City may need to reconsider how the program is implemented in the future, specifically with regards to engaging the community and informing them about available funding. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| **Objective 4-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Turlock.** | | | | |
| Policy 4-2-1: Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. | | | | |
| 4-2-1a | Program: Continue to make available and aggressively market CDBG single family housing rehabilitation funds. Rehabilitate 10 homes per year during the five-year lifespan of the Housing Element. Work is to be identified by the amount of equity available in the property. | CDBG funds were used to offer $7500 forgivable rehabilitation grants. | 1 household received a $7500 rehabilitation grant. | Continue program, but alter outreach approach to encourage more households to make use of the program.<br><br>Increase the grant amount to $15,000.<br><br>Consider creating a new program that targets seniors who have taken out reverse mortgages and have no longer have disposable income to spend on life safety home repairs. |
| Policy 4-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans. | | | | |
| 4-2-2a | Program: Continue to make available and aggressively market rehabilitation program to investment and multi-family owners. Rehabilitate one multi-family or investment project per year during the five-year life span of the Housing Element. Reduce the interest rate to | Units rehabbed over the previous planning period include:<br>• Four-plex on Alpha Road rehabbed in partnership with STANCO<br>• Four-plex on Lambert Way<br>• Duplex by Columbia Park | 11 low and moderate income units | Revise program to encourage more use. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| | make it an attractive program. | • Second dwelling unit<br><br>The City has received a lot of interest about this program, but little follow through due to the income restriction. | | |
| **Objective 4-3: Preserve at-risk housing.** | | | | |
| Policy 4-3-1: Closely monitor the status of assisted properties at risk of converting to market-rate. | | | | |
| 4-3-1a | Program: Use the Housing Element update cycle and annual progress reports to monitor the status of assisted affordable rental units. | The Cherry Tree Village Apartment complex is in default on its property taxes. Due to the uncertainty of the property's future, the affordable units within the complex are at risk of loss or conversion. | Cherry Tree Village Apartment Complex has104 affordable units that are at risk:<br>• 82 VL<br>• 22 L~~24 1-bedroom units~~<br>• ~~24 2-bedroom units~~<br>• ~~43 3-bedroom units~~<br>• ~~13 4-bedroom units~~ | Continue program. |
| Policy 4-3-2: Preserve the existing assisted affordable rental stock in the City of Turlock. | | | | |
| 4-3-2a | Program: 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, no assisted developments' affordability covenants are expected to expire during the planning period; the soonest | The City continues to work to prevent the conversion of assisted affordable rental housing to market rate. Currently, the City is seeking to find a solution for the Cherry Tree Village complex (see above). | N/A | Update the program to address current conditions. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| | any covenants are expected to expire is in 2019.<br>The City's procedure for preventing conversion includes:<br>• Contacting assisted project managers annually;<br>• Responding to notices to pre-pay;<br>• Providing assistance as appropriate; and<br>• Conducting tenant education and required notifications (at one year prior and six months prior to the conversion date) | | | |
| **GOAL 5: PROVIDE HOUSING FREE FROM DISCRIMINATION** | | | | |
| **Objective 5-1: Eliminate Housing Discrimination** | | | | |
| Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws. | | | | |
| 5-1-1a | Program: Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law. Recipients of housing assistance funds are provided with materials to help with the understanding of and compliance with fair housing laws. | In 2015, Stanislaus Urban County and the City of Turlock completed their first regional Analysis of Impediments to Fair Housing Choice, or "AI" in concert with the regional 2015-2020 Consolidated Plan. The AI includes an analysis of local factors that may impact fair housing choice, the identification of specific impediments to fair housing choice, and a plan to address those impediments. | N/A | Continue program. |
| 5-1-1b | Program: Continue participation in | Continued working with non-profits | N/A | Continue program. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| | 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. | for the furthering of fair housing. | | |
| 5-1-1c | Program: 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. | Project Sentinel periodically provides workshops through their offices and in partnership with City events. Seminars for different property management companies have also been conducted. | N/A | Continue program. |
| **Objective 5-2: Reduce the incidence of displacement.** Policy 5-2-1: In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation. | | | | |
| 5-2-1a | Program: 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 | The City is permanently relocating all four families who were living in the four-plex on Lambert Way in order to renovate the property. | N/A | Revise program to acknowledge that the amount awarded for relocation is based on HUD's requirements due to the Uniform Relocation Act. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| | up to $1,000 as a grant; funding beyond $1,000 is disbursed as a low-interest loan. | | | |
| **GOAL 6: ENCOURAGE AND ENHANCE COORDINATION** | | | | |
| **Objective 6-1: Maximize coordination and cooperation among housing developers, housing providers and program managers.** | | | | |
| Policy 6-1-1: Continue to support the Housing Authority of the County of Stanislaus to provide housing assistance to extremely low, very low, low and moderate-income households. | | | | |
| 6-1-1a | Program: Maintain membership 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. | As the lead agency in the Continuum of Care, the Housing Authority (HACS) continues to administer housing vouchers. | N/A | Continue program, but revise language to remove the term "membership." |
| Policy 6-1-2: Continue to support non-profit cooperation in the development of affordable housing. | | | | |
| 6-1-2a | Program: 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 | The City of Turlock continues to work with a number of Community Housing Development Organizations (CHDO). New HOME requirements necessitate that CHDOs be recertified for every project. This has widened opportunities for additional non-profits to be established as CHDOs. | N/A | Continue program. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| | are also made aware of available funding. | | | |
| **Objective 6-2: Provide housing assistance information to low-wage employees.** | | | | |
| Policy 6-2-1: Cooperate with employers to identify and implement housing assistance programs. | | | | |
| 6-2-1a | Program: 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. | Flyers have been sent out with City utility mailers, and the City is considering doing another mailing soon.<br><br>Information booths have been held during community fairs and events throughout Stanislaus County.<br><br>Some emails and information have been sent to major local employers. | N/A | Continue program. |
| 6-2-1b | Program: Coordinate with employers to provide job training programs, enabling residents to get and/or keep jobs, and thus keep their homes. | The City has collaborated with the Stanislaus Business Alliance and local employers to host hiring events. | N/A | As funding sources become available, the City will take advantage of the Homeless Prevention and Rapid Re-Housing Program's job training component.<br><br>Revise program language to include hiring events. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| **GOAL 7: REDUCE RESIDENTIAL ENERGY CONSUMPTION** | | | | |
| **Objective 7-1: Increase awareness of energy conservation opportunities.** | | | | |
| Policy 7-1-1: Encourage energy conservation activities in all residential neighborhoods. | | | | |
| 7-1-1a | Program: 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. | Municipal Services has a new online webpage that deals with solar and energy conservation programs. The website and all handouts are available in English and Spanish. | N/A | Continue program. |
| Policy 7-1-2: Promote and support State and TID energy conservation and energy generation programs for housing construction and rehabilitation. | | | | |
| 7-1-2a | Program: Inform residents doing home remodels of TID programs for installation of solar panels. Discuss the opportunities when residents apply for a permit. | TID has a contract with the Central Valley Opportunity Center (CVOC) to provide energy conservation grants to low income families.<br><br>Additionally, City-funded rehabilitation projects require ENERGY STAR appliances and encourage residents to obtain rebates. | N/A | Revise program to include a wider range of energy efficient projects. |
| 7-1-2b | Program: Include a discussion of available TID and PG&E programs in predevelopment meetings. | For certain projects, such as Avena Bella, TID has been invited to meet with the developers. Avena Bella is considered a green building with LEED Platinum certification. | N/A | Continue program. |
| 7-1-2c | Program: Require new housing construction projects to comply with forthcoming General Plan policies related to the State's greenhouse gas emissions reduction targets, set forth in AB 32. | The City continues to require new housing construction projects to comply with General Plan policies and AB 32 requirements. | N/A | Revise program to acknowledge completion of the General Plan Update. |

**Table 2.2-1 City Progress Report: Evaluating Accomplishments Since 2007 (Based on 2007-2014 Turlock Housing Element)**

| *No.* | *Policies and Programs (abbreviated)* | *What has the City accomplished?* | *Units produced by Income Category, if known, 2007-2014 (EL=Extremely Low, VL=Very Low, L=Low, M=Moderate, AM=Above Moderate)* | *Comments and Recommendations for Program's Continuation* |
|---|---|---|---|---|
| **Objective 7-2: Reduce energy consumption in City-funded and –supported residential projects.** Policy 7-2-1: Encourage energy conservation activities in all residential neighborhoods. | | | | |
| 7-2-1a | Program: 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. | For City-funded rehabilitation projects, ENERGY STAR rated appliances are required.<br><br>The City assists residents in obtaining rebates. | N/A | Continue program, and possibly combine with program 7-1-2a. |
| 7-2-1b | Program: Require Energy Star electrical appliances when replacing appliances in City-funded Home Rehabilitation projects. | For City-funded rehabilitation projects, ENERGY STAR rated appliances are required. | N/A | Combine program with 7-1-2a or 7-2-1a. |
| 7-2-1c | Program: Require that projects receiving assistance from the Redevelopment Agency, including but not limited to infrastructure projects and affordable housing, include energy efficiency measures beyond the minimum standards of Title 24. | Projects that received RDA assistance included energy efficiency measures beyond the minimum standards of Title 24. | N/A | Revise or remove program to reflect the dissolution of RDA. |

### ~~ADDITIONAL PROGRAMS~~

~~The City also established two more housing programs during the 2003-2008 planning period, in addition to the original programs enumerated in the table above. These programs responded to specific needs that arose during that timeframe. The first was the Mobile Home Rental Assistance program, which enables owners of mobile homes to make their increasingly expensive rental payments to mobile home park owners. The City recognizes mobile homes as an important source of affordable housing, and there are at least five mobile home parks in Turlock. Using Redevelopment Agency funds, the City assists residents with rent payments that exceed 30 percent of their income. The Mobile Home Rental Assistance program will be continued for the next planning period.~~

~~The second additional program established was the Hotel Voucher program. After ceasing to fund the homeless shelter, the City instead decided to provide vouchers to homeless individuals and families that could be used at local hotels for a maximum of three nights. Funding for the program came from the Redevelopment Agency Housing Set-Aside. However, no one took advantage of the Hotel Voucher program when it was offered, and the program is being discontinued.~~

## 2.3 Appropriateness of Goals, Objectives, and Policies

The City of Turlock has been generally effective in accomplishing the goals laid out in the ~~2003~~2007~~-2008~~-2014 Housing Element. The City successfully sought and was awarded ~~over~~ approximately $~~3~~18 million in federal and State funding for assisting low and moderate income families. Some of this funding was used to continue the City's successful First Time Homebuyers Program and the Rehabilitation Program, as well as for necessary public infrastructure improvements in designated neighborhoods. Information about these programs, the new comprehensive Community Resource Handbook, and a list of affordable housing developments are all now available on the City's website.

Numerous affordable housing developments serving diverse population groups were built and permitted during this period as well. For example, the ~~44~~80-unit ~~Crane Terrace~~first phase of the Avena Bella affordable housing project was completed, ~~and~~ servesing larger ~~seniors and persons with disabilities of any age~~extremely low-, very low-, and low-income households with two and three bedroom units. ~~Turlock also worked with CSU Stanislaus to purchase affordability covenants at a rehabilitated hotel, which was been remodeled into affordable studio apartments for students.~~ The City also permitted and/or constructed ~~76~~-30 percent of the housing units allocated to it by the RHNA, ~~although a higher percentage of Above-Moderate-Income units were built than in the other income categories~~including roughly 70 percent of its allocated low- and moderate-income units. ~~The City has also maintained "no net loss" of property for residential development through down-zoning.~~

~~A pressing problem that was not adequately addressed during the last planning period, and which will be prioritized in this planning period, is that of providing emergency shelter and housing for the homeless. Programs under Policy 1-3-2 in this Housing Element will address this issue and ensure compliance with SB 2.~~

The goals, objectives, and policies established for the ~~2003~~2007-~~2008~~-2014 Housing Element were appropriate for the City of Turlock and serve as the basis for the policies in the ~~2007~~2015-~~2014~~ 2023 Housing Element. City staff has carefully reviewed the effectiveness and appropriateness of the existing policies; successful ones are kept, and less successful and/or obsolete policies are amended or removed. In addition, new policies have been introduced that respond to community and stakeholder concerns, major identified needs and constraints, and the current economic climate. The policies in this Housing Element have also been updated to comply with recent changes in relevant legislation.

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# 3 Housing Needs Assessment

The purpose of this chapter is to summarize and analyze the existing population, employment, and housing conditions and identify specific housing needs in the City of Turlock. It consists of six major sections: population and employment trends, household trends, housing stock characteristics, special housing needs analysis, energy conservation opportunities, and projected housing needs.

## 3.1 Population and Employment Trends

It is important to analyze demographic variables, such as population, employment, and households, in order to assess the present and future housing needs of the City of Turlock. This section utilizes sources, such as the ~~1990~~-2000 and ~~2000~~-2010 U.S. Census Reports, the ~~2007~~-2013 American Community Survey, State Department of Finance (Demographic Research Unit), Bureau of Labor Statistics, and Stanislaus County Council Governments (StanCOG).

### POPULATION TRENDS

#### County Population Growth Trends

The City of Turlock is part of the Stanislaus Council of Governments (StanCOG). StanCOG is comprised of nine cities and Stanislaus County. Between 2000 and ~~2007~~2010, Stanislaus County population increased by ~~14 percent or 64,266~~67,456 persons at an average annual growth rate of 1.5 percent. However, population growth slowed in the following years due to the lingering effects of the 2008 recession. Between 2010 and 2013, the County grew by 3,868 persons at an average annual rate of 0.3 percent. In ~~2007~~2013, Stanislaus County had an estimated population of ~~511,263~~518,321. ~~Annual growth from 2000 to 2007 was 1.9 percent.~~ Five counties surround Stanislaus County: San Joaquin, Santa Clara, Merced, Tuolumne, and Calaveras. As shown in Table 3.1-1, of these counties, Stanislaus County had the third highest percentage growth ~~since 2000~~between 2000 and 2010 and the fourth highest between 2010 and 2013. Stanislaus County is the third most populated county in the region, behind Santa Clara and San Joaquin.

**Table 3.1-1 Population Trends - Stanislaus and Neighboring Counties, 2000, 2010 and 2013**

| | | | | Change 2000 – 2010 | | Change 2010 - 2013 | |
|---|---|---|---|---|---|---|---|
| County | 2000 Census | 2010 Census | 2013 Estimate | Number | Avg. Annual % Change | Number | Avg. Annual % Change |
| Stanislaus | 446,997 | 514,453 | 518,321 | 67,456 | 1.5% | 3,868 | 0.3% |
| San Joaquin | 563,598 | 685,306 | 693,177 | 121,708 | 2.2% | 7,871 | 0.4% |
| Santa Clara | 1,682,585 | 1,781,642 | 1,812,208 | 99,057 | 0.6% | 30,566 | 0.6% |
| Merced | 210,554 | 255,763 | 258,707 | 45,209 | 2.2% | 2,944 | 0.4% |
| Tuolumne | 54,501 | 55,365 | 54,728 | 864 | 0.2% | (637) | (0.4%) |
| Calaveras | 40,554 | 45,578 | 45,147 | 5,024 | 1.2% | (431) | (0.3%) |

*Source: 2000 ~~Census,~~and 2010 Census, 2013 American Community Survey.*

Public and private entities that project population cite a variety of factors driving the recent growth in the Central Valley in general and Stanislaus County in particular. According to the Public Policy Institute of California (PPIC), over half of the growth in the Central Valley has been due to migration. Job growth, affordable housing, and strong family relationships are the primary reasons for migrating to the Central Valley. Although most of the migration comes from coastal California where housing is less affordable, an additional component is also generated from outside the U.S. (e.g. Latin America, Asia). Additionally, the Central Valley's newest residents are more likely than those who move away from the region to be married and have children.

~~This trend is supported by analysis from the Center for the Continuing Study of the California Economy (CCSCE). According to the CCSCE, net migration (the difference between immigration into and emigration from the area) now accounts for the majority of the population growth in the San Joaquin Valley. Additionally, net migration has been the largest component of growth in the Stanislaus County since 2000.~~

According to the Stanislaus County of Governments (StanCOG), another factor driving population growth in the County is a significant growth in interregional commuters. Specifically, the County is expected to expand its role as a "bedroom community" for residents who commute to their jobs ~~to~~ in areas such as the Bay Area or Sacramento. StanCOG projects that the Stanislaus region will add 250,000 people between 2010 and 2040 at an average annual growth rate of 1.6 percent. During this period, the employment growth rate is not expected to keep pace with population, increasing at a lower annual rate of 1.2 percent. This discrepancy indicates that the County's number of interregional commuters will likely continue to increase over the next few decades. ~~Overall, StanCOG projects that about 60,000 residents will hold jobs outside of the region by 2030, compared to 14,000 in 2000.~~ However, more localized data suggest that this trend may be driven by Modesto, the County's largest city, given its closer proximity to employment centers outside the County. It appears less applicable to Turlock.

### City Population Growth Trends

Turlock, with an estimated population of ~~69,330~~69,185 in ~~2007~~2013, is the second most populated city in the region behind Modesto, with ~~198,456~~202,629 people. The City of Turlock added

~~13,520~~12,739 people from 2000 to ~~2007~~2010, at an average annual growth rate of 2.3 percent~~24 percent growth~~. By contrast, Modesto grew by less than one percent per year over the same period. However, Turlock's population growth slowed significantly between 2010 and 2013, increasing by less than a third of a percent annually during this period. ~~This~~ Nonetheless, growth in Turlock accounts for ~~21~~ 19 percent of the growth within Stanislaus County between 2000 and 2013. ~~By contrast, Modesto grew by just five percent over the same time period.~~ Table 3.1-2 compares Turlock's growth to that of its neighboring cities.

**Table 3.1-2 Population Trends - Neighboring Cities and Communities**

| City or Community | 2000 Census | 2010 Census | 2013 Estimate[1] | Change 2000-2010 Number | Change 2000-2010 Avg. Annual % Change | Change 2010-2013 Number | Change 2010-2013 Avg. Annual % Change |
|---|---|---|---|---|---|---|---|
| Turlock | 55,810 | 68,549 | 69,185 | 12,739 | 2.3% | 636 | 0.3% |
| Patterson | 11,606 | 20,413 | 20,480 | 8,807 | 7.5% | 67 | 0.1% |
| Ceres | 34,609 | 45,417 | 46,022 | 10,808 | 3.1% | 605 | 0.4% |
| Modesto | 188,856 | 201,165 | 202,629 | 12,309 | 0.7% | 1,464 | 0.2% |
| Hughson | 3,980 | 6,640 | 6,740 | 2,660 | 6.7% | 100 | 0.5% |
| Denair | 3,446 | 4,404 | 4,737 | 958 | 2.8% | 333 | 2.5% |

~~The American Community Survey only covers cities with populations of 50,000 or greater. Therefore, Turlock and Modesto are the only municipalities in the study area for which data are available.~~

*Source: ~~1990 and~~ 2000 and 2010 Census; ~~2007~~2013 American Community Survey.*

## Projected Population Growth

As demonstrated in Table 3.1-3, Turlock's annual percentage growth has dropped significantly in recent years as a result of the recent economic downturn. ~~remained relatively steady since 1990, at just over three percent growth per year. Economic & Planning Systems (EPS) developed population projections for Turlock using a combination of historical data, recent trends of city versus county growth, and various public and private county-level demographic projection data sources (projection data is not available at the city level). Given the various demographic and other external factors that could influence population growth in Turlock (such as the housing market, new jobs, etc.), this analysis relies on these countywide forecasts to provide a high and low range estimate for the City to bracket potential outcomes.~~

**Table 3.1-3 Population Trends - City of Turlock**

| Year | Population | Change | % Change | Annual % Change |
|---|---|---|---|---|
| 1980 | 26,287 | | | |
| 1990 | 42,198 | 15,911 | 60.5% | 6.1% |
| 2000 | 55,810 | 13,612 | 32.2% | 3.2% |
| 2010 | 68,549 | 12,739 | 22.8% | 2.3% |
| 2013 | 69,185 | 636 | 0.9% | 0.3% |

*Source: 1990, ~~and~~ 2000 and 2010 Census; ~~2007~~ 2013 American Community Survey*

~~The low and high end population projection for Turlock developed as part of this analysis is summarized in Table 3.I-4. As shown, the City is estimated to gain between 36,000 to 53,700 new residents by 2030.~~

**~~Table 3.I-4 Summary of Historical and Projected Population (2000-)~~**

| | Historical | | | Projected | | |
|---|---|---|---|---|---|---|
| City/County | 1990 | 2000 | 2008 | 2010 | 2020 | 2030 |
| Stanislaus County | | | | | | |
| Caltrans | - | 451,025 | 544,327 | 568,439 | 682,708 | - |
| Claritas | 370,522 | 446,997 | 528,525 | 550,755 | - | - |
| Census | 370,522 | 446,997 | - | - | - | - |
| DOF | 370,522 | 446,997 | 525,903 | 559,708 | 699,144 | 857,893 |
| StanCOG | - | 446,997 | | 567,645 | 693,600 | 821,963 |
| Woods & Poole | 375,312 | 449,933 | 531,172 | 533,800 | 610,469 | 734,192 |
| County Average | 371,720 | 448,158 | 532,482 | 556,069 | 671,480 | 804,683 |
| City of Turlock | | | | | | |
| Census | 42,198 | 55,810 | - | - | - | - |
| Claritas | 43,565 | 55,810 | 70,837 | 74,639 | - | - |
| DOF | 42,224 | 55,811 | 70,158 | - | - | - |
| City Average | 42,662 | 55,810 | 70,498 | 74,639 | - | - |
| Turlock Population Projections[1] | | | | | | |
| Lower Range: Uniform County Growth | | | | 74,015 | 89,842 | 106,535 |
| Higher Range: Turlock Centered Growth | | | | 74,639 | 96,278 | 124,191 |
| City Average | | | | 74,237 | 93,060 | 115,363 |

~~1. Projected by EPS.~~

~~Sources: Caltrans, Claritas, U.S. Census Bureau, Department of Finance, StanCOG, Woods & Poole Economics, Inc., and EPS.~~

~~EPS considered multiple sources of forecast data at the County level in determining a range of potential population growth outcomes for the City of Turlock. The low end forecast projects 106,500 people by 2030, or a 51 percent increase over current levels; this forecast assumes the City's percentage share of County population of 13.2 percent remains constant.~~

~~In contrast, the high end forecast projects 124,000 people by 2030, or a 76 percent increase over current levels; this forecast assumes that the change in the City's population growth rate relative to historic trends will mirror the projected change in the County's population growth rate. In both cases, County population growth is based on the average projection figures derived from StanCOG, California Department of Transportation (Caltrans), California Department of Finance, Claritas, and Woods & Poole Economics, Inc.~~

It is important to note that ~~current~~ recent economic conditions ~~have~~ placed a strain on the Central Valley that may require a longer recovery period than other areas of the State. The Central Valley's relatively high growth rates over the last twenty-five years is largely attributable to its role in providing low-cost housing and employment opportunities that are particularly attractive to immigrant populations, primarily related to agriculture and food processing. ~~At this time~~Following the economic downturn, many Central Valley towns ~~are experiencing~~ experienced unemployment rates three to four times the national average~~; these rates are reflective of overall~~

~~national conditions as well as more severe local conditions, including numerous cities~~ with some of the highest foreclosure rates in the Country.

These conditions are exacerbated by drought issues. As California's drought enters its fourth year in 2015,— an ongoing lack of water continues to prevent farmers from planting crops and has created even more job losses.[1] Until these conditions stabilize, growth will likely continue to occur at a substantially slower rate in the short-term. Assuming that water issues can be overcome—which is a large assumption—growth rates will probably increase in the medium and long term. The Turlock General Plan projects a population of 104,500 in 2030.

~~Nevertheless, current economic conditions suggest the possibility of relatively slow growth over the next three to five years, reducing the total growth that occurs by 2030. Thus, a relatively conservative "slow growth" scenario would result in between 98,000 and 112,000 in total population by 2030, which represents about 8,000-12,000 fewer new residents than the baseline projections, or a 25 percent reduction.~~

## Age

The age groups showing the most growth from 2000 to ~~2007~~2013 ~~were~~ was ages ~~15~~45 to ~~24~~64, ~~followed by 45 to 64,~~ representing ~~children of and~~ members of the baby boom generation~~, respectively~~. The 15 to 24 age group and ~~The~~ the senior population, age 65 and over, ~~which represented approximately nine percent of the population, showed a slight decrease from 2000~~grew steadily over this time period, while the 0 to 14 and 25 to 44 age groups dropped in overall percentage. Table 3.1-~~5~~4 shows the breakdown of Turlock's population by age in ~~1990,~~ 2000, 2010 and ~~2007~~2013~~, with the age cohorts showing the greatest growth from 2000 to 2007 highlighted~~.

**Table 3.1-~~4~~5 Population by Age Trends - City of Turlock**

| | *2000 Census* | | *2010 Census* | | *2013 Estimate* | |
|---|---|---|---|---|---|---|
| *Age Cohorts* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| 0-4 years | 4,505 | 8.1% | 5,167 | 7.5% | 5,023 | 7.3% |
| 5-9 years | 4,816 | 8.6% | 5,069 | 7.4% | 5,037 | 7.3% |
| 10-14 years | 4,677 | 8.4% | 5,344 | 7.8% | 4,832 | 7.0% |
| 15-19 years | 4,448 | 8.0% | 5,630 | 8.2% | 5,711 | 8.3% |
| 20-24 years | 4,545 | 8.1% | 5,697 | 8.3% | 5,527 | 8.0% |
| 25-34 years | 8,063 | 14.4% | 9,646 | 14.1% | 10,054 | 14.5% |
| 35-44 years | 8,040 | 14.4% | 8,667 | 12.6% | 9,223 | 13.3% |
| 45-54 years | 6,352 | 11.4% | 8,769 | 12.8% | 8,196 | 11.8% |
| 55-59 years | 2,095 | 3.8% | 3,627 | 5.3% | 3,661 | 5.3% |

[1] The New York Times, ~~February 22, 2009~~March 17, 2015. "~~Drought Adds to Hardships in California~~As California Drought Enters 4th Year, Conservation Efforts and Worries Increase" by ~~Jesse McKinley~~Adam Nagourney. www.nytimes.com

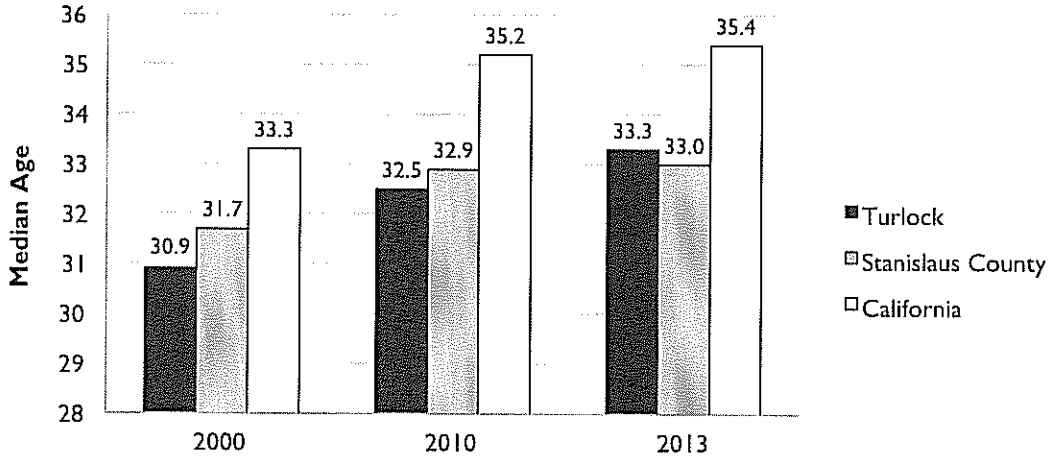
**Table 3.1-~~4~~5 Population by Age Trends - City of Turlock**

| | *2000 Census* | | *2010 Census* | | *2013 Estimate* | |
|---|---|---|---|---|---|---|
| *Age Cohorts* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| 60-64 years | 1,664 | 3.0% | 2,921 | 4.3% | 3,618 | 5.2% |
| 65-74 years | 3,121 | 5.6% | 4,004 | 5.8% | 4,556 | 6.6% |
| 75-84 years | 2,411 | 4.3% | 2,726 | 4.0% | 2,418 | 3.5% |
| 85+ years | 1,073 | 1.9% | 1,282 | 1.9% | 1,329 | 1.9% |
| **Total** | **42,198** | **100.0%** | **68,549** | **100.0%** | **69,185** | **100.0%** |
| *Median Age* | *30.9* | | *32.5* | | *33.3* | |

*Source: ~~1990 and~~ 2000 and 2010 Census; ~~2007~~ 2013 American Community Survey.*

Between ~~1990~~ 2000 and ~~2000~~2010, the median age in Turlock increased from ~~29.3~~30.9 to ~~30.9~~32.5 years of age, which implies a slowly aging population. The median age in ~~2007~~ 2013 is estimated at ~~30.3~~33.3. The City and County median age has been consistently slightly lower than that of the State. In ~~2000~~2010, when the State median age was ~~33.3~~35.2 years, while the City and County median ages were ~~30.9~~32.5 years and ~~31.7~~32.9 years, respectively. Over the ~~past~~ next ~~seven~~ three years, the median age in the County and the ~~City~~ State ~~has~~ stayed nearly constant, while the ~~State~~ City median age increased by ~~over~~ nearly one year to ~~34.7~~33.3, as shown below in Chart 3.1-1.

**Chart 3.1-1 Median Age Trends**




*Source: ~~1990 and~~ 2000 and 2010 Census; ~~2007~~ 2013 American Community Survey.*

## Race

According to the ~~2007~~ 2013 American Community Survey, persons who categorized themselves as white represented ~~62~~ 80 percent of the Turlock population and ~~50~~ 77 percent of the Stanislaus County population. In the City, ~~28~~ 35 percent are of Hispanic origin (of any race), versus ~~39~~ 43 percent in the County. Table 3.1-~~6~~5 shows race and ethnicity of Turlock and Stanislaus County in ~~2007~~2013.

**Table 3.1-65. Population by Race and Ethnicity – City of Turlock and Stanislaus County, 2013**

| | *Stanislaus County* | | *City of Turlock* | |
|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* |
| *Race* | | | | |
| White alone | 396,550 | 76.5% | 55,371 | 80.0% |
| Black or African American alone | 14,635 | 2.8% | 1,318 | 1.9% |
| American Indian and Alaska Native alone | 4,243 | 0.8% | 473 | 0.7% |
| Asian alone | 27,351 | 5.3% | 4,803 | 6.9% |
| Native Hawaiian and Other Pacific Islander alone | 3,810 | 0.7% | 531 | 0.8% |
| Some other race alone | 49,164 | 9.5% | 3,896 | 5.6% |
| Two or more races: | 22,568 | 4.4% | 2,793 | 4.0% |
| ~~Two races including some other race~~ | | | | |
| ~~Two races excluding some other race, and three or more races~~ | | | | |
| **Total** | **518,321** | **100.0%** | **69,185** | **100.0%** |
| *Ethnicity* | | | | |
| Hispanic or Latino | 220,267 | 42.5% | 24,304 | 35.1% |
| Not Hispanic or Latino: | 298,054 | 57.5% | 44,881 | 64.9% |
| **Total** | **518,321** | **100.0%** | **69,185** | **100.0%** |

*Source: 2013 American Community Survey*

## EMPLOYMENT TRENDS

### Employment by Industry

Turlock's employment composition is reflective of the County as a whole (Table 3.1-~~76~~). Turlock's major sectors are ~~State and Local Government~~Health Care and Social Assistance (15 percent), ~~Retail Trade~~Manufacturing (~~14~~ 13 percent), ~~Manufacturing~~ Educational Services (~~14~~ 12 percent), ~~Health Care and Social Assistance~~and Retail Trade (~~12~~ 12 percent). ~~and Hotel and Food Services (10 percent).~~ For the County, ~~Manufacturing~~Health Care and Social Assistance, Retail Trade, and ~~Health Care and Social Assistance~~Manufacturing represent the largest employment sectors. These three sectors account for about 40 percent of total jobs in Turlock and ~~45~~ 39 percent Countywide.

**Table 3.1-~~7~~6. Employment Industries – Stanislaus County and Turlock, 2013**

| Industry | Stanislaus County | | City of Turlock | |
|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* |
| Agriculture, forestry, fishing and hunting | 11,612 | 5.6% | 1,584 | 5.5% |
| Mining, quarrying, and oil and gas extraction | 195 | 0.1% | 0 | 0.0% |
| Construction | 14,113 | 6.9% | 1,749 | 6.1% |
| Manufacturing | 25,603 | 12.6% | 3,845 | 13.4% |
| Wholesale trade | 8,789 | 4.3% | 1,107 | 3.9% |
| Retail trade | 26,369 | 13.0% | 3,285 | 11.5% |
| Transportation and warehousing | 8,977 | 4.4% | 1,169 | 4.1% |
| Utilities | 1,629 | 0.8% | 375 | 1.3% |
| Information | 2,633 | 1.3% | 264 | 0.9% |
| Finance and insurance | 4,471 | 2.2% | 592 | 2.1% |
| Real estate and rental and leasing | 3,165 | 1.6% | 334 | 1.2% |
| Professional, scientific, and technical services | 7,584 | 3.7% | 995 | 3.5% |
| Management of companies and enterprises | 161 | 0.1% | 19 | 0.1% |
| Administrative and support and waste management services | 8,632 | 4.2% | 1,132 | 4.0% |
| Educational services | 18,082 | 8.9% | 3,437 | 12.0% |
| Health care and social assistance | 26,711 | 13.1% | 4,396 | 15.4% |
| Arts, entertainment, and recreation | 2,695 | 1.3% | 477 | 1.7% |
| Accommodation and food services | 13,783 | 6.8% | 1,691 | 5.9% |
| Other services, except public administration | 10,077 | 5.0% | 1,348 | 4.7% |
| Public administration | 7,951 | 3.9% | 836 | 2.9% |
| **Total Employment (All Industries)** | **203,232** | **100%** | **28,635** | **100%** |
| *Total Employment as a % of County* | *100.0%* | | *14.1%* | |

*Source: 2013 American Community Survey*

The leading employers in Turlock and the County reflect the trends described above. As shown in Table 3.1-~~8~~7, the Turlock Unified School District (TUSD) employs the highest number of employees in the City with 2,200 employees. Emanuel Medical Center and Foster Farms ~~is~~ are second and third, with over 1,500 employees each. ~~The City's two poultry processing plants, Foster Farms and Valley Fresh Foods, are among the top employers with the City with a total of 1,760 employees.~~ Overall, the top ten employers employ a total of ~~8,330~~8,270 employees in the City or close to 30 percent of the total number of employees in the City. Additionally, four of the top County employers, California State University (CSU) Stanislaus, Emanuel Medical Center, Foster Farms, and Stanislaus County Community Services, are located in Turlock.

**Table 3.1-~~8~~7 Major Employers in Turlock**

| *Employer* | *Industry* | *Number of Employees* |
|---|---|---|
| Turlock Unified School District | School District | 2,200 |
| Emanuel Medical Center | Healthcare Facility | 1,549 |
| Foster Farms | Poultry Processor | 1,512 |
| CSU, Stanislaus | Public University | 1,100 |
| Turlock Irrigation District | Water and Electric Utility | 495 |
| Wal-Mart | Retailer | 415 |
| City of Turlock | City Government | 373 |
| Varco Pruden | Metal and Steel Construction | 245 |
| Mid-Valley Dairy (Sunny Side Farms) | Dairy Products | 205 |
| Sensient Dehydrated Flavors | Food Manufacturer | 180 |

*Source: City of Turlock*

~~For the most part historical employment growth has reinforced the economic patterns described above and substantiates the declining importance of agriculture both regionally and locally. Specifically, population-driven sectors such as State and Local Government, Health Care & Social Assistance, and Accommodations & Food Services have provided the largest contributions to employment growth in Turlock and the County as a whole since 2000. Meanwhile, agriculture was the only sector to experience declining employment across all jurisdictions during this period. Turlock also experienced a significant decrease in Manufacturing (with 1,105 jobs) and Construction (with 300 jobs).~~ Historical employment growth reflects the lingering effects of the recent economic downturn. Overall, Stanislaus County saw a loss of 4,192 jobs between 2010 and 2013, 1,369 of which were in Turlock. As a result of the foreclosure crisis, the Real Estate and Rental and Leasing industry and Construction industry showed significant decreases both regionally and locally. However, some industries showed growth during this period, including Agriculture, Forestry, Fishing and Hunting, which grew by 9.7 percent in the County and 18.9 percent in Turlock. This is particularly notable given the financial hardship experienced by the farming community as a result of the ongoing California drought discussed earlier. Unless water conditions stabilize in the Central Valley, this industry will likely experience decline in the coming years. Table 3.1-~~9~~8 shows change in share of employment by industry sector in Stanislaus County and Turlock from ~~2000~~ 2010 to ~~2007~~2013.

**Table 3.1-~~9~~ 8 Employment Growth by Industry Sector– Stanislaus County and Turlock, 2010-2013**

| *Industry* | *Stanislaus County* | | *City of Turlock* | |
|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* |
| Agriculture, forestry, fishing and hunting | 1,030 | 9.7% | 252 | 18.9% |
| Mining, quarrying, and oil and gas extraction | (45) | (18.8%) | 0 | 0% |
| Construction | (3,560) | (20.1%) | (423) | (19.5%) |
| Manufacturing | (1,611) | (5.9%) | 106 | 2.8% |
| Wholesale trade | 561 | 6.8% | 71 | 6.9% |
| Retail trade | 162 | 0.6% | (562) | (14.6%) |
| Transportation and warehousing | 59 | 0.7% | 46 | 4.1% |
| Utilities | (219) | (11.9%) | 32 | 9.3% |
| Information | (573) | (17.9%) | (168) | (38.9%) |
| Finance and insurance | (797) | (15.1%) | (219) | (27.0%) |
| Real estate and rental and leasing | (1,012) | (24.2%) | (192) | (36.5%) |
| Professional, scientific, and technical services | (238) | (3.0%) | (143) | (12.6%) |
| Management of companies and enterprises | (1) | (0.6%) | (24) | (55.8%) |
| Administrative and support and waste management services | 750 | 9.5% | 180 | 18.9% |
| Educational services | (498) | (2.7%) | (372) | (9.8%) |
| Health care and social assistance | 1,540 | 6.1% | 828 | 23.2% |
| Arts, entertainment, and recreation | 178 | 7.1% | 103 | 27.5% |
| Accommodation and food services | 742 | 5.7% | (188) | (10.0%) |
| Other services, except public administration | (908) | (8.3%) | (599) | (30.8%) |
| Public administration | 248 | 3.2% | (97) | (10.4%) |
| **Total Employment (All Industries)** | (4,192) | (2.0%) | (1,369) | (4.6%) |

*Source: 2010 and 2013 American Community Survey*

## Labor Force Trends

According to the Bureau of Labor Statistics, there were approximately ~~29,400~~33,500 persons in the Turlock labor force in ~~2008~~2014. Recently, the unemployment rate is slowly~~approaching~~ beginning to fall from its ten-year high of ~~11~~ 13.3 percent in 2010 ~~(which was in 1998)~~, though as Table 3.1-~~10~~ 9 demonstrates, ~~Turlock has experienced periods of much lower unemployment in the intervening years~~it has been hovering around 10 percent for the past couple of years. ~~The~~ Given that the City experienced its lowest periods of unemployment, generally around six percent, in ~~2000–2001~~2005-2007, ~~and more recently in 2005–2006~~Turlock has yet to return to pre-recession levels of employment. ~~The latter period likely represents the recent growth period in the residential real estate industry. As the nation's economy began to decline in 2008, Turlock's unemployment rate increased to 10.3 percent by December 2008.~~

**Table 3.1-~~10~~9 Labor Force Trends – Turlock, 2005-2014[1]**

| Year | Labor Force | Employed | Unemployed | Unemployment Rate[2] |
|---|---|---|---|---|
| 2005 | 28,100 | 26,300 | 1,800 | 6.5% |
| 2006 | 27,900 | 26,200 | 1,700 | 5.9% |
| 2007 | 28,100 | 26,300 | 1,800 | 6.5% |
| 2008 | 28,500 | 26,200 | 2,400 | 8.3% |
| 2009 | 28,500 | 25,100 | 3,400 | 12.1% |
| 2010 | 29,000 | 25,100 | 3,800 | 13.3% |
| 2011 | 28,900 | 25,200 | 3,700 | 12.8% |
| 2012 | 29,100 | 25,700 | 3,400 | 11.5% |
| 2013 | 29,100 | 26,300 | 2,900 | 9.8% |
| 2014 | 33,500 | 30,200 | 3,400 | 10.1% |

Note:

1. Data may not add due to rounding. These data are not seasonally adjusted.
~~1.~~2. All unemployment rates shown are calculated on unrounded data.

*Source: U.S. Bureau of Labor Statistics, California Employment Development Department*

According to the ~~2007~~ 2013 American Community Survey, ~~just over~~almost half (~~51~~ 44 percent) of the labor force that lived within the City worked there as well. Approximately ~~84~~ 78 percent of all employed persons worked in the County. As shown in Table 3.1-10~~1~~, approximately ~~75~~ 74 percent of these workers commute less than 30 minutes, and ~~44~~ 40 percent commute less than 15 minutes.

**Table 3.1-10~~1~~ Employment by Commuting Patterns – Turlock, 2000-2013**

| | 2000 | | 2010 | | 2013 | |
|---|---|---|---|---|---|---|
| Commuting Pattern* | Number | Percent | Number | Percent | Number | Percent |
| Worked in Turlock | 10,018 | 46.0% | 13,087 | 45.3% | 12,122 | 44.0% |
| Worked outside Turlock | 11,746 | 54.0% | 15,803 | 54.7% | 15,427 | 56.0% |
| Worked in the County | 17,834 | 81.9% | 23,574 | 81.6% | 21,543 | 78.2% |
| Commute Time to Work | | | | | | |
| 0-14 Minutes | 9,216 | 43.5% | 11,243 | 40.6% | 10,673 | 40.4% |
| 15-29 Minutes | 6,990 | 33.0% | 8,920 | 32.2% | 8,789 | 33.3% |
| 30-44 Minutes | 2,711 | 12.9% | 4,368 | 15.8% | 3,822 | 14.5% |
| 45 Minutes or more | 2,249 | 10.6% | 3,155 | 11.4% | 3,131 | 11.9% |

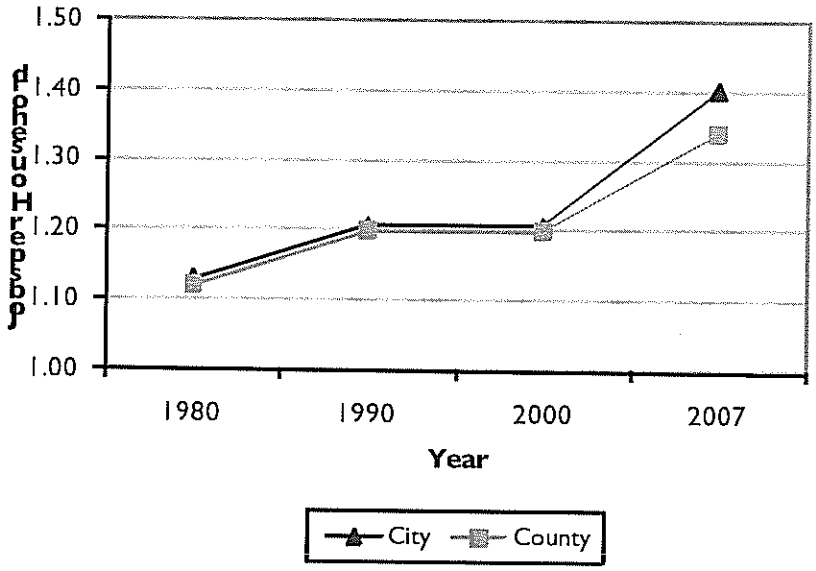
*Source: 2000 Census and 2010 and 2013 American Community Survey. *Numbers are not mutually exclusive.*

### ~~Jobs to Housing Balance~~

~~Between 1980 and 2000, the City and County's jobs per household ratio remained fairly similar. In general, the City has a slightly higher jobs per household ratio compared to the County.~~

~~Between 1980 and 1990, the ratio rose approximately seven percent, then remained stable from 1990 to 2000. Chart 3.1-2 shows that both the City and the County experienced a net increase in jobs between 2000 and 2007, raising the ratios to 1.40 and 1.34, respectively.~~

~~**Chart 3.1-2 Jobs per Household Trends – Turlock and Stanislaus County**~~




~~*Source: 2000 Census; 2007 American Community Survey.*~~

## 3.2 Household Trends

The change in the number and types of households in a city is one of the prime determinants of the demand for housing. Households can form and change even in periods of static population growth through adult children leaving home, divorce, and with the aging of the population.

### HOUSEHOLD SIZE AND FORMATION

#### Total Households

Annual household growth in Turlock ~~has been~~was fairly stronger ~~over the last seven years than in the 1990s, but not as high as the historical rate of five percent per year~~ between ~~1980~~ 1990 and ~~1990~~2010, showing an average annual growth rate of approximately 2.5 percent over that period. This was roughly one percent higher than the average annual household growth –Stanislaus County ~~also~~ experienced ~~its highest (in the examined time period) annual household growth between 1980 and 1990, at three percent per year~~during the same time.

Between ~~2000~~ 2010 and ~~2007~~2013, growth slowed significantly in both the City and the County, as it did in the entire region following the economic downturn. During this time frame, the number of households in Turlock increased by ~~3.2~~0.8 percent per year, approximately a half percent greater than~~the same rate as~~ population growth, which ~~has been~~was ~~3.1~~0.3 percent per year. By

contrast, annual ~~population~~ household growth in Stanislaus County was 0.3 percent per year, which mirrored population growth in these years. ~~has outpaced household growth, increasing at 1.9 percent per year versus 1.1 percent per year for households. This data corresponds with Stanislaus County experiencing an increase in persons per household over the same time period.~~ Table 3.2-1 shows household formation trends in Turlock and Stanislaus County since ~~1980~~1990.

**Table 3.2-1 Household Formation Trends – Turlock and Stanislaus County**

| *Year* | *Households* | *Change* | *% Change* | *Annual % Change* |
|---|---|---|---|---|
| *City of Turlock* | | | | |
| 1990 | 14,689 | | | |
| 2000 | 18,408 | 3,719 | 25.3% | 2.5% |
| 2010 | 22,772 | 4,364 | 23.7% | 2.4% |
| 2013 | 23,294 | 522 | 2.3% | 0.8% |
| *Stanislaus County* | | | | |
| 1990 | 125,375 | | | |
| 2000 | 145,253 | 19,878 | 15.8% | 1.6% |
| 2010 | 165,180 | 19,927 | 13.7% | 1.4% |
| 2013 | 166,883 | 1,703 | 1.0% | 0.3% |

*Source: 1990, 2000 and 2010 Census; 2013 American Community Survey.*

### Household Size

Along with the persons-per-household figures, household size helps to determine the size of housing units needed within a jurisdiction. In the City of Turlock, "large" households containing five or more persons represented ~~12~~-14 percent of all households in ~~2007~~2013, whereas ~~51~~-52 percent were "small" households with one or two persons. According to the ~~2007~~-2013 American Community Survey, the number of large households decreased between ~~2000~~-2010 and ~~2007~~2013, from ~~16~~-17 percent in ~~2000~~-2010 to ~~12~~-14 percent in ~~2007~~2013. The number of small households ~~remained relatively constant~~ increased from 49 percent to 52 percent of the total, while three- and four-person households ~~increased from 33 percent to 37 percent of the total~~remained relatively constant. The feedback from service providers at the April 23 community/stakeholders housing forum confirms that there is a greater need for smaller rental units than larger ones.

Household sizes in Stanislaus County vary only slightly from those in the City of Turlock. Roughly ~~50~~-49 percent of the households in the County were "small" in ~~2007~~2013. While "large" households made up a somewhat larger share of the total in Stanislaus County than in Turlock (~~16~~-18 percent versus ~~12~~-14 percent), this share also decreased since ~~2000~~2010. Table 3.2-2 shows household size trends in Turlock and Stanislaus County.

**Table 3.2-2 Household Size Trends – Turlock and Stanislaus County**

| | 2000 | | 2010 | | 2013 | |
|---|---|---|---|---|---|---|
| *Household Size* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| *City of Turlock* | | | | | | |
| 1 Person | 3,911 | 21.2% | 4,755 | 20.9% | 4,856 | 20.8% |
| 2 Person | 5,352 | 29.2% | 6,312 | 27.7% | 7,221 | 31.0% |
| 3-4 Person | 6,166 | 33.4% | 7,744 | 34.0% | 7,892 | 33.9% |
| 5+ Person | 2,979 | 16.2% | 3,961 | 17.4% | 3,325 | 14.3% |
| *Stanislaus County* | | | | | | |
| 1 Person | 28,211 | 19.4% | 31,923 | 19.3% | 33,950 | 20.3% |
| 2 Person | 41,630 | 28.8% | 45,464 | 27.5% | 48,530 | 29.1% |
| 3-4 Person | 48,856 | 33.6% | 55,406 | 33.5% | 55,252 | 33.1% |
| 5+ Person | 26,449 | 18.2% | 32,387 | 19.6% | 29,151 | 17.5% |

*Source: 2000 and 2010 Census; 2013 American Community Survey*

## Persons per Household

The number of persons per household ratio is an important indicator of the relationship between population growth and household formation. For example, if the number of persons per household is decreasing, then households are forming at a faster rate than population growth. Conversely, if population is growing faster than households, then the persons per household would be increasing.

As shown in Table 3.2-3, between ~~1980~~-1990 and ~~1990~~2013, the number of persons per household ~~slightly increased~~has remained relatively constant for the City of Turlock and Stanislaus County. Specifically, the City of Turlock rose from ~~2.6~~2.9 persons per household in 1990 to ~~2.9~~3.0 persons per household in 2000, before dropping back down to 2.9 persons per household in 2013. ~~The~~ This ~~increase in persons per household~~ indicates that population growth has closely mirrored household formation over this time period~~increased at a faster pace than the household formation between 1980 and 1990~~. In Stanislaus County, the number of persons per household rose slightly between 1990 and 2000, but has remained constant ever since.

~~More recently, the persons per household ratio has become more static in the City of Turlock and Stanislaus County. According to the 2000 Census, there were 3.0 persons per household in the City, which is an increase of 0.1 since 1990. The ratio increased slightly in Turlock to 3.1 in 2007. Stanislaus County, on the other hand, has maintained a greater upward trend in persons per household, with ratios of 3.1 in 2000 and 3.3 in 2007.~~

**Table 3.2-3 Persons per Household Trend – Turlock and Stanislaus County**

| *Year* | *City of Turlock* | *Stanislaus County* |
|---|---|---|
| 1990 | 2.9 | 2.9 |
| 2000 | 3.0 | 3.1 |
| 2010 | 3.0 | 3.1 |
| 2013 | 2.9 | 3.1 |

*Source: 1990, 2000 and 2010 Census; 2013 American Community Survey.*

## HOUSING TENURE

Tenure, or the number of homeowner and renter households, can be affected by many factors, including housing cost (influenced by interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, public agencies and consumer preference.

During the period ~~1980~~ 1990 to ~~1990~~2000, the proportion of renter households ~~increased~~ declined from ~~46~~ 48 percent of the households to ~~48~~ 44 percent of the City of Turlock. However, ~~since~~ between 2010 and 2013~~1990~~ the percentage of renter households ~~has been steadily declining~~increased, reaching ~~42~~ 47 percent in ~~2007~~2013. This ~~decrease~~ recent increase in renter households can be primarily attributed to the ~~City of Turlock's housing boom~~ foreclosure crisis that resulted from the 2008 recession. ~~of the late 1990s through 2007, when many single family home subdivisions were built.~~

Stanislaus County has consistently had a lower proportion of renter households than the City of Turlock. Table 3.2-4 compares household tenure of Turlock and Stanislaus County. Renter households accounted for approximately ~~38~~–39 percent of the total between ~~1980~~–1990 and ~~2000~~2010, ~~dropping~~ increasing ~~slightly~~ to ~~36~~–42 percent in ~~2007~~2013. Traditionally, college students attending California State University, Stanislaus account for Turlock's higher proportion of renter households.

**Table 3.2-4 Household Tenure - Turlock and Stanislaus County**

| | *City of Turlock* | | *Stanislaus County* | |
|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* |
| 1990 | | | | |
| Owners | 7,712 | 52.5% | 76,103 | 60.7% |
| Renters | 6,992 | 47.6% | 49,272 | 39.3% |
| 2000 | | | | |
| Owners | 10,272 | 55.8% | 89,912 | 61.9% |
| Renters | 8,136 | 44.2% | 55,341 | 38.1% |
| 2010 | | | | |
| Owners | 12,622 | 55.4% | 99,364 | 60.2% |
| Renters | 10,150 | 44.6% | 65,816 | 39.8% |
| 2013 | | | | |
| Owners | 12,430 | 53.4% | 97,004 | 58.1% |
| Renters | 10,864 | 46.6% | 69,879 | 41.9% |

*Source: 1990, 2000 and 2010 US Census; 2013 American Community Survey*

## HOUSEHOLD INCOME

### Median Household Income

The median household income in ~~the~~ Turlock is estimated at $53,270~~48,077~~ in 2013~~07~~. Table 3.2-5 compares Turlock's and Stanislaus County's median household income in real dollars from 1998~~0~~ to 2013~~07~~. The data shows that ~~between 2000 and 2007, median household income~~ in Turlock ~~increased slower than the county as a whole (3.0 versus 3.4 percent per year), while it~~ has~~d~~ outpaced County income growth in~~-~~ since 1990~~previous years~~. Although income growth has been slow in recent years (1.7 percent annual change between 2010 and 2013), median income at the County level was in decline during that same period.

**Table 3.2-5 Median Household Income Trends - Turlock and Stanislaus County**

| *Year* | *Income* | *Change* | *% Change* | *Annual % Change* |
|---|---|---|---|---|
| *City of Turlock* | | | | |
| 1990 | $27,293 | | | |
| 2000 | $39,050 | $11,757 | 43.1% | 4.3% |
| 2010 | $50,573 | $11,523 | 29.5% | 2.6% |
| 2013 | $53,270 | $2,697 | 5.3% | 1.7% |
| *Stanislaus County* | | | | |
| 1990 | $29,793 | | | |
| 2000 | $40,101 | $10,308 | 34.6% | 3.5% |
| 2010 | $51,094 | $10,993 | 27.4% | 2.4% |
| 2013 | $49,297 | ($1,797) | (3.5%) | (1.2%) |

*Source: 1990 and 2000 US Census; 2010 and 2013 American Community Survey*

### Households by Income

Generally, the proportion of households in the City of Turlock with incomes less than $15,000 has decreased significantly since 2000, from 19 percent in 2000 to 12~~eight~~ percent in 2013~~07~~. Additionally, according to the 2013~~07~~ American Community Survey, just over 21 percent of households in Turlock earn over $100,000 per year. The proportion of households earning between $15,000 and $35,000 dei~~n~~creased slightly from 26 percent to 24~~9~~ percent. Table 3.2-6 shows household income by cohort.

**Table 3.2-6 Households by Income – Turlock, 2000-2013**

| | *2000* | | *2010* | | *2013* | |
|---|---|---|---|---|---|---|
| *Income Ranges* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| Less Than $10,000 | 2,036 | 11.1% | 1,238 | 5.4% | 1,468 | 6.3% |
| $10,000-$14,999 | 1,370 | 7.5% | 1,651 | 7.2% | 1,304 | 5.6% |
| $15,000-$24,999 | 2,662 | 14.5% | 3,004 | 13.1% | 2,749 | 11.8% |
| $25,000-$34,999 | 2,163 | 11.8% | 2,454 | 10.7% | 2,795 | 12.0% |
| $35,000-$49,999 | 3,106 | 16.9% | 3,004 | 13.1% | 2,702 | 11.6% |
| $50,000-$74,999 | 3,709 | 20.2% | 3,990 | 17.4% | 4,426 | 19.0% |
| $75,000-$99,999 | 1,833 | 10.0% | 2,958 | 12.9% | 2,935 | 12.6% |
| $100,000+ | 1,506 | 8.2% | 4,609 | 20.1% | 4,915 | 21.1% |

*Source: 2000 Census; 2010 and 2013 American Community Survey*

## INCOME COHORTS

The US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) estimate Area Median Incomes (AMI) annually for each county or metropolitan area. In turn, these AMIs are used to create qualifying criteria in many housing programs, such as the Community Development Block Grant (CDBG), HOME Investment Partnerships, and Low Income Housing Tax Credits (LIHTC). HC~~U~~D defined the 201~~408~~ AMI for a family of four in ~~the Modesto MSA (defined as~~ Stanislaus County~~)~~ as ~~$56,500~~62,000~~.~~, while HUD defined Median Family Income (MFI) for the Modesto MSA (Stanislaus County) as $52,700. The higher HCD median reflects that incomes and the cost of living are somewhat higher in California than they are nationwide. However, income categories based on HUD's MFI might apply in certain situations, such as when federal funds are used to support specific programs.

In addition to estimated annual income, HCD has established standard income groups. They are defined as: (1) Extremely Low Income, which are households earning less than 30 percent of AMI; (2) Very Low Income, which are households earning between 30 and 50 percent of the AMI; (3) Low Income, for households earning between 50 percent and 80 percent of the AMI; (4) Moderate Income, for households earning between 80 percent and 120 percent of the AMI, and; (5) Above Moderate Income are households earning over 120 percent of the AMI. Generally, these categories are used to determine household eligibility for federal and local programs.

Table 3.2-7 shows the income ranges for each income category based on the fiscal year 201~~409~~ Stanislaus County AMI for a four-person household, which is $62,000~~56,500~~. This table also shows the estimated distribution of all Turlock households by these income categories for 2000 and 201~~007~~. However, it is important to note that not every household in each income category has four people. For instance, while in 201~~307~~ ~~2,661~~2,772 households in Turlock had annual incomes less than ~~$17,900~~18,600, some of those are households of only one or two people, while others are households of three, four, or more people. The category descriptor "Extremely Low" in

this case only applies to those households making $~~17,900~~18,600 or less *and* that also have four or more people.

**Table 3.2-7 Households by 2014 Income Categories – Turlock, 2013 2014 HCD Area Median Income: $62,000 (four person household)**

| *Income Category* | *Income Range* | *Number* | *Percent* |
|---|---|---|---|
| Extremely Low | Less than $18,600 | 2,772 | 11.9% |
| Very Low | $18,601- $31,000 | 4,146 | 17.8% |
| Low | $31,001- $49,600 | 4,100 | 17.6% |
| Moderate | $49,601- $74,400 | 4,426 | 19.0% |
| Above Moderate | Greater Than $74,400 | 7,850 | 33.7% |

*Source: 20~~14~~13 American Community Survey; HCD State Income Limits 2014; Dyett & Bhatia*

Due to the limitations of this income data, we supplement it with some general estimates of the distribution of households in ~~2000~~ 2007-2011 by ~~HCD~~ HUD income categories, this time from a different source (Comprehensive Housing Affordability Strategy, or CHAS, data). These are reflected in Table 3.2-8 below.

~~**Table 3.2-8 Turlock Households by HCD Income Category (2000)**~~

| ~~*Extremely Low*~~ | ~~*Very Low*~~ | ~~*Low*~~ | ~~*Moderate and Above Moderate*~~ |
|---|---|---|---|
| ~~13%~~ | ~~12%~~ | ~~17%~~ | ~~58%~~ |

~~*Source: HUD State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Data, 2000*~~

**Table 3.2-8 Turlock Households by HUD Area Median Family Income Category (2007-2011)**

| *Extremely Low* | *Very Low* | *Low* | *Moderate and Above Moderate* |
|---|---|---|---|
| 9% | 13% | 17% | 61% |

*Source: HUD State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Data, 2015*

Comparing Tables 3.2-7 and 3.2-8, we see that the two data sources and time periods show relatively similar breakdowns of Turlock households by income category. Both sources consider all household sizes, rather than just four-person households; therefore, they both likely overestimate the number of larger households in the Extremely Low and Very Low income cohorts. In line with this data, Turlock expects the share of households with Extremely Low incomes to remain about the same in the future as measured in ~~2000 and~~ 2013~~07~~: around ~~12 or 13~~10 percent of all households.

CHAS data also provides information on the tenure of Extremely Low income households. ~~In 2000, 75 percent of Extremely Low income households were renters, and 25 percent were owners.~~ From 2007-2011, 83 percent of Extremely Low income households were renters, and 17 percent were owners.

## OVERPAYMENT

Overpayment is an important measure of the affordability of housing in the City of Turlock. Overpayment for housing considers the total shelter cost for a household compared to their ability to pay. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. According to the Census, shelter cost is the monthly owner costs (mortgages, deeds 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 average monthly cost of utilities).

~~The American Community Survey did not tabulate overpayment by owner and renter households for the City of Turlock in 2007. However,~~ HUD's State of the Cities Data System tracks housing cost burden through its Comprehensive Housing Affordability Strategy (CHAS) data, the most recent of which is based off of the 2007-2011 American Community Survey~~00 Census~~. Table 3.2-9 shows renter and owner households in Turlock grouped into income categories.

Over 70~~80~~ percent of ~~both~~ Extremely Low and Very Low income owner ~~and renter~~ households ~~earning less than 30 percent of MFI~~ paid more than 30 percent of their incomes in housing costs; and about 50~~70~~ percent ~~of this lowest income group~~ experienced a housing cost burden of over 50 percent. Over 85 percent of Extremely Low and Very Low income renter households paid more than 30 percent of their incomes in housing costs, and the majority in both categories experienced a housing cost burden greater than 50 percent. Most Low income owners and renters paid more than 30 percent of their incomes in housing costs, and a significant portion paid more than 50 percent of their income (33 percent for owners, 18 percent for renters).~~Even those earning 30 to 50 percent of MFI overpaid (62 percent of owners, 84 percent of renters), as did those earning 50 to 80 percent of MFI (51 percent of owners, 37 percent of renters).~~ The number of cost-burdened households drops as income increases, though renters were consistently more cost-burdened than owners. Overall, ~~in 2000~~ 2011, 36~~27~~ percent of owners and 54~~44~~ percent of renters had a cost burden of over 30 percent.

**Table 3.2-9 Households Overpaying by Income and Tenure – Turlock, 2007-2011**

| | *Total Households* | | *Cost Burden Greater than 30% of Income* | | *Cost Burden Greater than 50% of Income* | |
|---|---|---|---|---|---|---|
| *Income*[1] | *Owners* | *Renters* | *Owners* | *Renters* | *Owners* | *Renters* |
| Extremely Low | 345 | 1,705 | 72% | 85% | 46% | 78% |
| Very Low | 860 | 1,980 | 72% | 87% | 50% | 56% |
| Low | 1,445 | 2,305 | 57% | 76% | 33% | 18% |
| Moderate and Above Moderate | 10,030 | 4,115 | 5% | 5% | 3% | 0.4% |
| **Total** | **12,680** | **10,100** | **36%** | **54%** | **13%** | **29%** |

Note:

1. Extremely Low: Less than 30% HAMFI (HUD Area Median Family Income)
   Very Low: Between 30-50% HAMFI
   Low: Between 50-80% HAMFI
   Moderate and Above Moderate: Above 80% HAMFI

*Source: HUD State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Data, 2015~~00~~*

More recent data on overpayment is available for renter and owner households ~~only~~ in Stanislaus County through the 2013~~07~~ American Community Survey. As Table 3.2-10 indicates, approximately 38 percent of all owner households and 59~~24~~ percent of all renter households in the county were overpaying in 2013~~07~~. These values are close to the city-level percentages. ~~While this is substantially lower than the 44 percent of Turlock renter households overpaying in 2000, it is notable that 45 percent of renter households earning less than $35,000 were overpaying in Stanislaus County in 2007.~~

**Table 3.2-10 Households Overpaying by Income and Tenure – Stanislaus County, 2013**

| | *Owners* | | *Renters* | |
|---|---|---|---|---|
| *Income Range* | *Number of Households Overpaying* | *% of all Owner Households* | *Number of Households Overpaying* | *% of all Renter Households* |
| Less than $20,000 | 7,137 | 76.0% | 18,697 | 94.1% |
| $20,000 to $34,999 | 7,590 | 60.7% | 12,838 | 85.7% |
| $35,000 to $49,999 | 7,561 | 56.7% | 5,091 | 51.2% |
| $50,000 to $74,999 | 8,124 | 41.1% | 1,658 | 15.9% |
| $75,000 or more | 6,363 | 15.3% | 195 | 2.0% |
| **Total** | **36,775** | **38.1%** | **38,479** | **59.0%** |

*Source: 2013 American Community Survey*

## FORECLOSURES

In the aftermath of the economic recession, ~~In the current economic conditions,~~ many communities ~~have seen an increase in the number of~~are still battling the effects of ~~-~~home foreclosures and vacancy. California ~~has~~ experienced one of the highest rates of foreclosure in the country, and the Central Valley was~~is~~ no exception. In Stanislaus County, an estimated 12,851 homes were foreclosed over an 18 month period from January 2007 to June 2008, reaching an 11 percent foreclosure rate. ~~nearly nine percent of homes experienced foreclosure in 2007 and 2008;~~ T~~t~~he City of Modesto experienced a nearly 11~~eight~~ percent foreclosure rate during that time period, and the City of Turlock's foreclosure rate was 9.6 percent. While other communities were hit harde~~n~~ in the percentage of foreclosures, the City of Turlock reported in~~t~~ May 2009 that it continued to have numerous foreclosure filings. In addition, it identified that unlike other cities hit by the foreclosure crisis, foreclosures in Turlock were not contained within a specific neighborhood; every socio-economic group has been affected. While the low-income neighborhoods were hit the hardest, no neighborhoods avoided the issue. ~~Patterson's foreclosure rate was nearly 20 percent. Comparatively, Turlock's foreclosure rate was low, at seven percent. However, Turlock saw a 60 percent increase in notices of default (the first step in the foreclosure process) from 2007 to 2008, and a 180 percent increase in actual foreclosures finalized.~~

Based on an extensive citizen participation process, the City of Turlock and Stanislaus County HOME Consortium 2010-2015 Strategic Plan determined that the primary community priority in housing was abandoned and vacant units in neighborhoods, followed closely by foreclosure prevention and rental assistance. ~~Foreclosure is a serious concern for Turlock, and statistics and~~

~~trends indicate that foreclosure activity may continue to increase. Many residents have seen the value of their homes decline below the original purchase price. Combined with job loss, this situation can lead to foreclosure.~~ The City ~~is committed to~~was proactive in developing policies and programs to~~hat will~~ help residents avoid foreclosure and stay in their homes. It ~~has applied for~~secured $1.5 million in Neighborhood Stabilization Program (NSP) funds, HUD's ~~new~~ emergency assistance program that helps state and local governments acquire foreclosed properties that might otherwise become sources of blight~~, and received $1.5 million~~. In the HOME Consortium Annual Action Plan for the fiscal year 2013-2014, the City reported that it had spent the entirety of the $1.5 million NSP grant. The program was concluded in July 2013. Through the program, the City purchases nineteen foreclosed homes, rehabilitated them and sold eighteen. Two of the units that were purchased and rehabbed were done to accommodate persons with disabilities. In the latest HOME Consortium Annual Action Plan (2014-2015), the City of Turlock indicated that it will contribute $10,000 toward the provision of fair housing services, which includes foreclosure counseling and prevention.

The City has numerous resources for helping households facing foreclosure, which are published on the Housing Program Services website and available at City Hall. Additionally, residents may call 211—the County help line for non-emergencies—for further assistance with foreclosure problems.

## 3.3 Housing Stock Characteristics

### HOUSING UNITS

According to the 2013~~07~~ American Community Survey, Turlock had a total of occupied ~~22,933~~23,394 housing units. Of these units, ~~13,395~~12,430 were owner occupied and ~~9,538~~10,864 were renter occupied. The highest percentage of both owners and renters lived in single-family residences. Over 90 percent of owner households lived in single-family detached homes. In renter households, 41~~32~~ percent lived in single-family detached homes, 12~~16~~ percent lived in single-family attached homes, and 8~~17~~ percent lived in 3-4 unit buildings. Table 3.3-1 displays housing type for owners and renters in 2013~~07~~.

**Table 3.3-1 Housing Type by Tenure – Turlock, 2013**

| | *Owners* | | *Renters* | | *Total* | |
|---|---|---|---|---|---|---|
| *Units in Structure* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* |
| 1, detached | 11,672 | 93.9% | 4,498 | 41.4% | 16,166 | 69.4% |
| 1, attached | 149 | 1.2% | 1,325 | 12.2% | 1,468 | 6.3% |
| 2 | 12 | 0.1% | 695 | 6.4% | 699 | 3.0% |
| 3 or 4 | 25 | 0.2% | 869 | 8.0% | 885 | 3.8% |
| 5 to 9 | 0 | 0.0% | 782 | 7.2% | 769 | 3.3% |
| 10 or more | 62 | 0.5% | 2,564 | 23.6% | 2,632 | 11.3% |
| Mobile home or other type of housing | 510 | 4.1% | 141 | 1.30% | 652 | 2.8% |
| **Total** | 12,430 | 100% | 10,864 | 100% | 23,294 | 100% |

*Source: 2013 American Community Survey*

## VACANCY

~~The 2007 American Community Survey does not provide vacancy rate by tenure; the Survey's estimate of overall vacancy for Turlock in 2007 was 7.8 percent. However, the California Department of Finance estimates that the overall vacancy rate for Turlock in 2007 was just 3.6 percent. The 2000 Census provides the most detailed information on vacancy rates by tenure.~~ In 2013~~00~~, the overall vacancy rate in Turlock was 7.0~~3.7~~ percent. Out of a total 1,746 vacant units, 613 units were for rent, and 213 were for sale. Less than ~~a~~ 100 vacant units were for seasonal/recreational use or rented but not occupied. ~~Four percent of units for rent were vacant, and 1.8 percent of units for sale were vacant. Additionally, 107 (15 percent) out of the 701 total vacant units were for recreational, seasonal, or other occasional use.~~ Table 3.3-2 displays the 2013 ACS~~00 Census~~ data for vacancy status by tenure in Turlock for the year 2013~~00~~.

**Table 3.3-2 Vacancy Status by Tenure – Turlock, 2013**

| | *Housing Units* | *Percent of All Units* |
|---|---|---|
| Total Housing Units | 25,040 | 100% |
| Total Occupied | 23,294 | 93.0% |
| Owner-Occupied | 12,430 | 49.6% |
| Renter-Occupied | 10,864 | 43.4% |
| Total Vacant | 1,746 | 7.0% |
| Vacant For-Sale | 213 | 0.9% |
| Vacant Rental | 613 | 2.4% |
| Sold, Not Occupied | 264 | 1.1% |
| Rented, Not Occupied | 55 | 0.2% |
| For Seasonal/ Recreational Use | 64 | 0.3% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 537 | 2.1% |

*Source: 2013 Census*

## OVERCROWDING

Overcrowding is defined by the Census as more than one person per room living in a housing unit (excluding kitchens, hallways, and porches). Generally, a room is defined as living room, dining room, bedroom(s) and finished recreation room.

Table 3.3-3 compares overcrowding in ~~1990,~~ 2000, 2007, and 2013~~07~~. In ~~1990~~2000, ~~10.3~~14.1 percent of the households in the City were considered overcrowded. The 2007 American Community Survey reports only 637 (2.8 percent) Turlock housing units as overcrowded, which is possibly due to the homebuilding boom of the late 1990s to 2007. However, by 2013, that percentage had increased to 6.6 percent, which is likely correlated with the housing crisis. A~~a~~ much greater number of overcrowded households were renter~~owner~~-occupied (78~~65~~ percent) than owner~~renter~~-occupied (22~~35~~ percent). Table 3.3-4 displays overcrowding by tenure.

**Table 3.3-3 Overcrowding Trends – Turlock and Stanislaus County, 2000~~1990~~-201307**

| | 2000 | | 2007 | | 2013 | |
|---|---|---|---|---|---|---|
| | *Number of Overcrowded Units* | *Percent of Total Units* | *Number of Overcrowded Units* | *Percent of Total Units* | *Number of Overcrowded Units* | *Percent of Total Units* |
| Turlock | 2,589 | 14.1% | 637 | 2.8% | 1,547 | 6.6% |
| Stanislaus County | 20,120 | 13.9% | 7,869 | 5.0% | 11,752 | 7.0% |

*Source: ~~1990 and~~ 2000 Census; ~~2007~~ 2007 and 2013 American Community Survey*

**Table 3.3-4 Overcrowding by Tenure – Turlock, 2013**

| *Household Size* | *Overcrowded Owner Households* | *Overcrowded Renter Households* | *Total Overcrowded Households* |
|---|---|---|---|
| 1.01 – 1.50 persons | 246 | 862 | 1,108 |
| 1.51 – 2.00 persons | 87 | 293 | 380 |
| 2.01 + persons | 5 | 54 | 59 |
| Total | 338 | 1,209 | 1,547 |
| Percent of Overcrowded HHs | 21.8% | 78.2% | 100% |

*Source: 2013 American Community Survey*

## HOUSING CONDITIONS

### Housing Age and Value

Turlock is still recovering from the economic recession, as shown by its current housing prices. Tables 3.3-5 and 3.3-6 compare median housing values and monthly rents in Turlock in 2007 and in 2013. In 2007, the American Community Survey estimated that the median value of homes built between 1990 and 1999 was $385,200. In 2013, the median value for homes of this same decade had dropped to $196,600, which is close to a 50 percent decrease. Similarly, in 2007, the median value for houses built between 2000 and 2004 was $439,200, and $661,100 for houses built between 2005 and 2007. This increase reflects the strong housing market at the time prior to the housing bubble burst, characterized by escalating prices and the proliferation of large single-family homes. In 2013, the American Community Survey estimated that houses built between 2000 and 2009 had a median current value of $250,000, a dramatic decline from 2007 sale numbers. In addition, while Turlock currently has 3,467 houses that were built between 2000 and 2009, only 29 units have been built since 2010, indicating sluggish growth as a lingering result of the economic downturn. The American Community Survey did not provide median value data for houses built after 2010. As of 2009, the median value of an owner-occupied home was $196,400, versus $363,400 in 2007.

In contrast, rents have gone up slightly in 2013 compared to 2007 median monthly rents. This could be due to the fact that as demand for housing ownership went down and properties were

foreclosed, more ~~individuals~~households have been seeking rentals. In addition, ~~no~~little renter-occupied housing has been built since 2010, meaning that the rental housing supply is staying constant while demand is increasing. As of 2013, the median monthly rent was $960, versus $888 in 2007.

~~As Turlock's population grew rapidly since 1970, so did the housing stock. As shown in Table 3.3-5, 56 percent of the owner-occupied housing and 72 percent of the renter-occupied housing was built between 1970 and 2000. Since 2000, Turlock has experienced increased construction of owner-occupied housing, adding 3,266 units, but saw a substantial decline in the construction of rental housing, with only 700 units added. As of 2007, the median value of an owner-occupied home in Turlock was $363,400, and median monthly rent was $888. New for-sale homes constructed in the past seven years are valued significantly above the median, while rents have been cheaper. This is likely due to the very strong housing market over the last few years, which was characterized by escalating prices and the proliferation of large single-family homes. Rents during this period fell.~~

**Table 3.3-5 Owner-Occupied Housing Prices by Year Built – Turlock, 2007 and 2013**

| | 2007 | | | 2013 | | |
|---|---|---|---|---|---|---|
| *Year Unit Built* | *Number* | *Percent* | *Median Value* | *Number* | *Percent* | *Median Value* |
| Built 2010 or later | N/A | N/A | N/A | 29 | 0.2% | - |
| Built 2000 to 2009 | - | - | - | 3,467 | 28% | $250,200 |
| *2005 to 2007* | *887* | *7%* | *$661,100* | - | - | - |
| *2000 to 2004* | *2,379* | *18%* | *$439,200* | - | - | - |
| Built 1990 to 1999 | 2,971 | 22% | $385,200 | 2,379 | 19% | $196,600 |
| Built 1980 to 1989 | 2,578 | 19% | $330,300 | 1,962 | 16% | $167,200 |
| Built 1970 to 1979 | 1,982 | 15% | $301,600 | 1,941 | 16% | $163,500 |
| Built 1960 to 1969 | 953 | 7% | $371,400 | 947 | 8% | $162,300 |
| Built 1950 to 1959 | 699 | 5% | $328,100 | 700 | 6% | $179,300 |
| Built 1940 to 1949 | 97 | 1% | N/A | 523 | 4% | $207,900 |
| Built 1939 or earlier | 849 | 6% | $284,600 | 482 | 4% | $157,200 |
| **Total** | **13,395** | **100%** | **$363,400** | **12,430** | **100%** | **$196,400** |

*Source: 2007 and 2013 American Community Survey*

**Table 3.3-6 Renter-Occupied Housing Prices by Year Built – Turlock, 2007 and 2013**

| | 2007 | | | 2013 | | |
|---|---|---|---|---|---|---|
| *Year Unit Built* | *Number* | *Percent* | *Median Rent* | *Number* | *Percent* | *Median Rent*[1] |
| Built 2010 or later | N/A | N/A | N/A | 0 | 0% | - |
| Built 2000 to 2009 | - | - | - | 1,810 | 17% | $1,156 |
| *2005 to 2007* | *444* | *5%* | *$749* | - | - | - |
| *2000 to 2004* | *257* | *3%* | *$789* | - | - | - |
| Built 1990 to 1999 | 1,981 | 21% | $1,020 | 1,470 | 14% | $1,041 |
| Built 1980 to 1989 | 2,882 | 30% | $873 | 2,296 | 21% | $954 |
| Built 1970 to 1979 | 2,032 | 21% | $886 | 2,563 | 24% | $952 |
| Built 1960 to 1969 | 612 | 6% | $688 | 617 | 6% | $783 |
| Built 1950 to 1959 | 394 | 4% | $775 | 864 | 8% | $820 |
| Built 1940 to 1949 | 652 | 7% | $1,074 | 564 | 5% | $865 |
| Built 1939 or earlier | 284 | 3% | $829 | 680 | 6% | $891 |
| **Total** | **9,538** | **100%** | **$888** | **10,864** | **100%** | **$960** |

Note:

1. Median Monthly Rent

*Source: 2007 and 2013 American Community Survey*

## Housing Units In Need of Rehabilitation or Replacement

In 2003, Laurin Associates conducted a citywide survey of residential property to assess general housing conditions. Units were evaluated by an exterior survey of quality, condition, and improvement action. ~~Table 3.3-6 lists the type of information gathered by the survey and the scoring system. The results are summarized in Table 3.3-7. As the table shows~~Survey results showed that~~,~~ 99.8 percent of housing units in Turlock ~~are~~ were either in sound condition or in need of minor repairs, such as patching paint or replacing a window or roof patch. The City administers a rehabilitation loan program through its Housing Division for households earning 80 percent of AMI or below, and it has been successful at maintaining the city's housing stock. ~~Table 3.3-6 Housing Condition and Improvement Survey Factors~~

| ~~*Factor*~~ | ~~*Criteria*~~ |
|---|---|
| ~~Housing Type~~ | ~~Single Family~~ |
| | ~~Duplex~~ |
| | ~~Moderate – Multiple Minor~~ |
| | ~~Four-Plex~~ |
| | ~~Five-Plex~~ |
| | ~~Multi-Family Apartments~~ |
| | ~~Multi-Family Condominiums~~ |
| | ~~Mobile homes~~ |

| | |
|---|---|
| | ~~Other (e.g., motel, residential hotel, etc.)~~ |
| ~~Units in Structure~~ | ~~Actual number within structure or complex.~~ |
| ~~Improvement Action~~ | ~~Each residential structure was scored according to structural criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories; foundation, roofing, siding, windows, and electrical and two supplemental categories; frontage improvements and additional factors. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed." Points are aggregated for each unit and a designation is made as follows:~~ |
| ~~*Housing Condition Rating*~~ | |
| ~~Sound~~ | ~~9 or less points: no repairs needed, or only one minor repair needed such as exterior painting or window repair~~ |
| ~~Minor~~ | ~~10 to 15 points: one or two minor repairs needed, or only one minor repair needed such as patching and painting of siding or roof patching or window replacement.~~ |
| ~~Moderate~~ | ~~16 to 39 points: two or three minor repairs needed.~~ |
| ~~Substantial~~ | ~~40 to 55 points: repairs needed to all surveyed items: foundation, roof, siding, window, and doors.~~ |
| ~~Dilapidated~~ | ~~56 or more points: the costs of repair would exceed the cost to replace the residential structure.~~ |

~~*Source: Laurin Associates, Turlock Housing Element, 2003*~~

| ~~*Type and Condition*~~ | ~~*Single Family*~~ | | ~~*Multifamily*~~ | | ~~*Duplex*~~ | | ~~*Mobile Home*~~ | | ~~*Total*~~ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | ~~#~~ | ~~%~~ | ~~#~~ | ~~%~~ | ~~#~~ | ~~%~~ | ~~#~~ | ~~%~~ | ~~#~~ | ~~%~~ |
| ~~Sound~~ | ~~9,445~~ | ~~68.2%~~ | ~~2,487~~ | ~~67.7%~~ | ~~456~~ | ~~49.1%~~ | ~~299~~ | ~~92.3%~~ | ~~12,687~~ | ~~67.6%~~ |
| ~~Minor~~ | ~~4,366~~ | ~~31.5%~~ | ~~1,186~~ | ~~32.3%~~ | ~~466~~ | ~~50.1%~~ | ~~4~~ | ~~1.1%~~ | ~~6,022~~ | ~~32.0%~~ |
| ~~Moderate~~ | ~~34~~ | ~~0.3%~~ | ~~0~~ | ~~0%~~ | ~~6~~ | ~~0.6%~~ | ~~6~~ | ~~1.9%~~ | ~~46~~ | ~~0.2%~~ |
| ~~Substantial~~ | ~~1~~ | ~~0.0%~~ | ~~0~~ | ~~0%~~ | ~~2~~ | ~~0.2%~~ | ~~7~~ | ~~2.2%~~ | ~~10~~ | ~~0.1%~~ |
| ~~Dilapidated~~ | ~~2~~ | ~~0.0%~~ | ~~0~~ | ~~0%~~ | ~~0~~ | ~~0.0%~~ | ~~8~~ | ~~2.5%~~ | ~~10~~ | ~~0.1%~~ |
| ~~**Total**~~ | ~~**13,848**~~ | ~~**100%**~~ | ~~**3,673**~~ | ~~**100%**~~ | ~~**930**~~ | ~~**100%**~~ | ~~**324**~~ | ~~**100%**~~ | ~~**18,775**~~ | ~~**100%**~~ |

~~*Source: Laurin Associates, Turlock Housing Element, 2003*~~

No similar survey of the city's housing stock has been conducted since 2003. The closest approximation for more recent data is from the 2013~~07~~ American Community Survey, which tracks the number of housing units with incomplete plumbing and kitchen facilities. According to the Survey, less than one percent of units in Turlock had incomplete plumbing ~~and/or kitchen~~ facilities in 2013~~07~~, and five percent had incomplete kitchen facilities. Data on incomplete plumbing and/or kitchen facilities are shown in Table 3.3-8~~7~~.

**Table 3.3-~~8~~-7 Housing Units with Incomplete Plumbing and/or Kitchen Facilities – Turlock, 2013~~07~~**

| *Housing Units* | *Number* | *Percent* |
|---|---|---|
| Total Housing Units | 25,040 | 100% |
| Plumbing Facilities | | |
| Complete Plumbing Facilities | 24,806 | 99.1% |
| Incomplete Plumbing Facilities | 234 | 0.9% |
| Kitchen Facilities | | |
| Complete Kitchen Facilities | 23,790 | 95.0% |
| Incomplete Kitchen Facilities | 1,250 | 5.0% |

*Source: 2013~~07~~ American Community Survey*

## Current Housing Prices

While American Community Survey did not provide housing value data for houses built after 2010, data is available through other sources. ~~Since the 2007 American Community Survey was conducted, the housing market has shifted. More recently, home prices of both new and older units have fallen.~~ DQ News, an online real estate data and information source, reports that in ~~January~~ February ~~2009~~2015, the median sales price of homes in ~~Stanislaus County~~Turlock was $270,000, ~~258,000,~~ which represents a 20~~19~~ percent increase ~~decrease~~ from January 2014, when the median sales price of homes was $224,750~~08~~. From 2009 to 2014, the median sales price of homes increased by 14 percent, from $196,400 to $224,750. While median housing prices have not been restored to their pre-recession value, these numbers show that Turlock's recovery was initially slow, but has picked up in the last year. ~~(Information for Turlock specifically was not available from DQ News).~~

The real estate market overview from Trulia Real Estate Search (www.trulia.com) reported that the median sales price of homes sold in Turlock ~~during the quarter ending February 2009~~for December 2014 to March 2015 was $255,000 ~~182,600~~. This represents a ~~29~~9 percent ~~decrease~~ increase compared to the prior ~~from the same period last year. Approximately 1,200 homes were sold during that period~~. As of March 4, 2015~~09~~, 124~~217~~ homes were currently listed for sale in Turlock in Trulia's database, with an average listing price of $~~272,400~~341,472. Additionally, Trulia listed ~~755~~–57 homes in the pre-foreclosure, bank-owned, or auction stage of the foreclosure process in zip code 95380, and 54 in zip code 95382.

Assuming a 10 percent down payment, a 30 year term, and a ~~five~~ 3.5 percent interest rate, monthly payments on a $~~182,600~~255,000 home (the ~~average~~ median sales price in Turlock for December 2015~~4~~08 through March~~February~~ 2015~~09~~) would be approximately $~~882~~1,037. Property taxes, private mortgage insurance (typically required for borrowers with a down payment of less than 20 percent) and homeowners' insurance would add approximately $~~225~~435 per month, resulting in a monthly payment of approximately $~~1,110~~1,472. The gross annual income required to afford such a home, assuming that no more than 30 percent of gross income is spent on total housing costs, would be $58,880~~44,400~~. The household would also need $25,500~~18,260~~ in cash for the 10 percent down payment. In Turlock, the cutoff between "low" and "moderate" income for a four-person household is $49,600~~44,800~~, and the cutoff between "moderate" and "above moderate" income is $74,400. Therefore, a four-person household in Turlock would ~~essentially~~ need to have a "moderate" income (per HUD/HCD definition) in order to afford a house at current market prices. According to the 2013~~07~~ American Community

Survey, in 2013~~07~~, approximately 53~~6~~ percent of households earned $540,000 annually or greater. ~~and would~~ Ttherefore, it can be estimated that less than half of Turlock's households earned at least $58,800 and would be able to afford to purchase the average house in Turlock as of March 2015~~09~~.

### Current Rental Rates

A survey of apartment listings in March 2015~~09~~ on www.craigslist.org ~~and www.move.com~~ for the City of Turlock showed average rents ranging from around $690~~600~~ per month for a studio apartment to approximately $1,680~~1,450~~ for a four-bedroom apartment or house. The majority of listings were for two- and three-bedroom units. Every fiscal year, HUD defines Fair Market Rents (FMR) for metropolitan area in order to determine standard payment amounts for its Housing Choice Voucher program (formerly Section 8). While program participants are able to use their vouchers for any housing, some properties tend to have a high concentration of housing voucher recipients, such as Alpha-Bothum Manor in Turlock.

HUD FMR for the Modesto MSA/Stanislaus County, of which Turlock is a part, were $583~~664~~ for a studio, $720~~734~~ for a one-bedroom unit, $923~~864~~ for a two-bedroom unit, $1,360~~1,239~~ for a three-bedroom unit, and $1,578~~1,431~~ for a four-bedroom unit. Market rents in Turlock are ~~almost exactly on par with~~within a 100 dollar range of the HUD FMR. While studio, 1-bedroom, and 4-bedroom prices are greater than the HUD FMR, 2-bedroom and 3-bedroom prices are below the HUD FMR. However, HUD's FMR estimates are for gross rent, including utilities, whereas most rental listings do not include all utilities in the monthly price. If we assume an average monthly utility payment of $75 for renters, the actual gross cost of rent for the market listings is ~~slightly~~ higher than the FMR established for the County, except for 3-bedroom units, as shown in Table 3.3-9~~8~~.

**Table 3.3-~~9~~ 8 Actual Market Rent versus HUD Fair Market Rent – Turlock, ~~2009~~2015**

| | *March 2015 Average* | *March 2015 Average Including $75 per month for Utilities* | *HUD 2015 Fair Market Rent* |
|---|---|---|---|
| Studio | $690 | $765 | $583 |
| 1B | $773 | $848 | $720 |
| 2B | $867 | $942 | $923 |
| 3B | $1,208 | $1,283 | $1,360 |
| 4B | $1,680 | $1,755 | $1,578 |
| **Average** | **$1,044** | **$1,119** | **N/A** |

*Source: www.craigslist.org, HUD FY 2015 Final Fair Market Rents for Existing Housing*

Assuming that a household did not spend more than 30 percent of its gross income on rent plus utilities, an income of approximately $44,74~~441,200~~ is needed to afford an apartment at the March 2015~~09~~ average gross rent of $1,119~~1,030~~. This value falls roughly in the middle of the HUD/HCD-designated Low income bracket for Turlock, meaning that Extremely Low, Very Low, and some Low Income households would not be able to afford the average rent for a two- or three-bedroom apartment. According to the 2013~~07~~ American Community Survey, in 2013~~07~~, 52~~63~~ percent of households earned $50~~35~~,000 annually or greater; therefore, ~~most~~ all of these households would be able to afford the average apartment in Turlock as of March 2015~~09~~. In

addition, some of the households in the $35,000 to $49,999 bracket would be able to afford the average apartment as well.

### Housing Affordability by Household Size

In order to avoid overcrowding and overpayment, households must have access to affordable housing that is appropriate for their household size. In other words, one cannot assume that the housing needs of a three-person household are adequately served if they are only capable of affording the average apartment rent for a one-bedroom unit.

Table 3.3-~~10~~-9 shows the affordable home price and monthly rental rate for individuals, small families, and large families of different income levels. Based on this matrix, singles, small families, and large families with Extremely Low and Very Low incomes would not be able to afford the average rental unit appropriate to their family size in Turlock. Appropriately-sized rental units are affordable to families with Low and Moderate incomes. Current average pricing of homes for sale in Turlock is not available by number of bedrooms, but the average-priced home would be affordable to, at minimum, a Low income large family.

**Table 3.3-~~10~~-9 Housing Affordability Matrix**

| | *Income Levels* | | *Maximum Affordable Price* | | |
|---|---|---|---|---|---|
| *Income Group*[1] | *Annual Income*[2] | *Affordable Payment* | *Ownership*[3] | *Rental*[4] | *Appropriate Unit Size* |
| Extremely Low | | | | | |
| One Person | $13,050 | $326 | $47,000 | $276 | Studio, 1B |
| Small Family | $16,750 | $419 | $64,000 | $344 | 2B |
| Large Family | $20,100 | $503 | $79,000 | $403 | 3+B |
| Very Low | | | | | |
| One Person | $21,700 | $543 | $86,000 | $493 | Studio, 1B |
| Small Family | $27,900 | $698 | $114,000 | $623 | 2B |
| Large Family | $33,500 | $838 | $140,000 | $738 | 3+B |
| Low | | | | | |
| One Person | $34,750 | $869 | $145,000 | $819 | Studio, 1B |
| Small Family | $44,650 | $1,116 | $190,000 | $1,041 | 2B |
| Large Family | $53,600 | $1,340 | $231,000 | $1,240 | 3+B |
| Moderate | | | | | |
| One Person | $52,100 | $1,303 | $224,000 | $1,253 | Studio, 1B |
| Small Family | $66,950 | $1,674 | $290,000 | $1,599 | 2B |
| Large Family | $80,350 | $2,009 | $350,000 | $1,909 | 3+B |

1. Small Family = 3 persons, Large Family = 5 persons.
Incomes based on HCD-established income limits for Stanislaus County, 2014.
Affordable home price based on total payments not exceeding 30% of gross household income. Calculated using Zillow's Affordability Calculator. Assumes a 10% down payment, 3.548% interest rate, 1.2% property taxes, $800/year in home insurance, private mortgage insurance (due to a down payment that is less than 20%) and a 30 year fully amortized mortgage. Totals are rounded to the nearest $1,000.
Monthly affordable rent based on total payments not exceeding 30 percent of household income, including utilities of $50 for one person, $75 for a small family and $100 for a large family.

*Source: Dyett & Bhatia*

## AFFORDABLE UNITS AT RISK OF CONVERSION

HCD defines assisted housing as multifamily rental developments that receive governmental assistance under one of a number of programs, including project-based assistance under Section 8, ~~tax increment financing under Community Redevelopment Law,~~ supportive housing for the elderly under Section 202, federal and state tax credits, and others. Localities must verify that none of the assisted housing developments in their jurisdictions are at risk of being converted to market-rate units in the 10 year period following the Housing Element's adoption~~(the current five year period plus the following one)~~.

Table 3.3-~~11~~ 10 lists assisted housing developments in Turlock, the status of their affordability covenants or restrictions, and their presumed level of risk of conversion. There are ~~eight~~ nine assisted housing developments in Turlock, ~~half~~ five of which specifically serve seniors. ~~None~~ Two of these developments (Villas at Parkwood and Parkwood Apartments) ~~will~~ are at risk of ~~convert~~ conversion to market rate during this planning period~~. The earliest date that any of the current affordability restrictions will expire is 2019 (Lake Park Apartments and Parkwood Apartments), which is at the end of the subsequent five year planning period. Therefore, none of the assisted housing developments in Turlock are considered to be at risk at this time~~.

**Table 3.3-~~11~~ 10 HUD Assisted Housing Developments in Turlock**

| *Project Name* | *Address* | *Total Units* | *Target Market* | *Type of Subsidy* | *Date Covenants/ Restrictions Recorded* | *Date Covenants/ Restrictions Expire* | *At Risk?* |
|---|---|---|---|---|---|---|---|
| Cherry Tree Village | 139 W. Minnesota Ave. | 82 | Seniors/ Large Families | RDA, Section 42, TCAC | 5/4/1999 | 9/23/2029 | Yes |
| Crane Terrace | 1318 E. Canal Dr. | 43 | Seniors | RDA; LIHTC | 4/29/2005 | 4/29/2060 | No |
| Palms Apartments | 1119 Pedras Rd. | 24 | All | RDA | 2/25/2009 | 2/25/2064 | No |
| ~~Lake Park Apartments~~ Villas at Parkside | 381 W. Hawkeye Ave. | ~~103~~1 02 | Families | LIHTC Section 42, TCAC | 1999 | 2019 | ~~No~~Yes |
| Parkwood Apartments | 3800 Crowell Rd. | 178 | Families | LIHTC Section 42, TCAC | 1999 | 2019 | ~~No~~Yes |
| Denair Manor Apartments | 550 Wayside Dr. | 70 | Seniors, Disabled | Project-Based Section 8 | January 2009 | January 2029 | No |
| Silvercrest | 893 Lander Ave. | 80 | Seniors | HUD Section 202 | January 2002 | January 2042 | No |
| Avena Bella | 500 W. Linwood Ave. | 79 | Large families | LIHTC | February 2012 | February 2067 | No |

*Sources: HCD, City of Turlock.*

## 3.4 Special Housing Needs Analysis

As noted in Government Code Section 65583(a)(6), there are segments of the population that require special consideration within the overall housing needs assessment. These are generally low income people who have less access to housing choices. These special housing needs groups include the elderly, disabled, female heads of households, large families, farm workers, and the homeless.

### ELDERLY

Many elderly households live in housing that costs more than 30 percent of their income or live in housing that does not accommodate specific needs for assistance. Due to various circumstances, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all characteristics of the elderly community, defined as persons over the age of 65 years.

As the numbers of seniors and senior households increase, so do their collective needs. In 1998~~0~~, there were ~~3,350~~5,333 seniors in Turlock, which represented approximately 13 percent of the total population in the City. Between 1998~~0~~ and 2000~~1990~~, the senior population increased by ~~6~~ 2.4 percent annually. From ~~1990~~-2000 to 2010~~0~~, the senior population increased by an additional 21.3~~.9~~ percent to ~~8,012~~6,605. The 2013~~07~~ American Community Survey showed a ~~slight~~ slow ~~de~~increase in the number of seniors between 2010~~00~~ and 2013~~07~~, resulting in an estimated ~~6,104~~8,303 seniors in 2013~~07~~, or twelve~~nine~~ percent of the City's population. Table 3.4-1 summarizes senior population trends in Turlock.

~~However, while the percentage of seniors in the population may have decreased since 2000,~~ Tthe number of households that include one or more seniors increased by about 50 percent between 2000 and 2010. Since 2010, this number has steadied. ~~has continued to grow.~~ New senior households can be created by an elderly relative moving in with the younger family household, for example. ~~Turlock added 718 senior households from 2000 to 2007, a total increase of 18.8 percent.~~ In 2013~~07~~, there were ~~4,532~~5,702 senior households estimated in the City of Turlock. While the senior population only represents ~~nine~~ twelve percent of the total population, senior households represent approximately one fourth~~fifth~~ of the City's total households.

**Table 3.4-1 Senior Population Trends (65+) – Turlock**

| *Year* | *Number* | *Change* | *% Change* | *Annual % Change* |
|---|---|---|---|---|
| 1990 | 5,333 | | | |
| 2000 | 6,605 | 1,272 | 23.9% | 2.4% |
| 2010 | 8,012 | 1,407 | 21.3% | 2.2% |
| 2013 | 8,303 | 291 | 3.6% | 1.2% |

*Source: 1990, 2000, and 2010 Census; 2013 American Community Survey*

In 2000~~1990~~, 31~~29~~ percent of the senior households in Turlock were renters. In the State, 25~~28~~ percent of senior households were renters and 25~~12~~ percent were renters in Stanislaus County. Change in the proportion of senior renters is dependent on the quantity of housing options. In

2010~~00~~, the proportion of the City's senior renters had increased to 36~~2~~ percent; this is partly due to the increased renter opportunities created by Crane Terrace, an affordable apartment complex for seniors~~, was~~ completed in 2006. ~~Silvercrest Manor and Cherry Tree Village, two affordable housing projects recently constructed in Turlock.~~ By 2013~~07~~, the number of senior renter households had ~~increased~~ decreased by three~~ten~~ percentage points, to 33~~42~~ percent of all senior households. ~~Crane Terrace, an affordable apartment complex for seniors, was completed in 2006.~~ Table 3.4-2 summarizes senior household trends in Turlock, and Chart 3.4-1 shows senior households by tenure.

**Table 3.4-2 Senior Household Trends (Households with one or more persons aged 65+) – Turlock**

| *Year* | *Number* | *Change* | *% Change* | *Annual % Change* |
|---|---|---|---|---|
| 1990 | 2,990 | | | |
| 2000 | 3,814 | 824 | 27.6% | 2.8% |
| 2010 | 5,703 | 1,889 | 49.5% | 4.1% |
| 2013 | 5,702 | 1 | 0.0% | 0.0% |

*Source: ~~1980,~~ 1990, ~~and~~ 2000, and 2010 Census; 2013~~07~~ American Community Survey*

**Chart 3.4-1 Senior Households by Tenure (2000, 2010, and 2013)**

*Source: 2000~~1990~~ and 2010~~00~~ Census; 2013~~07~~ American Community Survey*

In the 2013~~07~~ American Community Survey, a majority of the senior population, 63~~56~~ percent, lived with at least one other person~~alone~~. About~~Just over~~ ~~42~~60 percent lived in family households, which are defined as a householder living with one or more persons related by birth, marriage or adoption. Thirty seven percent of seniors lived alone. The American Community Survey did not report the percentage of the population living in group quarters for the City of Turlock in 2013~~07~~, though the 2010~~00~~ Census reported that 7~~12~~ percent of the senior households in Turlock were living in group quarters. Table 3.4-3 shows Turlock seniors' household status in 2013~~07~~.

**Table 3.4-3 Seniors by Household Status – Turlock, 2013**

| *Household Status*[1] | *Number*[2] | *Percent* |
|---|---|---|
| One Person Household | 2,108 | 37.0% |
| Two-or-more-person Household | 3,594 | 63.0% |
| Family Households | 3,461 | 60.7% |
| Non-Family Households | 133 | 2.3% |
| **Total Households with One or More People Aged 65+** | **5,702** | **100.0%** |

1. Group Quarters population for Turlock not reported in the 2013 American Community Survey.
Numbers are not mutually exclusive.

*Source: 2013 American Community Survey.*

Table 3.4-4 compares senior household income in 2000, 2010, and 2013. In 2000, 22 percent of all senior citizen households had incomes below $15,000. According to the American Community Survey, this segment has decreased to 184 percent in 2013~~07~~. Over 38 percent have an income below $25,000. The greatest gain was in the income cohort ~~of $25,000 to $35,000~~greater than $100,000, where the percentage of senior households earning that amount increased from 3~~11~~ percent to 13~~27~~ percent. The income cohort of $25,000 to $35,500 also increased significantly, from 11 percent to 16 percent. ~~The percentage of senior households earning over $50,000 stayed approximately the same from 2000 to 2007, at approximately 22 percent.~~

**Table 3.4-4 Senior Households by Income – Turlock, 2000-2013**

| | *2000 Census* | | *2010 Estimate* | | *2013 Estimate* | | *Change 2000-2013* | |
|---|---|---|---|---|---|---|---|---|
| *Income Range* | *Number* | *Percent* | *Number* | *Percent* | *Number* | *Percent* | | *Percent Change* |
| Less than $10,000 | 499 | 13.1% | 221 | 5.1% | 223 | 4.7% | (276) | (55.3%) |
| $10,000 to $14,999 | 355 | 9.3% | 706 | 16.4% | 617 | 13.1% | 262 | 73.8% |
| $15,000 to $24,999 | 1105 | 29.0% | 1,046 | 24.3% | 991 | 21.1% | (114) | (10.3%) |
| $25,000 to $34,999 | 404 | 10.6% | 533 | 12.4% | 759 | 16.1% | 355 | 87.9% |
| $35,000 to $49,999 | 621 | 16.3% | 669 | 15.5% | 682 | 14.5% | 61 | 9.8% |
| $50,000 to $74,999 | 350 | 9.2% | 438 | 10.2% | 572 | 12.2% | 222 | 63.4% |
| $75,000 to $99,999 | 350 | 9.2% | 324 | 7.5% | 244 | 5.2% | (106) | (30.3%) |
| $100,000+ | 130 | 3.4% | 372 | 8.6% | 614 | 13.1% | 484 | 372.3% |
| **Total** | **3,814** | **100.0%** | **4,309** | **100.0%** | **4702** | **100.0%** | **888** | **23.3%** |

*Source: 2000 Census; 2010 ~~American Community Survey;~~and 2013 American Community Survey*

Eligibility for federal programs is based on the median income of the county or statistical area in which the project or program is located. In this case, eligibility will be based on the 2014~~09~~ HCD Median Income of $49,600~~47,700~~ for a two person household in~~-~~ Stanislaus County~~the Modesto MSA~~. Using that as the basis, Table 3.4-5 shows the breakdown of senior households by HCD income category. The largest percentage of senior households, approximately one fourth~~third~~, is considered ~~Low Income~~Above Moderate. However, ~~Just over~~ about 18~~12~~ percent of senior households earn less than 50 percent of AMI and are therefore considered Extremely Low

Income. These households are generally in the greatest need of housing assistance. Over ~~two-thirds~~ half of senior households are Low, Very Low, or Extremely Low Income.

**Table 3.4-5 Senior Households by HCD Income Category – Turlock, 2013**

| *Income Category* | *2014 Income Range (for a two-person household)* | *Number of Senior Households* | *Percent* |
|---|---|---|---|
| Extremely Low | $14,900 or less | 840 | 17.9% |
| Very Low | $14,901- $24,800 | 991 | 21.1% |
| Low | $24,801 - $39,700 | 759 | 16.1% |
| Moderate | $39,701 - $59,500 | 968 | 20.5% |
| Above Moderate | Greater than $59,500 | 1144 | 24.2% |

*Source: Estimated number of households by income (from 2013 American Community Survey) applied to ~~HUD~~ HCD AMI*

Overpayment by senior households must also be considered, especially because many seniors live on fixed incomes. Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's gross income.

According to the 2000 Census, 70 percent of the senior renter households in Turlock were in overpayment situations and 24 percent of senior owner households were overpaying for shelter. In California, 64 percent of the senior renters and 18 percent of senior owner households overpaid for shelter. In Stanislaus County, 64 percent of the senior renters and 26 percent of the senior owners overpaid for shelter.

In 2010, the American Community Survey estimated that 72 percent of the senior renter households in Turlock and 33 percent of senior owner households were overpaying for shelter.

~~The 2007 American Community Survey did not tabulate overpayment for owner households in the City of Turlock, but data is available for renter households.~~ In 2013~~07~~, the Survey estimated that 1,030~~1,297~~ senior renter households were overpaying, or 66~~84~~ percent. This indicates that the ~~vast~~ majority of senior renter households are cost burdened by their housing and would greatly benefit from public assistance for housing and/or other services. Tables 3.4-6a through 3.4-6c show~~s~~ shelter payment for all senior households in 2000, 2010, and 2013. ~~and Table 3.4-6b shows shelter payment for just renter senior households in 2007.~~

**Table 3.4-6a Senior Households by Shelter Payment - Turlock, 2000**

| *Percent of Income to Shelter* | *Senior Renters* | | *Senior Owners* | |
|---|---|---|---|---|
| | *Number* | *Percent* | *Number* | *Percent* |
| Less than 20% | 150 | 12.5% | 1,646 | 63.0% |
| 20 to 24% | 101 | 8.4% | 256 | 9.8% |
| 25 to 29% | 107 | 8.9% | 78 | 3.0% |
| 30 to 34% | 193 | 16.1% | 57 | 2.2% |
| Greater than 35% | 650 | 54.1% | 575 | 22.0% |
| **Total**[1] | **1,201** | **100.0%** | **2,613** | **100.0** |

1. 111 households were not computed.

*Source: 2000 Census*

**Table 3.4-6b Senior Renter Households by Shelter Payment[1] – Turlock, 2010**

| | *Senior Renters* | | *Senior Owners* | |
|---|---|---|---|---|
| *Percent of Income to Shelter* | *Number* | *Percent* | *Number* | *Percent* |
| Less than 20% | 114 | 7.2% | 1,308 | 48.0% |
| 20 to 24% | 140 | 8.8% | 365 | 13.4% |
| 25 to 29% | 107 | 6.7% | 145 | 5.3% |
| 30 to 34% | 191 | 12.0% | 211 | 7.7% |
| Greater than 35% | 943 | 59.5% | 683 | 25.1% |
| **Total[1]** | **1,586** | **100%** | **2,783** | **100%** |

1. 91 renter-occupied and 11 owner-occupied households were not computed.

*Source: 2010 American Community Survey.*

**Table 3.4-6c Senior Renter Households by Shelter Payment[1] – Turlock, 2013**

| | *Senior Renters* | | *Owner Renters* | |
|---|---|---|---|---|
| *Percent of Income to Shelter* | *Number* | *Percent* | *Number* | *Percent* |
| Less than 20% | 123 | 7.9% | 1,498 | 47.7% |
| 20 to 24% | 131 | 8.4% | 446 | 14.2% |
| 25 to 29% | 176 | 11.3% | 110 | 3.5% |
| 30 to 34% | 199 | 12.7% | 197 | 6.3% |
| Greater than 35% | 831 | 53.2% | 879 | 28.0% |
| **Total[2]** | **1,561** | **100%** | **3,141** | **100%** |

1. The 2013 American Community Survey did not calculate shelter payment for owner households in the City of Turlock.
2. 101 households were not computed.

*Source: 2013 American Community Survey*

According to the 2013~~07~~ American Community Survey, ~~68~~ 46 percent of the senior population in Turlock has a disability. About a third of seniors have an ambulatory difficulty, and fourteen percent have a self-care difficulty. Disability type is important to consider in a housing needs assessment because new housing built for seniors in particular may have to have a high percentage of accessibility features and/or personal care and support. Table 3.4-7 shows seniors' disability types.

**Table 3.4-7 Seniors with Disabilities – Turlock, 2013**

| *Limitation Type* | *Number*[1] | *Percent* |
|---|---|---|
| With a disability | 3,646 | 45.6% |
| *Hearing difficulty* | *1,272* | *15.9%* |
| *Vision difficulty* | *507* | *6.3%* |
| *Cognitive difficulty* | *1,482* | *18.6%* |
| *Ambulatory difficulty* | *2,462* | *30.8%* |
| *Self-care difficulty* | *1,210* | *15.1%* |
| *Independent living difficulty* | *1,734* | *21.7%* |
| With no disability | 4,342 | 54.4% |

1. Numbers are not mutually exclusive.

*Source: 2013 American Community Survey*

There are several types of services and facilities available for senior citizens in Turlock, including:

***Care Facilities:*** Assisted living and skilled nursing facilities include Paramount Court Senior Living, St Francis Assisted Care, Lifespring Senior Campus, St. Thomas Retirement Center, and Covenant Village Care Center. There are several more assisted living facilities and skilled nursing facilities in Turlock, but these are not exclusively for seniors.

***Senior Housing:*** Subsidized senior rental housing includes: the Denair Manor Apartments, 70 units; the Cherry Tree Apartments, 48 units; the Alpha-Bothun Manor, 82 units; the Silvercrest Manor, 80 units; and Crane Terrace, 44 units, completed in 2006. The Arbor Manor Senior Apartments consists of 48 units and is not subsidized.

***Senior Center:*** The senior center is operated by the Turlock ~~Community Services~~Parks, Recreation and Public Facilities Department. The center offers activities such as exercise classes, art classes, and music programs.

***Services:*** In September 2013, the City of Turlock published a community resource handbook compiling a list of available services in Turlock, which contains a 16-page chapter on Senior Resources. Services listed include, but are not limited to, the following. The ~~California Rural Legal Assistance~~Senior Advocacy Network - Senior ~~Citizens~~ Law Project provides free legal services to seniors in Stanislaus County. Services include helping seniors maintain their income, housing, and health. The center is located in Modesto, 13 miles north of Turlock. ~~The Center for Senior Employment provides older worker training, employment assistance, on-the-job training, and support to the Senior Program Adult Protective Services. The center is also located in Modesto.~~ The Salvation Army in Turlock provides meals, senior housing, programs and activities, and an immunization clinic. There is also a Meals-on-Wheels program in Turlock, which prepares and delivers meals five days a week to homebound seniors.

***Transportation:*** The City of Turlock operates a fixed route and dial-a-ride bus system; both systems offer significant fare reductions for seniors, students, and low-income individuals. There is also a Dial-a-Ride service operated by Emmanuel Hospital for seniors that provides

transportation by appointment. In addition, -The Catholic Charities "Senior Connection/Senior Assisted Transportation" provides door-to-door transportation throughout all of Stanislaus County for seniors age 60 years and older.

## DISABLED PERSONS

Three types of disabled persons are considered as having special housing needs: Physically, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility within housing.

As shown in Table 3.4-8, in ~~2007~~2013, a total of ~~8,324~~8,112 persons in the City of Turlock had some type of disability, which represents 12 percent of the City's population. Of these, ~~72.5~~5 percent or ~~6,035~~408 persons were under the age of 18, 4,058 persons (50 percent were between the ages of ~~5~~-18 and 64 and the remaining ~~2,289~~3,646 (~~27.5~~45 percent) were 65 years of age or older.

**Table 3.4-8 Disabled Persons by Age – Turlock, 2013**

| *Age* | *Number with a Disability* | *Percent of Total Disabled* |
|---|---|---|
| Under 18 years | 408 | 5.0% |
| Age 18 to 64 | 4,058 | 50.0% |
| Age 65 and older | 3,646 | 44.9% |
| **Total** | **8,112** | **100%** |
| **Percent of Total Population** | **11.8%** | |

*Source: 2013 American Community Survey*

According to the ~~2007~~-2013 American Community Survey, ~~27.5~~35 percent of persons ~~16 to 64 years of age~~ with a disability were employed. In Stanislaus County, there are several organizations that offer employment services such as the Disability Resource Agency for Independent Living and the Howard Training Center. With no means to support daily living, those disabled persons who are not employed may be in need of housing assistance. Table 3.4-9 shows the employment status of Turlock's working-aged disabled population.

**Table 3.4-9 Disabled Persons by Employment Status – Turlock, 2013**

| | *18-64 years* | |
|---|---|---|
| *Work Disability Status* | *Number* | *Percent* |
| Employed | 1,430 | 35.2% |
| Unemployed | 350 | 8.6% |
| Not in labor force | 2,278 | 56.1% |
| **Total** | **4,058** | **100%** |

*Source: 2013 American Community Survey*

Of the disabled working-aged population (those aged ~~16~~18-64 years), the most common limitation types are ~~physical disabilities~~ambulatory difficulties (~~66~~-47 percent) and ~~mental disabilities~~cognitive difficulties (~~33~~-40 percent). Those with physical disabilities are most likely to

require housing with accessible features. Residents with mental and other types of disabilities may also require specialized housing and services, including group homes.

**Table 3.4-10 Disabled Persons by Limitation Type, Ages 18-64 – Turlock, 2013**

| *Limitation Type* | *Number*[1] | *Percent* |
|---|---|---|
| Total Disabled, Ages 18-64 | 4,058 | 100.0% |
| Hearing difficulty | 966 | 23.8% |
| Vision difficulty | 692 | 17.1% |
| Cognitive difficulty | 1,637 | 40.3% |
| Ambulatory difficulty | 1,925 | 47.4% |
| Self-care difficulty | 695 | 17.1% |
| Independent living difficulty | 1,158 | 28.5% |

1. Numbers are not mutually exclusive.

*Source: 2013 American Community Survey*

## Developmentally Disabled Persons

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" is a disability that originates before an individual reaches adulthood (18 years old), continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities (characterized by significantly sub-average general intellectual functioning), cerebral palsy, epilepsy, and autism. This term also includes disabling conditions that are closely related to other intellectual disabilities or that require treatment (i.e., care and management) similar to that required by individuals with intellectual disabilities, however it does not include other handicapping 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) supports approximately 216,000 children and adults with developmental disabilities and 29,000 infants at risk of developmental delay or disability throughout the state. Services are provided through state-operated developmental centers and community facilities, as well as through contracts with 21 non-profit agencies called regional centers. The regional center is a private, non-profit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families. The Valley Mountain Regional Center in Stockton

provides services to individuals with developmental disabilities in Stanislaus, Amador, Calaveras, San Joaquin and Tuolomne counties.

Table 3.4-11 summarizes the number of persons with development disabilities in Turlock and their place of residence in 2014. The majority of the people with developmental disabilities resided with a parent, other family member or guardian.

**Table 3.4-11 Persons with Disabilities By Zip Code and Residence Type, 2014**

| *Residence Type* | *Zip Codes* | | | *Total* |
|---|---|---|---|---|
| | *95380* | *95381* | *95382* | |
| Home of Parent/Family/Guardian | 252 | <10 | 174 | >426 |
| Independent/Supported Living | 32 | 0 | 11 | 43 |
| Community Care Facility | 18 | 0 | <10 | >18 |
| Intermediate Care Facility | 0 | 0 | 0 | 0 |
| Foster/Family Home | <10 | 0 | <10 | >0 |
| Other | <10 | 0 | <10 | >0 |
| **Total** | **>302** | **>0** | **>185** | **>487** |

Note:

1. To protect privacy, exact numbers are not available for quantities below 10.
2. Totals that include inequalities reflect the lower bound of the possible total. It is likely that these figures are higher.

*Source: California Department of Developmental Services, December 2014*

Due to improvements in health care prevention, treatment, and maintenance, people with developmental disabilities are expected to live much longer than in the recent past. Table 3.4-12 shows the number of children and adults who have developmental disabilities in Turlock as of the end of December 2014.

**Table 3.4-12 Persons with Disabilities by Zip Code and Age Group, 2014**

| *Age Group* | *Zip Codes* | | | *Total*[2] |
|---|---|---|---|---|
| | *95380* | *95381*[1] | *95382* | |
| 0-17 years | 156 | <10 | 113 | >269 |
| 18+ years | 151 | 0 | 81 | 232 |
| **Total** | **307** | **>0** | **194** | **>501** |

Note:

1. To protect privacy, exact numbers are not available for quantities below 10.
2. Totals that include inequalities reflect the lower bound of the possible total. It is likely that these figures are higher.

*Source: California Department of Developmental Services, December 2014*

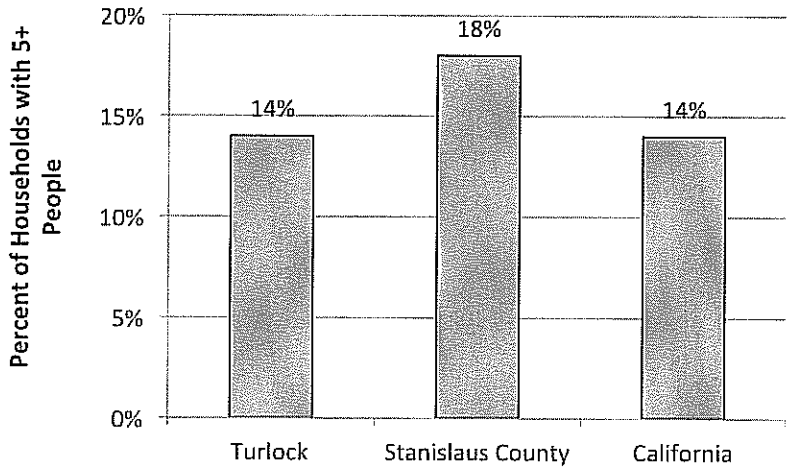
There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility 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 the needs of this group. Incorporating 'barrier-free' design in all, new multi-family 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

For the purposes of this Housing Element, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multifamily market. This sub-section explores the availability of larger housing units in Turlock.

According to the 2013~~07~~ American Community Survey, 14~~12~~ percent or 3,325~~2,678~~ of the households in the City of Turlock consisted of five or more persons. At the same time, 34~~16~~ percent of Stanislaus County households and 30~~14~~ percent of State households were considered large. Chart 3.4-2 compares the percent of large families in Turlock, Stanislaus County, and California.

**Chart 3.4-2: Large Family Comparison, 2013**




*Source: 2013 American Community Survey*

Both the City's ownership and rental housing stock includes units that may be acceptable for large families. As Table 3.4-~~11~~ 13 shows, of the owner-occupied housing, 79.1~~76.3~~ percent has three or four bedrooms, and 8.7~~5.5~~ percent has five or more bedrooms. Approximately ~~30~~ 35 percent of the renter-occupied housing has three or four bedrooms (which is a relatively high percentage), and 1.8one percent has five or more bedrooms.

**Table 3.4-~~11~~ 13 Households by Tenure by Bedrooms – Turlock, 2013**

| | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| *Bedroom Type* | *Number* | *Percent* | *Number* | *Percent* |
| No bedroom | 24 | 0.2% | 417 | 3.8% |
| 1 bedroom | 78 | 0.6% | 1,856 | 17.1% |
| 2 bedrooms | 1,423 | 11.4% | 4,629 | 42.6% |
| 3 bedrooms | 6,814 | 54.8% | 3,166 | 29.1% |
| 4 bedrooms | 3,013 | 24.2% | 603 | 5.6% |
| 5 or more bedrooms | 1,078 | 8.7% | 193 | 1.8% |
| **Total** | **12,430** | **100%** | **10,864** | **100%** |

*Source: ~~2007~~ 2013 American Community Survey*

According to the 2013~~07~~ American Community Survey, there were 3,325~~2,678~~ large households in the City and 14,867 ~~13,983~~ housing units of three or more bedrooms, indicating that Turlock has an adequate number of larger housing units. Around 4~~3~~,000 of these housing units are rentals, and there were approximately ~~700~~ 1,500 five- or six-person renter households in Turlock in 2013~~07~~. (Table 3.4-~~12~~ 14 shows household size by tenure.) Therefore, provision of rental housing for large families is not perceived to be a significant unmet need in Turlock.

**Table 3.4-~~12~~ 14 Household Size Distribution – Turlock, 2000, 2010, and 2013**

| | 2000 | | | 2010 | | | 2013 | | |
|---|---|---|---|---|---|---|---|---|---|
| *Household Size* | *Owner* | *Renter* | *% of Total Households* | *Owner* | *Renter* | *% of Total Households* | *Owner* | *Renter* | *% of Total Households* |
| 1-person | 1,800 | 2,111 | 21.2% | 2,193 | 2,562 | 20.9% | 2,166 | 2,690 | 20.8% |
| 2-person | 3,268 | 2,084 | 29.1% | 3,921 | 2,391 | 27.7% | 4,160 | 3,061 | 31.0% |
| 3-person | 1,627 | 1,395 | 16.4% | 2,081 | 1,837 | 17.2% | 2,091 | 1,917 | 17.2% |
| 4-person | 1,921 | 1,223 | 17.1% | 2,248 | 1,578 | 16.8% | 2,350 | 1,534 | 16.7% |
| 5-person | 970 | 706 | 9.1% | 1,201 | 993 | 9.6% | 1,113 | 1,010 | 9.1% |
| 6-person | 380 | 344 | 3.9% | 581 | 448 | 4.5% | 410 | 436 | 3.6% |
| 7-or-more | 309 | 270 | 3.1% | 397 | 341 | 3.2% | 140 | 216 | 1.5% |
| **Total** | **10,275** | **8,133** | **100.0%** | **12,622** | **10,150** | **100.0%** | **12,430** | **10,864** | **100.0%** |
| Total Households | | 18,408 | | | 22,722 | | | 23,294 | |

*Source: 2000 Census; 2010 Census; 2013~~07~~ American Community Survey*

The 2013~~07~~ American Community Survey indicates that the number of large families has decreased in Turlock since 2010~~00~~. However, adequate provision of appropriately-sized dwelling units for these families is still important, for both owner and renter households. In the City of Turlock, six multifamily complexes have units with three or more bedrooms. The Cherry Tree

Apartments is a Low Income Housing Tax Credit (LIHTC) project where ~~52~~ 41 percent of the units are targeted toward large families. Avena Bella is another LIHTC project where 31 percent of the units have three bedrooms.

Provision of appropriately-sized owner-occupied housing is also important for large families. While single family homes intended for owner-occupancy made up the majority of the new construction in Turlock over the last Housing Element cycle, the largest of these homes were generally too expensive for low income large households. Indeed, Table 3.3-4 above shows that ~~65~~ 22 percent of overcrowded households in Turlock are ~~owners~~owner occupied. Feedback from housing and service providers at the Housing Community/Stakeholders Forum held in April 201~~509~~ confirmed that families have been increasingly doubling ~~or even tripling~~ up in single family homes in order to cut costs.

## FARM WORKERS

Estimating farm workers and those households associated with farm work within the State is extremely difficult. Generally, the farm worker population contains two segments of farm workers: permanent and migratory (seasonal) farm workers. The permanent population consists of farm workers who have settled in the region and maintain local residence and who are employed most of the year. The migratory farm worker population consists of those farm workers who typically migrate to the region during seasonal periods in search of farm labor employment.

Traditional sources of population estimates, including the ~~2000~~ 2010 Census, have tended to significantly underestimate farm worker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farm workers in the State can be derived. ~~By applying assumptions derived from surveys specifically targeted to farm workers, aggregate population (both workers and households) can be estimated. These estimates indicate that average annual employment of farm workers in California is about 350,000, with peak period employment of about 450,000 within the State. This employment demand is filled by between 650,000 and 850,000 farm workers in the State. Total population (including family members) associated with these workers is between 900,000 and 1.35 million persons.~~

While the City of Turlock's primary industries are services and manufacturing, the City is located in the heart of the San Joaquin Valley, which is prime agricultural land. Stanislaus County is a leading producer of almonds, apricots, boysenberries, chickens, cling peaches, dry beans, peas, dairy, walnuts and fruit, nut and grape nursery products.

According to the ~~California Employment Development Department (EDD)~~2013 American Community Survey, there were ~~1,840~~1,584 persons employed in the ~~farming, fishing and forestry occupations~~Agriculture, Forestry, Fishing and Hunting industry in the City of Turlock in ~~2007~~2013, which is an increase of around ~~600~~ 250 persons since the ~~2000~~ 2010 Census, as shown in Table 3.4-~~13~~15. There are no fishing or forestry industries in the City and therefore it is assumed that all ~~1,840~~1,584 persons were employed as farm workers. This equals ~~6.5~~5.5 percent of all employed persons in the City.

**Table 3.4-~~13~~-15 Farm Workers - City of Turlock**

| | 2000 | | 2010 | | 2013 | |
|---|---|---|---|---|---|---|
| | Number | Percent of Total Employment | Number | Percent of Total Employment | Number | Percent of Total Employment |
| Agriculture, Forestry, Fishing and Hunting | 1,399 | 7.8% | 1,332 | 4.4% | 1,584 | 5.5% |

*Source: 2000 and 2010 Census; 2013 American Community Survey*

The City of Turlock has no particular zoning designation for farm worker housing. Rather, it welcomes the development of farm worker housing in any zone that permits the type of housing being built (i.e., multifamily or single family) without any special conditions. If the housing were to be built in the form of a labor camp, or group quarters~~, or interim housing~~, it would be subject to the zoning regulations for these housing types. A labor camp is allowed with a Conditional Use Permit (CUP) in the ~~Agricultural~~ General Industrial zoning district. Group quarters are allowed with a Minor Discretionary Permit (MDP) in medium and high density residential zones and with a CUP in low density residential zones. ~~Agricultural and Commercial Office zones~~In the Agricultural and Commercial Office Districts, small group quarters are allowed by right, while large group quarters require an MDP.~~ and by right in residential zones~~. ~~Interim housing is~~ In non-agricultural residential zones, accommodations for six or fewer employees are considered a single-family structure pursuant to Section 17021.5 of the California Health and Safety Code. In agricultural zones, accommodations of 36 beds or less in group quarters or 12 total units are considered a permitted agricultural use pursuant to Section 17021.6 of the California Health and Safety Code. ~~Emergency shelters are permitted with a CUP in Residential, Commercial Office, Community Commercial, and Heavy Commercial zones.~~

Because the percent of the City's farm worker population is small, the housing needs of this group are addressed through its standard affordable housing strategies. While there is no housing designated for farm workers within the City of Turlock, farm worker housing can be found in the nearby unincorporated communities of Westley and Empire. Table 3.4-~~14~~-16 is a list of the migrant and permanent farm worker designated housing in Stanislaus County.

**Table 3.4-~~14~~-16 Farm Worker Housing**

| Name | Type | Number of Units | Location |
|---|---|---|---|
| Empire Migrant Center | Seasonal | 96 | Empire |
| Westley Migrant Center | Seasonal/Permanent | 88 | Westley |
| Patterson Migrant Center | Seasonal/Permanent | 42 | Patterson |
| Ceres Farm Labor | Permanent | 104 | Ceres |
| Modesto Farm Labor | Permanent | 91 | Modesto |
| Westley Farm Labor | Permanent | 85 | Westley |
| Patterson Farm Labor | Permanent | 76 | Patterson |

*Source: Stanislaus County Housing Authority*

## SINGLE-PARENT HOUSEHOLDS

Single-parent households have special housing needs due to the need for reasonable day care, health care, and affordable housing. The most significant portion of this group is the female-headed households. Female-headed households with children often have lower incomes, limiting their access to available housing. Many housing experts believe these households are especially at risk of housing cost burden or homelessness.

The 2013~~07~~ American Community Survey counted ~~10,170~~16,886 family households with children 18 years old and under in the City of Turlock. Of these households, ~~2,469~~3,312, or ~~24.3~~19.6 percent, are headed by females (Table 3.4-~~15~~17).

**Table 3.4-~~15~~ 17 Household Type and Presence of Children18 Years Old and Under – Turlock, 2013**

| *Household Type* | *Number* | *Percent* |
|---|---|---|
| Family Households | 16,886 | 72.5% |
| *Married-couple family* | *12,491* | *74.0%* |
| *Other family:* | *4,395* | *26.0%* |
| *Male householder, no wife present* | *1,083* | *6.4%* |
| *Female householder, no husband present* | *3,312* | *19.6%* |
| Nonfamily Households | 6,408 | 27.5% |
| **Total Households** | **23,294** | **100%** |

*Source: 2013 American Community Survey*

As Table 3.4-~~16~~ 18 shows, in 2013~~07~~, approximately 2,108 families, or ~~5.4~~12.5 percent of the total family households in the City of Turlock, had incomes in the last year below the poverty level. ~~Most of~~Half of these households were married couple families. ~~However,~~About 41~~28~~ percent (~~245~~866 households) were female-headed households and the majority of those (704~~210~~ households) had related children under 18 years old.

**Table 3.4-~~16~~ 18 Poverty by Household Type - City of Turlock, 2013**

| *Families Types with Income in Past 12 Months Below Poverty Level* | *Number* | *Percent* |
|---|---|---|
| Married-couple family | 1,055 | 50.0% |
| With related children under 18 years | 738 | 35.0% |
| Male householder, no wife present | 187 | 8.9% |
| With related children under 18 years | 162 | 7.7% |
| Female householder, no husband present | 866 | 41.1% |
| With related children under 18 years | 704 | 33.4% |
| **Total Families** | **2,108** | **100.0%** |

*Source: 2013 American Community Survey*

## PERSONS EXPERIENCING HOMELESSNESS

Due to their transient nature, it is difficult to count the homeless in any one area. It should also be noted that there are generally two types of homeless - the "permanent homeless" who are the transient and most visible homeless population and the "temporary homeless" who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can be assisted with finding a more permanent residence.

### Homeless Population Trends

Data on the homeless population in Stanislaus County is available beginning in 2005. The censuses are now conducted every ~~other~~ year. From 2005 to 2010~~07~~, the county's homeless population increased by close to 200 individuals, peaking at 1,800 individuals~~ remained nearly constant, around 1,600 individuals~~. From 2010~~07~~ to 2015~~09~~, the number decreased to 1,408 ~~increased to 1,800~~. Each year, approximately half of the individuals counted also completed a survey about their condition. While the survey does not record the location in which each person was identified, it does ask what city the person was from originally. The percentage of respondents stating that they were originally from Turlock ~~has increased slightly each year, but~~ remains around eight percent of respondents. ~~Additionally, in each year~~recent years~~, the top three reasons cited by individuals for their homelessness were unemployment, being unable to pay rent or mortgage, and alcohol or substance abuse.~~ Table 3.4-~~17~~ 19 shows trends in the homeless population in Stanislaus County since 2005.

**Table 3.4-~~17~~ 19 Homeless Population Trends – Stanislaus County, 2005-2015**

| | *2005* | *2010* | *2015* |
|---|---|---|---|
| Homeless Individuals | 1,613 | 1,800 | 1,408 |
| Total Households | 1,192 | 1,287 | 1,172 |
| Individuals Originally from Turlock | 59 | N/A | 69 |
| Percent of those Surveyed | 7% | | 8% |

*Source: Turlock/Modesto/Stanislaus County CoC, 2005, 2010~~07~~, 2015~~09~~*

### Homeless Population Estimates

#### *Stanislaus County*

The most recent point-in-time unduplicated count of homeless persons was conducted on January 29, 2015~~09~~, by the Turlock/Modesto/Stanislaus County Continuum of Care (CoC). At that time, the survey counted ~~1,800~~1,408 homeless individuals in ~~1,326~~1,172 households in Stanislaus County. Of these individuals, ~~801~~ 725 were sheltered, either in emergency or transitional housing, and ~~999~~ 683 were unsheltered. Of the total households, ~~277~~ 78 were households with dependent children. The survey also counted ~~11~~ 15 unaccompanied youth under the age of 18, ~~all~~ three of whom were unsheltered. Tables 3.4-~~18~~20~~,~~ and 3.4-~~19~~21~~, and 3.4-20~~ summarize the type and condition of homeless persons counted in the January ~~2009~~ 2015 survey.

**Table 3.4-~~18~~ 20 Homeless Households by Shelter Type – Stanislaus County, January 29, 2015**

| | *Sheltered* | | | |
|---|---|---|---|---|
| | *Emergency Shelter* | *Transitional Housing* | *Unsheltered* | *Total* |
| Single Households | 417 | 73 | 589 | 1,079 |
| Households with Dependent Children | 32 | 26 | 20 | 78 |
| Households with Only Children | 12 | 0 | 3 | 15 |
| **Total Households** | **461** | **99** | **612** | **1,172** |

*Source: Turlock/Modesto/Stanislaus County CoC, 2015*

~~**Table 3.4-19 Homeless Individuals in Households by Shelter Type – Stanislaus County, January 29, 2009**~~

| | ~~*Sheltered*~~ | | | |
|---|---|---|---|---|
| | ~~*Emergency Shelter*~~ | ~~*Transitional Housing*~~ | ~~*Unsheltered*~~ | ~~*Total*~~ |
| ~~Persons in Households with Dependent Children~~ | ~~161~~ | ~~127~~ | ~~365~~ | ~~653~~ |
| ~~Persons in Households without Dependent Children~~ | ~~302~~ | ~~211~~ | ~~634~~ | ~~1,147~~ |
| ~~**Total Homeless Persons in Households**[1]~~ | ~~**463**~~ | ~~**338**~~ | ~~**999**~~ | ~~**1,800**~~ |

~~1. Assumes one person per individual household.~~

~~*Source: Turlock/Modesto/Stanislaus County CoC, 2009*~~

**Table 3.4-~~20~~ 21 Condition of Homeless Persons Surveyed– Stanislaus County, January 29, 2015**

| *Condition* | *Individuals* |
|---|---|
| Chronically Homeless (4 or more times since 2012) | 235 |
| Mentally Ill (depression, schizophrenia, etc.) | 377 |
| Chronic Health Problems (diabetes, cancer, heart disease, etc.) | 39 |
| Illegal Drug Use | 230 |
| Veteran | 99 |
| With HIV/AIDS | 49 |
| Victim of Domestic Abuse (physical, emotional, sexual) | 279 |
| Unaccompanied Youth Less than 18 Years Old | 11 |

*Source: Turlock/Modesto/Stanislaus County CoC, 2015.*

### *City of Turlock*

~~The surveys conducted by the CoC do not specify the city in which homeless individuals were located. While the survey asks for individuals' most recent place of residence, this does not paint an accurate picture of how many homeless persons are in a particular city at the point in time of~~

~~the survey, as many move around after becoming homeless. Therefore, we must rely upon different data sources to estimate the homeless population in Turlock.~~

~~In March 2008, the Turlock Community Services Agency estimated the homeless population in Turlock to be at least 466 individuals. At that same time, the Turlock Union School District reported that 224 students were classified as homeless.~~

The 2015 point-in-time count identified 186 homeless individuals in the City of Turlock. This accounts for 13 percent of the County's homeless population. Examining the number of unduplicated individuals that homeless shelters have served also provides some information on the homeless population; however, it does not account for the unsheltered population. Table 3.4-~~21~~ 22 shows the number of unduplicated individuals served by the emergency shelter in Turlock from 2002 through 201~~409~~. For Fiscal Years 02-03 through 07-08, the city's shelter served both men and women; from ~~in~~ 08-09 through 2013-2014, it served only men.

**Table 3.4-~~21~~ 22 Homeless Individuals Served at Turlock Emergency Shelter, 2002-201~~409~~**

| *Fiscal Year* | *Unduplicated Individuals Served* |
|---|---|
| 02-03 | 102 |
| 03-04 | 157 |
| 04-05 | 242 |
| 05-06 | 250 |
| 06-07 | 266 |
| 07-08 | 237 |
| 08-09[1] | 133 |
| 09-10 | 141 |
| 10-11 | 135 |
| 11-12 | 120 |
| 12-13 | 184 |
| 13-14 | 227 |
| **Total** | **2,194** |

1. Men only. All ~~other~~ previous years include women and men.

*Source: City of Turlock; We Care April 2014 Newsletter*

~~However, from this and the CoC data, we can extrapolate to estimate the total homeless population in Turlock. In general, in the CoC censuses, approximately 55 percent of those counted were sheltered, and 60 percent were men. If the Turlock shelter served 133 individual men in FY 08-09, then using those percentages we can estimate that there were just over 400 homeless individuals altogether in Turlock during that time period. That estimate is similar to the City's 2008 estimate of approximately 466.~~

## Housing Assistance and Shelters

### *Stanislaus County*

Generally, services for the homeless are provided on a County or regional basis. As a result, the information for homeless facilities and shelters is collected and reported for the County as a whole. Table 3.4-~~22~~ 23 summarizes all of the emergency shelters, transitional housing, and permanent supportive housing in Stanislaus County, as surveyed by the Turlock/Modesto/Stanislaus County CoC in 2007. As of that date, there were ~~422~~ 330 year-round and 203~~287~~ seasonal beds in emergency shelters, ~~349~~ 279 year-round beds in transitional housing, and ~~253~~ 391 full-time beds in supportive housing, for a total of 1,000~~24~~ year-round beds and 203~~287~~ seasonal beds in the County. None of the facilities reported an overflow population or voucher use. However, the CoC January ~~2009~~ 2015 homeless survey counted a total of ~~1,800~~1,408 homeless individuals. With a total of ~~1,024~~ 1,000 year-round beds, these numbers indicate that there is an unmet need for emergency, supportive, and transitional housing for individuals experiencing homelessness in Stanislaus County.

**Table 3.4-~~22~~ 23 Shelter Facility Type and Capacity – Stanislaus County, 20~~1~~4**

| *Population Served* | *Family Units* | *Family Beds* | *Individual Beds* | *Year-Round Beds* | *Seasonal Beds* |
|---|---|---|---|---|---|
| Emergency Shelter | | | | | |
| Families | 5 | 56 | 0 | 56 | 0 |
| Mixed Populations | 8 | 24 | 0 | 54 | 30 |
| Singles | 2 | 60 | 128 | 361 | 173 |
| Youth (under 18) | 0 | 0 | 62 | 62 | 0 |
| Subtotal Emergency Shelter | 15 | 140 | 190 | 330 | 203 |
| Transitional Housing | | | | | |
| Families | 6 | 15 | 0 | 15 | N/A |
| Mixed Populations | 1 | 21 | 0 | 21 | N/A |
| Singles | 9 | 47 | 196 | 243 | N/A |
| Subtotal Transitional Housing | 16 | 83 | 196 | 279 | N/A |
| Permanent Supportive Housing | | | | | |
| Families | 17 | 52 | 0 | 52 | N/A |
| ~~Mixed Populations~~ | | | | | ~~N/A~~ |
| Singles | 37 | 104 | 235 | 339 | N/A |
| Subtotal Permanent Supportive Housing | 54 | 156 | 235 | 391 | N/A |
| **Total** | **85** | **379** | **621** | **1,000** | **203** |

*Source: HUD Community Planning and Development, Turlock/Modesto/Stanislaus County CoC*

### *City of Turlock*

The City of Turlock recognizes its need for shelters and homeless services. ~~In the City,~~Until recently, homeless, emergency and transitional shelters were~~are~~ allowed in all residential zones, and in the commercial zones C-O and C-C, with a conditional use permit but not by right. In order to comply with SB 2, enacted in 2007, the City of Turlock amended its zoning ordinance in 2011 with Chapter 9-4, Article 2 to provide a nondiscretionary permitting process to allow year-round emergency homeless shelters within a zoning district. Nondiscretionary emergency shelters must be located within the emergency zoning overlay district and located within a Heavy Commercial (CH), Community Commercial (CC), Industrial (I), Downtown Industrial Residential (IR), or Downtown Transitional Commercial (TC) zoning district. The zoning ordinance places a cap on the number of beds permitted, which varies by base zoning district. ~~The City has amended the zoning ordinance to allow churches to provide temporary shelter for up to six individuals, but it will have to make further revisions to its zoning ordinance in order to comply with SB 2 and further facilitate the construction of shelter facilities. Please refer to Chapter 5, Constraints, and Chapter 6, Housing Programs, for a discussion of Turlock's efforts to comply with SB 2.~~

Currently, all shelter facilities operating in the City are run by non-profit organizations. Through the Housing Program Services Division, non-profits historically applied for up to $20,000 of CDBG funds to provide homeless assistance. In 2009-2010, the program was modified to reduce the maximum award to $10,000 to allow more nonprofit organizations to participate in funding. For the fiscal year 2015-2016, approximately $50,000 will be allocated citywide to fund public services programs. ~~Since the year 2000, the City of Turlock has allocated $20,000 dollars of CDBG monies to the United Samaritan Foundation (USF) per year to provide shelter and homeless services.~~

The We Care program, a Turlock-based non-profit organization, runs a cold-weather shelter for men aged 18 and older in a building owned by ~~USF~~ the United Samaritan Foundation at 219 South Broadway. The facility has ~~34~~49 beds, is open seven days a week from 6:30pm to 8:00am, and serves dinner every night. The shelter also provides drug counseling, AA meetings, and life skills training. For the 2014-2015 cold-weather season, ~~It~~ it operated from November 2014~~08~~ through ~~March~~ April 2015~~09~~. Its funding consists of $~~20~~10,000 from the City of Turlock's CDBG funds, another $20,000 from Stanislaus County CDBG, $15,000 from the federal Emergency Food and Shelter Program, and donations.

From winter 2004 through spring 2008, the cold-weather shelter was housed at a nearby city-owned facility at 400 B Street that housed 65 to 70 people, both male and female. It also received up to $100,000 from Turlock Redevelopment Agency funds per year over several years. When the City decided to discontinue operating the shelter at that location, the shelter services were shifted to nonprofit and faith-based organizations. Please refer to Table 3.4-20 above for the number of homeless individuals served over the past twelve ~~seven~~ years.

Emergency shelter for women and children, and men are provided by different organizations. In 2013~~08~~-2013~~09~~, We Care provided winter shelter services to approximately 22~~34~~ men. Women and children were offered shelter by the coalition of faith-based organizations spearheaded by the Turlock Gospel Mission. Up until now, t~~T~~his shelter did not have a permanent location and instead moved from church to church on a weekly basis. Capacity was~~is~~ generally seven to 10

women, depending on location. Construction of a permanent shelter began in 2014, which will provide 34 beds for men and 22 for women and children upon completion. The $1.8 million project will constitute Turlock's first year-round shelter. As of November 2014, construction stalled due to lack of funds. Turlock Gospel Mission's new goal is to complete Phase I (dorms, restrooms, showers, and office facilities) by ~~April 2015~~2016. Fundraising efforts are underway.

The Children's Crisis Center of Stanislaus County operates four emergency shelters for children in crisis. Their goal is to serve high risk children and intervene with emergency shelter to prevent children from experiencing harm. In addition to housing children in need, the shelters also extend supportive services to abusive parents, helping them to overcome family risk and alleviate environmental factors that threaten the well-being of their children. The Children's Crisis Center operates an eight bed shelter in Turlock called Verda's House.

There are two providers of transitional housing in Turlock, both of which serve those suffering from substance abuse. Men and women are served in numerous separate small facilities across the city, and services include counseling and self-help programs. Table 3.4-~~23~~ 24 summarizes all emergency shelters and transitional housing facilities in Turlock.

**Table 3.4-~~23~~-24 Shelter Facility Type and Capacity – City of Turlock, 2014**

| *Facility Operator* | *Population Served* | *Year-Round Beds* | *Seasonal Beds* | *Location* |
|---|---|---|---|---|
| Emergency Shelters | | | | |
| We Care | Men Aged 18+ | 0 | 49 | 219 S. Broadway |
| Coalition of Faith-Based Organizations (Turlock Gospel Mission) | Women/Children | 0 | 30 | Rotating; housed at different churches each week |
| Verda's House (Children's Crisis Center) | Youth under 18 years | 8 | 0 | 715 E. Main St. |
| Subtotal Emergency Shelter | | 8 | 79 | |
| Transitional Housing | | | | |
| Solidarity Fellowship | Men ~~and Women in separate facilities~~only, 18 years and older | ~~64~~35 | 0 | 12 facilities across the city |
| Steps to Freedom | Men and Women/ Children in separate facilities | 42 | 0 | Seven facilities across the city; six for men, six for women, one for families |
| Subtotal Transitional Housing | | ~~10~~677 | 0 | |
| **Total** | | **93** | **79** | |

*Source: HUD Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, 2014.*

Taking the ~~Turlock Community Services Agency 2008~~2015 point in time homeless count ~~estimate~~ of ~~466~~-186 individuals experiencing homelessness in the City, and a total of approximately ~~150~~-93 year-round beds and 79 seasonal beds in shelter facilities, ~~—one third of which are seasonal only~~—we conclude that there is ~~significant~~ still unmet need for shelter facilities for the homeless population in Turlock. The need is particularly great for year round emergency shelter beds. Additionally, given that substance abuse is the third most common cause of homelessness in the county, we can reasonably conclude that the services and shelter provided for these individuals in supportive and transitional housing are also in high demand. The feedback from service providers at the April ~~24~~-23 community/stakeholders housing forum confirms this needs assessment—participants mentioned year-round emergency shelter ~~and~~, transitional housing, and supportive services as ~~two~~ some of Turlock's most pressing needs.

### Other Homeless Services

There are other services besides shelter provided to the homeless in both the City of Turlock and in Stanislaus County. In Turlock, the United Samaritans Foundation offers emergency food

boxes, washers and dryers, showers, and a temporary address for homeless persons. Daily Bread Ministries delivers lunches to the homeless in Turlock in 12 locations. Community Housing and Shelter Services offers the Home Base Program which places homeless families in private rental housing and provides services to the families.

## UNICORPORATED DISADVANTAGED COMMUNITIES

Enacted in 2011, SB 244 requires cities to address the infrastructure needs of disadvantaged unincorporated island or fringe communities located within or near their boundaries. For cities, a "disadvantaged unincorporated community" is defined as a fringe or island community in which the median household income is 80 percent or less than the statewide median household income. The law states that on or before its next housing element adoption, each city must review and update the land use element of its general plan, based on available data about its island and fringe communities. The updated land use element must:

- Identify and describe every "island community" or "fringe community" located within that city's sphere of influence that is considered to be a disadvantaged unincorporated community;
- Include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each of the identified communities; and
- Include an analysis of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible.

According to the 2013 American Community Survey, the median household income in California is $61,094. Thus, for an unincorporated island or fringe community to be considered disadvantaged, its median household income must be $48,878 (80 percent of the statewide median) or less. As shown in Table 3.4-25, Turlock has four census tracts with unincorporated island and fringe communities that meet this criteria. While each of these tracts also includes households that are part of incorporated Turlock, it is reasonable to assume that the household income of households within the unincorporated areas are below the target of $48,878 and that the communities qualify as "disadvantaged unincorporated communities" per SB 244.

**Table 3.4-25: Census Tracts in Turlock Containing a Disadvantaged Island or Fringe Community**

| *Stanislaus County Census Tract* | *Median Household Income (2013)* |
|---|---|
| 38.02 | $29,107 |
| 38.03 | $36,771 |
| 39.04 | $31,439 |
| 39.06 | $25,965 |

*Source: American Community Survey, 2013 5-year estimates*

The Turlock General Plan identifies disadvantaged County Islands and fringe communities in its New Growth Areas and Infrastructure Element. Policy 3.1-m speaks to developing a financing strategy for infrastructure improvements to the County Islands. However, in order to comply with SB 244, the New Growth Areas and Infrastructure Element will need to be updated concurrently with this Housing Element to include an analysis of the infrastructure needs or

deficiencies for each disadvantaged unincorporated community and an analysis of potential funding mechanisms for improvements. ~~The Stanislaus County Homeless Assistance Program provides homeless families on Temporary Assistance to Needy Families (TANF) with money for housing, temporary shelter, and/or first and last month's rent and deposit.~~

## 3.5 Energy Conservation Opportunities

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.

### INTEGRATING LAND USE AND TRANSPORTATION PLANNING

The City of Turlock also 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~~ Almost half of the city's employed residents work in Turlock, and ~~80~~ 78 percent work in Stanislaus County. Additionally, approximately ~~75~~ 74 percent of residents commute less than 30 minutes to work. Under the current General Plan, new neighborhoods have been developed with local-serving retail and a mix of housing types, including small-lot single family and multifamily developments. ~~As the General Plan undergoes its current comprehensive update,~~Turlock's most recent General Plan Update (adopted in 2012) ~~the City intends to~~ builds on these successes ~~and further~~with ~~integrate~~ policies that strengthen the bicycle network, create mixed use neighborhoods, and promote an even greater jobs/housing balance.

## BUILDING DESIGN AND CONSTRUCTION

In January 2011, California enacted the first statewide mandatory green building code in the country. Known as CALGreen, the California Green Building Standards Code is Part 11 of the California Building Standards Code. CALGreen requires that new development reduce its negative impact on the environment through sustainable construction practices in several categories, including planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

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:

1. 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.
2. 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.

3. 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~~energy conservation. The City Design Element includes policies aimed at conserving energy and water, optimizing solar orientation, and reducing water demand for landscaping. The Air Quality and Greenhouse Gases Element contains policies aimed at facilitating energy-efficient buildings, promoting energy conservation, encouraging greater energy efficiency in new development, requiring energy efficiency for projects receiving public assistance, and encouraging the use of renewable energy systems.

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.

~~The City is currently in the process of updating its General Plan, but it is anticipated that these policies will be retained.~~

## 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

***Weatherization.*** If homes and apartments are not sealed tightly, energy used for heating and cooling can be wasted. Weatherization helps to decrease energy costs and increase comfort. Weatherization services may include attic insulation, weather stripping and caulking around areas where air leakage occurs, exhaust fan dampers, air duct repair, water heater blankets, and low-flow showerheads. Approved low income residences may be eligible for free weatherization services.

~~***Home Improvements.*** High-performance windows can help reduce energy costs, condensation and color fading due to sunlight, and increase the comfort of the home. Customers of PG&E can receive a rebate of $0.50 per square foot of high-performance dual-paned replacement windows purchased and installed in the home. In addition, qualified costumers can receive a rebate of $0.15 per square foot by purchasing and installing attic or wall insulation for the home.~~

*Energy Incentive Packages.* While upgrading a single aspect of a home is valuable, homeowners can have a greater impact by evaluating their homes as a complete system. PG&E provides customers with various Home Upgrade package options. Improvements for the basic Home Upgrade bundles may include attic, wall and floor insulation, duct sealing, and furnace and AC replacements, leading to rebates of up to $2,500. The Advanced Home Upgrade goes beyond the building shell and involves more complex, deep improvements. Rebates can be as much as $6,500.

***Home Appliance Rebate Program.*** PG&E offers rebates on the purchase of ENERGY STAR and other high efficiency home appliances. Customers of PG&E are eligible for rebates on clothes washers ($50/unit), refrigerators ($75/unit), gas storage water heathers ($200/unit), heat pump water heaters ($500/unit), and pool filtration pumps ($100/unit). ~~cooling systems of $20-$600, depending on the needed appliance, heating systems rebates of $100-$300 and appliance rebates of $25-$75.~~

~~***California 20/20 Program.*** If PG&E costumers reduce their electricity use by 20 percent, they receive a credit equal to 20 percent of their summer electric bills from the Department of Water Resources under California 20/20 Rebate Program.~~

***Multifamily Program.*** PG&E's Multifamily Properties Program is for property owners and managers of existing residential dwellings or mobile home parks that contain two ~~five~~ or more units. The program encourages the installation of qualifying energy efficient products in individual tenant units, and for common areas of residential apartments, mobile home parks and condominium complexes.

Funding for the program is limited and rRebates are offered on a first-come, first-served basis. Some products may require installation by an appropriately licensed contractor. ~~This program may be reinstated for 2003 and the subsequent years.~~ The following is a partial list of qualifying products and their rebates, based on category:

*Appliances*

ENERGY STAR Most Efficient 2015 Clothes Washers - $50/unit inside tenant dwelling, $175/unit in common area laundry room

High-Efficiency Refrigerators - $75/unit

*Boilers and Water Heating*

- Central System Natural Gas Water Heaters – $500/unit
- Central System Natural Gas Boilers for Water and Space Heating – $1,500/system
- ENERGY STAR High-Efficiency Natural Gas Storage Water Heaters - $200/unit
- ENERGY STAR Electric Heat Pump Water Heaters - $500/unit
- Low-Flow Showerheads - $15/unit

*Heating, Ventilation, and Air Conditioning (HVAC)*

Replacement Multiple-Speed or Variable-Speed Motors - $50/unit

- Central Natural Gas Furnaces - $150-$250/unit

*Lighting*

ENERGY STAR Interior Hard-Wired Fluorescent Fixtures - $25/fixture

- ENERGY STAR Exterior Hard-Wired Fluorescent Fixtures - $20/fixture
- ENERGY STAR Qualified LED PAR Replacement Lamps - $10-15/lamp
- LED Exterior Area Lighting - $40-200/fixture

*Commercial Pool*

Commercial Pool Heaters - $2/MBtu/h

Variable-Speed and Variable-Flow Pool Filtration Pumps - $100/unit

~~*Apartment Improvements*~~

~~ENERGY STAR Labeled Ceiling Fans with Compact Fluorescent Lights (CFL) – $20~~

~~Screw-In CFL – $8-$10/unit~~

~~Photocells – $10/unit~~

~~Occupancy Sensor – $10/unit~~

~~High-Efficiency Clothes Washers – $35-$75/unit, $135 for coin-op~~

~~High-Efficiency Dishwashers – $30-$50/unit~~

~~ENERGY STAR Room Air Conditioners – $50/unit~~

~~ENERGY STAR Labeled Programmable Thermostats – $20~~

~~High-Performance Dual-Paned Windows – $0.75/square foot~~

~~Attic and/or Wall Insulation – $0.15/square foot~~

~~*Mechanical Improvements and High Efficiency Cooling and Heating Equipment*~~

~~Multifamily Central System Natural Gas Boilers – $1,500/unit~~

~~Central System Natural Gas Hot Water Heaters/Space Heating – $500/unit~~

~~Energy-Efficient Package Terminal Air Conditioners and Heat Pumps – $100~~

~~92 AFUE Central Natural Gas Furnace – $200/unit~~

~~94 AFUE Central Natural Gas Furnace – $300/unit~~

~~Natural Gas Storage Water Heater – $30/unit~~

~~ENERGY STAR Labeled Room Air Conditioners – $50/unit~~

### TID 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:

Residential Energy Audits: Free in-home audits

Residential Rebate Programs: Rebates for purchasing and installing energy-efficient appliances including Energy Star refrigerators, room air conditioners, and clothes washers; whole house fans, solar attic fans, radiant barriers, and shade screens

Refrigerator/Freezer Recycling Program: Financial incentives for replacing and recycling older refrigerators and freezers

Shade Tree Rebate: Rebates for the purchase of up to three trees plants for shade purposes

CFL Rebates: Rebates for purchase and installation of CFL bulbs

New Construction Rebates: Rebates for home builders who exceed Title 24 requirements

Weatherization: Provides weatherization measures and Energy Star refrigerators to income-qualified customers

~~"Energy Wise" Education Program: Program provides energy saving education materials to 6th grade classes in the service area~~

Education Specialist: Outreach provided to community groups and schools

## 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.

### *TID Tools and Solar Rebates*

Photovoltaic (PV) systems can cost around $30,000 to install, but numerous state and local incentive programs are in place to help offset the expenses and lower the payback period. Additionally, by leaving the residence "on the grid," the resident can potentially sell power back to the utility company. TID's Solar Electric Rebate Program is part of a comprehensive statewide solar program create by Senate Bill 1 and aims to promote the installation of PV panels on residences by helping to offset the purchase cost.

For systems under 30kW, the incentive is a one-time payment based on expected performance, known as Expected Performance Based Incentives (EPBI). Incentive levels decline when a specific cumulative MW volume of reservations, in terms of total-program capacity, has been reached. While residential incentives started at $4 per megawatt, the incentive is currently at $0.57 per megawatt. For systems over 30kW, a Performance Based Incentive (PBI) is paid monthly over a 5 year period based on actual monthly kilowatt hour (kWh) production. The amount to be paid per kWh over the entire payment term is set once the reservation has been confirmed; incentive declines occurring after a system has been reserved do not apply to reserved systems. Currently, the incentive is at $0.07 per kWh.

~~TID offers one of the highest solar rebates in the state, at $4 per megawatt. On a $30,000 residential system, TID's initial rebate would reduce the cost by $12,000; the household could also receive a $5,400 tax credit from the state. Depending on the amount paid upfront, payback for the system can range from 10 to 15 years.~~ TID has a comprehensive online tool, the Performance Based Buydown (EPBB) Incentive Calculator, which helps residents calculate expected incentive using site and PV system specifications.

## 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.

# 3.6 Projected Housing Need

## Regional Housing Needs Allocation

For each Housing Element statutory planning period, the Stanislaus Council of Governments (StanCOG) prepares a Regional Housing Needs Assessment (RHNA) that is a minimum projection of the number of housing units each jurisdiction must provide to accommodate its share of regional growth. The RHNA is distributed across all income categories to ensure that growth in each income level is accounted for. For the planning period of January 2014~~07~~ through September 2023~~June 2014~~, StanCOG estimates that at total of ~~25,602~~21,330 housing units will need to be provided across all jurisdictions. The City of Turlock is responsible for identifying sites with capacity for ~~3,461~~3,618 units, or 17.0~~13.5~~ percent of the County total. Table 3.6-1 shows Turlock's RHNA allocation broken down into income categories.

~~Table 3.6-1 Regional Housing Need Allocation – Turlock, January 2013~~07 ~~– June~~ September 2023~~14~~

**Table 3.6-1 Regional Housing Need Allocation – Turlock, January 2013~~507~~ – ~~June~~ September 2023~~14~~**

| *Income Category* | *RHNA* |
|---|---|
| Very Low (0-50% of AMI) | 877 |
| Low (51-80% of AMI) | 562 |
| Moderate (81-120% of AMI) | 627 |
| Above Moderate (over 120% of AMI) | 1,552 |
| **Total** | **3,618** |

*Source: Stanislaus Council of Governments (StanCOG), 2014*

The following chapter will provide a detailed analysis of Turlock's housing sites inventory and development capacity.

# 4 Sites Inventory and Analysis

This chapter identifies sites that have the adequate capacity to accommodate the City of Turlock's Regional Housing Need Allocation. It includes a discussion of zoning districts that allow ~~residential~~ residential development of appropriate densities, the vacant land inventory, environmental and infrastructure constraints, and consideration of housing for special needs groups.

## 4.1 City of Turlock Zoning Regulations

### BASE RESIDENTIAL ZONES

The City of Turlock's Zoning Ordinance, most ~~last~~ recently updated in ~~May~~June ~~2007~~2015, allows for a broad array of residential types and densities by right, ranging from 0.2 to 30 dwelling units per acre. Second dwellings are permitted in every residential zone, as are small family home day cares, group homes, and small residential care facilities. Table 4.1-1 summarizes the allowable density in each of the residential zones.

**Table 4.1-1 Allowable Densities in Base Residential Zones**

| *Residential Zone* | *Allowable Density (dwelling units per acre)* |
|---|---|
| Estate Residential (R-E) | 0.2 – 3.0 |
| Low Density Residential (R-L) | 3.0 – 7.0 |
| Low Density Residential 4.5 (R-L-4.5) | 5.0 – 10.0 |
| Medium Density Residential (R-M) | 7.0 – 15.0 |
| High Density Residential (R-H) | 15.0 – 30.0 |

*Source: City of Turlock Municipal Code*

***~~Estate~~ Residential eEstate (R-E)*** - The purpose of this district is to provide living areas that combine advantages of urban and rural locations and to provide transition or buffer areas between intense urban uses and agricultural preserves. Single family dwellings, small family home day care, second dwellings, small residential care facilities, home occupations, manufactured homes, and group homes are permitted in this designation. ~~Boarding houses, duplexes, interim housing, and l~~Large residential care facilities are permitted with a Conditional Use Permit (CUP) and large family home day care is allowed with Minor Administrative Approval (MAA). Multifamily dwellings, group quarters, emergency shelters and mobile home parks are not permitted. Allowable densities range from 0.2 to three dwelling units per acre.

***Low Density Residential (R-L & R-L-4.5)*** - The purpose of ~~this~~ these districts is to provide appropriately located areas for single family dwellings; provide adequate light, air, privacy, and open space for each dwelling unit; and achieve design compatibility through the use of site development standards. Group homes, manufactured homes, small family home day care, small residential care facilities, second dwellings, home occupations, and single family dwellings are permitted in this designation. ~~Interim housing~~Group quarters, emergency shelters, mobile home parks, and large residential care facilities are permitted with a CUP. ~~Duplexes~~ Large family home day care ~~are~~ is permitted with ~~a Minor Discretionary Permit (MDP)~~AA. ~~Duplexes~~ Multifamily dwellings are not permitted~~ in the zone designated RL-4.5~~. Allowable densities range from three to seven dwelling units per acre for R-L and five to ten dwelling units per acre for R-L-4.5.

***Medium Density Residential (R-M)*** - The purpose of this district is to limit the expansion of the City by maintaining a compact urban form in order to preserve agricultural lands~~ and to~~; provide appropriately located areas for single family and medium density multifamily dwelling units; provide adequate light, air, privacy, and open space for each dwelling unit; and achieve design compatibility with adjacent uses through the use of site development standards. ~~Duplexes,~~Small family home day care, group homes, home occupations, small residential care facilities, second dwellings, and single-family dwellings are permitted within this designation. ~~Interim housing~~E~~;~~mergency shelters, mobile home parks, ~~planned developments,~~ and large residential care facilities are permitted with a CUP. ~~Boarding~~ Group quarters~~houses~~, manufactured housing, and multifamily development are permitted with a Minor Discretionary Permit (MDP). Large family home day care is permitted with MAA. Allowable densities range from seven to 15 dwelling units per acre.

***High Density Residential (R-H)*** - The purpose of this district is to provide appropriately located areas for high density multiple family dwellings units~~,~~; ~~to~~ provide affordable housing for all economic segments of the community while maintain a compact urban form~~,~~; provide adequate light, air, privacy and open space for each dwelling unit; and ~~to conserve land~~achieve design compatibility through the use of site development standards. ~~Duplexes,~~Small family home day care, group homes, home occupations, small residential care facilities, second dwellings, and single-family dwellings are permitted within this designation. ~~Interim housing~~Emergency shelters, manufactured housing, mobile home parks, and large residential care facilities are permitted with a CUP. ~~Boarding houses~~Group quarters and multifamily dwellings are permitted with a MDP. Large family home day care is permitted with MAA. Allowable densities range from 15 to 30 dwelling units per acre.

***Planned Development (PD)*** – Planned Development zoning districts allow for the use of special design criteria for maximum utility of the site and maximum design flexibility within density limitations. Their purpose is to encourage variety and avoid monotony in developments through the use of alternative development standards. They also provide a mechanism through which the City can authorize developments consistent with the General Plan. Conditions of approval are ultimately determined by the City Council using adopted planning practices and standards. Within these project areas, special residential development strategies such as clustering and density transfers are encouraged. Development regulations follow the baseline standards of the General Plan; thus, for the purpose of the Housing Element, available sites that are zoned PD assume the allowable density of the underlying General Plan land use designation.

## DOWNTOWN OVERLAY REGULATIONS

The Downtown Overlay Regulations, which apply to the downtown area as defined by the Downtown Design Guidelines and Zoning Regulations document, exist to maintain and promote Turlock's downtown as a pedestrian-oriented, economically sound "heart" of the city while preserving its historic architecture and character. Residential development is encouraged downtown, as it helps businesses and allows residents to live in a convenient, central location. In many cases, allowable density is expressed in terms of Floor Area Ratio (FAR) rather than dwelling units per acre. In these cases, assumed residential density is specified based on likely development configuration and actual density of existing residential developments in each zone. Table 4.1-2 summarizes the zones in the Downtown Overlay Regulations and the residential densities ~~permitted or~~ assumed.

**Table 4.1-2 Estimated Residential Densities in Downtown Overlay Zones[1]**

| *Zone* | *Estimated Density (dwelling units per acre)* |
|---|---|
| Downtown Core (DC) | ~~45~~40.0 |
| Downtown Core Transition (DCT) | 15.0 |
| Transitional Commercial (TC) | 25~~10~~.0 |
| Industrial Residential (IR) | ~~10~~20.0 |
| Office Residential (RH) | 10.0 |

Densities in Downtown Overlay zones are regulated by Floor Area Ratio (FAR.) The densities in terms of dwelling units per acre are estimated based on allowed FARs for each zone.

*Source: Dyett and Bhatia*

***Downtown Core (DC)*** – The Downtown Core is Turlock's historic center, and the DC overlay zone aims to encourage an urban feel with a mix of residential, commercial, and office uses. Residential units are permitted on the second story of buildings and higher. Density is expressed in Floor Area Ratio (FAR), specifying FAR 3.0 for mixed use development. Building heights can extend to 60 feet, with 100 percent lot coverage. Residential development built as part of a mixed use project in the DC zone is estimated at a maximum of approximately 40~~5~~ dwelling units per acre (before affordable housing density bonuses). Densities could be higher depending on unit size and lot size.

***Downtown Core Transition (DCT)*** – The goal of the Downtown Core Transition zone, located northeast of the Downtown Core along the East Main corridor, is to preserve the area's low intensity residential scale while providing a gateway and transition to the more urban downtown area. Single and multifamily residential uses and small family home day care are permitted~~,~~. Large group quarters are permitted with a CUP and large family home day care is permitted with MAA. ~~and d~~Zoning regulations specify a typical FAR of 1.0, which is estimated to correspond to 15 dwelling units per acre~~ensity and form regulations follow those of the RM district (15 dwelling units per acre)~~.

***Transitional Commercial (TC)*** – The Transitional Commercial zones lie to the north, west, and south of the Downtown Core, and while their purpose is to contain office and commercial

uses that serve the auto-oriented consumer, single and multifamily residential uses and small family home day care are permitted. ~~Nursing homes, interim housing and assisted living facilities~~Emergency shelters and large group quarters require a CUP and large family home day care requires MAA. ~~Density is expressed as~~Zoning regulations specify a typical ~~0.6~~ FAR of 1.5, which is estimated to correspond to ~~10~~ 25 dwelling units per acre.

***Industrial Residential (IR)*** – This zone lies southwest of the Downtown Core, and its purpose is to encourage economically viable reuse of agricultural and industrial buildings while avoiding land use conflicts. Single and multifamily residential uses, small family home day care, and small group quarters are permitted by right~~;~~. ~~emergency~~ Emergency shelters~~,~~ and ~~mixed-use projects~~large group quarters~~, and transitional housing~~ are permitted with a CUP. Large family home day care requires MAA. Zoning regulations specify a ~~maximum~~ typical FAR of ~~0.75~~1.5 for residential uses, which is estimated to correspond to 20~~10~~ dwelling units per acre.

***Office Residential (OR)*** – The Office Residential zone allows a lower density mix of uses in the areas northeast and east of the Downtown Core that will preserve the character of the traditional residential neighborhoods while providing for the orderly and logical conversion or transition to compatible office uses as the market allows. Single and multifamily residential uses, ~~as well as mixed-use developments~~small family home day care, and small group quarters~~,~~ are permitted by right. Emergency shelters and ~~transitional housing~~large group quarters are permitted with a CUP. Large family home day care requires MAA. Permitted FAR ranges from 0.6 for residential uses to 0.8 for mixed use development, which is estimated to correspond to 10 dwelling units per acre.

## ZONING AND AFFORDABILITY

### Default Density for Very Low and Low Income Units

HCD defines default densities for Very Low and Low Income housing based on a jurisdiction's population, type of urban development pattern, and location in the state. In other words, if housing is built to the specified density, it is assumed to be affordable to Very Low and Low Income households. For cities of Turlock's size in Stanislaus County, the default density for Very Low and Low Income units is 20 dwelling units per acre. In Turlock, the only base residential zone where density of 20 dwelling units per acre is allowed by right is High Density Residential (R-H), which allows densities between 15 and 30 units per acre. The ~~Downtown Overlay zone of Downtown Core (DC) also allows development at this density, as does the~~ Commercial Office/High Density Residential (CORH) designation also allows development at this density. ~~.~~ Properties zoned CORH may be developed either with office or with high density residential uses. In addition, densities of up to 40 units per acre are permitted in the Downtown Overlay Zone, and the DC, TC and IR districts each have estimated densities of 20 units per acre or higher.

### Likely Density for Moderate Income Units

HCD does not define minimum default densities for Moderate and Above Moderate Income units. Instead, in order to determine which vacant sites are likely to produce housing affordable to Moderate-income households, an analysis of the sale prices and densities of recently sold properties was conducted. Using HCD's definition of the annual income limits for Moderate-income households in Turlock ($~~47~~49,~~700~~600 to $~~71~~74,~~500~~400), and assuming these households spend 30 percent of their income on housing costs, the affordable moderate-income home price

in Turlock is between $160,500213,000 and $240326,000. In As ofMarch- August 201509, many a large inventory of single family homes were selling in this price range.[1] These units are on 5,000 to 7,000 square foot lots, corresponding to a gross residential density of around five to six units per acre. Therefore, it is reasonable to assume that homes built in zones that allow five units per acre or greater will be affordable to Moderate income households in Turlock. This density corresponds with the base residential zones of Medium Density Residential (R-M) and Low Density Residential 4.5 (R-L-4.5), where development is allowed at 7-15 units per acre and 5-10 units per acre, respectively. All of the Downtown Overlay zones also permit residential development as low as of around 10seven -units per acre: TC, OR, and IR allow 5 to 10 units per acre, and DCT allows 7 to 15.

## 4.2 Site Inventory and Development Capacity

This section describes the inventory of land available for new housing and analyzes its capacity for development of units of different income groups based on zoning and/or General Plan land use designation.

### SITES ON VACANT, PROPERLY-ZONED CITY LAND

Determining the initial set of sites appropriate for new housing development was based upon the vacant opportunity sites identified by the City in the Existing Conditions and Key Issues Report written for Turlock's General Plan updatefrom the city's Vacant Land Map and by City Staff. From this set, sites outside of city limits were eliminated, and then those whose zoning allows residential development (R-E, R-L, R-L4.5, R-M, R-H, DC, DCT, TC, OR, IR, CORL, CORM, CORH, CCRH, and RLRM) were selected. Sites zoned PD were also included if the underlying General Plan designation allowed residential uses.

There are also some underutilized sites within city limits that may be redeveloped with new housing projects. However, most of these were not included in the sites inventory because there was more than enough capacity to meet the RHNA on vacant sites. Only sites on which redevelopment is considered likely to occur were included in the Sites Inventory. All of these are also already zoned for residential uses. The conditions of these a representative sample of individual underutilized sites are listed in Appendix BA.

Altogether, 285 302 parcels totaling 408 455 acres were identified. Table 4.2-1 and Figure 4-1 show the breakdown of vacant sites within city limits by zoning. Appendix B A provides a list of all of the parcels individually and indicates their APN, zoning, and existing land use.

In addition, the City of Turlock is currently undertaking a comprehensive update of its General Plan. As part of the existing conditions research completed for this effort, a buildout and development capacity analysis was completed for the entire Study Area (which includes the city limits as well as over 4,000 acres just outside the city boundary designated "Urban Reserve"). The study concluded that the land within the Study Area is more than adequate to accommodate the

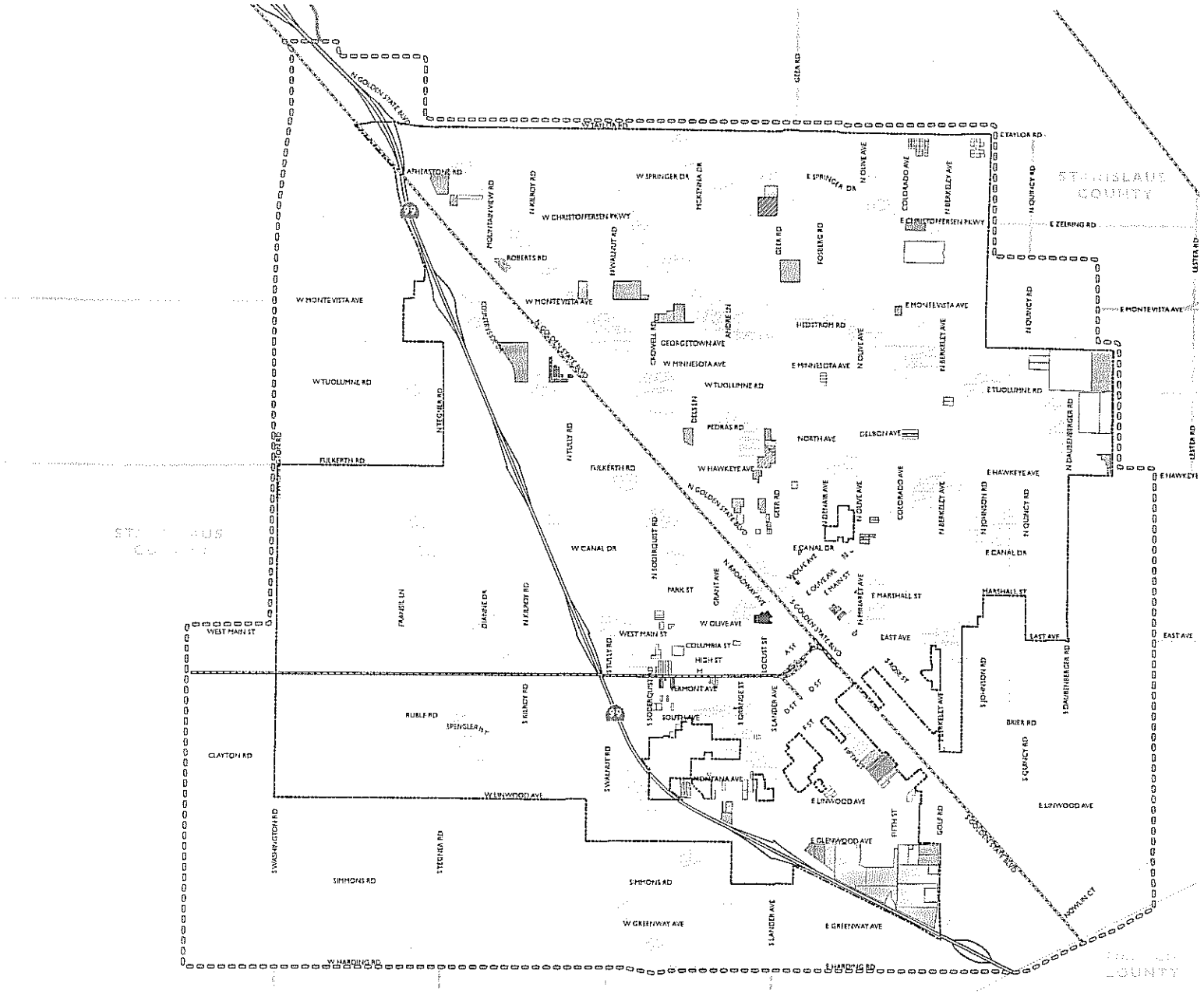
[1] Source: real estate listings and recent sales data on www.zillow.com, www.trulia.com, and www.redfin.com for Turlock city limits.

~~City's projected growth over the next 20 years, even when developed at relatively low densities. Therefore, even more sites for future housing development will be available in the coming years beyond those identified in this Element.~~

Figure 4-1

City of Turlock

## Housing Sites Inventory by Zoning Districts




- RL (Low Density Residential)
- RM (Medium Density Residential)
- RH (High Density Residential)
- RE (Estate Residential)
- PD (Planned Development)
- DC (Downtown Core)
- IR (Industrial Residential)
- OR (Office or Residential)
- TC (Transitional Commercial)
- CORH (Office Commercial/High Density Residential)
- CORL (Office Commercial/Low Density Residential)
- RHCC (High Density Residential/Community Commercial)
- Railroads
- Freeway
- City Limits & County Islands
- Study Area

0 0.4 0.8 1.6 Miles

*Source: City of Turlock Geographic Information Services, 2015; Stanislaus County Geographic Information Systems, 2015; Dyett & Bhatia 2015.*

Date: August, 2015

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**Table 4.2-1 Vacant Housing Opportunity Sites within City Limits by Zoning**

| *Current Zoning* | | *Number of Parcels* | *Total Acres*[1] |
|---|---|---|---|
| R-E | Residential Estate | ~~1~~815 | ~~7~~780 |
| R-L | Low Density Residential | ~~125~~105 | ~~14~~452 |
| ~~RL45~~ | ~~Low Density Residential 4.5~~ | ~~5~~ | ~~27~~ |
| R-M | Medium Density Residential | ~~22~~53 | ~~26~~155 |
| R-H | High Density Residential | ~~13~~25 | 6478 |
| OR | Office Residential | 411 | ~~2~~3 |
| IR | Industrial Residential | ~~2~~1 | ~~1~~1 |
| CORL | Office Commercial or Low Density Residential | 3 | 3 |
| CORH | ~~Community~~ Office Commercial~~/~~ or High Density Residential | ~~2~~5 | 69 |
| CCRH | Community Commercial or High Density Residential | 1 | 9 |
| DC | Downtown Core | 42 | ~~2~~4 |
| TC | Transitional Commercial | 1 | 0.1 |
| PD[1] | Planned Development (with Residential GP designation) | ~~89~~80 | ~~58~~63 |
| **Total** | | ~~285~~302 | 408455 |

1. Acreage for PD-zoned sites is distributed amongst other categories based on the underlying GP designation. Three sites are VLDR, totaling ~~14~~23 acres; ~~69~~50 sites are LDR, totaling ~~15~~22 acres; ~~and 17~~19 sites are MDR, totaling ~~20~~ seven acres; two sites are HDR, totaling 10 acres; and six sites are Downtown, totaling two acres.

*Source: City of Turlock, Dyett & Bhatia*

As discussed in the Needs Assessment chapter, ~~units built, under construction, or permitted since January 2007 have been subtracted from the RHNA.~~ Turlock has a ~~remaining~~ need for 3~~2~~,~~011~~618 new housing units through ~~2014~~2023: ~~807~~877 Very Low, ~~456~~562 Low, ~~665~~627 Moderate, and ~~938~~1,552 Above Moderate income units. The City must demonstrate that the sites it has identified can accommodate its projected housing need.

HCD requires a parcel-specific inventory of sites available for future residential development that are capable of accommodating the city's RHNA. Table 4.2-2 summarizes the sites' development capacity by zoning district, and Appendix ~~B~~ A contains a full list of the ~~285~~302 sites identified. Table 4.2-2 also sums the unit capacity of the zones that correspond to each income level. Sites with zoning appropriate for Extremely Low, Very Low, and Low income housing have the realistic capacity for ~~1,537~~2,814 dwelling units~~built at the average allowable density~~. Sites with zoning appropriate for Moderate income housing can support ~~736~~1,245 dwelling units~~built at the average allowable density~~. Sites with zoning appropriate for Above Moderate income housing can accommodate ~~957~~697 units~~built at the average allowable density~~. Figure 4-1 maps the location of the identified sites.

### Realistic Development Capacity

The realistic development capacity of the opportunity sites is generally assumed to be the average allowable density for each zoning district. For sites within the Downtown Overlay Zone, realistic

development capacity is assumed to be the estimated densities for each Downtown district based on typical FAR, as shown in Table 4.1-2. Due to new General Plan policies supporting increased residential density and infill, the realistic development capacity of sites located in the area just west of Downtown is estimated to be toward the higher end of the allowable density range, rather than the average.

~~This~~ These assumptions ~~is~~ are validated by the actual densities of several recently permitted and built residential projects that are representative of the range of residential zoning districts. Summerfield, an 81-lot single family subdivision on 11.35 acres in the Northeast Turlock Master Plan area, includes both low density and medium density residential homes. The low density residential portion was built at six units per acre (average allowable density is five units per acre). The medium density portion was built at nine units per acre (average allowable density is 10 units per acre). Sierra Oaks is a recently completed high density residential development in the Northwest Triangle Specific Plan area. The average allowable density in this zoning district is 22.5 dwelling units per acre, and Sierra Oaks was built at 22 dwelling units per acre. The development also received a height exemption, allowing portions of the project to be built to 45 feet instead of the standard allowable 35 feet. Numerous other high density residential projects have received a similar exemption, including Balboa Park condominiums and the Park Villas mixed use development. Balboa Park was built at 18 dwelling units per acre, and Park Villas (which is permitted but not yet constructed) is approved for 20 units per acre and a commercial center at 0.27 FAR.

**Table 4.2-2 Summary of Sites' Dwelling Unit Capacity**

| | *Density (gross units/acre)* | | | | |
|---|---|---|---|---|---|
| *Current Zoning*[1] | *Low* | *High* | *Average Allowable or Estimated* | *Available Acres* | *Realistic Development Capacity* |
| High Density Residential | 15 | 30 | 22.5 | 88 | 2,412 |
| Office Commercial/High Density Residential | 15 | 30 | 22.5 | 9 | 97 |
| Community Commercial/High Density Residential | 15 | 30 | 22.5 | 9 | 97 |
| Downtown Core | NA | NA | 40 | 4 | 154 |
| Transitional Commercial | NA | NA | 25 | 2 | 44 |
| Industrial Residential | NA | NA | 20 | 0.5 | 10 |
| **Subtotal for Extremely Low, Very Low, Low Income Units (R-H, CORH, CCRH, DC, TC, IR):** | | | | **113** | **2,814** |
| ~~Low Density Residential 4.5~~ | | | | | |
| Medium Density Residential | 7 | 15 | 11 | 162 | 1,210 |
| Office Residential | NA | NA | 10 | 3 | 35 |
| **Subtotal for Moderate Income Units (R-M, OR):** | | | | **162** | **1,245** |
| Residential Estate | 0.2 | 3 | 1.6 | 103 | 265 |

**Table 4.2-2 Summary of Sites' Dwelling Unit Capacity**

| | *Density (gross units/acre)* | | | | |
|---|---|---|---|---|---|
| *Current Zoning*[1] | *Low* | *High* | *Average Allowable or Estimated* | *Available Acres* | *Realistic Development Capacity* |
| Low Density Residential | 3 | 7 | 5 | 74 | 424 |
| Office Commercial/Low Density Residential | 3 | 7 | 5 | 3 | 8 |
| **Subtotal for Above Moderate Income Units (R-E, R-L, CORL):** | | | | **180** | **697** |
| ***Total*** | | | | | |

1. For parcels zoned Planned Development, the residential densities associated with the underlying General Plan designation were used.

*Source: City of Turlock, Dyett & Bhatia*

Table 4.2-3 compares the opportunity sites' realistic dwelling unit capacity for each income category to the units required in the RHNA for Turlock. ~~In each category, the housing opportunity sites could accommodate more units than the RHNA calls for, even with the sites developed at their average, rather than maximum, allowable densities.~~

**Table 4.2-3 Sites' Capacity and RHNA Requirements**

| *Income Level (Zoning)* | *Available Acres* | *Realistic ~~(Average)~~ Dwelling Unit Capacity* | *Units in RHNA Requirement* | *Surplus* |
|---|---|---|---|---|
| Extremely Low, Very Low, Low (RH, CORH, CCRH, DC, TC, IR) | 113 | 2,814 | 1,439 | 1,375 |
| Moderate (~~RL45,~~ RM, OR~~, IR, TC~~) | 162 | 1,245 | 627 | 618 |
| Above Moderate[1] (RE, RL, CORL) | 180 | 697 | 1,552 | NA |
| **Total** | | | | |

Note:

1. While Above Moderate housing is most likely to occur at these lower densities, it can be developed in any residential zoning district. Some higher density developments, such as new units Downtown and in Morgan Ranch, will likely also provide housing for Above Moderate income households.

*Source: Dyett & Bhatia*

## Vacant and Underutilized Land for Extremely Low, Very Low and Low Income Units

Turlock is obligated to identify sites that can accommodate ~~807~~ 877 units of Very Low Income housing and ~~456~~ 562 units of Low Income housing (1,~~263~~ 439 units of Very Low and Low combined) at a density of at least 20 units per acre. As described above, the R-H, DC, TC, IR, CCRH and CORH zones allow densities at or above this default density. Within city limits, ~~19~~ 43 vacant and underutilized sites have these zoning designations, totaling ~~72~~ 113 acres. If these sites

were to be built out at ~~the average~~their estimated ~~allowable density~~ densities~~(22.5 units per acre)~~, they could reasonably accommodate ~~1,627~~2,814 units of Extremely Low, Very Low and Low Income housing. ~~If built to the maximum allowable density, these sites could support over 2,180 units.~~ Therefore, the amount of vacant land and underutilized land that is zoned R-H, DC, TC, IR, CCRH and CORH is sufficient to accommodate the 1,~~263~~439 units of Very Low and Low income housing that Turlock must show that it can provide. Table 4.2-3 shows the surplus.

~~Table 4.2-3 shows the surplus.~~

The City must also demonstrate that the sites identified for high density, low income housing have characteristics that make it reasonable to expect that affordable units could feasibly be developed upon them. Developers experience economies of scale, and the more units that a site can support, the more likely it is that they can be sold or rented at below-market rates. Therefore, larger sites provide greater certainty of affordable housing development than smaller ones. Of the ~~14~~27 available sites zoned R-H, ~~six~~ 18 are greater than one acre in size, and ~~three~~ two of these are greater than 10 acres in size. If developed at the average allowable density of 22.5 units per acre, the smallest of these could accommodate 40 units and the largest could accommodate ~~over 300~~269. Together, the ~~nine~~ three largest vacant RH sites (one is used for agriculture) along with the parcels designated for high density residential use within the Morgan Ranch Master Plan Area and the proposed Vista Student Housing Complex could be reasonably developed with just over 1,~~400~~ 650 units ~~at an average allowable density,~~. ~~which~~ This alone is more than enough to fulfill the City's ~~remaining~~ need for Extremely Low, Very Low and Low income units.

A significant site of 9.7 acres, located just south of CSU-Stanislaus along Monte Vista Avenue, has a pending proposal for a General Plan Amendment and rezoning to High Density Residential in order to construct a 600 bed student housing complex. The Vista Student Housing Complex will have a total of 180 multi-bedroom suites as part of this development, at a density of 18.6 suites per acre. Given that each of the three to four bedrooms per suite will be rented out individually, each bedroom is more closely equivalent to a dwelling unit than a whole suite is. This gives the project a density of over twenty dwelling units per acre, providing a prime housing opportunity for very low- and low-income students. ~~These nine sites are also all currently vacant (one is used for agriculture), and have no development constraints.~~

Smaller sites zoned for high density residential development also show feasible development potential. Several of the smallest R-H and CORH sites are located directly adjacent to one another. This offers the opportunity of assemblage to create larger sites that are better able to accommodate multifamily housing projects.

### *Underutilized Land*

Several of the sites identified for Extremely Low-, Very Low- and Low-income housing are underutilized, meaning that while they are not vacant, the value of the structure on the property is less than the value of the land on which it sits. All of these underutilized sites are already zoned for residential uses. The City has good reason to believe that these properties are likely candidates for redevelopment within the planning period. Underutilized sites not likely to redevelop have not been included. ~~Of the four RH sites that are less than one acre in size, three are adjacent to each other and could be assembled to create one larger site of 2.6 acres. Another 0.3 acre RH parcel is surrounded on three sides by a vacant, 5.5 acre parcel zoned CORH. Several other vacant~~

~~or nearly vacant CORH parcels are adjacent to the larger parcel as well. Assembled, these comprise 8.7 acres, capable of accommodating at least 200 units.~~

### *Extremely Low Income Housing Provision*

It is estimated that approximately ~~3,000~~2,800 households in Turlock qualify as Extremely Low income, with annual household incomes less than $~~17~~18,6900 for a family of four. Some of the RHNA requirement for Very Low income housing must fulfill the needs of the Extremely Low income group. Many of these residents are seniors, disabled individuals, or others living on fixed incomes. The City of Turlock has traditionally addressed the needs of this population through provision of housing with affordability covenants or property-based Section 8 status, such as at the Denair Manor Apartments. Additionally, some of the individuals qualifying as Extremely Low income in Turlock have no income at all and/or are homeless. Housing for this segment of the population would be provided through supportive and transitional housing with services available to help residents move into more permanent living situations.

It is also feasible that through a combination of financial subsidy and appropriate project design, housing for Extremely Low income households can be provided on the vacant and underutilized properties zoned for high density development in Turlock. For instance, many studio and one-bedroom apartments at The Palms, a 100-unit redevelopment of an old motel, are affordable to Very Low income households even with no affordability covenants. With an additional subsidy and affordability covenants, units at a development similar to The Palms could be affordable to Extremely Low income households.

### Vacant and Underutilized Land for Moderate Income Units

As discussed above, market analysis shows that housing developed at a density of five units per acre or greater is likely to be affordable to Moderate income households in Turlock, which corresponds to the R-M, R-L-4.5, and OR~~, IR, and TC~~ zones. Table 4.2-2 shows that ~~77~~ 162 acres of land with these zoning designations are currently vacant or underutilized and likely redevelopment candidates. These sites could reasonably be expected to accommodate ~~736~~ 1,245 housing units~~ if built out at the average allowable densities for these zones (7.5 units per acre for RL-4.5, OR, IR, and TC; 11 units per acre for RM). If built to the maximum allowable densities, these sites could accommodate nearly 1,000 units~~. Therefore, opportunity sites zoned R-M~~RL-4.5, OR, IR, TC,~~ and ~~RM~~ OR are sufficient to meet the requirements of the RHNA for Moderate income housing, as Turlock is required to identify land to accommodate ~~665~~ 627 units at this income level. Table 4.2-3 shows the sites' capacity compared to the RHNA, and the surplus.

~~A significant seven-acre parcel zoned RM is located just south of CSU Stanislaus along Monte Vista Avenue. It is adjacent to a similarly sized parcel zoned RH, and an application for student housing on the site is pending. It is likely that the student housing will be built at the high end of the allowable density (15 units per acre), meaning that the site could support over 100 Moderate income units.~~

While many of the sites zoned R-M are less than one acre in size, they are generally clustered, allowing assemblage. For example, ~~eight~~ six parcels along Stanislaus and Almond Streets, just behind several community commercial properties on the east side of Geer Road, are adjacent to each other and comprise ~~4.6~~1.6 acres. Built at the average allowable density of 11 units per acre,

these sites could hold ~~51~~ 18 units (or a maximum of ~~69~~ 24 if built at 15 units per acre). Several more clusters of small parcels zoned R-M are found ~~along the Geer Road corridor~~in the area just west of Downtown. Centrally located and proximate to local services, they provide viable opportunities for Moderate income housing despite their size.

As the home price analysis indicated, because Turlock is a relatively inexpensive housing market compared to many other parts of the state, many modest single family homes are likely to be affordable to Moderate income households. Therefore, assembling large parcels that can accommodate many multifamily dwellings is not as critical for the development of this type of housing. Stand-alone parcels of half an acre or less can viably be developed with affordable duplexes, four-plexes, or a small number of townhouses. Moreover, the City of Turlock has seen a considerable amount of that type of housing being built on infill parcels in the area south of Downtown and in the Westside neighborhood. The majority of this development has occurred on individual parcels zoned R-L4.5, OR, and IR. Many sites identified as appropriate for Moderate income housing are located in these same areas, and it is reasonable to expect that the same type of housing can and will be built there.

A significant amount of the R-M zoned land identified in the Sites Inventory is located within the Morgan Ranch Master Plan Area. Recently adopted by the City Council in June 2015, the Morgan Ranch Master Plan's overall density of roughly 9.3 dwelling units per acre on lands designated for residential uses is higher than the current City density as a whole. This is in keeping with General Plan policies to increase the amount of medium and higher density housing types in the city.

### ~~*Underutilized Land*~~

~~Several of the sites identified for Moderate income housing are underutilized, meaning that while they are not vacant, the value of the structure on the property is less than 75 percent of the value of the land on which it sits. All of these underutilized sites are already zoned for residential uses. The existing structures are non-conforming and date to before 1950. The City has good reason to believe that these properties will be redeveloped within the next five years; underutilized sites not likely to redevelop have not been included. Further details on these properties are included in Appendix B.~~

~~As stated above, Turlock has seen an increasing number of underutilized properties developed with housing projects that are of the appropriate (higher) density allowed on the property. In some cases, the existing structure was torn down, and in others, it remained. The following are several examples of these types of redevelopment projects:~~

- ~~1130 Pioneer – Construction of a triplex on an existing single family lot (project is in Building Department for plan check review)~~
- ~~937 Vermont – Construction of 13 attached residential units on an existing single family lot (completed January 2009)~~
- ~~837 E. Glenwood – Construction of 13 single family residential units, existing house remained (completed in 2005)~~

- ~~3237, 3315, 3331 Colorado – Construction of 20 single-family lots, 3 existing homes remained (completed 2006)~~

### Vacant and Underutilized Land for Above Moderate Income Units

Above Moderate housing ~~can be developed in any residential zoning district; it~~ is likely to occur at the lowest densities. The City of Turlock has a number of large development sites, many over 10 acres, zoned R-L, CORL, and ~~and~~ R-E. Some of these parcels are already entitled parts of existing master plans in the northeast and eastern parts of the city, where development ~~has~~ slowed ~~in~~ during the recent economic downturn. It is anticipated that ~~when~~ as the housing market continues to rebounds in the next several years, development of these parcels will proceed as planned. For instance, entitled undeveloped parcels in the East Tuolumne Master Plan can accommodate around 200 units~~, and entitled undeveloped parcels in the Northeast Turlock Master Plan can accommodate approximately 235 units~~.

Numerous other large parcels zoned for low density residential development, ~~many~~ a few of which are over 15 acres, are scattered throughout the city. These parcels are located outside of existing master plans—some near Monte Vista Crossings, others ~~along Canal Drive,~~ near Linwood Avenue in the southern end of town—but represent good opportunities for new residential development given their size and location. Altogether, the vacant and underutilized sites on sites zoned R-E, R-L and CORL~~for Above Moderate income residential development~~ could reasonably support ~~957~~ 697 units of Above Moderate income housing ~~if built out at their average allowable density,~~. While, this is~~which is enough to accommodate the~~ less than the ~~938~~ 1,552 units specified in Turlock's RHNA, it is important to remember that Above Moderate housing can be developed in any residential zoning district. It is~~.~~ likely that some higher density developments, such as new units Downtown and in Morgan Ranch, will also be attractive to Above Moderate income households.

## 4.3 Zoning for a Variety of Housing Types

In addition to examining the regulations on standard development types in the Zoning Ordinance, it is important to consider the extent to which the City's zoning allows for a greater variety of housing types that may be more typical of affordable developments than to market rate developments. Government Code Section 65583 requires the Housing Element to identify adequate sites for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. This section clarifies where the aforementioned housing types are allowed in Turlock's zoning districts, which correspond with the housing opportunity sites identified above.

### MULTIFAMILY RENTAL HOUSING

Multifamily rental housing is probably the most typical form of affordable housing provided in Turlock. Multifamily dwellings of any tenure are not permitted in the R-E, R-L, and R-L-4.5 districts. They are permitted with a minor discretionary permit in the R-M and R-H districts, where allowable densities (seven to 15 units per acre and 15 to 30 units per acre, respectively) are high enough to support the development of multifamily housing. Multifamily rental housing is

often affordable to Very Low and Low income households. Section 4.2 above describes the zoning and capacity of sites in Turlock that can accommodate this type of development.

## EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING

Senate Bill 2 (Cedillo), in Chapter 633, Statutes of 2007, revises Housing Element law to ensure zoning encourages and facilitates emergency shelters, and transitional and supportive housing under the Housing Accountability Law. The law now requires that all jurisdictions have at least one zone which permits at least one year-round emergency shelter without a conditional use permit or any discretionary permit requirements. If such zoning does not exist, a local government is required to designate zoning within one year of the adoption of the Housing Element. Alternatively, the local government can enter into a multi-jurisdictional agreement with no more than two adjacent jurisdictions, in which the communities' shelter needs are addressed collectively. In the multi-jurisdictional agreement, a site(s) must be designated and a shelter(s) built within two years of the Element's adoption that can adequately serve the combined jurisdictions' shelter requirements.

In addition, emergency shelters, transitional housing, and supportive housing must be considered a residential use of property, and be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. If these conditions do not currently apply, a programmatic action must be taken within one year of the adoption of this Housing Element to address the constraint. As appropriate, efforts to remove governmental constraints, especially relating to single-room occupancy units, supportive housing, transitional housing, and emergency shelters should be included.

~~"Interim Housing" is currently regulated in the Turlock Municipal Code. It is defined as follows: "Interim Housing shall mean shared living quarters, generally without separate kitchen and bathroom facilities for each room or unit, intended to meet short-term shelter and/or other immediate needs. Interim housing includes, but is not limited to, homeless shelters, women's shelters and other emergency shelters, labor camps, transitional shelters and halfway houses." Interim housing for six or fewer individuals is allowed in all base residential zones by right; Interim Housing for more than six individuals requires a Conditional Use Permit. A CUP is also required for emergency shelters and transitional housing in the Downtown Overlay districts that allow housing. "Interim Housing" in the Turlock Code is similar but not identical to the definition of "Transitional Housing" as defined in SB2. The Code will need to be revised to address interim housing that has separate kitchen and bathroom facilities.~~ Multifamily dwellings as defined by the Turlock Municipal Code include dwellings that are constructed for the purposes of providing supportive and transitional housing. Multifamily dwellings are permitted by right in the Downtown Overlay districts, and in the R-M and R-H districts with a MDP.

"Emergency shelters" are regulated as a separate land use category, and are permitted in the R-L, R-L4.5, R-M, R-H, TC, IR, and OR districts with a CUP. In addition, a recent amendment to the Zoning Ordinance established an overlay district that allows year-round emergency shelters by a nondiscretionary permit to meet the requirements of SB 2. Approval of an application for an

emergency shelter cannot result in the district-wide or property-specific caps on emergency shelter beds to be exceeded, and the application must comply with the conditions specified in Section 9-4-205 of the Turlock Municipal Code. The district-wide cap on emergency shelter beds, which is currently 200, is 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.

~~"Group Quarters" is regulated as a separate land use category. Group Quarters are permitted by right in all base residential zones in Turlock. The City's Municipal Code defines Group Quarters as "shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes boardinghouses, dormitories, fraternities, sororities, residential care facilities, halfway houses and private residential clubs." Supportive housing with the appropriate services associated with it could be classified as Group Quarters. However in order to meet the requirements of SB2 the definition needs to be clarified to specifically delineate regulations for supportive services.~~

~~The City of Turlock recognizes the need to amend its zoning ordinance in order to be in compliance with SB 2 regarding emergency shelters, supportive housing, and transitional housing. The programs under Policy 1-3-2 addresses the City's need for homeless housing and services by amending the zoning ordinance to allow year round emergency shelters by right in at least one zone that also allows residential development. The policy will also clarify the zoning ordinance's definitions of supportive and transitional housing such that they are in compliance with SB 2. In addition, t~~The City will continue to commit assistance to local nonprofit agencies in order to produce additional short-term beds, as well as supportive and transitional housing that will help individuals exit the cycle of homelessness.

## SINGLE-ROOM OCCUPANCY

The Turlock Municipal Code defines Group Quarters as "shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes boardinghouses, dormitories, fraternities, sororities, ~~residential care facilities, halfway houses~~employee housing and private residential clubs." Under this definition, single-room occupancy (SRO) housing may be defined as Group Quarters or a group home. SROs can fill an important role in the provision of affordable housing, as they can generally serve Extremely Low and Very Low Income residents and are often constructed through the rehabilitation of older buildings such as hotels. Group quarters are permitted ~~by right in all base residential districts in the City of Turlock~~with a CUP in R-L and R-L4.5 and with a MDP in R-M and R-H. Large group quarters for 7 to 12 occupants are permitted with a CUP in all Downtown Overlay districts and with a MDP in the C-O and A districts. Small group quarters for six or fewer occupants are permitted by right in the C-O and A districts. In addition, State-licensed group homes, regardless of the number of occupants, are permitted by right in all residential zoning districts, pursuant to State and Federal law.

If an SRO is built such that it has individual kitchen and bathroom facilities, then it would be considered a multifamily development like any other and permitted in the appropriate zone based on its density (likely R-H).

### HOUSING FOR AGRICULTURAL EMPLOYEES (PERMANENT AND SEASONAL)

Farm worker housing may take many forms. It may be built as standard single family or multifamily housing, in which case it would be permitted in the appropriate residential zoning district based on its density.~~, or iIt could also be considered "Interim Transitional Housing," or "labor camp" particularly if it is seasonal housing. Again, Interim Transitional Housing is allowed considered to bein all a base multifamily development by definition, and thus is allowed wherever multifamily housing is permitted.residential districts with a Conditional Use Permit (CUP), but not by right. It is also allowed with a CUP in Commercial Office and Heavy Commercial zones. Labor camps are allowed with a CUP in Agricultural zones.~~ Farm worker housing ~~could also beis~~ typically considered "employee housing," making it fall into the Group Quarters use category. As stated above, Group Quarters are permitted with a CUP in R-L and R-L4.5 and with a MDP in R-M and R-H. Large group quarters for 7 to 12 occupants are permitted with a CUP in all Downtown Overlay districts and with a MDP in the C-O and A districts. Small group quarters for six or fewer occupants are permitted by right in the C-O and A districts. In addition, ~~If~~ if the farm worker housing were built in such a way that it would be classified as a group home, it would be permitted in all residential districts by right~~, and with a Minor Discretionary Permit (MDP) in Agricultural and Commercial Office districts~~.

### MOBILE HOMES AND MANUFACTURED HOUSING

Government Code Section 65852.3(a) requires that with the exception of architectural requirements, local governments shall only subject manufactured housing to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. Manufactured housing is permitted by right in the R-E, R-L, and R-L4.5 zones, permitted with an MDP in the R-M zone, and permitted with a CUP in the R-H zone. No additional development standards apply that are not also applicable to conventional housing in these zones.

Furthermore, mobile home parks are allowed by CUP in every base residential district except for Residential Estate. The City recognizes mobile homes and manufactured housing as an important source of affordable housing in Turlock. The City is continuing a successful program that provides assistance to mobile home owners who have difficulty meeting the rent payments for the mobile home park land on which their dwelling sits (see Policy 1-2-2).

## 4.4 Second Units

Assembly Bill 1866 (Wright) amended Section 65583.1(a) of the Government Code to allow local governments to meet a portion of their adequate sites requirement through the provision of second dwelling units. The Housing Element must then estimate the development potential of second units over the planning period based on trends over the previous planning period, realistic capacity, and resources available that would encourage their development.

Second dwelling units are permitted by right in all residential zoning districts, as described above, as long as they meet the standards laid out in Section 9-2-119 of the Turlock Zoning Ordinance. ~~Several recent residential development projects have incorporated second dwelling units into~~

~~their site design, such as the Rose Circle subdivision in the North Turlock Master Plan~~ Because the City of Turlock is able to meet its adequate sites requirement through identification of vacant and underutilized residentially-zoned land, it is not relying on development of second units as a means of meeting its RHNA. However, the City encourages the development of second dwelling units as appropriate. Policy 2-1-3 encourages developers to design for and accommodate second units in their projects. The action program under this policy also includes working with developers during the pre-application process to determine how second units could be added to residential development projects.

## 4.5 Adequate Sites Alternative

According to Government Code Section 65583(c)(1), local governments may meet up to 25 percent of their adequate sites requirement through making available affordable units through conversion, rehabilitation, or preservation of existing housing. The City of Turlock is able to identify enough vacant or underutilized residentially-zoned land to meet its requirement, so it does not require the alternative adequate sites methodology.

However, the City still expects that its supply of affordable, high quality housing will be maintained through rehabilitation and preservation. To facilitate the maintenance of these properties, the City is continuing its successful Home Rehabilitation Loan program (Policy 1-3-4) and will target rehabilitation and reinvestment funding towards lower income neighborhoods and census tracts (Policy 4-1-4~~3~~). ~~Foreclosed homes will also be able to be rehabilitated through the use of federal Neighborhood Stabilization Program funding, of which Turlock has received $1.5 million (Policy 4-1-2). It is estimated that this funding will allow five to six foreclosed homes to be purchased, rehabilitated, and subsequently used for affordable housing.~~

## 4.6 Environmental Constraints

As an agricultural community in California's Central Valley, there are virtually no environmental constraints on development. It is not located in a floodplain or in a seismically active area and is not in a wildfire hazard zone. None of the housing sites are known to contain special status wildlife species or their habitat.

Turlock's greatest environmental resource is its soil; most of the soil in the planning area is categorized as Prime Farmland or Farmland of Statewide Importance. If additional housing development is to occur outside of the already urbanized area, it will come at the expense of high quality farmland and may be subject to mitigation measures by Stanislaus County. However, the majority of the housing sites identified are infill parcels within the existing city limits, where development will occur in a more compact manner and preserve the surrounding farmland. Additionally, redevelopment of infill sites at medium and high densities promotes reduced automobile travel, and, consequently, reduced greenhouse gas emissions.

~~None of the sites identified are in areas that are currently subject to adopted mitigation measures pursuant to CEQA. Development of the housing opportunity sites will be considered at a programmatic level in the EIR for Turlock's General Plan Update. The Existing Conditions and~~

~~Key Issues Report, completed as part of the General Plan Update process, provides maps and analysis of the environmental resources and constraints in Turlock. This research will inform the relevant sections of Turlock's forthcoming General Plan Update and associated EIR.~~

## 4.7 Adequate Infrastructure

Turlock's water and sewer infrastructure extends to all of the housing opportunity sites that are located within city limits. (Infrastructure is not extended to the unincorporated County "islands" located within city boundaries.) All of the properties identified in the inventory of adequate sites in this chapter are located within Turlock city limits. The majority are infill parcels served by all of the City's utility providers. Developers of new housing development in areas where infrastructure is not yet extended, and for subdivisions of larger parcels within city limits, are required to provide improvements such as water and sewer infrastructure, utility connections, drainage, landscaping, sidewalks, curb/gutter and streets (where necessary) as standard conditions of approval.

Pursuant to SB 1087 (Florez), the City of Turlock will deliver the adopted Housing Element to the water and sewer providers within one month after the Element's adoption, and request that the service providers grant priority for service allocations to developments that include affordable housing.

### POTABLE WATER CAPACITY

The City of Turlock is located within the Turlock groundwater basin. All of the City's current potable water supply comes from groundwater. The City has 24 potable water wells that produce a maximum~~total~~ water supply of about ~~55~~ 53 million gallons per day (mgd)[2]. These wells draw water from a deep aquifer, and have casing depths of about 200 to 580 feet. These wells have capacities of 650 to 2,800 gallons per minute (gpm)[3]. The use of groundwater by the City and for adjacent agricultural purposes has resulted in periods of lowered groundwater levels near the City. Since the mid 1990s, the groundwater levels near the City have fallen by about 15 feet.[4]

The City is evaluating a Surface Water Project (SWP) that would supply treated Tuolumne River water from the Turlock Irrigation District (TID). This SWP would initially provide up to 10 million gallons per day (mgd), but is expected to increase to a supply of 15 mgd by the year 2020[5] (11,200 to 16,800 acre feet per year). The SWP facilities would include a surface water treatment

[2] ~~Municipal Service Review for the City of Turlock Sphere of Influence, Proposed Amendment for the Westside Industrial Specific Plan, July 2007, Prepared for the Stanislaus County Local Area Formation Commission by The City of Turlock Planning Division~~City of Turlock Department of Municipal Services, Urban Water Management Plan, 2010.

[3] City of Turlock Water Master Plan Update, Technical Memorandum, Final August 2003, prepared by Carollo Engineers.

[4] Council Synopsis, January 13, 2009, from Dan Madden, prepared by Michael Cooke, provides a summary of potential water supply options and their approximate costs per acre foot of water.

[5] City of Turlock, Urban Water Management Plan, 2005, Table 4 as revised and provided by Dan Madden on December 18, 2008.

plant and water transmission mains. This potential water supply represents about 35 to 45 percent of the City's future water needs.

In the past, the City has pumped as much groundwater as needed by its residents and businesses; consequently the City's available supply has matched its demands. As noted above, the groundwater levels have fallen about 15 feet in the last 10 to 15 years. The decline in groundwater levels has raised concerns about the sustainability of the groundwater resource to meet future water demands. With SWP, the City will still use groundwater, but at a lower rate. Thus, the City's use of both surface and groundwater supplies will be able to meet the anticipated demands. With the SWP, the City will have a sufficient, reliable, high quality water supply that can meet is future water needs. Conversely, without the SWP, it is unclear how the City will provide water for it future growth.

The City's water is distributed through over 250 miles of water pipelines ranging in size from 6 to 16 inches in diameter. The City currently has plans for expansion of the distribution system for the growth of the City both with and without the SWP.

## WASTEWATER TREATMENT CAPACITY

The wastewater collection system generally flows from the northeast to the southwest to the Turlock Regional Water Quality Control Facility (TRWQFC), where it is treated and then discharged to the Harding Drain. The sanitary sewer collection system consists of about 220 miles of sewer pipes ranging in size from six inches to 48 inches, and 20 pump stations.

The sanitary sewer system serving the north part of Turlock was sized for only the current area of the City and does not have capacity for any growth north of Taylor Road[6]. None of the housing opportunity sites identified in this document are located north of Taylor Road, and the City intends to keep Taylor Road as the northern boundary of future development through 2030. City staff conducted a flow observation study in the Zeering Road trunk sewer and concluded that this sewer is flowing near its full capacity. This sewer includes the flow from Denair and will include flow from future development beyond the northeast corner of the City. To accommodate this future flow, the flow from Denair will likely be redirected south and into an existing sewer system in Hawkeye Avenue[7].

A study of the Monte Vista Avenue and Tully Road trunk sewer showed that many segments of the this sewer are currently flowing at or above their design capacity[8]. To eliminate this problem, the City will construct a new 48-inch sewer for about 2,100 feet upstream of the TRWQCF and a new influent pump station to lift the wastewater from the sewers up into the TRWQCF.

The current average dry weather flow to the TRWQCF is about 13 million gallons per day (mgd). This includes flow from Turlock, Keyes and Denair. The TRWQCF also treats 1 mgd of partially

[6] Personal Communications with Dan Madden, Municipal Services Director, on October 9, 2008 and December 12, 2008.

[7] Personal Communications with Dan Madden, Municipal Services Director, on December 12, 2008.

[8] Tully Road Monta Vista Avenue sewer study, letter report to Mr. Dan Madden from Michael J Britten (Carollo Engineers), dated June 4, 2007.

treated wastewater from Ceres, and the flow from Ceres is expected to increase to 2 mgd in the future. With the construction of planned improvements, the TRWQCF could treat a flow of about 20 mgd from Turlock, Keyes and Denair and about 2 mgd of partially treated flow from Ceres. Thus, the proposed improvements would provide capacity for about a 50 percent increase in the flow to the plant, and the flow is expected reach 23 mgd near the year 2030.

The current and planned treatment facilities will only occupy about 60 acres of the 140 acre site. Consequently, there is room for the plant to expand well beyond a capacity of 23 mgd, thus allowing for growth of the City beyond the year 2030, and sewage treatment is not expected to be a constraint on new residential development on the opportunity sites in Turlock.

## 4.8 Quantified Objectives

The following table (4.8-1) summarizes the City of Turlock's quantified objectives for housing production by income level over the time frame of the element.

**Table 4.8-1 Quantified Housing Objectives – Turlock, ~~2007-2014~~2015-2023**

| | *Extremely Low* | *Very Low* | *Low* | *Moderate* | *Above Moderate* |
|---|---|---|---|---|---|
| New Construction | 350 | 475 | 500 | 700 | 1,000 |
| Rehabilitation | | | | | |
| Single Family Homes – Rehab Loans | 51 | 51 | 52 | 0 | 0 |
| Foreclosures | 0 | 0 | 0 | 0 | 0 |
| Multifamily | 8 | 8 | 8 | 8 | 0 |
| Conservation/Preservation | 42 | 42 | 42 | 0 | 0 |
| **Total** | **451** | **576** | **602** | **708** | **1,000** |

~~1. There are no units at risk of converting from affordable to market-rate during this Housing Element cycle.~~

*Source: Dyett & Bhatia; City of Turlock, 2015*

# 5 Constraints

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Turlock. A discussion of Turlock's efforts to remove constraints is included.

## 5.1 Governmental Constraints

### STATE AND FEDERAL POLICY

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 impact 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 (CEQA) 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.

### LOCAL LAND USE CONTROLS

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Turlock.

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes 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 and Economic Development Element defines~~a~~ five~~our~~ land use classifications that are exclusively residential (Very Low Density, Low Density, Low-Medium Density, Medium Density, and High Density Residential), as well as ~~several~~ others that allow residential uses. The residential classifications allow densities ranging from 0.2 units per acre to ~~30~~ 40 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; moreover, the City has expressed interest in allowing greater densities and/or more variety in residential unit types in the new General Plan.~~

The current General Plan is implemented through the Zoning Code. The City of Turlock development standards contained in the Zoning Code do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other similar sized cities in the s~~S~~tate. Table 5.1-1 summarizes the density, size, and parking requirements of the residential zoning districts.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements that relate to site coverage, parking, and open space within developments 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 or not 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.

**Table 5.1-1 Development Standards for Zones Permitting Residential Use**

| Zoning District | Max Bldg Height (ft.) | Yard Setback (ft.) Front | Side | Rear | Minimum Lot Area (sq. ft.) | Lot Area/ Dwelling Unit (sq. ft.), or Max Density (du/ac)[1] | Parking Spaces per Dwelling Unit[2] | Open Space[3] |
|---|---|---|---|---|---|---|---|---|
| **Base Residential Districts** | | | | | | | | |
| Residential Estate (RE) | 35 | 30 | 10 | 20 | 14,500 | 14,500 sf | 2 | NA |
| Low Density Residential (RL) | 35 | 15 | 5 | 10 | 5,000 | 5,000 sf | 2 | NA |
| Low Density Residential 4.5 (RL 4.5) | 35 | 15 | 0-10 | 10 | 4,500 | 4,500 sf | 2 | 900 sf/du |
| Medium Density Residential (RM) | 35 | 20 | 10-20 | 10/story | 6,000 | 15 du/ac | 1.5 (plus 1 guest space/4 du) | 500 sf/du |
| High Density Residential (RH) | 40 | 20 | 10-20 | 10/story | 7,500 | 30 du/ac | 1.5 (plus 1 guest space/4 du) | 500 sf/du |
| **Downtown Overlay Districts** | | | | | | | | |
| Downtown Core (DC) | 60 | 0[4] | 0 | 0 | NA | ~~30~~ 40 du/ac | None | None |
| Downtown Core Transitional (DCT) | 45 | 10[4] | 5 | 10 | NA | ~~30~~40 du/ac | 1 for SF, 0.75 (plus 0.5 guest space/4 du) for MF | 15% of lot area landscaped |
| Transitional Commercial (TC) | 45 | 10[4] | 5 | 10 | NA | ~~30~~40 du/ac | 2 for SF, 1.5 (plus 1 guest space/4 du) for MF | 10% of lot area landscaped |
| Industrial/ Residential (IR) | 50 | 10[4] | 5 | 10 | NA | ~~30~~40 du/ac | 2 for SF, 1.5 (plus 1 guest space/4 du) for MF | 10% of lot area landscaped |
| Office/Residential (OR) | 40 | 10[4] | 5 | 10 | NA | ~~30~~40 du/ac | 2 for SF, 1.5 (plus 1 guest space/4 du) for MF | 15% of lot area landscaped |

~~Du~~du/ac = ~~Residential d~~Dwelling units per acre
SF = Single Family; MF = Multifamily
sf/du = square feet per acre
For a single family residential unit, the front yard setbacks shall be 15 feet for the residence and 20 feet for a garage or carport.

*Source: City of Turlock Zoning Ordinance, 2015.*

## 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.

### Parking

As Table 5.1-1 demonstrates, no more than two off-street parking spaces per unit are required in low density residential districts, and no more than 1.5 spaces per unit are required for medium and high density residential districts (though guest parking may be required based on the number of units in a development). Residential development in the Downtown Core (DC) and transition areas is facilitated by reduced parking requirements. In the DC zone, no off-street parking provision is required; in the Downtown Core Transitional (DCT) zone, parking requirements are half of what the base residential zones require.

### Height and Bulk Limits

In all residential districts in Turlock, building heights of up to 35 feet (generally three stories) are allowed, and in the Downtown Core and Downtown Core Transition areas, heights up to 60 feet and 45 feet, respectively, are allowed. In the Downtown Overlay districts, lot size is not specified, and density is expressed in FAR. Allowable FAR ranges from ~~0.6~~1.5 in the Transitional Commercial (TC) zone to 3.0 in the DC zone. In addition, numerous ~~recent~~ high density residential development projects (Sierra Oaks, Balboa Park, and Park Villas) have applied for and received exceptions to the standard height limitation, thus allowing structures to reach 45 feet instead of 35 feet. Height and bulk restrictions do not pose constraints on the development of multifamily housing in Turlock. ~~In addition, the City is likely to consider relaxing the height limits on multifamily residential uses and in Downtown areas as it proceeds with the comprehensive update of its General Plan.~~

### Constraints Removal Efforts: Allowable Density

The City provides cost reductions to developers through its adopted Density Bonus Ordinance when ~~Low~~ low and ~~Very~~ very ~~Low~~ low income housing units are proposed. The City updated its Density Bonus Ordinance pursuant to Policy 2-1-4 of the 2007-2014 Housing Element ~~will update the City's Density Bonus ordinance~~ to allow greater bonuses and more flexibility, in compliance with SB 1818. Further cost reductions occur in the form of increased densities and concessions such as flexibility in site development standards and zoning code requirements, deferment ~~in~~of development fees, ~~financial aid from the Redevelopment Agency,~~ and/or accelerated plan check. ~~In addition, the General Plan update process will explore land use classifications that allow a greater variety of medium and high density housing types.~~

Cost reductions occur through the more efficient use of land in mixed use zones and the Planned Development (PD) program. For example, the PD residential districts of the zoning code allow design flexibility through, but not limited to, small lots, zero lot line, cluster developments, mixed unit types, and high-rise apartments. Second units are also already permitted by right in all residential zones.

## GROWTH CONTROLS

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~~ 1993 General Plan and continued in the current General Plan (adopted in ~~1993 and updated in 2002~~2012)~~, which~~ that 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 General Plan update underway (2008-2011) is expected to continue the policy of master planning one area for residential development at a time, which allows for timely and efficient use of infrastructure and resources.~~

The City does not have a limit on the number of building permits that can be issued in a given year. Research informing the 2008-2011 General Plan update ~~shows~~ showed ~~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 down-zoning 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. Records of the City's "no net loss" efforts are reported in the Housing Element Annual Reports.

## DEVELOPMENT REVIEW PROCESS, FEES, AND EXACTIONS

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers. The development review process includes required permits needed to obtain project approval and the time required to conduct project review and issue land use entitlements. Developers often contend that lengthy review periods increase financial and carrying costs, and that fees and exactions increase 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. However, it is the City's policy that all development "pay its own way," and not be subsidized by the General Fund. Impact fees have been established in order to provide adequate public facilities and services to support new development. The City of Turlock has numerous provisions by which the burden of fees can be eased for affordable housing developments.

### Processing and Permit Procedures

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 5.1-2 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 potentially Design Review.

Design Review is required of all residential development proposals (with the exception of single-family homes on infill lots and interior remodels or tenant improvements). The review is conducted by the Planning Services Director or other staff, for the purpose of ensuring that the project will not unreasonably interfere with the use and enjoyment of existing or future neighboring development; will not result in pedestrian or vehicular hazards; and is architecturally compatible with the surrounding neighborhood. Evaluation is based upon the adopted City of Turlock Design Guidelines, or, if the project is located downtown, the Downtown Design Guidelines. No additional fee is charged for Design Review. Neither the City of Turlock Design Guidelines nor the Downtown Design Guidelines represent a constraint to development; the documents do not impose unreasonable restrictions on housing developers, and the neighboring jurisdictions of Modesto, Ceres, Patterson, and Hughson have design guidelines for residential development and/or a design review process as well.

Certain review and approval procedures may run concurrently. Since the majority of Environmental Impact Reports (EIRs) are prepared in response to a General Plan Amendment request, these two actions are typically processed simultaneously. The City encourages the 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. However, it is important to note that processing timelines, comply with the Permit Streamlining Act, and could not be made much shorter, if at all, without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

**Table 5.1-2 Development Review and Approval Procedures – Turlock**

| *Action/Request and Fee* | *Processing Time* | *Comments* |
|---|---|---|
| Environmental Impact Report<br>Fee: 17% of EIR Cost | See Comment | Processing and review time limits controlled through CEQA: 30 day review period for Notice of Preparation; 30-60 day review period for Draft EIR; 30 day review period for Notice of Determination. |
| Negative Declaration<br>Fee: $1,660925 for neg. dec;<br>$3,400950 for mitigated neg. dec;<br>$5,1756,015 for mitigated neg. dec. with special studies | 1 month (plus public review time for document preparation) | Processing time can be extended if the project has a longer review and approval period or if mitigations are required. Adopted by decision-making body. Delegation of authority to staff for certain permit types. |
| General Plan/Specific Plan Amendment<br>Fee: $11,6000,000 (deposit based[1]) | 4 months | Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year to four. Requires a public hearing for the City Council and Planning Commission. |
| Rezone<br>Fee : $6,7405,800 minor (< 5 ac)<br>$8,2507,100 major (> 5 ac)<br>(deposit based[1]) | 4 months | Requires a public hearing for the City Council and Planning Commission. |
| Tentative Parcel Map<br>(FBHR with minimum deposit of $1,725) | 3 months | Requires a staff-led public hearing. May be referred to Planning Commission for additional review, if necessary. |
| Tentative and Vesting Subdivision Map<br>Fee: $76,190 for 0-10 ac<br>$10,0758,670 for 11-20 ac<br>$12,86511,070 for 21-50 ac<br>$15,37013,225 for >50 ac | 3 months | Requires a public hearing before the Planning Commission. |
| Variance Application<br>Fee: $2,785400 | 3 months | Requires approval by a public hearing before the Planning Commission |
| Conditional Use Permit Review<br>Fee: $3,890350 minor<br>$6,5055,600 medium<br>$9,5308,200 major | 3 months | Requires a public hearing before the Planning Commission |
| Minor Discretionary Permit (MDP)<br>Fee: $2,670300 minor<br>$4,760100 medium<br>$7,6006,540 major<br>$1,710475 amendment | 2-3 months | Staff Level Review |
| Design Review<br>Fee: NoneDone in conjunction with the entitlement permit. | 2 months, concurrent with other permits | Staff Level Review |
| Landscaping Review<br>Fee: $275 | 3 weeks | Done on the grading permit |

1. Deposit based fee is a minimum charge and deposit towards the full cost of processing the application. The base fee, indicated here, will not be refunded; the final fee will recover 100% of the full cost which may result in an invoice of additional amounts due to fully cover city processing costs.

*Source: City of Turlock Planning DivisionPlanning Fees, 2015.*

### Pre-Application Review

When developers have a project proposal, the City 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 $8,27510,0001,600 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 $5,07067,190 and $7,2308,67010,075, while in Modesto, Patterson, Ceres, and Stanislaus County, the total cost is can be several thousands of dollars less. However, Turlock's fees are, however, designed to recover costs for all City departments, not rather than 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.

It is important to point out that Turlock has enough vacant and underutilized residentially-zoned land to accommodate its housing needs, so and it is unlikely that a General Plan amendment or a zoning change would be necessary for most new housing development built in the city. Any The majority of housing built on the opportunity sites identified in the Sites Inventory chapter would only need a Minor Discretionary Permit (MDP) and Design Review, with no review by the City Council or Planning Commission. Therefore, it is more relevant to consider the fees and processing procedure for a properly-zoned parcel. The processing time is approximately two to three months, and the fee for a medium-sized project is $2,8254,760.

**Table 5.1-3 Planning Application Fees – Turlock and Surrounding Jurisdictions**

| *Jurisdiction* | *General Plan Amendment* | *Rezone* | *Tentative Tract/ Subdivision Map* | *Variance* |
|---|---|---|---|---|
| Turlock | Actual cost at Fully Burdened Hourly Rate (FBHR) with $10,00011,600 deposit | Actual cost at FBHR with minimum deposit of $5,8006,740 for < 5 ac or $7,1008,250 for > 5 ac | Actual cost at FBHR with minimum deposit of $67,190 - $13,22515,370 (based on acreage) | $2,785400 |
| Modesto | $5,231 | $3,550 | $4,394 | $846 for single family, $2,155 for all others |
| Patterson | $2,760 | $3,050 | $3,390 | $930 |
| Ceres | Actual cost at FBHR with $2,000 deposit | $1,440 | $2,040 | $1,170 |
| Stanislaus County | Actual cost at FBHR with a $4,056 deposit | Actual cost at fully burdened weighted labor rate with a $4,156 deposit | Actual cost at fully burdened weighted labor rate with a $4,557 deposit + $30/lot | $2,590864 |

*Source: City of Turlock, 2015; City of Modesto, 2015; City of Patterson, 2015; City of Ceres, 2015; Stanislaus County, 2015.*

### Impact Fees

Impact fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide 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 amount 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~~ area of the city in which the project is located. On average, the per-unit fee cost is ~~$8,993~~ 12,219for ~~low~~ single family ~~density~~ residential and ~~$6,472~~8,792 for ~~high density~~multifamily 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 5.1-4 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~~ approximately ~~$9~~10,000 lower than the single family unit (~~$21~~28,~~800~~200 versus ~~$30~~38,~~600~~800).

**Table 5.1-4 Development Impact Fees (As of April 21, 2015)**

| 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[1] | $2,937 | $2,937 | Building Permit |
| Water Frontage | $36 | $36 | Map Recording or Building Permit |
| Water Connection[2] | $2,250 | $2,250 | ~~Building Permit or~~ Water Permit |
| Water Meter Charges | $1,100 | $1,100 | Building Permit or Water Permit |
| Construction Water[3] | $249 | $249 | Building Permit (on-site); Grading Permit or Encroachment Permit (off-site) |
| Waste Water Plant Capacity | $2,703 | $2,703 | Building Permit |
| Sewer Frontage | $1,539 | $30 | Building Permit or Sewer Permit |
| Sewer Connection[4] | $2,550 | $2,550 | Sewer Permit |
| Sewer Trunk Capacity | $215 | $215 | Building Permit |
| Master Storm Development[5] | $1,074 | $564 | Final Map |
| Street Light Development[6] | $8 | $8 | Building Permit |
| Capital Facility Development[8] | | | Building Permit |
| *Downtown/Pedestrian Priority Area (PPA)* | *$11,072* | *$7,967* | |
| *Master Plan Areas* | *$13,510* | *$9,742* | |
| *City Infill* | *$12,076* | *$8,668* | |
| Average | $12,219 | $8,792 | |
| School[7] | $10,320 | $5,160 | Building Permit |
| Building Permit Tax[9] | $125 | $100 | Building Permit |
| Park Improvement | $1,515 | $1,515 | Building Permit |
| **Total Fees per Unit[10]** | **$38,842** | **$28,211** | |

1. Assumes meter size of 1" or less.
2. Assumes meter size of 1" or less on a local street. Fee includes meter installation.
3. Includes $1.25 on-site charge for water used between the building permit issuance and building permit final, and $248 off-site charge for water used from off-site hydrants

Assumes 4" service connection.

Master Storm Development Fees are per gross acre, for the purposes of this table, the fees have been divided by units per acre.

Assumes non-arterial street frontage. Fees for arterial street frontage is $16.96.

Community Facilities Development fee includes transportation, police, fire, and general government.

School fees based on Turlock Unified School District rate of $~~4.56~~5.16 per square foot for a Turlock elementary school and a Turlock high school. Some land within Turlock city limits lies in the Chatom Union elementary attendance area and Turlock high school attendance area, where the fees are $3.80 per square foot; or in the Denair Unified School District, where fees are $~~2.97~~3.36 per square foot.

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.

Total includes the *average* Capital Facility Development fee.

*Source: City of Turlock Development Impact Fees, 2015; Turlock Unified School District, 2015; Denair Unified School District, 2015; Dyett & Bhatia, 2015.*

Additionally, there are development impact fees associated with the Master and Specific Plan areas, where much of the city's 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. These fees can range from $760 per dwelling unit for a ~~multifamily~~high density residential development in the Northwest Triangle Specific Plan Area (covers additional costs for sewer and water facilities) to over $45,000 per dwelling unit for a very low density residential development in the Northeast Area Master Plan Area[1] (covers additional costs for transportation, sewer, water and storm drainage facilities).~~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.

School districts that serve the City of Turlock include the Turlock Unified School District (TUSD), the Denair Unified School District (DUSD), and Chatom Union School District. These school districts require impact fees on new development, assessed by attendance area. For new residential development located in both a Turlock elementary school and Turlock high school attendance area, the fee equals $5.16 per square foot. In some cases, development in city limits may occur in the Chatom Union elementary school attendance area and a Turlock high school attendance area; fees in this situation would equal $3.80 per square foot ($2.13 for Chatom Union and $1.67 for TUSD). For DUSD, the impact fee in is $3.36 per square foot. These amounts are current as of April 2015.~~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 (5.1-5) illustrates the total development costs for a typical single family home in Turlock, taking the sample unit used in Table 5.1-4 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~~ almost 14~~1~~ percent of the total development cost for a typical single family unit in Turlock.

**Table 5.1-5 Total Development Cost and Fee Percentage for One Typical Single Family Home**

| *Development Component* | *Fee or Cost* | *Percent of Total Development Costs* |
|---|---|---|
| Construction[1] | $162,000 | ~~55~~56.84% |
| Land[2] | $69,667 | ~~27~~24.63% |
| Impact Fees[3] | $38,842 | ~~10~~13.95% |
| Permitting Fees[4] | $~~277~~330 | 0.1% |
| **Subtotal: Fees** | **$39,17~~230,857~~** | **~~11~~13.06%** |
| Other Soft Costs[5] | $16,2~~,~~00 | 5.6% |
| ***Total*** | ***~~$279,624~~287,039*** | ***100.0%*** |

1. Assumes construction costs of ~~$78~~81 per square foot using the www.building-cost.net construction cost calculator. ~~See section 5.2 below.~~
2. Assumes average residential land price of $~~463~~418,000 (see section 5.2 below) developed at six units per acre.
3. Assumes the average impact fee for a single family home. See table 5.1-4 above.
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, 2015.*

### Constraints Removal Efforts: Fees

The City of Turlock has instituted actions aimed at reducing the impact of the public sector role in housing costs. The City's processing policies regarding concurrent review of related applications for a single project also reduce overall time and costs. Policy 2-1-1 continues this practice. The City has also developed a predevelopment "tip sheet" to help guide applicants through the permitting process.

Although the City's processing and development fee structure accounts for only a fraction of the final costs, cost implications for developers of below market-rate housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, the City has been able to ~~can~~ defer payments of the development fees and ~~can also~~ underwrite a portion of the Capital Facility Development fees for affordable housing developments using CDBG ~~and RDA~~ funds ~~(see Policy 2-1-2).~~ (for example, ~~I~~in the previous planning period, the City underwrote these fees for The Palms, a 104-unit multifamily complex affordable to Low income families). However, the program of waiving or underwriting development fees is being discontinued for lack of funds. At the same time, it ~~In addition,~~ should be noted that the City's Capital Facility Development fees are significantly less for multifamily projects than for single family projects, averaging $~~6,500~~8,800 per unit versus $~~9,000~~12,200 per unit, respectively, which stands to benefit developers of affordable housing (which is more likely to be multifamily). The City will also explore the feasibility other incentive methods to encourage the development of affordable housing (see Policy 2-1-2).

## BUILDING CODES AND ENFORCEMENT

~~As of January 1, 2008,~~ ~~T~~the City of Turlock has adopted the ~~2007~~ 2013 California Building Standards Code (CBC)~~Uniform Building Code (UBC), Uniform Housing Code, and the Uniform~~

~~Code for the Abatement of Dangerous Buildings. New structures must conform to the standards of the UBC.~~ When a project is plan checked, it is reviewed for minimum compliance with the ~~2007~~ ~~2013~~ ~~California Building Standards Codes~~ (CBC). This includes Electrical, Plumbing, Mechanical (heating & cooling), Structural, Energy Compliance, Non-Structural (building exits, interior environment, etc.) and Disabled Access (commercial buildings). Adherence to the~~The Uniform Housing Code is not applicable to structural modifications or additions. The Uniform Code for the Abatement of Dangerous Buildings applies to all buildings, old or new. These building codes~~CBC ensures the structural integrity of buildings~~,~~ and facilitates the City's efforts to maintain a safe housing supply.

## OFF-SITE IMPROVEMENTS

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.

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. They are as follows:

- Arterial - Six lanes, 100-110 feet right-of-way, with left turn median
- Major Collector- Four lanes, 94 feet right-of-way, with two bicycle lanes
- Collector – Two lanes, with a 60 foot right-of-way
- Local - Two lanes, 50-54 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 also participate in regional transportation system improvements through payment of the Capital Facility Development fee (see table 5.1-4 above).

## PERSONS WITH DISABILITIES

### Zoning and Reasonable Accommodations Procedure

Compliance with SB 520 (Article 10) is met by permitting supportive multifamily or single family housing for the disabled in any residential zone that permits non-designated single or multifamily housing. One assisted housing development, Denair Manor, houses the elderly as well as disabled adults of any age. In addition, as part of the Home Rehabilitation Loan program, the City provides rehabilitation grants to disabled persons to improve access and mobility in their homes.

The City of Turlock offices are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City will accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

The City of Turlock continually reviews its ordinances, policies, and practices for compliance with fair housing laws. The City's broadened ~~now has a broadened and revised~~ definition of "family" ~~to~~ includes State and federal definitions relating to unrelated adults living together as a household unit.

### *Constraints Removal Efforts: Reasonable Accommodations*

The City implemented the policy added to its 2007-2014 Housing Element ~~includes a policy~~ to bring the City into compliance with federal law that requires reasonable accommodation of requests to improve physical access to structures for disabled persons, even if these requests (for example, a covered wheelchair ramp extending into a setback alongside a single-family house) violate the City's zoning ordinance. ~~Policy 1-3-5 directs the City to amend its ordinances to allow for reasonable accommodations, and these measures will be put in place within one year of this document's adoption.~~ The City is in full compliance with State law pertaining to Reasonable Accommodations; program 1-3-5a states that the City will continue to implement the ordinance.

### Parking Requirements

All multifamily complexes are required to provide handicapped parking at a rate of ~~one~~ two percent ~~for every 20 non-handicapped~~of all assigned spaces and five percent of all unassigned spaces[2][3]. One parking space is provided for each dwelling unit designed for people with disabilities. The City works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

### Group Homes

~~The City permits group homeswith six or fewer persons ,regardless of the number of occupants, 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.~~

State-licensed group homes are permitted by right in all residential districts. 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.~~In addition, group homes could also be located~~,~~ in the agricultural and commercial office districts with a conditional use permit ~~with a conditional use permit, and in the commercial office district with a staff-level minor discretionary permit~~. ~~-~~There are no regulations relating to the siting of special needs housing in terms of the relationship ~~to~~ between the distance or location ~~to one another.~~of one special needs home and another.

The City of Turlock holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, or other similar action. There is no public comment requirement for the establishment of a state-licensed group home, regardless of size. The zoning ordinance (last amended in 2011~~07~~) states (in part) that State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, regardless of the number of occupants, are deemed permitted by right in a residential zoning district, pursuant to state and federal law.

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 located in a commercial zone or civic center. However, if the larger facility is planned in a residential zone, the service component will become a part of the Use Permit process outlined above.

## HOUSING FOR INDIVIDUALS EXPERIENCING HOMELESSNESS

~~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~~In 2007, the State passed SB 2, requiring that all jurisdictions have at least one zone, where residential uses are allowed, in which at least one year-round emergency shelter is permitted by right. The City of Turlock has established an Emergency Shelter Overlay Zone, where emergency shelters may be permitted by right through a nondiscretionary permit process. To qualify for a nondiscretionary permit, the proposed shelter should be located in the Emergency Shelter Overlay Zone and within a Heavy Commercial (HC), Community Commercial (CC), Industrial (I), Downtown Industrial Residential (IR), or Downtown Transitional Commercial (TC) zoning district. In addition, emergency shelters are permitted by conditional use permit in four out of five residential districts (they are not permitted in the RE district) and in the CO, CC, and CH commercial districts.

~~New State legislation (SB 2 (Cedillo)) now requires that all jurisdictions have at least one zone (where residential uses are allowed) in which at least one year-round emergency shelter is permitted by right. To meet the requirements of this legislation, Policy 1-3-2 includes programs that will both bring the City into compliance with SB 2 by amending its zoning ordinance or entering into a multi-jurisdictional agreement to provide a homeless shelter, as well as providing financial assistance to nonprofit agencies for the establishment of emergency, supportive, and transitional housing. Please see Section 4.3 and Policy 1-3-2 (in Chapter 6) for more details on the City's new policies to provide housing for individuals experiencing homelessness.~~

Supportive and transitional housing is included in the definitions for both single family and multifamily housing in Turlock's Zoning Ordinance, and is considered a residential use of property. Supportive and transitional housing serving six or fewer people is permitted as a single family dwelling. Thus, supportive and transitional housing is subject only to those restrictions that apply to other residential dwellings of the same type in a given zone. Similarly, in agricultural districts, supportive and transitional housing serving six or fewer people is permitted by right in second dwelling units, and is subject only to those restrictions that apply to other residential dwellings of the same type in that zone.

### Constraints Removal Efforts: Emergency, Supportive, and Transitional Housing

The City of Turlock recognizes the need to address ongoing constraints to the establishment of emergency, supportive, and transitional housing in the City. Through the Public Services grants administered by its Housing Program Services Division, the City provides financial assistance to local nonprofit agencies. These funds may be granted for a number of public service activities, including emergency shelter and supportive and transitional housing services.

The City of Turlock amended its zoning ordinance to comply with SB 2 in 2012. Programs under Policy 1-3-2 describe the City's continuing commitment to implement and review its Emergency Shelter Overlay zone (described above), as well as providing financial assistance (when available) and other support to nonprofit agencies for the establishment of emergency, supportive, and transitional housing. Please see Section 4.3 and Policy 1-3-2 (in Chapter 6) for more details on the City's policies to provide housing for individuals experiencing homelessness.

~~Policy 1-3-2 contains four programs that will address the current constraints and bring the City into compliance with the requirements of SB 2 (Cedillo). Program A directs the City to amend its zoning ordinance to allow emergency shelters by right per SB 2 requirements, or to enter into a multi-jurisdictional agreement with other nearby communities to establish adequate provisions for shelters. Program B aims to support local nonprofit agencies in establishing a year-round emergency shelter. Program C also provides financial assistance to these agencies for establishing additional short-term beds for all segments of the homeless population, including the mentally ill and chronically disabled. Finally, Program D addresses the need for providing supportive and transitional housing, which are critical components of ending individuals' cycle of homelessness.~~

## 5.2 Non-Governmental 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

Since 2012, Turlock has seen a gradual increase in new housing production following a significant decline associated with the nationwide weak housing market and economic recession. From 2000 to 2005, the City was issuing an average of about 700 building permits per year, which dropped to around 250 permits per year between 2006 and 2008. Between 2009 and 2014, the City issued an average of 52 residential building permits per year, with a low of 28 permits in 2011; since 2011, the number of permits issued each year has increased to 95 residential building permits in 2014. This trend suggests that the residential development market is recovering, though it is unclear if or when rate of housing production will return to early-2000 levels.

The housing market is also subject to 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. Turlock has had a relatively stable housing market in the past despite interest rate fluctuations. Between 1980 and 2008, Bbuilding permits for new residential units have averaged 466 units per year~~ since 1980~~; although, as noted above, ~~recent~~ economic conditions of the past decade have contributed to a decline in permit issuances recently ~~(see "Current Housing Market" discussion above)~~.

~~Like other communities in California's Central Valley and beyond, Turlock has experienced a significant decline in new housing production in recent months and years. From 2000 to 2005, an average of around 700 building permits per year was issued in the City, peaking at 976 permits in 2003 (a 17-year high). Since 2006, the average has dropped to around 250 permits per year, and as of May 2009, only 31 permits have been issued in the current year. While other factors may contribute to this lull, the current state of the weak housing market nationwide likely accounts for the decline in new construction. It is likely that the housing market will have rebounded by the end of this planning period; however, market conditions may lead to very limited housing production in Turlock over the next several years.~~

~~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. Turlock has had a relatively stable housing market despite interest rate fluctuations. Building permits for new residential units have averaged 466 units per year since 1980; although recent economic conditions have contributed to a decline in permit issuances recently (see "Current Housing Market" discussion above).~~

## 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 t~~The 1990s ~~has seen~~saw interest rates drop dramatically, fluctuating between ~~six~~ 6 and ~~eight~~ 8 percent, and ~~. T~~through 2008, the rates on a 30-year fixed rate mortgage ~~have~~ varied between just below ~~six~~ 6 percent and ~~eight~~ 8 percent. The 2000s saw ~~For the first time since the 1960s,~~ some mortgage rates ~~have fallen~~fall below ~~six~~ 6 percent for the first time since the 1960s. 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, but economic conditions at that time saw housing prices drop precipitously and it became significantly more difficult to obtain a home purchase loan. ~~. Now, recent economic conditions have seen housing prices drop precipitously, and while interest rates are currently in the range of five to seven percent, it can be significantly more difficult to obtain a home purchase~~

~~loan.~~ In particular, 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~~ have been charged higher rates.

Interest rates continued to decrease from 2008 through 2012, when the average annual rate reached 3.66 percent, the lowest in decades. Each year since 2012, the average annual rate has increased slightly, and in 2014, the average annual interest rate for a 30-year fixed-rate mortgage was 4.17 percent.

As discussed in the Housing Needs Assessment chapter, the median sale price for a single family home in Turlock ~~sold in the quarter ending February 2009~~during the period from December 2014 to March 2015 ~~in Turlock~~ was ~~$182,600~~255,000. Table 5.2-1 shows how housing affordability varies with interest rates. Assuming a 10 percent down payment~~,~~ and a 30-year fixed rate mortgage, the Principal-Interest-Taxes-Insurance (PITI) payment can be estimated between ~~$1,110~~1,418 for a ~~five~~ 4 percent interest rate and ~~$1,580~~2,169 for a ~~nine~~ 9 percent interest rate. These monthly payments are affordable for households with incomes between ~~$44,400~~56,700 and ~~$61,600~~87,000. In ~~2007~~2013, an estimated ~~52~~ 53 percent of Turlock households had incomes of ~~$45~~50,000 or greater, so it can be estimated that less than half~~about one-third~~ of households would be able to afford the typical single family home at a ~~five~~ four percent interest rate or higher. ~~Forty~~ Thirty-four percent of households had incomes of ~~$60~~75,000 or greater, meaning that ~~they~~ about a third or fewer of Turlock's households could afford a typical single family home at a higher interest rate of ~~nine~~ 9 percent.

**Table 5.2-1 Monthly Housing Cost and Income Required**

| *Interest Rate* | *Selling Price* | *Net Monthly Payment*[1] | *Income Required*[2] |
|---|---|---|---|
| 4.0% | $255,000 | $1,418 | $56,707 |
| 5.0% | $255,000 | $1,554 | $62,160 |
| 6.0% | $255,000 | $1,698 | $67,919 |
| 7.0% | $255,000 | $1,849 | $73,955 |
| 8.0% | $255,000 | $2,006 | $80,240 |
| 9.0% | $255,000 | $2,169 | $86,744 |

1. Assumes a 10 percent down payment and ~~Taxes~~ taxes and ~~Insurance~~ insurance at ~~$220~~ 322 per month.

Assumes 30 percent of income towards net monthly payment.

*Source: Dyett & Bhatia, 2015.*

## 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 its First Time Homebuyers Program (FTHB) for this purpose. These ~~households~~ homebuyers could be caught between increasing rents and the difficulty of saving money for a down payment, while preferring an opportunity to own a home and accumulate equity. ~~These~~ Such households generally are willing to pay up to 35 percent of their income in order to own their own home. ~~Given the current economic conditions and the increasing difficulty of obtaining home purchase financing for lower~~

~~income households, t~~ With housing prices slowly increasing in Turlock, the continuation of the FTHB program is a high priority for the City, ~~.~~and Policy 1-2-1 continues the program.

The FTHB program helps eligible households purchase a home with loans of 40% of the sales price of the home to assist with the down payment.~~up to a $80,000 down payment loan.~~ Loans are provided at a fixed 3 percent interest rate for a period of 30 years, and no monthly payments are required. Households must have incomes at or below 80 percent of the Stanislaus County area median income (AMI). For a typical ~~four-~~four-person household this income limit is ~~$47,700~~45,500 based on Fiscal Year 2015 Income Limits from the U.S. Department of Housing and Development (HUD). For those with incomes below 60 percent of AMI (~~$35,750~~34,140 for a four-person household), an additional $10,000 is available. Funding for ~~the first $80,000~~this program comes from the HOME program~~and the remainder is funded by the American Dream Down Payment Initiative~~. The applicant must contribute a minimum of $3,000 to the down payment, which must be available at the time of ~~purchase~~application. ~~No interest is charged for the first five years; starting in the sixth year, interest accrues at five percent for a 35 year term.~~

In addition to the income requirements, applicants must have good credit ~~histories~~, must be able to qualify for a new current market rate first mortgage, must not have owned a home within the last three years, and must occupy the purchased home as the primary residence.

## 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 vary greatly depending upon the quality, size, and the materials being used. Estimates for a basic two-story wood frame single family unit using standard materials can range from $75 per square foot for a 2,200 square foot home to $84 per square foot for a 1,600 square foot home.[1] These "hard" construction costs do no include costs associated with permits and fees, land acquisition, site work, and lot improvement, design, marketing, or administrative overhead ("soft" costs). Soft costs can account for about 20 percent of overall construction costs.[2]

~~In 2009, per square foot construction costs for a two-story, stucco on wood frame single family unit range from $75 for a 2,200 square foot home to $83 for a 1,600 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.~~[3]

~~**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**~~

[1] Estimates made using the building cost calculator at www.building-cost.net, assuming average standard quality construction, wood or light metal frame, no additional square footage for non-living areas, non-housing tract, built within the metropolitan area, central heating and cooling, one zero-clearance fireplace, in Modesto, CA.

[2] Based on www.building-cost.net estimates for indirect job costs and contractor markup.

~~[3] RSMeans. "Square Foot Construction Costs, 30th ed." R. S. Means Company, Inc., 2008.~~

~~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.~~[4] **Construction Financing**

~~Similar to 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.~~Limited construction financing may have contributed to the decline in new construction during the previous planning period. In the current market, construction loans for new housing have been difficult to secure. In the past, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks have required larger investment by the builder. Complicated projects such as mixed-use developments have been among the more difficult to finance.

## 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.

As of ~~March 2009~~April 2015, land on a number of online real estate listing services[5] ranges from an average of $418,000 for residentially zoned land to an average of $383,000 per acre for land zoned for planned developments where multi-lot developments may be possible.

~~residentially zoned land is listed on LoopNet (a commercial real estate listing service) for an average price of $463,000 per acre.~~ The average price of raw land in Turlock overall (zoned for all land uses) is around $~~553~~593,000 per acre[6]. These are prices for land located within Turlock's current city limits. Average prices drop substantially outside of the city limits~~; one parcel north of Taylor Road has been advertised for $130,000 per acre~~, as evidenced by parcels south of city limits listed from $37,000 to $70,000 per acre. ~~However, the City's General Plan is in the process of~~

[4] ~~*Ibid.*~~

[5] Services used include Realtor.com, Zillow, and Loopnet.

[6] Averages list prices for 30 lots

~~being updated, and that document will ultimately determine which land currently outside of city limits will eventually be designated for residential development. Presently, the parcel cited above is not designated for residential development by the current General Plan, and none of the housing opportunity sites identified in this document are outside of the current city limits.~~

As the availability of vacant residential land becomes scarcer over time, the cost of vacant land in the City will increase. However, there is currently a large supply of vacant residentially-zoned land within the city limits. As a general rule, if the land cost component in the City of Turlock 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. Assuming a 1,6800 square foot home with hard construction costs of $~~80~~84 per square foot, plus an additional ~~33~~20 percent (of the total construction cost) for soft costs, the total construction costs for the house would be approximately $~~192,600~~168,000. Then, taking the current average residential land price in Turlock of $~~463,000~~418,000 per acre, and assuming that the home is built on property zoned for seven units per acre, the land cost for the lot would be approximately $~~66,150~~59,700. Therefore, in this typical case, the land cost is ~~34~~36 percent of the construction cost, and just 26 percent of the total development costs, which indicates that ~~both~~ land costs are within a reasonable range and should not pose a constraint.

### Constraints Removal Efforts: Cost of Real Estate

Often, the purchase price of land or existing properties is a substantial constraint to affordable housing development, especially for nonprofit organizations. During the previous planning period, ~~T~~the City of Turlock sought~~aims~~ to take advantage of the ~~current~~ economic downturn, drop in prices, and Neighborhood Stabilization Program (NSP) funding to purchase land and foreclosed homes at a reduced cost in order to increase the supply of real estate available and accessible for affordable housing provision. The City successfully acquired and rehabilitated eight homes with ~~Policies 3-3-4 and 4-1-2 describe the proposed programs~~NSP funding; however, the City has not received any additional NSP funding since 2013. If additional funding were to become available for these activities, the City would look to repeat this successful program if the need existed. ~~In the previous planning period, the City purchased land using Redevelopment Agency funds for the construction of Montana Estates, an affordable single-family housing development consisting of 22 units. The Agency also purchased several foreclosed properties for rental as transitional housing and is currently considering deeding them to a local nonprofit.~~

## ENVIRONMENTAL CONSTRAINTS

While many cities in California confront significant environmental constraints on housing development, Turlock is located such that environmental hazards are essentially 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 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 is capable of handling the stormwater runoff. Section 4.6 provides additional information on the environmental constraints of the opportunity sites as well as the City's capacity to provide adequate infrastructure.

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# 6 Housing Programs

The purpose of this chapter is to formulate a housing program that will guide the City of Turlock and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. It is the City's intent to create a municipal climate that encourages quality, varied, affordable housing development by both the public and private sectors. The following chapter includes goals, objectives, policies, and programs that will form the foundation for specific activities.

## HOUSING PROGRAMS FUNDING SOURCES AND IMPLEMENTATION

Where appropriate, the list of policies includes funding sources for each program. However, the Housing Element does not determine the precise amount and allocation of funds for each program; rather, this is determined through specific annual or five-year plans associated with each funding source.

~~The City of Turlock receives an entitlement of approximately $1.84 million dollars a year in federal and state assistance. That represents approximately $700,000 in CDBG funds, $240,000 in federal HOME funds, and $900,000 in CalHOME funds~~The HOME Consortium receives funding of about $800,000 annually. As the lead agency, the City of Turlock can choose where to direct those funds. ~~This year, additionally, the City has received $1.5 million in Neighborhood Stabilization Program (NSP) funding.~~

The City of Turlock, through the Housing Division, must prepare a five-year Consolidated Plan to describe the types of projects the City is proposing. Each year, a specific Annual Action Plan is required to further refine the goals and projects originally proposed in the Consolidated Plan.

The HOME consortium member agencies (Newman, Ceres, Oakdale, Patterson, Waterford, Stanislaus County, and Turlock) develop a plan detailing the projects proposed for funding under this program. This plan is also included in the five-year Consolidated Plan. Therefore, all projects proposed for funding with HOME consortium funds must be consistent with five-year plan as well as the Annual Action Plan. HOME consortium funds are also allocated to the City on an annual basis, and they are required to be used for affordable housing and supportive service projects.

~~The specific allocation of Redevelopment Agency (RDA) funds for Low and Moderate Income (LMI) housing is also determined through the Agency's Five Year Implementation Plan, rather than by the Housing Element. Currently, RDA funds for LMI housing are distributed as follows:~~

~~Subsidies to housing projects to include affordable units: 82%~~

~~Community Housing Development Organizations (CHDOs): 10%~~

~~Purchase of underutilized and foreclosed properties: 3%~~

~~First Time Homebuyers Program: 2%~~

~~Mobile Home Rent Subsidy Program: 2%~~

~~Homeless prevention: 1%~~

~~The City's update to the Five Year Plan is underway and has already been informed by the Housing Element update. Future RDA funds allocation for LMI housing and programs may be modified compared to the current percentages that are listed above.~~

## Goal 1: Increase Housing Opportunities And Accessibility

**OBJECTIVE 1-1:Seek assistance under federal, State, and other programs for eligible activities within the City that address affordable housing needs.**

***Policy 1-1-1: Continue to apply to HUD, CalHOME, and State HCD for grant funds that may be used for housing-related programs.***

**Program 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.

*Responsibility:* Housing Division

*Timing:* Immediate, with funding cycles

**Program 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

*Responsibility:* Housing Division

*Timing:* Ongoing annual requests for funding; Annual Action Plan is completed in June of each year.

- Public infrastructure improvements.
- As other funding sources become available, the City will apply for additional funding to serve the needs identified in this Element.

***Policy 1-1-2: ~~Continue to allocate Redevelopment Agency Low to Moderate Income (LMI) funds to direct housing-related programs through the Housing Trust Fund.~~Provide additional affordable housing units by commencing Phase II of the Avena Bella development.***

**Program 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.~~Use funds set aside by the City of Turlock Redevelopment Agency (approximately $2 million per year for the period of 2009-2014) for Low to Moderate income housing programs including financing, infrastructure improvements, land acquisition, and construction.~~

~~RDA set-aside funds will be available to create, sustain and maintain affordable housing. This Housing Element cycle, it is expected that the funds will be available to agencies that provide shelter and services to the homeless (emergency and transitional housing), Extremely Low and Very Low income residents, large families, the elderly, and for the continuation of the Mobile Home Rental Assistance program.~~

~~The precise allocation of RDA funds for Low and Moderate Income housing is determined by the Redevelopment Agency's Five Year Implementation Plan. The City's update to the Five Year Plan is underway and has already been informed by the Housing Element update.~~

*Responsibility*: ~~Redevelopment Agency,~~ Housing Division, Planning Division

*Timing*: On-going~~, subject to the RDA Annual Report~~

***Policy 1-1-3: 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 ~~state~~ local financing.***

**Program A**: Non-profit organizations and their projects that receive federal and/or ~~State~~ local funding will be listed in a pamphlet for the community, which will describe the awards granted. The pamphlet will also list funding sources available for new projects and contact information for the organization

*Responsibility*: Housing Division

*Timing*: Update the pamphlet on an annual basis

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.

~~**Program B:** Update the Community Resource Handbook, which provides a description of all of the agencies providing housing and social services in Turlock and the surrounding areas. Include a comprehensive listing of housing developments in the City that have units reserved for lower income and disabled households. Make the updated Handbook available in print and online, in English and in Spanish.~~

~~*Responsibility*: Housing Division~~

~~*Timing*: Within two years of Housing Element adoption~~

**Program ~~C~~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 in to new development projects, such as using density bonuses or including second units. Continue offering a "pre-development tip sheet."

*Responsibility*: City Departments, Housing Division

*Timing*: Ongoing

**Program ~~D~~C**: Provide bilingual outreach materials and/or services for housing programs~~Translate the pre-development tip sheet into Spanish~~ and actively publicize its availability to homeowners who may be doing home rehabilitation or otherwise need assistance.

*Responsibility*: City Departments, Housing Division

*Timing*: Within one year of Element's adoption

***Policy 1-1-4: 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.***

**Program**: 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.

*Responsibility*: Housing Division, Development Services

*Timing*: Ongoing, as needed

*Funding*: CDBG

**OBJECTIVE 1-2: Provide home ownership opportunities for low- and moderate-income residents whenever possible.**

***Policy 1-2-1: Continue to operate and allocate funds to the First Time Homebuyer (FTHB) program.***

**Program**: Continue to provide eligible households with first time homebuyer down payment assistance equal to 40% of the sales price,~~of~~ up to $~~80~~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.

*Responsibility*: Housing Division

*Timing*: Ongoing on an annual basis, subject to funding availability

*Funding*: ~~HOME,~~ CalHOME until exhausted, then from CDBG with matching HOME monies

***Policy 1-2-2: Recognize mobile homes as an important source of affordable housing in Turlock. Enable residents of mobile homes to stay in their homes, and protect them against unaffordable rent increases.***

**Program**: Continue the Turlock Mobile Home Rent Subsidy program, which provides assistance to eligible mobile home owners 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.

*Responsibility*: Housing Division

*Timing*: Ongoing

*Funding*: ~~RDA,~~ CDBG

***Policy 1-2-3: Coordinate with the building, lending, and real estate community to facilitate extending homeownership opportunities to a wide range of residents.***

**Program**: 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 the program on the City's web site for review.

*Responsibility*: Housing Division

*Timing*: Ongoing, or when relevant changes occur

**OBJECTIVE 1-3: Encourage the development of housing and programs to assist special needs persons.**

***Policy 1-3-1: Continue to assess the need for emergency shelters.***

**Program**: Support and participate in the ~~bi~~annual homeless census conducted by the Turlock/Modesto/Stanislaus County Continuum of Care (CoC).

*Responsibility*: Housing Division

*Timing*: Ongoing; the next census will be conducted in January ~~2011~~2016

***Policy 1-3-2: Facilitate and ensure the provision of housing to single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs. Ensure that the City complies with the requirements of SB 2.***

**Program A:** Maintain compliance with SB 2: Continue to ~~I~~implement the City's ~~newly adopted~~ zoning ordinance ~~amendment~~ 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.

*Responsibility*: Planning Division, Housing Division

*Timing*: Ongoing~~; ordinance amendment adopted July 12, 2011~~

**Program B:** Continue to permit the development and operation of supportive and transitional housing, as defined in the Turlock Municipal Code ~~(amended July 12, 2011)~~.

*Responsibility*: Planning Division

*Timing*: Ongoing~~; ordinance amendment adopted July 12, 2011~~

**Program 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.

*Responsibility*: Housing Division

*Timing*: Ongoing annually, subject to funding availability

Funding: CDBG and other federal funding programs (e.g. HPRP)

~~**Program D:** 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.~~

~~*Responsibility*: Housing Division, Redevelopment Agency~~

~~*Timing*: Within five years, and sooner if more funding becomes available~~

~~*Funding*: RDA, CDBG, other federal funding programs (e.g. HPRP)~~

~~**Program E:** Help enable individuals to transition out of homelessness by providing assistance to non-profit agencies for acquiring, building, and/or operating units for transitional~~

~~*Responsibility*: Housing Division~~

~~*Timing*: Ongoing, as funding~~

~~housing.~~

~~becomes available~~

~~*Funding*: HOME, RDA, CDBG, other federal funding programs (e.g. HPRP)~~

***Policy 1-3-3: Continue to provide for housing for persons with disabilities.***

**Program A**: Use federal ~~and state~~ 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.

*Responsibility*: Housing Division

*Timing*: Ongoing, subject to funding application cycles

*Funding*: HOME, CDBG~~, RDA~~

**Program B:** Consider amending the Zoning Ordinance to ~~require~~ encourage ~~that~~ 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.

*Responsibility:* Planning Division

*Timing:* Within two years of Element's adoption

***Policy: 1-3-4: Provide grants for housing retrofits that enhance accessibility and mobility for persons with disabilities.***

**Program**: Continue with the current Housing Rehabilitation Loan program, which provides low-income ~~disabled~~ persons ~~and seniors~~ with financial assistance to improve accessibility and safety issues in their homes. Target Housing Rehabilitation Loans towards projects that address ADA compliance.

*Responsibility*: Housing Division

*Timing*: Ongoing annually, though contingent on continued federal funds

*Funding*: CDBG, HOME

***Policy 1-3-5: Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code) and federal law governing "reasonable accommodation" for disabled provisions.***

**Program**: Continue to implement the City's property development regulations established in the ~~revised~~ zoning ordinance, which allows 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.

*Responsibility*: Planning Division, Building Division

*Timing*: Ongoing~~; ordinance amendment adopted July 12, 2011~~

***~~Policy 1-3-6: Support the development and preservation of affordable housing suitable for large families.~~***

~~**Program**: Amend the City's existing Housing Rehabilitation Loan program to allow grants to be made available to households.~~

~~*Responsibility*: Housing Division~~

~~*Timing*: Ongoing, to be implemented fiscal year 2009-10~~

***Policy 1-3-~~7~~6: Support the development of housing affordable to Extremely Low, Very Low, and Low income residents.***

**Program 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 available to facilitate development of housing projects that meet the needs of those in the lowest income cohorts and 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). Phase II of the Avena Bella development will provide 60 one- to two-bedroom units—20 each for Extremely Low, Very Low, and Low income households.

*Responsibility*: Housing Division~~, Redevelopment Agency~~

*Timing*: Ongoing annually, subject to funding availability

*Funding*: CDBG, HOME~~, RDA~~

**Program B:** For all affordable housing projects greater than 10 units, target 10% of the units as affordable to Extremely Low Income households.

*Responsibility*: Housing Division

*Timing*: Within one year of Element's adoption

*Funding*: CDBG, HOME~~, RDA~~

***Policy 1-3-~~8~~7: Support the further development of student housing.***

**Program**: 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.

*Responsibility*: Housing Division, Planning Division

*Timing*: Ongoing

***Policy 1-3-~~9~~8: Provide for the development of employee (farm worker) housing in the City.***

**Program**: 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. 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. In agricultural zones, accommodations of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or households are deemed a permitted agricultural land use pursuant to Section 17021.6 of the California Health and Safety Code.

*Responsibility*: Planning Division

*Timing*: Ongoing~~; ordinance amendment adopted July 12, 2011~~

**OBJECTIVE 1-4: Assist the Housing Authority of the County of Stanislaus to meet the growing demand for public housing units and rental assistance through the Voucher programs.**

***Policy 1-4-1: Continue to support the efforts of the Stanislaus Housing Authority in its administration of certificates and vouchers.***

**Program**: Work with the Stanislaus Housing Authority and use City lobbying and grant-writing efforts to obtain more Housing Vouchers for the Housing Authority.

*Responsibility*: ~~Stanislaus County Housing Authority and~~ Housing Division in partnership with Stanislaus County Housing Authority

*Timing*: Ongoing

## Goal 2: Remove Constraints To Housing Production

**OBJECTIVE 2-1: Provide the citizens in the City of Turlock with reasonably priced housing opportunities within the financial capacity of all members of the community.**

***Policy 2-1-1: To lower the costs associated with the development process, allow and encourage developers to file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.***

**Program 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.

*Responsibility*: Planning Division

*Timing*: Ongoing

**Program 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.

*Responsibility*: Planning Division

*Timing*: Within two years of Element's adoption

***Policy 2-1-2: To promote affordability, provide incentives (e.g. density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Extremely Low, Very Low and/or Low income households.***

~~**Program A**: Continue to underwrite a portion of the Capital Facility Development fees to developers of low and moderate income housing.~~

~~*Responsibility*: Housing Division, Engineering Division~~

~~*Timing*: By Project~~

~~*Funding*: CDBG, HOME, RDA~~

**Program ~~B~~**: 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:

*Responsibility*: Planning Division

*Timing*: Within two years of Element's adoption

- Providing funds from the Housing Program to ~~cover impact fee waivers or~~ offset ~~other~~ project costs, when low and/or very low income housing or densities of 20 units or more are included in a development;

- 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 low and/or very low income housing or densities of 20 units or more in a development;
- Providing density bonuses to developers that incorporate a significant amount of low and/or very low income housing or densities of 20 units or more in a development.

***Policy 2-1-3: Encourage the development of second dwelling units to provide additional affordable housing opportunities. Ensure compliance with AB 1866, which requires local governments with second unit ordinances to ministerially consider second unit applications.***

**Program**: 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.)

*Responsibility*: Planning Division

*Timing*: Ongoing

***Policy 2-1-4: Encourage housing developers to provide affordable units by allowing density bonuses in accordance with State law.***

**Program**: Continue to Implement the City's ~~amended~~ 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.

*Responsibility*: Planning Division

*Timing*: Ongoing; ordinance amended July 12, 2011

~~***Policy 2-1-5: Facilitate the development of high density housing.***~~

~~**Program**: Consistent with the City's zoning ordinance, amended July 12, 2011, allow building heights in the R-H zone to up to 40 feet. This allows builders to create aesthetic roof features without reducing project density~~

~~*Responsibility*: Planning Division~~

~~*Timing*: Ongoing; ordinance amended July 12, 2011~~

~~below the amount allowed.~~

**OBJECTIVE 2-2: Promote available housing programs to non-profits and private developers to ensure that a wide range of entities are aware of the programs, and to promote the development of good quality competitive applications for affordable housing projects.**

***Policy 2-2-1: Ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.***

| | |
|---|---|
| **Program A**: Publish the City's Housing Element and updates, Consolidated Plan, Annual Action Plan, ~~Annual Redevelopment Agency Report,~~ Annual Performance Report, CAPER, and other similar documents on the City's web site. | *Responsibility*: Housing Division, Planning Division<br><br>*Timing*: Ongoing |
| **Program 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. | *Responsibility*: Housing Division<br><br>*Timing*: ~~One to two RFPs to be issued during the seven-year planning period~~Ongoing, subject to funding availability |

# Goal 3: Provide And Maintain An Adequate Supply Of Sites For The Development Of New Affordable Housing

**OBJECTIVE 3-1: Provide information to lenders, for-profit and non-profit developers, and other housing providers on available vacant and underutilized land.**

***Policy 3-1-1: Monitor and update the inventory of vacant lands.***

**Program**: Maintain a Vacant Land Inventory Map on the City's website that is updated regularly.

*Responsibility*: Planning Division

*Timing*: Quarterly

**OBJECTIVE 3-2: Provide opportunities for mixed use developments.**

***Policy 3-2-1: Promote the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.***

**Program 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.

*Responsibility*: Planning Division

*Timing*: Ongoing

A comprehensive update of Turlock's General Plan ~~is in the process of being comprehensively updated~~was adopted in 2012. The updated Land Use Element of the General Plan ~~will also~~ supports these policies by promoting compact, walkable communities and continuing the City's strategy of master planning discrete areas prior to development.

**Program B**: Encourage development of mixed use projects to maximize residential components. Use past office/residential and commercial/residential mixed use accomplishments as examples for future projects. Again,

*Responsibility*: Planning Division

| | |
|---|---|
| this program ~~will be~~ is supported by policies in the updated General Plan, which ~~will~~ identifies~~y~~ new areas designated for mixed use developments. | *Timing*: Ongoing |

**OBJECTIVE 3-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.**

***Policy 3-3-1: Ensure that an adequate amount of land zoned for residential use at appropriate densities is available for the City to reach the RHNA goals enumerated in the Quantified Objectives (see Section 4.8).***

| | |
|---|---|
| **Program**: Maintain current inventory of available land to ensure that adequate land is available to achieve New Construction goals. | *Responsibility*: Planning Division<br><br>*Timing*: Ongoing |

***Policy 3-3-2: Increase the supply of land for housing by incorporating existing County islands located within Turlock city limits, zone them in accordance with the General Plan, and provide necessary infrastructure and services.***

| | |
|---|---|
| **Program**: 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. | *Responsibility*: Planning Division, ~~Redevelopment Agency,~~ Stanislaus County<br><br>*Timing*: Ongoing~~, within seven years of Element's adoption~~<br><br>*Funding*: ~~RDA,~~ Property Tax Revenue Sharing |

***Policy 3-3-3: Preserve and protect existing residentially zoned sites needed to accommodate residential development consistent with the City of Turlock Regional Housing Needs Assessment (RHNA).***

| | |
|---|---|
| **Program 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, specifically: LDR = 3-7 du/acre; MDR = 7-15 du/acre; and HDR = 15-30 du/acre. Residential development below the stipulated densities is strictly prohibited. | *Responsibility*: Planning Division<br><br>*Timing*: Ongoing |
| ~~**Program B: Consider a change to the General Plan and Zoning Ordinance that would increase density ranges for residential zoning districts consistent with the San**~~ | ~~*Responsibility*: Planning Division~~<br><br>~~*Timing*: Within three years of~~ |

~~Joaquin Valley Blueprint housing density goal.~~

~~Housing Element adoption~~

**Program ~~C~~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.

*Responsibility*: Planning Division

*Timing*: Ongoing

***~~Policy 3-3-4: Ensure the future availability of land and minimize the cost of land acquisition and development through land banking.~~***

~~**Program**: Take advantage of reduced prices of land during the economic downturn and acquire land at the edge of current city limits (in accordance with the policies in the Land Use element of the updated General Plan) and/or vacant or underutilized sites within city limits or County islands. Prepare development plans and obtain entitlements for development and annexation with the intention of developing the land with affordable housing when further funding becomes available. Advertise the land's availability for development to nonprofits as part of the RFP process (see Program 2-2-1B). Establish mechanisms to transfer the land from the City to affordable housing developers, at a below-market price that reflects the number and income level of affordable units.~~

~~*Responsibility*: Housing Division, Engineering Division, Redevelopment Agency, Planning Division~~

~~*Timing*: Begin investigating land for acquisition upon adoption of updated General Plan (anticipated late 2010).~~

~~*Funding*: RDA, NSP~~

***Policy 3-3-5~~4~~: Ensure that new residential development is adequately provided with necessary public infrastructure.***

**Program**: 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.

*Responsibility*: Housing Division, Engineering Division

*Timing*: Ongoing, subject to need and funding application cycles

Funding: CDBG

***Policy 3-3-6~~5~~: Assist in the identification of appropriate sites for farmworker housing.***

**Program**: Work with Stanislaus County, agricultural stakeholders, and developers/builders of farmworker housing in Stanislaus County and greater Turlock to identify available and suitable sites on adjacent County properties for farmworker housing and grant incentives

*Responsibility*: Housing Division

*Timing*: At least annual contact

| | |
|---|---|
| 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. | and ongoing, subject to need |

# Goal 4: Preserve, Rehabilitate, And Enhance Existing Housing And Neighborhoods

## OBJECTIVE 4-1: Preserve existing neighborhoods.

### *Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

**Program**: Continue to implement General Plan policies and Zoning Ordinance regulations to promote compatible land uses in existing residential neighborhoods.

*Responsibility*: Planning Division

*Timing*: Ongoing

### ~~*Policy 4-1-2: Protect existing neighborhoods from blight associated with foreclosed properties.*~~

~~**Program**: Use the $1.5 million in federal NSP funding that Turlock has received to acquire, rehabilitate, rent or sell, approximately five to six foreclosed properties for affordable housing. HUD requires that at least 25 percent of the funding be used to purchase and redevelop these properties so that they may then be rented or sold to households whose incomes are 50 percent of AMI or below; the remainder of the funding may be used for households of any income level below 120 percent of AMI.~~

~~Consider working through a master contractor to rehabilitate the homes, which would simplify the process, achieve economies of scale, and enable the funding to cover more properties.~~

~~*Responsibility*: Housing Division~~

~~*Timing*: Immediate and ongoing~~

~~Funding: NSP~~

### *Policy 4-1-~~3~~2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.*

**Program**: Maintain code enforcement staffing and augment as needed and as funding permits.

*Responsibility*: Neighborhood Services, Planning Division, Building Division

*Timing*: Ongoing, and as funding is available

*Funding*: General Fund

***Policy 4-1-43: Comprehensively reinvest in the City's identified low-income census tracts by offering multiple programs in specific areas, recognizing that the aggregate results of multiple programs will be greater than a piecemeal, individual effort. Reinvestment should include targeting housing programs as well as physical improvements such as landscaping and cleanups.***

**Program**: Continue to ~~Identify~~ identify target areas to receive grants for the preservation of existing housing stock.~~neighborhoods in most need of reinvestment funding using Census data at the tract level, incidences of foreclosures, field surveys, and discussions with non-profit service providers.~~ 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.

*Responsibility*: Housing Division, Planning Division~~, Redevelopment Agency~~

*Timing*: ~~Begin identifying target areas in 2009~~Ongoing; coordinate implementation with funding availability

*Funding*: CDBG, ~~RDA,~~ NSP

**OBJECTIVE 4-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Turlock.**

***Policy 4-2-1: Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans.***

**Program**: 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. Rehabilitate 10 homes per year during the five-year lifespan of the Housing Element. Work is to be identified by the amount of equity available in the property.

*Responsibility*: Housing Division

*Timing*: Annually with HCD funding cycle or program income

*Funding*: CDBG~~, RDA~~

***Policy 4-2-2: Provide technical and financial assistance to all eligible multifamily complex owners in order to rehabilitate existing dwelling units through low interest or deferred loans.***

**Program**: Continue to make available and aggressively market rehabilitation program to investment and multi-family owners. Rehabilitate one multi-family or investment project per year during the five-year life span

*Responsibility*: Housing Division

*Timing*: Ongoing; at least one project assisted within five years

of the Housing Element. Reduce the interest rate to make it an attractive program.

of Element's adoption

*Funding*: CDBG~~, RDA~~

## OBJECTIVE 4-3: Preserve At-Risk Housing

### *Policy 4-3-1: Closely monitor the status of assisted properties at risk of converting to market-rate.*

**Program**: Use the Housing Element update cycle and annual progress reports to monitor the status of assisted affordable rental units.

*Responsibility*: Housing Division

*Timing*: Annually, with progress report

### *Policy 4-3-2: Preserve the existing assisted affordable rental stock in the City of Turlock.*

**Program**: 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, ~~no assisted developments' affordability covenants are expected to expire during the planning period;~~ the soonest any covenants are expected to expire is in 2019.

*Responsibility*: Housing Division

*Timing*: As needed, based on monitoring of units

*Funding*: HOME~~, RDA~~

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)

# Goal 5: Provide Housing Free From Discrimination

## OBJECTIVE 5-1: Eliminate housing discrimination.

### *Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws.*

**Program 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. Recipients of housing assistance funds are provided with materials to help with the understanding of and compliance with fair housing laws.

*Responsibility*: Housing Division

*Timing*: Ongoing

**Program 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.

*Responsibility*: Housing Division

*Timing*: Ongoing

**Program 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.

*Responsibility*: Housing Division

*Timing*: Annually

## OBJECTIVE 5-2: Reduce the incidence of displacement.

### *Policy 5-2-1: In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation.*

**Program**: 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 ~~up to $1,000 as~~ a grant in the amount based on HUD's requirements under the Uniform Relocation Act; ~~funding beyond $1,000 is disbursed as a low-interest loan~~.

*Responsibility*: Housing Division, ~~Redevelopment Agency,~~ and Housing Authority of the County of Stanislaus

*Timing*: Ongoing

*Funding*: CDBG, HOME~~, RDA~~

# Goal 6: Encourage And Enhance Housing Program Coordination

**OBJECTIVE 6-1: Maximize coordination and cooperation among housing developers, housing providers and program managers.**

***Policy 6-1-1: Continue to support the Housing Authority of the County of Stanislaus to provide housing assistance to extremely low, very low, low and moderate-income households.***

**Program**: Maintain ~~membership~~ 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.

*Responsibility*: Housing Division

*Timing*: Ongoing

***Policy 6-1-2: Continue to support non-profit cooperation in the development of affordable housing.***

**Program**: 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.

*Responsibility*: Housing Division

*Timing*: Update and distribute annually

**OBJECTIVE 6-2: Provide housing assistance information to low-wage employees.**

***Policy 6-2-1: Cooperate with employers to identify and implement housing assistance programs.***

**Program 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.

*Responsibility*: Housing Division

*Timing*: Two times per year, beginning in 2010

*Funding*: CDBG

**Program B**: Coordinate with employers to provide job

*Responsibility*: Housing Division,

| | |
|---|---|
| training programs and hiring events, enabling residents to get and/or keep jobs, and thus keep their homes. | ~~Redevelopment Agency,~~ Economic Development<br><br>*Timing*: Subject to funding application cycles<br><br>*Funding*: CDBG-R, CDBG |

# Goal 7: Reduce Residential Energy Consumption

**OBJECTIVE 7-1:Increase awareness of energy conservation opportunities.**

***Policy 7-1-1: Encourage energy conservation activities in all residential neighborhoods.***

**Program**: 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.

*Responsibility*: Municipal Services

*Timing*: Ongoing

***Policy 7-1-2: Promote and support State and TID energy conservation and energy generation programs for housing construction and rehabilitation.***

**Program 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.

*Responsibility*: Planning Division, Building Division

*Timing:* Immediate, ongoing

**Program B:** Include a discussion of available TID and PG&E programs in predevelopment meetings.

*Responsibility*: Planning Division

*Timing:* Immediate, ongoing

**Program C:** Require new housing construction projects to comply with ~~forthcoming~~ the 2012 General Plan policies related to the State's greenhouse gas emissions reduction targets, set forth in AB 32.

*Responsibility*: Planning Division, Building Division

*Timing:* ~~Upon adoption of updated General Plan, estimated 2011~~Immediate, ongoing

**~~OBJECTIVE 7-2: Reduce energy consumption in City-funded and –supported residential projects.~~**

***~~Policy 7-2-1: Encourage energy conservation activities in all residential neighborhoods.~~***

| | |
|---|---|
| ~~**Program A:** 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.~~ | ~~*Responsibility:* Housing Division, Municipal Services~~<br><br>~~*Timing:* Immediate, ongoing~~<br><br>~~*Funding:* CDBG, NSP~~ |
| ~~**Program B:** Require Energy Star electrical appliances when replacing appliances in City-funded Home Rehabilitation projects.~~ | ~~*Responsibility:* Housing Division, Municipal Services~~<br><br>~~*Timing:* Immediate, ongoing~~ |
| ~~**Program C:** Require that projects receiving assistance from the Redevelopment Agency, including but not limited to infrastructure projects and affordable housing, include energy efficiency measures beyond the minimum standards of Title 24.~~ | ~~*Responsibility:* Housing Division, Redevelopment Agency~~<br><br>~~*Timing:* Immediate, ongoing~~<br><br>~~*Funding:* RDA~~ |

# Appendix A: Sites Inventory

## A.1 Sites Inventory Table

The following table lists the size, zoning, realistic capacity, and existing use of every site that contributes to fulfilling Turlock's RHNA.

~~The specific conditions of sites that are described as "Underutilized," rather than "Vacant" or "Agriculture," are described in detail in Section A.2.~~

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 050036006000 | PD | 7.0 - 15.0 | 11.0 | 0.06 | 1 | Vacant | MDR |
| 050036005000 | PD | 7.0 - 15.0 | 11.0 | 0.05 | 1 | Vacant | MDR |
| 050036001000 | PD | 7.0 - 15.0 | 11.0 | 0.06 | 1 | Vacant | MDR |
| 050036007000 | PD | 7.0 - 15.0 | 11.0 | 0.06 | 1 | Vacant | MDR |
| 050036004000 | PD | 7.0 - 15.0 | 11.0 | 0.05 | 1 | Vacant | MDR |
| 050036020000 | PD | 7.0 - 15.0 | 11.0 | 0.07 | 1 | Vacant | MDR |
| 050036010000 | PD | 7.0 - 15.0 | 11.0 | 0.07 | 1 | Vacant | MDR |
| 050036003000 | PD | 7.0 - 15.0 | 11.0 | 0.05 | 1 | Vacant | MDR |
| 050036012000 | PD | 7.0 - 15.0 | 11.0 | 0.06 | 1 | Vacant | MDR |
| 050036008000 | PD | 7.0 - 15.0 | 11.0 | 0.06 | 1 | Vacant | MDR |
| 050036002000 | PD | 7.0 - 15.0 | 11.0 | 0.05 | 1 | Vacant | MDR |
| 050036009000 | PD | 7.0 - 15.0 | 11.0 | 0.06 | 1 | Vacant | MDR |
| 050036011000 | PD | 7.0 - 15.0 | 11.0 | 0.07 | 1 | Vacant | MDR |
| 061026001000 | OR | 10 | 10.0 | 0.16 | 2 | Vacant | Downtown |
| 071015017000 | CORH | 15.0 - 30.0 | 22.5 | 5.52 | 62 | Vacant | HDR/Office |
| 071004010000 | RH | 15.0 - 30.0 | 22.5 | 0.93 | 21 | Vacant | HDR |
| 050008028000 | RM | 7.0 - 15.0 | 11.0 | 0.86 | 9 | Underutilized | MDR |
| 072046001000 | RH | 15.0 - 30.0 | 22.5 | 10.08 | 227 | Vacant | HDR |
| 042004011000 | RM | 7.0 - 15.0 | 11.0 | 0.23 | 3 | Underutilized | MDR |
| 072039002000 | CORL | 3.0 - 7.0 | 5.0 | 0.77 | 2 | Underutilized | LDR |
| 050010042000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 044064020000 | PD | 15.0 - 40.0 | 27.5 | 2.48 | 68 | Vacant | HDR |
| 050002016000 | RM | 7.0 - 15.0 | 11.0 | 1.02 | 11 | Underutilized | MDR |
| 072012056000 | PD | 7.0 - 15.0 | 11.0 | 1.44 | 16 | Vacant | MDR |
| 042026026000 | RH | 15.0 - 30.0 | 22.5 | 0.17 | 4 | Underutilized | HDR |
| 043011014000 | RL | 3.0 - 7.0 | 5.0 | 0.95 | 5 | Underutilized | LDR |
| 050002036000 | RL | 3.0 - 7.0 | 5.0 | 0.97 | 5 | Underutilized | LDR |
| 072023067000 | RL | 3.0 - 7.0 | 5.0 | 0.42 | 2 | Vacant | LDR |
| 088024001000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |
| 087026003000 | RL | 3.0 - 7.0 | 5.0 | 2.09 | 10 | Vacant | LDR |
| 071066067000 | RHCC | 15.0-30.0 | 22.5 | 8.58 | 97 | Vacant | CC/HDR |
| 073016007000 | RE | 0.2 - 3.0 | 1.6 | 11.34 | 18 | Agriculture | Very LDR |
| 050026013000 | RM | 7.0 - 15.0 | 11.0 | 0.68 | 7 | Underutilized | MDR |
| 042004046000 | RM | 7.0 - 15.0 | 11.0 | 0.25 | 3 | Underutilized | MDR |
| 050010047000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 043048007000 | IR | 20 | 20.0 | 0.50 | 10 | Vacant | Downtown |
| 042005055000 | RH | 15.0 - 30.0 | 22.5 | 3.30 | 74 | Underutilized | HDR |
| 050017012000 | RL | 3.0 - 7.0 | 5.0 | 0.78 | 4 | Underutilized | MDR |
| 050010043000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 043016005000 | RH | 15.0 - 30.0 | 22.5 | 8.22 | 185 | Underutilized | HDR |
| 088024017000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |
| 061028068000 | OR | 10 | 10.0 | 0.13 | 1 | Vacant | Downtown |
| 042004030000 | RM | 7.0 - 15.0 | 11.0 | 0.49 | 5 | Vacant | MDR |
| 072023068000 | RL | 3.0 - 7.0 | 5.0 | 0.42 | 2 | Vacant | LDR |
| 088023014000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 050035001000 | PD | 7.0 - 15.0 | 11.0 | 0.61 | 6 | Underutilized | MDR |
| 088024008000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 042025007000 | RH | 15.0 - 30.0 | 22.5 | 0.68 | 15 | Underutilized | HDR |
| 061025061000 | PD | | 23.5 | 0.46 | 11 | Vacant | Downtown |
| 050019004000 | RL | 3.0 - 7.0 | 5.0 | 0.93 | 5 | Underutilized | Low-MDR |
| 044064005000 | RH | 15.0 - 30.0 | 22.5 | 1.78 | 40 | Underutilized | HDR |
| 088023003000 | PD | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |
| 043017019000 | RL | 3.0 - 7.0 | 5.0 | 1.59 | 8 | Underutilized | LDR |
| 088023018000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 050010045000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 088022013000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 042004010000 | RM | 7.0 - 15.0 | 11.0 | 0.14 | 2 | Underutilized | MDR |
| 043011022000 | RL | 3.0 - 7.0 | 5.0 | 0.27 | 1 | Vacant | LDR |
| 050003048000 | RL | 3.0 - 7.0 | 5.0 | 2.55 | 13 | Underutilized | LDR |
| 061025039000 | PD | | 23.5 | 0.14 | 3 | Vacant | Downtown |
| 088024004000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 042004008000 | RM | 7.0 - 15.0 | 11.0 | 0.54 | 6 | Underutilized | MDR |
| 042025006000 | RH | 15.0 - 30.0 | 22.5 | 0.62 | 14 | Underutilized | HDR |
| 050010049000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 088025001000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |
| 050010034000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 042026027000 | RH | 15.0 - 30.0 | 22.5 | 0.48 | 11 | Vacant | HDR |
| 088023017000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 071004009000 | RH | 15.0 - 30.0 | 22.5 | 11.96 | 269 | Agriculture | HDR |
| 073013003000 | RE | 0.2 - 3.0 | 1.6 | 40.76 | 129 | Agriculture | Very LDR |
| 050026014000 | RM | 7.0 - 15.0 | 11.0 | 0.54 | 6 | Underutilized | MDR |
| 050016008000 | RL | 3.0 - 7.0 | 5.0 | 0.26 | 2 | Vacant | LDR |
| 061024050000 | OR | 10 | 10.0 | 0.10 | 3 | Underutilized | Downtown |
| 088024007000 | PD | 3.0 - 7.0 | 5.0 | 0.11 | 1 | Vacant | LDR |
| 088023009000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |
| 071015012000 | CORH | 15.0 - 30.0 | 22.5 | 0.41 | 5 | Vacant | HDR/Office |
| 088024011000 | PD | 3.0 - 7.0 | 5.0 | 0.10 | 1 | Vacant | LDR |
| 087026001000 | CORH | 15.0 - 30.0 | 22.5 | 1.81 | 20 | Underutilized | HDR/Office |
| 088023012000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 061003028000 | RM | 7.0 - 15.0 | 11.0 | 0.41 | 5 | Underutilized | MDR |
| 050014044000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 2 | Vacant | LDR |
| 061025058000 | PD | | 23.5 | 0.68 | 16 | Vacant | Downtown |
| 073013004000 | PD | 0.2 - 3.0 | 1.6 | 19.81 | 60 | Agriculture | Very LDR |
| 071014008000 | RH | 15.0 - 30.0 | 22.5 | 3.36 | 76 | Vacant | HDR |
| 088023013000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 061024064000 | TC | 25 | 25.0 | 0.12 | 3 | Underutilized | Downtown |
| 088024022000 | PD | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 042026022000 | RH | 15.0 - 30.0 | 22.5 | 0.58 | 13 | Vacant | HDR |
| 071015011000 | CORH | 15.0 - 30.0 | 22.5 | 0.62 | 7 | Vacant | HDR/Office |
| 072075051000 | PD | 7.0 - 15.0 | 11.0 | 3.57 | 39 | Vacant | MDR |
| 088022011000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 088023020000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 061026021000 | OR | 10 | 10.0 | 0.41 | 4 | Vacant | Downtown |
| 050002021000 | RM | 7.0 - 15.0 | 11.0 | 0.81 | 9 | Underutilized | MDR |
| 050010030000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 061026002000 | OR | 10 | 10.0 | 0.65 | 6 | Vacant | Downtown |
| 050010040000 | RL | 3.0 - 7.0 | 5.0 | 0.19 | 1 | Vacant | LDR |
| 061025037000 | PD | | 23.5 | 0.10 | 2 | Vacant | Downtown |
| 050005059000 | RM | 7.0 - 15.0 | 11.0 | 0.84 | 13 | Underutilized | MDR |
| 088023022000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 088022016000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 072039001000 | CORL | 3.0 - 7.0 | 5.0 | 1.50 | 4 | Underutilized | LDR |
| 043016004000 | RH | 15.0 - 30.0 | 22.5 | 2.90 | 65 | Underutilized | HDR |
| 088025002000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |
| 087008085000 | RM | 7.0 - 15.0 | 11.0 | 3.59 | 40 | Agriculture | MDR |
| 050005058000 | RM | 7.0 - 15.0 | 11.0 | 0.84 | 13 | Underutilized | MDR |
| 050010035000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 061025060000 | PD | | 23.5 | 0.26 | 6 | Vacant | Downtown |
| 050031004000 | RM | 7.0 - 15.0 | 11.0 | 0.19 | 4 | Underutilized | MDR |
| 042004047000 | RM | 7.0 - 15.0 | 11.0 | 0.24 | 3 | Underutilized | MDR |
| 050010050000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 088024015000 | PD | 3.0 - 7.0 | 5.0 | 0.17 | 1 | Vacant | LDR |
| 043062086000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 050019019000 | RM | 7.0 - 15.0 | 11.0 | 1.17 | 13 | Underutilized | MDR |
| 061030018000 | OR | 10 | 10.0 | 0.17 | 3 | Underutilized | Downtown |
| 061003042000 | RM | 7.0 - 15.0 | 11.0 | 0.44 | 7 | Underutilized | MDR |
| 050010052000 | RL | 3.0 - 7.0 | 5.0 | 0.27 | 1 | Vacant | LDR |
| 043062087000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 071015010000 | RM | 7.0 - 15.0 | 11.0 | 1.36 | 15 | Vacant | MDR |
| 043060024000 | RM | 7.0 - 15.0 | 11.0 | 0.66 | 7 | Vacant | MDR |
| 088023006000 | PD | 3.0 - 7.0 | 5.0 | 0.11 | 1 | Vacant | LDR |
| 061003040000 | RM | 7.0 - 15.0 | 11.0 | 0.45 | 7 | Underutilized | MDR |
| 050002017000 | RM | 7.0 - 15.0 | 11.0 | 0.99 | 11 | Underutilized | MDR |
| 042004042000 | RH | 15.0 - 30.0 | 22.5 | 2.45 | 55 | Underutilized | HDR |
| 088024009000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 073014051000 | RL | 3.0 - 7.0 | 5.0 | 0.91 | 5 | Vacant | LDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 050036013000 | PD | 7.0 - 15.0 | 11.0 | 0.06 | 1 | Vacant | MDR |
| 061030028000 | OR | 10 | 10.0 | 0.10 | 3 | Underutilized | Downtown |
| 073013009000 | RE | 0.2 - 3.0 | 1.6 | 3.29 | 8 | Vacant | Very LDR |
| 073013010000 | RE | 0.2 - 3.0 | 1.6 | 1.64 | 4 | Underutilized | Very LDR |
| 088023007000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 073014050000 | RL | 3.0 - 7.0 | 5.0 | 0.90 | 4 | Vacant | LDR |
| 088023016000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 050035002000 | PD | 7.0 - 15.0 | 11.0 | 0.41 | 6 | Underutilized | MDR |
| 050019002000 | RL | 3.0 - 7.0 | 5.0 | 1.21 | 6 | Underutilized | Low-MDR |
| 088023004000 | PD | 3.0 - 7.0 | 5.0 | 0.20 | 1 | Vacant | LDR |
| 050010031000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 088023008000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 088022014000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 072006007000 | RL | 3.0 - 7.0 | 5.0 | 19.62 | 98 | Vacant | LDR |
| 088024002000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 071068044000 | RM | 7.0 - 15.0 | 11.0 | 3.23 | 36 | Underutilized | MDR |
| 042005038000 | RM | | 11.0 | 1.53 | 17 | Underutilized | MDR |
| 050010051000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 043060023000 | RM | 7.0 - 15.0 | 11.0 | 2.89 | 32 | Vacant | MDR |
| 088025005000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 088025004000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 042013006000 | RM | 7.0 - 15.0 | 11.0 | 0.92 | 10 | Vacant | MDR |
| 072023069000 | RL | 3.0 - 7.0 | 5.0 | 0.42 | 2 | Vacant | LDR |
| 061003043000 | RM | 7.0 - 15.0 | 11.0 | 0.45 | 7 | Underutilized | MDR |
| 073016006000 | RE | 0.2 - 3.0 | 1.6 | 19.56 | 31 | Agriculture | Very LDR |
| 050017015000 | RL | 3.0 - 7.0 | 5.0 | 0.87 | 4 | Underutilized | Low-MDR |
| 042026005000 | RH | 15.0 - 30.0 | 22.5 | 0.95 | 21 | Underutilized | HDR |
| 050010038000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 072023065000 | RL | 3.0 - 7.0 | 5.0 | 0.16 | 1 | Vacant | LDR |
| 050002050000 | RM | 7.0 - 15.0 | 11.0 | 0.59 | 6 | Underutilized | MDR |
| 050010048000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 071015013000 | CORH | 15.0 - 30.0 | 22.5 | 0.26 | 3 | Vacant | HDR/Office |
| 071015009000 | RH | 15.0 - 30.0 | 22.5 | 1.79 | 40 | Underutilized | HDR |
| 073019075000 | PD | 0.2 - 3.0 | 1.6 | 2.27 | 4 | Vacant | Very LDR |
| 088023005000 | PD | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 050005028000 | RM | 7.0 - 15.0 | 11.0 | 0.47 | 5 | Underutilized | MDR |
| 088022017000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 088022015000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 042004009000 | RM | 7.0 - 15.0 | 11.0 | 0.23 | 3 | Underutilized | MDR |
| 050026047000 | RM | 7.0 - 15.0 | 11.0 | 0.28 | 4 | Underutilized | MDR |
| 050002022000 | RM | 7.0 - 15.0 | 11.0 | 0.71 | 8 | Underutilized | MDR |
| 088023001000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 050010032000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 050002045000 | RL | 3.0 - 7.0 | 5.0 | 0.85 | 4 | Underutilized | LDR |
| 088002071000 | PD | 3.0 - 7.0 | 5.0 | 17.67 | 88 | Vacant | LDR |
| 061025038000 | PD | | 23.5 | 0.10 | 2 | Vacant | Downtown |
| 061026003000 | OR | 10 | 10.0 | 0.16 | 2 | Vacant | Downtown |
| 050014045000 | RL | 3.0 - 7.0 | 5.0 | 0.19 | 2 | Vacant | LDR |
| 042011040000 | RH | 15.0 - 30.0 | 22.5 | 1.81 | 41 | Vacant | HDR |
| 050005061000 | RM | 7.0 - 15.0 | 11.0 | 0.30 | 2 | Underutilized | MDR |
| 050010041000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 061003050000 | RM | 7.0 - 15.0 | 11.0 | 0.70 | 8 | Underutilized | MDR |
| 043059001000 | RM | 7.0 - 15.0 | 11.0 | 4.77 | 52 | Vacant | MDR |
| 088024003000 | PD | 3.0 - 7.0 | 5.0 | 0.11 | 1 | Vacant | LDR |
| 088023015000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 087029003000 | PD | 15.0 - 40.0 | 27.5 | 7.15 | 197 | Vacant | HDR |
| 050005006000 | RM | 7.0 - 15.0 | 11.0 | 0.23 | 2 | Underutilized | MDR |
| 050019003000 | RL | 3.0 - 7.0 | 5.0 | 1.46 | 7 | Underutilized | Low-MDR |
| 061015067000 | DC | 40 | 40.0 | 3.61 | 145 | Vacant | Downtown |
| 088023010000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |
| 061030016000 | OR | 10 | 10.0 | 0.18 | 3 | Vacant | Downtown |
| 043011021000 | RL | 3.0 - 7.0 | 5.0 | 0.26 | 1 | Vacant | LDR |
| 050018025000 | RL | 3.0 - 7.0 | 5.0 | 0.34 | 4 | Underutilized | LDR |
| 061023041000 | OR | 10 | 10.0 | 0.29 | 4 | Vacant | Downtown |
| 088025003000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 050010033000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 061003041000 | RM | 7.0 - 15.0 | 11.0 | 0.45 | 7 | Underutilized | MDR |
| 050008016000 | RL | 3.0 - 7.0 | 5.0 | 0.78 | 4 | Underutilized | MDR |
| 088023021000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 050010037000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 088024005000 | PD | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 088023023000 | PD | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 088023011000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 088024016000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |
| 050010046000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 061024056000 | OR | 10 | 10.0 | 0.17 | 4 | Underutilized | Downtown |
| 088023002000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 072039004000 | CORL | 3.0 - 7.0 | 5.0 | 0.98 | 2 | Underutilized | LDR |
| 088023019000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 050026045000 | RM | 7.0 - 15.0 | 11.0 | 0.26 | 4 | Underutilized | MDR |
| 050036014000 | PD | 7.0 - 15.0 | 11.0 | 0.06 | 1 | Vacant | MDR |
| 050010036000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 043011016000 | RL | 3.0 - 7.0 | 5.0 | 0.95 | 5 | Underutilized | LDR |
| 088022012000 | PD | 3.0 - 7.0 | 5.0 | 0.08 | 1 | Vacant | LDR |
| 050010044000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 050010039000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 088024010000 | PD | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 050014043000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 2 | Vacant | LDR |
| 042026023000 | RH | 15.0 - 30.0 | 22.5 | 0.42 | 9 | Vacant | HDR |
| 050020041000 | RM | 7.0 - 15.0 | 11.0 | 0.76 | 5 | Underutilized | MDR |
| 061015068000 | DC | 40 | 40.0 | 0.23 | 9 | Vacant | Downtown |
| 072002048000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 087027013000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 072002078000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 1 | Vacant | LDR |
| 072002056000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 087027007000 | RL | 3.0 - 7.0 | 5.0 | 0.16 | 1 | Vacant | LDR |
| 072002054000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 087027015000 | RL | 3.0 - 7.0 | 5.0 | 0.18 | 1 | Vacant | LDR |
| 072002080000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002046000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 1 | Vacant | LDR |
| 072002081000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002071000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 1 | Vacant | LDR |
| 072002069000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 072002052000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 1 | Vacant | LDR |
| 072002066000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 087027009000 | RL | 3.0 - 7.0 | 5.0 | 0.10 | 1 | Vacant | LDR |
| 072002047000 | RL | 3.0 - 7.0 | 5.0 | 0.18 | 1 | Vacant | LDR |
| 072002070000 | RL | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |
| 087027005000 | RL | 3.0 - 7.0 | 5.0 | 0.10 | 1 | Vacant | LDR |
| 072002050000 | RL | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |
| 072002059000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002062000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 1 | Vacant | LDR |
| 072002073000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002058000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002061000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 087027002000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 072002079000 | RL | 3.0 - 7.0 | 5.0 | 0.18 | 1 | Vacant | LDR |
| 072002049000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002076000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002074000 | RL | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |
| 072002051000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002065000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 072002055000 | RL | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |
| 072002072000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 087027012000 | RL | 3.0 - 7.0 | 5.0 | 0.11 | 1 | Vacant | LDR |
| 087027014000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 087027001000 | RL | 3.0 - 7.0 | 5.0 | 0.16 | 1 | Vacant | LDR |
| 072002053000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 1 | Vacant | LDR |
| 087027010000 | RL | 3.0 - 7.0 | 5.0 | 0.09 | 1 | Vacant | LDR |
| 072002082000 | RL | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |
| 087027011000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 087027004000 | RL | 3.0 - 7.0 | 5.0 | 0.11 | 1 | Vacant | LDR |
| 072002063000 | RL | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |
| 087027016000 | RL | 3.0 - 7.0 | 5.0 | 0.15 | 1 | Vacant | LDR |
| 072002064000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 072002057000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002075000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002077000 | RL | 3.0 - 7.0 | 5.0 | 0.14 | 1 | Vacant | LDR |
| 072002067000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 072002060000 | RL | 3.0 - 7.0 | 5.0 | 0.16 | 1 | Vacant | LDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 072002068000 | RL | 3.0 - 7.0 | 5.0 | 0.13 | 1 | Vacant | LDR |
| 087027003000 | RL | 3.0 - 7.0 | 5.0 | 0.12 | 1 | Vacant | LDR |
| 087027008000 | RL | 3.0 - 7.0 | 5.0 | 0.17 | 1 | Vacant | LDR |
| 087027006000 | RL | 3.0 - 7.0 | 5.0 | 0.19 | 1 | Vacant | LDR |
| 073049044000 | RE | 0.2 - 3.0 | 1.6 | 0.33 | 1 | Vacant | Very LDR |
| 073049050000 | RE | 0.2 - 3.0 | 1.6 | 0.33 | 1 | Vacant | Very LDR |
| 073049048000 | RE | 0.2 - 3.0 | 1.6 | 0.33 | 1 | Vacant | Very LDR |
| 073019077000 | PD | 0.2 - 3.0 | 1.6 | 0.51 | 1 | Vacant | Very LDR |
| 073049056000 | RE | 0.2 - 3.0 | 1.6 | 0.33 | 1 | Vacant | Very LDR |
| 073049053000 | RE | 0.2 - 3.0 | 1.6 | 0.34 | 1 | Vacant | Very LDR |
| 073049047000 | RE | 0.2 - 3.0 | 1.6 | 0.33 | 1 | Vacant | Very LDR |
| 073049052000 | RE | 0.2 - 3.0 | 1.6 | 0.36 | 1 | Vacant | Very LDR |
| 073049054000 | RE | 0.2 - 3.0 | 1.6 | 0.34 | 1 | Vacant | Very LDR |
| 073049043000 | RE | 0.2 - 3.0 | 1.6 | 0.33 | 1 | Vacant | Very LDR |
| 050025013000 | RM | 7.0 - 15.0 | 11.0 | 0.20 | 5 | Underutilized | MDR |
| 050025014000 | RM | 7.0 - 15.0 | 11.0 | 0.29 | 7 | Underutilized | MDR |
| 073049046000 | RE | 0.2 - 3.0 | 1.6 | 0.33 | 1 | Vacant | Very LDR |
| **Total** | | | | | **3079** | | |
| | | | | | | **OTHER APPROVED PROJECTS** | |
| **Morgan Ranch Master Plan** | | | | | **1077** | | |
| 044028013000 | | | 0.0 | 4.20 | | Vacant | MDR |
| 044023006000 | | 3.0 - 7.0 | 5.0 | 6.03 | | Underutilized | MDR |
| 044025010000 | | 5.0 - 10.0 | 7.5 | 15.74 | | Vacant | MDR |
| 044025016000 | | 5.0 - 10.0 | 7.5 | 0.50 | | Underutilized | MDR |
| 044025008000 | | 5.0 - 10.0 | 7.5 | 2.00 | | Underutilized | MDR |
| 044065004000 | | 3.0 - 7.0 | 5.0 | 26.03 | | Vacant | MDR |
| 044028010000 | | | 0.0 | 10.86 | | Vacant | MDR |
| 044025003000 | | 5.0 - 10.0 | 7.5 | 4.84 | | Underutilized | MDR |
| 044025007000 | | 15.0 - 30.0 | 22.5 | 4.85 | | Vacant | HDR |
| 044065005000 | | 3.0 - 7.0 | 5.0 | 15.02 | | Vacant | MDR |
| 044028014000 | | | 0.0 | 18.09 | | Vacant | MDR |
| 044025006000 | | 15.0 - 30.0 | 22.5 | 4.56 | | Vacant | HDR |
| 044028007000 | | | 0.0 | 11.33 | | Vacant | MDR |
| 044023005000 | | | 0.0 | 4.00 | | Vacant | HDR |
| 044025017000 | | 5.0 - 10.0 | 7.5 | 4.34 | | Underutilized | MDR |

| APN | Zoning | Allowable Density (Zoning) | Estimated Density* | Acres | Realistic Unit Capacity** | Existing Land Use | General Plan |
|---|---|---|---|---|---|---|---|
| 044023031000 | | | 0.0 | 2.01 | | Vacant | HDR |
| **Vista Student Housing** | | | | | **600** | | |
| 071073009000 | | | 0.0 | 4.11 | | Vacant | HDR |
| 071073007000 | | | 0.0 | 0.57 | | Vacant | HDR |
| 071006021000 | | | 0.0 | 5.04 | | Vacant | HDR |
| **GRAND TOTAL** | | | | | **4756** | | |

Note:

* Average Density is generally used for determining realistic capacity. ~~For the parcels zoned other than PD, Allowable Density for that particular zone is used.~~ For districts within the Downtown Overlay Zone, estimated densities calculated from the typical FARs specified in the Zoning Ordinance were used. For areas located adjacent to Downtown, estimated densities were assumed to be closer to the upper end of the allowable range.

For anything zoned PD, the average density is determined using the underlying General Plan Designation.

** Realistic Unit Capacity is determined by multiplying ~~average~~ the estimated density with total acres of the site. In case of mixed uses/mixed zones (eg. RHCC, CORH etc), only the half of the site is assumed residential and units calculated likewise.

*Source: City of Turlock, Dyett & Bhatia*

## ~~B~~A.2 Underutilized Sites Description

The following tables and photographs provide additional detail on ~~the~~ a representative sample of sites within the inventory identified as "underutilized" (rather than "vacant" or "agriculture").

~~1409 Palm~~

~~APN 042013006000~~

~~Zoned R-M~~

~~Redevelopment Potential:~~

~~There is one existing single family dwelling, built in 1950, on this 0.9 acre site.~~

~~A land use permit for construction of six apartments was issued in 2004. However, the developer walked away from the project. Additionally, there are numerous apartment buildings across the street from the subject site.~~

**317 Linwood**

APN 050019019000

Zoned R-M

Redevelopment Potential:

There is one existing single family dwelling, built in 1920, on this 1.2 acre site. Since the home is situated on the southeast corner of the property, the site can be easily designed to accommodate 10-12 additional dwelling units.

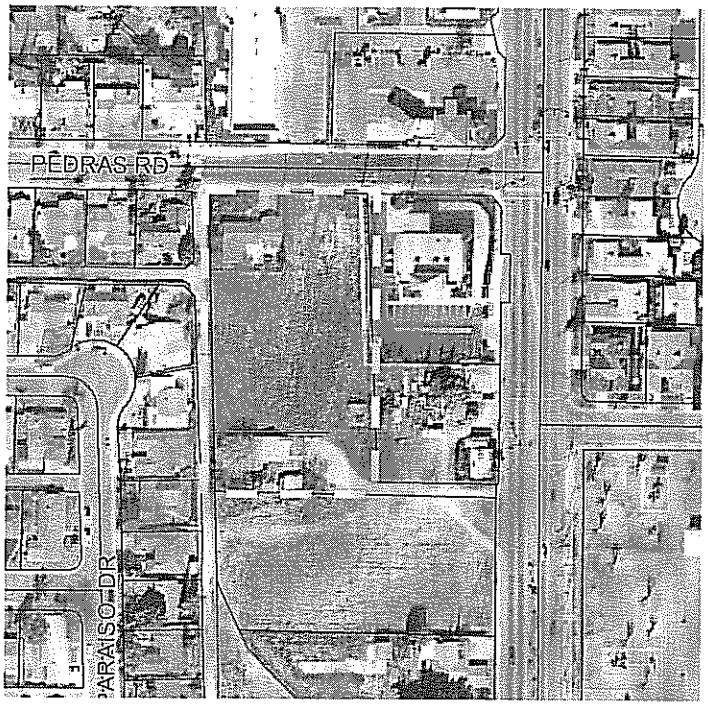
**100 Pedras**

APN 071015009000

Zoned R-~~M~~H

Redevelopment Potential:

There are two single family homes on this 1.8 acre property. The home situated on the rear portion of this site is in disrepair and has no paved access to a public street. The second single family home, in relatively good condition, is situated near Pedras, in the northwest corner of the subject site, and could be maintained with the potential addition of ~~17~~ 25 to ~~19~~ 38 dwelling units to the property.



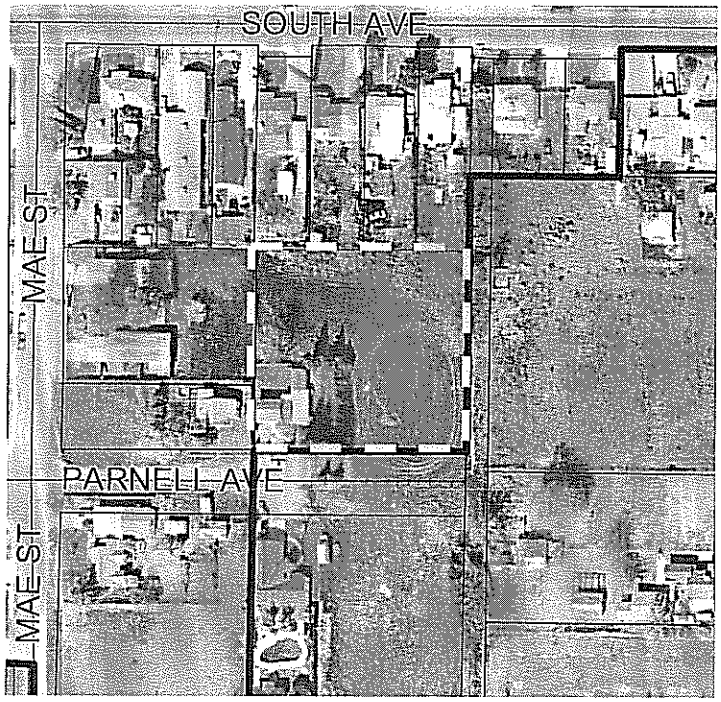
**917 Parnell**

APN 050008028000

Zoned R-M

Redevelopment Potential:

There is one existing single-family home on this approximately one acre property. The home is situated in the southwest corner of the site, allowing for an easy incorporation into a multifamily project.



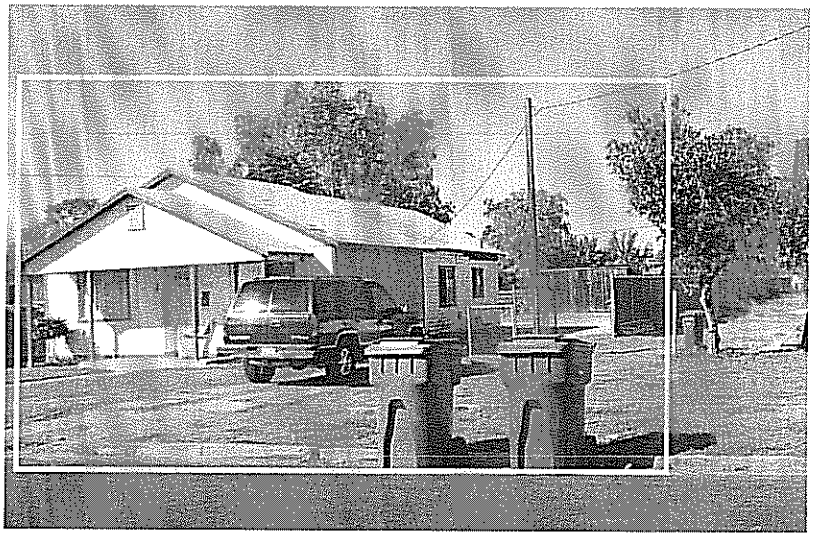
**585 Vermont**

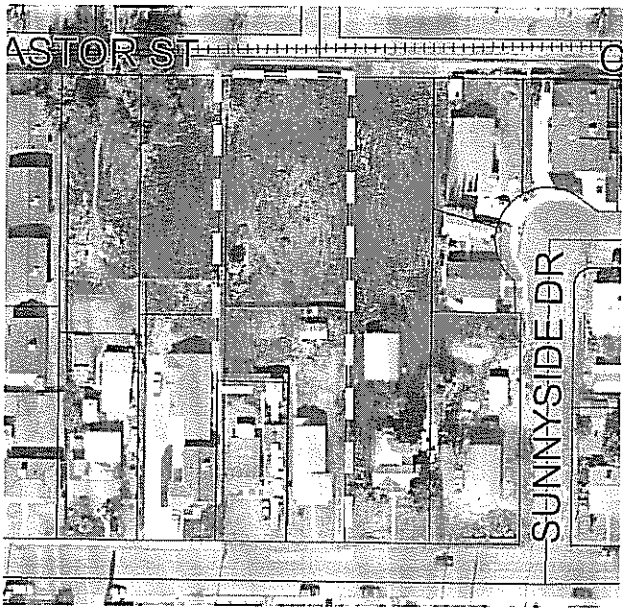
APN 05002601 3000

Zoned R-M

Redevelopment Potential:

Existing structure built in 1930. It is not listed as an historic structure, nor does it have unique architectural characteristics. This 0.7 acre property has the potential for six dwelling units if this structure were demolished.





**125 S. Orange**

APN 050020041000

Zoned R-M

Redevelopment Potential:

Approximately one-half of this 0.8 acre site is a functioning church facility. However, the remaining vacant portion could be developed with up to five dwelling units.

~~2219 Golf~~

~~APN 044025008~~

~~Zoned RL-4.5~~

~~Redevelopment Potential:~~

~~The existing home on this two acre property is in good condition, but a vacant, approximately 0.7 acre portion of the site could be developed into three dwelling units in accordance with the RL-4.5 standards. This parcel is part of the Morgan Ranch development proposal.~~

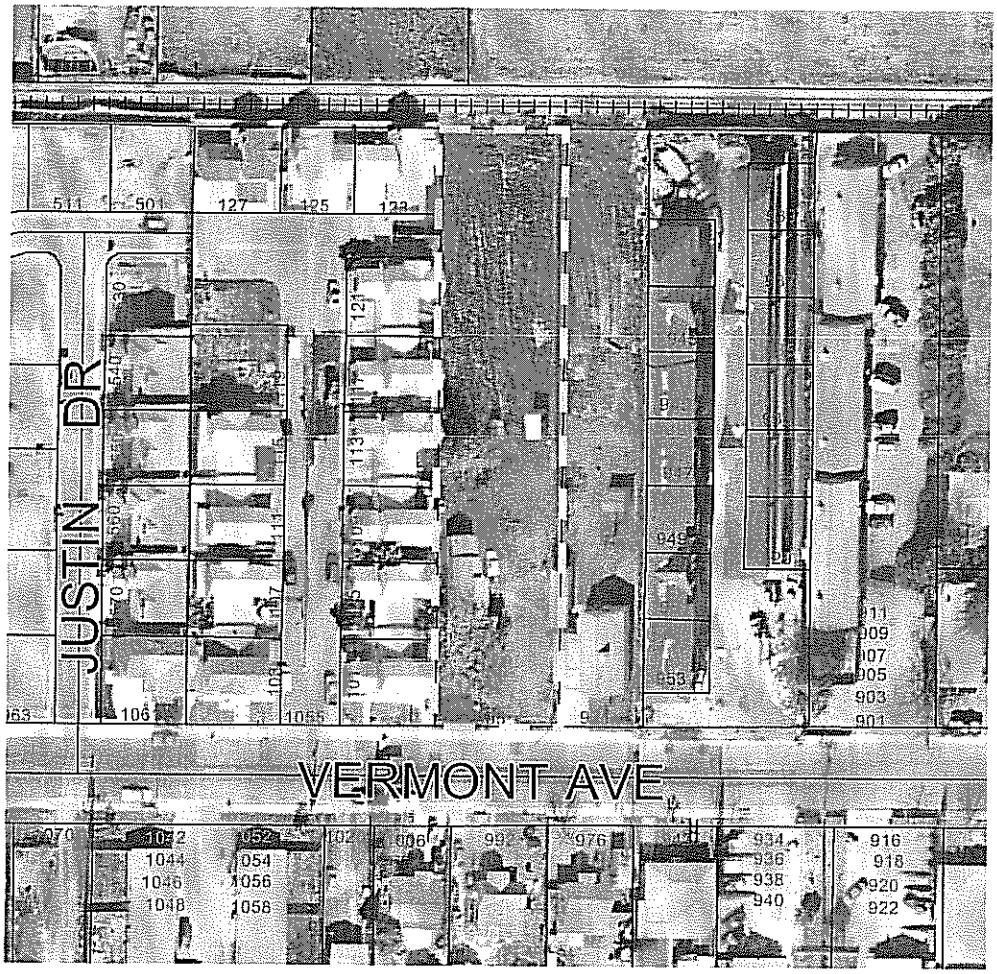
**995 Vermont**

APN 050035001000

Zoned R-MPD with MDR General Plan designation

Redevelopment Potential:

This 0.6 acre site has a very small house on the lot, which was built in 1940. The home is not listed on any historic buildings list, and does not appear to have any unique architectural features. If this home is demolished, the site has a realistic development potential of six dwelling units. Neighboring lots have been developed in a similar fashion, as the aerial photo below shows.



~~333 Almond Avenue~~

~~APN: 042005054000 and 042005034000 (previously 042005055000)~~

~~Zoned R-M~~

~~Redevelopment potential: Three existing homes at property frontage, all of which appear to be in fair condition. At least one and probably two homes would need to be demolished for access to remainder of site. Therefore, and assuming a density of 11 units per acre, approximately 36 new residential units could realistically be developed.~~

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# Appendix ~~C~~B: California Housing Element Requirements and Where Addressed

This appendix summarizes California Housing Element Law requirements. The sections in brackets following the summary text refer to sections in this Housing Element that address the State requirement.

## B.1 Existing Housing Needs

**Population, Employment, and Housing Characteristics.** Government Code Section 65583(a) requires "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs". This assessment includes an analysis of population and employment trends (GC 65583 (a)(1)) and household characteristics (GC 65583 (a)(2)). [Sections 3.1 and 3.2]

**Overpayment and Overcrowding.** Government Code Section 65583(a) requires "...an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition", (Government Code 65583 (a)(2)). [Sections 3.2 and 3.3]

**Extremely-Low Income Households' Housing Needs.** Government Code (GC) Section 65583(a) requires " Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely-low income households (GC 65583 (a)(1))". [Sections 3.2 and 3.3]

**Housing Stock Characteristics.** Government Code Section 65583(a) requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition, (Section 65583 (a)(2)). [Section 3.3]

**Identification and Analysis of Developments At-Risk of Conversion.** Pursuant to Government Code Section 65583, subdivision (a), paragraph (8), this sub-section should include an analysis of existing assisted housing developments (as defined by the statute) that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. [Section 3.3]

**Opportunities for Energy Conservation.** Government Code Section 65583(a)(7) requires "an assessment of housing needs and inventory of resources and constraints relevant to the meeting of

these needs. The assessment and inventory shall include the following: An analysis of opportunities for energy conservation with respect to residential development." [Section 3.5 and ~~Policy~~ Objective 7-1~~4-1-4~~]

## B.2 Special Housing Needs

**Persons with Special Housing Needs.** Government Code Section 65583(a)(7)) requires "An analysis of any special housing needs, such as those of the elderly;~~,~~ persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families~~,~~; farmworkers~~,~~; families with female heads of households~~,~~; and families and persons in need of emergency shelter…" [Section 3.4]

## B.3 Projected Housing Needs

**Regional Housing Needs Allocation.** The element shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 (Government Code Section 65583(a)(1)). [Section 3.6]

## B.4 Sites Inventory and Analysis

**Inventory of Land Suitable for Residential Development.** Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2). [Section 4.2, Appendix ~~B~~A~~, Appendix D~~]

**Environmental Constraints and Adequate Infrastructure Capacity.** Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis. [Sections 4.6 and 5.2]

**Realistic Development Capacity.** Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The number of units calculated shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) of subdivision (a) of Section 65583. [Section 4.2, Appendix A]

**Analysis of Non-Vacant and Underutilized Sites.** The inventory sites that have potential for residential developed can include non-vacant and underutilized sites (Section 65583.2(b)(3)). The element must include an explanation of the methodology for determining the realistic buildout potential of these sites within the planning period (Section 65583.2(g)). [Section 4.2, Appendix A]

**Zoning Appropriate to Accommodate the Development of Housing Affordable to Lower-Income Households.** The densities of sites identified in the inventory must be sufficient to encourage and facilitate the development of housing affordable to lower-income households (Section 65583.2(c)(3)(A)&(B). [Section 4.3]

**Zoning for Emergency Shelters and Transitional Housing.** Government Code Section 65583(a)(4) and requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters identified in paragraph (7) of Government Code Section 65583(a), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. Government Code Section 65583(c)(1) requires "As part of the analysis of available sites, a jurisdiction must include an analysis of zoning that encourages and facilitates a variety of housing types...including emergency shelters and transitional housing." [Section 4.3 and Policy 1-3-2]

**Zoning for a Variety of Housing Types.** Government Code Section 65583 requires the housing element to shall identify adequate sites for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. [Sections 4.3 and 5.1]

**Second Units.** Government Code Section 65583.1(a) allows a city or county to identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department. [Section 4.4, Policy 2-1-3]

**Adequate Sites Alternative.** Government Code Section 65583.1 (a) and (c) allows second units and, under prescribed conditions, units that are substantially rehabilitated, converted from market rate to affordable, or where unit affordability is preserved to be counted towards the adequate sites requirement. [Section 4.5]

## B.5 Constraints

**Land Use Controls.** Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...". [Section 5.1]

**Fees and Exactions.** Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels...including...fees and other exactions required of developers, and local processing and permit procedures...". [Section 5.1]

**Processing and Permit Procedures.** Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...". [Section 5.1]

**Codes and Enforcement and On/Off-Site Improvement Standards.** Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures..." [Section 5.1]

**Housing for Persons with Disabilities.** Government Code Section 65583(a)(4) requires: "an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing... for persons with disabilities as identified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting ... the need for housing for persons with disabilities (see Screen 7). Government Code Section 65583(c)(3) requires the housing element provide a program to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities." [Section 5.1]

**Non-Governmental Constraints.** Government Code Section 65583(a)(6) requires "An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction." [Section 5.2]

## B.6 Programs

**Program Overview and Quantified Objectives.** Government Code Section 65583(c) requires that "the element shall contain a program which sets forth a five-year schedule of actions the local governments is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available." Government Code Section 65583(b) requires that "the element shall include a statement of the community's goals,

quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing. [Section 4.8]

**Adequate Sites.** Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Government Code Section 65583(c)(1)) [Programs under Goal 3]

**Assist with Development.** Assist in the development of adequate housing to meet the needs of extremely-low, very-low, low-, and moderate-income households (Government Code Section 65583(c)(2)). [Programs under Goal 1]

**Conserve and Improve the Existing Housing Stock.** Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action (Government Code Section 65583.(c)(4)). [Programs under Goal 4]

**Preserve Units At-Risk of Conversion to Market Rate Uses.** Preserve for lower-income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance (Government Code Section 65583(c)(6)). [Policies 4-3-1 and 4-3-2]

**Address and Remove or Mitigate Constraints.** Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities (Government Code Section 65583(c)(3)). [Programs under Goal 2]

**Equal Housing Opportunities.** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability (Government Code Section 65583(c)(5)). [Programs under Goal 5]

~~**Redevelopment Agency's Low-/Moderate-Income Housing Fund.** Government Code Section 65583(c) requires "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The policies, goals, and objectives of the housing~~

~~element can be addressed through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in the low- and moderate-income housing fund of an agency, if the locality has established a redevelopment project area pursuant to Community Redevelopment Law (Division 24 commencing with Section 33000 of the Health and Safety Code). [Policy 1-1-2]~~

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# Errata Memorandum

This Errata memorandum summarizes changes to the City of Turlock Housing Element Public Review Draft, dated August 19, 2015. These changes combine feedback from public comments as well as technical corrections from staff.

The revisions are shown in redline and presented by chapter. Page numbers correspond with those in the August 2015 City of Turlock Housing Element Public Review Draft.

## Chapter 1: Introduction

*Page 1-5:*

### Comments on Public Review Draft

In response to the Turlock Housing Element Public Review Draft, one letter was received from Self-Help Enterprises (SHE), a nonprofit developer of affordable housing in Central California. SHE reported having a generally positive experience working with the City of Turlock to provide affordable housing. However, SHE expressed concern about the burden that development and impact fees place on the construction of new housing in Turlock. To alleviate this burden for developments that include affordable units, SHE would like the City to consider the establishment of a fee deferral program for units that are serving low-income households. Fee deferrals should be long term (up to 30 years), though fees would be due and payable if the unit was sold, refinanced, or no longer occupied by the owner.

# Chapter 3: Housing Needs Assessment

*Page 3-51:*

**Table 3.4-24 Shelter Facility Type and Capacity – City of Turlock, 2014**

| *Facility Operator* | *Population Served* | *Year-Round Beds* | *Seasonal Beds* | *Location* |
|---|---|---|---|---|
| Emergency Shelters | | | | |
| We Care | Men Aged 18+ | 0 | 49 | 219 S. Broadway |
| Coalition of Faith-Based Organizations (Turlock Gospel Mission) | Women/Children | 0 | 30 | Rotating; housed at different churches each week |
| Verda's House (Children's Crisis Center) | Youth under 18 years | 8 | 0 | 715 E. Main St. |
| Subtotal Emergency Shelter | | 8 | 79 | |
| Transitional Housing | | | | |
| Solidarity Fellowship | Men only, 18 years and older | 35 | 0 | ~~12~~ 6 facilities across the city |
| We Care | Single individuals; couples | 3 | 0 | Scattered sites |
| We Care | Families | 5 | 0 | Scattered sites |
| ~~Steps to Freedom~~ | ~~Men and Women/ Children in separate facilities~~ | ~~42~~ | ~~0~~ | ~~Seven facilities across the city; six for men, six for women, one for families~~ |
| Subtotal Transitional Housing | | ~~77~~43 | 0 | |
| **Total** | | ~~93~~51 | **79** | |

*Source: HUD Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, 2014.*

Taking the 2015 point in time homeless count of 186 individuals experiencing homelessness in the City, and a total of approximately ~~93~~ 51 year-round beds and 79 seasonal beds in shelter facilities, we conclude that there is still unmet need for shelter facilities for the homeless population in Turlock. The need is particularly great for year round emergency shelter beds. Additionally, given that substance abuse is the third most common cause of homelessness in the county, we can reasonably conclude that the services and shelter provided for these individuals in supportive and transitional housing are also in high demand. The feedback from service providers at the April 23 community/stakeholders housing forum confirms this needs assessment—participants mentioned year-round emergency shelter, transitional housing, and supportive services as some of Turlock's most pressing needs.

# Chapter 4: Sites Inventory and Analysis

*Pages 4-10 and 4-11:*

**Table 4.2-2 Summary of Sites' Dwelling Unit Capacity**

| | *Density (gross units/acre)* | | | | |
|---|---|---|---|---|---|
| *Current Zoning*[1] | *Low* | *High* | *Average Allowable or Estimated* | *Available Acres* | *Realistic Development Capacity* |
| High Density Residential | 15 | 30 | 22.5 | 88 | 2,412 |
| Office Commercial/High Density Residential | 15 | 30 | 22.5 | 9 | 97 |
| Community Commercial/High Density Residential | 15 | 30 | 22.5 | 9 | 97 |
| Downtown Core | NA | NA | 40 | 4 | 154 |
| Transitional Commercial | NA | NA | 25 | 2 | 44 |
| Industrial Residential | NA | NA | 20 | 0.5 | 10 |
| **Subtotal for Extremely Low, Very Low, Low Income Units (R-H, CORH, CCRH, DC, TC, IR):** | | | | **113** | **2,814** |
| Medium Density Residential | 7 | 15 | 11 | 162 | 1,210 |
| Office Residential | NA | NA | 10 | 3 | 35 |
| **Subtotal for Moderate Income Units (R-M, OR):** | | | | **162** | **1,245** |
| Residential Estate | 0.2 | 3 | 1.6 | 103 | 265 |
| Low Density Residential | 3 | 7 | 5 | 74 | 424 |
| Office Commercial/Low Density Residential | 3 | 7 | 5 | 3 | 8 |
| **Subtotal for Above Moderate Income Units (R-E, R-L, CORL):** | | | | **180** | **697** |
| ***Total*** | | | | *455* | *4,156* |

1. For parcels zoned Planned Development, the residential densities associated with the underlying General Plan designation were used.

*Source: City of Turlock, Dyett & Bhatia*

*Page 4-11:*

**Table 4.2-3 Sites' Capacity and RHNA Requirements**

| *Income Level (Zoning)* | *Available Acres* | *Realistic Dwelling Unit Capacity* | *Units in RHNA Requirement* | *Surplus* |
|---|---|---|---|---|
| Extremely Low, Very Low, Low (RH, CORH, CCRH, DC, TC, IR) | 113 | 2,814 | 1,439 | 1,375 |
| Moderate (RM, OR) | 162 | 1,245 | 627 | 618 |
| Above Moderate[1] (RE, RL, CORL) | 180 | 697 | 1,552 | NA |
| **Total** | 455 | 4,756 | 3,618 | 1,138 |

Notes:

1. The total surplus represents the amount that the overall realistic dwelling unit capacity exceeds the overall RHNA requirement.

~~1.~~2. While Above Moderate housing is most likely to occur at these lower densities, it can be developed in any residential zoning district. Some higher density developments, such as new units Downtown and in Morgan Ranch, will likely also provide housing for Above Moderate income households.

*Source: Dyett & Bhatia*

# Chapter 5: Constraints

*Page 5-12:*

Although the City's processing and development fee structure accounts for only a fraction of the final costs, cost implications for developers of below market-rate housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, the City has been able to defer payments of the development fees and underwrite a portion of the Capital Facility Development fees for affordable housing developments using CDBG funds (for example, in the previous planning period, the City underwrote these fees for The Palms, a 104-unit multifamily complex affordable to Low income families). However, the program of waiving or underwriting development fees is being discontinued for lack of funds. At the same time, it should be noted that the City's Capital Facility Development fees are significantly less for multifamily projects than for single family projects, averaging $8,800 per unit versus $12,200 per unit, respectively, which stands to benefit developers of affordable housing (which is more likely to be multifamily). The City will also continue to explore the feasibility of ~~other~~ various incentive methods to encourage the development of affordable housing, including the possibility of creating a fee deferral program for developments that include a significant amount of affordable units and/or are at a density of 20 units per acre or higher, as funds are available. (see Policy 2-1-2).

# Chapter 6: Housing Programs

*Page 6-7:*

***Policy 1-3-3: Continue to provide for housing for persons with disabilities.***

| | |
|---|---|
| **Program 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. | *Responsibility*: Housing Division<br><br>*Timing*: Ongoing, subject to funding application cycles<br><br>*Funding*: HOME, CDBG |
| **Program 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. | *Responsibility:* Planning Division<br><br>*Timing:* Within two years of Element's adoption |
| Program 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. | *Responsibility:* Housing Division<br><br>*Timing:* Ongoing, as information and referrals are needed |

*Pages 6-10 and 6-11:*

***Policy 2-1-2: To promote affordability, provide incentives (e.g. density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Extremely Low, Very Low and/or Low income households.***

| | |
|---|---|
| **Program 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:<br><br>• Providing funds from the Housing Program to offset project costs, when low and/or very low income housing or densities of 20 units or more are included in a development;<br><br>• Fast-tracking the permit process for developers who partner with non-profits to create affordable units; | *Responsibility*: Planning Division<br><br>*Timing*: Within two years of Element's adoption |

- Developing a fee deferral program to developers who include a significant amount of low and/or very low income housing or densities of 20 units or more in a development;
- Providing density bonuses to developers that incorporate a significant amount of low and/or very low income housing or densities of 20 units or more in a development.

**Program 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.

*Responsibility*: Planning Division

*Timing*: Ongoing

**Program C:** Continue to implement a short-term fee deferral program for eligible single family homes that allows for the deferral of fees until the close of escrow.

*Responsibility*: Planning Division

*Timing*: Ongoing

8A

# Council Synopsis

October 27, 2015

From: Maryn Pitt, Assistant to the City Manager for Economic Development and Housing

Prepared by: Maryn Pitt, Assistant to the City Manager for Economic Development and Housing

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Resolution: Adopting new policies and procedures for administering a monitoring program for the Community Development Block Grant Program (CDBG) by the City of Turlock

## 2. DISCUSSION OF ISSUE:

Turlock, like many other communities across the country needs help to create the economic and social conditions that foster individual and family well-being. These are communities that may lack affordable housing; thriving businesses; high quality infrastructure; adequate health, recreational, cultural, and educational facilities; and other elements of supportive neighborhoods. To help improve conditions in these neighborhoods, city and county governments have created community development programs, which aim to enlist the participation of many public and private sectors needed to help make conditions better. The City of Turlock receives funds from the United States Department of Housing and Urban Development (HUD) to support these local efforts, primarily through the Community Development Block Grant (CDBG) program.

Operated by the Department of Housing and Urban Development (HUD), the program allocates funding to city and county governments, like Turlock, to carry out affordable housing, economic development, social services, public works, and other programs. Some of these activities are highly specialized and must be carried out by public agencies with the expertise and programs needed to design and implement them effectively. Other activities benefit from the in-depth knowledge of communities that nonprofit agencies often have. For this reason, units of general local government that receive CDBG funds sometimes delegate the job of implementing CDBG-funded programs to other agencies. These delegate agencies are often known as "sub-recipients," because they receive funds from local governments that have received funds from the federal government. Although these federal funds can be used for a wide variety of activities that local officials are free to choose among, there are strings attached. Funds can be used only for eligible activities that meet national objectives

Funds can be used only for eligible activities that meet national objectives declared by the United States Congress. The nation's labor and environmental laws apply to the uses of federal funds for development. Federal standards of financial management and accounting must also be observed. These and other laws pertain to the uses of funds regardless of whether activities are carried out directly by local governments or by sub-recipient agencies. One of HUD's most important responsibilities is to ensure that these program requirements and civil rights laws are observed. And one of local governments' most important responsibilities is to ensure that their own sub-recipients comply with these requirements as well. But because sub-recipients are one step removed from federal oversight, there is a greater risk that their activities will not be compliant, and this has been a continuing area of concern for HUD.

In response to new requirements for grants management by HUD, the City of Turlock has drafted Monitoring Policies and Procedures for its CDBG program to ensure that sub-recipients observe program rules and federal requirements.

The purpose of this Monitoring Plan is to provide an internal control mechanism designed to review performance over a period of time and to evaluate compliance of non-profit Sub-recipients funded with Community Development Block Grant (CDBG) funds pursuant to 24 CFR 570.502, Applicability of uniform administrative requirements, (a) (14) and with 24 CFR Section 85, Uniform Administrative Requirements for Grants and Cooperative Agreements to States and Local Governments, 24 CFR Section 85.40 "Monitoring and reporting program performance", and other laws and regulations based on the funding source.

The Monitoring Plan positions Turlock, as the grantee, to make informed judgments about sub-recipients program effectiveness, efficiency, and their ability to prevent fraud, waste and abuse of public funds. Monitoring also allows jurisdictions to provide technical assistance to help sub-recipients comply with applicable laws and regulations, improve technical skills, increase capacity and stay updated on regulations relevant to CDBG or other funding agencies. Additionally, monitoring helps to identify deficiencies, and highlight accomplishments and best practices that can be duplicated.

This document, attached as Exhibit A, will identify the types of monitoring, the risk analysis to determine monitoring levels and the procedures and tools for monitoring.

## 3. BASIS FOR RECOMMENDATION:

Turlock, like many CDBG grantees, depends upon sub-recipients to reach deep into the community in order to expand the government's capacity to provide essential programs and services. Sub-recipients and grantees alike are

inherently motivated to improve communities. In places where sub-recipients are managed well, they are motivated to abide by the myriad of federal regulations that govern the CDBG program and to meet the twin challenges of effectiveness and accountability. It is vital to have oversight and monitoring policies in place in order to motivate sub-recipients to perform and safeguard compliance; sub-recipients must also have the ability to comply, and the rules must be clear to them.

In summary, effective sub-recipient management practices, which include monitoring are important to insure that in partnership with the CDBG program sub-recipients, forge strong and creative community development programs. Grantees, like Turlock, must have tools such as monitoring procedures in place in order to weigh the risks, impacts, and trade-offs of approaches in administering and managing sub-recipients.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal #7:** Quality Community Programs

**General Principles:**

3. Focus on partnerships to expand services and the number of citizens served

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact**
There is no fiscal impact of these policies and procedures to the City of Turlock.

## 5. CITY MANAGER'S COMMENTS:

Recommends approval.

## 6. ENVIRONMENTAL DETERMINATION:

Activities that are funded through CDBG sub recipient agreements are evaluated through a NEPA programmatic review.

## 7. ALTERNATIVES:

A. The alternative is to not adopt the draft program plan. However this option is not recommended as the new HUD guidelines require such a plan.

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF ADOPTING NEW POLICIES AND PROCEDURES FOR ADMINISTERING A MONITORING PROGRAM FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) BY THE CITY OF TURLOCK** | } | **RESOLUTION NO. 2015-** |

**WHEREAS**, Turlock, like many other communities across the country need help to create the economic and social conditions that foster individual and family well-being. These are communities that may lack affordable housing; thriving businesses; high quality infrastructure; adequate health, recreational, cultural, and educational facilities; and other elements of supportive neighborhoods; and

**WHEREAS**, the City of Turlock receives funds from the United States Department of Housing and Urban Development (HUD) to support these local efforts, primarily through the Community Development Block Grant (CDBG) program; and

**WHEREAS**, in response to new requirements for grants management by HUD, the City of Turlock has drafted Monitoring Policies and Procedures for its CDBG program to ensure that sub-recipients observe program rules and federal requirements; and

**WHEREAS**, the purpose of this Monitoring Plan is to provide an internal control mechanism designed to review performance over a period of time and to evaluate compliance of non-profit Sub-recipients funded with Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds pursuant to 24 CFR 570.502, Applicability of uniform administrative requirements, (a) (14) and with 24 CFR Section 85, Uniform Administrative Requirements for Grants and Cooperative Agreements to States and Local Governments, 24 CFR Section 85.40 "Monitoring and reporting program performance", and other laws and regulations based on the funding source; and

**WHEREAS**, the Monitoring Plan positions Turlock, as the grantee, to make informed judgments about sub-recipients program effectiveness, efficiency, and their ability to prevent fraud, waste and abuse of public funds. Monitoring also allows jurisdictions to provide technical assistance to help sub-recipients comply with applicable laws and regulations, improve technical skills, increase capacity and stay updated on regulations relevant to CDBG or other funding agencies. Additionally, monitoring helps to identify deficiencies, and highlight accomplishments and best practices that can be duplicated.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby adopt new policies and procedures for administering a monitoring program for the Community Development Block Grant Program (CDBG) by the City of Turlock as outlined in the attached Exhibit A.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

Exhibit A

# City of Turlock
# CDBG Monitoring Plan

**Submitted to City Council for adoption on**

**October 27, 2015**

# City of Turlock
# CDBG Monitoring Plan

The purpose of this Monitoring Plan is to provide an internal control mechanism designed to review performance over a period of time and to evaluate compliance of non-profit Subrecipients funded with Community Development Block Grant (CDBG) pursuant to 24 CFR 570.502, Applicability of uniform administrative requirements, (a)(14) and with 24 CFR Section 85, Uniform Administrative Requirements for Grants and Cooperative Agreements to States and Local Governments, 24 CFR Section 85.40 "Monitoring and reporting program performance."

The Monitoring Plan positions the City of Turlock to make informed judgments about Subrecipients program effectiveness, efficiency, and their ability to prevent fraud, waste and abuse of public funds. Monitoring also allows Turlock to provide technical assistance to help subrecipients comply with applicable laws and regulations, improve technical skills, increase capacity and stay updated on regulations relevant to CDBG. Additionally, monitoring helps to identify deficiencies, and highlight accomplishments and best practices that can be duplicated.

This document will identify the types of monitoring, the risk analysis to determine monitoring levels and the procedures and tools for monitoring.

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***Definitions***

The following terms used in this Plan are defined below.

A. Beneficiary. The person(s), entity (ties), or organization(s) benefiting from the activity, project or program, e.g., a homeless individual, a low-income family.

B. Concern. A deficiency in program performance not based on a statutory, regulatory or other program requirement. Sanctions or corrective actions are not authorized for concerns. However, the City should bring the concern to the subrecipient's attention and, if appropriate, may *recommend* (but cannot require) actions to address concerns and/or provide technical assistance.

C. Finding. A deficiency in program performance based on a statutory, regulatory or subrecipient for which sanctions or other corrective actions are authorized.

D. Grantee. City of Turlock

E. In-Depth Monitoring. A detailed compliance review for a selected subrecipient. An in-depth review can include one or more areas of concentrated review, including: specific activities, projects or programs, financial documentation, management, a review of known high-risk areas or other critical functions. This would also include randomly selected activity/project/program sample, sufficiently large to draw a valid conclusion.

F. Limited Monitoring. A program compliance review reduced from In-Depth Monitoring in scope and size for the selected subrecipient that may include review of a smaller, selected activity/project/program sample.

G. Monitoring Conclusion. The determination reached regarding a Subrecipient's performance based upon the monitoring results. Conclusions may be positive or negative.

H. N/A. Not applicable.

I. NEPA. National Environmental Review Protection Act requires that reviews be conducted to determine whether a proposed activity would have an impact on the environment prior to expending CDBG funds.

J. On-Site Monitoring. Monitoring that is conducted at the subrecipient's geographic location.

K. Program Income. Includes but is not limited to proceeds from sale, lease, rental proceeds of property acquired or improved with CDBG funds; principal and interest payments on loans made from CDBG funds; proceeds from sale of CDBG loans or other obligations; interest earned on funds in a revolving loan

fund account or on program income pending reuse. Further definitions found in 570.489(e)(1).

L. Quarterly Desk Review. Monitoring that is conducted off-site, typically at the City office, based upon analysis of information from the subrecipient, including interviews. Information forming the basis for conclusions from this remote type of monitoring can incorporate review of performance reports and audited financial statements, information in electronic databases, and other documentation submitted by the subrecipient.

M. Subrecipient. Non-Profit or Faith Based organization receiving CDBG funds from an entitlement city (Grantee) who in turn receives funding directly from HUD.

### *Risk Management*

Monitoring will be conducted based on parameters set by the City to assess risk at various levels and under different circumstances. The subrecipients funded annually in any single eligible category are primarily Public Service and Fair Housing Activities.

The following criteria are parameters for risk assessment for subrecipients:

1. No less than 10% of the total number of activities funded in a given program year will be selected for monitoring via site visits and program file review.

2. One review to assess the extent to which the City affirmatively furthers fair housing shall be made no less than once every two years.

### *Risk Level Criteria*

The City will use the criteria listed below to determine potential areas and levels of risk. If a subrecipient is determined to have high risk levels in one area or indicate higher levels of risk across multiple areas, they may be monitored annually. While certain activities or programs may be more subject to monitoring than others, standard criteria will cause every organization to be monitored at some point in a three year cycle.

Standard criteria for determining risk:

1. Quarterly Desk Reviews
   City staff will conduct quarterly desk reviews of each agency's progress in meeting performance and expenditure goals. This review will help inform areas of risk for further review and will generally include both programmatic and financial reviews which include, but are not limited to:

- the cumulative beneficiary accomplishments compared to annual program goals,
- proportional distribution of services across racial and ethnic populations evidencing adequate outreach,
- review of distribution of beneficiaries across income groups (extremely-low, very-low, and low income),
- the extent to which services are provided to female-headed households and persons with disabilities, and
- any information provided through narratives or other methods that may inform the grantee of subrecipient activities, challenges, successes or other pertinent information.

The *financial review* includes:

- cumulative expenditure rate to budget,
- eligibility of line item expenditures to budget, and
- adequacy and clarity of supporting documentation for line item expenditures.

When requested, the City of Turlock Senior Accountant assigned to the CDBG program funding will review audits and annual financial statements for any findings and auditor notes and review agency's progress quarterly in addressing the auditor's management letter. The audit review should question whether or not there were any findings relevant to the CDBG program since, in some cases, the CDBG funds may not be reviewed by an auditor, yet there may be universal issues/findings that would impact the administration of the CDBG program.

Staff involved in the financial review of subrecipient activity should be familiar with both HUD's CDBG Crosscutting Issues: Financial Management and Procurement and Cost Principles for Non-Profit Organizations found at 2 CFR Part 230.
http://www.whitehouse.gov/omb/assets/omb/fedreg/2005/083105_a122.pdf

2. New Subrecipients or Organizational Change
First time subrecipients or subrecipients experiencing organizational change will be selected when staff turnover results in a new Program Manager, Financial Officer or Executive Director. Organizational change may also include merging with another non-profit.

3. Cumulative Grant Award
Subrecipients receiving collective federal grant awards of $500,000 or more are subject to the Single Audit Act and are required to provide a copy of this audit to grantee in addition to the standard audit.

4. Administrative History
   The extent to which a subrecipient has correctly submitted quarterly benefit reports and maintained timely billings free of errors and supporting documentation specific to CDBG expenditures.

5. Program Performance
   The extent to which program performance goals were met and the beneficiaries represented the demographics of the participating jurisdiction(s).

6. Financial Capacity
   The extent to which invoices are received promptly on a quarterly basis, are submitted in the correct format, and are submitted with adequate supporting documentation of the expenditures for which reimbursement is being requested. Consecutive re-submittals over 2 or more quarters would be grounds for monitoring or seeking further information and/or providing technical assistance.

### *Levels of Monitoring*

Monitoring will normally be conducted at one or more of three levels, depending upon the risk involved.

1. Limited Review
   A limited review is conducted of all subrecipients on a quarterly basis, previously described as a Quarterly Desk Review. The timing of this monitoring coincides with an organization's submittal of requested reports and an invoice for payment for expenses incurred against the CDBG grant over the previous 90 days.

   If the Single Audit contains audit findings or contain a management letter, the subrecipient will be selected for an In Depth Monitoring. The goal of a Limited Monitoring is to provide clarification to a specific unknown that cannot be determined from the subrecipient reports, and to identify areas of technical assistance needed by each subrecipient.

2. Basic On-Site Monitoring Review
   A basic on-site monitoring review will typically be a site visit to a subrecipient program assisted with CDBG funding and will achieve a balance between programmatic and fiscal reviews, and much documentation review can be done prior to the on-site visit. The basic on-site monitoring includes a tour of the program facilities as appropriate, an explanation of the services provided, discussions with program and administrative staff, and introduction to one or more actual beneficiaries, if possible. As a result of this visit, staff may determine that an in-depth review is needed for further clarification of one or more issues that arose during the on-site visit.

***Program review*** will focus on the specific subrecipient program activities. Program staff may be asked to define the strategic plans for the related programs and, as applicable, how those plans are used to help clients in those programs.

***Financial review*** will make the connections between the program budget, expenditures and actual beneficiaries assisted, including evidence of case managers time in client files, reviewing payroll documents for the period clients are reported, determining eligibility of clients based on income documentation in client files, the general relationship between the contents of client files (excluding Attorney Client or HIPAA confidential data) and benefit data reported by the subrecipient on the same clients.

***The number of case files*** to be reviewed will reflect approximately 10% of the total clients served in the program, or more if there appear to be any systemic issues to address.

***Invoices*** may be randomly selected for review and traced back from CDBG reimbursement to the original organization's expenditure and client assisted (if appropriate). It is expected that staff will review original invoices, cancelled checks, and other such documentation evidencing the expenditure, the relationship to the CDBG program objective, the appropriate proportion of CDBG expenditure in comparison to other funding, and accounting receipt of the federal grant funds.

3. In-Depth Review

An in-depth review is a concentrated and focused review around a particular activity or program area. This would typically be a concentrated review of a known high-risk area or critical function, such as but not limited to:

- financial review for expenditures for ineligible activities,
- financial review for expenditures that cannot be traced through supporting documentation,
- a program which requires donations as a condition of receiving service,
- management practices in affordable housing,
- Section 504 compliance reviews upon receipt of a complaint from a person with disabilities,
- a fair housing complaint from a home seeker treated differently while trying to obtain housing from the subrecipient,
- denial of services for no valid reason

### *Administrative Process for Monitoring*

Monitoring will be conducted in two phases. File review will generally confirm compliance with reporting requirements, financial submittals, and contract provisions and much of it will be completed prior to the onsite visit. On-site reviews will focus more on the beneficiary documentation and services provided, including quantitative performance outcomes to local and federal objectives, and financial processes and documentation only available at the program site.

The City will coordinate its monitoring efforts of Public Service activities funded by other entitlement jurisdictions, in an effort to standardize the process and reduce the burden on the providers. Monitoring checklists will be used to assure regulatory requirements are being met, and to the extent possible, checklists will be standardized with other entitlement cities in Stanislaus County for administrative efficiency and will adequately be designed to test for client eligibility.

Staff will use the risk analysis criteria identified in this plan to determine the annual list of subrecipients to be monitored. Upon the arrangement of mutual date and time with the subrecipient, staff will send letters at least two weeks in advance of the date the monitoring is to be held. These monitoring policies and checklist will be provided to the subrecipient and the letter may emphasize any specific areas of compliance to be reviewed and how files will be selected for review, as applicable.

At the conclusion of the monitoring visit, staff will send each subrecipient written documentation of the site visit, summarizing what was reviewed, and indicating any findings of regulatory non-compliance or concerns of program weaknesses. Additionally, staff will provide technical assistance to correct any deficiencies noted, and will acknowledge the performance level of the program, and whether they will either meet or fall short of contract goals.

Findings, Concerns & Noncompliance

1. *Findings*
   Where an identified deficiency results in a finding of non-compliance with CDBG, the finding must include the condition, criteria, cause, effect, and required corrective action.
   a. The condition describes what was wrong or what the problem was.
   b. The criteria cite the regulatory or statutory requirements that were not met.
   c. The cause explains why the condition occurred.
   d. The effect describes what happened because of the condition.
   e. The corrective action identifies the action(s) needed to resolve the problem and, unless inapplicable or there are extenuating circumstances, should include the time frame by which the subrecipient is to respond to the finding.

The monitoring letter should also provide timelines for response and corrections, as well as actions the City may take if the subrecipient fails to make corrections in a timely manner.

2. *Concerns*
   Monitoring concerns brought to the subrecipient's attention should include the condition, cause, and effect as described above. The reviewer should suggest or recommend actions that the subrecipient may take to address a concern, based on sound management principles or other guidelines. However, corrective actions are not *required* for concerns.

3. *Actions for Non-Compliance*
   Subrecipients who are found to be in non-compliance and receive a finding as a result of their monitoring will be provided with technical assistance towards resolution, and actions taken by the City to achieve compliance may include, but not be limited to, withholding further disbursements of CDBG funds until satisfactory compliance with applicable regulations are achieved.

For additional information regarding this plan please contact:

City of Turlock
Housing Program Services
156 South Broadway, Suite 250
Turlock, CA 95380
(209) 668-5610
For hearing impaired TDD 1 (800) 735-2929

Attachment

**City of Turlock**
**Non-Profit Grantee Monitoring Check List**
**Program Year _____**

Non-Profit Name: _____

Date of Monitoring Visit: _____

## GENERAL PROJECT INFORMATION

HUD Activity Number: _____

Sub-grantee Representative(s) in attendance _____

_____

_____

CDBG/HOME

- Specific Type of Activity:
  - ☐ Building Repair/Renovation – *Private or not-for-profit*
  - ☐ Public Facility Renovation/Repair
  - ☐ Feasibility Study for Renovation of Public Facility
  - ☐ Feasibility Study for Renovation of Privately-Owned Building
  - ☐ Public Infrastructure Repairs/Improvements (roads, drainage, utilities)
  - ☐ Public Service
  - ☐ Demolition
  - ☐ Historic Preservation
- Specific Type of Assistance: Grant _____ Loan _____
- Description of Activities:

  1. _____
  _____

  2. _____
  _____

3. _____

_____

- Are quarterly reports being submitted by subrecipients properly (on supplied forms) and in a timely fashion? (Due to CDBG Office on October 1, January 1, April 1, June 30 – each for the preceding three months)

  ☐ Yes ☐ No; If No, explain _____

  _____

- Activity Goals and Objectives as stated in statement of work: _____

  _____

  _____

  _____

- Is the agency behind in their progress towards the goals identified in the Statement of Work?

  ☐ No ☐ Yes; If Yes, please describe_____

  _____

- How many people project to be served in statement of work and how man actually served to date? Proposed: _____ Actual: _____ If different, explain: _____

  _____

  _____

- Contract Period: *(If you are a Public Service subrecipient, the contract period is from July 1 to June 30)*

  _____

- Contract Amount: _____
- Have there been changes in key management positions at the agency/organization?

  ☐ No ☐ Yes; If Yes, please describe_____

  _____

**CLIENT FILES**

- Who is intended clientele of the funded activity? (handicapped, seniors, low-moderate income residents, etc.) _____

  _____

  Is clientele being served? ☐ Yes ☐ No; If No, explain _____

  _____

- *If sub-recipient serves low-moderate income residents, proper client records*

*must be maintained and household income must be verified. Monitor will review at least three client files or ten percent of clients served if possible.*

- Has monitor reviewed at least three applications for services including income data and compared income data to HUD income limits based on household size? ☐ Yes ☐ No
- If more files were reviewed, specify number: _____
- Is sub-recipient relying on current HUD Income Limits? ☐ Yes ☐ No
- Identify the types of income documentation examined in each client file reviewed (e.g., 1040s, W-2s, current pay-stubs for three-months, etc.) examined:

  1. _____
  2. _____
  3. _____

- Do records contain other required client information (names, addresses, gender, etc.)? ☐ Yes ☐ No
- Are records sufficient in terms of identifying clients and including appropriate income information and were the reviewed applicants eligible for services as required applicants review? ☐ Yes ☐ No If No, explain _____
  _____
- Is there a system for identifying "new" unduplicated clients as compared to duplicated clients? ☐ Yes ☐ No, If no, explain steps sub-grantee will take to establish such a system: _____
  _____
- Is the agency behind in meeting goals identified in its Statement of Work? ☐ Yes ☐ No, If no, how will the issue be rectified by sub-grantee: _____
  _____

**CONTRACTUAL COMPLIANCE:**

- Grantor Recognition: Is sub-grantee "prominently labeling" activities, facilities, and items utilized pursuant to contract with funding source (CDBG funds provided by City of Turlock) plus in all publications made possible through such funding? ☐ Yes ☐ No
- If applicable, is the organization correctly maintaining Section 3 Information (12 USC 1701 Housing and Urban Development Act, and 24 CFR 135) requiring that to the greatest extent feasible opportunities for training and employment will be given to lower income residents of the project area and contracts for work in connection with the project will be awarded to businesses located in or owned insubstantial part by persons residing in the areas of the project? (Other related requirements – see Contract – including sending labor organizations or worker representatives with which the subrecipient has a collective bargaining agreement or contract a notice advising such organization or worker rep of its

commitment under Section 3.) ☐ Yes ☐ No

- Is a fair housing logo displayed? ☐ Yes ☐ No
- Are equal opportunity posters displayed? ☐ Yes ☐ No

*Policies and Procedures (ask whether followed):*

- Does the organization have property management policies and procedures? ☐ Yes ☐ No
- Does the organization have personnel, drug and affirmative action policies? ☐ Yes ☐ No
- Does the organization have policies/procedures to address personnel complaints? ☐ Yes ☐ No

**RECORDKEEPING AND DOCUMENTATION:**

The contract signed between the City and the sub-grantee specifies that records/documents be maintained including:

- Description of activities to be taken;
- Information indicating that a National Objectives is being met by the activities conducted;
- Eligibility information demonstrating eligibility of activities;
- Documents on use of CDBG funds for acquisition/improvement/use/disposition of real property;
- Documents showing compliance with fair housing, affirmative action, equal opportunity requirements;
- Financial records;
- Other records (per Subpart K; 24 CFR 570): labor, environmental standards; National Flood Insurance; displacement/relocation/acquisition/replacement housing; employment/contracting opportunities; lead-based paint; debarred contractors; cost principles, conflict of interest.

Are applicable records being kept? ☐ Yes ☐ No

Identify records/documents not being maintained as required, and why not: _____

_____

_____

Will records be maintained for three years after termination of activities funded under this agreement, as specified in the agreement? ☐ Yes ☐ No

**FINANCIAL INFORMATION:**

- Does sub-grantee have a current audit (FY _____) available for review? ☐ Yes ☐ No
- Are there any outstanding audit issues related to the CDBG funded activity? ☐ No ☐ Yes; If Yes, explain and describe how issues will be resolved_____
  _____
  _____
- Is sub-grantee administering program in accordance with uniform administrative requirements? ("Yes" unless an auditor has found to the contrary) ☐ Yes ☐ No
- Is the project operating within the approved budget? ☐ Yes ☐ No
- Balance in account at time of monitoring visit _____.
- Is the balance consistent with sub-grantee records? ☐ Yes ☐ No, If no, why not? _____
  _____
- Are the claims submitted to the City supported by adequate documentation (time sheets if salary; invoices if supply or equipment purchased, etc.)? ☐ Yes ☐ No
- Does the project have program income? ☐ Yes ☐ No
- If yes, is income reported to the CDBG office? ☐ Yes ☐ No
- Is there any evidence of cash flow problems? ☐ Yes ☐ No
- Have any disallowable costs been incurred?

| | | |
|---|---|---|
| Entertainment | ☐ Yes | ☐ No |
| Cost related to political activities | ☐ Yes | ☐ No |
| Cost related to religious activities | ☐ Yes | ☐ No |
| Contributions/donations | ☐ Yes | ☐ No |
| Fines & Penalties | ☐ Yes | ☐ No |

- Are there any obvious instances of unnecessary or unreasonable expenditures?

| | | |
|---|---|---|
| Salaries | ☐ Yes | ☐ No |
| Administrative Services or Cost | ☐ Yes | ☐ No |
| Travel | ☐ Yes | ☐ No |
| Entertainment | ☐ Yes | ☐ No |

- Has the agency purchased any personal property with CDBG funds (over $250)? ☐ Yes ☐ No
- If any portion of a salary is paid with CDBG funding, is there any evidence of payment for time spent on other than the CDBG activity funded? ☐ Yes ☐ No

**COMPLIANCE INFORMATION:** (If not applicable, skip)

*Housing Specific Documentation*: Please, ensure that the applicable information is contained in the client files. For those files with incomplete information, please specify what information is missing.

- ☐ Project Agreement
- ☐ Sub-Recipient / Developer and Borrower Contract
- ☐ Construction Contract and Budget between Owner and Contractor
- ☐ Inspection Reports
- ☐ Work Specifications and Cost Estimates
- ☐ Project Bids
- ☐ Subcontract List
- ☐ Permits and Approvals
- ☐ Lien Waiver
- ☐ Subcontractor name, address, federal Id#, MBD/WBE status, license #, proof of insurance coverage
- ☐ Subcontractor contractor, date work started/completed
- ☐ Completion certificate
- ☐ Rehab specialists construction reports
- ☐ Copy of the Notice to Proceed
- ☐ Lead based paint hazard notification
- ☐ Lease/Option contract
- ☐ Home Mortgage/Note/Right of first refusal (loans only)
- ☐ Recorded declaration of covenants
- ☐ Tax Credit Partnership Agreements
- ☐ Underwriting documents (see attached)
- ☐ Closing documents

*Davis-Bacon Compliance:*

Is this project subject to Davis-Bacon regulations? ☐ Yes ☐ No

Was a wage determination requested? ☐ Yes ☐ No

Is determination on file? ☐ Yes ☐ No

Date of pre-construction meeting: _____

Were Davis-Bacon reports filed as required? ☐ Yes ☐ No

Is project in compliance with Davis-Bacon requirements? ☐ Yes ☐ No

If not in compliance, state deficiencies and measures needed to correct: _____

_____

_____

_____

*Affirmative Marketing Compliance:*

Is project subject to Affirmative marketing efforts? ☐ Yes ☐ No

Were Affirmative marketing reports filed as required? ☐ Yes ☐ No

Is project in compliance with Affirmative marketing requirements? ☐ Yes ☐ No

If not in compliance, state deficiencies and measures needed to correct: _____

_____

_____

_____

*Re-certification Compliance:*

Is this project subject to annual re-certification requirements? ☐ Yes ☐ No

Were re-certification reports filed as required? ☐ Yes ☐ No

Is project in compliance with re-certification requirements? ☐ Yes ☐ No

If not in compliance, state deficiencies and measures needed to correct: _____

_____

_____

_____

*Loan Compliance:*

For properties receiving loans, are payments current? ☐ Yes ☐ No

For loans, which are delinquent, what steps are being taken to update accounts? _____

_____

_____

If loans are forgivable, are all conditions being met? ☐ Yes ☐ No

If conditions are not being met, what steps have been taken to collect balance of funds?

_____

_____

_____

**PROCUREMENT INFORMATION:**

- Has any of the work done under this program been contracted out? ☐ Yes ☐ No
- Are price/rate quotations obtained from an adequate number of qualified sources? ☐ Yes ☐ No
- If over #10,000.00, was item put out to bid? (M.G.L. 149) ☐ Yes ☐ No

**ORGANIZATION INFORMATION:**

*Employees and Board Member Records:*

Identify employees working on this activity, verifying that time logs are maintained and correspond with the hours claimed.

- Are employees' activity time logs current? ☐ Yes ☐ No
- Are there any staffing issues? ☐ Yes ☐ No
- Are there staff turnover concerns? ☐ Yes ☐ No
- Are employees' taxes paid? ☐ Yes ☐ No
- Is there any evidence of nepotism or conflicts of interest? ☐ Yes ☐ No
- Were any board members/employees assisted under this? ☐ Yes ☐ No, If so, list board members/employees assisted: _____
  _____
  _____
  _____
- If yes, was a public notice filed? ☐ Yes ☐ No
- If not, was an exception from HUD granted? ☐ Yes ☐ No

**GENERAL COMMENTS:**

Issues encountered: _____
_____
_____
_____

Will a findings memorandum be issued? ☐ Yes ☐ No

Deadline for corrective action: _____

City Monitor: _____ Date: _____

Signature

_____

Name Printed

8B

# Council Synopsis

October 27, 2015

From: Michael G. Pitcock, Director of Development Services/ City Engineer

Prepared and Presented by: Debra A. Whitmore, Deputy Director of Development Services/ Planning

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

***Option 1***

Motion: Directing staff to issue a Request for Proposals and bring back a recommended consultant and budget amendment for the update to the Downtown Design Guidelines and Zoning Regulations

***Option 2***

Motion: Postponing the update to the Downtown Design Guidelines and Zoning Regulations until an outside funding source can be identified and revisit in two years with the update to the Mayor and City Council Policy Goals and Implementation Plan

## 2. DISCUSSION OF ISSUE:

The General Plan identifies the need to update the City's plan for Downtown. The purpose of the update is to encourage housing and commercial development in the Downtown by increasing the intensities allowed in the Downtown Zoning Regulations. In order to carry this out, it will be necessary to fully understand the development potential of the Downtown and the barriers to development. The General Plan identifies a number of barriers to redevelopment of the Downtown, including the maximum allowable densities, height limits, parking requirements, the availability of public parking, and the cost of development.

A minor update to the Downtown Plan was completed with the Smart Valley Places Planning Grant in 2011 and codified in the comprehensive Zoning Ordinance update last year. The changes included the addition of a new, more detailed use classification system that identifies the permitting processes for each use within each overlay zone and new lot dimension standards. These changes have made the permitting processes clearer and less complicated; however, the questions about how to intensify the Downtown or attract more private investment were not addressed.

In 2014, the City Council authorized staff to apply with the State Strategic Growth Council to prepare the Downtown Plan Update. A description of the scope of work for that study is provided later in this report. This study would have addressed the more complex issues about how to make the Downtown a place where investors want to invest through changes in the zoning regulations, improvements of the public infrastructure, and more creative private and public financing. Unfortunately, this proposal was not selected for funding.

Last month, the City Council authorized staff to issue a Request for Proposals for a Downtown Parking Study to evaluate the parking needs in the Downtown area. This study will include an evaluation of current and future public parking needs as well as parking requirements set forth in the Downtown Zoning Regulations. If funded, this study would fulfill a portion of the work identified in the General Plan. However, this study will not answer questions about what the future development of the Downtown could be or how the City should adjust its standards to attract more private investment in the Downtown.

Over the past few years, staff has been working with Richard Harmon of Townsend Public Affairs to evaluate potential grant funding sources for the update. Unfortunately, the Sustainable Communities Planning Grant Program ended in 2014 with the Round 3 funding cycle. Last month, the City received notice regarding Caltrans' Planning Grants; however, these grant funds focus on planning efforts for roadways, not for zoning changes and infrastructure financing strategies. Subsequently, Mr. Harmon conducted research on other potential funding sources that might be available and reported back that there were no existing programs that would fund this type of activity.

**2014 PROPOSAL**

The City applied to the California Strategic Growth Council for a planning grant funded through Proposition 84. The relevant portions of the grant application are contained in the following attachments:

| | |
|---|---|
| Attachment 1: | Project Summary |
| Attachment 2: | Budget Proposal |
| Attachment 3: | Work Plan |
| Attachment 4: | Performance Indicators |
| Attachment 5: | Complete Text of the Grant Application |

As outlined in the grant application, the project would yield a planning toolkit to facilitate higher density residential and commercial development in Turlock's Downtown consistent with its General Plan and StanCOG's Sustainable Communities Strategy. The toolkit would include a master plan to frame the overall vision for Downtown, a pattern book to guide future development projects,

a zoning ordinance update reflecting the new standards that are developed, and an implementation strategy identifying financing mechanisms to implement the plan. A market analysis would be conducted to determine the feasibility of various development types and to identify development financing programs that are necessary to overcome barriers to downtown development. In addition to looking at public financing mechanisms, the financial strategy would investigate available tax incentives to help individual developers and potential challenges that could be created by local lending practices.

The grant application included some cost components that would not necessarily be required if the City were to fund its own planning effort. For example, the proposal included a significant public outreach component at both the local and regional level. The regional education component (budgeted at approximately $32,000) was a requirement of the grant program and does not have to be included in a planning effort that would be funded by the City. Also, the public outreach component comprised roughly 40% of the total budget. It is likely that an outreach effort could be conducted for far less than the grant envisioned.

Staff believes that a Downtown Plan Update, with a slightly reduced scope, could be undertaken for somewhere between $300,000 and $400,000.

**CONCLUSION**

Staff is seeking direction from the City Council on funding an update to the Downtown Plan (Design Guidelines and Zoning Regulations). The Mayor and City Council Policy Goals and Implementation Plan direct staff to pursue outside funding for this effort; however, there are no existing grants available for this planning effort. The only other option available to the City is to use General Fund revenues. The project is estimated to cost between $300,000 and $400,000.

If the City Council would like to move forward with this project using General Fund revenues, staff is requesting authorization to issue a Request for Proposals. If the City Council does not wish to allocate General Fund revenues at this time, staff will continue to monitor grant funding opportunities. If no funding becomes available in the next two years, this action could be revisited as part of the update to the Implementation Plan.

## 3. BASIS FOR RECOMMENDATION:

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal #6:** Intelligent, Planned, Managed Growth

**General Principles:**

1. A well-planned community requires detailed short and long-range planning that implements its General Plan to support growth and development by responding to the community's needs, protecting property values, promoting economic development, and conserving environmental resources.

4. To achieve high quality development, supportive regulations and strategies should be designed that make it easier for developers and property owners to understand and meet the City's vision and goals as articulated in the General Plan.

**Action Items:**

4. Update the Downtown Plan to provide opportunities for more residential and commercial development in the downtown.

**Implementation Measures:**

- Continue to apply for state grants to pay for an update to the Downtown Plan (annually). The City Council may wish to consider funding this activity from the General Fund. Discussion of potential funding options to prepare the Downtown Plan update at a City Council meeting (no later than December 2015).

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact:** Staff estimates that the update of the Downtown Design Guidelines and Zoning Regulations will cost between $300,000 to $400,000. This estimate is based on the original grant application filed with the Strategic Growth Council and reduced by eliminating some of the work tasks that were added specifically to address the requirements of the grant. The General Fund is the only source of funding available for this project.

**Budget Amendment**: A budget amendment would be required to fund this project.

## 5. CITY MANAGER'S COMMENTS:

None.

## 6. ENVIRONMENTAL DETERMINATION:

This action is not a defined as a project by the California Environmental Quality Act. An environmental determination would be required prior to approval of a new master plan or any zoning changes.

## 7. ALTERNATIVES:

Alternative actions are presented in the report.

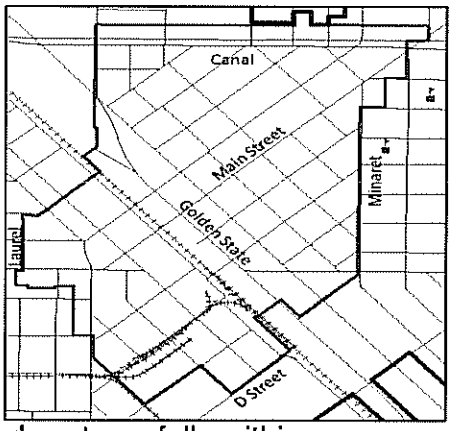
**SUSTAINABLE COMMUNITITES PLANNING GRANT APPLICATION**

**By:** City of Turlock and the Local Government Commission

**Title:** Patterning the Future of Turlock's Downtown

**Project Description:**

The City of Turlock proposes to create a master plan and pattern book to promote higher density residential and commercial development in its historic downtown, including an update to the City's Downtown Zoning Regulations and the preparation an implementation and financing strategy to carry out the policies and programs identified in the master plan. Through a series of focus groups and community workshops, the project team will engage the local and regional community in preparing a vision of future private and public improvements for Turlock's downtown. A mobile workshop is planned to allow policy makers to experience the successes of another community that has successfully revitalized their downtown using these techniques.

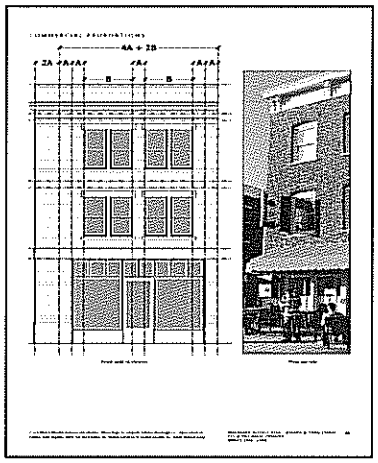



Turlock's downtown encompasses twelve square blocks and is bounded by Canal Drive on the north, D Street on the south, Laurel Street on the west and Minaret Avenue on the east. This is roughly the same area encompassed by the City in the early 1920's. The downtown area consists of the historic retail core that runs along Main Street surrounded by a mix of single family neighborhoods, car lots, other heavy commercial and industrial uses, and a number of vacant lots, and is bisected by the Union Pacific Railroad. Homes in this area were largely constructed between 1887 and 1945, and are typically valued under $100,000, according to the County tax roll. The downtown falls within a census tract with household income averaging approximately $39,000 per year- 25% lower than the rest of the City. Poverty rates in this area are 42% higher, at 22.4%, compared to the Citywide rate of 15.7%. This census tract is also ranked among the highest 5% of Statewide scores according to the CalEnviroScreen methodology.

The downtown planning area was also identified as part of the Priority Pedestrian Area in the City's General Plan. The City envisions a downtown development pattern that promotes walking, biking and transit use, as an alternative to the automobile. Residential and commercial development is organized into mixed use zoning districts. The General Plan anticipates that the area will house an additional 3,300 people in approximately 1,300 new housing units – an increase of approximately 80% over existing conditions. The plan would allow for rehabilitation and revitalization of the aging infrastructure in downtown, including streets, water and storm water conveyance systems, parks, and landscaping.

The proposal is a critical component of the City's General Plan to encourage infill and compact development and to revitalize the decaying public infrastructure in the City's urban core, and has become a core element of the City's plan to meet the goals established in StanCOG's Sustainable Communities Strategy and the San Joaquin Valley Blueprint. Intensification of development, particularly residential development, will help the City achieve measurable greenhouse gas emission reductions by creating a more walkable, and transit-oriented center located close to the City's retail center and transit hub. The multi-family projects envisioned for this area will provide more affordable housing options for single persons, families and seniors in more attractive environment that reflects the historic character of the City.

A unique element of the proposal is the preparation of a "pattern book" – an innovative technique used successfully to rebuild New Orleans after Hurricane Katrina ("Louisiana Speaks: Pattern Book") - to guide development of residential, commercial, and mixed use development projects and improvements in the public realm. The pattern book provides a way to easily visualize future buildings and landscapes that preserve a community's unique character through architectural and urban design by providing illustrations and diagrams that City leaders, staff, and the public can use to evaluate and condition future development proposals.



Another unique element of this proposal is the preparation of a market analysis of Turlock's downtown development potential that will be used to evaluate the economic feasibility of various development types. This analysis will be used to identify, evaluate, and prepare recommendations on overcoming regulatory and financial barriers to downtown development. A detailed implementation strategy will be prepared outlining the steps to address both land use and financing of both private and public investments. The goal is to create a development model that can be utilized in other small communities in the San Joaquin Valley to encourage infill development and revitalize existing urban neighborhoods.

The proposal includes several opportunities to include the broader regional community, as well as the local community, in understanding the issues, challenges, and opportunities for downtown development in Valley communities like Turlock. The City will work closely with the Downtown Property Owners Association, the Chamber of Commerce, the California State University, Stanislaus, the Stanislaus Workforce Alliances, and other community organizations through three community workshops. Regional forums will include a discussion on the financing challenges for downtown development, provide an overview of the pattern book approach to planning for downtowns, and engage local elected officials to help them better understand the issues and approaches that can work best in the Valley.

ATTACHMENT 2

**INITIAL BUDGET PROPOSAL**

**STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award**

**Grantee Name:** City of Turlock **Grant #:** _____

**Project Name:** Patterning the Future of Turlock's Downtown

**Proposal Summary:** Total Budget (All 5 Tasks)

| Patterning the Future of Turlock's Downtown: Proposal Summary | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | # of | (D*E) | | (F+G) | Funding Sources | | |
| PERSONNEL | Title | Hr. Rate | Hours | Salary | Benefits | Total | DOC Grant | Cash | In-Kind |
| Turlock Planning Division | | | | | | | | | |
| | Deputy Director | $ 80.00 | 273 | $ 21,840.00 | $ 13,650.00 | $ 35,490.00 | $ 35,490.00 | $ - | $ - |
| | Senior Planner | $ 55.00 | 74 | $ 4,070.00 | $ 2,220.00 | $ 6,290.00 | $ 6,290.00 | | |
| | Associate Planner | $ 45.00 | 29 | $ 1,305.00 | $ 783.00 | $ 2,088.00 | $ 2,088.00 | | |
| | Assistant Planner | $ 40.00 | 33 | $ 1,320.00 | $ 825.00 | $ 2,145.00 | $ 2,145.00 | | |
| | Staff Services Technician | $ 30.00 | 55 | $ 1,650.00 | $ 1,100.00 | $ 2,750.00 | $ 2,750.00 | | |
| Turlock Engineering Division | City Engineer | $ 95.00 | 49 | $ 4,655.00 | $ 2,695.00 | $ 7,350.00 | $ 7,350.00 | | |
| | Sr. Civil Engineer | $ 65.00 | 48 | $ 3,120.00 | $ 1,680.00 | $ 4,800.00 | $ 4,800.00 | | |
| Administration | City Attorney | $ 110.00 | 6 | $ 660.00 | $ 420.00 | $ 1,080.00 | $ 1,080.00 | | |
| | Sr. Accountant | $ 60.00 | 35 | $ 2,100.00 | $ 1,050.00 | $ 3,150.00 | $ 3,150.00 | | |
| | | | | | | | | | |
| **Subtotal Personnel** | | | 602 | $ 40,720.00 | $ 24,423.00 | **$ 65,143.00** | **$ 65,143.00** | **$ -** | **$ -** |
| **CONSULTANTS** | | | | | | | | | |
| Local Government Commission | Associate Director | $ 133.75 | 124 | $ 16,585.00 | | $ 16,585.00 | $ 16,585.00 | | |
| | Program Director | $ 90.95 | 258 | $ 23,465.10 | | $ 23,465.10 | $ 23,465.10 | | |
| | Coordinator | $ 53.50 | 214 | $ 11,449.00 | | $ 11,449.00 | $ 11,449.00 | | |
| Opticos Design, Inc. | Principal | $ 275.00 | 216 | $ 60,500.00 | | $ 60,500.00 | $ 60,500.00 | | |
| | Associate | $ 192.50 | 318 | $ 62,230.00 | | $ 62,230.00 | $ 62,230.00 | | |
| | Designer | $ 159.50 | 544 | $ 88,160.00 | | $ 88,160.00 | $ 88,160.00 | | |
| Transportation Planner | Principal | $ 240.90 | 148 | $ 35,653.20 | | $ 35,653.20 | $ 35,653.20 | | |
| | Associate | $ 145.20 | 56 | $ 8,131.20 | | $ 8,131.20 | $ 8,131.20 | | |
| Economist | Principal | $ 240.90 | 200 | $ 48,180.00 | | $ 48,180.00 | $ 48,180.00 | | |
| | Associate | $ 145.20 | 288 | $ 41,817.60 | | $ 41,817.60 | $ 41,817.60 | | |
| | | | | | | | | | |
| **Subtotal Consultants** | | | | | | **$ 396,171.10** | **$ 396,171.10** | | |
| **Subtotal Personnel and Consultants** | | | | | | **$ 461,314.10** | **$ 461,314.10** | **$ -** | **$ -** |
| **SUPPLIES** | | | | | | | | | |
| Publication | | | | | | 3,250.00 | $ 3,250.00 | | |
| Mailing | | | | | | 1,250.00 | $ 1,250.00 | | |
| Printing | | | | | | 9,325.00 | $ 9,325.00 | | |
| | | | | | **Subtotal** | **13,825.00** | **$ 13,825.00** | **$ -** | **$ -** |
| **MEETINGS, WORKSHOPS** | | | | | | | | | |
| Facility rentals | | | | | | 2,000.00 | 2,000.00 | | |
| Transportation rentals | | | | | | 1,300.00 | 1,300.00 | | |
| Community outreach and translation services | | | | | | 10,000.00 | 10,000.00 | | |
| | | | | | **Subtotal** | **13,300.00** | **$ 13,300.00** | **$ -** | **$ -** |
| **OTHER** | | | | | | | | | |
| InDesign Software | | | | | | 700.00 | 700.00 | | |
| | | | | | **Subtotal** | **700.00** | **$ 700.00** | **$ -** | **$ -** |
| **TRAVEL** | | | | | | | | | |
| Not applicable | | | | | | - | - | | |
| | | | | | **Subtotal** | **-** | **$ -** | **$ -** | **$ -** |
| **EQUIPMENT** | | | | | | | | | |
| No specific equipment costs will be charged | | | | | | - | - | | |
| | | | | | **Subtotal** | **-** | **$ -** | **$ -** | **$ -** |
| | | | | | **Task Total** | **$ 489,139.10** | **$ 489,139.10** | **$ -** | **$ -** |

## INITIAL BUDGET PROPOSAL

**STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award**

**Grantee Name:** City of Turlock **Grant #:** _____

**Project Name:** Patterning the Future of Turlock's Downtown

**Task 1:** Project Planning, Coordination and Administration

| Patterning the Future of Turlock's Downtown: Task 1 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | # of | (D*E) | | (F+G) | Funding Sources | | |
| **PERSONNEL** | **Title** | **Hr. Rate** | **Hours** | **Salary** | **Benefits** | **Total** | **DOC Grant** | **Cash** | **In-Kind** |
| Turlock Planning Division | | | | | | | | | |
| | Deputy Director | $ 80.00 | 25 | $ 2,000.00 | $ 1,250.00 | $ 3,250.00 | $ 3,250.00 | $ - | $ - |
| | Senior Planner | $ 55.00 | 8 | $ 440.00 | $ 240.00 | $ 680.00 | $ 680.00 | | |
| | Associate Planner | $ 45.00 | 1 | $ 45.00 | $ 27.00 | $ 72.00 | $ 72.00 | | |
| | Assistant Planner | $ 40.00 | 3 | $ 120.00 | $ 75.00 | $ 195.00 | $ 195.00 | | |
| | Staff Services Technician | $ 30.00 | 28 | $ 840.00 | $ 560.00 | $ 1,400.00 | $ 1,400.00 | | |
| Turlock Engineering Division | City Engineer | $ 95.00 | 1 | $ 95.00 | $ 55.00 | $ 150.00 | $ 150.00 | | |
| | Sr. Civil Engineer | $ 65.00 | 8 | $ 520.00 | $ 280.00 | $ 800.00 | $ 800.00 | | |
| Administration | City Attorney | $ 110.00 | 2 | $ 220.00 | $ 140.00 | $ 360.00 | $ 360.00 | | |
| | Sr. Accountant | $ 60.00 | 27 | $ 1,620.00 | $ 810.00 | $ 2,430.00 | $ 2,430.00 | | |
| | | | | | | | | | |
| **Subtotal Personnel** | | | 103 | $ 5,900.00 | $ 3,437.00 | $ 9,337.00 | $ 9,337.00 | $ - | $ - |
| **CONSULTANTS** | | | | | | | | | |
| Local Government Commission | Associate Director | $ 133.75 | 12 | $ 1,605.00 | | $ 1,605.00 | $ 1,605.00 | | |
| | Program Director | $ 90.95 | 20 | $ 1,819.00 | | $ 1,819.00 | $ 1,819.00 | | |
| | Coordinator | $ 53.50 | 4 | $ 214.00 | | $ 214.00 | $ 214.00 | | |
| Opticos Design, Inc. | Principal | $ 275.00 | 24 | $ 6,600.00 | | $ 6,600.00 | $ 6,600.00 | | |
| | Associate | $ 192.50 | 40 | $ 7,700.00 | | $ 7,700.00 | $ 7,700.00 | | |
| | Designer | $ 159.50 | 92 | $ 14,674.00 | | $ 14,674.00 | $ 14,674.00 | | |
| Transportation Planner | Principal | $ 240.90 | 20 | $ 4,818.00 | | $ 4,818.00 | $ 4,818.00 | | |
| | Associate | $ 145.20 | 0 | $ - | | $ - | $ - | | |
| Economist | Principal | $ 240.90 | 44 | $ 10,599.60 | | $ 10,599.60 | $ 10,599.60 | | |
| | Associate | $ 145.20 | 72 | $ 10,454.40 | | $ 10,454.40 | $ 10,454.40 | | |
| | | | | | | | | | |
| **Subtotal Consultants** | | | | | | $ 58,484.00 | $ 58,484.00 | | |
| **Subtotal Personnel and Consultants** | | | | | | $ 67,821.00 | $ 67,821.00 | $ - | $ - |
| **SUPPLIES** | | | | | | | | | |
| Publication (public notices) | | | | | | $ - | $ - | | |
| Mailing | | | | | | $ - | $ - | | |
| Printing (copying of documents and base maps) | | | | | | $ 600.00 | $ 600.00 | | |
| | | | | | **Subtotal** | $ 600.00 | $ 600.00 | $ - | $ - |
| **MEETINGS, WORKSHOPS** | | | | | | | | | |
| Facility rentals | | | | | | $ - | $ - | | |
| Transportation rentals | | | | | | $ - | $ - | | |
| Community outreach and translation services | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **OTHER** | | | | | | | | | |
| InDesign Software | | | | | | $ 700.00 | $ 700.00 | | |
| | | | | | **Subtotal** | $ 700.00 | $ 700.00 | $ - | $ - |
| **TRAVEL** | | | | | | | | | |
| Not applicable | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **EQUIPMENT** | | | | | | | | | |
| No specific equipment costs will be charged | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| | | | | | **Task Total** | $ 69,121.00 | $ 69,121.00 | $ - | $ - |

## INITIAL BUDGET PROPOSAL

**STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award**

**Grantee Name:** City of Turlock **Grant #:** _____

**Project Name:** Patterning the Future of Turlock's Downtown

**Task 2:** Community Visioning and Civic Engagement

| Patterning the Future of Turlock's Downtown: Task 2 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | # of | (D*E) | | (F+G) | Funding Sources | | |
| **PERSONNEL** | **Title** | **Hr. Rate** | **Hours** | **Salary** | **Benefits** | **Total** | **DOC Grant** | **Cash** | **In-Kind** |
| Turlock Planning Division | | | | | | | | | |
| | Deputy Director | $ 80.00 | 80 | $ 6,400.00 | $ 4,000.00 | $ 10,400.00 | $ 10,400.00 | $ - | $ - |
| | Senior Planner | $ 55.00 | 34 | $ 1,870.00 | $ 1,020.00 | $ 2,890.00 | $ 2,890.00 | | |
| | Associate Planner | $ 45.00 | 16 | $ 720.00 | $ 432.00 | $ 1,152.00 | $ 1,152.00 | | |
| | Assistant Planner | $ 40.00 | 16 | $ 640.00 | $ 400.00 | $ 1,040.00 | $ 1,040.00 | | |
| | Staff Services Technician | $ 30.00 | 10 | $ 300.00 | $ 200.00 | $ 500.00 | $ 500.00 | | |
| Turlock Engineering Division | City Engineer | $ 95.00 | 28 | $ 2,660.00 | $ 1,540.00 | $ 4,200.00 | $ 4,200.00 | | |
| | Sr. Civil Engineer | $ 65.00 | 28 | $ 1,820.00 | $ 980.00 | $ 2,800.00 | $ 2,800.00 | | |
| Administration | City Attorney | $ 110.00 | 0 | $ - | $ - | $ - | $ - | | |
| | Sr. Accountant | $ 60.00 | 0 | $ - | $ - | $ - | $ - | | |
| | | | | | | | | | |
| **Subtotal Personnel** | | | 212 | $ 14,410.00 | $ 8,572.00 | **$ 22,982.00** | **$ 22,982.00** | $ - | $ - |
| **CONSULTANTS** | | | | | | | | | |
| Local Government Commission | Associate Director | $ 133.75 | 64 | $ 8,560.00 | | $ 8,560.00 | $ 8,560.00 | | |
| | Program Director | $ 90.95 | 154 | $ 14,006.30 | | $ 14,006.30 | $ 14,006.30 | | |
| | Coordinator | $ 53.50 | 172 | $ 9,202.00 | | $ 9,202.00 | $ 9,202.00 | | |
| Opticos Design, Inc. | Principal | $ 287.50 | 88 | $ 25,300.00 | | $ 25,300.00 | $ 25,300.00 | | |
| | Associate | $ 201.25 | 116 | $ 23,345.00 | | $ 23,345.00 | $ 23,345.00 | | |
| | Designer | $ 166.75 | 192 | $ 32,016.00 | | $ 32,016.00 | $ 32,016.00 | | |
| Transportation Planner | Principal | $ 240.90 | 68 | $ 16,381.20 | | $ 16,381.20 | $ 16,381.20 | | |
| | Associate | $ 145.20 | 56 | $ 8,131.20 | | $ 8,131.20 | $ 8,131.20 | | |
| Economist | Principal | $ 240.90 | 56 | $ 13,490.40 | | $ 13,490.40 | $ 13,490.40 | | |
| | Associate | $ 145.20 | 92 | $ 13,358.40 | | $ 13,358.40 | $ 13,358.40 | | |
| | | | | | | | | | |
| **Subtotal Consultants** | | | | | | **$ 163,790.50** | **$ 163,790.50** | | |
| **Subtotal Personnel and Consultants** | | | | | | **$ 186,772.50** | **$ 186,772.50** | $ - | $ - |
| **SUPPLIES** | | | | | | | | | |
| Publication ($250 for newspaper ads for each of 3 community meetings) | | | | | | $ 750.00 | $ 750.00 | | |
| Mailing ($100 for focus group and each of 3 community meetings) | | | | | | $ 400.00 | $ 400.00 | | |
| Printing (copying costs for all meetings) | | | | | | $ 950.00 | $ 950.00 | | |
| | | | | | **Subtotal** | **$ 2,100.00** | **$ 2,100.00** | $ - | $ - |
| **MEETINGS, WORKSHOPS** | | | | | | | | | |
| Facility rentals ($100 for Senior Center or equivalent facility) | | | | | | $ 600.00 | $ 600.00 | | |
| Transportation rentals (bus rental for mobile workshop) | | | | | | $ 1,300.00 | $ 1,300.00 | | |
| Community outreach and translation services (includes transportation services for targeted participants)(assumes $2,000 for each of 3 community meetings) | | | | | | $ 6,000.00 | $ 6,000.00 | | |
| | | | | | **Subtotal** | **$ 7,900.00** | **$ 7,900.00** | $ - | $ - |
| **OTHER** | | | | | | | | | |
| InDesign Software | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **TRAVEL** | | | | | | | | | |
| Not applicable | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **EQUIPMENT** | | | | | | | | | |
| No specific equipment costs will be charged | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| | | | | | **Task Total** | **$ 196,772.50** | **$ 196,772.50** | $ - | $ - |

**INITIAL BUDGET PROPOSAL**

**STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award**

**Grantee Name:** City of Turlock **Grant #:** _____

**Project Name:** Patterning the Future of Turlock's Downtown

**Task 3:** Regional Education and Engagement

| Patterning the Future of Turlock's Downtown: Task 3 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | # of | (D*E) | | (F+G) | Funding Sources | | |
| **PERSONNEL** | **Title** | **Hr. Rate** | **Hours** | **Salary** | **Benefits** | **Total** | **DOC Grant** | **Cash** | **In-Kind** |
| Turlock Planning Division | | | | | | | | | |
| | Deputy Director | $ 80.00 | 24 | $ 1,920.00 | $ 1,200.00 | $ 3,120.00 | $ 3,120.00 | $ - | $ - |
| | Senior Planner | $ 55.00 | 10 | $ 550.00 | $ 300.00 | $ 850.00 | $ 850.00 | | |
| | Associate Planner | $ 45.00 | 2 | $ 90.00 | $ 54.00 | $ 144.00 | $ 144.00 | | |
| | Assistant Planner | $ 40.00 | 2 | $ 80.00 | $ 50.00 | $ 130.00 | $ 130.00 | | |
| | Staff Services Technician | $ 30.00 | 3 | $ 90.00 | $ 60.00 | $ 150.00 | $ 150.00 | | |
| Turlock Engineering Division | City Engineer | $ 95.00 | 6 | $ 570.00 | $ 330.00 | $ 900.00 | $ 900.00 | | |
| | Sr. Civil Engineer | $ 65.00 | 4 | $ 260.00 | $ 140.00 | $ 400.00 | $ 400.00 | | |
| Administration | City Attorney | $ 110.00 | 0 | $ - | $ - | $ - | $ - | | |
| | Sr. Accountant | $ 60.00 | 0 | $ - | $ - | $ - | $ - | | |
| | | | | | | | | | |
| **Subtotal Personnel** | | | 51 | $ 3,560.00 | $ 2,134.00 | $ 5,694.00 | $ 5,694.00 | $ - | $ - |
| **CONSULTANTS** | | | | | | | | | |
| Local Government Commission | Associate Director | $ 133.75 | 32 | $ 4,280.00 | | $ 4,280.00 | $ 4,280.00 | | |
| | Program Director | $ 90.95 | 70 | $ 6,366.50 | | $ 6,366.50 | $ 6,366.50 | | |
| | Coordinator | $ 53.50 | 38 | $ 2,033.00 | | $ 2,033.00 | $ 2,033.00 | | |
| Opticos Design, Inc. | Principal | $ 275.00 | 8 | $ 2,200.00 | | $ 2,200.00 | $ 2,200.00 | | |
| | Associate | $ 192.50 | 2 | $ 385.00 | | $ 385.00 | $ 385.00 | | |
| | Designer | $ 159.50 | 12 | $ 1,914.00 | | $ 1,914.00 | $ 1,914.00 | | |
| Transportation Planner | Principal | $ 240.90 | 0 | $ - | | $ - | $ - | | |
| | Associate | $ 145.20 | 0 | $ - | | $ - | $ - | | |
| Economist | Principal | $ 240.90 | 10 | $ 2,409.00 | | $ 2,409.00 | $ 2,409.00 | | |
| | Associate | $ 145.20 | 0 | $ - | | $ - | $ - | | |
| | | | | | | | | | |
| **Subtotal Consultants** | | | | | | $ 19,587.50 | $ 19,587.50 | | |
| **Subtotal Personnel and Consultants** | | | | | | $ 25,281.50 | $ 25,281.50 | $ - | $ - |
| **SUPPLIES** | | | | | | | | | |
| Publication ($250 for newspaper ads for each regional workshop and distribution of factsheet) | | | | | | $ 750.00 | $ 750.00 | | |
| Mailing ($200 for Regional Workshop #1; $50 for Regional Workshop #2) | | | | | | $ 250.00 | $ 250.00 | | |
| Printing ($250 for mailing materials for each regional workshop; $1,000 for the 4-page, color factsheet) | | | | | | $ 1,500.00 | $ 1,500.00 | | |
| | | | | | **Subtotal** | $ 2,500.00 | $ 2,500.00 | $ - | $ - |
| **MEETINGS, WORKSHOPS** | | | | | | | | | |
| Facility rentals ($1,000 for convention center meetings rooms for Regional Workshop #1; $400 for Regional Workshop with elected officials) | | | | | | $ 1,400.00 | $ 1,400.00 | | |
| Transportation rentals (mobile workshop) | | | | | | $ - | $ - | | |
| Community outreach and translation services ($2,000 for outreach for Regional Workshop #1; $500 for translation of the factsheet to Spanish) | | | | | | $ 2,500.00 | $ 2,500.00 | | |
| | | | | | **Subtotal** | $ 3,900.00 | $ 3,900.00 | $ - | $ - |
| **OTHER** | | | | | | | | | |
| InDesign Software | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **TRAVEL** | | | | | | | | | |
| Not applicable | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **EQUIPMENT** | | | | | | | | | |
| No specific equipment costs will be charged | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| | | | | | **Task Total** | $ 31,681.50 | $ 31,681.50 | $ - | $ - |

STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award

**Grantee Name:** City of Turlock

**Grant #:** _____

**Project Name:** Patterning the Future of Turlock's Downtown

**Task 4:** Plan Development

| Patterning the Future of Turlock's Downtown: Task 4 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | # of | (D*E) | | (F+G) | Funding Sources | | |
| **PERSONNEL** | **Title** | **Hr. Rate** | **Hours** | **Salary** | **Benefits** | **Total** | **DOC Grant** | **Cash** | **In-Kind** |
| Turlock Planning Division | Deputy Director | $ 80.00 | 64 | $ 5,120.00 | $ 3,200.00 | $ 8,320.00 | $ 8,320.00 | $ - | $ - |
| | Senior Planner | $ 55.00 | 10 | $ 550.00 | $ 300.00 | $ 850.00 | $ 850.00 | | |
| | Associate Planner | $ 45.00 | 10 | $ 450.00 | $ 270.00 | $ 720.00 | $ 720.00 | | |
| | Assistant Planner | $ 40.00 | 10 | $ 400.00 | $ 250.00 | $ 650.00 | $ 650.00 | | |
| | Staff Services Technician | $ 30.00 | 0 | $ - | $ - | $ - | $ - | | |
| Turlock Engineering Division | City Engineer | $ 95.00 | 0 | $ - | $ - | $ - | $ - | | |
| | Sr. Civil Engineer | $ 65.00 | 0 | $ - | $ - | $ - | $ - | | |
| Administration | City Attorney | $ 110.00 | 0 | $ - | $ - | $ - | $ - | | |
| | Sr. Accountant | $ 60.00 | 0 | $ - | $ - | $ - | $ - | | |
| | | | | | | | | | |
| **Subtotal Personnel** | | | 94 | $ 6,520.00 | $ 4,020.00 | $ 10,540.00 | $ 10,540.00 | $ - | $ - |
| **CONSULTANTS** | | | | | | | | | |
| Local Government Commission | Associate Director | $ 133.75 | 8 | $ 1,070.00 | | $ 1,070.00 | $ 1,070.00 | | |
| | Program Director | $ 90.95 | 14 | $ 1,273.30 | | $ 1,273.30 | $ 1,273.30 | | |
| | Coordinator | $ 53.50 | 0 | $ - | | $ - | $ - | | |
| Opticos Design, Inc. | Principal | $ 275.00 | 76 | $ 20,900.00 | | $ 20,900.00 | $ 20,900.00 | | |
| | Associate | $ 192.50 | 136 | $ 26,180.00 | | $ 26,180.00 | $ 26,180.00 | | |
| | Designer | $ 159.50 | 248 | $ 39,556.00 | | $ 39,556.00 | $ 39,556.00 | | |
| Transportation Planner | Principal | $ 240.90 | 48 | $ 11,563.20 | | $ 11,563.20 | $ 11,563.20 | | |
| | Associate | $ 145.20 | 0 | $ - | | $ - | $ - | | |
| Economist | Principal | $ 240.90 | 70 | $ 16,863.00 | | $ 16,863.00 | $ 16,863.00 | | |
| | Associate | $ 145.20 | 100 | $ 14,520.00 | | $ 14,520.00 | $ 14,520.00 | | |
| | | | | | | | | | |
| **Subtotal Consultants** | | | | | | $ 131,925.50 | $ 131,925.50 | | |
| **Subtotal Personnel and Consultants** | | | | | | $ 142,465.50 | $ 142,465.50 | $ - | $ - |
| **SUPPLIES** | | | | | | | | | |
| Publication | | | | | | $ - | $ - | | |
| Mailing | | | | | | $ - | $ - | | |
| Printing (estimated cost to produce copies of final draft plans for public review and distribution to Planning Commission and City Council members) | | | | | | $ 2,525.00 | $ 2,525.00 | | |
| | | | | | **Subtotal** | $ 2,525.00 | $ 2,525.00 | $ - | $ - |
| **MEETINGS, WORKSHOPS** | | | | | | | | | |
| Facility rentals | | | | | | $ - | $ - | | |
| Transportation rentals | | | | | | $ - | $ - | | |
| Community outreach and translation services | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **OTHER** | | | | | | | | | |
| InDesign Software | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **TRAVEL** | | | | | | | | | |
| Not applicable | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **EQUIPMENT** | | | | | | | | | |
| No specific equipment costs will be charged | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| | | | | | **Task Total** | $ 144,990.50 | $ 144,990.50 | $ - | $ - |

## INITIAL BUDGET PROPOSAL

**STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award**

**Grantee Name:** City of Turlock **Grant #:** _____

**Project Name:** Patterning the Future of Turlock's Downtown

**Task 5:** Plan Finalization

| Patterning the Future of Turlock's Downtown: Task 5 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | # of | (D*E) | | (F+G) | Funding Sources | | | |
| **PERSONNEL** | **Title** | **Hr. Rate** | **Hours** | **Salary** | **Benefits** | **Total** | **DOC Grant** | **Cash** | **In-Kind** |
| Turlock Planning Division | | | | | | | | | |
| | Deputy Director | $ 80.00 | 80 | $ 6,400.00 | $ 4,000.00 | $ 10,400.00 | $ 10,400.00 | $ - | $ - |
| | Senior Planner | $ 55.00 | 12 | $ 660.00 | $ 360.00 | $ 1,020.00 | $ 1,020.00 | | |
| | Associate Planner | $ 45.00 | 0 | $ - | $ - | $ - | $ - | | |
| | Assistant Planner | $ 40.00 | 2 | $ 80.00 | $ 50.00 | $ 130.00 | $ 130.00 | | |
| | Staff Services Technician | $ 30.00 | 14 | $ 420.00 | $ 280.00 | $ 700.00 | $ 700.00 | | |
| Turlock Engineering Division | City Engineer | $ 95.00 | 14 | $ 1,330.00 | $ 770.00 | $ 2,100.00 | $ 2,100.00 | | |
| | Sr. Civil Engineer | $ 65.00 | 8 | $ 520.00 | $ 280.00 | $ 800.00 | $ 800.00 | | |
| Administration | City Attorney | $ 110.00 | 4 | $ 440.00 | $ 280.00 | $ 720.00 | $ 720.00 | | |
| | Sr. Accountant | $ 60.00 | 8 | $ 480.00 | $ 240.00 | $ 720.00 | $ 720.00 | | |
| | | | | | | | | | |
| **Subtotal Personnel** | | | 142 | $ 10,330.00 | $ 6,260.00 | $ 16,590.00 | $ 16,590.00 | $ - | $ - |
| **CONSULTANTS** | | | | | | | | | |
| Local Government Commission | Associate Director | $ 133.75 | 8 | $ 1,070.00 | | $ 1,070.00 | $ 1,070.00 | | |
| | Program Director | $ 90.95 | 0 | $ - | | $ - | $ - | | |
| | Coordinator | $ 53.50 | 0 | $ - | | $ - | $ - | | |
| Opticos Design, Inc. | Principal | $ 275.00 | 20 | $ 5,500.00 | | $ 5,500.00 | $ 5,500.00 | | |
| | Associate | $ 192.50 | 24 | $ 4,620.00 | | $ 4,620.00 | $ 4,620.00 | | |
| | Designer | $ 159.50 | 0 | $ - | | $ - | $ - | | |
| Transportation Planner | Principal | $ 240.90 | 12 | $ 2,890.80 | | $ 2,890.80 | $ 2,890.80 | | |
| | Associate | $ 145.20 | 0 | $ - | | $ - | $ - | | |
| Economist | Principal | $ 240.90 | 20 | $ 4,818.00 | | $ 4,818.00 | $ 4,818.00 | | |
| | Associate | $ 145.20 | 24 | $ 3,484.80 | | $ 3,484.80 | $ 3,484.80 | | |
| | | | | | | | | | |
| **Subtotal Consultants** | | | | | | $ 22,383.60 | $ 22,383.60 | | |
| **Subtotal Personnel and Consultants** | | | | | | $ 38,973.60 | $ 38,973.60 | $ - | $ - |
| **SUPPLIES** | | | | | | | | | |
| Publication (newspaper notifications for CEQA distribution, $250; for each public hearing, $700) | | | | | | $ 1,750.00 | $ 1,750.00 | | |
| Mailing (property owner CEQA notices, $100; notification of public hearings, $250 each hearing) | | | | | | $ 600.00 | $ 600.00 | | |
| Printing (estimated cost of printing CEQA notices, $500; and printing copies of final documents, $3,250) | | | | | | $ 3,750.00 | $ 3,750.00 | | |
| | | | | | **Subtotal** | $ 6,100.00 | $ 6,100.00 | $ - | $ - |
| **MEETINGS, WORKSHOPS** | | | | | | | | | |
| Facility rentals | | | | | | $ - | $ - | | |
| Transportation rentals | | | | | | $ - | $ - | | |
| Community outreach and translation services (estimated cost of translation of CEQA notices and flyers for public hearings) | | | | | | $ 1,500.00 | $ 1,500.00 | | |
| | | | | | **Subtotal** | $ 1,500.00 | $ 1,500.00 | $ - | $ - |
| **OTHER** | | | | | | | | | |
| InDesign Software | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **TRAVEL** | | | | | | | | | |
| Not applicable | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| **EQUIPMENT** | | | | | | | | | |
| No specific equipment costs will be charged | | | | | | $ - | $ - | | |
| | | | | | **Subtotal** | $ - | $ - | $ - | $ - |
| | | | | | **Task Total** | $ 46,573.60 | $ 46,573.60 | $ - | $ - |

# WORK PLAN

## STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award

**Grantee:** City of Turlock **Grant Number:** _____

**Jurisdiction:** City of Turlock **Department/Office:** Planning Division

**Project Title:** Patterning the Future of Turlock's Downtown

| High Level Activities/Milestones (with Deliverables and Indicators) | Responsible Parties | Timetable in months (Start year: 2014) |
|---|---|---|
| **TASK 1. PROJECT PLANNING, COORDINATION AND ADMINISTRATION** | | |
| **Sub-Task A: Assemble the Project Team and prepare contract/subcontracts:** the City will prepare a professional services agreement with LGC. LGC will prepare subcontracts with Opticos Design Inc., transportation planning firm, and economist (Lisa Wise Consulting). | City of Turlock, Local Government Commission, Subconsultants | July 2014 |
| **Sub-Task B: Kick-off meeting for Project Team:** Members of he Project Team will attend an initial kick-off meeting with City staff and discuss schedule, coordination and venues. The Project Team will work with City staff to gather necessary background information, including aerial mapping data, city and regional planning and zoning documents, and any other relevant planning documents. | | July 2014 |
| **Sub-Task C: Event schedule, venues, and Project Management Plan:** LGC and Opticos Design will prepare a detailed project schedule and work with City staff to determine appropriate venues for public events. A Project Management Plan (PMP) will serve as the handbook for the Project Team to address how the project will be managed, including cost and progress controls. | | July 2014 |
| **Sub-Task D: Assemble stakeholder contact list:** LGC will work with the City to identify project stakeholders, groups, agencies, and institutions that will be involved in the project. Community outreach resources will be secured to provide travel, child care and translation services to facilitate involvement by disadvantaged members of the downtown and translate outreach, public notices and informational flyers. | | July 2014 |
| **Sub-Task E: Prepare base maps, background materials, and site model:** Opticos Design will prepare base maps of the project area, review background materials received from the City, and will prepare a 3-D site model for use at the public workshops during Task 2. | | July - August 2014 |
| **Sub-Task F: Prepare a market analysis of potential downtown development types:** Lisa Wise Consulting will prepare a preliminary market analysis identifying the market potential for residential and nonresidential development in the downtown area. The consultant will prepare an analysis similar to a project "pro forma" for each development type. The analysis will include an opportunities and constraints analysis with regard to both infill housing and commercial and industrial development. The consultant will identifying financing strategies to fill any financing gaps in the "pro forma" and will be involved in identifying funding strategies for public infrastructure improvements. | | July - September 2014 |
| **Sub-Task G: Grant administration:** Administration of the grant application including invoicing, progress reporting, and coordination with State managing agencies. | City of Turlock; Local Government Commission | July 2014 - December 2016 |

# WORK PLAN

## STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award

**Grantee:** City of Turlock **Grant Number:** _____

**Jurisdiction:** City of Turlock **Department/Office:** Planning Division

**Project Title:** Patterning the Future of Turlock's Downtown

| High Level Activities/Milestones (with Deliverables and Indicators) | Responsible Parties | Timetable in months (Start year: 2014) |
|---|---|---|
| **TASK 2. COMMUNITY VISIONING AND CIVIC ENGAGEMENT** | | |
| **Sub-Task A: Community focus group meetings:** LGC, Opticos and Lisa Wise Consulting will facilitate focus group meetings with the stakeholders identified by the City. The meetings will allow the Project Team to assess the issues, needs, opportunities and opinions of the stakeholders in the decision-making process. | Local Government Commission; Opticos; Lisa Wise Consulting; City of Turlock | September - October 2014 |
| **Sub-Task B: Community Workshop #1: Downtown Framework:** Each community workshop will be organized as a 1-day event in an "open house" format with special guest speakers to allow residents, businesses and organizational representatives to stop in, view maps, ask question and provide input. Workshop #1 will focus on the guiding design principles to accommodate infill and redevelopment in the downtown planning area, and consider development alternatives, building placement, height and intensity. | Local Government Commission; Opticos; Transportation Planning Firm; Lisa Wise Consulting; City of Turlock | October - December 2014 |
| **Sub-Task C: Community Workshop #2: Preferred Downtown Framework and Pattern Book:** This workshop will focus on the selection of a preferred framework for the downtown area and a preliminary discussion on the design elements that would be used in the Pattern Book. | Local Government Commission; Opticos; City of Turlock | February - April 2015 |
| **Sub-Task D: Mobile Workshop:** LGC will organize one mobile tour to meet with a nearby community identified as having a successful model downtown development program and approach. LGC will work with the City to put together a Turlock delegation to participate in the tour. The tour will include walking tours of successful projects, candid conversations with public and private sector leaders sharing their stories of success and lessons learned, an assessment of key factors contributing to the success and pitfalls of individual projects, and sharing of monitoring techniques. | Local Government Commission; Opticos; Transportation Planning Firm; Lisa Wise Consulting; City of Turlock | April - May 2015 |
| **Sub-Task E: Community Workshop #3: Implementation Plan:** This workshop will focus on the refined Pattern Book approach as well as a discussion on the implementing policies and programs encouraging downtown infill and revitalization and methodologies for monitoring project progress. The consultant team will work with City staff to begin identifying the public infrastructure improvements needed to support the downtown vision and master plan. | Local Government Commission; Opticos; Transportation Planning Firm; Lisa Wise Consulting; City of Turlock | July - September 2015 |

# WORK PLAN

## STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award

**Grantee:** City of Turlock **Grant Number:** _____

**Jurisdiction:** City of Turlock **Department/Office:** Planning Division

**Project Title:** Patterning the Future of Turlock's Downtown

| High Level Activities/Milestones (with Deliverables and Indicators) | Responsible Parties | Timetable in months (Start year: 2014) |
|---|---|---|
| **TASK 3. REGIONAL EDUCATION AND ENGAGEMENT** | | |
| **Sub-Task A: Regional workshop on innovative development financing for infill projects:** The Project Team will work the City and regional partners (such as the Stanislaus Economic Development and Workforce Alliance, StanCOG, the Stanislaus County Public Health Services Department, the Council of Infill Builders, and others) to organize and conduct a regional workshop on the financing issues associated with mixed use and infill development in the San Joaquin Valley. The intent is to bring local lenders, builders, planners, elected officials, planning commissioners, community leaders and the public from the San Joaquin Valley to a workshop that will discuss the financial barriers to infill development, discuss the population and job trends that support infill and compact development, identify lending practices and mechanisms that are available to finance infill projects, and discuss potential options for developing new financing partnerships to fill gaps in the development "pro forma" for infill projects. | Local Government Commission; Opticos; Lisa Wise Consulting; City of Turlock | July - September 2015 |
| **Sub-Task B: Pattern Book factsheet:** The Project Team will prepare a 4-page color factsheet outlining the general recommendations that emerge from the project and providing guidance on how to use the Pattern Book approach in revitalizing historic districts and promoting infill development. This factsheet will provide guide for communities and investors to leverage historic resources when renovating existing buildings, and demonstrating how infill can revitalize historic business districts and neighborhoods. Turlock's Pattern Book approach will be featured in the factsheet as a case study. The factsheet will be widely distributed utilizing LGC's statewide and national network and will be posted on LGC's, the City's, and the San Joaquin Planners Toolkit websites. | Local Government Commission; Opticos; City of Turlock | September - December 2016 |
| **Sub-Task C: Regional presentation to elected officials:** The Project Team sill provide a presentation to the Stanislaus Mayors Committee to educate them on the approach and recommendations that emerge from this project. The meeting will be open to other elected officials and staff, as well as the press. | Local Government Commission; Opticos; City of Turlock | November - December 2016 |
| **TASK 4. PLAN DEVELOPMENT** | | |
| **Sub-Task A: Develop detailed final plan outline:** The Project Team will develop a detailed outline and style sheet for the Mater Plan Update for City review and consideration. | Local Government Commission; Opticos; Lisa Wise Consulting; City of Turlock | October - December 2015 |
| **Sub-Task B: Administrative Draft Master Plan:** Following the community workshops, the Project Team will develop an Administrative Draft of the Downtown Master Plan for City review. | Local Government Commission; Opticos; Transportation Planning Firm; Lisa Wise Consulting; City of Turlock | September - December 2015 |
| **Sub-Task C: Administrative Draft Pattern Book:** Following the community workshops, the Project Team will develop an Administrative Draft of the Pattern Book for City Review. | Opticos; Lisa Wise Consulting; City of Turlock | November 2015 - February 2016 |
| **Sub-Task D: Administrative Draft Zoning Amendment:** The Project Team will work with the City to identify and prepare draft amendments to the City's zoning ordinance as necessary to implement the Master Plan and Pattern Book. | Opticos; Lisa Wise Consulting; City of Turlock | January - June 2016 |

# WORK PLAN

## STRATEGIC GROWTH COUNCIL/Department of Conservation– Sustainable Communities Planning Grant Award

**Grantee:** City of Turlock **Grant Number:** _____

**Jurisdiction:** City of Turlock **Department/Office:** Planning Division

**Project Title:** Patterning the Future of Turlock's Downtown

| High Level Activities/Milestones (with Deliverables and Indicators) | Responsible Parties | Timetable in months (Start year: 2014) |
|---|---|---|
| **Sub-Task E: Prepare Implementation Plan:** The Project Team will build upon the work completed in the community workshops to develop an implementation strategy for development and public infrastructure improvements. The strategy will identify the goals, policies, actions and priority development areas for the downtown, and will identify funding sources and strategies and implementation timeframes. | Opticos; Lisa Wise Consulting; City of Turlock | January - June 2016 |
| **Sub-Task F: Final Draft Master Plan:** Following the review of the draft Master Plan, the Project Team will prepare the final draft of the Downtown Master Plan. | Local Government Commission; Opticos; Transportation Planning Firm; Lisa Wise Consulting; City of Turlock | January - June 2016 |
| **Sub-Task G: Final Draft Pattern Book:** Following the review of draft Pattern Book and Zoning Amendment , the Project Team will prepare the final draft Downtown Pattern Book and work with the City to finalize draft zoning code amendments to implement the Master Plan and Pattern Book. | Opticos; Transportation Planning Firm; Lisa Wise Consulting; City of Turlock | March - June 2016 |
| **TASK 5. PLAN FINALIZATION** | | |
| **Sub-Task A: CEQA documentation:** The Project Team will assist the City in preparing the Negative Declaration/Mitigated Negative Declaration for the project. | Opticos; Lisa Wise Consulting; City of Turlock | March - June 2016 |
| **Sub-Task A: Planning Commission public hearing:** The Project Team will travel to Turlock to present the Final Draft Master Plan, Pattern Book, and Zoning Amendments to the Planning Commission for review and consideration. | Local Government Commission; Opticos; Transportation Planning Firm; Lisa Wise Consulting; City of Turlock | June - September 2016 |
| **Sub-Task C: City Council public hearing:** The Project Team will travel to Turlock to present the Final Draft Master Plan, Pattern Book, and Zoning Amendments to the Planning Commission for review and consideration. | Local Government Commission; Opticos; City of Turlock | September - December 2016 |
| **Sub-Task D: Indicators monitoring:** The Project Team will review the initial performance indicators submitted with this grant application, will refine the baseline and objectives consistent with this application, and add, as necessary, additional performance indicators and objectives to ensure successful implementation of the Downtown Master Plan. | Opticos; Lisa Wise Consulting; City of Turlock | September - December 2016 |

# INDICATOR WORKSHEET

**Primary Objective #1: Promote Infill and Compact Development**

| INDICATOR MEASURED | DATA SOURCE (Include date compiled) | INDICATOR BASELINE | GRANT TERM MILESTONES (1-3 years) | IMPLEMENTATION MILESTONES (3+ years) | EXPECTED OUTCOME AND/OR CHANGE FROM THE BASELINE |
|---|---|---|---|---|---|
| Increase in the number of residential units in the downtown planning area | Turlock Building Division Tracking Reports; Turlock Housing Element Annual Report | 2008: 1,932 housing units exist in the downtown planning area (Source: Stanislaus County Assessor, property tax roll) | Downtown Master Plan reflecting an increased in the number of units in the downtown planning area | Actual construction of new housing in the downtown planning area | 1,300 additional residential units by 2030 |
| Increase in the square feet of commercial and/or industrial buildings in the downtown planning area | Turlock Building Division Tracking Reports | 2008: 1,687,000 square feet on nonresidential buildings (Source: Stanislaus County Assessor, property tax roll) | Downtown Master Plan reflecting an increase in commercial and industrial square footage | Actual construction of new commercial and industrial space in the downtown planning area | 500,000 square feet of commercial and industrial building space by 2030 |
| Notes: The City of Turlock prepares an annual report on the number of new housing units produced in the City each year. This information is based on project reporting that can be tracked by address and correlated to the downtown planning area. The Building Division tracks the building permits for both residential and non-residential development. This is the primary source used by the Planning Division to prepared the General Plan and Housing Element Annual Report that is submitted to the Office of Planning and Research. | | | | | |

ATTACHMENT 4

# INDICATOR WORKSHEET

**Primary Objective #2: Reduce Automobile Usage and Fuel Consumption**

| INDICATOR MEASURED | DATA SOURCE (include date compiled) | INDICATOR BASELINE | GRANT TERM MILESTONES (1-3 years) | IMPLEMENTATION MILESTONES (3+ years) | EXPECTED OUTCOME AND/OR CHANGE FROM THE BASELINE |
|---|---|---|---|---|---|
| Miles of bicycle lanes (per street side) constructed in the downtown planning area | Turlock Engineering Division | Approximately 1.5 miles of bicycle lanes and 1.25 miles of bike routes exist in the downtown planning area. | Downtown Master Plan and Implementation Strategy reflecting specific bicycle improvements in the downtown planning area | Actual construction of bicycle routes and lanes in the downtown planning area | Construct the bike routes and lanes shown in the General Plan Circulation Element to reduce trip generation rates for residential development by 10% by 2030 |
| Miles of sidewalks constructed and/or rehabilitated in the downtown planning area | Turlock Engineering Division | Not currently available. The City estimates that approximately 60% of the downtown planning area has sidewalks; many are in a state of disrepair. A more detailed inventory will be prepared with the project. | Downtown Master Plan and Implementation Strategy reflecting sidewalk improvements in the downtown planning area | Actual construction or rehabilitation of sidewalks in the downtown planning area | Construct new sidewalks where they don't exist and rehabilitate existing sidewalks, where necessary, throughout the downtown planning area to reduce trip generation rates for residential development by 10% by 2030 |
| Average daily transit boardings and alightings for transit stops in the downtown planning area | Turlock Transit Division | Total transit activity measured as the number of people boarding and alighting at bus stops in the downtown planning area surveyed in February 2013 totaled 69 persons | Downtown plan reflecting compact development to encourage transit use<br>Downtown Plan reflecting changes in transit policy or improvements required to carry out the downtown vision | Actual increases in service frequency and number of routes serving the downtown planning area | Increase daily transit boardings and alightings for transit stops in the downtown planning area by 200% by 2030 |

Notes: The City of Turlock Engineering Division tracks improvement and maintenance projects initiated and completed each year. These projects are included in the Capital Improvement Program and Annual Budget for the City. The Planning Division works with the Engineering Division on the Capital Improvement Program which is required to go before the Planning Commission for a finding of conformity with the General Plan. The Turlock Transit Division conducts annual surveys of transit ridership, evaluating the number of transit boardings and alightings by bus stop. Transit usage is affected by a variety of factors and is not solely influenced by land use patterns. As such, variations in the effectiveness of the transit system may vary substantially from year to year based on those other factors as well as the development pattern achieved in the downtown planning area. Measuring trip generation rates by land use type is very difficult without an expensive home-based travel survey; however, the City conducts annual traffic counts and monitors traffic levels compared with the forecasts in the General Plan.

# INDICATOR WORKSHEET

**Primary Objective #3: Promote Equity**

| INDICATOR MEASURED | DATA SOURCE (Include date compiled) | INDICATOR BASELINE | GRANT TERM MILESTONES (1-3 years) | IMPLEMENTATION MILESTONES (3+ years) | EXPECTED OUTCOME AND/OR CHANGE FROM THE BASELINE |
|---|---|---|---|---|---|
| Number of additional very low, low and moderate income housing units constructed in the downtown planning area | Turlock Building Division Tracking Reports; Turlock Housing Element Annual Report | 2008: 1,932 housing units exist in the downtown planning area; the City will prepare a more detailed inventory of the housing stock in downtown for this study (Source: Stanislaus County Assessor, property tax roll) | Downtown Master Plan reflecting an increased in the number of units in the downtown planning area | Actual construction of affordable housing in the downtown planning area | 500 units of very low, low and moderate income housing in the downtown planning area by 2030 |
| Number of additional emergency homeless shelters beds in the downtown planning area | Turlock Housing Services Program; Turlock Planning Division; Turlock Building Division | 49 shelter beds are currently available during the winter in the downtown planning area | Downtown Master Plan reflecting an increase in commercial and industrial square footage | Actual construction of new emergency homeless shelter beds in the downtown planning area | 100 - 125 emergency homeless shelter beds by 2030 |

Notes: The City of Turlock prepares an annual Housing Element implementation report as required by law. The report includes the number of very low, low and moderate income housing units developed in the City. This data is reported by address making it possible to identify the number of units constructed in the downtown planning area. The City has adopted a SB 2 emergency homeless shelter zone that overlaps the downtown planning area. The City issues an administrative permit for shelters in existing buildings and a minor discretionary permit for new construction. The City monitors implementation of these homeless shelters through its Housing Services Program and through the development permitting process.

## Print Application

**Pin No: 26888 - Patterning the Future of Turlock's Downtown - SUBMITTED**

### Application Overview

**RFP/Survey Title:** Sustainable Communities Planning Grant and Incentives Program (Round 3), SGC

**Submitting Organization:** City of Turlock

**Submitting Organization Division:** Planning Division

**Project Title:** Patterning the Future of Turlock's Downtown

**Project Description:** The City of Turlock proposes to prepare a planning toolkit to facilitate higher density residential and commercial development in its historic downtown consistent with StanCOG's draft Sustainable Communities Strategy. The toolkit will include a master plan to frame the overall vision, a pattern book to guide future private and public investments that preserve its historic character, and an implementation strategy to identify financing mechanisms to implement the plan, including zoning regulations. A market analysis will be conducted to determine the feasibility of various development types and to identify development financing programs that are necessary to overcome barriers to downtown development. Community outreach will be conducted through a series of focus group meetings, three community workshops, and a mobile workshop for key decision-makers. To achieve broader regional participation, two regional workshops are planned on development financing and on the pattern book approach.

APPLICANT DETAILS

**Applicant Organization:** City of Turlock

**Applicant Organization Division:** Planning Division

**Applicant Address:** 156 S Broadway Ste 120 , Turlock , CA - 95380

PROJECT LOCATION

**Latitude :** 37.49 **Longitude:** -120.84

**Watershed:** Bay-Delta

**County:** Stanislaus

**Responsible Regional Water Board:** 5S Central Valley Sacramento Regional Water Board

PROJECT BUDGET

**Funds Requested($):** 489,140.00
**Local Cost Match($):** 0.00
**Total Budget($):** 489,140.00

| Funding Program | Applied | Amount Recommended by State Water Board |
|---|---|---|
| Sustainable Communities Planning Grant and Incentives Program | Yes | $0.00 |

| Project Management Role | First Name | Last Name | Phone | Fax | Email |
|---|---|---|---|---|---|
| **Project Director: Authorized Representative** | Debra | Whitmore | 209-668-5640 | 209-668-5107 | dwhitmore@turlock.ca.us |
| **Project Manager: Day to day contact** | Debra | Whitmore | 209-668-5640 | 209-668-5107 | dwhitmore@turlock.ca.us |

**Applicant Information**

**Name:** City of Turlock
**Division:** Planning Division
**Address:** 156 S Broadway Ste 120 Turlock, CA , 95380
**Federal Tax ID:** 946000445 **DUNS Number:** 0787924

**Person Submitting Information**

**Submitter Name:** Debra Whitmore
**Submitter Phone:** 209-668-5640
**Submitter Fax:** 209-668-5107
**Submitter Email:** dwhitmore@turlock.ca.us

| Legislative Information | Primary | Additional District(s) |
|---|---|---|
| Senate District | 12 | |
| Assembly District | 12 | |
| US Congressional District | 10 | |

| Cooperating Entities | Role | Name | Phone | Email |
|---|---|---|---|---|
| Local Government Commission | Active partner | Laura Podolsky | 916-448-1198 | lpodolsky@lgc.org |

| Pre Submission Attachment Title | Phase | Submission Period | Date & Time |
|---|---|---|---|
| CCROPP Letter of Support | PHASE1 | PRE SUBMISSION | 2/24/2014 8:38:01 AM |
| CSUS Letter of Support | PHASE1 | PRE SUBMISSION | 2/24/2014 8:37:20 AM |
| CalEnviroScreen Printout for Turlock | PHASE1 | PRE SUBMISSION | 2/24/2014 4:43:18 PM |
| Council of Infill Builders Letter of Support | PHASE1 | PRE SUBMISSION | 2/24/2014 4:44:54 PM |
| Local Government Commission Letter of Support | PHASE1 | PRE SUBMISSION | 2/24/2014 8:33:27 AM |
| Mayor Lazar Letter of Support | PHASE1 | PRE SUBMISSION | 2/27/2014 5:29:56 PM |
| Opticos Design Inc Letter of Support | PHASE1 | PRE SUBMISSION | 2/28/2014 1:31:51 PM |

| | | | |
|---|---|---|---|
| Patterning the Future of Turlocks Downtown Proposal Summary | PHASE1 | PRE SUBMISSION | 2/28/2014 1:11:01 AM |
| StanCOG Regional Agency Letter of Support | PHASE1 | PRE SUBMISSION | 2/24/2014 8:32:42 AM |
| Stanislaus County Econ Dev and Workforce Alliance Letter of Support | PHASE1 | PRE SUBMISSION | 2/24/2014 8:36:56 AM |
| Stanislaus County Public Health Services Agency Letter of Support | PHASE1 | PRE SUBMISSION | 2/24/2014 8:40:49 AM |
| Turlock City Council Signed Resolution | PHASE1 | PRE SUBMISSION | 2/27/2014 5:30:54 PM |
| Turlock Downtown Property Owners Letter of Support | PHASE1 | PRE SUBMISSION | 2/24/2014 8:39:26 AM |
| Turlock Initial Budget Proposal | PHASE1 | PRE SUBMISSION | 2/28/2014 1:30:38 PM |
| Turlock Performance Indicators and Progress Monitoring | PHASE1 | PRE SUBMISSION | 2/28/2014 10:20:30 AM |
| Turlock Work Plan | PHASE1 | PRE SUBMISSION | 2/28/2014 1:29:51 PM |

Download all Pre Submission Attachments

Questionnaire - Phase1

## APPLICATION ATTACHMENTS

**The following attachments are required and should be uploaded in the Attachments tab:**

- **Budget**
- **Workplan**
- **Indicators**
- **Signed Resolution from Governing Board**
- **Proposal Summary Statement.**

**In addition, the following attachments may be required depending on the focus area. Please refer to the Guidelines for more information:**

- **Collaboration Requirement Letter(s); and**
- **Environmental Justice Community Documentation through CalEnviroScreen.**

**Note: FAAST will not allow a PIN to be submitted if a required attachment is missing. In order for FAAST to recognize the document uploaded as one of the required ones, please select from the Attachment Category drop-down menu on the Attachments tab.**

## APPLICANT INFORMATION

**The following questions relate to the Applicant Organization(s).**

1 **Have you entered the Authorized Representative's name and contact information in the Project Management tab?**

**This information is REQUIRED.**

Answer: I Yes.

2 **Have you entered the Day to Day Contact's name and information on the Project Management tab? Note: The Day to Day Contact can be the same person as the Authorized Representative.**

**This information is REQUIRED.**

Answer: I Yes.

3 **The following are considered eligible applicants per the California Public Resources Code section 75127.**

**Select one or more Applicant Type(s).**

a. **City**
b. **County**
c. **Metropolitan Planning Organization (MPO)**
d. **Joint Powers Authority (JPA)**
e. **Regional Transportation Planning Agencies (RTPA)**
f. **Councils of Governments (COG)**

Answer: I a. City

## FOCUS AREA

**Please select a focus area from the list below.**

- **Focus Area #1: Innovative Incentives for Sustainable Development Implementation**
- **Focus Area #2: Sustainable Community Planning in Transit Priority Areas**
- **Focus Area #3: Collaborative Commmunity Planning in Preparation for High-Speed Rail (HSR)**

Answer: I Focus Area #1

## PROJECT DURATION

**What is the proposed Project Duration? Please enter the number of months in the field below.**

Answer: 30

## STEP 1: THRESHOLD REQUIREMENTS

**Clearly address all of the following questions relating to Threshold Requirements as described in the Sustainable Communities Planning Grant and Incentives Grant Program Guidelines. Click HERE to view the Sustainable Communities Planning Grant and Incentives Grant Program Guidelines.**

1 **Describe how the work program is consistent with the State's Planning Priorities (Section 65041.1 of the Government Code) including how it accomplishes the following:**

***a. Promotes infill development and equity by rehabilitating, maintaining, and improving existing infrastructure.***

Answer: This proposal will provide a detailed planning framework to promote high rise residential and commercial development in Turlock's existing urban core. Development in the downtown planning area is currently characterized by buildings constructed between 1887 and 1945. No special assessment districts are in place to pay for the ongoing cost of street and sidewalk maintenance, so they have fallen into disrepair. Street trees adorn the historic single-family neighborhoods but are largely absent from most downtown commercial street frontages.

The Downtown master plan and pattern book will establish the policy and implementation framework to attract public and private reinvestment to improve existing buildings, build

new ones and rehabilitate the public infrastructure. One of the challenges of achieving higher density in cities throughout the San Joaquin Valley is overcoming the economic reality of low land values coupled with higher construction costs for high rise development, making development on farmland more profitable and, therefore, more financially attractive to developers. The City will examine those economic barriers from the developer's point of view and identify fiscal mechanisms and incentives to overcome them. The City recently completed master plans for sewer, water and storm drain improvements that will help to support downtown redevelopment. This proposal will estimate the costs for street, sidewalk, bicycle, and landscaping improvements to support redevelopment projects, and identify the funding mechanisms necessary to implement those improvements.

The pattern book will examine how the City can raise its current height limits to allow for higher density development while protecting its historic residential areas. The overall goal is to provide more shopping and job opportunities within close walking distances of both existing and future residential neighborhoods, thus revitalizing the City¿s center.

***b. Protects, preserves, and enhances environmental and agricultural lands, and natural and recreational resources.***

Answer: In adopting its new General Plan in September 2012, the City Council made a conscious decision to reduce the consumption of prime farmland adjacent to the City by increasing infill development compared to the previous general plan. The new General Plan reduced the expansion of the City by more than 1,000 acres by increasing residential densities in the new greenfield master plan areas and redirecting approximately 3,500 residential units into the existing City Limits. To accomplish this, the downtown planning area is expected to see an increase of 1,300 multi-family units and 1,300 jobs over the next 30 years, a roughly 80% increase in housing and 30% increase in jobs over existing conditions. Increasing both residential and employment density within the downtown planning area is an important part of achieving two General Plan themes: 1) to maintain Turlock as a freestanding city surrounded by productive farmland; and 2) to maintain a good jobs/housing balance by attracting new businesses.

This proposal is intended to lay the groundwork to facilitate the development of new housing and job opportunities in Turlock's downtown area. This proposal differs from other specific plans in that it will tackle the tough question of how to make downtown development projects actually happen. An economic analysis of the market conditions for both residential and commercial high rise development will be conducted and specific funding strategies developed to attract private investment to the area. Because the City adopted a policy that requires that at least 70% of the building permits within the existing master plan areas must be issued before the City will consider annexing new territory, achieving more infill development will reduce pressures to expand the City¿s boundaries onto prime farmland.

***c. Encourages location and resource efficient development.***

Answer: The City's downtown area houses approximately 4,800 people and provides jobs for almost 4,200 people. The General Plan calls for the area to grow by about 3,300 residents and 1,300 jobs over the next 30 years. The area is characterized by a mix of good quality residential and commercial development, and transitioning highway-oriented development and vacant lots that provide excellent opportunities for redevelopment. Homes within the existing single family neighborhoods are a combination of California bungalow and minimal

traditional styles that provide good quality housing at very affordable prices to the City's residents. The existing retail centers along Main Street, Lander and Olive, provide business and job opportunities are important to the City¿s economy. Preservation of these historic neighborhoods is a priority for the City; however, the City would also like to see redevelopment and intensification of the properties that are in transition or are vacant.

The master plan and pattern book will promote development and redevelopment of these properties in a manner that will not only complement, but positively impact, the existing residential neighborhoods and retail center. The pattern book templates will be developed block-by-block to guide future building development so that it complements adjacent existing development and protects the values and conditions that make those neighborhoods special. The infrastructure master plan and financing plan will help to improve the public roads, sidewalks, landscaping and lighting that will benefit existing homes and businesses, as well as the new ones. The City has completed water, sewer and storm drain master plans to fund the underground improvements that will be necessary to allow the downtown to grow. This proposal will identify the above ground improvements, primarily aimed at rehabilitation of the existing infrastructure, to make the downtown area more aesthetically attractive and safer for walking and biking.

2 **Describe how the work program will reduce, on as permanent a basis as is feasible, greenhouse gas emissions consistent with California's Global Warming Solutions Act of 2006 and any applicable regional plan?**

**These responses will be the basis for awarding up to 15 points for "substantial reduction in greenhouse gas emissions." (see Section VI, Scoring Criteria in the Guidelines)**

***a. How will the proposed work reduce greenhouse gas emissions to further the goals of Assembly Bill (AB) 32?***

Answer: By promoting infill development at higher densities and promoting job growth within close proximity of housing and transit, the proposal will reduce greenhouse gases by reducing trip-making and overall vehicle miles of travel. The downtown planning area has been identified as the Pedestrian Priority Area in Turlock's General Plan. The City has established reduced transportation impact fees within this area due to the availability of transit and the close proximity of residential, commercial and adjacent industrial job centers. If achieved, the downtown master plan will increase housing and job opportunities that will allow people to walk and bike to work, rather than using a car. This, in turn, will reduce greenhouse gas emissions.

Intensification of the Turlock's downtown is part of an overall strategy in the City's General Plan that is designed to achieve the regional greenhouse emission reduction targets established for the Stanislaus region as part of the AB 32 Scoping Plan - 5% reduction by 2020 and 10% reduction by 2035. Turlock¿s downtown serves as the transit center for the City and has been identified as a regional rail station by the San Joaquin Regional Rail Commission. The preferred land use strategy proposed in StanCOG's draft Sustainable Communities Strategy recommends that the City of Turlock implement increased residential and employment density in the downtown and near the future, planned regional rail station to reduce the number and length of vehicle trips thereby reducing greenhouse gas emissions.

This proposal is critical to achieving these objectives. Not only will the plan lay out a

master plan to guide future development of the downtown but it will tackle one of the toughest questions about how communities can make downtown development attractive to developers. The market analysis and financing strategies will look at specific types of development opportunities in Turlock's downtown to overcome barriers to infill growth.

***b. Provide estimated new/additional greenhouse gas emission reductions for the proposed work, including the basis for these estimates and the methods used to measure the estimated reductions. How significant are the resulting greenhouse gas reductions in relation to the emissions within the applicant's jurisdiction, particularly relative to the size, scope, and cost of the work program? In relation to the emissions statewide?***

Answer: One of the primary goals of this proposal is to increase future housing from low-rise (2-3 story) to mid-rise (5-6 story) apartments. Using CalEEMod, transitioning from Low-Rise Apartments to Mid-Rise Apartments will reduce CO2e emissions by approximately 120 metric tons per year. This analysis was performed as a standalone calculation utilizing the default values in CalEEMod and does not consider the beneficial impacts that other master plan policy and program changes could generate or the benefits associated with increasing economic activity in the downtown.

To meet the vehicle-related greenhouse gas emissions identified in SB 375, the City would need to reduce per capita vehicles emissions from 3.71 metric tons per year (2008 estimated emissions) to 3.47 tons per year in 2030. The reductions from are part of the City's overall strategy to meet SB 375 greenhouse gas emission reduction targets from vehicle emissions as identified in the City's General Plan. This proposal, along with all of the other vehicle-related strategies identified in Turlock's General Plan, are projected to reduce vehicle emissions per capita to 2.37 metric tons per year.

While these emission reductions play a critical role in achieving greenhouse gas emission reductions for Turlock, the City has included tasks to promote the use of pattern book approach and disseminate the results of the economic feasibility analysis to help other smaller cities comply with SB 375's new sustainability requirements. The City will hold two regional workshops to discuss financing methods and the proposal's results with planners, financial institutions, developers, business groups, and elected officials. Factsheets will also be prepared summarizing the key findings of this effort that can be made available throughout the Valley and statewide. The City will post all products and factsheets on the San Joaquin Valley Blueprint Planners Toolkit.

***c. Cite any applicable regional plan(s).***

Answer: The draft Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) are not yet publicly available; however, the City of Turlock was represented on the Sustainable Communities Strategy Steering Committee and worked closely with StanCOG is developing the land use alternatives and the ultimate preferred land use plan selected by the StanCOG Policy Board.

One of the primary goals of StanCOG's RTP and SCS is:

SUSTAINABLE DEVELOPMENT PATTERN: Provide a mix of land uses and compact development patterns; and direct development towards existing infrastructure, which will preserve agricultural land, open space and natural resources.

The StanCOG Policy Board selected Scenario 3, Moderate Change, as the land use alternative for its Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). This scenario received the highest level of public support during the public outreach meetings. The development patterns proposed in this alternative occur as infill development within downtowns and mixed-use neighborhoods, and places greater emphasis on growth in downtowns and mixed-use centers. In turn, limited expansion of existing city boundaries would occur thereby reducing the consumption of natural resources and prime farmland. Development is expected to occur at the upper end of allowed general plan densities in a greater percentage of multi-family, mixed use housing, and duplex/townhomes. Services, employment and housing are located within close proximity to each other. While all of the alternatives evaluated by StanCOG were expected to meet the greenhouse gas emission reduction goals of the AB 32 Scoping Plan, Scenario 3 reduced CO2 by approximately 54 tons per day over the historical trend.

***d. Describe how the work program will be consistent with the greenhouse gas emission reduction strategies in the applicable regional plan(s).***

Answer: This proposal will allow the City of Turlock to carry out its vision for the downtown that plays a key role in achieving the regional vision of a development pattern that is more compact, emphasizes infill over sprawl, concentrates development within existing urban centers, and reduces the conversion of prime farmland to urban use. The proposal will improve the existing housing stock and roadway infrastructure in downtown Turlock by rehabilitating and improving streets, bicycle facilities, transit facilities, sidewalks, landscaping and public utilities to enhance the attractiveness of Turlock's existing city center and support future development. The pattern book will promote the integration of urban landscapes into new development projects that help create urban carbon sinks that remove carbon from the atmosphere via storage in biomass and the release of oxygen.

Through implementation of the proposed master plan, the City of Turlock would develop housing and jobs within close proximity to each other and to existing and future bus and rail transit facilities. The preferred strategy in the draft SCS strives to achieve a higher percentage of housing with ½ mile of transit service and reduce biking and walking trip lengths. This proposal will create a mix of land uses and compact development patterns in the downtown area that will promote walking, bicycling, and transit use as the preferred modes of transportation over the automobile and help to reduce trip lengths. The retail core will be located within only a few blocks from existing and future housing- an easy walking distance even for seniors and children. Job and business opportunities will be located within a few blocks of housing, allowing business owners and employees to walk or ride a bike to work. Employees and residents will be able to take advantage of a future regional rail service along with private long-haul, countywide and local bus services, all within close proximity to where they live and work.

3 **Connect state policies or programs, regional planning, and local plans through coordination and collaboration.**

***a. If the primary applicant is a city or county, how does the work program support the region's goals and planning documents and align with or complement any approved, adopted, or proposed Regional Transportation Plan/Sustainable Communities Strategy? A letter from the regional agency concurring with this explanation is required.***

Answer: This proposal implements the policies and programs that are necessary to make future development more sustainable, thus implementing StanCOG's Regional Transportation

Plan (RTP) and Sustainable Communities Strategy (SCS). StanCOG encourages cities to promote higher density development rather than to continue the pattern of low density, spread out development. The preferred strategy in the draft SCS recommends that Turlock promote development at the highest end of the density ranges in its General Plan and seeks to increase the amount of multi-family residential from its historic levels at 14% of the housing inventory to 35%. This proposal strives to achieve that goal through the adoption a new master plan, zoning regulations, and implementation strategy that will transform the City's current low density residential and employment center in the downtown to a higher density and more compact pattern of development. The plan will strive to achieve densities of 40 units to the acre that support the construction of multi-family projects as both standalone and mixed use projects.

StanCOG's draft SCS supports the development of housing types in Turlock's downtown that meet the needs of lower income families and seniors, that are located within ½ mile of bus and rail transit services. This proposal will facilitate the development of more affordable, multi-family housing in the downtown that is served by all of the City's transit line (BLST), the countywide transit agency (StaRT), the Greyhound station, and eventually regional rail service.

StanCOG has expressed particular support for the portion of the proposal that will investigate ways to overcome the barriers to downtown development of this type. Similar concerns about the barriers to downtown development have been expressed by other Stanislaus jurisdictions. This proposal also promotes the rehabilitation and improvements of existing roads and sidewalks to achieve the system preservation goal of the SCS.

***b. If the primary applicant is a regional agency, what local action or implementation can be reasonably expected to follow from this work program? How will the applicant work with cities and counties or other organizations to ensure local support for the work program? A letter from the implementing local agency concurring that it has the capacity and intent to realize the resulting plan is required.***

Answer: Not applicable; applicant is a local agency.

4 **Describe how the proposal uses State of California best practices for climate change vulnerability assessment, resilence planning, and adaptation to the effects of climate change on the proposed project.** ***(see Appendix M, Climate Adaption Resources for Local Governments)***

***a. Identify the potential climate change impacts to the population or natural systems most vulnerable to those impacts within the planning area.***

Answer: Climate Change is a global phenomenon that has the potential for severe local impacts to natural, economic and social systems in Turlock and the greater San Joaquin Valley. Specific vulnerabilities facing the community of Turlock are: reduced precipitation; reduced agricultural productivity and related employment; reduced water supply and lower groundwater recharge rate; increase in severe heat days that cause illness and/or death; further declines in air quality; and hotter, drier, and longer summers. With roughly 20% of the employees working in the agricultural sector, any adverse effect to agriculture will undeniably impact Turlock's economy.

The Stanislaus region is acutely aware of the effects that reduced precipitation has on agriculture, groundwater recharge, air quality, and the overall quality of life. Along with the rest of California, we are experiencing one of the worst droughts in our history. With

regular news reports of reduced surface and water project allocations, wells going dry, and reservoirs at their lowest levels in decades, the region has established a countywide water advisory committee to identify ways to cope with this year's anticipated water shortages and the explosion of well drilling permits that are being requested as farmers look for a reliable source of water for permanent tree crops. Conserving water is essential to maintaining a viable local economy as so many jobs are directly related to agriculture.

In addition, Turlock recognizes that the elderly, youth, and low-income residents are particularly vulnerable to increased summer temperatures and longer, more severe heat waves. The number of people over the age of 65 living in Turlock is projected more than double over the next 20 years and roughly 1 out of 6 residents in Turlock live below the official poverty line. These groups are generally more susceptible to damaging health effects associated with increased air pollution and greenhouse gas emissions.

***b. How does the proposed work use best practices to address adaptation to these impacts?***

Answer: One key strategy in preparing for changes to our local and regional climate is to facilitate higher density, more compact development that requires less land, energy, and water while also placing people closer to daily destinations, such as work, school, and public services. This proposal will allow Turlock to accommodate future growth without jeopardizing natural and agricultural areas that provide vital eco-system services (i.e., ground water recharge and habitat for wildlife).

A more compact community form is a key long range water conservation strategy because it will help reduce a household's landscaped area and thus water use. The City of Turlock relies exclusively on groundwater sources for its potable water supply (although the City is working with the Turlock Irrigation District to develop a future surface water source). To reduce its impact on the groundwater basin, the City has aggressively pursued water conservation including the implementation of water metering and consumption-based pricing earlier than required by State Law. The City enforces the State Water Efficient Landscaping Ordinance for new development and encourages the use of xeriscape landscaping, and will be adopting a low impact development standard over the next year. Reduced landscaping and setback requirements will be incorporated to reduce water use while emphasizing the development of tree canopies to reduce evaporation and frequency of watering.

This proposal will help facilitate high-quality, affordable, walkable and complete communities where residents of all ages and incomes have convenient access to services they rely on (i.e., health providers, cooling centers) as well as diverse housing choices that match their income level and lifestyle preferences. The City will establish a master plan and zoning code that will deploy state-of-the art planning techniques (e.g., the pattern book) to ensure that future development projects are consistent with the master plan.

5 **Include a minimum ten percent (10%) local match. At least five percent (5%) of the requested grant amount must be a cash match, the balance may be in kind.**

**This requirement is waived for a proposal that qualifies for the Environmental Justice set aside. (For more information about the Environmental Justice set aside, please see pages 5-6 in the Guidelines).**

**Enter percent match below.**

Answer: 0

***a. In your Initial Budget Proposal (see Appendix E, Sample Initial Budget Proposal), identify funding sources and the amount already committed to the proposed work and expected timing of funds. Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials, technical expertise, etc.***

Answer: The City of Turlock is proposing that 100% of the funding for this project come from the Sustainable Communities Planning Grant. The City qualified for the waiver as it ranks among the highest 5% in the State according to the CalEnviroScreen tool. The City continues to be faced with financial challenges in the upcoming budget cycles. The grant will provide an important source of revenue to hire the consultants and maintain the planning division staffing levels during these difficult financial times.

The City intends reach out to community groups, the California State University, Stanislaus, the Stanislaus Economic Development and Workforce Alliance, the Turlock Chamber of Commerce, the Turlock Downtown Property Owners Association, the Turlock Community Collaborative, and other local organizations to participate in this proposal through outreach and active engagement. These groups will be asked to participate in the community workshops, the regional workshops, and educational sessions.

The City has collaborated with these groups on many similar efforts. Students from CSU Stanislaus have actively participated in studying conditions in the downtown historic retail core, evaluating the need for future bicycle facilities in the General Plan, and providing GIS data for transportation and economic development planning. The City regularly collaborates with the Stanislaus Alliance in designing economic incentive programs and reviewing business plans throughout the City. The City hosts meeting of the Turlock Community Collaborative that brings nonprofit organizations together to provide social services and housing to needy populations. The downtown area brings all of these groups together to address a variety of needs in the community and has been the objective a many collaborative efforts over the years. The City will harness these relationships as part of this proposal to expand on the resources funded under the grant.

**ENVIRONMENTAL JUSTICE SET ASIDE**

**If applying for the Environmental Justice set aside, provide the following documentation and responses to the following criteria:**

***a. Proposed plan area must include all or part of at least one community that receives a score in the top ten percent (10%) of statewide scores using the latest published version of Cal/EPA's CalEnviroScreen tool as of the release date of this grant solicitation.***

1. **Create a PDF "printout from the line CalEnviroScreen map viewer that displays the proposed plan area and upload the "printout" on the Attachments tab in FAAST.**
2. **Explain what part of the proposed plan area overlaps with the high scoring communities indicated on the map.**

Answer: Turlock's downtown encompasses twelve square blocks and is bounded by Canal Drive on the north, D Street on the south, Laurel Street on the west and Minaret Avenue on the east. The downtown planning area entirely within a census tract that is ranked among the

highest 5% of Statewide scores according to the CalEnviroScreen tool, as depicted in the map uploaded with the application. The census tract encompasses both urban and rural land uses within the City and immediately outside the City. The populations located within the downtown planning area share similar socioeconomic and demographic characteristics of the urban portion of the census tract. While the housing within this area is generally of good quality, the homes are older and in need of repair. The area has been targeted of home rehabilitation programs by the City's Housing Services Program for rehabilitation. Due to the existence of public service organizations and agencies, the homeless population is very visible in the downtown planning area. In addition, the area houses the City's only day services program for the homeless, currently located in the City's former youth center, and emergency shelters for men, women and children organized by downtown churches and the We Care program. Efforts are underway to develop a full service emergency homeless shelter in the downtown area that will provide both day and evening services for the homeless.

There are five currently active cleanup sites, largely related to the older cleaners that have historically operated in the downtown area. Perchloroethylene (PCE) was documented in the sand and grease trap of the laundry area of the cleaners. Four of the sites are under evaluation. The City operates a monitoring well as part of this investigation. The fifth site is located at the site of a former manufactured gas plant (MBP) which found the site contaminated with MGP chemicals (PAHs, TPH, VOCs, cyanide, heavy metals). Voluntary cleanup efforts are currently underway.

***b. Proposal must specifically target, and directly benefit, those vulnerable communities identified in (a), demonstrating how the proposed work addresses the needs of the most vulnerable residents in the community. (Your community's relative ranking on the Population Characteristic indicators used in the latest version of CalEnviroScreen can be referenced, as well as other applicant-defined, meaningful characteristics.)***

1. **Describe the challenges faced by the Enviromental Justice Community that this proposal seeks to serve.**
2. **How will the proposed work directly benefit the most vulnerable residents in the community? How have they been, and will be, engaged in the development of the proposal and the execution of the proposed work? If funds for community engagement are not included in the budget, please explain why they are not needed for the proposed work.**

Answer: Housing affordability, unemployment, low-wage jobs, poverty, exposure to air pollutants, pesticides and greenhouse gas emissions are the major challenges faced by people living and working in Turlock's downtown planning area. Downtown residents are more dependent on others for transportation, both public and private. Until recently, the historic retail core running along Main Street experienced high vacancy rates- roughly 30% of the available spaces.

Improving the aging infrastructure, attracting high quality jobs, developing affordable mixed -use housing, improving access to jobs, and reducing air pollution will improve the quality of life and health of living and working in downtown Turlock. This proposal will create a strategy that will make improvements in each of these areas. The implementation strategy will identify the public infrastructure projects and funding strategy to improve the aging infrastructure, establish the zoning and financing strategies to redevelop properties for new businesses and housing, facilitate and expedite the construction of more affordable multi-

family housing and improve access to jobs access by locating housing near mass transit services.

To ensure that people living and working in the downtown planning area play an active role in the preparation of the three major components of this proposal, a series of public engagement opportunities have been included in the work plan. These workshops will be designed to maximize individual and group participation in the decision-making process. Three-dimensional modeling and other visualization techniques will be utilized to translate complex planning concepts into more easily understood pictures and graphics. The budget includes funding for transportation, child care and translation services to facilitate involvement by the most disadvantaged members of the downtown community.

***c. Proposals that apply for the Environmental Justice set-aside must select "Promote Equity" as one of its three Primary Objectives (See Step 2, Question #2). Is "Promote Equity" one of the three Primary Objectives?***

**For more information about CalEnviroScreen and it's methodology, see http://oehha.ca.gov/ej/ces11.html.**

**NOTE: If a proposal applies for the Environmental Justice set aside but is deemed by the grant review committee to not meet the requirements of the set aside, the proposal will be considered in the primary funding pool if and only if it meets all the Threshold Requirements, including the local match requirement.**

**Does this project promote equity?**

Answer: I Yes.

## STEP 2 - PROGRAM GOALS, OBJECTIVES, AND FOCUS AREA *(Up to 60 Points)*

**Clearly address all of the following questions.**

1 **Potential for substantial reduction in greenhouse gas emissions relative to the size and scope of the proposed work. (15 POINTS)**

***a. Points for this program goal will be based on the response to the evaluation questions for Threshold Requirement #2. Applicants may cut and paste the same answer.***

Answer: One of the primary goals of this proposal is to increase future housing from low-rise (2-3 story) to mid-rise (5-6 story) apartments. Using the CalEEMod, transitioning from Low-Rise Apartments to Mid-Rise Apartments will reduce CO2e emissions by approximately 120 metric tons per year. This analysis was performed as a standalone calculation utilizing the default values in CalEEMod and does not consider the beneficial impacts that other master plan policy and program changes could generate or the benefits associated with increasing economic activity in the downtown.

To meet the vehicle-related greenhouse gas emissions identified in SB 375, the City would need to reduce per capita vehicles emissions from 3.71 metric tons per year (2008 estimated emissions) to 3.47 tons per year in 2030. The reductions from are part of the City's overall strategy to meet SB 375 greenhouse gas emission reduction targets from vehicle emissions as identified in the City's General Plan. This proposal, along with all of

the other vehicle-related strategies identified in Turlock's General Plan, are projected to reduce vehicle emissions per capita to 2.37 metric tons per year.

While these emission reductions play a critical role in achieving greenhouse gas emission reductions for Turlock, the City has included tasks to promote the use of pattern book approach and disseminate the results of the economic feasibility analysis for development types to help other smaller cities comply with SB 375's new sustainability requirements. The City will hold two regional workshops to discuss financing methods and the proposal's results with planners, financial institutions, developers, business groups, and elected officials. Factsheets will also be prepared summarizing the key findings of this effort that can be made available throughout the Valley and statewide. The City will post all products and factsheets on the San Joaquin Valley Blueprint Planners Toolkit.

2 **Extent to which the proposed work achieves Primary Objectives. (15 POINTS)**

**Identify no more than three of the twelve Program Objectives (see Section I) that are the proposal's Primary Objectives and address each Objective with equal emphasis. If applying for the Environmental Justice set aside, applicants must select "Promote equity" as one of the Primary Objectives.**

**For each of the proposal's Primary Objectives, answer the following questions.**

***a. How will the proposed work achieve the objective?***

***b. What strategies will be used to ensure that the proposed work meets the objectives?***

Answer: Promote Infill and Compact Development: This proposal will provide a detailed planning framework to promote high rise residential and commercial development in Turlock's existing urban core. The pattern book will examine how the City can raise its current height limits to create a more compact development pattern while protecting the City's historic residential areas. A market analysis will be performed for preferred development types to identify specific financing and funding strategies to make downtown development projects more feasible for the private developer. The master plan and pattern book will be integrated into a zoning code update that will be used to ensure that development projects are consistent with this objective.

Reduce Automobile Usage and Fuel Consumption: The downtown planning area lies within the Pedestrian Priority Area (PPA) identified in the General Plan. Trip rates in the PPA are projected to be 10% lower than the rest of the City due to the combination of alternative transportation options, higher density design, and the close proximity of jobs and housing, thus reducing fuel consumption. This proposal will identify the public improvements required to support more biking, walking and transit use. The City will utilize the implementation strategy along with a new Active Transportation Plan that it is funding locally, to prioritize bicycle and pedestrian improvements in the downtown.

Promote Equity: This proposal will result in the construction of more affordable, multi-family housing and increase the availability of jobs within close walking and biking distance of the existing homes in the downtown planning area. Improvements in the existing streets, added bicycling facilities, and improved sidewalks, will facilitate walking, biking and transit use. The proposal includes an aggressive outreach program that will target the disadvantaged members of the community, involving them in the preparation of the plan's implementation strategy.

3 **Extent to which the proposed work achieves additional co-benefits and identifies potential unintended impacts resulting from the plan. (8 POINTS)**

**Identify an additional subset of the twelve Project Objectives (see Section I) that are co-benefits of the proposal. These are important positive outcomes that will result from the proposed program of work, but that are neither the primary rationale for the proposal nor the primary measure of the proposal's success. For the set of co-benefits, answer the following questions:**

***a. How will the proposed work program achieve these co-benefits?***

***b. What strategies will be used to maximize these co-benefits?***

**For any Program Objectives that are neither identified as Primary Objectives nor co-benefits, describe potential unintended impacts the proposed work will have on those objectives, and how they will be anticipated, addressed, and minimized.**

Answer: Improve Infrastructure Systems: This objective is met by the proposal's implementation strategy that will identify the public infrastructure improvements needed in the downtown area.

Improve Air Quality and Promote Public Health: Increasing walking, bicycling, and transit use by improving the bike and pedestrian infrastructure, and creating a mixed use, compact development pattern, will improve air quality by reducing vehicle-related emissions and will improve public health by promoting exercise and improving air quality.

Increase Housing Affordability and Revitalize Urban and Community Centers: Increasing the amount of affordable housing through the construction of multi-family housing in the downtown will increase housing affordability and revitalize the Turlock's urban and community center, namely the downtown.

Improve Water Quality and Promote Water Conservation: Improving the roadways and associated storm water systems, and reducing the amount of groundwater used by reducing landscaping in a more compact development pattern will improve water quality and promote water conservation. The City recently completed sewer and storm water master to support development of the downtown.

Promote Energy Efficiency and Conservation: The National Academy of Sciences projects that compact development could reduce energy consumption by as much as 11% by 2050 by reducing vehicle trips and vehicle miles of travel. In addition, new development that occurs through implementation of the plan will be subject to the California Green Building Code and Title 24's Building Energy Efficiency Standards.

Protect Natural Resources and Agricultural Lands: Accommodating population and employment growth through infill development in downtown slows the outward expansion of the City onto prime farm land.

Strengthen the Economy: Locating housing within close proximity to the downtown retail and job center will support local business development and expansion.

4 **Extent to which work program achieves the intent of the applicable Focus Area. (12 POINTS)**

***a. Review the "intent" of the applicable Focus Area as described in Section III of this document. How does the proposed work program achieve this intent?***

Answer: The City is applying for funds under Focus Area #1: Innovative Incentives for Sustainable Development Implementation. This proposal will add several new tools to the sustainability toolbox and help Turlock implement the recommendation in the StanCOG's draft Sustainable Communities Strategy.

First, the proposal includes the development of a pattern book that will graphically show how the City can design its downtown to accommodate high quality mixed use and high rise residential development within its existing downtown while protecting existing affordable housing stock in its historic residential neighborhoods. The consultant team will prepare a 3-D model of Turlock's downtown for the community workshop that will help the community visualize what the Turlock downtown is today and what it could be in the future. Then, the team will identify specific corridors and city blocks that are currently in transition or are vacant that can be targeted for new development and then design zoning standards and architectural guidelines that can be applied to new development to achieve the vision and goals of the downtown created in the proposed master plan.

Second, the proposal includes a market analysis of the potential downtown development and will examine the financing structure for specific development types that would be attracted to Turlock's downtown. The implementation strategy will identify existing and new financing mechanisms that are required to implement these development types in the City of Turlock. The team envisions identifying strategies that will be transferable to other communities as well as identify strategies that will be needed Statewide.

Third, the proposal goes beyond the City's typical outreach strategy by including travel and child care support for disadvantage people living in the area and regional educational workshops that will educated other communities and elected officials on what Turlock is accomplishing with the grant.

5 **Extent to which proposal includes clear, reportable measures of progress toward achievement of Primary Objectives and the intent of the applicable Focus Area. (10 POINTS)**

***a. For each Primary Objective, how will the applicant measure progress toward achieving that objective?***

Answer: Promote Infill and Compact Development: The 2012 General Plan anticipates the construction of an additional 1,300 residential units and 524,000 square feet of commercial and industrial space by 2030 in downtown. The City tracks building activity through its Building Division to measure the actual construction of residential units and nonresidential space, and tracks this by address so that it can be correlated to the downtown planning area. Residential information is reported to the State in its General Plan Annual Report.

Reduce Automobile Usage and Fuel Consumption: The 2012 General Plan projects a 10% reduction in vehicle trips by 2030 through the implementation of bicycle and pedestrian improvement projects and the implementation of improved transit in the downtown planning area. The City implements bicycle and sidewalk capital and maintenance projects through its annual Capital Improvement Program. The City monitors transit performance by conducting transit surveys and counts. The measures collected annually by the City are the boardings and alightings from bus stops throughout the City. These data would allow

the City to calculate the average daily transit use from the downtown planning area.

Promote Equity: The City annually reports on the production of very low, low and moderate income housing production through the General Plan and Housing Element Annual Report to OPR. The City collects the base data through its Building Division. The Housing Services Program tracks the development of income-restricted housing in the City and can identify new housing development by address. Based on the projected housing to be developed in the downtown planning area, the City's goal is to develop approximately 500 affordable residential units in the downtown area. The City also tracks the development of emergency homeless shelters beds through its SB 2 planning permit. The current goal is to develop between 100 and 125 shelter beds to serve the City's needs.

***b. What reliable and consistent quantifiable or qualitative data and information, and standardized methods are incorporated into the measurements identified? Describe the methods, data, relevant facts and evidence used.***

Answer: The City prepares a wide range of reports on an annual basis to demonstrate progress implementing its General Plan to the Office of Planning and Research. Development activity is tracked through the Building Division using a computerized tracking system that tracks development by category - residential versus nonresidential. Capital and maintenance projects are tracked through the annual Capital Improvement Program. The Planning Divisions tracks various types of projects, like homeless shelter facilities, through its entitlement permits. The Housing Program Services Division tracks the development of affordable housing for both State and federal reporting purposes.

The City is proposing to use these data as performance indicators of its progress toward increasing infill and compact development, reducing automobile usage and promoting equity within the City. Residential and non-residential development activity within the downtown planning area can be readily tracked through the building permit reports prepared by the City. The City is required by State Law to track the development of housing by income category within the City and reports this information by address so that it can be easily correlated to the downtown planning area. For homeless shelters, the City has established an annual public reporting process to determine whether the current limit on the number of shelter beds should be increased. This is an open, public process that is conducted each year in conjunction with the development of the HUD Annual Action Plan prepared by the City's Housing Services Program.

Automobile usage is difficult to track on a small area basis, however the City can indirectly measure reductions in auto usage by tracking the development of alternative mode facilities such as bike routes and lanes, and through surveys of transit use. These statistics are relatively easy to collect and are regularly reported by the City for a variety of purposes.

***c. How will these measurements be used to track the progress of the proposed work program, integrate meaning and values to the process, and generate action toward the project's goals?***

Answer: The three Primary Objectives identified in this grant- infill development, reduced auto usage and equity- are derived from the goals and objectives in Turlock's adopted General Plan, adopted in September 2012. Because the Primary Objectives reflect the community values that are reflected in the City's General Plan, the City is committed to achieving

these goals over the next 20 years (i.e., the 2030 planning horizon for the General Plan). The City is also committed to using these indicators to assess its progress in implementing the General Plan.

The City has established a General Plan and Housing Element Annual Report that is not only reported to the State but is made available on the City's Planning website for review by the public throughout the year. The statistics that are presented in the performance indicator worksheets are the same indicators collected and reported in this annual report. The City Council made this report available throughout the year so that the public can monitor the City's progress and use the information to influence Council decisions on an ongoing basis. The City will use this information to evaluate the effectiveness of its program, including the proposed downtown master plan, and determine whether modifications are required to achieve the General Plan goals.

Capital improvements and improvements in the transit system are measured annually by the City's Engineering Division. The Capital Improvement Program is another public document that is made available to the public to demonstrate conformance with the General Plan and with the primary objectives of this grant. Improvements for all modes of travel are reported through this process. The City is in the process of developing an Active Transportation Plan for bicycle and pedestrian projects, policies and education programs that will dovetail with this effort.

## STEP 3 - PRIORITY CONSIDERATIONS *(Up to 20 Points)*

**Address the following points, if applicable to the proposal.**

1 **Does the proposal add or enhance elements of a regional plan that are not funded by federal dollars? (5 POINTS)**

Answer: I Yes.

***a. Is the proposed work funded with federal dollars?***

Answer: I No.

***b. Cite the applicable regional plan and describe the elements of the plan the proposed work will be implementing.***

Answer: The proposal will be instrumental in achieving the goals and objectives in the Sustainable Communities Strategy that is being drafted by the StanCOG. One of the primary goals of StanCOG's RTP and SCS is:

SUSTAINABLE DEVELOPMENT PATTERN: Provide a mix of land uses and compact development patterns; and direct development towards existing infrastructure, which will preserve agricultural land, open space and natural resources.

Limiting the outward expansion of the City's boundaries would reduce the consumption of natural resources and prime farmland. Development is expected to occur at the upper end of allowed general plan densities in a greater percentage of multi-family, mixed use housing, and duplex/townhomes. Services, employment and housing would be located within close proximity to each other. While all of the alternatives evaluated by StanCOG are expected to meet the greenhouse gas emission reduction goals of the AB 32 Scoping Plan, Scenario 3 reduces $CO_2$ by approximately 54 tons per day over the historical trend.

This proposal implements the policies and programs that are necessary to make future development more sustainable, thus implementing StanCOG's SCS. The proposed master plan will strive to achieve more compact infill development at densities of 40 units to the acre and support the construction of multi-family projects as both standalone high rise and mixed use projects. This will help reduce the outward growth of the City onto prime farmland and improve the jobs/housing relationship with the City's urban center. This proposal will facilitate the development of more affordable, multi-family housing within close proximity to the City's transit line, the countywide transit agency (StaRT), the Greyhound station, and eventually regional rail service.

2 **Does the proposal demonstrate ongoing collaboration with various levels of government (including federal, state, regional, local and school and special districts), internal coordination among applicant departments, and collaboration with diverse external stakeholder groups such as businesses, NGOs, and community members? (5 POINTS)**

Answer: I Yes.

***a. What innovative partnerships have been established in the proposed work, and how will those partners contribute to and support the proposed work? Partners may include organizations such as local governments, regional agencies, state agencies, federal agencies, tribal governments, special districts, education institutions, nonprofits, and private stakeholders.***

Answer: Initiated in response to requests from the Downtown Property Owners Association, Chamber of Commerce and Development Collaborative Advisory Committee, this proposal is intended to position Turlock's downtown for future growth and development. The partnership between the Local Government Commission and the City of Turlock was established through the City's ongoing participation in the Smart Valley Places federal Sustainable Communities Planning Grant. In the summer of 2013, LGC approached City staff with the idea of utilizing private grant funds to conduct a Downtown Community Visioning Workshop with the Planning Commission in November 2013. More than 40 members of the public attended the workshop and presentation was very well received. LGC and Opticos met with members of the Planning Commission, the Downtown Property Owners to prepare for the workshop, and presented their findings to the City Council.

Focus groups, community workshops and mobile workshops are included in the proposal to involve StanCOG, local elected officials, the Chamber of Commerce, the Stanislaus Workforce Alliance, the Turlock Development Collaborative Advisory Committee members, the Turlock Downtown Property Owners Association, community organizations, housing advocacy groups, the Turlock Unified School District, the California State University Stanislaus (CSUS) staff and students, and private citizens in this proposal.

The City will work with CSUS to identify student work projects to augment the grant-funded work identified in this proposal. The City will collaborate with the Stanislaus Workforce Alliance and local financial institutions to conduct the regional workshop on financial barriers to mixed use and high rise development in Turlock's downtown. A second workshop will present the findings of this planning effort to local elected officials to educate them on the planning products and development financing techniques that can be used to encourage infill and compact development.

***b. Of these partners, identify those partners which provide an active role in the proposal. In the Initial Work Plan, describe tasks understaken by all participating entities.***

Answer: The Local Government Commission (LGC) is the City's active partner in this grant proposal. The City and LGC will actively engage a wide range of business and community organizations throughout the planning process. LGC will act as the primary contractor for this grant proposal and will be directly responsible for the subcontractors including Opticos Design Inc., the transportation planning firm, and the economist (Lisa Wise Consulting). The City is also pursuing a relationship with a local community services organization to provide outreach and translation services.

The Local Government Commission (lgc.org) is a nonprofit organization fostering innovation in environmental sustainability, economic prosperity and social equity. The LGC is helping to transform communities through inspiration, practical assistance and a network of visionary city, county and regional leaders. Since 1979, the LGC has been a pioneer identifying cutting edge local approaches to improving communities. LGC has worked extensively in the San Joaquin Valley and with the City of Turlock on local as well as regional planning efforts, such as Smart Valley Places (smartvalleyplaces.org).

LGC will be actively involved in all aspects of the project. Key responsibilities will be managing the consultant team; guiding community outreach, engagement, and public events; organizing regional information sharing events; coordinating a mobile workshop for key stakeholders; and drafting factsheets highlighting best practices and financing options for facilitating infill development in historic downtowns. LGC will also be providing educational presentations to local elected officials so as to ensure as many of the Valley¿s local leaders are aware of cutting-edge planning work in the Valley and have an opportunity to share and discuss their own successes.

***c. Describe the purpose and extent of stakeholder and public engagement opportunities that will be provided by the proposed work program. How will these engagement opportunities target specific groups or populations?***

Answer: To familiarize the consultant team with the broad range of issues in the downtown planning area, the City will organize small focus group meetings with StanCOG staff, elected officials, the Chamber of Commerce, the Stanislaus Workforce Alliance, the Development Collaborative Advisory Committee members, the Downtown Property Owners Association, community service organizations, public health agencies, housing advocacy groups, the school districts, the California State University, property owners, business owners, and other interested citizens, to gather information early in the process that will help to shape the goals and objectives that will be presented in the first of three community workshop.

Three community workshops are planned to involve the public in the planning process. Funds are budgeted for community outreach to the disadvantaged community in the downtown planning area to pay for recruitment, travel, child care, translation services, and any other ancillary costs to facilitate their involvement in the project.

A mobile workshop has been included in the budget to provide an opportunity for Planning Commissioners, City Council members, the business community and the public to visit a neighboring community to see how the planning techniques included in this grant proposal can revitalize and transform a downtown to achieve the community's vision. Participants

will be provided examples of the regulations and tools available in that community that have been instrumental in creating the transformation.

Two regional workshops are planned to present the issues and information to the broader regional community. The City will collaborate with the Stanislaus Workforce Alliance and local financial institutions to conduct the first regional workshop on financial barriers to mixed use and high rise development in Turlock's downtown. The second workshop will reach out to local elected officials to educate them on the findings of this planning effort.

3 **Does the proposal demonstrate strategies or outcomes that can serve as best practices for communities across the state? (5 POINTS)**

**Note: Funded proposals and final work products may be posted on the Strategic Growth Council's website.**

Answer: I Yes.

***a. Does the proposal include tools or processes that could easily be accessed and used by other government agencies to develop plans or strategies for sustainable communities?***

Answer: The City is proposing to develop a number of products, processes, and tools that can be easily accessed and used by other government agencies:

Downtown Master Plan: The overall vision for the downtown planning area will examine how the private realm elements (i.e., new development) and public realm elements (i.e., street improvements, civic and open spaces, and infrastructure) work together to promote downtown vitality and revitalization. Based upon the policies in the new General Plan, the master plan will establish the policy and regulatory framework to implement the City's vision for its downtown.

Downtown Pattern Book: The Pattern Book describes the essential elements at the community and architectural scales that are necessary to achieve the vision described in the Master Plan. The Pattern Book will provide a block-by-block analysis of how development should ideally occur in the downtown area through graphic depictions of building types and their relationship to the public infrastructure.

Zoning Regulations: Working with the consultant team, the City will prepare a zoning regulations update to implement the master plan and pattern book.

Implementation and Funding Strategy: A detailed implementation strategy will be developed to identify the funding mechanisms and implementation steps required to carry out the master plan.

Market and Feasibility Analysis of Downtown Development Types: The consultant team will prepare a market and feasibility analysis of development types that are specifically geared to the City of Turlock's downtown. Recommendations will be made on specific financing programs and incentive to make development projects "pencil" to improve the implementation success of the plan.

Community Involvement Process: The City has found the community outreach and civic

engagement process developed for the Smart Valley Places to be most effective in achieving participation by disadvantaged members of our community.

***b. How will the applicant and its partners promote and share the work program's information, tools or processes?***

Answer: The proposed work plan includes opportunities to share the information, tools and processes with the broader regional community. In addition, the City of Turlock and the Local Government Commission (LGC) are very active in the statewide, Valley-wide and regional planning networks, and are committed to sharing the information, tools and processes created by this grant proposal. This is the core mission for the LGC. The City of Turlock is also committed to sharing its successes with other local agencies as demonstrated by its past participation in conferences sponsored by the LGC, the Institute for Local Government, the Stanislaus Planning Directors Association, and the San Joaquin Valley Blueprint Planners Network. The offer to share this information extends well after the proposal has been completed. The products and information created through this grant will be made available on public websites (such as the San Joaquin Valley Planners Toolkit), through speaking engagements, and participation in surveys and research on sustainable community design.

The proposal includes two specific opportunities to involve planners, city managers, transportation engineers, elected officials, and members of the public in better understanding the challenges and opportunities for financing downtown development as well as presenting the results, products, and processes used in this project. In addition, a 4 -page color factsheet will be prepared specifically to promote the pattern book method and how it can be used to transform and revitalize downtowns throughout the San Joaquin Valley and the State. In addition, the City will create a project website.

The Local Government Commission will use its vast network of online communication tools to distribute the materials generated by this project. The Local Government Commission will maintain contact with the City to assess and report on the successes and challenges that the City faces as it implements the downtown master plan.

4 **Does the proposal leverage additional resources? (5 POINTS)**

Answer: I Yes.

***a. Citing the Initial Budget Proposal, what resources does the proposal leverage beyond the minimum local match requirements?***

Answer: The City is requesting 100% funding from the Sustainable Communities Planning Grant under the EJ provisions of the grant; however, the proposed master plan will utilize work that the City has funded, or will fund over the next few years, with other local funds. In December 2013, the City completed an update to its Capital Facility Fee Program that provides funding for roadway, bicycle, and pedestrian projects that are needed by 2030. The impact fee program is expected to generate more than $205 million toward transportation, general government, and public safety improvements that are needed to support future growth. The transportation program identifies funding pools for bicycle, pedestrian and traffic calming projects. In addition, the City recently completed more than $320,000 in utility master planning to expand the sewer and storm water system throughout the City. The next step in the master planning process is to prepare a fee nexus study to establish the level of the connection fees to implement those improvements.

The City has already initiated several planning and economic development studies that will complement this work plan. First, the City allocated $135,000 to prepare an Active Transportation Plan by the end of 2014 that will inform the master plan on the bicycle and pedestrian facilities that are needed in downtown. Second, the City has initiated an update to the Parks Master Plan and Fee Program for new parks and multi-use trails. Third, the Parks and Recreation Commission is requesting $75,000 to initiate a feasibility study to examine how the City can construct and operate new recreational facilities. Fourth, the City is actively engaged in updating its citywide Economic Development.

The City is also actively engaged in regional efforts to update its countywide economic development plan that identifies the projects that are eligible for Economic Development Administration grant funds.

***b. How do these additional resources increase the impact and value of the proposed work program?***

Answer: Revitalization of the downtown will require large investments in public infrastructure improvements. The City's Capital Facility Fee (CFF) program is the major source of funding for these improvements. What is missing is a list of the specific bicycle and street projects that will best serve the needs of future downtown development. Through this proposal and the Active Transportation Plan, the City will identify the project priorities for public infrastructure improvements in downtown. In addition, the Active Transportation Plan will establish connections between the downtown and the citywide bicycle and multi-use trail system, allowing bicyclists to travel throughout the city and utilize an extensive network of neighborhood, community and linear parks.

The CFF program also includes funding for public recreational facilities. The City has identified the need to develop a new youth center and additional community meeting space in the city center. The Parks and Recreation Commission is initiating the feasibility study to identify which recreational facilities will be pursued by the City and identify the funding sources to develop these facilities.

The sewer and storm water master plans identify the specific projects required to support the redevelopment and intensification of the downtown. Downtown growth will require both sewer and storm water upgrades that will be implemented in conjunction with street, sidewalk and bicycle improvements.

The Economic Development Strategy update will identify the projects and programs needed to promote economic growth in the downtown. One idea that has already surfaced is the revitalization of the railroad spur lines that once served industrial businesses in the downtown area. The Market and Feasibility Analysis included in the work plan is expected identify financing strategies needed at the federal, state and regional level to help make private development projects feasible in Turlock's economic and real estate market.

***c. How do these additional resources demonstrate the organization's or partners' commitment to the proposed work program?***

Answer: This proposal is a very important element of Turlock's General Plan to accommodate future growth and respond to larger economic, regulatory, environmental, and social influences. The City of Turlock is a model of fiscal sustainability and has always prided itself on

establishing the fiscal mechanisms needed to support the growth of the City without placing additional burdens on existing residents or businesses. The City is committed to sound planning principles that achieve not only fiscal, but environmental and social, sustainability and a high quality of living for its residents and growth opportunities for its businesses.

This proposal is the next step in the evolution of Turlock's downtown as a major urban center. As the City has grown from approximately 3,400 people in 1920 (in a geographic area roughly the same as the downtown planning area), to serving almost 70,000 people today, it has maintained a commitment to developing programs, regulations, partnerships, and funding to achieve its long-range vision. Dating back to the 1960s, the City has managed its growth consistent with the vision described in its General Plan and has focused attention on planning for the future of downtown. Despite the temporary impacts of economic downturns, environmental calamities, and resource shortages, the City has stayed the course. For example, during the recent economic recession, the City has not yielded to political pressure to reduce its development impact fees because it understands the importance of building public infrastructure improvements to mitigate the impacts of new development and preserve a good quality of life for its citizens.

The resources that the City will bring to the table over the next 20 years are the key to the success of the downtown master plan. Effectuating change at the local level demands a vision, a clear implementation strategy, and a commitment to implementation that has been demonstrated throughout the history of the City of Turlock.

## STEP 4 - ORGANIZATIONAL CAPACITY *(Up to 20 Points)*

Answer: I

1 **Organization demonstrations the capacity to successfuly executve proposed work on time and within budget. (10 POINTS)**

***a. What is the applicant's experience and successfull track record relevant to the proposed work? Is the expertise for the successful executive for the proposed work in house? If not, how does the applicant plan to build capacity within the organization?***

Answer: The City of Turlock has participated in two sustainable communities planning grants:

Smart Valley Places Network: The City of Turlock received $200,000 in federal grant funds to pay for the staff costs required to complete the General Plan Update, the Capital Facility Fee Update, and work with the Downtown Property Owners Association to revise the current Downtown Zoning Regulations and Design Guidelines. The grant was administered by the California State University Fresno Foundation. All three projects were completed and the funds were fully expended. The City not only met its matching fund requirements, but provided excess matching funds that were utilized by other members of the Smart Valley Places Network to meet their matching fund obligations under the grant. The City was required to document its expenditures in accordance with the grant administrative requirements and to prepare quarterly progress reports to HUD.

Stanislaus County Regional Sustainability Toolbox: The City of Turlock received approximately $44,000 in funding for consultant services as one of 11 projects in the Stanislaus County Regional Sustainability Toolbox. The City project was to evaluate the fiscal impacts of greenfield versus infill development. The project initially involved the

application of the SACOG IMPACS model to the General Plan land use alternatives. AECOM, the consultant for this project, determined that the IMPACS tool was too detailed for this application and instead developed an entirely new model for use at the General Plan level. The model and the required documentation are nearly completed. Training of Stanislaus jurisdictions has been completed. The City was required to document its expenditures in accordance with the grant administrative requirements and to submit quarterly progress reports to Stanislaus County, the administrator of the Proposition 84 grant program. When completed, the products will be posted to the San Joaquin Planner Toolkit website.

***b. How will the proposed work be kept on schedule and within budget? If the proposed work goes over budget, what is the contingency plan to cover the cost?***

Answer: The City managed both sustainability grant projects and delivered the projects on schedule and within budget. The City will utilize the project schedule submitted with this grant proposal to manage the activities and deliverables of the entire project team. The City's project manager has more than 35 years of experience successfully managing consulting contracts. To ensure that the consultant team is kept on track, the City requires the primary contractor, in this the Local Government Commission, to submit progress and expenditure reports by task with its monthly invoices. This has proven to be a very effective tool to keep the project on schedule and within budget. It is also a very effective tool in identifying where possible budget overruns are likely to occur.

In managing these types of projects, staff will keep the City Manager and the City Council appraised of potential cost overruns at the task level and find funding solutions on a continuous basis. The City will also work with the State to identify adjustments in the work plan and/or budget adjustments without compromising the goals and objectives of this proposal.

2 **Organization and its partners demonstrate readiness and capacity to implement proposed work. (10 POINTS)**

***a. How have the applicant and its partners:***

1. **Acquired the appropriate technical expertise?**
2. **Generated the political will?**
3. **Gathered and incorporated community feedback to successfully implement the proposed work?**

Answer: The City of Turlock and its staff have been recognized over the years for its planning expertise and leadership in the planning field. The City of Turlock has won numerous awards from the Central Section of the California Chapter of the American Planning Association for its outstanding planning including:

*1993 Turlock General Plan
*2012 Turlock General Plan
*Turlock Parks Master Plan (1996)
*North Turlock Master Plan (2002)
*Turlock Beautification Master Plan (2003)
*Northeast Turlock Master Plan (2004)
*Downtown Design Guidelines/Zoning Regulations (2004)
*Carnegie Arts Center: San Joaquin Valley Blueprint Award for Historic Revitalization (2012)

The Local Government Commission is a nonprofit organization fostering innovation in environmental sustainability, economic prosperity and social equity. The LGC is helping to transform communities through inspiration, practical assistance and a network of visionary city, county and regional leaders. Since 1979, the LGC has been a pioneer identifying cutting edge local approaches to improving communities. LGC has worked extensively in the San Joaquin Valley and with the City of Turlock on local as well as regional planning efforts, such as Smart Valley Places.

This proposal grew out of a community visioning workshop conducted by the LGC and Opticos Design Inc. with private grant funds from the Robert Wood Johnson Foundation. The workshop was hosted by the Planning Commission and was widely regarded as a success. The findings were reported to the City Council in anticipation of applying for these grant funds. The City also worked with the Turlock Development Collaborative Advisory Committee, appointed by the Mayor, to identify process improvements and development strategies to enhance the City¿s economic development. This proposal will explore downtown development feasibility and investigate financing strategies for new development in response to issues raised by the advisory committee.

***b. What additional steps will be necessary for implementation (lead applicant, co-applicants, and other partners), and who is responsible for managing the implementation?***

***Have funding sources for implementation been identified? Please select from the drop-down menu below.***

Answer: | Yes.

Answer: The proposal includes the development of a detailed implementation strategy for the downtown master plan and pattern book. The proposal includes the development of zoning regulations that will incorporate the development and design standards contained within the master plan and the pattern book. These regulations will guide the City's future decisions on private development projects and ensure that the downtown development goals are achieved. The City will be primarily responsible for the implementation actions that will be identified through this proposal but will need to develop effective partnerships with other governmental, educational, and business organizations to successfully implement the plan.

The City has already identified resources that will be made available to implement the downtown master plan including the Capital Facility Fee Program (funding for roadway, bicycle, and pedestrian projects), sewer and storm drain master plan fees, and park acquisition and development fees. The City works with StanCOG to apply for federal and State transportation funds for major improvements to the regional transportation system. StanCOG is in the process of updating its Regional Transportation Plan, preparing a new Regional Transportation Impact Fee, and is proposing to put a ½ cent sales tax measure on the ballot to fund regional projects and local street and road maintenance projects.

The Market and Feasibility Analysis included in the work plan will evaluate the feasibility of various development types in Turlock's downtown and will identify financing mechanisms that will allow the City to more effectively partner with local developers to facilitate development projects. The financing mechanisms will require coordination between local,

regional, State and federal organizations to access tax credit financing and other development-related financing programs. The City has hired a lobbying firm to assist in advocating at the State and federal level.

***c. For past Strategic Growth Council applicants or grantees only: Please note Strategic Growth Council grants applied for in the past, and if a grant recipient, please briefly describe the current implementation status of the plan.***

Answer: The City of Turlock was one of 10 jurisdictions participating in the SGC Sustainability Communities Planning Grant for the Stanislaus County Regional Sustainability Toolbox. The grant is being administered by the County of Stanislaus and will be completed in June 2014.

Stanislaus County Regional Sustainability Toolbox: The City of Turlock received approximately $44,000 in funding for consultant services as one of 11 projects in the Stanislaus County Regional Sustainability Toolbox. The City project was to evaluate the fiscal impacts of greenfield versus infill development. The project initially involved the application of the SACOG IMPACS model to the General Plan land use alternatives. AECOM, the consultant for this project, determined that the IMPACS tool was too detailed for this application and instead developed an entirely new model for use at the General Plan level. The model and the required documentation are nearly completed. Training of Stanislaus jurisdictions has been completed. The City was required to document its expenditures in accordance with the grant administrative requirements and to submit quarterly progress reports to Stanislaus County, the administrator of the Proposition 84 grant program. When completed, the products will be posted to the San Joaquin Planner Toolkit website.

## Certification And Submission Statement

**Please read before signing and submitting application.**

I - certify under penalty of perjury:

- The information entered on behalf of Applicant Organization is true and complete to the best of my knowledge;
- I am an employee of or a consultant for the Applicant Organization authorized to submit the application on behalf of the Applicant Organization; and
- I understand that any false, incomplete or incorrect statements may result in the disqualification of this application.

By signing this application, I waive any and all rights to privacy and confidentiality of the proposal on behalf of the applicant, to the extent provided in this RFP.

**Submission By:** dwhitmore **Submitter Initials:** DAW **Submission Date:** 2/28/2014 3:06:04 PM

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8C

# Council Synopsis

October 27, 2015

From: Michael Cooke, Municipal Services Director

Prepared by: Garner R. Reynolds, Regulatory Affairs Manager

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Accepting the updated Water Rate Study and affirming the January 2016 water rate increase

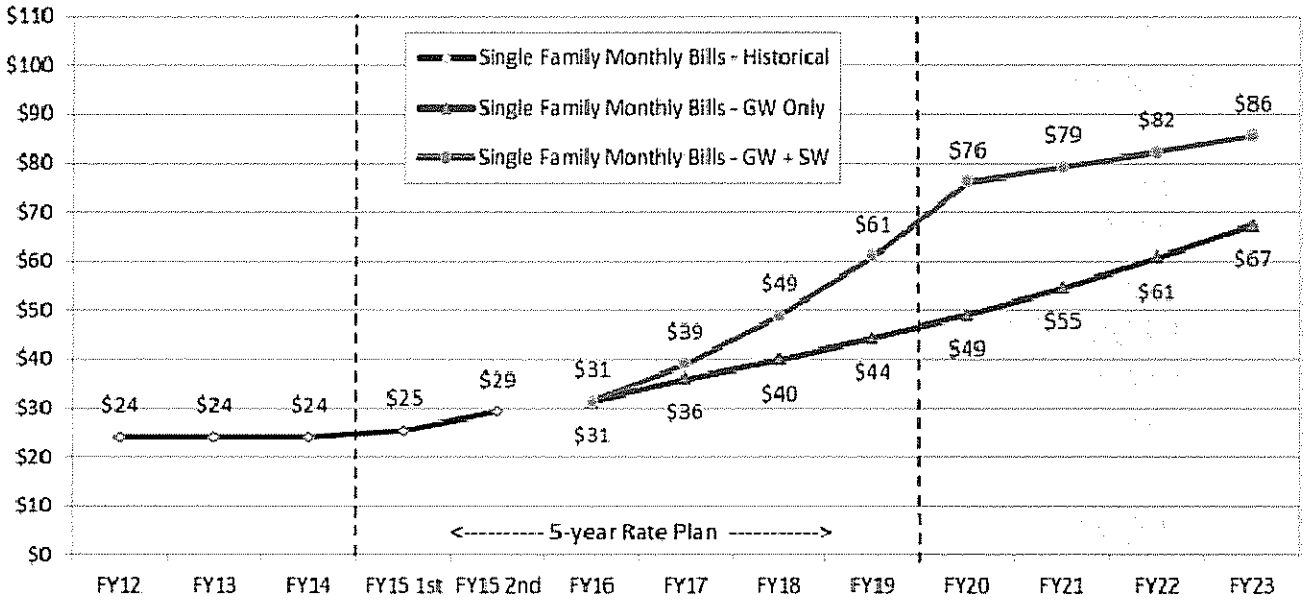
## 2. DISCUSSION OF ISSUE:

On March 25, 2014 City Council approved a series of six water rate increases over five years. In addition, City Council, directed staff to conduct an annual review of the rates to determine if the revenues and expenditures still warrant the next rates increase. A review of the rates reflect the revenues and expenditures tracking in line with the previous study. While the drought has had an impact on demand, the impact to revenues have been minimal and expenditures have been reduced to stay within revenues. Therefore, it is recommended to affirm the January 2016 water rate increase of 7%. By not affirming the increase, there will be a negative impact on the City's debt-to-income ratio regarding the water revenue bonds as reflected in the graph titled "Figure ES-2. Cancellation of January 1, 2016 Rate Increases" in Exhibit A.

Staff also advises City Council to continue with the current uniform water rate structure as there is not enough data to provide an analysis on a tiered rate structure for groundwater supply only.

### Regional Surface Water Supply Project

On July 28, 2015 the cities of Ceres, Modesto and Turlock signed a Water Sales Agreement with the Turlock Irrigation District to provide raw surface water to the respective agencies. Therefore the Stanislaus Regional Water Authority (SRWA) acting on behalf of the cities is starting to strategize on the most expedient way of constructing the water treatment and delivery facilities. The most recent cost estimate for the facilities dates back to 2008 and estimates the project at $182 million. Turlock's share of the project is 52%, or approximately $95 million. Our water rate consultant has analyzed the impact to the water rates and they are presented below:




Groundwater is a diminishing resource whose long-term reliability is uncertain. Obtaining surface water supply is important for a number of reasons:

- Reduces the City's reliance on groundwater
- Allows for the aquifer to recover and for water to be "banked" for dry years
- Diversifies the City's water supply portfolio
- Insulates the City from the impacts of increasingly stringent water quality standards
- Makes Turlock less vulnerable to the actions of other regional groundwater users
- Groundwater quality is declining. Fourteen of the City's 20 wells are near the maximum contaminant level for a number of contaminants
- Provides some drought resiliency to the City's water supply
- Limits the amount and cost of future wellhead treatment
- Improves the quality of Turlock's wastewater

Surface water is one of the more expensive alternatives – the 2014 Water Rates Study calculated a $12.45 / month "premium" for a surface water system for the typical single family customer. However, this premium secures a long-term and stable surface water supply, reduces the City's reliance on groundwater, allows the aquifer to recover due to reduced pumping by the City, and allows for the implementation of the City's General Plan and economic development objectives.

## 3. BASIS FOR RECOMMENDATION:

A. To immediately address the fiscal position of the City's Water Enterprise Fund.

B. To promote economic growth by ensuring the necessary infrastructure is in place.

C. To provide a reliable, sustainable high quality water supply for the future prosperity of the City.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 1** Effective Leadership

**General Principles:**
4. Proactively respond to emerging issues.

**Policy Goal # 2** Fiscal Responsibility

**General Principles:**
1. Create a balanced, sustainable budget.

2. Create an effective strategy to address debt payments and unfunded liabilities.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact**
January 2016's rate increase is necessary to prevent a structural deficit in the Water Enterprise Fund and to bring the City into compliance with the debt coverage requirement of the 2008 Water Bond. Furthermore, the Water Enterprise Fund is faced with significant capital costs to provide an adequate water supply that meets federal and state drinking water quality requirements.

**Budget Amendment**
N/A

## 5. CITY MANAGER'S COMMENTS:

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. The City Council could elect not to proceed with the January 2016 water rate increase. This alternative is not recommended due to a potential structural deficit in the Water Enterprise Fund and the debt service coverage requirements of the 2008 Water Bond.

# DRAFT
# Water Rates Evaluation

Prepared for
City of Turlock, California
October 15, 2015

MUNICIPAL FINANCIAL SERVICES
2960 Valley Basin Avenue
Henderson, Nevada 89052

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# List of Abbreviations

| | |
|---|---|
| AF | acre feet (equal to 325,851 gallons) |
| AMR | Automated Meter Reading |
| CCI | Construction Cost Index |
| CIP | Capital Improvement Program |
| City | City of Turlock |
| DSC | debt service coverage |
| DWR | Department of Water Resources |
| FY | Fiscal year (July 1 to June 30) |
| ENR | Engineering News Record |
| FY16 | July 1, 2015 to June 30, 2016 |
| gpd | gallons per day |
| HCF | Hundred Cubic Feet (equal to ~ 748.1 gallons) |
| mgd | million gallons per day |
| O&M | Operation and maintenance |
| RSWSP | Regional Surface Water Supply Project |
| S&P | Standard & Poor's Ratings Services |
| TID | Turlock Irrigation District |
| TMC | Turlock Municipal Code |



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# Executive Summary

The City completed a *Water Rate and Connection Fee Study* in January 2014 (Water Rate Study). The City Council approved Ordinance No. 1194-CS which adopted water rates recommended in the Water Rate Study. This report provides an evaluation of adopted water rates recommended for implementation beginning January 1, 2016.

## Maximum Rates Adopted in 2014

On April 8, 2014, Council adopted Ordinance No. 1194-CS which established maximum water rates beginning July 1, 2014, with increases each January 1st through the year 2019. Water rates shown in the ordinance effective July 1, 2014 and January 1, 2015 were implemented, as scheduled, on those dates. The City Council adopted a rate schedule for a groundwater only system. Water rates necessary for a surface water system were not adopted.

## Rate Evaluation Methodology

The evaluation of rates in this report involves only the update of projected expenditures, revenue required from rates and water use. The allocation of costs among billable components – commodity, capacity and customer charges – that was performed during the development of rates that were adopted during 2014 have not been changed. The rate structure remains unchanged.

Rate increases for 2014 through 2019 adopted in Ordinance No. 1194-CS were developed as part of a multiple-year Water Rate Plan that would meet the following financial planning criteria:

1. Provide funds for operating, capital and debt service expenditures;
2. Maintain annual fund balances that meet or exceed the annual target fund balances;
3. Meet debt service coverage requirements;
4. Meet legal requirements; and
5. Meet the approval of City Council.

Item 5 is a qualitative criterion that is applied to the first four financial planning criteria. The fifth criterion is quantified through the selection of the best rate scenarios in terms of minimizing the annual increases and making the rate increases gradual.



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## Debt Service Coverage

In May 2008 the Turlock Public Financing Authority issued $32,365,000 in Water Revenue Bonds Series 2008 to finance capital improvements to the City's potable water system, including the installation of water meters and an automated meter reading system for all water service users within Turlock, the construction of two water storage reservoirs, and water line installations in the Westside Industrial Specific Plan area. The bonds, which carry coupon interest rates ranging from 3.50% - 5.00%, have semi-annual principal and interest payments on the first of November and May through May 2038.

In its March 2015 review, Standard & Poor's Ratings Services (S&P) affirmed its 'AA' rating on Turlock Public Financing Authority water revenue bonds.[1] The outlook provided by S&P in the review was "stable."

As stated in the most recent S&P review, "The rating continues to reflect [S&P's] view of the water system's:

- Extremely strong liquidity position of $27.0 million - more than six years' cash operating expenditures;
- Predominantly residential and very diverse customer base, with the 10 leading customers accounting for about 5% of water revenues; and
- Recently approved multiyear schedule of rate increases."

The bonds are secured by a pledge of Net Revenues of the water system, with connection fees not pledged toward the repayment of bonds. Additional liquidity is provided by a cash-funded debt service reserve funded at the lowest of 10% of par, 125% of average annual debt service, or maximum annual debt service. The City has covenanted to prescribe rates such that a minimum of 1.20x coverage is achieved. In addition, security provisions include a 1.20x additional bonds test that includes additional revenues resulting from rate increases and 95% of net revenues resulting from new customers to the system.

The "Outlook" section in the December 2011 S&P review stated the following: "Over the next two years, we do not foresee raising the rating given the declining coverage, average economic indicators for the service area, and the industry concentration in the agricultural sector. We could lower the rating if the conversion to new tiered rates leads to materially greater rate sensitivity among customers, thereby impacting management's ability to raise rates to maintain strong coverage, fund necessary capital projects, and begin water supply diversification initiatives."

The "Outlook" section in the March 2015 S&P review stated the following: "We could take a negative rating action if DSC [debt service coverage] for fiscal year 2015 does not improve as we anticipate and continues trending downward."

Water rates developed in this study are set to generate Net Revenues greater than 150 percent of the estimated debt service in most years.

[1] S&P previously reviewed the City's Water Revenue Bonds and published a credit rating and outlook in March 2011. At that time, S&P affirmed its 'AA' rating on Turlock Public Financing Authority water revenue bonds and provided a "stable" outlook.



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## Significant Assumptions

There are a number of assumptions in this study related to capital improvement program expenditures, the annual number of new connections, water sales and other items. The unifying theme underlying all assumptions is that water rates based on the assumptions should have a very high probability of recovering annual revenue requirements.

A summary of the most significant assumptions made in this study are listed below.

**Assumption 1.** Projected growth in water accounts assumes 180 1-inch meter connections per year.

**Assumption 2.** Projected metered water use for FY16 is approximately 4,400 million gallons – a 19 percent decrease from FY15 actual use. This reflects current water use reductions that have resulted from the State of California's 32% water conservation mandate for Turlock. In future years, conservation is expected to continue. Reduction in metered water use for FY17 is projected to be 3 percent. Reductions in metered water use for FY18 – FY23 are projected to be 1 percent per year.

**Assumption 3.** Estimated capital improvement project expenditures for FY16 – FY23 for the City's water system are approximately $44.8 million. Approximately $27.5 million of that amount is for additional groundwater supply which would not be necessary if the surface water source of supply is developed.

**Assumption 4.** Preliminary estimates for the Regional Surface Water System Project place the City's financial obligation for this project at $68 million. In addition, improvements to the City's system to accept this water source (terminal control facilities) are estimated to be $20 million. Approximately $19.4 million of the $88 million capital expenditures (22%) are projected to be cash funded. The capital cost estimates were developed in 2008 and may not reflect current construction costs.

**Assumption 5.** Annual debt service coverage tests for existing and new debt are projected to require Net Revenues equal to 120 percent of the estimated debt service. Water rates developed in this study are set to generate Net Revenues equal to 150 percent of the estimated debt service.

**Assumption 6.** The target reserve level for all fiscal years is 150 percent of annual operating expenditures. Rates are designed to exceed the target for FY16 – FY19 (the four years for which the City has adopted rates). Rates for FY20 – FY23 are designed to approach the target reserve level but might not meet the target in any, or all, of those years.

**Assumption 7.** Expenditures for salaries, benefits and insurance are projected to increase at an annual rate of 6%. Expenditures for other operating expenditures are projected to increase at an annual rate of 5%.

**Assumption 8.** Interest on cash reserves is projected at 0.8% per year.

**Assumption 9.** Water rates are based on "across-the-board" percentage increases that are intended to maintain the cost of service relationship for each rate structure component – Commodity charges, Capacity charges and Customer charges.



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## Recommended Water Rates

Water rate recommendations are developed for two scenarios – 1) rates that would support a groundwater only source of supply; and 2) rates that would support a combination of groundwater and surface water sources of supply. A third scenario, in which the rate increases scheduled for January 1, 2016 are cancelled, is also evaluated but is not recommended.

Recommended commodity charges, service charges and account charges for FY16 – FY19, for each water supply scenario, are listed in the table below along with projected charges for FY20 – FY23 and charges previously adopted and implemented as shown in Ordinance No. 1194-CS. Note that the recommended water rates for the groundwater only source of supply scenario are unchanged from those recommended in the 2014 Water Rate Study.

**Table ES-1. Recommended Water Rates for Two Scenarios**

### GROUNDWATER ONLY SOURCE OF SUPPLY SCENARIO

| | Past | Current | Recommended | | | | Projected | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *effective date >* | *7/1/2014* | *1/1/2015* | *1/1/2016* | *1/1/2017* | *1/1/2018* | *1/1/2019* | *1/1/2020* | *1/1/2021* | *1/1/2022* | *1/1/2023* |
| *fiscal year >* | FY15 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
| Commodity Charge, $ per 1,000 gallons | | | | | | | | | | |
| Single/Multi Residential | $0.48 | $0.57 | $0.63 | $0.74 | $0.84 | $0.94 | $1.04 | $1.15 | $1.28 | $1.42 |
| Commercial/Industrial/Institutional | $0.37 | $0.43 | $0.46 | $0.54 | $0.60 | $0.67 | $0.74 | $0.83 | $0.92 | $1.02 |
| Landscape | $0.51 | $0.60 | $0.65 | $0.75 | $0.84 | $0.94 | $1.04 | $1.15 | $1.29 | $1.43 |
| Capacity Charge, $ per meter per month | | | | | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $24.10 | $26.50 | $29.40 | $32.60 | $36.20 | $40.30 | $44.70 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $48.20 | $53.00 | $58.80 | $65.20 | $72.40 | $80.60 | $89.40 |
| 2" | $56.00 | $64.00 | $67.90 | $77.20 | $84.80 | $94.10 | $105.00 | $116.00 | $129.00 | $144.00 |
| 3" | $123 | $140 | $149 | $169 | $186 | $206 | $229 | $254 | $283 | $313 |
| 4" | $210 | $240 | $255 | $290 | $318 | $353 | $392 | $435 | $484 | $537 |
| 6" | $438 | $500 | $530 | $603 | $663 | $735 | $815 | $905 | $1,008 | $1,118 |
| 8" | $840 | $960 | $1,018 | $1,157 | $1,272 | $1,412 | $1,565 | $1,738 | $1,935 | $2,146 |
| 10" | $1,330 | $1,520 | $1,612 | $1,832 | $2,014 | $2,235 | $2,478 | $2,752 | $3,063 | $3,398 |
| Customer Charge, $ per account per month | $2.20 | $2.50 | $2.60 | $3.00 | $3.30 | $3.60 | $4.00 | $4.50 | $5.00 | $5.50 |

### GROUNDWATER and SURFACE WATER SOURCES OF SUPPLY SCENARIO

| | Past | Current | Recommended | | | | Projected | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *effective date >* | *7/1/2014* | *1/1/2015* | *1/1/2016* | *1/1/2017* | *1/1/2018* | *1/1/2019* | *1/1/2020* | *1/1/2021* | *1/1/2022* | *1/1/2023* |
| *fiscal year >* | FY15 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
| Commodity Charge, $ per 1,000 gallons | | | | | | | | | | |
| Single/Multi Residential | $0.48 | $0.57 | $0.63 | $0.81 | $1.05 | $1.36 | $1.76 | $1.83 | $1.90 | $1.98 |
| Commercial/Industrial/Institutional | $0.37 | $0.43 | $0.46 | $0.58 | $0.74 | $0.94 | $1.19 | $1.24 | $1.29 | $1.34 |
| Landscape | $0.51 | $0.60 | $0.65 | $0.82 | $1.03 | $1.29 | $1.62 | $1.68 | $1.75 | $1.82 |
| Capacity Charge, $ per meter per month | | | | | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $26.20 | $32.30 | $39.80 | $49.10 | $51.10 | $53.10 | $55.20 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $52.30 | $64.50 | $79.60 | $98.20 | $102.10 | $106.20 | $110.40 |
| 2" | $56.00 | $64.00 | $67.90 | $84.00 | $104.00 | $128.00 | $158.00 | $164.00 | $171.00 | $178.00 |
| 3" | $123 | $140 | $149 | $184 | $227 | $280 | $345 | $359 | $373 | $388 |
| 4" | $210 | $240 | $255 | $315 | $389 | $480 | $592 | $616 | $641 | $667 |
| 6" | $438 | $500 | $530 | $654 | $807 | $995 | $1,227 | $1,276 | $1,327 | $1,380 |
| 8" | $840 | $960 | $1,018 | $1,256 | $1,549 | $1,911 | $2,357 | $2,451 | $2,549 | $2,651 |
| 10" | $1,330 | $1,520 | $1,612 | $1,988 | $2,452 | $3,025 | $3,731 | $3,880 | $4,035 | $4,196 |
| Customer Charge, $ per account per month | $2.20 | $2.50 | $2.60 | $3.20 | $3.90 | $4.80 | $5.90 | $6.10 | $6.30 | $6.60 |



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## Impact of Recommended Rate Increases on Monthly Bills

The impact of water rate increases is shown in the figure below by way of the average annual bill for a residential customer with a 1-inch meter using 12 thousand gallons of water per month. The two water supply scenarios have identical rate increases for the first year.

Recommended commodity charges, service charges and account charges for FY16 – FY19, for each water supply scenario, are listed in the table below along with projected charges for FY20 – FY23 and charges previously adopted and implemented as shown in Ordinance No. 1194-CS.

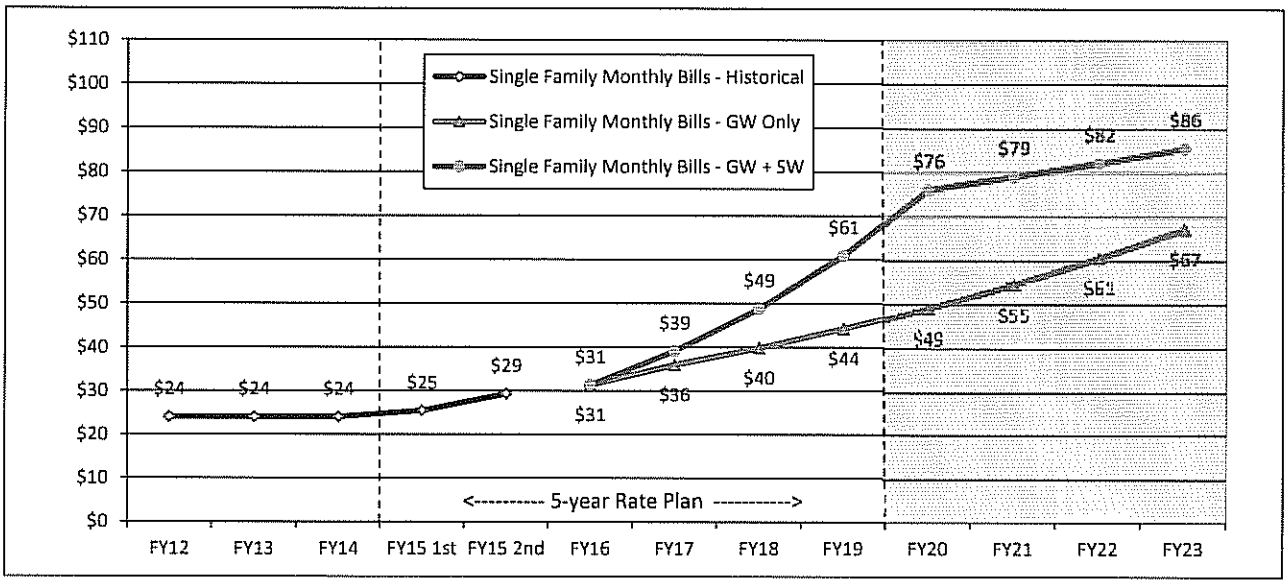


**Figure ES-1. Comparison of Recommended Rate Scenarios**

## Conservation and Water Rates

The correlation between water conservation and water rates – once defined primarily by price-elasticity theory – has changed. Since issuance of Executive Order B-29-15 by the Governor of the State of California, water conservation has succeeded rapidly, largely without changes to water rates and water rate structures.[2]

Tiered water rates, long viewed as the best and only way to promote aggressive water conservation, were evaluated, in concept, during preparation of the 2014 Water Rate Study. Tiered water rates were not developed at that time because water use data for residential customers had not stabilized in response to meter-based (volumetric) billing.

[2] During January 2014, the Governor of the State of California issued a proclamation of a state of emergency under the California Emergency Services Act based on drought conditions. On April 25, 2014, the Governor issued a proclamation of a continued state of emergency under the California Emergency Services Act based on continued drought conditions. On April 1, 2015, the Governor issued Executive Order B-29-15 that, in part, directed the State Water Resources Control Board (State Board) to impose restrictions on water suppliers to achieve a statewide 25 percent reduction in potable urban usage through February 28, 2016.



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At this time, it is recommended that the City postpone development of tiered water rates. This recommendation is based on the rationale summarized below.

- Water use data for residential customers has not stabilized in response to water use restrictions and penalties imposed by the State of California and the City;
- Recent court decisions demand a high standard of technical precision in the development of tiered water rates in terms of establishing tier breaks and costs related to each tier;
- Tiered water rates, once developed and implemented, must be revised if the substantive relationship between cost and benefit that formed the basis for the rates changes due to water conservation; and
- Aggressive water conservation is occurring in the City through implementation of a uniform rate and significant water rate increases.[3]

Note that had tiered water rates been developed, adopted and implemented in 2014, it is extremely likely that those rates, and the rate structure, would have required revision to conform to legal requirements.

## Cancellation of January 1, 2016 Water Rate Increases

A scenario in which the rate increases scheduled for January 1, 2016 are not implemented has been evaluated. The impact of cancelling the January 1, 2016 is harmful in two ways – 1) without additional revenue from rates, DSC drops below 1.5 – a condition that S&P stated in its March 2015 credit review could prompt negative rating action; and 2) without additional revenue from rates in FY16, the rate increases adopted for FY17, FY18 and FY19 would be insufficient to maintain the fund balance above the target level. Therefore, to avoid these adverse consequences, it is recommended that the January 1, 2016 rate increase is allowed to occur.

The figure below shows the cash flow, DSC and the percent increase in Single Family residential monthly bills for FY16 – FY23 without the January 1, 2016 rate increase. The two impacts described in the previous paragraph are highlighted in the figure.

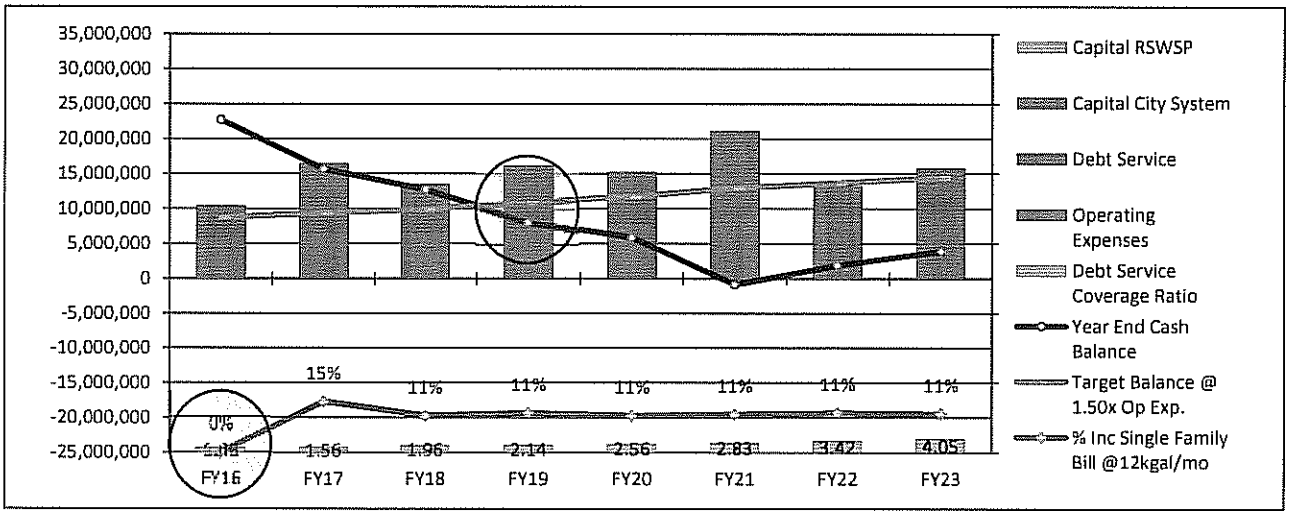


**Figure ES-2. Cancellation of January 1, 2016 Rate Increases**

[3] Tiered water rates were recently litigated in the San Juan Capistrano water lawsuit (Capistrano Taxpayers Association v San Juan Capistrano) and the City of Palmdale v Palmdale Water District lawsuit.



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# Section 1
# Introduction

This report documents the evaluation of water rates for FY16 – FY19.

## 1.1 Organization of the Report

This report is divided into four sections. This introduction provides an overview of the study objectives and evaluation process.

Section 2 discusses characteristics of customers and their use of the water system. The number of metered connections and water use projected for FY14 – FY23 is developed in this section.

Section 3 describes the evaluation of water rates adopted during April 2014 by City Council in Ordinance No. 1194-CS.

Section 4 describes the evaluation of water rates that would fund additional expenditures associated with the Regional Surface Water Supply Project.

Section 5 describes the limitations of the study document.

## 1.2 Overview of Evaluation Process

Rate studies classically have three levels of technical analysis – the development of revenue required from rates, the allocation of costs among functional cost categories (cost-of-service analysis) and the design of a rate structure. The cost-of-service analysis and rate structure design elements from the Water Rate Study are not changed for this evaluation. This study includes only an analysis of revenue required from rates.

## 1.3 Customer and Financial Data

Information and data for the development of water rates and preparation of this report comes from a number of documents provided by the City. The list of documents, and the key information and data from each used in this study, are summarized below.

***City of Turlock Fiscal Year 2015-2016 and 2016-2017 Adopted Budget.*** Council adopted its most recent two-year budget on June 9, 2015. As noted in the previous budget document, "Enterprise funds include Water, Wastewater, Engineering and Building; these funds are funded primarily from fees and other user charges. For FY 2015-16, the Water Enterprise (Fund 420) has a projected budget of approximately $9.83 million.

**Utility Billing System data.** Monthly water use data for each of the City's metered accounts, for the time period February 2011 through April 2013, were provided in an Excel file. Each account record had descriptive information of the account's customer class, meter size, and number of dwelling units.



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## 1.4 Rate-Making Objectives

There are numerous rate-making objectives that must be considered when developing rates and rate structures.

**Revenue sufficiency.** Generate sufficient revenue to fund operating costs, capital costs and bonded debt, and maintain adequate reserves.

**Revenue stability.** Recover revenue from fixed and variable charges that will cover fixed and variable costs (barring water shortages when rationing may be required).

**Conservation signal.** Reward customer for efficient water use and discourage its waste.

**Administrative ease.** Enable easy implementation and ongoing administration, including monitoring and updating.

**Affordability.** Be as affordable as possible while maintaining the utilities sound financial position and credit rating.

**Customer acceptance.** Be as simple as possible to facilitate customer understanding and acceptance.

**Fairness.** Provide for each customer class to pay its proportionate share of the required revenue in compliance with legal rate-making requirements.

**Economic development.** Rates must be competitive with local jurisdictions to retain and attract economic development.

**Consideration of water intensive industries and users.** Recognize that certain industries and users comprise a critical component of the local and regional community and their constant water demand patterns should be accommodated in the rate structure, not penalized.

## 1.5 Turlock Water Utility

The City water utility provides service to its residents, institutions, industries, and businesses through approximately 18,500 service connections. The current city population is approximately 72,000 and it is the second largest city in the region. Turlock is also home to California State University, Stanislaus that has an enrollment of 8,000 students. In the early to mid 2000s, considerable residential and commercial construction took place in Turlock. The build-out (2030) population of the General Plan area is estimated to be 115,363.

The primary assets in the City's water utility are 24 wells that produce potable water, two (2) one million gallon water storage reservoirs (with a third reservoir under construction), 266 miles of transmission mains and distribution lines, and 2,922 fire hydrants.

In 2004, the State Legislature passed a law requiring utilities to charge water customers based on the actual volume of water used. The deadline to comply with this law is 2010 for all homes built since January 1, 1992 and 2025 for all homes built before 1992. The Turlock City Council, in the interest of fairness and to encourage water conservation, chose to install water meters at all accounts. The installation of meters began in 2007 and meter-based (volumetric) billing for all water users commenced on January 1, 2011. In concert with the meter installation project, the City developed a public education campaign to encourage water conservation.

Water demand for CY12 is based on monthly meter read data for February 2012 through January 2013. The units of water demand shown in the figure above (14.9 million gallons per day) are equivalent to approximately 16,700 acre feet or 5.5 billion gallons.

Historical data indicates the groundwater supply will support annual production of up to eight (8) billion gallons per year. Groundwater pumping in excess of eight (8) billion gallons results in the depletion (overdraft) of the groundwater table (aquifer). Because it is not sustainable to overdraft the groundwater over a long period, an additional supply of water will be needed in future years.



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## 1.6 Past, Current and Recommended Rates

Rate increases for 2014 through 2019 adopted in Ordinance No. 1194-CS are shown in the table below. Water rates effective July 1, 2014 and January 1, 2015 were implemented, as scheduled, on those dates. The next rate increase is scheduled for January 1, 2016.

The January 1, 2016 increases for Commodity charges range from approximately 7 – 11%, the increases for all Capacity charges are approximately 6%, and the increase for the Customer charge is 4%.

**Table 1-1. 2014 - 2019 Rates adopted in Ordinance No. 1194-CS**

| | Past | Current | Recommended | | | |
|---|---|---|---|---|---|---|
| *effective date >* | *7/1/2014* | *1/1/2015* | *1/1/2016* | *1/1/2017* | *1/1/2018* | *1/1/2019* |
| *fiscal year >* | FY15 | FY15 | FY16 | FY17 | FY18 | FY19 |
| Commodity Charge, $ per 1,000 gallons | | | | | | |
| Single/Multi Residential | $0.48 | $0.57 | $0.63 | $0.74 | $0.84 | $0.94 |
| Com/Ind/Inst | $0.37 | $0.43 | $0.46 | $0.54 | $0.60 | $0.67 |
| Landscape | $0.51 | $0.60 | $0.65 | $0.75 | $0.84 | $0.94 |
| Capacity Charge, $ per meter per month | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $24.10 | $26.50 | $29.40 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $48.20 | $53.00 | $58.80 |
| 2" | $56.00 | $64.00 | $67.90 | $77.20 | $84.80 | $94.10 |
| 3" | $123.00 | $140.00 | $149.00 | $169.00 | $186.00 | $206.00 |
| 4" | $210.00 | $240.00 | $255.00 | $290.00 | $318.00 | $353.00 |
| 6" | $438.00 | $500.00 | $530.00 | $603.00 | $663.00 | $735.00 |
| 8" | $840.00 | $960.00 | $1,018.00 | $1,157.00 | $1,272.00 | $1,412.00 |
| 10" | $1,330.00 | $1,520.00 | $1,612.00 | $1,832.00 | $2,014.00 | $2,235.00 |
| Customer Charge, $ per account per month | $2.20 | $2.50 | $2.60 | $3.00 | $3.30 | $3.60 |



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## Section 2

# Customer User Characteristics

The purpose of this section is to summarize residential and nonresidential users and their corresponding water use characteristics. This data is used to prepare estimates of revenue from water charges.

## 2.1 Historic and Projected Meters by Customer Class and Size

The number of water meters by customer class and size as of July 2015 is shown below in Table 2-1. Residential (Single Family and Multiple Family) accounts make up approximately 92% of all metered customers.

**Table 2-1. Number of Water Meters by Customer Class and Size**

| | Meter Size (July 2015) | | | | | | | | | | Percent |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Customer Class | 0.75 | 1 | 1.5 | 2 | 3 | 4 | 6 | 8 | 10 | Total | by Class |
| Single | 3,692 | 12,147 | 257 | 35 | | | | | | 16,131 | 86% |
| Multi | 41 | 803 | 130 | 88 | 14 | 19 | 14 | 8 | | 1,117 | 6% |
| Comm | 58 | 552 | 159 | 288 | 37 | 29 | 4 | 1 | | 1,128 | 6% |
| Ind | | | 1 | 8 | 1 | 2 | 7 | 1 | 1 | 21 | 0.1% |
| Inst | 6 | 21 | 8 | 30 | 10 | 13 | 6 | 3 | 1 | 98 | 1% |
| Lscp | 7 | 65 | 50 | 124 | 11 | 7 | 4 | | 1 | 269 | 1% |
| Total | 3,804 | 13,588 | 605 | 573 | 73 | 70 | 35 | 13 | 3 | 18,764 | |
| Percent by Size | 20% | 72% | 3% | 3% | 0.4% | 0.4% | 0.2% | 0.1% | 0.02% | 100% | |

The projected number of water meters by size for FY16 – FY23 is shown below in Table 2-2. The number of 1-inch meters is projected to increase by 180 per year.

**Table 2-2. Projected Number of Water Meters by Size**

| Meters Size (inches) | % of Total July 2015 | July 2015 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|---|
| <=1 | 93% | 17,392 | 17,572 | 17,752 | 17,932 | 18,112 | 18,292 | 18,472 | 18,652 | 18,832 |
| 1.5 | 3% | 605 | 605 | 605 | 605 | 605 | 605 | 605 | 605 | 605 |
| 2 | 3% | 573 | 573 | 573 | 573 | 573 | 573 | 573 | 573 | 573 |
| 3 | 0.4% | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 |
| 4 | 0.4% | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 |
| 6 | 0.2% | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| 8 | 0.1% | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |
| 10 | 0.02% | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Total | 100% | 18,764 | 18,944 | 19,124 | 19,304 | 19,484 | 19,664 | 19,844 | 20,024 | 20,204 |
| *Projected increase <=1-inch meters>* | | | *180* | *180* | *180* | *180* | *180* | *180* | *180* | *180* |

As of July 2015, approximately 93% of all meters are 1-inch or less in size. Another 6% are 1.5-inch or 2-inch meters. The remaining 1% are 3-inch or larger meters.



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## 2.2 Historic and Projected Water Demand

Metered water use, in units of million gallons (MG), by customer class for FY14 – FY23 is shown in Figure 2-1. Values for FY14 and FY15 represent actual use; values for FY16 and onward are projected. The line with value labels shows the annual percent reduction in total water use.

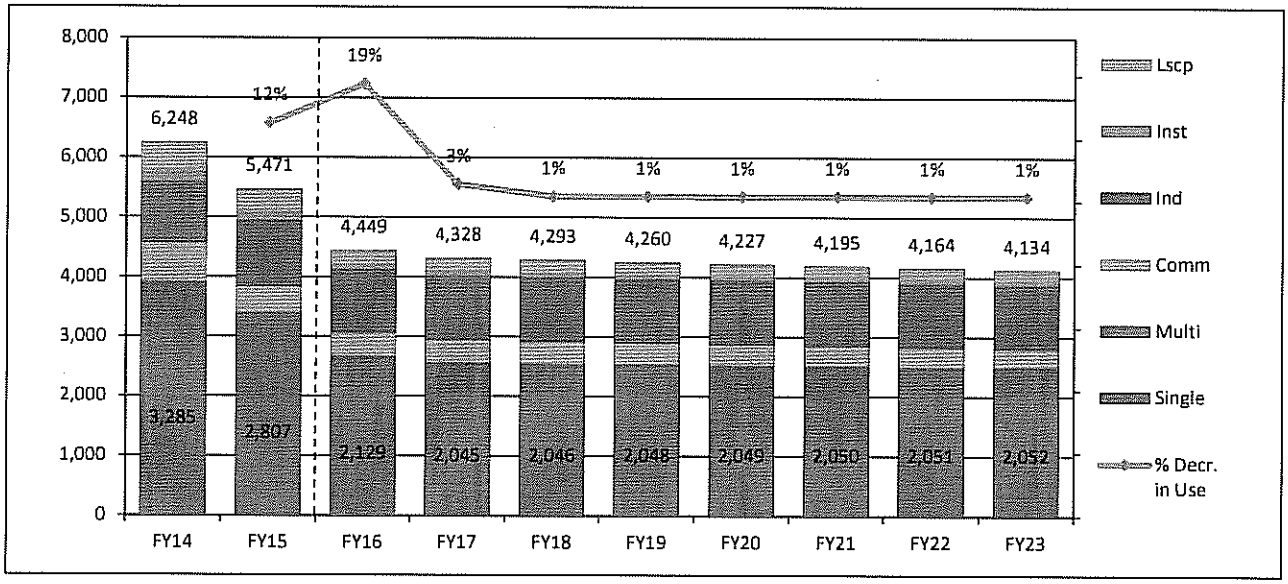


**Figure 2-1. Metered Water Use by Tier and Customer Class as a Percent of Total Use**

Detailed water use data for 2013, 2014 and 2015 is included in Table A-1, Table A-2 and Table A-3 in Appendix A. Summary data for 2013 – 2015 is in Table A-4 of Appendix A.

Calendar year data is used to prepare fiscal year values. Detailed water use data for FY14 and FY15 is included in Table A-5 and Table A-6 in Appendix A. Water use data for FY14 and FY15 is used to develop projection of water use for FY16.

The detailed calculation of projected water use for FY16 – FY23 is shown in Table A-7 in Appendix A.



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Current projections of water use for FY16 – FY23 are lower than those in the 2014 Water Rate Study. Projected metered water use for FY16 – FY23 from the current and 2014 studies is shown in the figure below.

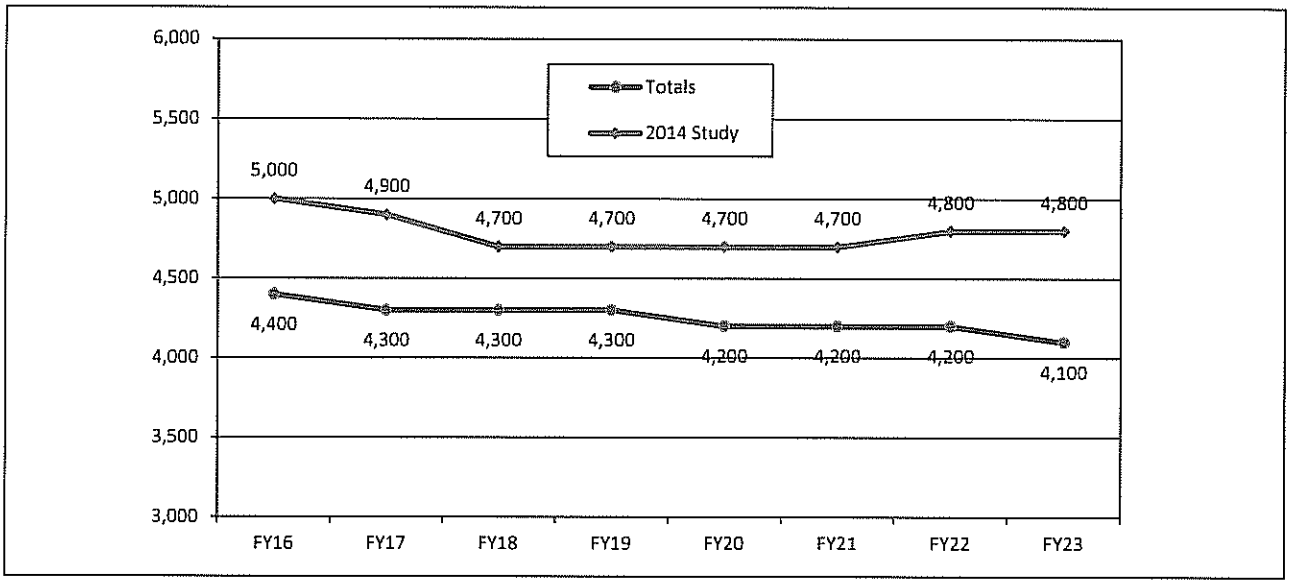


**Figure 2-2. Projected Water Use Current Study v 2014 Study**



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## Section 3

# Water Rates - Groundwater Only Source of Supply

Revenue, expenditures, reserve levels, water rates, and debt coverage for the water utility based on groundwater as the sole source of water supply are summarized in this section.

## 3.1 Evaluation Assumptions

Assumptions for this evaluation scenario (groundwater as the sole source of water supply) regarding revenues, expenditures, number of new connections, water use and water rates are summarized below.

**Assumption 1.** Projected growth in water accounts assumes 180 1-inch meter connections per year.

**Assumption 2.** Projected metered water use for FY16 is approximately 4,400 million gallons – a 19 percent decrease from FY15 actual use. Reduction in metered water use for FY17 is projected to be 3 percent. Reductions in metered water use for FY18 – FY23 are projected to be 1 percent per year.

**Assumption 3.** Estimated capital improvement project expenditures for FY16 – FY23 for the City's water system are approximately $44.8 million. Approximately $27.5 million of that amount is for additional groundwater supply which would not be necessary if the surface water source of supply is developed.

**Assumption 4.** Annual debt service coverage tests for existing and new debt are projected to require Net Revenues equal to 120 percent of the estimated debt service. Water rates developed in this study are set to generate Net Revenues equal to 150 percent of the estimated debt service.

**Assumption 5.** The target reserve level for all fiscal years is 150 percent of annual operating expenditures. Rates are designed to exceed the target for FY16 – FY19 (the four years for which the City has adopted rates). Rates for FY20 – FY23 are designed to approach the target reserve level but might not meet the target in any, or all, of those years.

**Assumption 6.** Expenditures for salaries, benefits and insurance are projected to increase at an annual rate of 6%. Expenditures for other operating expenditures are projected to increase at an annual rate of 5%.

**Assumption 7.** Interest on cash reserves is projected at 0.8% per year.

**Assumption 8.** Water rates are the same as those developed in the 2014 Water Rate Study.



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## 3.2 Cash Flow

Revenues and expenditures for the water utility based on groundwater as the sole source of water supply are summarized in the table below.

**Table 3-1. 8-Year Cash Flow - Groundwater Only Source of Supply**

| | 1st Four Years FY16 - FY19 | 2nd Four Years FY20 - FY23 | Total 8 Years FY16 - FY23 | % of Totals |
|---|---|---|---|---|
| **Beginning Balance** | **24,300,000** | **10,593,700** | **24,300,000** | |
| Expenditures | | | | |
| Operating | 26,020,000 | 35,210,000 | 61,230,000 | 50% |
| Capital | 22,510,000 | 22,250,000 | 44,760,000 | 37% |
| Debt Service | 8,120,000 | 8,120,000 | 16,240,000 | 13% |
| **Total** | **56,650,000** | **65,580,000** | **122,230,000** | **100%** |
| Revenues | | | | |
| Commodity Charges | 11,480,000 | 17,350,000 | 28,830,000 | 27% |
| Service Charges | 27,780,000 | 43,350,000 | 71,130,000 | 66% |
| Account Charges | 2,760,000 | 4,320,000 | 7,080,000 | 7% |
| Other | 923,700 | 554,100 | 1,477,800 | 1% |
| **Total** | **42,943,700** | **65,574,100** | **108,517,800** | **100%** |
| **Ending Balance** | **10,593,700** | **10,587,800** | **10,587,800** | |
| Add / (Use) Fund Balance | (13,706,300) | (5,900) | (13,712,200) | |

Detailed data for this scenario are summarized in the following tables located in Appendix B:

- Table B-1, Expenditures – Annual expenditures for FY16 and FY17 are from the 2015-2016 and 2016-2017 Adopted Budget; annual expenditures for FY18 through FY23 are projected;
- Table B-2, Cash Flow and Debt Service Coverage – Annual revenues, expenditures, reserve levels, and debt service coverage for FY16 through FY23;
- Table B-3, Recommended and Projected Water Rates – Water rates and the percent increase in rates for FY16 through FY23;
- Table B-4, Revenue from Water Rates – Revenue from water for FY16 through FY23; and
- Table B-5, Capital Improvement Program – Annual Capital Improvement Program projects for FY16 through FY23.



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## 3.3 Cash Flow, Single Family Monthly Bill Increases and DSC

The impact of projected rate increases on monthly bills (represented by the percent increase in Single Family monthly bills), debt service coverage ratios and cash flow are shown in the figure below.

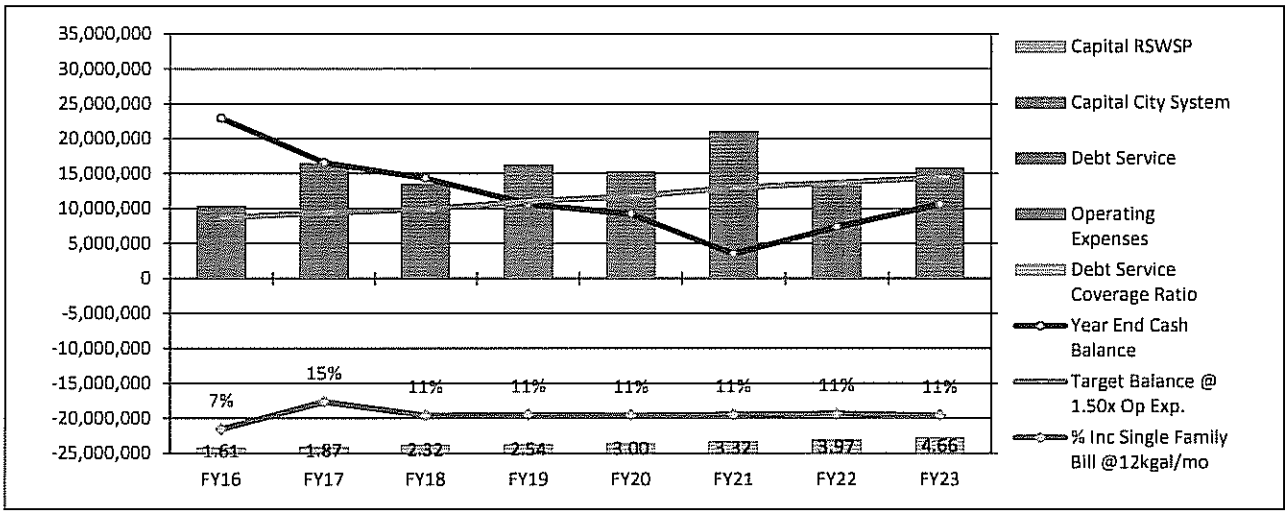


**Figure 3-1. Monthly Bills, DSC and Cash Flow – Groundwater Only Source of Supply**

## 3.4 Water Rates

Water rates were developed that would meet revenue requirements, satisfy debt service coverage requirements with a ratio of 1.50x (for most years) and satisfy target reserve requirements of 1.50 times annual operating expenditures as explained in the list of assumptions. Projected rates are listed in the table below. Rates would be effective January 1 of each year.

**Table 3-2. Projected Water Rates – Groundwater Only Source of Supply**

| | Past | Current | Recommended | | | | Projected | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *effective date>* | *7/1/2014* | *1/1/2015* | *1/1/2016* | *1/1/2017* | *1/1/2018* | *1/1/2019* | *1/1/2020* | *1/1/2021* | *1/1/2022* | *1/1/2023* |
| *fiscal year>* | FY15 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
| Commodity Charge, $ per 1,000 gallons | | | | | | | | | | |
| Single/Multi Residential | $0.48 | $0.57 | $0.63 | $0.74 | $0.84 | $0.94 | $1.04 | $1.15 | $1.28 | $1.42 |
| Commercial/Industrial/Institutional | $0.37 | $0.43 | $0.46 | $0.54 | $0.60 | $0.67 | $0.74 | $0.83 | $0.92 | $1.02 |
| Landscape | $0.51 | $0.60 | $0.65 | $0.75 | $0.84 | $0.94 | $1.04 | $1.15 | $1.29 | $1.43 |
| Capacity Charge, $ per meter per month | | | | | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $24.10 | $26.50 | $29.40 | $32.60 | $36.20 | $40.30 | $44.70 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $48.20 | $53.00 | $58.80 | $65.20 | $72.40 | $80.60 | $89.40 |
| 2" | $56.00 | $64.00 | $67.90 | $77.20 | $84.80 | $94.10 | $105.00 | $116.00 | $129.00 | $144.00 |
| 3" | $123 | $140 | $149 | $169 | $186 | $206 | $229 | $254 | $283 | $313 |
| 4" | $210 | $240 | $255 | $290 | $318 | $353 | $392 | $435 | $484 | $537 |
| 6" | $438 | $500 | $530 | $603 | $663 | $735 | $815 | $905 | $1,008 | $1,118 |
| 8" | $840 | $960 | $1,018 | $1,157 | $1,272 | $1,412 | $1,565 | $1,738 | $1,935 | $2,146 |
| 10" | $1,330 | $1,520 | $1,612 | $1,832 | $2,014 | $2,235 | $2,478 | $2,752 | $3,063 | $3,398 |
| Customer Charge, $ per account per month | $2.20 | $2.50 | $2.60 | $3.00 | $3.30 | $3.60 | $4.00 | $4.50 | $5.00 | $5.50 |



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## Section 4

# Water Rates - Groundwater & Surface Water Sources of Supply

Revenue, expenditures, reserve levels, water rates, and debt coverage for the water utility based on groundwater as the sole source of water supply are summarized in this section.

## 4.1 Evaluation Assumptions

Assumptions for this evaluation scenario (groundwater and surface water as the sources of water supply) regarding revenues, expenditures, number of new connections, water use and water rates are summarized below.

**Assumption 1.** Projected growth in water accounts assumes 180 1-inch meter connections per year.

**Assumption 2.** Projected metered water use for FY16 is approximately 4,400 million gallons – a 19 percent decrease from FY15 actual use. Reduction in metered water use for FY17 is projected to be 3 percent. Reductions in metered water use for FY18 – FY23 are projected to be 1 percent per year.

**Assumption 3.** Estimated capital improvement project expenditures for FY16 – FY23 for the City's water system are approximately $17.3 million.

**Assumption 4.** Preliminary estimates for the Regional Surface Water System Project place the City's financial obligation for this project at $68 million. In addition, improvements to the City's system to accept this water source (terminal control facilities) are estimated to be $20 million. Approximately $19.4 million of the $88 million capital expenditures (22%) are projected to be cash funded.

**Assumption 5.** Annual debt service coverage tests for existing and new debt are projected to require Net Revenues equal to 120 percent of the estimated debt service. Water rates developed in this study are set to generate Net Revenues equal to 150 percent of the estimated debt service.

**Assumption 6.** The target reserve level for all fiscal years is 150 percent of annual operating expenditures. Rates are designed to exceed the target for FY16 – FY19 (the four years for which the City has adopted rates). Rates for FY20 – FY23 are designed to approach the target reserve level but might not meet the target in any, or all, of those years.

**Assumption 7.** Expenditures for salaries, benefits and insurance are projected to increase at an annual rate of 6%. Expenditures for other operating expenditures are projected to increase at an annual rate of 5%.

**Assumption 8.** Interest on cash reserves is projected at 0.8% per year.

**Assumption 9.** Water rates are based on "across-the-board" percentage increases that are intended to maintain the cost of service relationship for each rate structure component – Commodity charges, Capacity charges and Customer charges.



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## 4.2 Cash Flow

Revenues and expenditures for the water utility based on groundwater as the sole source of water supply are summarized in the table below.

**Table 4-1. 8-Year Cash Flow - Groundwater & Surface Water Sources of Supply**

| | 1st Four Years FY16 - FY19 | 2nd Four Years FY20 - FY23 | Total 8 Years FY16 - FY23 | % of Totals |
|---|---|---|---|---|
| **Beginning Balance** | **24,300,000** | **17,905,300** | **24,300,000** | |
| Expenditures | | | | |
| Operating | 25,870,000 | 43,020,000 | 68,890,000 | 47% |
| Capital | 18,520,000 | 18,160,000 | 36,680,000 | 25% |
| Debt Service | 10,850,000 | 29,960,000 | 40,810,000 | 28% |
| **Total** | **55,240,000** | **91,140,000** | **146,380,000** | **100%** |
| Revenues | | | | |
| Commodity Charges | 13,190,000 | 26,250,000 | 39,440,000 | 28% |
| Service Charges | 31,590,000 | 59,550,000 | 91,140,000 | 65% |
| Account Charges | 3,090,000 | 5,740,000 | 8,830,000 | 6% |
| Other | 975,300 | 773,100 | 1,748,400 | 1% |
| **Total** | **48,845,300** | **92,313,100** | **141,158,400** | **100%** |
| **Ending Balance** | **17,905,300** | **19,078,400** | **19,078,400** | |
| Add / (Use) Fund Balance | (6,394,700) | 1,173,100 | (5,221,600) | |

Detailed data for this scenario are summarized in the following tables located in Appendix C:

- Table C-1, Expenditures – Annual expenditures for FY16 and FY17 are from the 2015-2016 and 2016-2017 Adopted Budget; annual expenditures for FY18 through FY23 are projected;
- Table C-2, Cash Flow and Debt Service Coverage – Annual revenues, expenditures, reserve levels, and debt service coverage for FY16 through FY23;
- Table C-3, Recommended and Projected Water Rates – Water rates and the percent increase in rates for FY16 through FY23;
- Table C-4, Revenue from Water Rates – Revenue from water for FY16 through FY23; and
- Table C-5, Regional Surface Water System Project costs allocated to the City of Turlock.



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## 4.3 Cash Flow, Single Family Monthly Bill Increases and DSC

The impact of projected rate increases on monthly bills (represented by the percent increase in Single Family monthly bills), debt service coverage ratios and cash flow are shown in the figure below.

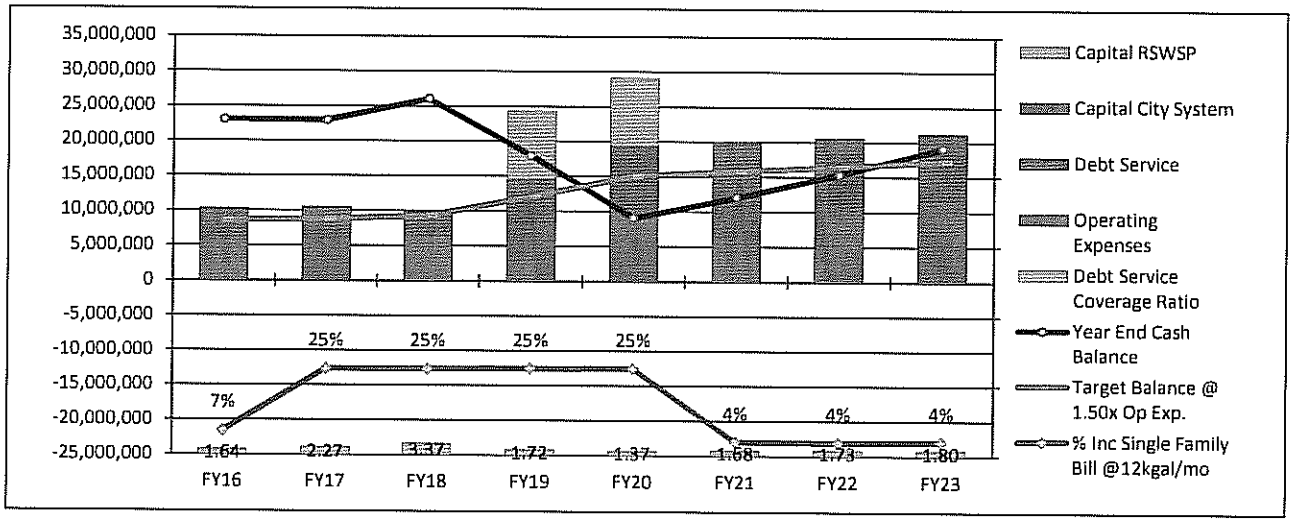


**Figure 4-1. Monthly Bills, DSC and Cash Flow – Groundwater & Surface Water Sources of Supply**

## 4.4 Water Rates

Water rates were developed that would meet revenue requirements, satisfy debt service coverage requirements with a ratio of 1.50x (for all years except FY20) and satisfy target reserve requirements of 1.50 times annual operating expenditures for all years except FY20 – FY22 as explained in the list of assumptions. Projected rates are listed in the table below. Rates would be effective January 1 of each year.

**Table 4-2. Projected Water Rates – Groundwater & Surface Water Sources of Supply**

| | Past | Current | Recommended | | | | Projected | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *effective date >* | *7/1/2014* | *1/1/2015* | *1/1/2016* | *1/1/2017* | *1/1/2018* | *1/1/2019* | *1/1/2020* | *1/1/2021* | *1/1/2022* | *1/1/2023* |
| *fiscal year >* | FY15 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
| Commodity Charge, $ per 1,000 gallons | | | | | | | | | | |
| Single/Multi Residential | $0.48 | $0.57 | $0.63 | $0.81 | $1.05 | $1.36 | $1.76 | $1.83 | $1.90 | $1.98 |
| Commercial/Industrial/Institutional | $0.37 | $0.43 | $0.46 | $0.58 | $0.74 | $0.94 | $1.19 | $1.24 | $1.29 | $1.34 |
| Landscape | $0.51 | $0.60 | $0.65 | $0.82 | $1.03 | $1.29 | $1.62 | $1.68 | $1.75 | $1.82 |
| Capacity Charge, $ per meter per month | | | | | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $26.20 | $32.30 | $39.80 | $49.10 | $51.10 | $53.10 | $55.20 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $52.30 | $64.50 | $79.60 | $98.20 | $102.10 | $106.20 | $110.40 |
| 2" | $56.00 | $64.00 | $67.90 | $84.00 | $104.00 | $128.00 | $158.00 | $164.00 | $171.00 | $178.00 |
| 3" | $123 | $140 | $149 | $184 | $227 | $280 | $345 | $359 | $373 | $388 |
| 4" | $210 | $240 | $255 | $315 | $389 | $480 | $592 | $616 | $641 | $667 |
| 6" | $438 | $500 | $530 | $654 | $807 | $995 | $1,227 | $1,276 | $1,327 | $1,380 |
| 8" | $840 | $960 | $1,018 | $1,256 | $1,549 | $1,911 | $2,357 | $2,451 | $2,549 | $2,651 |
| 10" | $1,330 | $1,520 | $1,612 | $1,988 | $2,452 | $3,025 | $3,731 | $3,880 | $4,035 | $4,196 |
| Customer Charge, $ per account per month | $2.20 | $2.50 | $2.60 | $3.20 | $3.90 | $4.80 | $5.90 | $6.10 | $6.30 | $6.60 |



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## Section 5

# Limitations

This document was prepared solely for the City of Turlock in accordance with professional standards at the time the services were performed and in accordance with the contract between the City of Turlock and Municipal Financial Services. This document is governed by the specific scope of work authorized by the City of Turlock in an Agreement not yet dated; it is not intended to be relied upon by any other party. We have relied on information or instructions provided by the City of Turlock and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.



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# Appendix A: Water Use Data



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Table A-1

Calendar Year 2013 Water Use by Customer Class and Month and Monthly Average Use

**CY13 Use (gallons)**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total | % of Tot |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 245,229,032 | 159,067,242 | 245,354,381 | 284,936,594 | 377,792,806 | 407,814,258 | 438,883,801 | 410,606,876 | 354,791,118 | 304,773,262 | 222,317,447 | 170,723,213 | 3,622,290,030 | 53% |
| Multi | 52,134,372 | 41,695,650 | 48,144,867 | 54,133,451 | 63,994,714 | 68,611,914 | 74,099,444 | 68,845,501 | 64,282,394 | 57,391,317 | 49,079,271 | 44,171,859 | 686,584,754 | 10% |
| Comm | 61,981,996 | 138,204,366 | 36,556,047 | 91,541,232 | 44,407,454 | 45,178,581 | 49,133,924 | 49,850,679 | 210,455,389 | 45,144,375 | 38,679,764 | 33,374,672 | 844,508,479 | 12% |
| Ind | 97,410,849 | 99,035,000 | 82,431,300 | 84,081,950 | 96,589,550 | 89,441,310 | 92,375,000 | 91,720,260 | 79,435,424 | 94,540,768 | 90,900,931 | 81,607,034 | 1,079,569,376 | 16% |
| Inst | 5,249,064 | 9,056,206 | 12,629,403 | 15,603,425 | 21,695,325 | 23,826,215 | 23,900,831 | 22,470,749 | 24,733,019 | 23,132,629 | 15,426,109 | 12,459,404 | 210,182,379 | 3% |
| Lscp | 4,975,542 | 9,434,790 | 23,605,922 | 30,113,244 | 47,731,298 | 57,011,262 | 60,782,741 | 65,248,011 | 53,642,260 | 41,046,362 | 26,169,906 | 11,020,277 | 430,781,615 | 6% |
| Total | 466,980,855 | 456,493,254 | 448,721,920 | 560,409,896 | 652,211,147 | 691,883,540 | 739,175,741 | 708,742,076 | 787,339,604 | 566,028,713 | 442,573,428 | 353,356,459 | 6,873,916,633 | |
| MGD | 15.06 | 16.30 | 14.47 | 18.68 | 21.04 | 23.06 | 23.84 | 22.86 | 26.24 | 18.26 | 14.75 | 11.40 | 18.83 | |
| Acre Feet | 1,433 | 1,401 | 1,377 | 1,720 | 2,002 | 2,123 | 2,268 | 2,175 | 2,416 | 1,737 | 1,358 | 1,084 | 21,095 | |
| % of Total | 7% | 7% | 7% | 8% | 9% | 10% | 11% | 10% | 11% | 8% | 6% | 5% | | |

**CY13 Accounts**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Average | % of Tot |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 15,918 | 15,924 | 15,928 | 15,936 | 15,957 | 15,941 | 15,947 | 15,949 | 15,951 | 15,958 | 15,962 | 15,964 | 15,945 | 86% |
| Multi | 1,105 | 1,105 | 1,105 | 1,107 | 1,109 | 1,109 | 1,110 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,108 | 6% |
| Comm | 1,102 | 1,102 | 1,102 | 1,105 | 1,104 | 1,101 | 1,105 | 1,105 | 1,108 | 1,106 | 1,106 | 1,105 | 1,104 | 6% |
| Ind | 23 | 25 | 23 | 23 | 23 | 22 | 21 | 19 | 21 | 21 | 21 | 22 | 22 | 0.1% |
| Inst | 94 | 94 | 94 | 98 | 97 | 98 | 98 | 101 | 98 | 98 | 98 | 98 | 97 | 0.5% |
| Lscp | 256 | 256 | 256 | 257 | 258 | 258 | 258 | 263 | 262 | 262 | 261 | 261 | 259 | 1.4% |
| Total | 18,498 | 18,506 | 18,508 | 18,526 | 18,548 | 18,529 | 18,539 | 18,546 | 18,549 | 18,554 | 18,557 | 18,559 | 18,535 | |

**CY13 Average Use per Account (gallons)**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Average |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 15,406 | 9,989 | 15,404 | 17,880 | 23,676 | 25,583 | 27,521 | 25,745 | 22,243 | 19,098 | 13,928 | 10,694 | 18,932 |
| Multi | 47,180 | 37,734 | 43,570 | 48,901 | 57,705 | 61,868 | 66,756 | 62,079 | 57,964 | 51,751 | 44,255 | 39,830 | 51,642 |
| Comm | 56,245 | 125,412 | 33,172 | 82,843 | 40,224 | 41,034 | 44,465 | 45,114 | 189,942 | 40,818 | 34,973 | 30,203 | 63,732 |
| Ind | 4,235,254 | 3,961,400 | 3,583,970 | 3,655,737 | 4,199,546 | 4,065,514 | 4,398,810 | 4,827,382 | 3,782,639 | 4,501,941 | 4,328,616 | 3,709,411 | 4,089,278 |
| Inst | 55,841 | 96,343 | 134,355 | 159,219 | 223,663 | 243,125 | 243,886 | 222,483 | 252,378 | 236,047 | 157,409 | 127,137 | 180,259 |
| Lscp | 19,436 | 36,855 | 92,211 | 117,172 | 185,005 | 220,974 | 235,592 | 248,091 | 204,741 | 156,666 | 100,268 | 42,223 | 138,604 |
| Total | 25,245 | 24,667 | 24,245 | 30,250 | 35,163 | 37,341 | 39,871 | 38,215 | 42,446 | 30,507 | 23,849 | 19,040 | 30,905 |

**Single Family CY13 Use**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 245,229,032 | 159,067,242 | 245,354,381 | 284,936,594 | 377,792,806 | 407,814,258 | 438,883,801 | 410,606,876 | 354,791,118 | 304,773,262 | 222,317,447 | 170,723,213 | 3,622,290,030 |
| Accounts | 15,918 | 15,924 | 15,928 | 15,936 | 15,957 | 15,941 | 15,947 | 15,949 | 15,951 | 15,958 | 15,962 | 15,964 | 15,945 |
| Days | 31 | 28 | 31 | 30 | 31 | 30 | 31 | 31 | 30 | 31 | 30 | 31 | 365 |
| Average | | | | | | | | | | | | | |
| gals/mo | 15,406 | 9,989 | 15,404 | 17,880 | 23,676 | 25,583 | 27,521 | 25,745 | 22,243 | 19,098 | 13,928 | 10,694 | 18,932 |
| gpd | 497 | 357 | 497 | 596 | 764 | 853 | 888 | 830 | 741 | 616 | 464 | 345 | 622 |
| kgal/mo | 15 | 10 | 15 | 18 | 24 | 26 | 28 | 26 | 22 | 19 | 14 | 11 | 18.9 |
| Annual | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | |

Table A-2

Calendar Year 2014 Water Use by Customer Class and Month and Monthly Average Use

**CY14 Use (gallons)**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total | % of Tot |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 171,287,315 | 139,251,296 | 153,593,690 | 215,127,589 | 346,185,919 | 357,731,409 | 386,235,976 | 357,685,832 | 310,424,420 | 275,863,346 | 168,976,743 | 120,252,155 | 3,002,615,690 | 52% |
| Multi | 39,461,282 | 37,731,523 | 37,919,297 | 45,260,094 | 58,086,320 | 62,759,259 | 66,425,332 | 63,750,821 | 59,930,897 | 54,580,036 | 43,010,658 | 39,124,034 | 608,039,553 | 11% |
| Comm | 36,882,558 | 31,086,593 | 31,196,598 | 35,801,829 | 41,980,233 | 41,578,608 | 44,142,539 | 43,666,830 | 40,863,898 | 48,792,782 | 22,162,157 | 29,898,588 | 448,053,213 | 8% |
| Ind | 70,175,273 | 67,324,253 | 87,115,694 | 84,342,065 | 90,862,590 | 92,490,573 | 100,065,310 | 104,285,871 | 103,745,433 | 103,390,368 | 92,982,780 | 88,194,130 | 1,084,974,340 | 19% |
| Inst | 14,564,386 | 9,151,218 | 7,940,044 | 11,447,454 | 14,227,380 | 18,299,205 | 18,929,949 | 25,425,407 | 17,256,894 | 12,927,013 | 8,811,280 | 7,707,565 | 166,687,795 | 3% |
| Lscp | 15,938,899 | 54,903,379 | 14,162,814 | 22,657,527 | 41,496,934 | 50,691,934 | 53,429,100 | 92,063,233 | 47,206,552 | 36,811,260 | 20,447,057 | 9,745,903 | 459,554,592 | 8% |
| Total | 348,309,713 | 339,448,262 | 331,928,137 | 414,636,558 | 592,839,376 | 623,550,988 | 669,228,206 | 686,877,994 | 579,428,094 | 532,364,805 | 356,390,675 | 294,922,375 | 5,769,925,183 | |
| MGD | 11.24 | 12.12 | 10.71 | 13.82 | 19.12 | 20.79 | 21.59 | 22.16 | 19.31 | 17.17 | 11.88 | 9.51 | 15.81 | |
| Acre Feet | 1,069 | 1,042 | 1,019 | 1,272 | 1,819 | 1,914 | 2,054 | 2,108 | 1,778 | 1,634 | 1,094 | 905 | 17,707 | |
| % of Total | 6% | 6% | 6% | 7% | 10% | 11% | 12% | 12% | 10% | 9% | 6% | 5% | | |

**CY14 Accounts**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Average | % of Tot |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 15,969 | 15,981 | 15,981 | 15,990 | 15,989 | 15,995 | 16,005 | 16,016 | 16,030 | 16,040 | 16,065 | 16,088 | 16,012 | 86% |
| Multi | 1,109 | 1,109 | 1,109 | 1,110 | 1,109 | 1,109 | 1,110 | 1,109 | 1,110 | 1,110 | 1,111 | 1,111 | 1,110 | 6% |
| Comm | 1,109 | 1,111 | 1,108 | 1,110 | 1,109 | 1,109 | 1,110 | 1,118 | 1,118 | 1,117 | 1,117 | 1,119 | 1,113 | 6% |
| Ind | 21 | 21 | 21 | 21 | 22 | 22 | 22 | 22 | 19 | 22 | 21 | 21 | 21 | 0.1% |
| Inst | 98 | 101 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 97 | 98 | 0.5% |
| Lscp | 263 | 265 | 262 | 262 | 262 | 262 | 262 | 264 | 267 | 266 | 266 | 266 | 264 | 1.4% |
| Total | 18,569 | 18,588 | 18,579 | 18,591 | 18,589 | 18,595 | 18,607 | 18,627 | 18,642 | 18,653 | 18,678 | 18,702 | 18,618 | |

**CY14 Average Use per Account (gallons)**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Average |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 10,726 | 8,714 | 9,611 | 13,454 | 21,652 | 22,365 | 24,132 | 22,333 | 19,365 | 17,198 | 10,518 | 7,475 | 15,626 |
| Multi | 35,583 | 34,023 | 34,192 | 40,775 | 52,377 | 56,591 | 59,843 | 57,485 | 53,992 | 49,171 | 38,713 | 35,215 | 45,662 |
| Comm | 33,257 | 27,981 | 28,156 | 32,254 | 37,854 | 37,492 | 39,768 | 39,058 | 36,551 | 43,682 | 19,841 | 26,719 | 33,549 |
| Ind | 3,341,680 | 3,205,917 | 4,148,366 | 4,016,289 | 4,130,118 | 4,204,117 | 4,548,423 | 4,740,267 | 5,460,286 | 4,699,562 | 4,427,751 | 4,199,720 | 4,254,801 |
| Inst | 148,616 | 90,606 | 81,021 | 116,811 | 145,177 | 186,727 | 193,163 | 259,443 | 176,091 | 131,908 | 89,911 | 79,459 | 141,501 |
| Lscp | 60,604 | 207,183 | 54,057 | 86,479 | 158,385 | 193,481 | 203,928 | 348,724 | 176,804 | 138,388 | 76,869 | 36,639 | 145,107 |
| Total | 18,758 | 18,262 | 17,866 | 22,303 | 31,892 | 33,533 | 35,966 | 36,875 | 31,082 | 28,540 | 19,081 | 15,770 | 25,825 |

**Single Family CY14 Use**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 171,287,315 | 139,251,296 | 153,593,690 | 215,127,589 | 346,185,919 | 357,731,409 | 386,235,976 | 357,685,832 | 310,424,420 | 275,863,346 | 168,976,743 | 120,252,155 | 3,002,615,690 |
| Accounts | 15,969 | 15,981 | 15,981 | 15,990 | 15,989 | 15,995 | 16,005 | 16,016 | 16,030 | 16,040 | 16,065 | 16,088 | 16,012 |
| Days | 31 | 28 | 31 | 30 | 31 | 30 | 31 | 31 | 30 | 31 | 30 | 31 | 365 |
| Average | | | | | | | | | | | | | |
| gals/mo | 10,726 | 8,714 | 9,611 | 13,454 | 21,652 | 22,365 | 24,132 | 22,333 | 19,365 | 17,198 | 10,518 | 7,475 | 15,626 |
| gpd | 346 | 311 | 310 | 448 | 698 | 746 | 778 | 720 | 646 | 555 | 351 | 241 | 514 |
| kgal/mo | 11 | 9 | 10 | 13 | 22 | 22 | 24 | 22 | 19 | 17 | 11 | 7 | 15.6 |
| Annual | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | |

Table A-3

Calendar Year 2015 Water Use by Customer Class and Month and Monthly Average Use

**CY15 Use (gallons)**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total | % of Tot |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Jul | May | Feb | Feb | | |
| Single | 127,959,021 | 119,088,431 | 197,185,145 | 221,317,279 | 247,079,434 | 274,849,887 | 286,922,874 | 308,987,392 | 286,922,874 | 247,079,434 | 119,088,431 | 119,088,431 | 2,555,568,633 | 52% |
| Multi | 38,537,109 | 36,359,952 | 44,604,786 | 48,110,912 | 51,230,217 | 54,442,184 | 55,844,598 | 55,844,598 | 55,844,598 | 51,230,217 | 36,359,952 | 36,359,952 | 564,769,075 | 11% |
| Comm | 29,545,841 | 26,943,723 | 34,851,969 | 34,500,283 | 35,470,358 | 38,580,080 | 40,376,492 | 40,376,492 | 40,376,492 | 35,470,358 | 26,943,723 | 26,943,723 | 410,379,534 | 8% |
| Ind | 95,914,830 | 77,431,621 | 90,508,139 | 83,133,183 | 82,386,717 | 93,054,901 | 95,443,234 | 98,074,890 | 95,443,234 | 82,386,717 | 77,431,621 | 77,431,621 | 1,048,640,708 | 21% |
| Inst | 4,573,679 | 6,036,007 | 8,347,122 | 10,934,982 | 11,550,471 | 10,353,414 | 11,951,223 | 11,783,687 | 11,951,223 | 11,550,471 | 6,036,007 | 6,036,007 | 111,104,293 | 2% |
| Lscp | 6,383,336 | 8,655,393 | 17,548,266 | 27,636,160 | 27,584,632 | 29,400,272 | 33,797,849 | 36,558,865 | 33,797,849 | 27,584,632 | 8,655,393 | 8,655,393 | 266,258,040 | 5% |
| Total | 302,913,816 | 274,515,127 | 393,045,427 | 425,632,799 | 455,301,829 | 500,680,738 | 524,336,270 | 551,625,924 | 524,336,270 | 455,301,829 | 274,515,127 | 274,515,127 | 4,956,720,283 | |
| MGD | 9.77 | 9.80 | 12.68 | 14.19 | 14.69 | 16.69 | 16.91 | 17.79 | 17.48 | 14.69 | 9.15 | 8.86 | 13.58 | |
| Acre Feet | 930 | 842 | 1,206 | 1,306 | 1,397 | 1,537 | 1,609 | 1,693 | 1,609 | 1,397 | 842 | 842 | 15,212 | |
| % of Total | 6% | 6% | 8% | 9% | 9% | 10% | 11% | 11% | 11% | 9% | 6% | 6% | | |

**CY15 Accounts**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Average | % of Tot |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 16,099 | 16,098 | 16,104 | 16,115 | 16,119 | 16,125 | 16,131 | 16,131 | 16,131 | 16,131 | 16,131 | 16,131 | 16,121 | 86% |
| Multi | 1,111 | 1,113 | 1,116 | 1,114 | 1,113 | 1,113 | 1,117 | 1,117 | 1,117 | 1,117 | 1,117 | 1,117 | 1,115 | 6% |
| Comm | 1,119 | 1,117 | 1,118 | 1,117 | 1,124 | 1,125 | 1,128 | 1,128 | 1,128 | 1,128 | 1,128 | 1,128 | 1,124 | 6% |
| Ind | 21 | 21 | 22 | 19 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 0.1% |
| Inst | 98 | 99 | 98 | 98 | 99 | 99 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 0.5% |
| Lscp | 266 | 266 | 267 | 266 | 267 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 268 | 1.4% |
| Total | 18,714 | 18,714 | 18,725 | 18,729 | 18,743 | 18,752 | 18,764 | 18,764 | 18,764 | 18,764 | 18,764 | 18,764 | 18,747 | |

**CY15 Average Use per Account (gallons)**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Average |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 7,948 | 7,398 | 12,244 | 13,734 | 15,328 | 17,045 | 17,787 | 19,155 | 17,787 | 15,317 | 7,383 | 7,383 | 13,211 |
| Multi | 34,687 | 32,668 | 39,968 | 43,188 | 46,029 | 48,915 | 49,995 | 49,995 | 49,995 | 45,864 | 32,551 | 32,551 | 42,204 |
| Comm | 26,404 | 24,122 | 31,173 | 30,887 | 31,557 | 34,293 | 35,795 | 35,795 | 35,795 | 31,445 | 23,886 | 23,886 | 30,426 |
| Ind | 4,567,373 | 3,687,220 | 4,114,006 | 4,375,431 | 3,923,177 | 4,431,186 | 4,544,916 | 4,670,233 | 4,544,916 | 3,923,177 | 3,687,220 | 3,687,220 | 4,177,851 |
| Inst | 46,670 | 60,970 | 85,175 | 111,581 | 116,671 | 104,580 | 121,951 | 120,242 | 121,951 | 117,862 | 61,592 | 61,592 | 94,236 |
| Lscp | 23,998 | 32,539 | 65,724 | 103,895 | 103,313 | 109,295 | 125,643 | 135,907 | 125,643 | 102,545 | 32,176 | 32,176 | 82,817 |
| Total | 16,186 | 14,669 | 20,990 | 22,726 | 24,292 | 26,700 | 27,944 | 29,398 | 27,944 | 24,265 | 14,630 | 14,630 | 22,034 |

**Single Family CY15 Use**

| Class | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 127,959,021 | 119,088,431 | 197,185,145 | 221,317,279 | 247,079,434 | 274,849,887 | 286,922,874 | 308,987,392 | 286,922,874 | 247,079,434 | 119,088,431 | 119,088,431 | 2,555,568,633 |
| Accounts | 16,099 | 16,098 | 16,104 | 16,115 | 16,119 | 16,125 | 16,131 | 16,131 | 16,131 | 16,131 | 16,131 | 16,131 | 16,121 |
| Days | 31 | 28 | 31 | 30 | 31 | 30 | 31 | 31 | 30 | 31 | 30 | 31 | 365 |
| Average | | | | | | | | | | | | | |
| gals/mo | 7,948 | 7,398 | 12,244 | 13,734 | 15,328 | 17,045 | 17,787 | 19,155 | 17,787 | 15,317 | 7,383 | 7,383 | 13,211 |
| gpd | 256 | 264 | 395 | 458 | 494 | 568 | 574 | 618 | 593 | 494 | 246 | 238 | 434 |
| kgal/mo | 8 | 7 | 12 | 14 | 15 | 17 | 18 | 19 | 18 | 15 | 7 | 7 | 13.2 |
| Annual | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | |

Table A-4
2013-2015 Use

| Million Gallons | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 | Aug-13 | Sep-13 | Oct-13 | Nov-13 | Dec-13 | Jan-14 | Feb-14 | Mar-14 | Apr-14 | May-14 | Jun-14 | Jul-14 | Aug-14 | Sep-14 | Oct-14 | Nov-14 | Dec-14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 245 | 159 | 245 | 285 | 378 | 408 | 439 | 411 | 355 | 305 | 222 | 171 | 171 | 139 | 154 | 215 | 346 | 358 | 386 | 358 | 310 | 276 | 169 | 120 |
| Multi | 52 | 42 | 48 | 54 | 64 | 69 | 74 | 69 | 64 | 57 | 49 | 44 | 39 | 38 | 38 | 45 | 58 | 63 | 66 | 64 | 60 | 55 | 43 | 39 |
| Comm | 62 | 138 | 37 | 92 | 44 | 45 | 49 | 50 | 210 | 45 | 39 | 33 | 37 | 31 | 31 | 36 | 42 | 42 | 44 | 44 | 41 | 49 | 22 | 30 |
| Ind | 97 | 99 | 82 | 84 | 97 | 89 | 92 | 92 | 79 | 95 | 91 | 82 | 70 | 67 | 87 | 84 | 91 | 92 | 100 | 104 | 104 | 103 | 93 | 88 |
| Inst | 5 | 9 | 13 | 16 | 22 | 24 | 24 | 22 | 25 | 23 | 15 | 12 | 15 | 9 | 8 | 11 | 14 | 18 | 19 | 25 | 17 | 13 | 9 | 8 |
| Lscp | 5 | 9 | 24 | 30 | 48 | 57 | 61 | 65 | 54 | 41 | 26 | 11 | 16 | 55 | 14 | 23 | 41 | 51 | 53 | 92 | 47 | 37 | 20 | 10 |
| Total | 467 | 456 | 449 | 560 | 652 | 692 | 739 | 709 | 787 | 566 | 443 | 353 | 348 | 339 | 332 | 415 | 593 | 624 | 669 | 687 | 579 | 532 | 356 | 295 |

| Accounts | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 | Aug-13 | Sep-13 | Oct-13 | Nov-13 | Dec-13 | Jan-14 | Feb-14 | Mar-14 | Apr-14 | May-14 | Jun-14 | Jul-14 | Aug-14 | Sep-14 | Oct-14 | Nov-14 | Dec-14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 15,918 | 15,924 | 15,928 | 15,936 | 15,957 | 15,941 | 15,947 | 15,949 | 15,951 | 15,958 | 15,962 | 15,964 | 15,969 | 15,981 | 15,981 | 15,990 | 15,989 | 15,995 | 16,005 | 16,016 | 16,030 | 16,040 | 16,065 | 16,088 |
| Multi | 1,105 | 1,105 | 1,105 | 1,107 | 1,109 | 1,109 | 1,110 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,110 | 1,109 | 1,109 | 1,110 | 1,109 | 1,110 | 1,110 | 1,111 | 1,111 |
| Comm | 1,102 | 1,102 | 1,102 | 1,105 | 1,104 | 1,101 | 1,105 | 1,105 | 1,108 | 1,106 | 1,106 | 1,105 | 1,109 | 1,111 | 1,108 | 1,110 | 1,109 | 1,109 | 1,110 | 1,118 | 1,118 | 1,117 | 1,117 | 1,119 |
| Ind | 23 | 25 | 23 | 23 | 23 | 22 | 21 | 19 | 21 | 21 | 21 | 22 | 21 | 21 | 21 | 21 | 22 | 22 | 22 | 22 | 19 | 22 | 21 | 21 |
| Inst | 94 | 94 | 94 | 98 | 97 | 98 | 98 | 101 | 98 | 98 | 98 | 98 | 98 | 101 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 97 |
| Lscp | 256 | 256 | 256 | 257 | 258 | 258 | 258 | 263 | 262 | 262 | 261 | 261 | 263 | 265 | 262 | 262 | 262 | 262 | 262 | 264 | 267 | 266 | 266 | 266 |
| Total | 18,498 | 18,506 | 18,508 | 18,526 | 18,548 | 18,529 | 18,539 | 18,546 | 18,549 | 18,554 | 18,557 | 18,559 | 18,569 | 18,588 | 18,579 | 18,591 | 18,589 | 18,595 | 18,607 | 18,627 | 18,642 | 18,653 | 18,678 | 18,702 |

| Single Family | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 | Aug-13 | Sep-13 | Oct-13 | Nov-13 | Dec-13 | Jan-14 | Feb-14 | Mar-14 | Apr-14 | May-14 | Jun-14 | Jul-14 | Aug-14 | Sep-14 | Oct-14 | Nov-14 | Dec-14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MG Use | 245 | 159 | 245 | 285 | 378 | 408 | 439 | 411 | 355 | 305 | 222 | 171 | 171 | 139 | 154 | 215 | 346 | 358 | 386 | 358 | 310 | 276 | 169 | 120 |
| Accounts | 15,918 | 15,924 | 15,928 | 15,936 | 15,957 | 15,941 | 15,947 | 15,949 | 15,951 | 15,958 | 15,962 | 15,964 | 15,969 | 15,981 | 15,981 | 15,990 | 15,989 | 15,995 | 16,005 | 16,016 | 16,030 | 16,040 | 16,065 | 16,088 |
| Days | 31 | 28 | 31 | 30 | 31 | 30 | 31 | 31 | 30 | 31 | 30 | 31 | 31 | 28 | 31 | 30 | 31 | 30 | 31 | 31 | 30 | 31 | 30 | 31 |
| Average | | | | | | | | | | | | | | | | | | | | | | | | |
| gals/mo | 15,406 | 9,989 | 15,404 | 17,880 | 23,676 | 25,583 | 27,521 | 25,745 | 22,243 | 19,098 | 13,928 | 10,694 | 10,726 | 8,714 | 9,611 | 13,454 | 21,652 | 22,365 | 24,132 | 22,333 | 19,365 | 17,198 | 10,518 | 7,475 |
| gpd | 497 | 357 | 497 | 596 | 764 | 853 | 888 | 830 | 741 | 616 | 464 | 345 | 346 | 311 | 310 | 448 | 698 | 746 | 778 | 720 | 646 | 555 | 351 | 241 |
| kgal/mo | 15.4 | 10.0 | 15.4 | 17.9 | 23.7 | 25.6 | 27.5 | 25.7 | 22.2 | 19.1 | 13.9 | 10.7 | 10.7 | 8.7 | 9.6 | 13.5 | 21.7 | 22.4 | 24.1 | 22.3 | 19.4 | 17.2 | 10.5 | 7.5 |
| 2013 SF Avg | 18.9 | 18.9 | 18.9 | 18.9 | 18.9 | 18.9 | 18.9 | 18.9 | 18.9 | 18.9 | 18.9 | 18.9 | | | | | | | | | | | | |
| 2014 SF Avg | | | | | | | | | | | | | 15.6 | 15.6 | 15.6 | 15.6 | 15.6 | 15.6 | 15.6 | 15.6 | 15.6 | 15.6 | 15.6 | 15.6 |
| 2015 SF Avg | | | | | | | | | | | | | | | | | | | | | | | | |

*Source: City of Turlock Billing System Data*

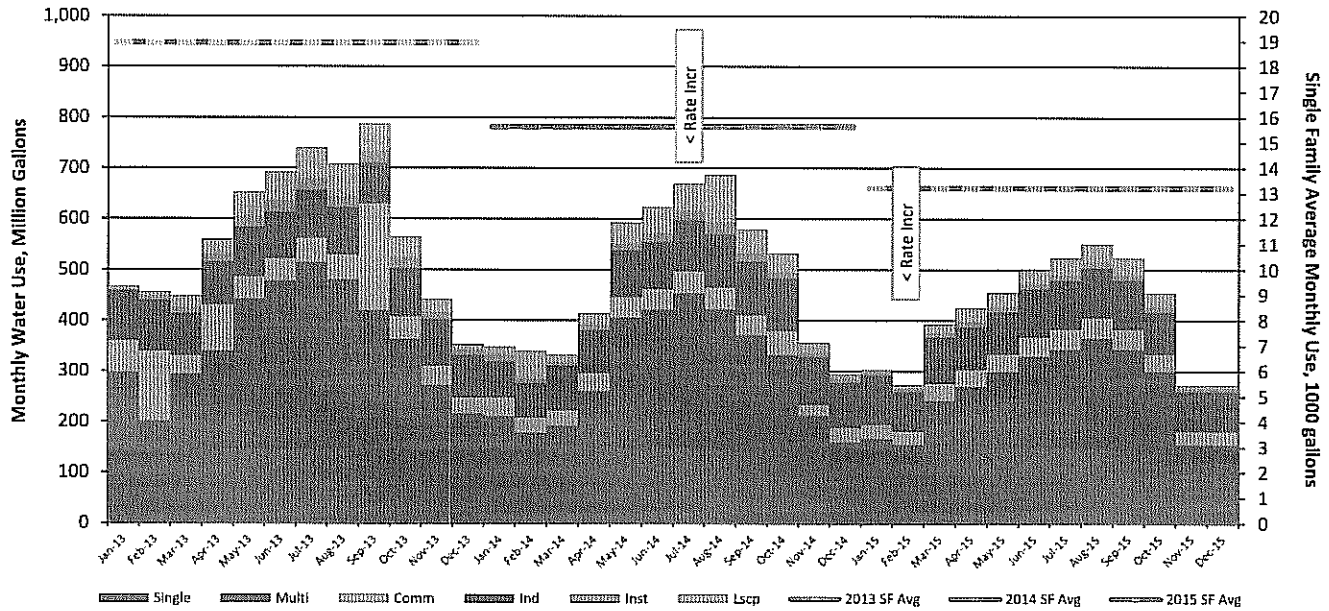

Table A-4
2013-2015 Use

| Million Gallons | Jan-15 | Feb-15 | Mar-15 | Apr-15 | May-15 | Jun-15 | Jul-15 | Aug-15 | Sep-15 | Oct-15 | Nov-15 | Dec-15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 128 | 119 | 197 | 221 | 247 | 275 | 287 | 309 | 287 | 247 | 119 | 119 |
| Multi | 39 | 36 | 45 | 48 | 51 | 54 | 56 | 56 | 56 | 51 | 36 | 36 |
| Comm | 30 | 27 | 35 | 35 | 35 | 39 | 40 | 40 | 40 | 35 | 27 | 27 |
| Ind | 96 | 77 | 91 | 83 | 82 | 93 | 95 | 98 | 95 | 82 | 77 | 77 |
| Inst | 5 | 6 | 8 | 11 | 12 | 10 | 12 | 12 | 12 | 12 | 6 | 6 |
| Lscp | 6 | 9 | 18 | 28 | 28 | 29 | 34 | 37 | 34 | 28 | 9 | 9 |
| Total | 303 | 275 | 393 | 426 | 455 | 501 | 524 | 552 | 524 | 455 | 275 | 275 |

| Accounts | Jan-15 | Feb-15 | Mar-15 | Apr-15 | May-15 | Jun-15 | Jul-15 | Aug-15 | Sep-15 | Oct-15 | Nov-15 | Dec-15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 16,099 | 16,098 | 16,104 | 16,115 | 16,119 | 16,125 | 16,131 | 16,131 | 16,131 | 16,131 | 16,131 | 16,131 |
| Multi | 1,111 | 1,113 | 1,116 | 1,114 | 1,113 | 1,113 | 1,117 | 1,117 | 1,117 | 1,117 | 1,117 | 1,117 |
| Comm | 1,119 | 1,117 | 1,118 | 1,117 | 1,124 | 1,125 | 1,128 | 1,128 | 1,128 | 1,128 | 1,128 | 1,128 |
| Ind | 21 | 21 | 22 | 19 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 |
| Inst | 98 | 99 | 98 | 98 | 99 | 99 | 98 | 98 | 98 | 98 | 98 | 98 |
| Lscp | 266 | 266 | 267 | 266 | 267 | 269 | 269 | 269 | 269 | 269 | 269 | 269 |
| Total | 18,714 | 18,714 | 18,725 | 18,729 | 18,743 | 18,752 | 18,764 | 18,764 | 18,764 | 18,764 | 18,764 | 18,764 |

| Single Family | Jan-15 | Feb-15 | Mar-15 | Apr-15 | May-15 | Jun-15 | Jul-15 | Aug-15 | Sep-15 | Oct-15 | Nov-15 | Dec-15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MG Use | 128 | 119 | 197 | 221 | 247 | 275 | 287 | 309 | 287 | 247 | 119 | 119 |
| Accounts | 16,099 | 16,098 | 16,104 | 16,115 | 16,119 | 16,125 | 16,131 | 16,131 | 16,131 | 16,131 | 16,131 | 16,131 |
| Days | 31 | 28 | 31 | 30 | 31 | 30 | 31 | 31 | 30 | 31 | 30 | 31 |
| Average | | | | | | | | | | | | |
| gals/mo | 7,948 | 7,398 | 12,244 | 13,734 | 15,328 | 17,045 | 17,787 | 19,155 | 17,787 | 15,317 | 7,383 | 7,383 |
| gpd | 256 | 264 | 395 | 458 | 494 | 568 | 574 | 618 | 593 | 494 | 246 | 238 |
| kgal/mo | 7.9 | 7.4 | 12.2 | 13.7 | 15.3 | 17.0 | 17.8 | 19.2 | 17.8 | 15.3 | 7.4 | 7.4 |
| 2013 SF Avg | | | | | | | | | | | | |
| 2014 SF Avg | | | | | | | | | | | | |
| 2015 SF Avg | 13.2 | 13.2 | 13.2 | 13.2 | 13.2 | 13.2 | 13.2 | 13.2 | 13.2 | 13.2 | 13.2 | 13.2 |

*Source: City of Tu*

Table A-5

Fiscal Year 2014 Water Use by Customer Class and Month and Monthly Average Use

**FY14 Use, gallons**

| Class | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Total | % of Tot |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 438,883,801 | 410,606,876 | 354,791,118 | 304,773,262 | 222,317,447 | 170,723,213 | 171,287,315 | 139,251,296 | 153,593,690 | 215,127,589 | 346,185,919 | 357,731,409 | 3,285,272,935 | 53% |
| Multi | 74,099,444 | 68,845,501 | 64,282,394 | 57,391,317 | 49,079,271 | 44,171,859 | 39,461,282 | 37,731,523 | 37,919,297 | 45,260,094 | 58,086,320 | 62,759,259 | 639,087,561 | 10% |
| Comm | 49,133,924 | 49,850,679 | 210,455,389 | 45,144,375 | 38,679,764 | 33,374,672 | 36,882,558 | 31,086,593 | 31,196,598 | 35,801,829 | 41,980,233 | 41,578,608 | 645,165,222 | 10% |
| Ind | 92,375,000 | 91,720,260 | 79,435,424 | 94,540,768 | 90,900,931 | 81,607,034 | 70,175,273 | 67,324,253 | 87,115,694 | 84,342,065 | 90,862,590 | 92,490,573 | 1,022,889,865 | 16% |
| Inst | 23,900,831 | 22,470,749 | 24,733,019 | 23,132,629 | 15,426,109 | 12,459,404 | 14,564,386 | 9,151,218 | 7,940,044 | 11,447,454 | 14,227,380 | 18,299,205 | 197,752,428 | 3% |
| Lscp | 60,782,741 | 65,248,011 | 53,642,260 | 41,046,362 | 26,169,906 | 11,020,277 | 15,938,899 | 54,903,379 | 14,162,814 | 22,657,527 | 41,496,934 | 50,691,934 | 457,761,044 | 7% |
| Total | 739,175,741 | 708,742,076 | 787,339,604 | 566,028,713 | 442,573,428 | 353,356,459 | 348,309,713 | 339,448,262 | 331,928,137 | 414,636,558 | 592,839,376 | 623,550,988 | 6,247,929,055 | |
| MGD | 23.84 | 25.31 | 25.40 | 18.87 | 14.28 | 11.78 | 11.24 | 10.95 | 11.06 | 13.38 | 19.76 | 20.11 | 17.12 | |
| Acre Feet | 2,268 | 2,175 | 2,416 | 1,737 | 1,358 | 1,084 | 1,069 | 1,042 | 1,019 | 1,272 | 1,819 | 1,914 | 19,174 | |
| % of Total | 12% | 11% | 13% | 9% | 7% | 6% | 6% | 5% | 5% | 7% | 9% | 10% | | |

**FY14 Accounts**

| Class | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Average | % of Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 15,947 | 15,949 | 15,951 | 15,958 | 15,962 | 15,964 | 15,969 | 15,981 | 15,981 | 15,990 | 15,989 | 15,995 | 15,970 | 86% |
| Multi | 1,110 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,109 | 1,110 | 1,109 | 1,109 | 1,109 | 6% |
| Comm | 1,105 | 1,105 | 1,108 | 1,106 | 1,106 | 1,105 | 1,109 | 1,111 | 1,108 | 1,110 | 1,109 | 1,109 | 1,108 | 6% |
| Ind | 21 | 19 | 21 | 21 | 21 | 22 | 21 | 21 | 21 | 21 | 22 | 22 | 21 | 0.1% |
| Inst | 98 | 101 | 98 | 98 | 98 | 98 | 98 | 101 | 98 | 98 | 98 | 98 | 99 | 0.5% |
| Lscp | 258 | 263 | 262 | 262 | 261 | 261 | 263 | 265 | 262 | 262 | 262 | 262 | 262 | 1.4% |
| Total | 18,539 | 18,546 | 18,549 | 18,554 | 18,557 | 18,559 | 18,569 | 18,588 | 18,579 | 18,591 | 18,589 | 18,595 | 18,568 | |

**FY14 Average Use per Account (gallons)**

| Class | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Average |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 27,521 | 25,745 | 22,243 | 19,098 | 13,928 | 10,694 | 10,726 | 8,714 | 9,611 | 13,454 | 21,652 | 22,365 | 17,143 |
| Multi | 66,756 | 62,079 | 57,964 | 51,751 | 44,255 | 39,830 | 35,583 | 34,023 | 34,192 | 40,775 | 52,377 | 56,591 | 48,016 |
| Comm | 44,465 | 45,114 | 189,942 | 40,818 | 34,973 | 30,203 | 33,257 | 27,981 | 28,156 | 32,254 | 37,854 | 37,492 | 48,542 |
| Ind | 4,398,810 | 4,827,382 | 3,782,639 | 4,501,941 | 4,328,616 | 3,709,411 | 3,341,680 | 3,205,917 | 4,148,366 | 4,016,289 | 4,130,118 | 4,204,117 | 4,043,043 |
| Inst | 243,886 | 222,483 | 252,378 | 236,047 | 157,409 | 127,137 | 148,616 | 90,606 | 81,021 | 116,811 | 145,177 | 186,727 | 167,303 |
| Lscp | 235,592 | 248,091 | 204,741 | 156,666 | 100,268 | 42,223 | 60,604 | 207,183 | 54,057 | 86,479 | 158,385 | 193,481 | 145,645 |
| Total | 39,871 | 38,215 | 42,446 | 30,507 | 23,849 | 19,040 | 18,758 | 18,262 | 17,866 | 22,303 | 31,892 | 33,533 | 28,041 |

**Single Family FY14 Use**

| Class | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 438,883,801 | 410,606,876 | 354,791,118 | 304,773,262 | 222,317,447 | 170,723,213 | 171,287,315 | 139,251,296 | 153,593,690 | 215,127,589 | 346,185,919 | 357,731,409 | 3,285,272,935 |
| Accounts | 15,947 | 15,949 | 15,951 | 15,958 | 15,962 | 15,964 | 15,969 | 15,981 | 15,981 | 15,990 | 15,989 | 15,995 | 15,970 |
| Days | 31 | 28 | 31 | 30 | 31 | 30 | 31 | 31 | 30 | 31 | 30 | 31 | 365 |
| Average | | | | | | | | | | | | | |
| gals/mo | 27,521 | 25,745 | 22,243 | 19,098 | 13,928 | 10,694 | 10,726 | 8,714 | 9,611 | 13,454 | 21,652 | 22,365 | 17,143 |
| gpd | 888 | 919 | 718 | 637 | 449 | 356 | 346 | 281 | 320 | 434 | 722 | 721 | 564 |
| kgal/mo | 28 | 26 | 22 | 19 | 14 | 11 | 11 | 9 | 10 | 13 | 22 | 22 | 17.1 |
| Annual | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | |

Table A-6

Fiscal Year 2015 Water Use by Customer Class and Month and Monthly Average Use

**FY15 Use, gallons**

| Class | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Total | % of Tot |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 386,235,976 | 357,685,832 | 310,424,420 | 275,863,346 | 168,976,743 | 120,252,155 | 127,959,021 | 119,088,431 | 197,185,145 | 221,317,279 | 247,079,434 | 274,849,887 | 2,806,917,669 | 51% |
| Multi | 66,425,332 | 63,750,821 | 59,930,897 | 54,580,036 | 43,010,658 | 39,124,034 | 38,537,109 | 36,359,952 | 44,604,786 | 48,110,912 | 51,230,217 | 54,442,184 | 600,106,938 | 11% |
| Comm | 44,142,539 | 43,666,830 | 40,863,898 | 48,792,782 | 22,162,157 | 29,898,588 | 29,545,841 | 26,943,723 | 34,851,969 | 34,500,283 | 35,470,358 | 38,580,080 | 429,419,048 | 8% |
| Ind | 100,065,310 | 104,285,871 | 103,745,433 | 103,390,368 | 92,982,780 | 88,194,130 | 95,914,830 | 77,431,621 | 90,508,139 | 83,133,183 | 82,386,717 | 93,054,901 | 1,115,093,283 | 20% |
| Inst | 18,929,949 | 25,425,407 | 17,256,894 | 12,927,013 | 8,811,280 | 7,707,565 | 4,573,679 | 6,036,007 | 8,347,122 | 10,934,982 | 11,550,471 | 10,353,414 | 142,853,783 | 3% |
| Lscp | 53,429,100 | 92,063,233 | 47,206,552 | 36,811,260 | 20,447,057 | 9,745,903 | 6,383,336 | 8,655,393 | 17,548,266 | 27,636,160 | 27,584,632 | 29,400,272 | 376,911,164 | 7% |
| Total | 669,228,206 | 686,877,994 | 579,428,094 | 532,364,805 | 356,390,675 | 294,922,375 | 302,913,816 | 274,515,127 | 393,045,427 | 425,632,799 | 455,301,829 | 500,680,738 | 5,471,301,885 | |
| MGD | 21.59 | 24.53 | 18.69 | 17.75 | 11.50 | 9.83 | 9.77 | 8.86 | 13.10 | 13.73 | 15.18 | 16.15 | 14.99 | |
| Acre Feet | 2,054 | 2,108 | 1,778 | 1,634 | 1,094 | 905 | 930 | 842 | 1,206 | 1,306 | 1,397 | 1,537 | 16,791 | |
| % of Total | 12% | 13% | 11% | 10% | 7% | 5% | 6% | 5% | 7% | 8% | 8% | 9% | | |

**FY15 Accounts**

| Class | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Average | % of Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 16,005 | 16,016 | 16,030 | 16,040 | 16,065 | 16,088 | 16,099 | 16,098 | 16,104 | 16,115 | 16,119 | 16,125 | 16,075 | 86% |
| Multi | 1,110 | 1,109 | 1,110 | 1,110 | 1,111 | 1,111 | 1,111 | 1,113 | 1,116 | 1,114 | 1,113 | 1,113 | 1,112 | 6% |
| Comm | 1,110 | 1,118 | 1,118 | 1,117 | 1,117 | 1,119 | 1,119 | 1,117 | 1,118 | 1,117 | 1,124 | 1,125 | 1,118 | 6% |
| Ind | 22 | 22 | 19 | 22 | 21 | 21 | 21 | 21 | 22 | 19 | 21 | 21 | 21 | 0.1% |
| Inst | 98 | 98 | 98 | 98 | 98 | 97 | 98 | 99 | 98 | 98 | 99 | 99 | 98 | 0.5% |
| Lscp | 262 | 264 | 267 | 266 | 266 | 266 | 266 | 266 | 267 | 266 | 267 | 269 | 266 | 1.4% |
| Total | 18,607 | 18,627 | 18,642 | 18,653 | 18,678 | 18,702 | 18,714 | 18,714 | 18,725 | 18,729 | 18,743 | 18,752 | 18,691 | |

**FY15 Average Use per Account (gallons)**

| Class | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Average |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 24,132 | 22,333 | 19,365 | 17,198 | 10,518 | 7,475 | 7,948 | 7,398 | 12,244 | 13,734 | 15,328 | 17,045 | 14,551 |
| Multi | 59,843 | 57,485 | 53,992 | 49,171 | 38,713 | 35,215 | 34,687 | 32,668 | 39,968 | 43,188 | 46,029 | 48,915 | 44,982 |
| Comm | 39,768 | 39,058 | 36,551 | 43,682 | 19,841 | 26,719 | 26,404 | 24,122 | 31,173 | 30,887 | 31,557 | 34,293 | 32,001 |
| Ind | 4,548,423 | 4,740,267 | 5,460,286 | 4,699,562 | 4,427,751 | 4,199,720 | 4,567,373 | 3,687,220 | 4,114,006 | 4,375,431 | 3,923,177 | 4,431,186 | 4,424,973 |
| Inst | 193,163 | 259,443 | 176,091 | 131,908 | 89,911 | 79,459 | 46,670 | 60,970 | 85,175 | 111,581 | 116,671 | 104,580 | 121,268 |
| Lscp | 203,928 | 348,724 | 176,804 | 138,388 | 76,869 | 36,639 | 23,998 | 32,539 | 65,724 | 103,895 | 103,313 | 109,295 | 118,080 |
| Total | 35,966 | 36,875 | 31,082 | 28,540 | 19,081 | 15,770 | 16,186 | 14,669 | 20,990 | 22,726 | 24,292 | 26,700 | 24,394 |

**Single Family FY15 Use**

| Class | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single | 386,235,976 | 357,685,832 | 310,424,420 | 275,863,346 | 168,976,743 | 120,252,155 | 127,959,021 | 119,088,431 | 197,185,145 | 221,317,279 | 247,079,434 | 274,849,887 | 2,806,917,669 |
| Accounts | 16,005 | 16,016 | 16,030 | 16,040 | 16,065 | 16,088 | 16,099 | 16,098 | 16,104 | 16,115 | 16,119 | 16,125 | 16,075 |
| Days | 31 | 28 | 31 | 30 | 31 | 30 | 31 | 31 | 30 | 31 | 30 | 31 | 365 |
| Average | | | | | | | | | | | | | |
| gals/mo | 24,132 | 22,333 | 19,365 | 17,198 | 10,518 | 7,475 | 7,948 | 7,398 | 12,244 | 13,734 | 15,328 | 17,045 | 14,551 |
| gpd | 778 | 798 | 625 | 573 | 339 | 249 | 256 | 239 | 408 | 443 | 511 | 550 | 478 |
| kgal/mo | 24 | 22 | 19 | 17 | 11 | 7 | 8 | 7 | 12 | 14 | 15 | 17 | 14.6 |
| Annual | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | |

Table A-7
Projected Water Use, FY16 - FY23

| Water Use (MG) | FY14 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|---|
| Single | 3,285 | 2,807 | 2,129 | 2,045 | 2,046 | 2,048 | 2,049 | 2,050 | 2,051 | 2,052 |
| Multi | 639 | 600 | 540 | 524 | 508 | 493 | 478 | 464 | 450 | 436 |
| Comm | 645 | 429 | 386 | 375 | 364 | 353 | 342 | 332 | 322 | 312 |
| Ind | 1,023 | 1,115 | 1,082 | 1,082 | 1,082 | 1,082 | 1,082 | 1,082 | 1,082 | 1,082 |
| Inst | 198 | 143 | 86 | 83 | 81 | 78 | 76 | 74 | 71 | 69 |
| Lscp | 458 | 377 | 226 | 219 | 213 | 206 | 200 | 194 | 188 | 183 |
| Total MG | 6,248 | 5,471 | 4,449 | 4,328 | 4,293 | 4,260 | 4,227 | 4,195 | 4,164 | 4,134 |
| Change in Use | | | | | | | | | | |
| MG | | -777 | -1,022 | -121 | -34 | -33 | -33 | -32 | -31 | -30 |
| % | | -12% | -19% | -3% | -1% | -1% | -1% | -1% | -1% | -1% |
| | | | | | | | | | | |
| Single | | | | | | | | | | |
| *Projected % reduction in Average Use >* | | | *25%* | *5%* | *1%* | *1%* | *1%* | *1%* | *1%* | *1%* |
| Avg Use, kgal/mo. | 17.1 | 14.6 | 10.9 | 10.4 | 10.3 | 10.2 | 10.1 | 10.0 | 9.9 | 9.8 |
| *Projected increase in accounts >* | | | *180* | *180* | *180* | *180* | *180* | *180* | *180* | *180* |
| Accounts | 15,970 | 16,075 | 16,255 | 16,435 | 16,615 | 16,795 | 16,975 | 17,155 | 17,335 | 17,515 |
| Use, MG | 3,285 | 2,807 | 2,129 | 2,045 | 2,046 | 2,048 | 2,049 | 2,050 | 2,051 | 2,052 |
| Multi | *% reduction in Total Use >* | | *10%* | *3%* | *3%* | *3%* | *3%* | *3%* | *3%* | *3%* |
| Comm | *% reduction in Total Use >* | | *10%* | *3%* | *3%* | *3%* | *3%* | *3%* | *3%* | *3%* |
| Ind | *% reduction in Total Use >* | | *3%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* | *0%* |
| Inst | *% reduction in Total Use >* | | *40%* | *3%* | *3%* | *3%* | *3%* | *3%* | *3%* | *3%* |
| Lscp | *% reduction in Total Use >* | | *40%* | *3%* | *3%* | *3%* | *3%* | *3%* | *3%* | *3%* |

# Appendix B: Water Rate Development Tables – Groundwater Only Source of Supply



DRAFT for review purposes only. Use of contents on this sheet is subject to the limitations specified at the end of this document.

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Table B-1

Groundwater Only Source of Supply - Expenditures

| Expense Category | Adopted FY16 | Adopted FY17 | Cost Esc. Proj. | Projected Fiscal Year FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|
| Operating and Capital Expenses | | | | | | | | | |
| Salaries | $1,522,704 | $1,554,283 | 6% | $1,647,540 | $1,746,392 | $1,851,176 | $1,962,246 | $2,079,981 | $2,204,780 |
| Benefits and Insurance | $951,004 | $1,011,583 | 6% | $1,072,278 | $1,136,615 | $1,204,812 | $1,277,100 | $1,353,726 | $1,434,950 |
| Contractural-Regional Mgmt | $400,000 | $500,000 | 5% | $525,000 | $551,250 | $578,813 | $607,753 | $638,141 | $670,048 |
| Contractural-Other | $508,362 | $376,664 | 5% | $395,497 | $415,272 | $436,036 | $457,837 | $480,729 | $504,766 |
| Supplies and maintenance | $313,217 | $315,217 | 5% | $330,978 | $347,527 | $364,903 | $383,148 | $402,306 | $422,421 |
| Utilities | $1,307,700 | $1,357,700 | 5% | $1,425,585 | $1,496,864 | $1,571,707 | $1,650,293 | $1,732,807 | $1,819,448 |
| Fleet expense | $95,178 | $95,270 | 5% | $100,034 | $105,035 | $110,287 | $115,801 | $121,591 | $127,671 |
| Other Expenses | $99,250 | $99,250 | 5% | $104,213 | $109,423 | $114,894 | $120,639 | $126,671 | $133,004 |
| Capital, City System Cash Funded | $2,574,808 | $2,661,413 | N/A | $1,752,821 | $1,849,299 | $1,951,132 | $2,058,618 | $2,172,074 | $2,291,835 |
| Capital, Groundwater Cash Funded | $0 | $5,533,020 | N/A | $3,136,566 | $5,014,142 | $3,498,110 | $8,379,262 | $0 | $1,900,155 |
| Net Transfers | $559,713 | $557,432 | 5% | $585,304 | $614,569 | $645,297 | $677,562 | $711,440 | $747,012 |
| Additional O&M for Groundwater | $51,500 | $376,620 | N/A | $410,319 | $839,630 | $917,565 | $1,417,340 | $1,459,860 | $1,566,995 |
| Total Operating Expenses | $8,383,436 | $14,438,452 | | $11,486,133 | $14,226,018 | $13,244,731 | $19,107,601 | $11,279,328 | $13,823,085 |
| Debt Service | | | | | | | | | |
| 2008 Water Revenue Bonds | $2,029,112 | $2,030,112 | N/A | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 |
| New Debt - RSWSP, City Portion | $0 | $0 | N/A | $0 | $0 | $0 | $0 | $0 | $0 |
| Total Debt Service | $2,029,112 | $2,030,112 | | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 |
| TOTAL | $10,412,548 | $16,468,564 | | $13,516,245 | $16,256,130 | $15,274,843 | $21,137,713 | $13,309,440 | $15,853,197 |

Table B-2

Groundwater Only Source of Supply - Cash Flow and Debt Service Coverage

| | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|
| Beginning Cash Balance, July 1 | 24,300,000 | 22,973,300 | 16,541,000 | 14,328,100 | 10,593,700 | 9,211,600 | 3,489,600 | 7,356,600 |
| Operating Expenditures | | | | | | | | |
| Operating | 5,760,000 | 5,870,000 | 6,190,000 | 6,520,000 | 6,880,000 | 7,250,000 | 7,650,000 | 8,060,000 |
| Additional O&M for Groundwater | 50,000 | 380,000 | 410,000 | 840,000 | 920,000 | 1,420,000 | 1,460,000 | 1,570,000 |
| Total Expenditures | 5,810,000 | 6,250,000 | 6,600,000 | 7,360,000 | 7,800,000 | 8,670,000 | 9,110,000 | 9,630,000 |
| Revenues | | | | | | | | |
| Commodity Charges | 2,420,000 | 2,650,000 | 3,030,000 | 3,380,000 | 3,730,000 | 4,100,000 | 4,530,000 | 4,990,000 |
| Capacity Charges | 5,860,000 | 6,490,000 | 7,300,000 | 8,130,000 | 9,090,000 | 10,160,000 | 11,370,000 | 12,730,000 |
| Customer Charges | 580,000 | 640,000 | 730,000 | 810,000 | 900,000 | 1,010,000 | 1,140,000 | 1,270,000 |
| Other Charges | 53,300 | 53,300 | 53,300 | 53,300 | 53,300 | 53,300 | 53,300 | 53,300 |
| Connection Fees | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Interest Income | 160,000 | 194,400 | 183,800 | 132,300 | 114,600 | 84,700 | 73,700 | 27,900 |
| Total Revenues | 9,083,300 | 10,037,700 | 11,307,100 | 12,515,600 | 13,897,900 | 15,418,000 | 17,177,000 | 19,081,200 |
| Revenues less Expenditures | 3,273,300 | 3,787,700 | 4,707,100 | 5,155,600 | 6,097,900 | 6,748,000 | 8,067,000 | 9,451,200 |
| Capital Expenditures and Debt Service | | | | | | | | |
| Capital, City System Cash Funded | 2,570,000 | 2,660,000 | 1,750,000 | 1,850,000 | 1,950,000 | 2,060,000 | 2,170,000 | 2,290,000 |
| Capital, Groundwater Cash Funded | 0 | 5,530,000 | 3,140,000 | 5,010,000 | 3,500,000 | 8,380,000 | 0 | 1,900,000 |
| 2008 Bonds | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 |
| Total Capital and Debt Service | 4,600,000 | 10,220,000 | 6,920,000 | 8,890,000 | 7,480,000 | 12,470,000 | 4,200,000 | 6,220,000 |
| Ending Cash Balance, June 30 | 22,973,300 | 16,541,000 | 14,328,100 | 10,593,700 | 9,211,600 | 3,489,600 | 7,356,600 | 10,587,800 |
| Debt Service Coverage | | | | | | | | |
| Adjusted Net Revenues | 3,273,300 | 3,787,700 | 4,707,100 | 5,155,600 | 6,097,900 | 6,748,000 | 8,067,000 | 9,451,200 |
| Debt Service | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 |
| Coverage Ratio | 1.61 | 1.87 | 2.32 | 2.54 | 3.00 | 3.32 | 3.97 | 4.66 |
| $ Over/(Under) Coverage Reqt | 1,243,300 | 1,757,700 | 2,677,100 | 3,125,600 | 4,067,900 | 4,718,000 | 6,037,000 | 7,421,200 |
| Target Cash Balance @ 1.50x Op. Exp. | 8,715,000 | 9,375,000 | 9,900,000 | 11,040,000 | 11,700,000 | 13,005,000 | 13,665,000 | 14,445,000 |

Table B-3

Groundwater Only Source of Supply - Recommended and Projected Water Rates

| | Past | Current | Recommended | | | | Projected | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *effective date >* | *7/1/2014* | *1/1/2015* | *1/1/2016* | *1/1/2017* | *1/1/2018* | *1/1/2019* | *1/1/2020* | *1/1/2021* | *1/1/2022* | *1/1/2023* |
| *fiscal year >* | FY15 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
| Commodity Charge, $ per 1,000 gallons | | | | | | | | | | |
| Single/Multi Residential | $0.48 | $0.57 | $0.63 | $0.74 | $0.84 | $0.94 | $1.04 | $1.15 | $1.28 | $1.42 |
| Commercial/Industrial/Institutional | $0.37 | $0.43 | $0.46 | $0.54 | $0.60 | $0.67 | $0.74 | $0.83 | $0.92 | $1.02 |
| Landscape | $0.51 | $0.60 | $0.65 | $0.75 | $0.84 | $0.94 | $1.04 | $1.15 | $1.29 | $1.43 |
| Capacity Charge, $ per meter per month | | | | | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $24.10 | $26.50 | $29.40 | $32.60 | $36.20 | $40.30 | $44.70 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $48.20 | $53.00 | $58.80 | $65.20 | $72.40 | $80.60 | $89.40 |
| 2" | $56.00 | $64.00 | $67.90 | $77.20 | $84.80 | $94.10 | $105.00 | $116.00 | $129.00 | $144.00 |
| 3" | $123 | $140 | $149 | $169 | $186 | $206 | $229 | $254 | $283 | $313 |
| 4" | $210 | $240 | $255 | $290 | $318 | $353 | $392 | $435 | $484 | $537 |
| 6" | $438 | $500 | $530 | $603 | $663 | $735 | $815 | $905 | $1,008 | $1,118 |
| 8" | $840 | $960 | $1,018 | $1,157 | $1,272 | $1,412 | $1,565 | $1,738 | $1,935 | $2,146 |
| 10" | $1,330 | $1,520 | $1,612 | $1,832 | $2,014 | $2,235 | $2,478 | $2,752 | $3,063 | $3,398 |
| Customer Charge, $ per account per month | $2.20 | $2.50 | $2.60 | $3.00 | $3.30 | $3.60 | $4.00 | $4.50 | $5.00 | $5.50 |

Table B-4

Groundwater Only Source of Supply - Revenue from Rates

| | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|
| Commodity | | | | | | | | | |
| Single/Multi Residential | | | | | | | | | |
| Water Use, MG | | | | | | | | | |
| *57%* Jul - Dec | 1,946 | 1,525 | 1,467 | 1,459 | 1,451 | 1,444 | 1,436 | 1,429 | 1,421 |
| *43%* Jan - Jun | 1,461 | 1,144 | 1,101 | 1,095 | 1,089 | 1,084 | 1,078 | 1,072 | 1,067 |
| Total | 3,407 | 2,669 | 2,569 | 2,555 | 2,541 | 2,527 | 2,514 | 2,501 | 2,488 |
| Rates | | | | | | | | | |
| Jul - Dec | $0.48 | $0.57 | $0.63 | $0.74 | $0.84 | $0.94 | $1.04 | $1.15 | $1.28 |
| Jan - Jun | $0.57 | $0.63 | $0.74 | $0.84 | $0.94 | $1.04 | $1.15 | $1.28 | $1.42 |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $934 | $869 | $924 | $1,080 | $1,219 | $1,357 | $1,494 | $1,643 | $1,819 |
| Jan - Jun | $833 | $721 | $815 | $920 | $1,024 | $1,127 | $1,240 | $1,372 | $1,515 |
| Total | $1,767 | $1,590 | $1,739 | $2,000 | $2,243 | $2,484 | $2,733 | $3,015 | $3,334 |
| Commercial/Industrial/Institutional | | | | | | | | | |
| Water Use, MG | | | | | | | | | |
| *54%* Jul - Dec | 913 | 841 | 833 | 826 | 819 | 812 | 805 | 798 | 792 |
| *46%* Jan - Jun | 774 | 713 | 706 | 700 | 694 | 688 | 682 | 677 | 671 |
| Total | 1,687 | 1,554 | 1,540 | 1,526 | 1,513 | 1,500 | 1,487 | 1,475 | 1,463 |
| Rates | | | | | | | | | |
| Jul - Dec | $0.37 | $0.43 | $0.46 | $0.54 | $0.60 | $0.67 | $0.74 | $0.83 | $0.92 |
| Jan - Jun | $0.43 | $0.46 | $0.54 | $0.60 | $0.67 | $0.74 | $0.83 | $0.92 | $1.02 |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $338 | $362 | $383 | $446 | $491 | $544 | $596 | $663 | $729 |
| Jan - Jun | $333 | $328 | $381 | $420 | $465 | $509 | $566 | $623 | $685 |
| Total | $671 | $690 | $765 | $866 | $956 | $1,053 | $1,162 | $1,285 | $1,413 |
| Landscape | | | | | | | | | |
| Water Use, MG | | | | | | | | | |
| *69%* Jul - Dec | 260 | 156 | 151 | 147 | 142 | 138 | 134 | 130 | 126 |
| *31%* Jan - Jun | 117 | 70 | 68 | 66 | 64 | 62 | 60 | 59 | 57 |
| Total | 377 | 226 | 219 | 213 | 206 | 200 | 194 | 188 | 183 |
| Rates | | | | | | | | | |
| Jul - Dec | $0.51 | $0.60 | $0.65 | $0.75 | $0.84 | $0.94 | $1.04 | $1.15 | $1.29 |
| Jan - Jun | $0.60 | $0.65 | $0.75 | $0.84 | $0.94 | $1.04 | $1.15 | $1.29 | $1.43 |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $132 | $93 | $98 | $110 | $119 | $130 | $139 | $149 | $162 |
| Jan - Jun | $70 | $46 | $51 | $56 | $60 | $65 | $69 | $76 | $81 |
| Total | $203 | $139 | $149 | $166 | $180 | $194 | $209 | $225 | $244 |
| Total | | | | | | | | | |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $1,405 | $1,324 | $1,406 | $1,636 | $1,830 | $2,031 | $2,228 | $2,455 | $2,710 |
| Jan - Jun | $1,236 | $1,095 | $1,248 | $1,396 | $1,549 | $1,701 | $1,875 | $2,071 | $2,281 |
| Total | $2,640 | $2,419 | $2,654 | $3,031 | $3,379 | $3,731 | $4,104 | $4,525 | $4,991 |

Table B-4

Groundwater Only Source of Supply - Revenue from Rates

| | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|
| Capacity | | | | | | | | | |
| Meters | | | | | | | | | |
| 1" or less | 17,392 | 17,572 | 17,752 | 17,932 | 18,112 | 18,292 | 18,472 | 18,652 | 18,832 |
| 1-1/2" | 605 | 605 | 605 | 605 | 605 | 605 | 605 | 605 | 605 |
| 2" | 573 | 573 | 573 | 573 | 573 | 573 | 573 | 573 | 573 |
| 3" | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 |
| 4" | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 |
| 6" | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| 8" | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |
| 10" | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Total | 18,764 | 18,944 | 19,124 | 19,304 | 19,484 | 19,664 | 19,844 | 20,024 | 20,204 |
| Rates, Jul - Dec | | | | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $24.10 | $26.50 | $29.40 | $32.60 | $36.20 | $40.30 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $48.20 | $53.00 | $58.80 | $65.20 | $72.40 | $80.60 |
| 2" | $56.00 | $64.00 | $67.90 | $77.20 | $84.80 | $94.10 | $105.00 | $116.00 | $129.00 |
| 3" | $123.00 | $140.00 | $149.00 | $169.00 | $186.00 | $206.00 | $229.00 | $254.00 | $283.00 |
| 4" | $210.00 | $240.00 | $255.00 | $290.00 | $318.00 | $353.00 | $392.00 | $435.00 | $484.00 |
| 6" | $438.00 | $500.00 | $530.00 | $603.00 | $663.00 | $735.00 | $815.00 | $905.00 | $1,008.00 |
| 8" | $840.00 | $960.00 | $1,018.00 | $1,157.00 | $1,272.00 | $1,412.00 | $1,565.00 | $1,738.00 | $1,935.00 |
| 10" | $1,330.00 | $1,520.00 | $1,612.00 | $1,832.00 | $2,014.00 | $2,235.00 | $2,478.00 | $2,752.00 | $3,063.00 |
| Total | | | | | | | | | |
| Rates, Jan - Jun | | | | | | | | | |
| 1" or less | $20.00 | $21.20 | $24.10 | $26.50 | $29.40 | $32.60 | $36.20 | $40.30 | $44.70 |
| 1-1/2" | $40.00 | $42.40 | $48.20 | $53.00 | $58.80 | $65.20 | $72.40 | $80.60 | $89.40 |
| 2" | $64.00 | $67.90 | $77.20 | $84.80 | $94.10 | $105.00 | $116.00 | $129.00 | $144.00 |
| 3" | $140.00 | $149.00 | $169.00 | $186.00 | $206.00 | $229.00 | $254.00 | $283.00 | $313.00 |
| 4" | $240.00 | $255.00 | $290.00 | $318.00 | $353.00 | $392.00 | $435.00 | $484.00 | $537.00 |
| 6" | $500.00 | $530.00 | $603.00 | $663.00 | $735.00 | $815.00 | $905.00 | $1,008.00 | $1,118.00 |
| 8" | $960.00 | $1,018.00 | $1,157.00 | $1,272.00 | $1,412.00 | $1,565.00 | $1,738.00 | $1,935.00 | $2,146.00 |
| 10" | $1,520.00 | $1,612.00 | $1,832.00 | $2,014.00 | $2,235.00 | $2,478.00 | $2,752.00 | $3,063.00 | $3,398.00 |
| Total | | | | | | | | | |
| Revenue | | | | | | | | | |
| 1" or less | $3,913 | $4,344 | $4,825 | $5,444 | $6,075 | $6,805 | $7,625 | $8,561 | $9,604 |
| 1-1/2" | $272 | $299 | $329 | $367 | $406 | $450 | $499 | $555 | $617 |
| 2" | $413 | $453 | $499 | $557 | $615 | $685 | $760 | $842 | $939 |
| 3" | $115 | $127 | $139 | $155 | $172 | $191 | $212 | $235 | $261 |
| 4" | $189 | $208 | $229 | $255 | $282 | $313 | $347 | $386 | $429 |
| 6" | $197 | $216 | $238 | $266 | $294 | $326 | $361 | $402 | $446 |
| 8" | $140 | $154 | $170 | $189 | $209 | $232 | $258 | $286 | $318 |
| 10" | $51 | $56 | $62 | $69 | $76 | $85 | $94 | $105 | $116 |
| Total | $5,291 | $5,858 | $6,490 | $7,304 | $8,129 | $9,085 | $10,156 | $11,373 | $12,731 |
| Customer | | | | | | | | | |
| Meters | 18,764 | 18,944 | 19,124 | 19,304 | 19,484 | 19,664 | 19,844 | 20,024 | 20,204 |
| Rates | | | | | | | | | |
| Jul - Dec | $2.20 | $2.50 | $2.60 | $3.00 | $3.30 | $3.60 | $4.00 | $4.50 | $5.00 |
| Jan - Jun | $2.50 | $2.60 | $3.00 | $3.30 | $3.60 | $4.00 | $4.50 | $5.00 | $5.50 |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $248 | $284 | $298 | $347 | $386 | $425 | $476 | $541 | $606 |
| Jan - Jun | $281 | $296 | $344 | $382 | $421 | $472 | $536 | $601 | $667 |
| Total | $529 | $580 | $643 | $730 | $807 | $897 | $1,012 | $1,141 | $1,273 |
| Summary | | | | | | | | | |
| Commodity | $2,640 | $2,419 | $2,654 | $3,031 | $3,379 | $3,731 | $4,104 | $4,525 | $4,991 |
| Capacity | $5,291 | $5,858 | $6,490 | $7,304 | $8,129 | $9,085 | $10,156 | $11,373 | $12,731 |
| Customer | $529 | $580 | $643 | $730 | $807 | $897 | $1,012 | $1,141 | $1,273 |
| Total | $8,460 | $8,856 | $9,787 | $11,065 | $12,314 | $13,713 | $15,272 | $17,040 | $18,995 |

Table B-5

Groundwater Only Source of Supply - Capital Improvement Program

| Project Name | Note | Total Cost | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|---|
| Potable Well #41in Northeast Turlock. Design, Bid Documents and Construction | | $1,000,000 | $1,000,000 | | | | | | | |
| Potable Well #42 in Northwest Turlock. Design, Bid Documents and Construction | | $1,000,000 | | $1,000,000 | | | | | | |
| Wellhead Treatment projects, FY 15/16 - FY 19/20 | | $8,451,153 | | $2,652,250 | | $2,813,772 | | $2,985,131 | | |
| Wells for Future Supply | | $5,379,497 | | | | $1,688,263 | | $1,791,078 | | $1,900,155 |
| Northeast Water Storage Tank(s). Design, Bid Documents and Construction | | $11,232,274 | | $2,562,500 | $2,639,375 | | $2,970,640 | $3,059,759 | | |
| Pipelines, 16-20 inches | | $1,689,739 | | $318,270 | $327,818 | $337,653 | $347,782 | $358,216 | | |
| Crossings, 30-36 inches | | $708,592 | | | $169,373 | $174,454 | $179,687 | $185,078 | | |
| Future Undefined Water Expansion Project (as needed) | | $2,105,579 | $220,500 | $231,525 | $243,101 | $255,256 | $268,019 | $281,420 | $295,491 | $310,266 |
| Meter replacement expenditures | [1] | $5,421,865 | $567,788 | $596,177 | $625,986 | $657,285 | $690,149 | $724,657 | $760,890 | $798,934 |
| Expenditures for depreciated assets | [2] | $7,784,556 | $786,520 | $833,711 | $883,734 | $936,758 | $992,963 | $1,052,541 | $1,115,694 | $1,182,635 |
| Total City System Expenditures | | | | | | | | | | |
| Groundwater Projects | | $27,461,254 | $0 | $5,533,020 | $3,136,566 | $5,014,142 | $3,498,110 | $8,379,262 | $0 | $1,900,155 |
| All Other Projects | | $17,312,000 | $2,574,808 | $2,661,413 | $1,752,821 | $1,849,299 | $1,951,132 | $2,058,618 | $2,172,074 | $2,291,835 |
| Total City System Expenditures | | $44,773,254 | $2,574,808 | $8,194,433 | $4,889,387 | $6,863,441 | $5,449,241 | $10,437,880 | $2,172,074 | $4,191,990 |
| Cumulative Expenditures | | | $2,574,808 | $10,769,241 | $15,658,627 | $22,522,068 | $27,971,309 | $38,409,189 | $40,581,264 | $44,773,254 |

*Source: City of Turlock*

[1] Meter replacement expenditures for FY14 are equal to the amount of revenue generated by the current service charges. Expenditures for FY15 onward are based on a 5% annual escalation of the previous years' value.

[2] Expenditures for depreciated assets for FY14 are approximately equal to 1% of the replacement value of the water system. Expenditures for FY15 onward are based on a 6% annual escalation of the previous years' value.

# Appendix C: Water Rate Development Tables – Groundwater & Surface Water Sources of Supply



DRAFT for review purposes only. Use of contents on this sheet is subject to the limitations specified at the end of this document.

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Table C-1

Groundwater & Surface Water Sources of Supply - Expenditures

| Expense Category | Adopted FY16 | Adopted FY17 | Cost Esc. Proj. | Projected Fiscal Year FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|
| Operating and Capital Expenses | | | | | | | | | |
| Salaries | $1,522,704 | $1,554,283 | 6% | $1,647,540 | $1,746,392 | $1,851,176 | $1,962,246 | $2,079,981 | $2,204,780 |
| Benefits and Insurance | $951,004 | $1,011,583 | 6% | $1,072,278 | $1,136,615 | $1,204,812 | $1,277,100 | $1,353,726 | $1,434,950 |
| Contractural-Regional Mgmt | $400,000 | $500,000 | 5% | $525,000 | $551,250 | $578,813 | $607,753 | $638,141 | $670,048 |
| Contractural-Other | $508,362 | $376,664 | 5% | $395,497 | $415,272 | $436,036 | $457,837 | $480,729 | $504,766 |
| Supplies and maintenance | $313,217 | $315,217 | 5% | $330,978 | $347,527 | $364,903 | $383,148 | $402,306 | $422,421 |
| Utilities | $1,307,700 | $1,357,700 | 5% | $1,425,585 | $1,496,864 | $1,571,707 | $1,650,293 | $1,732,807 | $1,819,448 |
| Fleet expense | $95,178 | $95,270 | 5% | $100,034 | $105,035 | $110,287 | $115,801 | $121,591 | $127,671 |
| Other Expenses | $99,250 | $99,250 | 5% | $104,213 | $109,423 | $114,894 | $120,639 | $126,671 | $133,004 |
| Capital, City System Cash Funded | $2,574,808 | $2,661,413 | N/A | $1,752,821 | $1,849,299 | $1,951,132 | $2,058,618 | $2,172,074 | $2,291,835 |
| Capital, RSWSP Cash Funded | $0 | $0 | N/A | $0 | $9,687,949 | $9,687,949 | $0 | $0 | $0 |
| Net Transfers | $559,713 | $557,432 | 5% | $585,304 | $614,569 | $645,297 | $677,562 | $711,440 | $747,012 |
| Additional O&M for RSWSP | $0 | $0 | N/A | $0 | $1,529,566 | $3,150,907 | $3,245,434 | $3,342,797 | $3,443,081 |
| Total Operating Expenses | $8,331,936 | $8,528,812 | | $7,939,248 | $19,589,762 | $21,667,912 | $12,556,433 | $13,162,265 | $13,799,016 |
| Debt Service | | | | | | | | | |
| 2008 Water Revenue Bonds | $2,029,112 | $2,030,112 | N/A | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 | $2,030,112 |
| New Debt - RSWSP, City Portion | $0 | $0 | N/A | $0 | $2,728,500 | $5,457,000 | $5,457,000 | $5,457,000 | $5,457,000 |
| Total Debt Service | $2,029,112 | $2,030,112 | | $2,030,112 | $4,758,612 | $7,487,112 | $7,487,112 | $7,487,112 | $7,487,112 |
| TOTAL | $10,361,048 | $10,558,924 | | $9,969,360 | $24,348,374 | $29,155,024 | $20,043,545 | $20,649,377 | $21,286,128 |

Table C-2

Groundwater & Surface Water Sources of Supply - Cash Flow and Debt Service Coverage

| | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|
| Beginning Cash Balance, July 1 | 24,300,000 | 23,023,300 | 22,941,000 | 26,008,500 | 17,905,300 | 9,036,700 | 12,033,200 | 15,348,800 |
| Operating Expenditures | | | | | | | | |
| Operating | 5,760,000 | 5,870,000 | 6,190,000 | 6,520,000 | 6,880,000 | 7,250,000 | 7,650,000 | 8,060,000 |
| Additional O&M for RSWSP | 0 | 0 | 0 | 1,530,000 | 3,150,000 | 3,250,000 | 3,340,000 | 3,440,000 |
| Total Expenditures | 5,760,000 | 5,870,000 | 6,190,000 | 8,050,000 | 10,030,000 | 10,500,000 | 10,990,000 | 11,500,000 |
| Revenues | | | | | | | | |
| Commodity Charges | 2,420,000 | 2,760,000 | 3,520,000 | 4,490,000 | 5,730,000 | 6,620,000 | 6,840,000 | 7,060,000 |
| Capacity Charges | 5,860,000 | 6,790,000 | 8,450,000 | 10,490,000 | 13,030,000 | 14,790,000 | 15,500,000 | 16,230,000 |
| Customer Charges | 580,000 | 670,000 | 820,000 | 1,020,000 | 1,260,000 | 1,430,000 | 1,490,000 | 1,560,000 |
| Other Charges | 53,300 | 53,300 | 53,300 | 53,300 | 53,300 | 53,300 | 53,300 | 53,300 |
| Connection Fees | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Interest Income | 160,000 | 194,400 | 184,200 | 183,500 | 208,100 | 143,200 | 72,300 | 96,300 |
| Total Revenues | 9,083,300 | 10,477,700 | 13,037,500 | 16,246,800 | 20,291,400 | 23,046,500 | 23,965,600 | 25,009,600 |
| Revenues less Expenditures | 3,323,300 | 4,607,700 | 6,847,500 | 8,196,800 | 10,261,400 | 12,546,500 | 12,975,600 | 13,509,600 |
| Capital Expenditures and Debt Service | | | | | | | | |
| Capital, City System Cash Funded | 2,570,000 | 2,660,000 | 1,750,000 | 1,850,000 | 1,950,000 | 2,060,000 | 2,170,000 | 2,290,000 |
| Capital, RSWSP Cash Funded | 0 | 0 | 0 | 9,690,000 | 9,690,000 | 0 | 0 | 0 |
| New Debt Service | 0 | 0 | 0 | 2,730,000 | 5,460,000 | 5,460,000 | 5,460,000 | 5,460,000 |
| 2008 Bonds | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 | 2,030,000 |
| Total Capital and Debt Service | 4,600,000 | 4,690,000 | 3,780,000 | 16,300,000 | 19,130,000 | 9,550,000 | 9,660,000 | 9,780,000 |
| Ending Cash Balance, June 30 | 23,023,300 | 22,941,000 | 26,008,500 | 17,905,300 | 9,036,700 | 12,033,200 | 15,348,800 | 19,078,400 |
| Debt Service Coverage | | | | | | | | |
| Adjusted Net Revenues | 3,323,300 | 4,607,700 | 6,847,500 | 8,196,800 | 10,261,400 | 12,546,500 | 12,975,600 | 13,509,600 |
| Debt Service | 2,030,000 | 2,030,000 | 2,030,000 | 4,760,000 | 7,490,000 | 7,490,000 | 7,490,000 | 7,490,000 |
| Coverage Ratio | 1.64 | 2.27 | 3.37 | 1.72 | 1.37 | 1.68 | 1.73 | 1.80 |
| $ Over/(Under) Coverage Reqt | 1,293,300 | 2,577,700 | 4,817,500 | 3,436,800 | 2,771,400 | 5,056,500 | 5,485,600 | 6,019,600 |
| Target Cash Balance @ 1.50x Op. Exp. | 8,640,000 | 8,805,000 | 9,285,000 | 12,075,000 | 15,045,000 | 15,750,000 | 16,485,000 | 17,250,000 |

Table C-3

Groundwater & Surface Water Sources of Supply - Recommended and Projected Water Rates

| | Past | Current | Recommended | | | | Projected | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| *effective date >* | *7/1/2014* | *1/1/2015* | *1/1/2016* | *1/1/2017* | *1/1/2018* | *1/1/2019* | *1/1/2020* | *1/1/2021* | *1/1/2022* | *1/1/2023* |
| *fiscal year >* | FY15 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
| Commodity Charge, $ per 1,000 gallons | | | | | | | | | | |
| Single/Multi Residential | $0.48 | $0.57 | $0.63 | $0.81 | $1.05 | $1.36 | $1.76 | $1.83 | $1.90 | $1.98 |
| Commercial/Industrial/Institutional | $0.37 | $0.43 | $0.46 | $0.58 | $0.74 | $0.94 | $1.19 | $1.24 | $1.29 | $1.34 |
| Landscape | $0.51 | $0.60 | $0.65 | $0.82 | $1.03 | $1.29 | $1.62 | $1.68 | $1.75 | $1.82 |
| Capacity Charge, $ per meter per month | | | | | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $26.20 | $32.30 | $39.80 | $49.10 | $51.10 | $53.10 | $55.20 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $52.30 | $64.50 | $79.60 | $98.20 | $102.10 | $106.20 | $110.40 |
| 2" | $56.00 | $64.00 | $67.90 | $84.00 | $104.00 | $128.00 | $158.00 | $164.00 | $171.00 | $178.00 |
| 3" | $123 | $140 | $149 | $184 | $227 | $280 | $345 | $359 | $373 | $388 |
| 4" | $210 | $240 | $255 | $315 | $389 | $480 | $592 | $616 | $641 | $667 |
| 6" | $438 | $500 | $530 | $654 | $807 | $995 | $1,227 | $1,276 | $1,327 | $1,380 |
| 8" | $840 | $960 | $1,018 | $1,256 | $1,549 | $1,911 | $2,357 | $2,451 | $2,549 | $2,651 |
| 10" | $1,330 | $1,520 | $1,612 | $1,988 | $2,452 | $3,025 | $3,731 | $3,880 | $4,035 | $4,196 |
| Customer Charge, $ per account per month | $2.20 | $2.50 | $2.60 | $3.20 | $3.90 | $4.80 | $5.90 | $6.10 | $6.30 | $6.60 |

Table C-4

Groundwater & Surface Water Sources of Supply - Revenue from Rates

| | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|
| Commodity | | | | | | | | | |
| Single/Multi Residential | | | | | | | | | |
| Water Use, MG | | | | | | | | | |
| *57%* Jul - Dec | 1,946 | 1,525 | 1,467 | 1,459 | 1,451 | 1,444 | 1,436 | 1,429 | 1,421 |
| *43%* Jan - Jun | 1,461 | 1,144 | 1,101 | 1,095 | 1,089 | 1,084 | 1,078 | 1,072 | 1,067 |
| Total | 3,407 | 2,669 | 2,569 | 2,555 | 2,541 | 2,527 | 2,514 | 2,501 | 2,488 |
| Rates | | | | | | | | | |
| Jul - Dec | $0.48 | $0.57 | $0.63 | $0.81 | $1.05 | $1.36 | $1.76 | $1.83 | $1.90 |
| Jan - Jun | $0.57 | $0.63 | $0.81 | $1.05 | $1.36 | $1.76 | $1.83 | $1.90 | $1.98 |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $934 | $869 | $924 | $1,182 | $1,524 | $1,963 | $2,528 | $2,614 | $2,700 |
| Jan - Jun | $833 | $721 | $892 | $1,150 | $1,482 | $1,907 | $1,973 | $2,037 | $2,112 |
| Total | $1,767 | $1,590 | $1,816 | $2,332 | $3,006 | $3,871 | $4,500 | $4,652 | $4,812 |
| Commercial/Industrial/Institutional | | | | | | | | | |
| Water Use, MG | | | | | | | | | |
| *54%* Jul - Dec | 913 | 841 | 833 | 826 | 819 | 812 | 805 | 798 | 792 |
| *46%* Jan - Jun | 774 | 713 | 706 | 700 | 694 | 688 | 682 | 677 | 671 |
| Total | 1,687 | 1,554 | 1,540 | 1,526 | 1,513 | 1,500 | 1,487 | 1,475 | 1,463 |
| Rates | | | | | | | | | |
| Jul - Dec | $0.37 | $0.43 | $0.46 | $0.58 | $0.74 | $0.94 | $1.19 | $1.24 | $1.29 |
| Jan - Jun | $0.43 | $0.46 | $0.58 | $0.74 | $0.94 | $1.19 | $1.24 | $1.29 | $1.34 |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $338 | $362 | $383 | $479 | $606 | $763 | $958 | $990 | $1,022 |
| Jan - Jun | $333 | $328 | $410 | $518 | $652 | $819 | $846 | $873 | $899 |
| Total | $671 | $690 | $793 | $997 | $1,258 | $1,582 | $1,804 | $1,863 | $1,921 |
| Landscape | | | | | | | | | |
| Water Use, MG | | | | | | | | | |
| *69%* Jul - Dec | 260 | 156 | 151 | 147 | 142 | 138 | 134 | 130 | 126 |
| *31%* Jan - Jun | 117 | 70 | 68 | 66 | 64 | 62 | 60 | 59 | 57 |
| Total | 377 | 226 | 219 | 213 | 206 | 200 | 194 | 188 | 183 |
| Rates | | | | | | | | | |
| Jul - Dec | $0.51 | $0.60 | $0.65 | $0.82 | $1.03 | $1.29 | $1.62 | $1.68 | $1.75 |
| Jan - Jun | $0.60 | $0.65 | $0.82 | $1.03 | $1.29 | $1.62 | $1.68 | $1.75 | $1.82 |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $132 | $93 | $98 | $120 | $146 | $178 | $217 | $218 | $220 |
| Jan - Jun | $70 | $46 | $56 | $68 | $83 | $101 | $101 | $103 | $103 |
| Total | $203 | $139 | $154 | $188 | $229 | $279 | $318 | $321 | $324 |
| Total | | | | | | | | | |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $1,405 | $1,324 | $1,406 | $1,781 | $2,276 | $2,904 | $3,702 | $3,822 | $3,942 |
| Jan - Jun | $1,236 | $1,095 | $1,358 | $1,736 | $2,217 | $2,827 | $2,920 | $3,013 | $3,115 |
| Total | $2,640 | $2,419 | $2,764 | $3,518 | $4,493 | $5,731 | $6,622 | $6,835 | $7,057 |

Table C-4

Groundwater & Surface Water Sources of Supply - Revenue from Rates

| | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|---|---|---|---|---|---|---|---|---|---|
| Capacity | | | | | | | | | |
| Meters | | | | | | | | | |
| 1" or less | 17,392 | 17,572 | 17,752 | 17,932 | 18,112 | 18,292 | 18,472 | 18,652 | 18,832 |
| 1-1/2" | 605 | 605 | 605 | 605 | 605 | 605 | 605 | 605 | 605 |
| 2" | 573 | 573 | 573 | 573 | 573 | 573 | 573 | 573 | 573 |
| 3" | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 | 73 |
| 4" | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 |
| 6" | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| 8" | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |
| 10" | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Total | 18,764 | 18,944 | 19,124 | 19,304 | 19,484 | 19,664 | 19,844 | 20,024 | 20,204 |
| Rates, Jul - Dec | | | | | | | | | |
| 1" or less | $17.50 | $20.00 | $21.20 | $26.20 | $32.30 | $39.80 | $49.10 | $51.10 | $53.10 |
| 1-1/2" | $35.00 | $40.00 | $42.40 | $52.30 | $64.50 | $79.60 | $98.20 | $102.10 | $106.20 |
| 2" | $56.00 | $64.00 | $67.90 | $84.00 | $104.00 | $128.00 | $158.00 | $164.00 | $171.00 |
| 3" | $123.00 | $140.00 | $149.00 | $184.00 | $227.00 | $280.00 | $345.00 | $359.00 | $373.00 |
| 4" | $210.00 | $240.00 | $255.00 | $315.00 | $389.00 | $480.00 | $592.00 | $616.00 | $641.00 |
| 6" | $438.00 | $500.00 | $530.00 | $654.00 | $807.00 | $995.00 | $1,227.00 | $1,276.00 | $1,327.00 |
| 8" | $840.00 | $960.00 | $1,018.00 | $1,256.00 | $1,549.00 | $1,911.00 | $2,357.00 | $2,451.00 | $2,549.00 |
| 10" | $1,330.00 | $1,520.00 | $1,612.00 | $1,988.00 | $2,452.00 | $3,025.00 | $3,731.00 | $3,880.00 | $4,035.00 |
| Total | | | | | | | | | |
| Rates, Jan - Jun | | | | | | | | | |
| 1" or less | $20.00 | $21.20 | $26.20 | $32.30 | $39.80 | $49.10 | $51.10 | $53.10 | $55.20 |
| 1-1/2" | $40.00 | $42.40 | $52.30 | $64.50 | $79.60 | $98.20 | $102.10 | $106.20 | $110.40 |
| 2" | $64.00 | $67.90 | $84.00 | $104.00 | $128.00 | $158.00 | $164.00 | $171.00 | $178.00 |
| 3" | $140.00 | $149.00 | $184.00 | $227.00 | $280.00 | $345.00 | $359.00 | $373.00 | $388.00 |
| 4" | $240.00 | $255.00 | $315.00 | $389.00 | $480.00 | $592.00 | $616.00 | $641.00 | $667.00 |
| 6" | $500.00 | $530.00 | $654.00 | $807.00 | $995.00 | $1,227.00 | $1,276.00 | $1,327.00 | $1,380.00 |
| 8" | $960.00 | $1,018.00 | $1,256.00 | $1,549.00 | $1,911.00 | $2,357.00 | $2,451.00 | $2,549.00 | $2,651.00 |
| 10" | $1,520.00 | $1,612.00 | $1,988.00 | $2,452.00 | $3,025.00 | $3,731.00 | $3,880.00 | $4,035.00 | $4,196.00 |
| Total | | | | | | | | | |
| Revenue | | | | | | | | | |
| 1" or less | $3,913 | $4,344 | $5,049 | $6,294 | $7,835 | $9,757 | $11,105 | $11,661 | $12,237 |
| 1-1/2" | $272 | $299 | $344 | $424 | $523 | $645 | $727 | $756 | $786 |
| 2" | $413 | $453 | $522 | $646 | $798 | $983 | $1,107 | $1,152 | $1,200 |
| 3" | $115 | $127 | $146 | $180 | $222 | $274 | $308 | $321 | $333 |
| 4" | $189 | $208 | $239 | $296 | $365 | $450 | $507 | $528 | $549 |
| 6" | $197 | $216 | $249 | $307 | $378 | $467 | $526 | $547 | $568 |
| 8" | $140 | $154 | $177 | $219 | $270 | $333 | $375 | $390 | $406 |
| 10" | $51 | $56 | $65 | $80 | $99 | $122 | $137 | $142 | $148 |
| Total | $5,291 | $5,858 | $6,791 | $8,446 | $10,490 | $13,031 | $14,793 | $15,497 | $16,228 |
| Customer | | | | | | | | | |
| Meters | 18,764 | 18,944 | 19,124 | 19,304 | 19,484 | 19,664 | 19,844 | 20,024 | 20,204 |
| Rates | | | | | | | | | |
| Jul - Dec | $2.20 | $2.50 | $2.60 | $3.20 | $3.90 | $4.80 | $5.90 | $6.10 | $6.30 |
| Jan - Jun | $2.50 | $2.60 | $3.20 | $3.90 | $4.80 | $5.90 | $6.10 | $6.30 | $6.60 |
| Revenue, Millions | | | | | | | | | |
| Jul - Dec | $248 | $284 | $298 | $371 | $456 | $566 | $702 | $733 | $764 |
| Jan - Jun | $281 | $296 | $367 | $452 | $561 | $696 | $726 | $757 | $800 |
| Total | $529 | $580 | $666 | $822 | $1,017 | $1,262 | $1,429 | $1,490 | $1,564 |
| Summary | | | | | | | | | |
| Commodity | $2,640 | $2,419 | $2,764 | $3,518 | $4,493 | $5,731 | $6,622 | $6,835 | $7,057 |
| Capacity | $5,291 | $5,858 | $6,791 | $8,446 | $10,490 | $13,031 | $14,793 | $15,497 | $16,228 |
| Customer | $529 | $580 | $666 | $822 | $1,017 | $1,262 | $1,429 | $1,490 | $1,564 |
| Total | $8,460 | $8,856 | $10,220 | $12,786 | $16,000 | $20,024 | $22,844 | $23,822 | $24,849 |

Table C-5

Groundwater & Surface Water Sources of Supply - Capital Improvement Program

| Cost Component | *Assumptions* | Cost Estimate |
|---|---|---|
| **Total Capital Cost for the TID RSWSP** | | **$182,460,000** |
| Estimated Turlock Share of Project Costs [1] | 37.3% | $68,072,265 |
| **Total Capital Cost for City Terminal Facilities [2]** | | **$20,000,000** |
| **Turlock Capital Funding Projections** | | |
| Turlock Share of Regional Facilities plus Terminal Facilities | | $88,072,265 |
| **Portion Cash Funded** | **22%** | **$19,375,898** |
| Portion Debt Funded | 78% | $68,696,367 |
| Capitalized Interest | *0 months* | $0 |
| Issuance Costs | *3.0%* | $2,042,000 |
| Underwriter's Discount | *1.0%* | $681,000 |
| Bond Reserve Fund | *1 year debt service* | $5,457,000 |
| Estimated Bond Size [3] | | $76,876,000 |
| **Bond Size Adjusted for Rounding** | | **$77,170,000** |
| Principal | | $77,170,000 |
| Interest | | $86,545,164 |
| **Estimated Annual Debt Service** | | **$5,457,000** |
| **Operations and Maintenance Cost** | | |
| Total Estimated Cost - Initial Year 2019 | | $6,000,000 |
| **Estimated Turlock Share of O&M Cost [4]** | **43.6%** | **$2,618,000** |
| **Turlock Projected Cash and Annual Costs** | | |
| Capital, Cash Funded | | $19,375,898 |
| Capital, Annual Debt Service | | $5,457,000 |
| Operation and Maintenance Annual Cost | | separate estimate |
| **Total City of Turlock Annual Cost** | | **$8,075,000** |

[1] Turlock's share is based on the the October 2008 Cost Estimate.

[2] Facilities solely for the City of Turlock to supplement regional facilities.

[3] Bond Issue Assumptions:

| | |
|---|---|
| Issue Year and Month of 1st Payment | 2018, February |
| Interest Rate | 5.75% |
| Term | 30 |
| Bond Load (Bond Size / Amount Debt Funded) | 1.12 |

[4] Turlock's share is calculated as 11.3 MGD of 25.9 MGD initial water treatment plant production.

8D

# Council Synopsis

October 27, 2015

From: Allison Van Guilder, Parks, Recreation & Public Facilities, Director

Prepared by: Erik Schulze, Parks, Recreation & Public Facilities Manager

Agendized by: Roy Wasden, City Manager

## 1. ACTION RECOMMENDED:

Resolution: Affirming or modifying the Community Events and Activities Grants Funding as submitted by the Parks, Arts and Recreation Commission

## 2. DISCUSSION OF ISSUE:

Grant funding for the Community Events & Activities Program is budgeted at $46,000 for fiscal year 2015/16. The grant funding is derived from the transient occupancy tax that hotel guests pay when they stay in Turlock. At the September 8th Council meeting, nine organizations were awarded a total of $40,250 leaving an additional $5,750 to be allocated in a 2nd funding cycle.

For the 2nd funding cycle, two organizations presented their events at the October 14th Parks, Arts & Recreation Commission meeting, resulting in a total funding request of $7,000.

The Commission scored each event based on the information contained in the application and the presentation. As directed, staff tallied the score sheets and ranked them by the cumulative average for Councils review and consideration. Copies of the score sheets, rankings and the funding applications are attached as "Exhibit A".

## 3. BASIS FOR RECOMMENDATION:

**Policy Goal #5:** Economic Development

**General Principles:**

5. Promote and support tourism

**Action Item:**

3. Collaborate with community groups and stakeholders to ensure a successful and vibrant community.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact:** Up to $5,750

## 5. CITY MANAGER'S COMMENTS:

Recommend approval.

## 6. ENVIRONMENTAL DETERMINATION:

N/A

## 7. ALTERNATIVES:

A. Council may choose not to approve the individual funding requests.

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF AFFIRMING OR MODIFYING THE COMMUNITY EVENTS AND ACTIVITIES GRANTS FUNDING AS SUBMITTED BY THE PARKS, ARTS AND RECREATION COMMISSION** | } | **RESOLUTION NO. 2015-** |

**WHEREAS**, grant funding for the Community Events & Activities Program is budgeted at $46,000 for fiscal year 2015/16. The grant funding is derived from the transient occupancy tax that hotel guests pay when they stay in Turlock; and

**WHEREAS**, at the September 8th Council meeting, nine organizations were awarded a total of $40,250 leaving an additional $5,750 to be allocated in a 2nd funding cycle; and

**WHEREAS**, for the 2nd funding cycle, two organizations presented their events at the October 14, 2015 Parks, Arts & Recreation Commission meeting, resulting in a total funding request of $7,000; and

**WHEREAS,** the Commission scored each event based on the information contained in the application and the presentation. As directed, staff tallied the score sheets and ranked them by the cumulative average for Councils review and consideration. Copies of the score sheets, rankings and the funding applications are attached as "Exhibit A".

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby affirm or modify the results as submitted for the Community Events and Activities Grants Funding from the Parks, Arts and Recreation Commission for the following events as set forth in "Exhibit A".

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

"EXHIBIT A"

Parks, Arts and Recreation Commission

Community Events and Activities Grants Funding Recommendations

Program Year 15/16

| Event | Funding Request | Cummulative Average |
|---|---|---|
| Turlock Jr. Rodeo | $2,000 | 86.20% |
| 49th Assyrian State Convention | $5,000 | 77.80% |
| **Total Funding Requests** | $7,000 | |
| **Total Recommended Funding** | $5,750 | |
| **Unassigned Program Funding** | $5,750 | |

Office Use only
Date Application Received
10\5\15

# Community Events and Activities Grant Application

The City of Turlock is pleased to award grant funds to organizations that can demonstrate a return on investment that supports economic development and visibility for the City of Turlock. All applications must be completed as described. Incomplete applications will not be considered for funding.

Please submit a copy of your completed application. (Typed or printed neatly)

Sponsoring Organization: Turlock Horseman's Club

Is the Sponsoring Organization: Non-Profit For Profit (Please Circle One)

Name of Event: Turlock Jr. Rodeo

Funds Requested: $ 2,000.00 (Up To A Maximum Of $5,000)

How Funds Will Be Used: Help defer costs of the rodeo

Date(s) of Event/Activity: June 2016 (Shall not exceed 14 consecutive days)

Location of Event/Activity: Stanislaus County Fair Grounds, Turlock, Calif.

Description of Event (please attach additional pages if necessary): See attached.

Contact Person: Tony and Barbara Silva

Mailing Address: 2343 East Monte Vista Road Ceres, Calif 95307

Telephone: 209 985-2604 Cell for Tony
209 573-1837 Cell for Barbara Fax home 537-9761

Email: bsilva3848@yahoo.com Event Website:

How long has the event been held in Turlock?: Over 60 years

How has the event grown since its inception?: It has grown from a local junior rodeo to having constants come from all up and down the state of California and some even from Nevada.

## Estimated Economic Impact

| | |
|---|---|
| Expected Total Attendance: | 450 |
| Admission/Gate fee? | $ 0 |
| Number of Out-of-Town Attendees: *(50 miles away or farther)* | 225 |
| Number of Rooms Booked: | 0 |
| Number of Nights Booked: | 0 |
| Has your organization received funding previously for this event? | ☐ Yes ☒ No |
| Direct Economic Impact: *(Based on $70/person/day visitor)* | $ 3,500 |
| Direct Economic Impact: *(Based on $150/person/overnight visitor)* | $ 0 |
| Total Event Budget: (Please attach copy) | $ see attached |
| Total Amount of Funding Requested: | $ 2,000 |

How do you measure the above estimated statistics?

from rodeos we have had in the past.

*(Please provide any available documentation to support these statistics).*

### Marketing (Print, Radio, TV, Social Media, Website, Special Promotion)

What is your marketing budget? $ 600.00

What is your marketing plan (When and where will you advertise?) on Jr Rodeo web page, Turlock Journal on our club web page prior to rodeo

Does your event have a dedicated web site? ☒ Yes ☐ No URL www. _____

How do you market your web site to drive traffic? _____

What type of marketing material will you produce for this event/activity? (Check all that apply)

- ☐ Posters
- ☐ Flyers/Brochures
- ☐ Invitations
- ☐ T-Shirts
- ☐ Facebook Page
- ☒ Website
- ☒ Other: rodeo programs
- ☐ Other: _____

Please describe how your event/activity benefits the community? it brings families from up and down the state to Turlock

## Promotional Opportunities

Please describe the promotional opportunities that your organization will provide to the City of Turlock Community Event & Activities Program. (Check all that apply)

- ☒ Logo with link to the City of Turlock web site on event web site (required)
- ☒ Logo with promotional material (required)
- ☒ City of Turlock Banner displayed at event
- ☐ Recognition at reception or banquet – please describe:_____
- ☐ Speaking opportunity for City representative
- ☒ Recognition in event newsletter
- ☒ Recognition in press release(s)
- ☐ Other_____

Please note: All promotional materials containing the City of Turlock's logo MUST be preapproved by the Director of Parks, Recreation and Public Facilities prior to distribution.

By submitting this application, I agree to all terms, conditions, and guidelines set forth in this application.

I declare that the above information is true under penalty of perjury of the laws of the State of California. Should any of the above information change after this date, I will notify the City of Turlock.

Tony & Barbara Silva — 10/2/2015

Signature of Organization Representative — Date

City Of Turlock

Parks and Recreation

The following is a description of our event, the event that we are asking for help via grant funds.

The Turlock Horsemen's Club has been putting on a junior rodeo for over 60 years. This junior rodeo is one of the larger junior rodeos in the state. The ages of the constants range from the little pee wee's age 1 to the seniors age 18. The rodeo is held each year in June at the Stanislaus County Fair Grounds, right here in Turlock.

This rodeo has all the events of a professional rodeo, and we even have events for the little pee wee constants. These kids are very responsible young people, with lots of responsibilities. They have to keep their grades up in order to rodeo as well as taking care of their horses, and of course practicing for their events. These kids are off the streets and the gangs they belong to are rodeo teams with the same goals and aspirations.

Our organization would like to keep this annual event going, but it is becoming more and more difficult financial each year. With insurance fees, ambulance fees, the cost of stock for the rodeo and awards, these expenses keep going up each and every year. We are hoping that with your help we can continue this annual event.

Turlock Junior Rodeo Budget

(Figures based on Junior Rodeo for 2015)

| Income | |
|---|---|
| Entries Fees | $18,000.00 |
| Sponsors | 9,000.00 |
| Total Income | $27,000.00 |

| Expenses | |
|---|---|
| Nor Cal Jr. Rodeo Assoc. | $ 600.00 |
| Rodeo Insurance | 900.00 |
| Ambulance Fees | 1,200.00 |
| Stock For Rodeo | 5,200.00 |
| Judges | 550.00 |
| Awards | 4,000.00 |
| Secretary/Office | 500.00 |
| Programs | 600.00 |
| Payback | 5,500.00 |
| Total Expenses | $19,050.00 |

Co gres.

LARRY YEAKEL

Application Number

City of Turlock Community Activities Grant
Application Scoring Sheet - FY 2015-2016

Organization: Turlock Horseman's Club
Project: Turlock Jr. Rodeo
Requested $: 2,000.00

Points: Circle the appropriate number of points

| Example Question: | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Does the organization provide services? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

| | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Funding Requested*** | | | | | | | | | | | | |
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **2. Economic Impact** | | | | | | | | | | | | |
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **3. Sponsor Recognition** | | | | | | | | | | | | |
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **4. Leveraging of Funds** | | | | | | | | | | | | |
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **5. Management Capability of Organization** | | | | | | | | | | | | |
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **6. Marketing** | | | | | | | | | | | | |
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |

Total Points (Maximum 100): 100

| | |
|---|---|
| *100-88* | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| *87-70* | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| *Below 69* | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $ $2000

Diane Green
presentor for
Barbara Silva

DIAZ

Application Number

# City of Turlock Community Activities Grant
## Application Scoring Sheet - FY 2015-2016

Organization: Turlock Horseman's Club
Project: Turlock Jr. Rodeo
Requested $: 2,000.00

Points: Circle the appropriate number of points

| Example Question: Does the organization provide services? | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

| | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Funding Requested*** | | | | | | | | | | | | |
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **2. Economic Impact** | | | | | | | | | | | | |
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **3. Sponsor Recognition** | | | | | | | | | | | | |
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| **4. Leveraging of Funds** | | | | | | | | | | | | |
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **5. Management Capability of Organization** | | | | | | | | | | | | |
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **6. Marketing** | | | | | | | | | | | | |
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |

Total Points (Maximum 100): 98

| | |
|---|---|
| *100-88* | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| *87-70* | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| *Below 69* | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $_____

ask for more, great for youth.

MIKE DRUD

Application Number

# City of Turlock Community Activities Grant Application Scoring Sheet - FY 2015-2016

Organization: **Turlock Horseman's Club**
Project: **Turlock Jr. Rodeo**
Requested $: 2,000.00

Points: Circle the appropriate number of points

| Example Question: Does the organization provide services? | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | (7) | 8 | 9 | 10 | 7 |

| | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Funding Requested*** | | | | | | | | | | | | |
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | (9) | 10 | 9 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | (10) | 10 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | (9) | 10 | 9 |
| **2. Economic Impact** | | | | | | | | | | | | |
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | (7) | 8 | 9 | 10 | 7 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | (7) | 8 | 9 | 10 | 7 |
| **3. Sponsor Recognition** | | | | | | | | | | | | |
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | (8) | 9 | 10 | 8 |
| **4. Leveraging of Funds** | | | | | | | | | | | | |
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | (9) | 10 | 9 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | (10) | 10 |
| **5. Management Capability of Organization** | | | | | | | | | | | | |
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | (10) | 10. |
| **6. Marketing** | | | | | | | | | | | | |
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | (8) | 9 | 10 | 8 |

Total Points (Maximum 100): 87

| | |
|---|---|
| *100-88* | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| *87-70* | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| *Below 69* | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $_____

Brent Bohlender

One day or two days?

Application Number: 2

# City of Turlock Community Activities Grant Application Scoring Sheet - FY 2015-2016

Organization: Turlock Horseman's Club
Project: Turlock Jr. Rodeo
Requested $: 2,000.00

Points: Circle the appropriate number of points

| Example Question: | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Does the organization provide services? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

| | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Funding Requested*** | | | | | | | | | | | | |
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 2 ? |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |
| **2. Economic Impact** | | | | | | | | | | | | |
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 |
| **3. Sponsor Recognition** | | | | | | | | | | | | |
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 5 ? |
| **4. Leveraging of Funds** | | | | | | | | | | | | |
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 |
| **5. Management Capability of Organization** | | | | | | | | | | | | |
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **6. Marketing** | | | | | | | | | | | | |
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |

Total Points (Maximum 100): 75

| | |
|---|---|
| *100-88* | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| *87-70* | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| *Below 69* | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $ 2,000

Entry fees cover expenses

Sergio A.

Application Number: 2

# City of Turlock Community Activities Grant Application Scoring Sheet - FY 2015-2016

Organization: **Turlock Horseman's Club**
Project: **Turlock Jr. Rodeo**
Requested $: 2,000.00

Points: Circle the appropriate number of points

| Example Question: Does the organization provide services? | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | (7) | 8 | 9 | 10 | 7 |

| 1. Funding Requested* | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | (7) | 8 | 9 | 10 | 7 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | (3) | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 3 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | (7) | 8 | 9 | 10 | 7 |

| 2. Economic Impact | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | (8) | 9 | 10 | 8 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | (6) | 7 | 8 | 9 | 10 | 6 |

| 3. Sponsor Recognition | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | (8) | 9 | 10 | 8 |

| 4. Leveraging of Funds | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | (4) | 5 | 6 | 7 | 8 | 9 | 10 | 4 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | (10) | 10 |

| 5. Management Capability of Organization | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | (10) | 10 |

| 6. Marketing | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | (8) | 9 | 10 | 8 |

Total Points (Maximum 100): 71

| | |
|---|---|
| *100-88* | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| *87-70* | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| *Below 69* | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $ 1,000

*Office Use only*
*Date Application Received*
9 / 29 / 15

# Community Events and Activities Grant Application

The City of Turlock is pleased to award grant funds to organizations that can demonstrate a return on investment that supports economic development and visibility for the City of Turlock. **All applications must be completed as described. Incomplete applications will not be considered for funding.**

Please submit a copy of your completed application. (Typed or printed neatly)

Sponsoring Organization: ASSYRIAN AMERICAN CIVIC CLUB OF TURLOCK

Is the Sponsoring Organization: (Non-Profit) For Profit (Please Circle One)

Name of Event: 49TH ASSYRIAN STATE CONVENTION

Funds Requested: $ 5000.00 (Up To A Maximum Of $5,000)

How Funds Will Be Used: RESERVE PARKS AND PAY FOR TRANSPORTATION AND RENT FACILITIES

Date(s) of Event/Activity: MAY 27TH THROUGH MAY 30TH, 2016 (Shall not exceed 14 consecutive days)

Location of Event/Activity: ASSYRIAN AMERICAN CIVIC CLUB, TURLOCK & PITMAN HIGH SCHOOLS

Description of Event (please attach additional pages if necessary): CULTURAL PROGRAMS, LECTURES, ATHLETIC TOURNAMENTS, SOCIAL GATHERINGS, CULRTURAL DANCE & PICNIC.

Contact Person: SAM DAVID

Mailing Address: P.O. BOX 2721, TURLOCK, CA 95381

Telephone: (209) 678-0101 Fax: (888) 777-4351

Email: SAM-DAVID@ATT.NET Event Website:

How long has the event been held in Turlock?: APPROXIMATELY 48 YEARS

How has the event grown since its inception?: GREATLY

## Estimated Economic Impact

| | |
|---|---|
| Expected Total Attendance: | 5000 |
| Admission/Gate fee? | $ 5 TO $40 |
| Number of Out-of-Town Attendees: | 2000 |
| *(50 miles away or farther)* | |
| Number of Rooms Booked: | 150 |
| Number of Nights Booked: | 450 |
| Has your organization received funding previously for this event? | ☐ Yes ☒ No |
| Direct Economic Impact: *(Based on $70/person/day visitor)* | $ 350,000 |
| Direct Economic Impact: *(Based on $150/person/overnight visitor)* | $ 300,000 |
| Total Event Budget: (Please attach copy) | $ 53,814 |
| **Total Amount of Funding Requested:** | **$ 5000.00** |

How do you measure the above estimated statistics?

*(Please provide any available documentation to support these statistics).*

### Marketing (Print, Radio, TV, Social Media, Website, Special Promotion)

What is your marketing budget? $ 5000.00

What is your marketing plan (When and where will you advertise?) TV, RADIO, NEWSLETTERS & SOCIAL MEDIA

Does your event have a dedicated web site? ☐ Yes ☒ No URL www.

How do you market your web site to drive traffic? N/A

What type of marketing material will you produce for this event/activity? (Check all that apply)

- ☒ Posters
- ☒ Flyers/Brochures
- ☒ Invitations
- ☐ T-Shirts
- ☒ Facebook Page
- ☐ Website
- ☒ Other: TV ADV.
- ☒ Other: RADIO ADV.

Please describe how your event/activity benefits the community? PROMOTES ATHLETIC COMPETITION, BENEFITS THE BARS, RESTAURANTS & HOTELS.

## Promotional Opportunities

Please describe the promotional opportunities that your organization will provide to the City of Turlock Community Event & Activities Program. (Check all that apply)

- ☒ Logo with link to the City of Turlock web site on event web site **(required)**
- ☒ Logo with promotional material **(required)**
- ☒ City of Turlock Banner displayed at event
- ☐ Recognition at reception or banquet – please describe:_____
- ☒ Speaking opportunity for City representative
- ☒ Recognition in event newsletter
- ☐ Recognition in press release(s)
- ☐ Other_____

**Please note: All promotional materials containing the City of Turlock's logo MUST be preapproved by the Director of Parks, Recreation and Public Facilities prior to distribution.**

**By submitting this application, I agree to all terms, conditions, and guidelines set forth in this application.**

**I declare that the above information is true under penalty of perjury of the laws of the State of California. Should any of the above information change after this date, I will notify the City of Turlock.**

_____ 9/25/15

Signature of Organization Representative Date

# ASSYRIAN AMERICAN CIVIC CLUB OF TURLOCK
## CONVENTION BUDGET
## MAY, 2016

| | | |
|---|---|---|
| Estimated Attendance | | 4000 |
| Estimated Revenue | $ | 40,000.00 |
| Estimated Expenses: | | |
| Hall Rental | $ | 6,000.00 |
| Entertainment | $ | 7,500.00 |
| Decorations | $ | 5,000.00 |
| Insurance | $ | 128.00 |
| Printing | $ | 836.00 |
| Park Rental for Picnic | $ | 2,500.00 |
| Security | $ | 7,200.00 |
| Food | $ | 24,000.00 |
| Utilities | $ | 650.00 |
| Total Estimated Expenses | $ | 53,814.00 |
| Grant from the City of Turlock | $ | 10,000.00 |
| Additional Funds needed | $ | (3,814.00) |

LARRY YEAKEL

Application Number

# City of Turlock Community Activities Grant Application Scoring Sheet - FY 2015-2016

Organization: Assyrian American Civic Club
Project: 49th Assyrian State Convention
Requested $: 5,000.00

Points: Circle the appropriate number of points

| Example Question: Does the organization provide services? | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

So Cal Bay Area

| | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Funding Requested*** | | | | | | | | | | | | |
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 5 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 5 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 3 |
| **2. Economic Impact** | | | | | | | | | | | | |
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 5 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 5 |
| **3. Sponsor Recognition** | | | | | | | | | | | | |
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 3 |
| **4. Leveraging of Funds** | | | | | | | | | | | | |
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 5 |
| **5. Management Capability of Organization** | | | | | | | | | | | | |
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 |
| **6. Marketing** | | | | | | | | | | | | |
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 3 |

limited

13

10

3

12

8

3

Total Points (Maximum 100): 49

| | |
|---|---|
| 100-88 | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| 87-70 | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| Below 69 | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $ 2000

DIAZ

Application Number

# City of Turlock Community Activities Grant Application Scoring Sheet - FY 2015-2016

Organization: Assyrian American Civic Club
Project: 49th Assyrian State Convention
Requested $: 5,000.00

Points: Circle the appropriate number of points

| Example Question: Does the organization provide services? | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

| | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Funding Requested*** | | | | | | | | | | | | |
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| **2. Economic Impact** | | | | | | | | | | | | |
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| **3. Sponsor Recognition** | | | | | | | | | | | | |
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **4. Leveraging of Funds** | | | | | | | | | | | | |
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **5. Management Capability of Organization** | | | | | | | | | | | | |
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| **6. Marketing** | | | | | | | | | | | | |
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |

Total Points (Maximum 100): 93

| | |
|---|---|
| *100-88* | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| *87-70* | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| *Below 69* | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $_____

MIKE DOWN

Application Number

# City of Turlock Community Activities Grant Application Scoring Sheet - FY 2015-2016

Organization: Assyrian American Civic Club
Project: 49th Assyrian State Convention
Requested $: 5,000.00

Points: Circle the appropriate number of points

| Example Question: Does the organization provide services? | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

| 1. Funding Requested* | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

| 2. Economic Impact | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |

| 3. Sponsor Recognition | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 |

| 4. Leveraging of Funds | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |

| 5. Management Capability of Organization | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |

| 6. Marketing | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |

Total Points (Maximum 100): 90

| | |
|---|---|
| 100-88 | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| 87-70 | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| Below 69 | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $_____

Brent Bohlender

Application Number: 1

# City of Turlock Community Activities Grant Application Scoring Sheet - FY 2015-2016

Organization: Assyrian American Civic Club
Project: 49th Assyrian State Convention
Requested $: 5,000.00

Points: Circle the appropriate number of points

| Example Question: Does the organization provide services? | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

2 places ? on 10K ? other 5k.

| | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Funding Requested** | | | | | | | | | | | | |
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 1 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |
| **2. Economic Impact** | | | | | | | | | | | | |
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **3. Sponsor Recognition** | | | | | | | | | | | | |
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 5 |
| **4. Leveraging of Funds** | | | | | | | | | | | | |
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 5 |
| **5. Management Capability of Organization** | | | | | | | | | | | | |
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **6. Marketing** | | | | | | | | | | | | |
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |

Total Points (Maximum 100): 76

| | |
|---|---|
| *100-88* | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| *87-70* | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| *Below 69* | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $ 5,000

Sergio A.

Application Number: 1

# City of Turlock Community Activities Grant Application Scoring Sheet - FY 2015-2016

Organization: Assyrian American Civic Club
Project: 49th Assyrian State Convention
Requested $: 5,000.00

Points: Circle the appropriate number of points

| Example Question: | Do Not Agree | | | | | | | | | | Strongly Agree | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Does the organization provide services? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |

| | Do Not Agree | | | | | | | | | | Strongly Agree | Points |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1. Funding Requested*** | | | | | | | | | | | | |
| a. Compared to the other applications, does the amount of funding requested correlate with the projected economic impact of this program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Absent the funding, would the program be cancelled/moved to a different city? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 2 |
| c. Is the amount of funding requested appropriate for the program? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| **2. Economic Impact** | | | | | | | | | | | | |
| a. Will the program stimulate economic activity in the City of Turlock? (i.e. shopping, dinning, and other consumer spending) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| b. Will the program cause tourism? (i.e. heads in beds, use of Turlock hotels, overnight stays) | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **3. Sponsor Recognition** | | | | | | | | | | | | |
| a. Will the program prominently promote that it is City sponsored? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 9 |
| **4. Leveraging of Funds** | | | | | | | | | | | | |
| a. Are there additional funding sources allocated to this event? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 3 |
| b. Is the budget clear, detailed, and reasonable? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 7 |
| **5. Management Capability of Organization** | | | | | | | | | | | | |
| a. Does the organization appear capable of managing the proposed program? (i.e. accurately counting participants, promptly providing the Post | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |
| **6. Marketing** | | | | | | | | | | | | |
| a. Does the program increase the visibility of Turlock beyond city borders? | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 10 |

Total Points (Maximum 100): 80

| | |
|---|---|
| *100-88* | *Event aligns well with the goals of the Community Grants Program and supporting information is measurable and complete.* |
| *87-70* | *Event has the potential to positively impact the community but may be lacking in some areas.* |
| *Below 69* | *Event does not align with the goals of the Community Grants Program.* |

Modified Amount: $ 5,000

Full funding

8E

# Council Synopsis

October 27, 2015

From: Roy W. Wasden, City Manager

Prepared by: Kellie Jacobs-Hunter, Administrative Services Director

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

***Option 1***

Resolution: Authorizing three (3) full-time firefighter positions to Department 30-300, "Fire-Operations"

***Option 2***

Motion: Authorizing dedicated supplemental overtime, for three (3) firefighter positions, for a six (6) month time-period beginning January 1, 2016 through June 30, 2016 and for Fiscal Year 2016-17

## 2. DISCUSSION OF ISSUE:

On March 10, 2015, the City Council approved the submittal of a grant application with the United States Department of Homeland Security for Staffing for the Adequate Fire and Emergency Response (SAFER) grant to hire three (3) line firefighter positions for a two (2) year period in the amount of $585,627.16. The requested grant amount would pay one hundred percent (100%) of the salaries and benefits (exclusive of overtime) for the three (3) firefighters over a two (2) year period of performance.

The three (3) firefighter positions will complete the staffing level to a minimum of a 3-person engine company, per shift, per fire station. The fire department has been filling the three firefighter positions with dedicated supplemental staffing overtime approved by the City Council in 2013. Due to the submittal of the SAFER grant application and believing we would be awarded the SAFER grant by October 2015, the fiscal year 2015-2016 adopted budget only contained $105,000 of dedicated overtime funding to cover the six month period of July 1, 2015 to December 31, 2015.

As of September 29, 2015, the City of Turlock has not been awarded the SAFER grant. In order to be able to continue to staff the three (3) firefighter positions the Council will need to take action to either fund the remaining six (6) months of dedicated supplemental staffing overtime in the amount of $105,000 for Fiscal Year 2015-2016 and $210,000 for fiscal year 2016-2017 OR authorize the hiring of the three firefighter positions for the six (6) month period of January 1, 2016

through June 30, 2016 and for FY 2016-17. Costs are identified in the Fiscal Impact section of Synopsis (see below).

The adopted fiscal year 2016-2017 budget contains no appropriations for dedicated supplemental staffing overtime or three (3) new firefighter positions.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 3:** Public Safety

**General Principles:**

5. Staffing levels in the Police and Fire Departments are critical to effectively accomplish the Public Safety Mission.

**Action Items:**

1. Maintain and/or enhance staffing levels.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact**

Dependent upon Council action on this item, the budget amendments needed for Fiscal Year 2015-16 and Fiscal Year 2016-17 will be included in the mid-year budget review in November 2015.

***Option 1:*** $129,132 for three (3) full-time firefighters for the six (6) month time-period of January 1, 2016 – June 30, 2016 and a $275,030 fiscal impact for Fiscal Year 2016-17.

***Option 2***: $105,000 for dedicated supplemental overtime, for three (3) firefighters, for a six (6) month time-period of January 1, 2016 through June 30, 2016 and $205,000 for Fiscal Year 2016-17.

## 5. CITY MANAGER'S COMMENTS:

**Recommends Option 1** – allocate three (3) fulltime firefighter positions to Dept. 30-300 "Fire-Operations", due to overtime fatigue experienced by existing staff filling the positions since 2013.

## 6. ENVIRONMENTAL DETERMINATION:

None.

## 7. ALTERNATIVES:

Do not approve either option which would result in the staffing level of one fire station having 2-person engine companies.

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF AUTHORIZING THREE (3) FULL-TIME FIREFIGHTER POSITIONS TO DEPARTMENT 30-300 "FIRE-OPERATIONS"** | } | **RESOLUTION NO. 2015-** |

**WHEREAS**, a need exists to complete the Fire Department staffing level to a minimum of a 3-person engine company, per shift, per fire station; and

**WHEREAS**, three (3) additional firefighter positions are needed to achieve a 3-person engine company, per shift, per fire station; and

**WHEREAS**, since 2013 these positions have been filled by utilizing dedicated supplemental overtime; and

**WHEREAS**, the existing Fire Department line staff is experiencing overtime fatigue due to having to fill these positions since 2013.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby authorize three (3) full-time firefighter positions to Department 30-300 "Fire-Operations".

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

8F

# Council Synopsis

October 27, 2015

From: Kellie Jacobs-Hunter, Administrative Services Director

Prepared by: Kellie Jacobs-Hunter, Administrative Services Director

Agendized by: Roy W. Wasden, City Manager

## 1. ACTION RECOMMENDED:

Motion: Authorizing the issuance of a Request for Proposal (RFP) to conduct an executive recruitment for the position of City Manager

Motion: Authorizing the Mayor to enter into a professional services agreement with a recruitment firm to conduct an executive recruitment for the position of City Manager, in an amount not to exceed $30,000

Resolution: Appropriating $30,000 from Fund 110 "General Fund" reserve balance to account number 110-10-102.47090 "Testing & Recruitment" for the retention of a recruitment firm to conduct an executive recruitment for the position of City Manager

## 2. DISCUSSION OF ISSUE:

Roy Wasden, City Manager, announced his retirement October 14, 2015 to City Council and city staff. With almost 40 years of public service, the last six and a half years serving as City Manager, it will be a challenge to find his successor.

A common practice in filling positions of such importance is the use of an executive recruiter. Such firms possess the specialized skills to assist the City Council in developing a profile of the ideal candidate to meet Turlock's unique needs and will, subsequently, identify, recruit and screen only the most outstanding candidates for consideration. A RFP has been developed for issuance to prospective executive recruitment firms.

The City of Turlock is in the process of identifying professional recruitment firms that have extensive experience with attracting outstanding executive talent. Given today's competition for top City Manager services, a nationwide search will be necessary. The company that is selected must have a marketing and advertising campaign that will utilize a database that targets local government professionals with the appropriate amount of experience and contemporary management philosophy suitable for Turlock.

## 3. BASIS FOR RECOMMENDATION:

Given the crucial service the City Manager provides to the City Council and the entire municipal organization, it is absolutely essential that our City Manager possess the skills to provide a high standard of services to the Council and the Community. Retention of an executive recruiter will provide invaluable assistance in the recruitment of our next City Manager.

**Policy Goal and Implementation Plan Initiative:**

**Policy Goal # 1:** Effective Leadership

**General Principles:**

1. Foster innovation and promote positive change.
2. Provide clear organizational purpose and vision.
3. Be accountable and provide recognition when appropriate.
4. Proactively respond to emerging issues.
5. Exhibit professional excellence and behavior.
6. Demonstrate personal commitment to the organization and the community.
7. Promote organizational and community engagement.
8. Provide responsive and timely communication, utilizing the chain of command.

**Action Items:**

1. Implement direct communication tools that provide the Mayor, the City Council and the community with relevant, timely information regarding the operational activities of the City.
2. Develop our employees so they are prepared for advancement and/or other career opportunities.
3. Develop and communicate clear organizational purpose and vision.
4. Promote organizational and community engagement.

## 4. FISCAL IMPACT / BUDGET AMENDMENT:

**Fiscal Impact:** Appropriation of $30,000 from Fund 110 "General Fund" reserve balance to account number 110-10-102.47090 "Testing & Recruitment."

## 5. CITY MANAGER'S COMMENTS:

Recommends approval.

## 6. ENVIRONMENTAL DETERMINATION: N/A

## 7. ALTERNATIVES:

A. The Council could elect to not utilize the services of an executive recruiter.

**BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK**

| | | |
|---|---|---|
| **IN THE MATTER OF APPROPRIATING $30,000 FROM FUND 110 "GENERAL FUND" RESERVE BALANCE TO ACCOUNT NUMBER 110-10-102.47090 "TESTING & RECRUITMENT" FOR THE RETENTION OF A RECRUITMENT FIRM TO CONDUCT AN EXECUTIVE RECRUITMENT FOR THE POSITION OF CITY MANAGER** | } | **RESOLUTION NO. 2015-** |

**WHEREAS**, on October 14, 2015, Roy Wasden announced to City Council and City Staff his intention to retire as City Manager; and

**WHEREAS**, a common practice in filling positions of such importance is the use of an executive recruiter who possess specialized skills to assist the City Council in developing a profile of the ideal candidate to meet Turlock's unique needs and, subsequently, identify, recruit and screen only the most outstanding candidates for consideration; and

**WHEREAS,** given the crucial service the City Manager provides to the City Council and the entire municipal organization, it is absolutely essential that our City Manager possess the skills to provide a high standard of services to the Council and the Community; and

**WHEREAS,** retention of an executive recruiter will provide invaluable assistance in the recruitment of our next City Manager.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Turlock does hereby appropriate $30,000 from Fund 110 "General Fund" reserve balance to account number 110-10-102.47090 "Testing & Recruitment" for the retention of a recruitment firm to conduct an executive recruitment for the position of City Manager.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Turlock this 27th day of October, 2015, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

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

KELLIE JACOBS-HUNTER
ADMINISTRATIVE SERVICES DIRECTOR
kjacobs-hunter@turlock.ca.us

ADMINISTRATIVE SERVICES
ADMINISTRATION

choose civility
www.stancoe.org/civility

156 S. BROADWAY, SUITE 230 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5540 | FAX 209-668-5668

October 28, 2015

Ladies and Gentlemen:

The City of Turlock invites written proposals from qualified executive search firms and consultants to conduct an executive recruitment campaign for the position of City Manager.

Proposals are solicited for these services in accordance with the terms, conditions and instructions as set forth in the Request for Proposal. There is no expressed or implied obligation of the City of Turlock to reimburse responding firms for any expenses incurred in preparing proposals in response to this request. Proposals will not be opened publicly.

The Request for Proposal is made up of the following sections: I. Instructions to Consultants, II. General Terms and Conditions, III. Scope of Services, IV. Content of Proposal, and one attachment which includes the sample Professional Services Agreement that the selected consultant/firm will be required to enter into with the City.

The final award will be based on a best value concept, meaning the City shall consider the entire proposal for, but not limited to proposal completeness, ability to meet requested services including timeline, and experience in conducting executive search and recruitment.

The City of Turlock looks forward to reviewing your proposal and we thank you in advance for participating.

Additional information or questions should be directed to Kellie Jacobs-Hunter, Administrative Services Director at 209-668-5542, ext. 1104 or email kjacobs-hunter@turlock.ca.us.

Sincerely,

Kellie Jacobs-Hunter
Administrative Services Director
City of Turlock
kjacobs-hunter@turlock.ca.us

# REQUEST FOR PROPOSAL
# 15-336

# for

# Executive Recruitment Services

RFP Posting Date
October 28, 2015

RFP Due Date
**November 12, 2015**
**3:00 P.M.**

To: Administrative Services Dept.
**City of Turlock**
156 S. Broadway, Suite 230
Turlock, CA 95380-5454
**(209) 668-5542, ext. 1104**

# CITY OF TURLOCK

## REQUEST FOR PROPOSAL
## EXECUTIVE RECRUITMENT SERVICES

**PAGE**


I. INSTRUCTIONS TO CONSULTANTS ..... 2

II. GENERAL TERMS AND CONDITIONS ..... 4

III. SCOPE OF SERVICES ..... 5

IV. CONTENT OF PROPOSAL ..... 8


ATTACHMENTS:


SAMPLE PROFESSIONAL SERVICES AGREEMENT ..... A

# CITY OF TURLOCK
## REQUEST FOR PROPOSAL
## EXECUTIVE RECRUITMENT SERVICES

## I. INSTRUCTIONS TO CONSULTANTS

### RECEIPT AND OPENING OF PROPOSALS

The City of Turlock ("City") invites proposals from qualified consultants ("Consultant") for Executive Recruitment Services for the position of City Manager. Proposals will be received in the Administration Office until **3:00 p.m. on November 12, 2015.**

At the Consultant's option, proposals may be submitted via email to kjacobs-hunter@turlock.ca.us OR an envelope containing one (1) executed original and three (3) signed copies of the proposal that must be sealed and addressed to: City of Turlock, Administrative Services, 156 S. Broadway, Suite 230, Turlock, California 95380-5454, Attention: Kellie Jacobs-Hunter, Administrative Services Director. The envelope must show the Consultant's name and address; and must clearly be labeled **"RFP - Executive Recruitment Services."**

Proposals will not be opened publicly. Any proposal received after the established closing date and time will not be accepted. Proposal results will be available after proposals have been reviewed.

Proposals may be withdrawn upon written request at any time prior to the established closing date and time. The Consultant or the Consultant's authorized agent must sign such request.

### ADDENDA AND INTERPRETATION

No interpretation of the meaning of the specifications or other proposal documents will be made to any Consultant orally. Consultants are not to contact any individual other than the Administrative Services Director.

### AWARD OF CONTRACT

The award of the contract will be made to a responsive and responsible Consultant whose proposal best meets the needs of the City. The successful Consultant will enter into a Professional Services Agreement (Attachment A) with the City incorporating all prescribed requirements and conditions of this Request For Proposal. If the successful Consultant refuses or fails to execute the Professional Services Agreement (Attachment A), the City may consider the next most qualified Consultant. The City shall be the sole judge as to the successful Consultant.

The City reserves the right to reject any or all responses to this Request for Proposal ("RFP") and to waive any informality or irregularity in this RFP or in responses, to negotiate with all qualified sources, or to cancel, in part or in its entirety, this RFP, in the best interest of the City. The City reserves the right to request more information for clarification or due to omission of information. Consultants may be asked to make an oral presentation as part of the evaluation process. This RFP does not commit the City to award a contract, or to procure or contract for services or goods.

Before award, Consultants may be required to furnish evidence of capability, equipment, and financial resources to adequately perform the job. The proposals of Consultants found not to be qualified may be rejected.

## EXECUTION OF CONTRACT

The City will mail a Notice of Award, enclosing the Professional Services Agreement to the successful Consultant. The Professional Services Agreement shall be signed by the successful Consultant and returned with a copy of the Consultant's certificate(s) of insurance within three calendar days after the Consultant receives the Notice of Award.

The Professional Services Agreement shall cover a period sufficient to provide the specified recruitment.

## PUBLIC RECORDS

All proposals submitted in response to this RFP become the property of the City and under the Public Records Act (Government Code section 6250 et. Seq.) are public records, and as such may be subject to public review. However, the proposals shall not be disclosed until negotiations are complete and recommendation for selection and award is made by the Mayor of the City.

If a Consultant claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified in the proposal. Note that under California law, a price proposal to a public agency is not a trade secret.

Questions regarding this RFP shall be directed to:

City of Turlock
Administrative Services
Attn: Kellie Jacobs-Hunter
156 S. Broadway, Suite 230
Turlock, CA 95380-5454
Email questions: kjacobs-hunter@turlock.ca.us
Office: (209) 668-5542, ext. 1104

## II. GENERAL TERMS AND CONDITIONS

A. The City shall not be liable for any expenses incurred by any Consultant prior to issuing the contract.

B. The selected Consultant will be required to sign and be bound by a Professional Services Agreement (Attachment A). Consultant must meet all insurance requirements listed in the Professional Services Agreement (Attachment A).

# CITY OF TURLOCK

## REQUEST FOR PROPOSAL
## EXECUTIVE RECRUITMENT SERVICES

## III. SCOPE OF SERVICES

### PURPOSE

The City is soliciting proposals from qualified executive search/recruitment firms, hereinafter referred to as "Consultant" to assist City in its national search efforts for the selection of a new City Manager. City intends to enter into a Professional Services Agreement with Consultant, hereinafter referred to as "Agreement," for such efforts.

### SCOPE OF SERVICES

The Consultant shall perform certain services necessary for completion of the executive search for City Manager position, which services shall include the following:

- Meet timelines specified in the Request for Proposal.
- Meet with the City's designee(s) to determine the City's recruitment requirements for position.
- Preparation and distribution of a recruitment brochure.
- Placement of advertisements in appropriate nationwide journals and publications.
- Candidate identification and recruitment.
- Resume review and screening.
- Preliminary interviews with leading candidates.
- Prepare progress reports summarizing the results of the recruitment processes and assist the City's designee(s) in the selection of finalists.
- Public record search and background check on candidates (may include, but not limited to TRW, Media, Criminal Background and Reference and Credential verifications).
- Candidate recommendations.
- Assist with final interviews and negotiations.

### PROJECT TIMING

The recruitment needs to be completed within 75 days (or less) from the execution of agreement to the negotiations and contract offer to finalist. Transition time of selected finalist to join City of Turlock isn't included in the 75 day timeline.

Project timeline is listed in table below:

| Date | Activity |
|---|---|
| Oct. 27, 2015 | Authorize issuance of RFP for Executive Recruitment Services with a deadline for submittal of **November 11, 2015** |
| Nov. 12, 2015 | Review RFP's , check references, select firm |
| Nov. 16, 2015 | Execute Special Services Agreement with selected firm |
| Nov. 20, 2015 | Recruiter meets City designee(s) and stakeholders |
| Nov. 23- Dec. 3, 2015 | Develop and approve profile/brochure |
| Dec. 7, 2015 | Publish brochure, placement of ads and candidate recruitment<br>32-day process |
| Jan. 8, 2016 | Deadline for priority review of applications |
| Jan. 15, 2016 | Recruiter reviews & recommends candidates to City designee(s) for review and consideration |
| Jan. 15, 2016 | Recruiter invites Semi-Finalists for interview |
| Jan 22, 2016 | Candidate Interviews<br>• Finalists interviews<br>• Deliberations for selection of Finalist |
| Jan 27-29, 2016 | Contract offer and negotiations with Finalist |
| Jan 27-Feb 2, 2016 | Background & reference check performed |
| March 1, 2016 | Anticipated start date of new City Manager |

## QUALIFICATIONS

The Consultant should specialize in local government or have extensive executive level personnel recruitment experience. To be eligible to respond to this RFP, the proposing firm must demonstrate that they, or the principals assigned to the project, have successfully completed services, similar to those specified in the Scope of Services section of this RFP, to institutions similar in size and complexity to the City.

## COMPENSATION

The selected Consultant will be compensated based upon a fixed fee price with a "not to exceed" amount, as well as a per-unit fee schedule for reimbursable expenses. Reimbursable expenses may include travel, advertising, long distance phone charges, printing, postage and other direct expenses that may be approved by a designated representative of the City.

Payment by the City for the executive recruitment services will be made only after the services have been performed and an invoice is submitted in a form specified by the City. The invoice should specifically describe the services performed, the name(s) of the personnel performing such services. The appropriate City representative must approve the invoice. The City will make payment on a monthly basis, no more than thirty (30) days after receipt of the invoice.

## IV.CONTENT OF PROPOSAL

Emphasis should be concentrated on conformance to the RFP instructions, responsiveness to the RFP requirements and on completeness and clarity of content.

In order to facilitate evaluation and comparison, proposals should be submitted in the format described in this section. Format instructions must be adhered to; all requirements and requests for information in the proposal must be responded to; all requested data must be supplied. Failure to comply with this requirement may be cause for rejection.

**Answer on 8 1/2" X 11" sheets. Assemble your proposal in the following order. Present your proposal response in the order that the items are listed, identifying each response by the number.**

1. **Proposed Summary** – a synopsis, prepared for management review, covering the salient features of the proposal including overall costs, conclusions and general recommendations in a summary format.

2. **Scope of Work** – a detailed breakdown and description of the specific steps, services and study products to be provided as a result of the Scope of Work listed in this RFP.

3. **Consulting Firm Profile** – a brief introduction, limited to no more than six (6) typewritten pages, describing the firm's organization and services. An organization list identifying key executives and/or staff who would be assigned to this project as well as their professional experiences, qualifications, responsibilities and functions should be included as well. Promotional literature and any other relations documents should not be included. However, the City is very interested in previous executive recruiting experience for similar level positions.

4. **Cost Proposal** – Provide a fixed fee price with a "not to exceed" for recruitment services and all related expenses. Include a summary breakdown of expenses included in the fixed fee. Pricing summary shall include a detailed cost breakdown for all aspects of the recruiting cycle including developing position description, advertising, interviewing, background checks, final report of recommended candidates, estimated travel cost, administration and any other aspect deemed to be an integral part of the recruitment process.

Also include a per-unit fee schedule for reimbursable costs that would fall outside of the fixed fee price.

5. **Project Completion Schedule** – the proposed implementation schedule to include specific milestones.

6. **Client References** – a list of at least five (5) recent consulting clients, including the organization, contact person, address, telephone number, fax number and brief description of the compensation/classification services provided. California governmental agencies preferred.

**AGREEMENT FOR SPECIAL SERVICES**
**Between**
# CITY OF TURLOCK
**And**

_____
**For**
# Executive Recruitment Services

---

**THIS AGREEMENT** is made this ____ day of _____, 20__, by and between the **CITY OF TURLOCK**, a municipal corporation of the State of California hereinafter referred to as "CITY" and _____, a _____, hereinafter referred to as "CONSULTANT."

**W I T N E S S E T H:**

**WHEREAS,** in accordance with California Government Code §37103, CITY has a need for Executive Recruitment Services; and

**WHEREAS,** CONSULTANT has represented itself as duly trained, qualified, and experienced to provide such special service, hereinafter referred to as "Services."

**NOW, THEREFORE,** the parties hereto mutually agree as follows:

**1. SCOPE OF WORK:** CONSULTANT shall furnish all labor, equipment, materials and process, implements, tools, and machinery, except as otherwise specified which are necessary and required to provide the Services and shall perform such special services in accordance with the standards of its profession and the specifications attached hereto as Exhibit _. CONSULTANT shall provide Services that are acceptable to CITY.

**2. PERSONNEL AND EQUIPMENT:** CONSULTANT shall provide all personnel needed to accomplish the Services hereunder. CONSULTANT shall additionally acquire, provide, maintain, and repair, at its sole cost and expense, such equipment, materials, and supplies as CONSULTANT shall reasonably require to accomplish said Services.

**3. SAFETY REQUIREMENT:** All Services and merchandise must comply with California State Division of Industrial Safety orders and O.S.H.A.

**4. COMPENSATION:** CITY agrees to pay CONSULTANT in accordance with Exhibit _ as full remuneration for performing all Services and furnishing all staffing and materials called for in Exhibit _ and for performance by CONSULTANT of all of its duties and obligations under this Agreement. In no event shall the sum of this Agreement exceed _____ and ___/100$^{ths}$ Dollars ($_____). CONSULTANT agrees that compensation shall be paid in the manner and at the times set forth below:

(a) Invoices: CONSULTANT shall submit dated invoices to CITY specifying the date, location and service rendered, and the charge therefor.

(b) Payment:

(1) All payments by CITY shall be made in arrears, after satisfactory service, as determined and approved by CITY, has been provided. Payment shall be made by CITY no more than thirty (30) days from CITY's receipt of invoice.

(2) CITY shall normally pay by voucher or check within ten (10) working days after each meeting at which payments can be authorized, provided that CITY receives the invoice at least five (5) working days prior to CITY's meeting date.

(3) If CITY disputes any items on an invoice for a reasonable cause, which includes but is not limited to unsatisfactory service, CITY may deduct that disputed item from the payment, but shall not delay payment for the undisputed portions. The amounts and reasons for such deletions shall be documented to CONSULTANT within fifteen (15) working days after receipt of invoice by CITY. CITY shall assign a sequential reference number to each deletion.

(4) If dispute is settled, payment shall be by voucher or check payable to and mailed to CONSULTANT within five (5) working days of dispute settlement.

(5) CITY reserves the right to only pay for such services rendered to the satisfaction of CITY.

**5. TERM OF AGREEMENT:** This Agreement shall become effective _____ and end _____, subject to CITY's availability of funds.

**6. INSURANCE:** CONSULTANT shall not commence work under this Agreement until CONSULTANT has obtained CITY's approval regarding all insurance requirements, forms, endorsements, amounts, and carrier ratings, nor shall CONSULTANT allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor shall have been so obtained and approved. CONSULTANT shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by CONSULTANT, its agents, representatives, employees or subcontractors. Failure to maintain or renew coverage or to provide evidence of renewal may constitute a material breach of contract.

(a) Minimum Scope of Insurance: Coverage shall be at least as broad as:

(1) Insurance Services Office Commercial General Liability coverage (occurrence Form CG 00 01) with an additional insured endorsement (form CG 20 10 for ongoing operations and 20 37 for products/completed operations), to be approved by the City of Turlock.

(2) Insurance Services Office Form CA 00 01 covering Automobile Liability, Code 1 (any auto).

(3) Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

(4) Errors and Omissions/Professional Liability Insurance.

(b) Minimum Limits of Insurance: CONSULTANT shall maintain limits no less than:

(1) General Liability (including operations, products and completed operations): $1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

(2) Automobile Liability: $1,000,000 per occurrence for bodily injury and property damage.

(3) Workers' Compensation: as statutorily required by the State of California. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

(4) Errors and Omissions/Professional Liability: $1,000,000 per claim.

(c) 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, its elective and appointive boards, officers, agents, employees, and volunteers; or (2) CONSULTANT shall provide a financial guarantee satisfactory to CITY guaranteeing payment of losses and related investigations, claim administration and defense expenses.

(d) Other Insurance Provisions: The commercial general liability 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 CONSULTANT, including materials, parts or equipment furnished in connection with such work or operations, which coverage shall be maintained in effect for at least three (3) years following the completion of the work specified in the contract. General liability coverage can be provided in the form of an endorsement to CONSULTANT's insurance (at least as broad as CG 20 10 for ongoing operations and CG 20 37 for products/completed operations), or as a separate Owners and Contractors Protective Liability policy providing both ongoing operations and completed operations coverage.

(2) For any claims related to this project, CONSULTANT's insurance coverage shall be primary insurance as respects CITY and any insurance or self-insurance maintained by CITY shall be excess of CONSULTANT'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 this Agreement, the insurer, broker/producer, or CONSULTANT 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 active 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.

(e) Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

(f) Verification of Coverage: CONSULTANT shall furnish CITY with original certificates and amendatory endorsements or copies of the applicable policy language effecting

coverage required by this clause. 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 CONSULTANT'S obligation to provide them. CITY reserves the right, at any time, to require complete, certified copies of all required insurance policies and endorsements.

(g) Waiver of Subrogation: With the exception of professional liability, CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss. The commercial general liability policy and workers' compensation policy shall be endorsed to contain a waiver of subrogation in favor of CITY for all work performed by CONSULTANT, its agents, employees, independent contractors and subcontractors. CONSULTANT agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation.

(h) Subcontractors: CONSULTANT shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

**7. INDEMNIFICATION:** CONSULTANT shall indemnify, defend, and hold harmless CITY and its elective and appointive boards, officers, agents, employees, and volunteers from and against all claims, damages, losses and expenses including attorney fees arising out of the performance of the work described herein, caused in whole or in part by any negligent act or omission of CONSULTANT, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, except where caused by the active negligence, sole negligence, or willful misconduct of CITY.

**8. INDEPENDENT CONTRACTOR RELATIONSHIP:** All acts of CONSULTANT, its agents, officers, and employees and all others acting on behalf of CONSULTANT relating to the performance of this Agreement, shall be performed as independent contractors and not as agents, officers, or employees of CITY. CONSULTANT, by virtue of this Agreement, has no authority to bind or incur any obligation on behalf of CITY. CONSULTANT has no authority or responsibility to exercise any rights or power vested in the CITY. No agent, officer, or employee of the CITY is to be considered an employee of CONSULTANT. It is understood by both CONSULTANT and CITY that this Agreement shall not under any circumstances be construed or considered to create an employer-employee relationship or a joint venture.

CONSULTANT, its agents, officers and employees are and, at all times during the terms of this Agreement, shall represent and conduct themselves as independent contractors and not as employees of CITY.

CONSULTANT shall determine the method, details and means of performing the work and services to be provided by CONSULTANT under this Agreement. CONSULTANT shall be responsible to CITY only for the requirements and results specified in this Agreement, and, except as expressly provided in this Agreement, shall not be subjected to CITY's control with respect to the physical action or activities of the CONSULTANT in fulfillment of this Agreement. CONSULTANT has control over the manner and means of performing the services under this Agreement. CONSULTANT is permitted to provide services to others during the same period service is provided to CITY under this Agreement. If necessary, CONSULTANT has the responsibility for employing other persons or firms to assist CONSULTANT in fulfilling the terms and obligations under this Agreement.

If in the performance of this Agreement any third persons are employed by CONSULTANT, such persons shall be entirely and exclusively under the direction, supervision, and control of CONSULTANT. All terms of employment including hours, wages, working conditions, discipline, hiring, and discharging or any other term of employment or requirement of law shall be determined by the CONSULTANT.

It is understood and agreed that as an independent contractor and not an employee of CITY neither the CONSULTANT or CONSULTANT'S assigned personnel shall have any entitlement as a CITY employee, right to act on behalf of the CITY in any capacity whatsoever as an agent, or to bind the CITY to any obligation whatsoever.

It is further understood and agreed that CONSULTANT must issue W-2 forms or other forms as required by law for income and employment tax purposes for all of CONSULTANT'S personnel.

As an independent contractor, CONSULTANT hereby indemnifies and holds CITY harmless from any and all claims that may be made against CITY based upon any contention by any third party that an employer-employee relationship exists by reason of this Agreement.

**9. VOLUNTARY TERMINATION:** CITY may terminate this Agreement without cause or legal excuse by providing thirty (30) days' written notice to CONSULTANT.

**10. TERMINATION OF STATED EVENT:**

(a) Termination on Occurrence of Stated Events. This Agreement shall terminate automatically on the date on which any of the following events occur: (1) bankruptcy or insolvency of CONSULTANT, (2) legal dissolution of CONSULTANT, or (3) death of key principal(s) of CONSULTANT.

(b) Termination by CITY for Default of CONSULTANT. Should CONSULTANT default in the performance of this Agreement or materially breach any of its provisions, at its option CITY may terminate this Agreement by giving written notification to CONSULTANT. The termination date shall be the effective date of the notice. For the purposes of this section, material breach of this Agreement shall include but not be limited to any of the following: failure to perform required services or duties, willful destruction of CITY's property by CONSULTANT, dishonesty or theft.

(c) Termination by CONSULTANT for Default of CITY. Should CITY default in the performance of this Agreement or materially breach any of its provisions, at its option CONSULTANT may terminate this Agreement by giving written notice to CITY. The termination date shall be the effective date of the notice. For the purposes of this section, material breach of this Agreement shall include but not be limited to any of the following: failure to cooperate reasonably with CONSULTANT, willful destruction of CONSULTANT's property by CITY, dishonesty or theft.

(d) Termination for Failure to Make Agreed-Upon Payments. Should CITY fail to pay CONSULTANT all or any part of the payments set forth in this Agreement on the date due, at its option CONSULTANT may terminate this Agreement if the failure is not remedied within thirty (30) days after CONSULTANT notifies CITY in writing of such failure to pay. The termination date shall be the effective date of the notice.

(e) Termination by CITY for Change of CONSULTANT'S Tax Status. If CITY

determines that CONSULTANT does not meet the requirements of federal and state tax laws for independent contractor status, CITY may terminate this Agreement by giving written notice to CONSULTANT. The termination date shall be the effective date of the notice.

(f) In the Event of Termination. If this Agreement is terminated pursuant to this Paragraph, CONSULTANT shall cease all its work on the project as of the termination date and shall see to it that its employees, subcontractors and agents are notified of such termination and cease their work. If CITY so requests, and at CITY's cost, CONSULTANT shall provide sufficient oral or written status reports to make CITY reasonably aware of the status of CONSULTANT'S work on the project. Further, if CITY so requests, and at CITY's cost, CONSULTANT shall deliver to CITY any work products whether in draft or final form which have been produced to date.

If the Agreement is terminated pursuant to any of the subsections contained in this paragraph, CITY will pay CONSULTANT an amount based on the percentage of work completed on the termination date, this percentage shall be determined by CITY in its sole discretion. If the Agreement is terminated pursuant to the subparagraph entitled Termination by CITY for Default of CONSULTANT, CONSULTANT understands and agrees that CITY may, in CITY's sole discretion, refuse to pay CONSULTANT for that portion of CONSULTANT'S services which were performed by CONSULTANT on the project prior to the termination date and which remain unacceptable and/or not useful to CITY as of the termination date.

**11. CONFORMANCE WITH FEDERAL AND STATE LAW:** All equipment, supplies and services used by CONSULTANT in the performance of this Agreement shall conform to the laws of the government of the United States and the State of California.

**12. NONDISCRIMINATION:** In connection with the execution of this Agreement, CONSULTANT shall not discriminate against any employee or applicant for employment because of age, race religion, color, sex, or national origin. CONSULTANT shall take affirmative action to insure that applicants are employed, and the employees are treated during their employment, without regard to their age, race, religion, color, sex or national origin. Such actions shall include, but not be limited to, the following: employment, promotions, demotions or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training, including apprenticeship. CONSULTANT shall also comply with the requirement of Title VII of the Civil Rights Act of 1964 (P.L. 88-352) and with all applicable regulations, statutes, laws, etc., promulgated pursuant to the civil rights acts of the government of the United States and the State of California now in existence or hereafter enacted. Further, CONSULTANT shall comply with the provisions of Section 1735 of the California Labor Code.

**13. TIME:** Time is of the essence in this Agreement.

**14. ENTIRE AGREEMENT AND MODIFICATION:** This Agreement supersedes all previous Agreements and constitutes the entire understanding of the parties hereto. CONSULTANT shall be entitled to no other benefits than those specified herein. No changes, amendments or alterations shall be effective unless in writing and signed by both parties. CONSULTANT specifically acknowledges that in entering into and executing this Agreement, CONSULTANT relies solely upon the provisions contained in this Agreement and no others.

**15. OBLIGATIONS OF CONSULTANT:** Throughout the term of this Agreement, CONSULTANT shall possess, or secure all licenses, permits, qualifications and approvals legally required to conduct business. CONSULTANT warrants that it has all of the necessary professional capabilities and experience, as well as all tools, instrumentalities, facilities and other resources necessary to provide the CITY with the services contemplated by this Agreement. CONSULTANT

further represents that it will follow the best current, generally accepted and professional practices to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding this project.

**16. OWNERSHIP OF DOCUMENTS:** All reports, data, drawings, plans, designs, specifications, graphics, calculations, working papers, models, flow diagrams, visual aids, and other incidental work or materials furnished hereunder shall become and remain the property of the CITY, and may be used by CITY as it may require without any additional cost to CITY. No reports shall be used by the CONSULTANT for purposes other than this contract without the express prior written consent of CITY.

**17. NEWS AND INFORMATION RELEASE:** CONSULTANT agrees that it will not issue any news releases in connection with either the award of this Agreement, or any subsequent amendment of or efforts under this Agreement, without first obtaining review and approval of said news releases from CITY through the City Manager.

**18. INTEREST OF CONSULTANT:** CONSULTANT warrants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. CONSULTANT warrants that, in performance of this Agreement, CONSULTANT shall not employ any person having any such interest. CONSULTANT agrees to file a Statement of Economic Interests with the City Clerk at the start and end of this contract if so required at the option of CITY.

**19. AMENDMENTS:** Both parties to this Agreement understand that it may become desirable or necessary during the execution of this Agreement, for CITY or CONSULTANT to modify the scope of services provided for under this Agreement. Any material extension or change in the scope of work shall be discussed with CITY and the change and cost shall be memorialized in a written amendment to the original contract prior to the performance of the additional work.

Until a change order is so executed, CITY will not be responsible to pay any charges CONSULTANT may incur in performing such additional services, and CONSULTANT shall not be required to perform any such additional services.

**20. PATENT/COPYRIGHT MATERIALS:** Unless otherwise expressly provided in the contract, CONSULTANT shall be solely responsible for obtaining the right to use any patented or copyrighted materials in the performance of this Agreement. CONSULTANT shall furnish a warranty of such right to use to CITY at the request of CITY.

**21. CERTIFIED PAYROLL REQUIREMENT:** For CONSULTANTS performing field work on public works contracts on which prevailing wages are required, CONSULTANT shall comply with the provisions the California Labor Code including, but not limited to, Section 1776 regarding payroll records, and shall require its sub consultants and subcontractors to comply with that section as may be required by law.

**22. PARTIAL INVALIDITY:** If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

**23. WAIVER:** The waiver by any party to this Agreement of a breach of any provision hereof shall be in writing and shall not operate or be construed as a waiver of any other or subsequent breach hereof unless specifically stated in writing.

**24. AUDIT:** CITY's duly authorized representative shall have access at all reasonable times to all reports, contract records, contract documents, contract files, and personnel necessary to audit and verify CONSULTANT'S charges to CITY under this Agreement.

CONSULTANT agrees to retain reports, records, documents, and files related to charges under this Agreement for a period of four (4) years following the date of final payment for CONSULTANT services. CITY's representative shall have the right to reproduce any of the aforesaid documents.

**25. GOVERNING LAW:** This Agreement shall be governed according to the laws of the State of California.

**26. HEADINGS NOT CONTROLLING:** Headings used in the Agreement are for reference purposes only and shall not be considered in construing this Agreement.

**27. COMPLIANCE WITH LAWS:** CONSULTANT shall insure compliance with all safety and hourly requirements for employees, in accordance with federal, state, and county safety and health regulations and laws including, but not limited to prevailing wage laws, if applicable. CONSULTANT shall fully comply with all applicable federal, state, and local laws, ordinances, regulations and permits.

**28. CITY BUSINESS LICENSE:** CONSULTANT will have a City of Turlock business license.

**29. ASSIGNMENT:** This Agreement is binding upon CITY and CONSULTANT and their successors. Except as otherwise provided herein, neither CITY nor CONSULTANT shall assign, sublet, or transfer interest in this Agreement or any part thereof without the prior written consent of the other.

**30. RECORD INSPECTION AND AUDIT:** CONSULTANT shall maintain adequate records to permit inspection and audit of CONSULTANT's time and material charges under this Agreement. CONSULTANT shall make such records available to CITY during normal business hours upon reasonable notice. Such records shall be turned over to CITY upon request.

**31. EXCLUSIVE USE:** Services provided within the scope of this Agreement are for the exclusive use of CITY and CONSULTANT agrees that, until final approval by CITY, all data, plans, specifications, reports, and other documents will not be released to third parties by CONSULTANT without the prior written consent of CITY.

**32. EMPLOYMENT OF CITY OFFICIAL OR EMPLOYEE:** CONSULTANT shall employ no CITY official or employee in the work performed pursuant to this Agreement. No officer or employee of CITY shall have any financial interest in this Agreement in violation of California Government Code Sections 1090 *et seq.*; nor shall CITY violate any provision of its Conflict of Interest Code adopted pursuant to the provisions of California Government Code Sections 87300 *et seq.*

**33. NOTICE:** Any and all notices permitted or required to be given hereunder shall be deemed duly given and effective (1) upon actual delivery, if delivery is by hand; or (2) five (5) days after delivery into the United States mail, if delivery is by postage paid, registered, or certified (return receipt requested) mail. Each such notice shall be sent to the parties at the address respectively indicated below or to any other address as the respective parties may designate from time to time:

**for CONSULTANT:** _____
_____
_____
**PHONE:** _____
**FAX:** _____

**for CITY:** **CITY OF TURLOCK**
**ATTN: KELLIE JACOBS-HUNTER**
**ADMINISTRATIVE SERVICES**
**156 SOUTH BROADWAY, SUITE 230**
**TURLOCK, CALIFORNIA 95380-5454**
**PHONE: (209) 668-5542 Ext. 1104**
**FAX: (209) 668-5668**

**34. CITY CONTRACT ADMINISTRATOR:** The City's contract administrator and contact person for this Agreement is:

Kellie Jacobs-Hunter
Administrative Services
156 S. Broadway, Suite 230
Turlock, California 95380-5454
Telephone: (209) 668-5542, ext. 1104
E-mail: kjacobs-hunter@turlock.ca.us

**35. PERFORMANCE BY KEY EMPLOYEE:** CONSULTANT has represented to CITY that _____ will be the person primarily responsible for the performance of the services referred to in this Agreement. CITY has entered into this Agreement in reliance on that representation by CONSULTANT. CONSULTANT therefore agrees that _____ percent (____%) or more of the time to be devoted to the project that is the subject of this Agreement will be that of the above-named person.

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

**CITY OF TURLOCK, a municipal corporation**

By: _____
Gary Soiseth, Mayor
or
_____
Roy W. Wasden, City Manager

Date: _____

_____

By: _____

Title: _____

Print name: _____

Date: _____

APPROVED AS TO FORM:

By: _____
Phaedra A. Norton, City Attorney

ATTEST:

By: _____
Kellie E. Weaver, City Clerk