

City Council Meeting Agenda



March 14, 2023

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

Mayor
Amy Bublak

Council Members
Kevin Bixel
Cassandra Abram
Rebecka Monez
Pam Franco
Vice Mayor

City Manager
Reagan M. Wilson
City Clerk
Julie Christel
City Attorney
George A. Petrulakis

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

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

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

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

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

CALL TO ORDER SALUTE TO THE FLAG ROLL CALL AND DECLARATION OF CONFLICTS

1. APPROVAL OF AGENDA AS POSTED OR AMENDED

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

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

A. Presentation: Dave White of Opportunity Stanislaus – Annual Update

B. Briefing: City Council to discuss vision and goals for the preparation of the Fiscal Year 2023-2024 Budget (*Moreno*)

3. PUBLIC PARTICIPATION

Pursuant to California Government Code Section 54954.3(a), 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 three (3) 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. Pursuant to California Government Code Section

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Next City Council Resolution: 2023-057

Next Ordinance: 1301-CS

54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the City Council, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

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

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 2023-XXX: Accepting Weekly Demands of 02/23/2023 in the amount of \$2,816,800.58 and 03/02/2023 in the amount of \$644,541.73
- B. Motion: Accepting Minutes of the 01/24/2023 Special and Regular Joint Meeting of the City of Turlock City Council and Planning Commission
- C. Resolution 2023-XXX: Initiating proceedings for the formation of the Yadegar Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-004, and directing the City Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development (Schulze)
- D. Resolution 2023-XXX: Initiating proceedings for the formation of the Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-003, and directing the City Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development (Schulze)
- E. Resolution 2023-XXX: Initiating proceedings for the formation of the Columbus Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-016, and directing the City Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development (Schulze)
- F. Resolution: Approving Contract Change Order No. 2 in the amount of \$184,508.68 (Fund 218 – Measure L) with George Reed, Inc. of Modesto, California, for City Project No. 21-018 “Lander Avenue Rehabilitation between D Street and SR-99” bringing the contract total to \$3,423,883.25 (Schulze)
- G. Resolution 2023-XXX: Resolution: Authorizing staff to proceed with a change to the scope of work of City Project No. 20-013 “Water and Sewer Main Extensions – N. Golden State Boulevard” to add an estimated 20,846 square yards of additional pavement rehabilitation to the project on Golden State Boulevard which will result in resurfacing all the northbound lanes from Atherstone Road to Taylor Road, to be funded by Measure L “Local Streets and Roads” (Schulze)
- H. Resolution: Reaffirming the Proclamation of a Local Emergency in Response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 Made and Issued on July 13, 2021 (Eddy)

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- I. Resolution 2023-XXX: Approving a Professional Services Agreement with The Cloudburst Group to assist with the Housing Program Services Policies and Procedures and Program Plans for HUD Community Planning and Development (CPD) programs in an amount not-to-exceed \$49,898 with the cost to be shared between CDBG and HOME funding (*Quintero*)
- J. Resolution 2023-XXX: Authorizing the City Manager to execute a Purchase Agreement between the City of Turlock and Microsoft through the Licensing Solution Provider (LSP) SoftwareONE, Inc. for a period of three (3) years in the amount of \$95,569.08 per year for a total amount not-to-exceed \$315,377.96, which includes a 10% contingency (*Showalter*)

6. FINAL READINGS

None

7. PUBLIC HEARINGS

- A. Determining the approval of Rezone 2022-03, (2710 Geer Rd) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and introducing and conducting the first reading of an Ordinance amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2022-03 (2710 Geer Road)] to rezone the property from PD 34 to Community Commercial (*Quintero*)

Recommended Action: Resolution 2023-XXX: Determining the approval of Rezone 2022-03, (2710 Geer Rd) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines

Recommended Action: Ordinance 13XX-cs: Introduction and first reading of an Ordinance Amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2022-03 (2710 Geer Road)] to rezone the property from PD 34 to Community Commercial

- B. Approving the second substantial amendment to the FY 2021-2022 City of Turlock/Stanslaus Urban County HOME Consortium Annual Action Plan to allocate HOME-ARP funds (*Quintero*)

Recommended Action: Resolution 2023-XXX: Approving the second substantial amendment to the FY 2021-2022 City of Turlock/Stanslaus Urban County HOME Consortium Annual Action Plan to allocate HOME-ARP funds

- C. Ordering the improvements and formation of the "California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036," and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the "California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036," pursuant to Resolution No. 97-128 (*Schulze*)

Recommended Action: Resolution 2023-XXX: Ordering the improvements and formation of the "California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036," and confirming the

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diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the "California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036," pursuant to Resolution No. 97-128

- D. Ordering the improvements and formation of the "PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019," and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the "PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019," pursuant to Resolution No. 97-128 (*Schulze*)

Recommended Action: Resolution 2023-XXX: Ordering the improvements and formation of the "PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019," and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the "PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019," pursuant to Resolution No. 97-128

- E. **The following Public Hearing Item has been postponed until a later date:**

Ordering the improvements and formation of the "PM 22-01 Pitau Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-004," and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the "PM 22-01 Pitau Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-004," pursuant to Resolution No. 97-128 (*Schulze*).

8. ACTION ITEMS

- A. Accepting the 2022 General Plan Annual Report pursuant to California Government Code Section 65400(a)(2) to be submitted to the Governor's Office of Planning and Research and the California Department of Housing and Community Development (*Quintero*)

Recommended Action: Resolution 2023-XXX: Accepting the 2022 General Plan Annual Report pursuant to California Government Code Section 65400(a)(2) to be submitted to the Governor's Office of Planning and Research and the California Department of Housing and Community Development

- B. Rescinding the existing change order approval policy outlined in Resolution No. 2009-246 and adopting an approval policy to be applied to contract change orders for construction of public projects (*Schulze*)

Recommended Action: Resolution 2023-XXX: Rescinding the existing change order approval policy outlined in Resolution No. 2009-246 and adopting an approval policy to be applied to contract change orders for construction of public projects

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9. CITY MANAGER REPORTS/UPDATES

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

10. COUNCIL ITEMS FOR FUTURE CONSIDERATION

11. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS

Councilmembers may ask questions, provide comments, and make brief announcements on notable topics of interest. The Brown Act does not allow discussion or action by the legislative body.

12. CLOSED SESSION

A. Conference with Labor Negotiators - California Government Code §54957.6(a)

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

Agency Designated Representative: Deputy City Manager Sarah Eddy

Employee Organization: Turlock Management Association – Public Safety

Employee Organization: Turlock Firefighters Association – Local 2434

B. Conference with Legal Counsel – Anticipated Litigation - California Government Code §54956.9(d)(2)

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

Potential Case(s): (1 case)

13. REPORTS FROM CLOSED SESSION

14. ADJOURNMENT

DECLARATION OF POSTING

I, Julie Christel, City Clerk for the City of Turlock, certify that I caused to be posted a copy of the City of Turlock City Council Agenda for the Regular Meeting of Tuesday, March 14, 2023 at City Hall, 156 S. Broadway, Turlock, California, 95380 on Thursday, March 9, 2023.

Dated: March 9, 2023

/s/Julie Christel

Julie Christel, City Clerk

City Council Staff Report

March 14, 2023



From: Isaac Moreno, Finance Director

Prepared by: Isaac Moreno, Finance Director

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Engage in discussion with staff and provide direction. No action is recommended.

2. SYNOPSIS:

Engage in discussion with staff and provide direction on vision and goals for the preparation of the Fiscal Year 2023-2024 budget.

3. DISCUSSION OF ISSUE:

The Finance Department is requesting City Council provide staff with budgetary vision and goals for the upcoming Fiscal Year of 2023-2024. This discussion will guide staff in the development of the draft budget for the upcoming budget workshops.

The establishment of Council goals is critical for the organization and community to determine priorities, focus and vision for the budget process. This will provide an opportunity for the City Council to set a vision for the City. This vision will guide decision-making at all levels of City government.

In addition, the City Manager utilizes the City Council's vision and goals discussion to set priorities, direct work activities, and allocate staffing and financial resources.

4. BASIS FOR RECOMMENDATION:

Engage in discussion with staff to gather Council vision and goals and provide direction for the upcoming budget workshops.

5. FISCAL IMPACT / BUDGET AMENDMENT:

N/A

6. STAFF RECOMMENDATION:

Engage in discussion with staff and provide direction on vision and goals for the preparation of the Fiscal Year 2023-2024 budget.

7. CITY MANAGER'S COMMENTS:

N/A

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

N/A

Payment Register

From Payment Date: 2/17/2023 - To Payment Date: 2/23/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>Check</u>									
137229	02/23/2023	Open			Utility Management Refund	ALDAMA PEREZ, JOSE	\$157.69		
			Account Type	Account Number	Description	Transaction Date	Transaction Type		
			Single Family Res Metered	214418-002	MOVE-OUT CREDIT	02/23/2023	Refund		
			Paying Fund		Cash Account		Amount		
			119 - American Rescue Plan Act		119.11000 (Cash)		\$1.50		
			420 - WATER		420.11000 (Cash)		\$156.19		
137230	02/23/2023	Open			Utility Management Refund	BAILEY, BARRY	\$247.56		
			Account Type	Account Number	Description	Transaction Date	Transaction Type		
			Single Family Res Metered	133450-006	MOVE-OUT CREDIT	02/23/2023	Refund		
			Paying Fund		Cash Account		Amount		
			119 - American Rescue Plan Act		119.11000 (Cash)		\$5.61		
			420 - WATER		420.11000 (Cash)		\$241.95		
137231	02/23/2023	Open			Utility Management Refund	BATH, JASBIR	\$297.52		
			Account Type	Account Number	Description	Transaction Date	Transaction Type		
			Single Family Res Metered	244503-006	MOVE-OUT CREDIT	02/23/2023	Refund		
			Paying Fund		Cash Account		Amount		
			420 - WATER		420.11000 (Cash)		\$297.52		
137232	02/23/2023	Open			Utility Management Refund	BITBADAL, EVELYN, MOOSHOOLOO	\$400.86		
			Account Type	Account Number	Description	Transaction Date	Transaction Type		
			Single Family Res Metered	186325-011	MOVE-OUT CREDIT	02/23/2023	Refund		
			Paying Fund		Cash Account		Amount		
			420 - WATER		420.11000 (Cash)		\$400.86		
137233	02/23/2023	Open			Utility Management Refund	BLANC, MARK	\$371.96		
			Account Type	Account Number	Description	Transaction Date	Transaction Type		
			Single Family Res Metered	807877-004	MOVE-OUT CREDIT	02/23/2023	Refund		
			Paying Fund		Cash Account		Amount		
			420 - WATER		420.11000 (Cash)		\$371.96		
137234	02/23/2023	Open			Utility Management Refund	CAMPAGNA, JOSEPH	\$432.77		
			Account Type	Account Number	Description	Transaction Date	Transaction Type		
			Single Family Res Metered	T00588-011	MOVE-OUT CREDIT	02/23/2023	Refund		
			Paying Fund		Cash Account		Amount		
			420 - WATER		420.11000 (Cash)		\$432.77		
137235	02/23/2023	Open			Utility Management Refund	CAZARES, REYNA	\$154.68		
			Account Type	Account Number	Description	Transaction Date	Transaction Type		
			Single Family Res Metered	186260-012	MOVE-OUT CREDIT	02/23/2023	Refund		
			Paying Fund		Cash Account		Amount		
			420 - WATER		420.11000 (Cash)		\$154.68		

Payment Register

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137236	02/23/2023	Open			Utility Management Refund	CERVANTES, DONNA	\$63.60		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		499633-002	MOVE-OUT CREDIT	02/16/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$63.60		
137237	02/23/2023	Open			Utility Management Refund	CHEN, MICHAEL	\$434.75		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		653705-004	MOVE-OUT CREDIT	02/23/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$0.37		
	420 - WATER			420.11000 (Cash)			\$434.38		
137238	02/23/2023	Open			Utility Management Refund	COSMIDES, JOHN	\$84.32		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Flat		890391-002	MOVE-OUT CREDIT	02/16/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$84.32		
137239	02/23/2023	Open			Utility Management Refund	EXCEL MONTE VISTA LP	\$95.63		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Commercial Metered		921696-002	MOVE-OUT CREDIT	02/22/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$95.63		
137240	02/23/2023	Open			Utility Management Refund	EXCEL MONTE VISTA LP	\$82.06		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Landscape Metered		2L919454-002	MOVE-OUT CREDIT	02/22/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$82.06		
137241	02/23/2023	Open			Utility Management Refund	FRANCESCONI, SHELLEY	\$17.71		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		000681-003	MOVE-OUT CREDIT	02/16/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$17.71		
137242	02/23/2023	Open			Utility Management Refund	GEWARGIS, DAVID	\$369.71		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		136786-007	MOVE-OUT CREDIT	02/23/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$369.71		
137243	02/23/2023	Open			Utility Management Refund	GONZALEZ, ARTEMIO	\$265.69		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		216666-003	MOVE-OUT CREDIT	02/23/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		

Payment Register

From Payment Date: 2/17/2023 - To Payment Date: 2/23/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137244	420 - WATER			420.11000 (Cash)			\$265.69		
	02/23/2023	Open			Utility Management Refund	HOFFMAN, STAURT	\$754.70		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		811440-005	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account		Amount			
137245	420 - WATER			420.11000 (Cash)			\$754.70		
	02/23/2023	Open			Utility Management Refund	JACOBO RUBIO, YARELY	\$20.28		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		489085-004	MOVE-OUT CREDIT	02/16/2023	Refund			
	Paying Fund			Cash Account		Amount			
137246	420 - WATER			420.11000 (Cash)			\$20.28		
	02/23/2023	Open			Utility Management Refund	JARAMILLO, MICHAEL	\$32.98		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		334499-005	MOVE-OUT CREDIT	02/16/2023	Refund			
	Paying Fund			Cash Account		Amount			
137247	420 - WATER			420.11000 (Cash)			\$32.98		
	02/23/2023	Open			Utility Management Refund	KAUR, JASMEEN	\$117.91		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		241954-006	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account		Amount			
137248	420 - WATER			420.11000 (Cash)			\$117.91		
	02/23/2023	Open			Utility Management Refund	KELLISON, JUDY	\$30.00		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		441171-003	MOVE-OUT CREDIT	02/16/2023	Refund			
	Paying Fund			Cash Account		Amount			
137249	420 - WATER			420.11000 (Cash)			\$30.00		
	02/23/2023	Open			Utility Management Refund	KULINA , ROBERT	\$313.46		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		214310-002	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account		Amount			
137250	420 - WATER			420.11000 (Cash)			\$313.46		
	02/23/2023	Open			Utility Management Refund	LANDLORD PROPERTY MANAGEMENT	\$138.76		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		168467-006	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account		Amount			
137251	420 - WATER			420.11000 (Cash)			\$138.76		
	02/23/2023	Open			Utility Management Refund	LEBON, FRANCIS	\$194.32		
	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		225533-006	MOVE-OUT CREDIT	02/23/2023	Refund			

Payment Register

From Payment Date: 2/17/2023 - To Payment Date: 2/23/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137252	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$5.61		
	420 - WATER			420.11000 (Cash)			\$188.71		
	02/23/2023	Open			Utility Management Refund	LU, QIAJUN	\$484.86		
137253	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		214523-011	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$484.86		
137254	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$5.24		
	420 - WATER			420.11000 (Cash)			\$116.84		
	02/23/2023	Open			Utility Management Refund	MORALES, MANUEL	\$122.08		
137255	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		154040-003	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$240.75		
137256	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$5.24		
	420 - WATER			420.11000 (Cash)			\$116.84		
	02/23/2023	Open			Utility Management Refund	MRGUDIC, MICHAEL	\$240.75		
137257	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		501018-004	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$240.75		
137258	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$5.24		
	420 - WATER			420.11000 (Cash)			\$116.84		
	02/23/2023	Open			Utility Management Refund	ODISHO BENJAMIN, TAMARA	\$113.77		
137259	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		T00684-004	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$113.77		
137260	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$5.24		
	420 - WATER			420.11000 (Cash)			\$116.84		
	02/23/2023	Open			Utility Management Refund	PEREZ, FERNANDO	\$336.72		
137261	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		437980-003	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$240.75		
137262	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$5.24		
	420 - WATER			420.11000 (Cash)			\$116.84		
	02/23/2023	Open			Utility Management Refund	RANDHAWA, GAGANDEEP	\$268.36		
137263	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		216399-007	MOVE-OUT CREDIT	02/23/2023	Refund			
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$268.36		
137264	Paying Fund			Cash Account			Amount		
	119 - American Rescue Plan Act			119.11000 (Cash)			\$5.24		
	420 - WATER			420.11000 (Cash)			\$116.84		
	02/23/2023	Open			Utility Management Refund	SANTOS, KHRISTOPHER, F	\$27.37		
137265	Account Type		Account Number	Description	Transaction Date	Transaction Type			
	Single Family Res Metered		454664-003	MOVE-OUT CREDIT	02/16/2023	Refund			
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$27.37		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137259	02/23/2023	Open			Utility Management Refund	SCHULTZ, DAVID, ALLEN	\$112.36		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		421111-003	MOVE-OUT CREDIT	02/22/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$112.36		
137260	02/23/2023	Open			Utility Management Refund	SG PROPERTY MANAGEMENT	\$147.68		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Multi Res Flat		206091-002	MOVE-OUT CREDIT	02/23/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	110 - General Fund			110.11000 (Cash)			\$147.68		
137261	02/23/2023	Open			Utility Management Refund	SHIPLEY, RICHARD	\$265.85		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		457299-002	MOVE-OUT CREDIT	02/23/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$265.85		
137262	02/23/2023	Open			Utility Management Refund	WHITE, AMY LYNN	\$308.03		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		238945-004	MOVE-OUT CREDIT	02/23/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$308.03		
137263	02/23/2023	Open			Utility Management Refund	WHITEFIELD, GWENDOLYN	\$214.60		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		482498-002	MOVE-OUT CREDIT	02/23/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$214.60		
137264	02/23/2023	Open			Utility Management Refund	ZHAO, SHIRLEY	\$202.42		
	<u>Account Type</u>		<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>			
	Single Family Res Metered		212342-006	MOVE-OUT CREDIT	02/23/2023	Refund			
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	420 - WATER			420.11000 (Cash)			\$202.42		
137265	02/23/2023	Open			Accounts Payable	ABS DIRECT INC	\$12,177.23		
	<u>Invoice</u>	<u>Date</u>	<u>Description</u>				<u>Amount</u>		
	130670	01/12/2023	UT STATEMENT - JAN 9 2023 NE				\$3,347.92		
	130753	01/19/2023	UT STATEMENT - JAN 12 2023 SE				\$2,713.70		
	130803	01/25/2023	UT STATEMENT - JAN 20 2023 SW				\$2,901.69		
	130850	01/30/2023	UT STATEMENT - JAN 26 2023 NW				\$3,213.92		
	<u>Paying Fund</u>			<u>Cash Account</u>			<u>Amount</u>		
	110 - General Fund			110.11000 (Cash)			\$4,059.10		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$4,059.07		
	420 - WATER			420.11000 (Cash)			\$4,059.06		

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137266	02/23/2023	Open			Accounts Payable	AFLAC	\$3,379.52		
	Invoice		Date	Description		Amount			
	504705		02/21/2023	INDIVIDUAL FEBRUARY 2023		\$3,379.52			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$3,379.52			
137267	02/23/2023	Open			Accounts Payable	AFLAC GROUP INSURANCE	\$917.12		
	Invoice		Date	Description		Amount			
	A194330200		02/21/2023	GROUP FEBRUARY 2023		\$917.12			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$917.12			
137268	02/23/2023	Open			Accounts Payable	AMERICA'S AUTO GLASS	\$222.08		
	Invoice		Date	Description		Amount			
	3320		02/16/2023	ENG08-339		\$222.08			
	Paying Fund			Cash Account		Amount			
	502 - Engineering			502.11000 (Cash)		\$222.08			
137269	02/23/2023	Open			Accounts Payable	AMERICAN WATER WORKS ASSOCIATION	\$311.00		
	Invoice		Date	Description		Amount			
	SO70739		01/23/2023	MEMBERSHIP FEES FOR LAURA SWANBERG 5.1.23-4.30.24		\$311.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$311.00			
137270	02/23/2023	Open			Accounts Payable	ASSOC RIGHT OF WAY SERV	\$1,092.50		
	Invoice		Date	Description		Amount			
	000000021005		01/31/2023	SR03, 22-001 Acquisition Services for 101 Wayside Dr-1/31/23		\$1,092.50			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$1,092.50			
137271	02/23/2023	Open			Accounts Payable	AT&T / CALNET 3	\$5,797.73		
	Invoice		Date	Description		Amount			
	000019504718		02/12/2023	BAN #9391034901 (T1 LINE - 4-way split)		\$167.43			
	000019504576		02/12/2023	BAN #9391034847 /City-wide system 2096682612957 1/13/23-2/12/23		\$752.16			
	000019504572		02/12/2023	BAN #9391034842 / PSF Phones 2096323265 1/13/23 -2/12/23		\$494.57			
	MULTI 2/23/23		02/12/2023	Multiple COT accounts paid on 2/23/23 (JAN-FEB 23)		\$4,383.57			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$4,785.46			
	205 - Sports Facilities			205.11000 (Cash)		\$41.42			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$4.84			
	246 - Landscape Assessment			246.11000 (Cash)		\$4.84			
	255 - CDBG			255.11000 (Cash)		\$6.00			
	405 - Building			405.11000 (Cash)		\$68.17			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$201.86			
	420 - WATER			420.11000 (Cash)		\$87.95			
	426 - Transit			426.11000 (Cash)		\$282.71			
	501 - Information Technology			501.11000 (Cash)		\$151.04			
	502 - Engineering			502.11000 (Cash)		\$129.68			

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	505 - Fleet			505.11000 (Cash)			\$33.76		
137272	02/23/2023	Open			Accounts Payable	AT&T MOBILITY	\$491.24		
	Invoice		Date	Description			Amount		
	5470X02102023		02/02/2023	FIRE - JAN 03 - FEB 02			\$491.24		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$491.24		
137273	02/23/2023	Open			Accounts Payable	AT&T/SBC	\$34.04		
	Invoice		Date	Description			Amount		
	PD 2/7/23		02/07/2023	Acct# 234 371-3447 543 0/ Police Dept			\$34.04		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$34.04		
137274	02/23/2023	Open			Accounts Payable	BADGER DAYLIGHTING CORP	\$4,185.07		
	Invoice		Date	Description			Amount		
	2458798		12/21/2022	FLOTATOR CLEANING			\$4,185.07		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$4,185.07		
137275	02/23/2023	Open			Accounts Payable	BALSWICK'S TIRE SHOP INC	\$615.09		
	Invoice		Date	Description			Amount		
	01-208933		02/15/2023	VEHICLE # POL16-1144			\$615.09		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$615.09		
137276	02/23/2023	Open			Accounts Payable	BUREAU VERITAS NO AMERICA	\$61,789.25		
	Invoice		Date	Description			Amount		
	RI 22069474		12/09/2022	PLAN CHECK SERVICES FOR BP#22-1045			\$603.75		
	RI 23001209		01/12/2023	PLAN CHECK SERVICES FOR BP#22-1043			\$693.75		
	RI 23001612		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1142			\$1,222.50		
	RI 23001613		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1365			\$16,827.20		
	RI 23001614		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1457			\$1,934.80		
	RI 23001615		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1467			\$1,827.80		
	RI 23001616		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1483			\$1,869.00		
	RI 23001617		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1503			\$1,631.00		
	RI 23001618		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1504			\$4,020.10		
	RI 23001619		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1505			\$4,020.10		
	RI 23001620		01/18/2023	PLAN CHECK SERVICES FOR BP#22-1535			\$17,839.25		
	RI 23005925		02/08/2023	PLAN CHECK SERVICES FOR BP#22-1539			\$3,250.00		
	RI 23005926		02/08/2023	PLAN CHECK SERVICES FOR BP#22-1538			\$1,400.00		
	RI 23005928		02/08/2023	PLAN CHECK SERVICES FOR BP#22-1536			\$3,250.00		
	RI 23005927		02/08/2023	PLAN CHECK SERVICES FOR BP#22-1537			\$1,400.00		
	Paying Fund			Cash Account			Amount		
	405 - Building			405.11000 (Cash)			\$61,789.25		
137277	02/23/2023	Open			Accounts Payable	CAROLLO ENGINEERS	\$165,400.19		
	Invoice		Date	Description			Amount		
	FB29350		10/31/2022	18-69 Surface Water Distribution System Improve Phase 1-10/31/22			\$79,018.00		
	FB31844		12/31/2022	18-69 Surface Water Distribution System Improve Phase 1-12/31/22			\$72,086.19		
	FB31496		12/31/2022	21-036 CIP Update to Storm & Sewer Master Plans- 12/31/22			\$14,296.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137278	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$14,296.00			
	420 - WATER			420.11000 (Cash)		\$151,104.19			
	02/23/2023	Open			Accounts Payable	CHARTER COMMUNICATIONS	\$260.66		
	Invoice			Date	Description	Amount			
137279	0000051021123			02/11/2023	8203 13 680 0000051 / City Hall (TV service)		\$260.66		
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$51.66			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$34.59			
	420 - WATER			420.11000 (Cash)		\$34.60			
137280	501 - Information Technology			501.11000 (Cash)		\$139.81			
	02/23/2023	Open			Accounts Payable	CONDOR EARTH TECH INC	\$600.70		
	Invoice			Date	Description	Amount			
	88646			01/31/2023	PROFESSIONAL SERVICES 1.9.23-1.23.23 COT HMBP		\$600.70		
	Paying Fund			Cash Account		Amount			
137281	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$600.70			
	02/23/2023	Open			Accounts Payable	CULLIGAN INC	\$263.00		
	Invoice			Date	Description	Amount			
	1.31.2023			01/31/2023	ACCT #180900 De-ionized water for WQC Lab 2.1.23-2.28.23		\$263.00		
	Paying Fund			Cash Account		Amount			
137282	420 - WATER			420.11000 (Cash)		\$263.00			
	02/23/2023	Open			Accounts Payable	DELTA WIRELESS & NETWORK	\$18,609.00		
	Invoice			Date	Description	Amount			
	202002792-1			02/06/2023	FEBRUARY 2023 MONTHLY MAINTENANCE AGREEMENT		\$18,609.00		
	Paying Fund			Cash Account		Amount			
137283	110 - General Fund			110.11000 (Cash)		\$457.63			
	116 - Special Public Safety			116.11000 (Cash)		\$15,405.63			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$686.43			
	420 - WATER			420.11000 (Cash)		\$686.43			
	426 - Transit			426.11000 (Cash)		\$915.25			
137284	505 - Fleet			505.11000 (Cash)		\$457.63			
	02/23/2023	Open			Accounts Payable	DYETT & BHATIA URBAN	\$5,020.00		
	Invoice			Date	Description	Amount			
	21-580-08			02/13/2023	HOUSING & ZONING ELEMENTS FOR 1/1/23-1/31/23		\$5,020.00		
	Paying Fund			Cash Account		Amount			
137285	271 - Development Services Grants			271.11000 (Cash)		\$5,020.00			
	02/23/2023	Open			Accounts Payable	ENVIRONMENTAL RESOURCE ASSOCIATES	\$1,371.06		
	Invoice			Date	Description	Amount			
	030702			02/13/2023	LAB SUPPLIES		\$1,371.06		
	Paying Fund			Cash Account		Amount			
137286	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,371.06			

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137284	02/23/2023	Open			Accounts Payable	EUROFINS EATON ANALYTICAL INC	\$3,075.00		
	Invoice		Date	Description		Amount			
	3800017726		02/07/2023	PFAS DDW ORDER		\$625.00			
	3800017999		02/13/2023	UCMR5 BUDGET AGREEMENT		\$2,450.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$3,075.00			
137285	02/23/2023	Open			Accounts Payable	FAST TRACK CAR WASH, MADRUGA BROS ENT INC	\$196.00		
	Invoice		Date	Description		Amount			
	28790		01/31/2023	CAR WASH SERVICES - JAN 2023		\$196.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$168.00			
	405 - Building			405.11000 (Cash)		\$7.00			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$14.00			
	426 - Transit			426.11000 (Cash)		\$3.50			
	502 - Engineering			502.11000 (Cash)		\$3.50			
137286	02/23/2023	Open			Accounts Payable	FASTENAL COMPANY INC	\$352.08		
	Invoice		Date	Description		Amount			
	CATUR185344		01/31/2023	Miscellaneous supplies for Municipal Services		\$55.36			
	CATUR185272		01/26/2023	Radio Charger		\$296.72			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$296.72			
	426 - Transit			426.11000 (Cash)		\$55.36			
137287	02/23/2023	Open			Accounts Payable	FEDERAL EXPRESS	\$180.07		
	Invoice		Date	Description		Amount			
	8-042-81228		02/17/2023	SHIPPING CHARGES 2/17/23		\$180.07			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$93.95			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$86.12			
137288	02/23/2023	Open			Accounts Payable	FRANCHISE TAX BOARD	\$51.36		
	Invoice		Date	Description		Amount			
	02152023MARTIN		02/17/2023	2-15-23 PAYROLL WITHHOLDING		\$51.36			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$51.36			
137289	02/23/2023	Open			Accounts Payable	FRANCHISE TAX BOARD	\$1,819.23		
	Invoice		Date	Description		Amount			
	02152023WILSON		02/17/2023	2-15-23 PAYROLL WITHHOLDING		\$1,819.23			
	Paying Fund			Cash Account		Amount			
	104 - Payroll Clearing Fund			104.11000 (Cash)		\$1,819.23			
137290	02/23/2023	Open			Accounts Payable	GEOANALYTICAL LAB INC	\$12,086.94		
	Invoice		Date	Description		Amount			
	J3A3115		01/31/2023	DRINKING WATER WELLS		\$319.19			
	J3A2605		01/26/2023	PRS STATION MONITORING W37 (CONFLUENCE)		\$718.79			
	J3A2604		01/26/2023	PRS STATION MONITORING W24 (CONFLUENCE)		\$718.79			
	J3A1722		01/17/2023	SENTINEL PLAN (CONFLUENCE)		\$378.00			
	J3A2414		01/24/2023	GRIT		\$1,000.55			
	J3A2412		01/24/2023	GRIT		\$795.62			

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	J3A1701		01/17/2023		MONTHLY WASTEWATER SAMPLES		\$45.68		
	J3B0701		02/07/2023		MONTHLY WASTE WATER		\$45.68		
	J3A3002		01/30/2023		COLLECTION SYSTEM PROJECT		\$1,520.41		
	J3A1902		01/19/2023		FOG STUDY		\$287.70		
	J3A1825		01/18/2023		FOG STUDY		\$2,589.30		
	J3A1824		01/18/2023		FOG STUDY		\$2,301.60		
	J3B0209		02/02/2023		DRINKING WATER WELL ANALYSIS		\$30.95		
	J3B0201		02/02/2023		MONTHLY WASTEWATER SAMPLES		\$62.79		
	J3A3001		01/30/2023		COLLECTION SYSTEM PROJECT		\$254.31		
	J3A2311		01/23/2023		SENTINEL PLAN (CONFLUENCE)		\$378.00		
	J3A3011		01/30/2023		SENTINEL PLAN (CONFLUENCE)		\$378.00		
	J3B0208		02/02/2023		LEAD AND COPPER		\$261.58		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$8,903.64		
	420 - WATER				420.11000 (Cash)		\$3,183.30		
137291	02/23/2023	Open			Accounts Payable	GILLIG LLC	\$218.60		
	Invoice		Date		Description		Amount		
	41006376		02/08/2023		VEHICLE # TRA18-1058PP		\$218.60		
	Paying Fund				Cash Account		Amount		
	426 - Transit				426.11000 (Cash)		\$218.60		
137292	02/23/2023	Open			Accounts Payable	GRAINGER INC, W W	\$180.87		
	Invoice		Date		Description		Amount		
	9570043027		01/11/2023		Supplies		\$180.87		
	Paying Fund				Cash Account		Amount		
	426 - Transit				426.11000 (Cash)		\$180.87		
137293	02/23/2023	Open			Accounts Payable	HD SUPPLY FACILITIES MAINTENANCE LTD, DBA USABUEBOOK	\$214.22		
	Invoice		Date		Description		Amount		
	252987		01/31/2023		REPLACEMENT CAP FOR LDO101XX INTELICAL PROBES		\$214.22		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$214.22		
137294	02/23/2023	Open			Accounts Payable	HILMAR LUMBER INC	\$36.97		
	Invoice		Date		Description		Amount		
	585809		01/30/2023		Supplies for Municipal Services		\$36.97		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$36.97		
137295	02/23/2023	Open			Accounts Payable	IMAGE UNIFORMS(STANS) INC	\$380.36		
	Invoice		Date		Description		Amount		
	143153		12/23/2022		UNIFORM - AMIR AZIZ		\$380.36		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$380.36		
137296	02/23/2023	Open			Accounts Payable	J A MOMANEY SERVICES INC	\$1,710.84		
	Invoice		Date		Description		Amount		
	164444		01/06/2023		Traffic Signal Parts		\$1,710.84		
	Paying Fund				Cash Account		Amount		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	246 - Landscape Assessment			246.11000 (Cash)			\$1,710.84		
137297	02/23/2023	Open			Accounts Payable	JCS PROPERTIES LLC	\$1,528.44		
	Invoice		Date	Description			Amount		
	March 2023		02/15/2023	MOBILE HOME RENT SUBSIDY PROGRAM - March 2023			\$1,528.44		
	Paying Fund			Cash Account			Amount		
	625 - Successor Agency - LMI			625.11000 (Cash)			\$1,528.44		
137298	02/23/2023	Open			Accounts Payable	LC ACTION POLICE SUPPLY, LTD	\$9,426.27		
	Invoice		Date	Description			Amount		
	440806		09/02/2022	8 GLOCKS G45 PISTOL W/ACCESSORIES			\$9,426.27		
	Paying Fund			Cash Account			Amount		
	240 - Small Equipment Replacement			240.11000 (Cash)			\$9,426.27		
137299	02/23/2023	Open			Accounts Payable	MAGIC SANDS MOBILE HOME PARK	\$591.06		
	Invoice		Date	Description			Amount		
	March 2023		02/15/2023	MOBILE HOME RENT SUBSIDY PROGRAM - MARCH 2023			\$591.06		
	Paying Fund			Cash Account			Amount		
	625 - Successor Agency - LMI			625.11000 (Cash)			\$591.06		
137300	02/23/2023	Open			Accounts Payable	MISCO WATER	\$8,420.00		
	Invoice		Date	Description			Amount		
	18797PABR		01/16/2023	PROMINENT FLUID CONTROLS SPARE PARTS KIT			\$8,420.00		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$8,420.00		
137301	02/23/2023	Open			Accounts Payable	Mountain Cascade, Inc.	\$511,955.00		
	Invoice		Date	Description			Amount		
	015		01/31/2023	18-69 Surface Water Distribution System Improv- 1/01/23-1/31/23			\$511,955.00		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$511,955.00		
137302	02/23/2023	Open			Accounts Payable	NESTLE WATERS NORTH AMERICA	\$854.83		
	Invoice		Date	Description			Amount		
	03B0033242330		02/08/2023	5 GALLON NESTLE DRINKING WATER FLEET 1.7.23-2.6.23			\$117.62		
	03B0033242363		02/08/2023	5 GALLON NESTLE DRINKING WATER UTILITIES 1.7.23-2.6.23			\$284.76		
	03B0033258518		02/08/2023	5 GALLON NESTLE DRINKING WATER RESOURCES 1.7.23-2.6.23			\$120.59		
	03B0033242389		02/08/2023	5 GALLON NESTLE DRINKING WATER WAST MGMT 1.7.23-2.6.23			\$166.83		
	03B0033309543		02/08/2023	5 GALLON NESTLE DRINKING WATER FACILITY MAINT 1.7.23-2.6.23			\$165.03		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$82.51		
	246 - Landscape Assessment			246.11000 (Cash)			\$82.52		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$286.08		
	420 - WATER			420.11000 (Cash)			\$286.10		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	505 - Fleet			505.11000 (Cash)			\$117.62		
137303	02/23/2023	Open			Accounts Payable	NEXT LEVEL PARTS INC	\$3,657.49		
	Invoice		Date	Description			Amount		
	8577-395657		02/06/2023	VEHICLE # PK02-4216			\$189.64		
	8577-395578		02/03/2023	VEHICLE # TRA18-1059PP			\$157.72		
	8577-395579		02/03/2023	REF # 663371			\$189.27		
	8577-395660		02/06/2023	VEHICLE # FR08-286			\$23.60		
	8577-395692		02/06/2023	VEHICLE # POL18-1322			\$189.64		
	8577-395693		02/06/2023	VEHICLE # POL18-1322			\$189.64		
	8577-395498		02/02/2023	VEHICLE # OP17-616			\$27.49		
	8577-395599		02/03/2023	REF # 663399			\$48.89		
	8577-394966-1		01/25/2023	VEHICLE # POL15-1138			\$500.00		
	8577-396226		02/15/2023	VEHICLE # TRA15-1052PPP			\$8.68		
	8577-396218		02/15/2023	VEHICLE # TRA-15-1052PPP			\$17.07		
	8577-396193		02/15/2023	VEHICLE # POL19-1347			\$189.19		
	8577-396180		02/14/2023	VEHICLE # POL16-1300			\$228.03		
	8577-396054		02/13/2023	REF # 664162			\$55.43		
	8577-396053		02/13/2023	VEHICLE # SP22-4550			\$18.48		
	8577-396042		02/13/2023	REF # 664145			\$56.47		
	8577-395962		02/10/2023	REF # 664013			\$171.44		
	8577-395955		02/10/2023	VEHICLE # 341			\$171.44		
	8577-395926		02/09/2023	REF # 663947			\$9.83		
	8577-396092		02/13/2023	VEHICLE # SP22-4550			\$514.33		
	8577-396068		02/13/2023	REF # 664183			\$41.91		
	8577-396039		02/13/2023	VEHICLE # TRA18-1059PP			\$315.45		
	8577-396044		02/13/2023	REF # 664146			\$282.37		
	8577-396031		02/13/2023	VEHICLE # TRA15-1039PPP			\$61.48		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,681.18		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$541.82		
	426 - Transit			426.11000 (Cash)			\$1,263.05		
	501 - Information Technology			501.11000 (Cash)			\$171.44		
137304	02/23/2023	Open			Accounts Payable	OTIS ELEVATOR CO INC	\$13,272.85		
	Invoice		Date	Description			Amount		
	100401014226		01/20/2023	MAINTENANCE SERVICE FROM 01/01/23 - 12/31/23			\$9,483.72		
	SW17458001		01/20/2023	SERVICE FOR ELEVATOR 1- OUT OF SERVICE			\$2,671.30		
	SW17582001		01/20/2023	SERVICE FOR ELEVATOR 2- OUT OF SERVICE			\$667.83		
	F10000043364		01/20/2023	LOGISTICS AND FUEL IMPACT FEE			\$450.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$13,272.85		
137305	02/23/2023	Open			Accounts Payable	P G & E	\$32,160.83		
	Invoice		Date	Description			Amount		
	701 WLNT 2/10/23		02/10/2023	6224543828-8 / 701 S Walnut Rd			\$2,134.57		
	CNG 2/10/23		02/10/2023	8466606707-3 / 901 S Walnut Rd CNG			\$2,411.59		
	WLNT #A 2/10/23		02/10/2023	3794250242-0 / 701 S Walnut Rd Ste A / CNG Slow			\$17,576.83		
				Fill Station					
	PSF 2/10/23		02/10/2023	8391988340-1 / 244 N Broadway-PSF			\$8,788.32		
	TRANSIT2 2/10/23		02/10/2023	9448303839-7 / 1418 N Golden State Blvd Ste 2			\$588.62		
	TRANSIT1 2/10/23		02/10/2023	0913752739-7 / 1418 N Golden State Blvd Ste 1			\$412.51		

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137306	FIRE#4 2/12/23		02/12/2023	7556584382-0 / 2820 N Walnut-Fire #4			\$248.39		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$9,036.71		
	426 - Transit			426.11000 (Cash)			\$18,577.96		
	505 - Fleet			505.11000 (Cash)			\$4,546.16		
	02/23/2023	Open			Accounts Payable	Performance on Purpose	\$22,250.00		
	Invoice		Date	Description			Amount		
	1089		01/31/2023	Performance On Purpose January 2023			\$22,250.00		
	Paying Fund			Cash Account			Amount		
	118 - Measure A			118.11000 (Cash)			\$22,250.00		
137307	02/23/2023	Open			Accounts Payable	PROVOST AND PRITCHARD ENGINEERING GROUP	\$51,676.20		
	Invoice		Date	Description			Amount		
	98301		01/31/2023	SR05, 22-001 Supplemental Services for Packages 1 & 3-1/31/23			\$50,967.40		
	98322		02/16/2023	Services Jan 1/2023-Jan 31/23 PCE Groundwater monitoring/report			\$708.80		
	Paying Fund			Cash Account			Amount		
	115 - Measure A - Roads			115.11000 (Cash)			\$50,967.40		
	420 - WATER			420.11000 (Cash)			\$708.80		
	02/23/2023	Open			Accounts Payable	ROMEO MEDICAL CLINIC	\$11,619.00		
	Invoice		Date	Description			Amount		
	01/04/2023		12/31/2022	City of Turlock Work Wellness Dec. 2022 Services			\$2,629.00		
137308	01/04/23		11/30/2022	City of Turlock Work Wellness OCT/NOV 2022 Services			\$3,965.00		
	150626-9/7/22		09/07/2022	City of Turlock Work Wellness- POLICE PPD - Sep 2022			\$25.00		
	25239-10/1/22		10/01/2022	City of Turlock Work Wellness - FLU Shots Oct 2022			\$5,000.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$8,489.00		
	205 - Sports Facilities			205.11000 (Cash)			\$274.00		
	217 - Streets - Gas Tax			217.11000 (Cash)			\$370.00		
	246 - Landscape Assessment			246.11000 (Cash)			\$898.00		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$314.50		
	420 - WATER			420.11000 (Cash)			\$651.50		
137309	426 - Transit			426.11000 (Cash)			\$249.00		
	502 - Engineering			502.11000 (Cash)			\$155.00		
	505 - Fleet			505.11000 (Cash)			\$218.00		
	02/23/2023	Open			Accounts Payable	RUSH TRUCK CENTERS OF CALIFORNIA, INC.	\$3,856.43		
	Invoice		Date	Description			Amount		
	3031225657		02/07/2002	VEHICLE # 1059PP			\$397.53		
	3031193934		02/07/2023	REF # 38386930			\$459.92		
	3031235517		02/07/2023	REF # 38379798			\$84.62		
	3031291511		02/14/2023	VEHICLE # 1052 PPP			\$826.47		
	3031328320		02/14/2023	VEHICLE # 1301			\$115.36		
	3031329616		02/14/2023	VEHICLE # 1129			\$983.14		
	3031252705		02/10/2023	VEHICLE # 1062			\$126.70		
	3031327952		02/15/2023	VEHICLE # 616			\$267.74		

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	30313339970		02/15/2023	VEHICLE # 1318			\$218.23		
	3031352118		02/15/2023	REF # 38511218			\$376.72		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,861.27		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$267.74		
	426 - Transit			426.11000 (Cash)			\$1,727.42		
137310	02/23/2023	Open			Accounts Payable	SHARPENING SHOP	\$404.83		
	Invoice		Date	Description			Amount		
	392244		02/13/2023	SPARK PLUG			\$404.83		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$404.83		
137311	02/23/2023	Open			Accounts Payable	SOUTHERN TIRE MART	\$1,124.54		
	Invoice		Date	Description			Amount		
	7320003617		02/08/2023	VEHICLE # CL03-837			\$120.00		
	7320003737		02/15/2023	TIRES FOR CITY VEHICLES			\$1,004.54		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,004.54		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$120.00		
137312	02/23/2023	Open			Accounts Payable	STANISLAUS COUNTY OFFICE OF EDUCATION	\$92.45		
	Invoice		Date	Description			Amount		
	198331		11/22/2022	Service Awards Certs			\$92.45		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$92.45		
137313	02/23/2023	Open			Accounts Payable	STATE OF CALIFORNIA	\$1,588.00		
	Invoice		Date	Description			Amount		
	632725		02/03/2023	JANUARY FINGERPRINTING			\$1,588.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,588.00		
137314	02/23/2023	Open			Accounts Payable	SUPPORT PAYMENT CLEARING	\$439.13		
	Invoice		Date	Description			Amount		
	02152023BECCHETT		02/17/2023	2-15-23 PAYROLL WITHHOLDING			\$439.13		
	Paying Fund			Cash Account			Amount		
	104 - Payroll Clearing Fund			104.11000 (Cash)			\$439.13		
137315	02/23/2023	Open			Accounts Payable	T I D	\$322,264.78		
	Invoice		Date	Description			Amount		
	02/09/2023		02/15/2023	901 High St #2, Account#0826525611 1/9/23-2/9/23			\$24.09		
	083201 - FEB 23		02/09/2023	ACC#0832010000 - FEB 2023			\$10,306.15		
	183201 - FEB 23		02/10/2023	ACC#1832010000 - FEB 2023			\$13,673.82		
	283201 - FEB 23		02/10/2023	ACC#2832010000 - FEB 2023			\$9,529.25		
	383201 - FEB 23		02/09/2023	ACC#3832010000 - FEB 2023			\$4,699.59		
	483201 - FEB 23		02/10/2023	ACC#4832010000 - FEB 2023			\$181,162.21		
	683201 - FEB 23		02/09/2023	ACC#6832010000 - FEB 2023			\$6,128.86		
	773201 - FEB 23		02/09/2023	ACC#7732010000 - FEB 2023			\$12,358.06		
	873201 - FEB 23		02/09/2023	ACC#8732010000 - FEB 2023			\$10,400.22		
	973201 - FEB 23		02/10/2023	ACC#9732010000 - FEB 2023			\$73,982.53		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$20,930.50		

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	9926871432		02/03/2023	972530635-00032	ELECTRICAL (01/04 - 02/03)		\$376.72		
	9926871434		02/03/2023	972530635-00036	PUBLIC WORKS MAIN. TABLETS(01/04-02/03)		\$760.20		
	9926871433		02/03/2023	972530635-00033	TRANSIT (01/04 - 02/03)		\$400.77		
	9926871428		02/03/2023	972530635-00028	RECREATION (01/04 - 02/03)		\$1,335.01		
	9926871429		02/03/2023	972530635-00029	UTILITIES (01/04 - 02/03)		\$1,404.49		
	9926871427		02/03/2023	972530635-00026	CM/C.CLERK/COUNCIL/FIN. DIR/EXE.ASSIST(1/4-2/3)		\$485.57		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000	(Cash)		\$4,381.56		
	120 - Tourism			120.11000	(Cash)		\$29.74		
	204 - SolidWaste/Recycle/PublicEducati			204.11000	(Cash)		\$11.94		
	205 - Sports Facilities			205.11000	(Cash)		\$98.57		
	217 - Streets - Gas Tax			217.11000	(Cash)		\$357.48		
	240 - Small Equipment Replacement			240.11000	(Cash)		\$177.62		
	246 - Landscape Assessment			246.11000	(Cash)		\$531.53		
	255 - CDBG			255.11000	(Cash)		\$74.77		
	270 - Recreation Grants			270.11000	(Cash)		\$371.43		
	405 - Building			405.11000	(Cash)		\$218.39		
	410 - WATER QUALITY CONTROL (WQC)			410.11000	(Cash)		\$1,415.63		
	420 - WATER			420.11000	(Cash)		\$831.05		
	426 - Transit			426.11000	(Cash)		\$400.77		
	501 - Information Technology			501.11000	(Cash)		\$106.94		
	502 - Engineering			502.11000	(Cash)		\$588.92		
	505 - Fleet			505.11000	(Cash)		\$117.36		
137322	02/23/2023	Open			Accounts Payable	VWR INTERNATIONAL INC	\$405.24		
	Invoice			Date	Description	Amount			
	8812060660		02/10/2023		VWR SPONGE HUMIDITY INDCT PK 40	\$142.06			
	8812047987		02/09/2023		CULTURE TUBE DURHAM 6X50 PK72	\$29.61			
	8812037055		02/08/2023		POTASSIUM IODIDE STARCH TEST	\$47.66			
	8811961381		02/01/2023		POTASSIUM CHLORIDE 3 MOLAR	\$74.02			
	8812067868		02/13/2023		BUTTERFILED BUFR DULULOK 99ML	\$111.89			
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000	(Cash)		\$103.63		
	420 - WATER			420.11000	(Cash)		\$301.61		
137323	02/23/2023	Open			Accounts Payable	WEST YOST ASSOCIATES	\$83,448.42		
	Invoice			Date	Description	Amount			
	2052280		01/06/2023		18-69 Const Mgmt for Surface Water Dist System- 12/10/22-1/6/23	\$83,448.42			
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000	(Cash)		\$83,448.42		
137324	02/23/2023	Open			Accounts Payable	WESTERN VIEW MOBILE RANCH	\$1,163.94		
	Invoice			Date	Description	Amount			
	March 2023		02/15/2023		MOBILE HOME RENT SUBSIDY PROGRAM MARCH 2023	\$1,163.94			
	Paying Fund			Cash Account			Amount		
	625 - Successor Agency - LMI			625.11000	(Cash)		\$1,163.94		

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137325	02/23/2023	Open			Accounts Payable	Western Water Constructors, Inc.	\$184,408.15		
	Invoice		Date	Description		Amount			
	PART RET 20-009		02/14/2023	20-009 Well 38 Arsenic Mitigation & ICF Treatment		\$184,408.15			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$184,408.15			
137326	02/23/2023	Open			Accounts Payable	WEXBANK	\$135.59		
	Invoice		Date	Description		Amount			
	87208074		02/15/2023	SHELL FUEL 2-15-22 STATEMENT		\$135.59			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$135.59			
137327	02/23/2023	Open			Accounts Payable	WINTON-IRELAND STROM AND GREEN INSURANCE	\$72.00		
	Invoice		Date	Description		Amount			
	920754		02/14/2023	Add 2000 Pierce Saber Fire Engine FR00-2002		\$72.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$72.00			
137328	02/23/2023	Open			Accounts Payable	WOOD CONSTRUCTION INC, DA	\$215,018.06		
	Invoice		Date	Description		Amount			
	PP4/CP 22-001&17		01/31/2023	22-001 & 22-017 Wayside Reconst & Sewer Replace-1/1/23-1/31/23		\$215,018.06			
	Paying Fund			Cash Account		Amount			
	115 - Measure A - Roads			115.11000 (Cash)		\$122,560.30			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$92,457.76			
137329	02/23/2023	Open			Accounts Payable	ZOLL DATA SYSTEMS, INC.	\$54.08		
	Invoice		Date	Description		Amount			
	INV00135639		02/01/2023	HOSTED THIRD PARTY ACCESS - MAR 2023		\$54.08			
	Paying Fund			Cash Account		Amount			
	116 - Special Public Safety			116.11000 (Cash)		\$54.08			
137330	02/23/2023	Open			Accounts Payable	AT&T Permit Desk, Attn Kari Hernandez	\$10.00		
	Invoice		Date	Description		Amount			
	15542049		02/14/2023	Refund for Overpayment of Encroachment Permit 23.-007A		\$10.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$10.00			
137331	02/23/2023	Open			Accounts Payable	BICKLE, DAVID	\$150.00		
	Invoice		Date	Description		Amount			
	TR4782 PER DIEM		02/16/2023	L965 Resources/Demob Unit Leader El Dorado Hills -02/27-3/3/23		\$150.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$150.00			
137332	02/23/2023	Open			Accounts Payable	FasTrak Invoice Processing Department	\$7.00		
	Invoice		Date	Description		Amount			
	I712385808534		02/22/2023	Bridge Toll Invoice for V #1310		\$7.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$7.00			

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From Payment Date: 2/17/2023 - To Payment Date: 2/23/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137333	02/23/2023	Open			Accounts Payable	Green, Richard	\$236.00		
	Invoice		Date	Description		Amount			
	TR4784 PER DIEM		02/21/2023	Per Diem for TR4784 INTRO TO TRANSIT OPERATION 2/26-3/5/23		\$236.00			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$236.00			
137334	02/23/2023	Open			Accounts Payable	Gutierrez, Juan	\$236.00		
	Invoice		Date	Description		Amount			
	TR4784 PER DIEM		02/21/2023	Per Diem for TR4784 INTRO TO TRANSIT OPERATION 2/26-3/5/23		\$236.00			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$236.00			
137335	02/23/2023	Open			Accounts Payable	Institute for Transit Operations Planning	\$950.00		
	Invoice		Date	Description		Amount			
	02/21/2023		02/21/2023	ITOP Course Registration		\$950.00			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$950.00			
137336	02/23/2023	Open			Accounts Payable	KHEYO-STETLER, ANET	\$65.00		
	Invoice		Date	Description		Amount			
	23-002		02/14/2023	Refund Residential Street Closure Permit #23-002		\$65.00			
	Paying Fund			Cash Account		Amount			
	216 - Streets - Local Transportation			216.11000 (Cash)		\$65.00			
137337	02/23/2023	Open			Accounts Payable	Landlords Eviction & Process Service LLC	\$510.00		
	Invoice		Date	Description		Amount			
	221470		11/09/2022	Eviction services-901 High St #2, Turlock		\$510.00			
	Paying Fund			Cash Account		Amount			
	255 - CDBG			255.11000 (Cash)		\$510.00			
137338	02/23/2023	Open			Accounts Payable	MOUW, LARRY	\$400.00		
	Invoice		Date	Description		Amount			
	1140-6943		02/14/2023	REIMBURSEMENT MOUW CHIEF OFFICER 3C 2/6/23		\$400.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$400.00			
137339	02/23/2023	Open			Accounts Payable	PHASE 1 CONSTRUCTION	\$329.74		
	Invoice		Date	Description		Amount			
	METER# 13614311		02/21/2023	HYDRANT USE PERMIT REFUND		\$329.74			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$800.00			
	420 - WATER			420.11000 (Cash)		(\$470.26)			

Type Check Totals:

AP - Accounts Payable Totals

111 Transactions

\$2,816,800.58

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	111	\$2,816,800.58	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00

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From Payment Date: 2/17/2023 - To Payment Date: 2/23/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Stopped	0	\$0.00	\$0.00	
					Total	111	\$2,816,800.58	\$0.00	
		All			Status	Count	Transaction Amount	Reconciled Amount	
					Open	111	\$2,816,800.58	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	111	\$2,816,800.58	\$0.00	
Grand Totals:									
					Checks	Status	Count	Transaction Amount	Reconciled Amount
						Open	111	\$2,816,800.58	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	111	\$2,816,800.58	\$0.00
					All	Status	Count	Transaction Amount	Reconciled Amount
						Open	111	\$2,816,800.58	\$0.00
						Reconciled	0	\$0.00	\$0.00
						Voided	0	\$0.00	\$0.00
						Stopped	0	\$0.00	\$0.00
						Total	111	\$2,816,800.58	\$0.00

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From Payment Date: 2/24/2023 - To Payment Date: 3/2/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
AP - Accounts Payable									
<u>Check</u>									
137340	02/28/2023	Open			Accounts Payable	ODOM, BRIAN	\$985.96		
	Invoice		Date	Description		Amount			
	TR4771 Per Diem		02/09/2023	2023 CALMBO ABM - San Diego, CA - 3/5-3/10/23		\$985.96			
	Paying Fund			Cash Account		Amount			
	405 - Building			405.11000 (Cash)		\$985.96			
137341	03/02/2023	Open			Accounts Payable	ALLEGIANCE INDUSTRIAL SUPPLY, LLC	\$1,222.04		
	Invoice		Date	Description		Amount			
	287		02/02/2023	JANITORIAL SUPPLIES		\$456.23			
	296		02/07/2023	OFFICE AND JANITORIAL SUPPLIES		\$765.81			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,222.04			
137342	03/02/2023	Open			Accounts Payable	Aramark Uniform Services	\$65.21		
	Invoice		Date	Description		Amount			
	25257471		01/22/2023	FLEET DEPT		\$65.21			
	Paying Fund			Cash Account		Amount			
	505 - Fleet			505.11000 (Cash)		\$65.21			
137343	03/02/2023	Open			Accounts Payable	AT&T California, AT&T Wholesale, AT&T DataComm	\$197.95		
	Invoice		Date	Description		Amount			
	2/18/23		02/18/2023	Monthly Internet Service - 2/19/23-3/18/23		\$197.95			
	Paying Fund			Cash Account		Amount			
	501 - Information Technology			501.11000 (Cash)		\$197.95			
137344	03/02/2023	Open			Accounts Payable	AXON ENTERPRISE, INC.	\$2,163.81		
	Invoice		Date	Description		Amount			
	INUS132090		01/19/2023	SIGNAL SIDEARM KIT		\$2,163.81			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$2,163.81			
137345	03/02/2023	Open			Accounts Payable	BADGER METER INC dba NATIONAL METER & AUTOMATION	\$60.00		
	Invoice		Date	Description		Amount			
	80118710		01/30/2023	ORION CELLULAR JANUARY 2023		\$60.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$60.00			
137346	03/02/2023	Open			Accounts Payable	BALSWICK'S TIRE SHOP INC	\$153.77		
	Invoice		Date	Description		Amount			
	01-208872		02/13/2023	VEHICLE 1120		\$153.77			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$153.77			
137347	03/02/2023	Open			Accounts Payable	BICSEC SECURITY INC	\$3,152.98		
	Invoice		Date	Description		Amount			
	201252		02/03/2023	SERVICE CALL FOR BATTERY		\$200.00			
	199514		01/01/2023	BICSEC - CITY HALL 12/1 - 2/28		\$420.00			
	199515		01/01/2023	BICSEC - SWITCH GEAR BUILDING 12/1 - 2/28		\$360.00			
	199513		01/01/2023	BICSEC - CHLORINE BUILDING 12/1 - 2/28		\$360.00			
	199507		01/01/2023	BICSEC - CNG 12/1 - 2/28		\$291.00			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	199510		01/01/2023	BICSEC - FIRE STATION 1	12/1 - 2/28		\$240.00		
	200289		01/01/2023	BICSEC - PSF	12/1 - 2/28		\$559.98		
	200404		02/01/2023	BICSEC - TRANSIT	3/1 - 3/31		\$145.00		
	200443		02/01/2023	BICSEC - CNG	3/1 - 3/31		\$97.00		
	200446		02/01/2023	BICSEC - FIRE STATION 1	3/1 - 3/31		\$80.00		
	200448		02/01/2023	BICSEC - TRANSIT	3/1 - 3/31		\$20.00		
	200450		02/01/2023	BICSEC - CHLORINE BUILDING	3/1 - 3/31		\$120.00		
	200451		02/01/2023	BICSEC - CITY HALL	3/1 - 3/31		\$140.00		
	200452		02/01/2023	BICSEC - SWITCH GEAR BUILDING	3/1 - 3/31		\$120.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$1,639.98		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$960.00		
	426 - Transit			426.11000 (Cash)			\$553.00		
137348	03/02/2023	Open			Accounts Payable	Blair, Church & Flynn Consulting Engineers, Inc.	\$7,810.83		
	Invoice		Date	Description		Amount			
	70622		09/04/2022	SR03, 21-044 Pedretti Park Lighting Upgrades-9/4/22		\$3,375.03			
	71037		10/02/2022	SR03, 21-044 Pedretti Park Lighting Upgrades-9/5/22-10/2/22		\$1,085.00			
	71886		12/04/2022	SR03, 21-044 Pedretti Park Lighting Upgrades-10/3/22-12/4/22		\$3,350.80			
	Paying Fund			Cash Account		Amount			
	120 - Tourism			120.11000 (Cash)		\$7,810.83			
137349	03/02/2023	Open			Accounts Payable	CAROLLO ENGINEERS	\$24,624.07		
	Invoice		Date	Description		Amount			
	FB33086		02/14/2023	CHEMICAL SYSTEM UPGRADES PROJECT AT RWQC FOR JANUARY 2022		\$24,624.07			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$24,624.07			
137350	03/02/2023	Open			Accounts Payable	CENTRAL VALLEY CONCRETE	\$575.00		
	Invoice		Date	Description		Amount			
	213430		02/07/2023	UT- AGGREGATE, ASPHALTIC CONCRETE & RELATED MATERIALS		\$575.00			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$575.00			
137351	03/02/2023	Open			Accounts Payable	CHARTER COMMUNICATIONS	\$399.00		
	Invoice		Date	Description		Amount			
	0461088021823		02/18/2023	8203 13 001 0461088 / City Hall		\$399.00			
	Paying Fund			Cash Account		Amount			
	501 - Information Technology			501.11000 (Cash)		\$399.00			
137352	03/02/2023	Open			Accounts Payable	CLARK BROS INC	\$110,452.04		
	Invoice		Date	Description		Amount			
	PP16/CP 20027		01/31/2023	20-027 City Wide Chlorination-12/01/22-1/31/23		\$110,452.04			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$110,452.04			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137353	03/02/2023	Open			Accounts Payable	COOPERATIVE PERSONNEL SERVICES dba CPS HR Consulti	\$6,815.05		
	Invoice		Date	Description		Amount			
	TR-INV001670		02/16/2023	Account Clerk I Exams		\$703.80			
	0008530		11/27/2022	HR Consulting Services 11/27/22-12/31/22		\$6,111.25			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$6,111.25			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$351.90			
	420 - WATER			420.11000 (Cash)		\$351.90			
137354	03/02/2023	Open			Accounts Payable	CRESCENT SURPLUS INC	\$1,927.27		
	Invoice		Date	Description		Amount			
	67530		02/23/2023	UNIFORM- NATALIE SOTO		\$654.98			
	067533		02/23/2023	UNIFORM- NATALIE SOTO		\$30.18			
	067532		02/23/2023	UNIFORM- BRANDON RUIZ		\$139.06			
	067528		02/23/2023	UNIFORM- BRANDON RUIZ		\$499.78			
	067527		02/23/2023	UNIFORM- TYLER WARD		\$603.27			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$1,927.27			
137355	03/02/2023	Open			Accounts Payable	CRIMETEK SECURITY, INC.	\$6,531.84		
	Invoice		Date	Description		Amount			
	67205		02/19/2023	Unarmed Private Security Services Transit -2/13/23- 2/19/23		\$3,265.92			
	67176		02/12/2023	Unarmed Private Security Services for Transit -2/6/23- 2/12/23		\$3,265.92			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$6,531.84			
137356	03/02/2023	Open			Accounts Payable	DUBLIN AUTOMOTIVE GROUP DBA TURLOCK CHRYSLER DODGE	\$190.00		
	Invoice		Date	Description		Amount			
	23649		02/10/2023	VEHICLE 1322		\$190.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$190.00			
137357	03/02/2023	Open			Accounts Payable	ECONOMIC & PLANNING INC	\$14,663.75		
	Invoice		Date	Description		Amount			
	222113-1		11/30/2022	SR01, 22-034 Dev Impact Fees-Annual report for - 10/3/22-11/30/22		\$4,931.25			
	222113-2		12/31/2022	SR01, 22-034 Dev Impact Fees-Annual report for - 12/1/22-12/31/22		\$8,437.50			
	222113-3		01/31/2023	SR01, 22-034 Dev Impact Fees-Annual report for - 1/1/23-1/31/23		\$1,295.00			
	Paying Fund			Cash Account		Amount			
	230 - NW Triangle Specific Plan			230.11000 (Cash)		\$610.99			
	305 - Capital Facility Fees			305.11000 (Cash)		\$10,997.82			
	307 - NE Turlock Master Plan			307.11000 (Cash)		\$610.99			
	308 - Turlock Regional Industrial Park			308.11000 (Cash)		\$610.99			
	309 - East Tuolumne Master Plan			309.11000 (Cash)		\$610.99			
	411 - Storm Drainage Construction			411.11000 (Cash)		\$610.99			
	414 - Sewer Line/Trunk Construction			414.11000 (Cash)		\$610.98			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137358	03/02/2023	Open			Accounts Payable	EQUIFAX	\$33.81		
	Invoice		Date	Description		Amount			
	2054295567		02/23/2023	PD BACKGROUNDS		\$33.81			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$33.81			
137359	03/02/2023	Open			Accounts Payable	FEDERAL EXPRESS	\$60.88		
	Invoice		Date	Description		Amount			
	8-049-33328		02/24/2023	SHIPPING CHARGES 2/24/23		\$60.88			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$39.41			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$21.47			
137360	03/02/2023	Open			Accounts Payable	FIRST ALARM WELLNESS	\$4,162.50		
	Invoice		Date	Description		Amount			
	1454		01/17/2023	Covid Services December 2022		\$4,162.50			
	Paying Fund			Cash Account		Amount			
	119 - American Rescue Plan Act			119.11000 (Cash)		\$4,162.50			
137361	03/02/2023	Open			Accounts Payable	FRESNO TRUCK CENTER DBA KEYES TRUCK CENTER	\$121.74		
	Invoice		Date	Description		Amount			
	F014034309:01		02/02/2023	CL13-850		\$121.74			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$121.74			
137362	03/02/2023	Open			Accounts Payable	GARTON TRACTOR INC	\$72.78		
	Invoice		Date	Description		Amount			
	P0972401		01/31/2023	VEHICLE 4483		\$72.78			
	Paying Fund			Cash Account		Amount			
	246 - Landscape Assessment			246.11000 (Cash)		\$72.78			
137363	03/02/2023	Open			Accounts Payable	GARY'S RENT A CAN INC	\$380.94		
	Invoice		Date	Description		Amount			
	A-112626		02/24/2023	Monthly Service - Pedretti Park Feb 2023		\$252.56			
	A-112628		02/24/2023	Monthly Service - Northeast Basin Feb 2023		\$128.38			
	Paying Fund			Cash Account		Amount			
	205 - Sports Facilities			205.11000 (Cash)		\$252.56			
	246 - Landscape Assessment			246.11000 (Cash)		\$128.38			
137364	03/02/2023	Open			Accounts Payable	GEOANALYTICAL LAB INC	\$1,239.03		
	Invoice		Date	Description		Amount			
	J3B0605		02/06/2023	SENTINEL PLAN (CONFLUENCE)		\$378.00			
	J3B0702		02/06/2023	MONTHLY WASTE WATER		\$168.94			
	J3B0707		02/07/2023	MONTHLY LABORATORY DILUTION WATER		\$38.15			
	J3B0713		02/07/2023	1,2,3 TCP WELL SAMPLING		\$653.94			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$207.09			
	420 - WATER			420.11000 (Cash)		\$1,031.94			
137365	03/02/2023	Open			Accounts Payable	GHD INC	\$574.25		
	Invoice		Date	Description		Amount			
	380-0023346		11/26/2022	SR01, 0828 Fulkerth and Fwy 99 Interchange Improvements-11/26/22		\$574.25			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137366	Paying Fund			Cash Account			Amount		
	305 - Capital Facility Fees			305.11000 (Cash)			\$574.25		
	03/02/2023	Open			Accounts Payable	GILLIG LLC	\$4,095.67		
	Invoice			Date	Description		Amount		
	41003684			02/01/2023	TRA21-1069PP		\$171.29		
	40976914			11/14/2022	ITEM # 82-65996-016		\$1,638.98		
	41005208			02/06/2023	TRA19-1065PP		\$860.05		
	41005727			02/07/2023	TRA18-1058PP / TRA18-1061PP		\$1,422.52		
	5053763			02/07/2023	CREDIT FOR INVOICE #40996691		(\$325.88)		
	41008940			02/15/2023	TRA18-1058PP		\$328.71		
137367	Paying Fund			Cash Account			Amount		
	426 - Transit			426.11000 (Cash)			\$4,095.67		
	03/02/2023	Open			Accounts Payable	GOMES & SONS INC, JOE M	\$28,832.44		
	Invoice			Date	Description		Amount		
	62231			02/15/2023	CUST #24090 - Fuel Expense for 2/1/23-2/15/23		\$26,144.41		
	62067			02/03/2023	Fuel for Fire #3		\$789.44		
	62168			02/13/2023	Fuel for Fire #3		\$1,898.59		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$15,829.31		
	205 - Sports Facilities			205.11000 (Cash)			\$407.95		
137368	217 - Streets - Gas Tax			217.11000 (Cash)			\$1,645.75		
	246 - Landscape Assessment			246.11000 (Cash)			\$1,491.36		
	255 - CDBG			255.11000 (Cash)			\$39.93		
	405 - Building			405.11000 (Cash)			\$72.91		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$2,443.82		
	420 - WATER			420.11000 (Cash)			\$2,319.44		
	426 - Transit			426.11000 (Cash)			\$4,355.84		
	502 - Engineering			502.11000 (Cash)			\$226.13		
	03/02/2023	Open			Accounts Payable	GRANITE CONSTRUCTION COMPANY	\$2,271.70		
	Invoice			Date	Description		Amount		
137369	2419733			02/10/2023	GRANITE - EZ STREET		\$2,271.70		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			\$2,271.70		
	03/02/2023	Open			Accounts Payable	HAWORTH INC	\$18,586.02		
	Invoice			Date	Description		Amount		
	3001707697			12/28/2022	Two Additional Stations for IT Extension		\$2,038.87		
	3001701334			12/10/2022	Two Additional Stations for IT Extension		\$15,300.97		
	3001727612			02/15/2023	TASK CHAIR WITHOUT ARMS SCT-20-0111		\$606.38		
	3001727610			02/27/2023	Furniture for Risk Management & Homeless Coordinator		\$639.80		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$639.80		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$606.38		
	501 - Information Technology			501.11000 (Cash)			\$17,339.84		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137370	03/02/2023	Voided	INCORRECT ENTRY	03/02/2023	Accounts Payable	HCI SYSTEMS INC	\$1,450.00		
	Invoice		Date		Description		Amount		
	I0030538		02/13/2023		HCI - SENIOR CENTER		\$350.00		
	I0028649		01/16/2023		HCI - CHLORINE BLDG		\$550.00		
	I0028648		01/16/2023		HCI - FIRE STATION 1		\$550.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$900.00		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$550.00		
137371	03/02/2023	Open			Accounts Payable	HD SUPPLY FACILITIES MAINTENANCE LTD, DBA USABBLUEBOOK	\$3,062.81		
	Invoice		Date		Description		Amount		
	272145		02/17/2023		HACH NITRATE 25PK, VALATILE ACIDS 25PK		\$1,849.95		
	267398		02/14/2023		SIMPLIFIED TKN 25PK		\$2,393.01		
	256117		02/02/2023		Refund Ori Inv 208993		(\$1,340.95)		
	253025		01/31/2023		ITEM #24963		\$160.80		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$3,062.81		
137372	03/02/2023	Open			Accounts Payable	HILMAR READY MIX	\$292.34		
	Invoice		Date		Description		Amount		
	11893		01/30/2023		612 N BROADWAY		\$117.31		
	11895		01/31/2023		2040 PEACE		\$81.18		
	11861		12/19/2022		2290 E TUOLUMNE		\$93.85		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$198.49		
	420 - WATER				420.11000 (Cash)		\$93.85		
137373	03/02/2023	Open			Accounts Payable	INTERSTATE TRUCK CTR	\$2,460.01		
	Invoice		Date		Description		Amount		
	0240S115253		12/20/2022		VEHICLE 7003		\$2,460.01		
	Paying Fund				Cash Account		Amount		
	217 - Streets - Gas Tax				217.11000 (Cash)		\$2,460.01		
137374	03/02/2023	Open			Accounts Payable	ITRON INC	\$3,182.49		
	Invoice		Date		Description		Amount		
	641773		02/09/2023		HOSTING SERVICE 3/1 - 3/31/23		\$3,182.49		
	Paying Fund				Cash Account		Amount		
	420 - WATER				420.11000 (Cash)		\$3,182.49		
137375	03/02/2023	Open			Accounts Payable	Jantzen, Stephanie	\$12,500.00		
	Invoice		Date		Description		Amount		
	February 2023		02/27/2023		Strategic Communications Public Information Officer Services		\$12,500.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$12,500.00		
137376	03/02/2023	Open			Accounts Payable	JONES & MAYER, LAW OFFICE	\$28,405.24		
	Invoice		Date		Description		Amount		
	113424		11/30/2022		Turlock PD 1/09 MJM - November 2022		\$13,072.50		
	113877		12/31/2022		Turlock PD 1/09 MJM - December 2022		\$7,952.74		
	114436		01/31/2023		Turlock PD 1/09 MJM - January 2023		\$7,380.00		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$28,405.24		
137377	03/02/2023	Open			Accounts Payable	LIFELOCK MEDICAL SUPPLY, LLC dba AED MARKET	\$646.00		
	Invoice		Date	Description			Amount		
	36942		02/10/2023	Cardiac Science Powerheart G3 AED Recertified			\$646.00		
				QTY:1					
	Paying Fund			Cash Account			Amount		
	118 - Measure A			118.11000 (Cash)			\$646.00		
137378	03/02/2023	Open			Accounts Payable	LINDSAY CORPORATION DBA ELECSYS INTERNATIONAL, LLC	\$30.00		
	Invoice		Date	Description			Amount		
	SIP-E170745		02/21/2023	FEBRUARY 2023 SAT DATA SERVICES			\$30.00		
	Paying Fund			Cash Account			Amount		
	416 - Recycled Water Sales			416.11000 (Cash)			\$30.00		
137379	03/02/2023	Open			Accounts Payable	MARTIN MARIETTA MATERIALS INC	\$575.84		
	Invoice		Date	Description			Amount		
	37924965		01/16/2023	MARTIN MARIETTA - ASPHALT			\$575.84		
	Paying Fund			Cash Account			Amount		
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)			\$575.84		
137380	03/02/2023	Open			Accounts Payable	METER VALVE & CONTROL INC	\$48,498.02		
	Invoice		Date	Description			Amount		
	INV-004161		02/21/2023	ITRON WATER METER COMPONENTS (QTY 432)			\$48,498.02		
	Paying Fund			Cash Account			Amount		
	420 - WATER			420.11000 (Cash)			\$48,498.02		
137381	03/02/2023	Open			Accounts Payable	Mid Valley IT	\$50,000.00		
	Invoice		Date	Description			Amount		
	202141646		11/22/2022	Block Agreement for Hourly Engineering Service FY 22/23			\$50,000.00		
	Paying Fund			Cash Account			Amount		
	501 - Information Technology			501.11000 (Cash)			\$50,000.00		
137382	03/02/2023	Open			Accounts Payable	MME	\$887.50		
	Invoice		Date	Description			Amount		
	005496		02/02/2023	CL20-860			\$381.80		
	004832		01/11/2023	VEHICLE 860			\$505.70		
	Paying Fund			Cash Account			Amount		
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$887.50		
137383	03/02/2023	Open			Accounts Payable	MUNISERVICES LLC	\$14,435.33		
	Invoice		Date	Description			Amount		
	INV06-016058		02/17/2023	SUTA Services for Tax Qtr ending 9/30/2022 (District Tax)			\$1,962.76		
	INV06-016057		02/17/2023	SUTA Services for Tax Qtr ending 9/30/2022			\$12,472.57		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$12,472.57		
	118 - Measure A			118.11000 (Cash)			\$1,962.76		

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137384	03/02/2023	Open			Accounts Payable	NAPA AUTO PARTS	\$162.22		
	Invoice		Date	Description		Amount			
	798201		02/06/2023	PART # GAL15W0NG		\$162.22			
	Paying Fund			Cash Account		Amount			
	426 - Transit			426.11000 (Cash)		\$162.22			
137385	03/02/2023	Open			Accounts Payable	NBS GOVERNMENT FINANCE GROUP	\$2,002.50		
	Invoice		Date	Description		Amount			
	202302-1121		02/13/2023	PROFESSIONAL SERVICES THROUGH 1.31.23		\$2,002.50			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$2,002.50			
137386	03/02/2023	Open			Accounts Payable	O'DELL ENGINEERING, INC	\$41,076.66		
	Invoice		Date	Description		Amount			
	3751214		02/05/2023	19-51 Design Services for Columbia Pool Improv- 1/2/23-2/5/23		\$41,076.66			
	Paying Fund			Cash Account		Amount			
	301 - Capital Improvements			301.11000 (Cash)		\$41,076.66			
137387	03/02/2023	Open			Accounts Payable	OREILLY AUTO PARTS	\$783.43		
	Invoice		Date	Description		Amount			
	2800-292520		02/14/2023	ST99-7003		\$6.50			
	2800-291113		02/09/2023	TRA15-1039PPP		\$4.27			
	2800-290116		02/06/2023	POL18-1330		\$210.36			
	2800-290042		02/06/2023	FR08-286		\$83.79			
	2800-290045		02/06/2023	FR08-286		\$83.22			
	2800-290159		02/06/2023	POL18-1322		\$122.37			
	2800-287968		01/30/2023	OP17-617		\$62.56			
	2800-292814		02/15/2023	POL16-1300		\$210.36			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$710.10			
	217 - Streets - Gas Tax			217.11000 (Cash)		\$6.50			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$62.56			
	426 - Transit			426.11000 (Cash)		\$4.27			
137388	03/02/2023	Open			Accounts Payable	PACE SUPPLY CORPORATION	\$31,606.15		
	Invoice		Date	Description		Amount			
	058373997		02/13/2023	PIPE & PIPE FITTINGS		\$10,934.64			
	058373997-1		02/14/2023	PIPE & PIPE FITTINGS		\$543.44			
	058334829-6		02/09/2023	PIPE & PIPE FITTINGS		\$185.97			
	058334829-5		02/06/2023	PIPE & PIPE FITTINGS		\$607.69			
	058364264		02/08/2023	PIPE & PIPE FITTINGS		\$17,019.53			
	058364264-1		02/13/2023	PIPE & PIPE FITTINGS		\$989.02			
	058334829-2		02/02/2023	PIPE & PIPE FITTINGS		\$520.87			
	058334829-1		01/31/2023	PIPE & PIPE FITTINGS		\$418.04			
	058334829-3		02/03/2023	PIPE & PIPE FITTINGS		\$156.03			
	058334829-4		02/03/2023	PIPE & PIPE FITTINGS		\$173.63			
	058373997-2		02/16/2023	PIPE & PIPE FITTINGS		\$57.29			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$2,095.16			
	420 - WATER			420.11000 (Cash)		\$29,510.99			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137389	03/02/2023	Open			Accounts Payable	PROVOST AND PRITCHARD ENGINEERING GROUP	\$35,944.34		
	Invoice		Date	Description		Amount			
	98617		01/31/2023	Prof Services Jan 1/2023-Jan 31/2023-City Wide Chlor Project		\$21,865.40			
	98616		01/31/2023	Prof Services Jan 1/2023-Jan 31/2023 Wellhead Treatment Install		\$14,078.94			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$35,944.34			
137390	03/02/2023	Open			Accounts Payable	PUMP PROS INC	\$1,023.08		
	Invoice		Date	Description		Amount			
	696		02/08/2023	Water and Sewer parts		\$1,023.08			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$1,023.08			
137391	03/02/2023	Open			Accounts Payable	REED INC, GEORGE	\$359.14		
	Invoice		Date	Description		Amount			
	100291526		02/15/2023	REED - ASPHALT FOR STREETS		\$109.92			
	100291665		02/16/2023	REED - ASPHALT FOR STREETS		\$129.13			
	100291374		02/14/2023	REED - ASPHALT FOR STREETS		\$120.09			
	Paying Fund			Cash Account		Amount			
	219 - SB1 Road Maint & Rehab Account			219.11000 (Cash)		\$359.14			
137392	03/02/2023	Open			Accounts Payable	ROBERTSON - BRYAN INC	\$1,131.50		
	Invoice		Date	Description		Amount			
	15382.4.4		01/31/2023	NPDES PERMIT COMPLIANCE SERVICES - TASK 4 DMC THROUGH 1.15.23		\$146.00			
	15382.4.2		01/31/2023	NPDES PERMIT COMPLIANCE SERVICES - TASK 4 DMC THROUGH 1.15.23		\$341.00			
	15382.1		01/31/2023	NPDES PERMIT COMPLIANCE SERVICES- TASK 1 ON CALL THROUGH 1.15.23		\$644.50			
	Paying Fund			Cash Account		Amount			
	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)		\$644.50			
	416 - Recycled Water Sales			416.11000 (Cash)		\$487.00			
137393	03/02/2023	Open			Accounts Payable	SAN JOAQUIN VALLEY	\$577.00		
	Invoice		Date	Description		Amount			
	N156026		01/30/2023	23/24 ANNUAL PERMITS - FACILITY ID#N5980		\$577.00			
	Paying Fund			Cash Account		Amount			
	420 - WATER			420.11000 (Cash)		\$577.00			
137394	03/02/2023	Open			Accounts Payable	SEEGERS PRINTING INC	\$146.65		
	Invoice		Date	Description		Amount			
	0140730-IN		02/13/2023	Engineering Business Cards-Mike Murphy		\$54.32			
	0140742-IN		02/23/2023	BUSINESS CARDS FOR KATE BAILEY		\$92.33			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$92.33			
	502 - Engineering			502.11000 (Cash)		\$54.32			
137395	03/02/2023	Open			Accounts Payable	STANISLAUS COUNTY CLERK RECORDER	\$75,254.00		
	Invoice		Date	Description		Amount			
	1243		01/20/2023	Election Services for the 11/2/22 General Election		\$75,254.00			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$75,254.00		
137396	03/02/2023	Open			Accounts Payable	TRIMAX MOWING SYSTEMS	\$154.11		
	Invoice		Date	Description			Amount		
	INV2012921		02/15/2023	SP20-4540			\$154.11		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$154.11		
137397	03/02/2023	Open			Accounts Payable	TURF STAR	\$858.78		
	Invoice		Date	Description			Amount		
	7263341-00		01/26/2023	AD19-4767			\$858.78		
	Paying Fund				Cash Account		Amount		
	246 - Landscape Assessment				246.11000 (Cash)		\$858.78		
137398	03/02/2023	Open			Accounts Payable	TURLOCK JOURNAL	\$870.00		
	Invoice		Date	Description			Amount		
	330978		01/31/2023	Public Notice for Planning Commission Meeting			\$120.00		
	330979		01/31/2023	Public Notice for Planning Commission Meeting			\$120.00		
	330980		01/31/2023	Public Notice for Planning Commission Meeting			\$120.00		
	320887		09/11/2022	Retail Display Ad and Roads Update			\$450.00		
	330993		01/31/2023	Legal Ad - Ordinance 1296-cs			\$60.00		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$420.00		
	502 - Engineering				502.11000 (Cash)		\$450.00		
137399	03/02/2023	Open			Accounts Payable	TURLOCK SCAVENGER/SWEEPING	\$25,766.50		
	Invoice		Date	Description			Amount		
	01-2023		01/31/2023	Street Sweeping - January 2023			\$25,766.50		
	Paying Fund				Cash Account		Amount		
	246 - Landscape Assessment				246.11000 (Cash)		\$10,306.60		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$15,459.90		
137400	03/02/2023	Open			Accounts Payable	UNITED RENTAL INC	\$488.75		
	Invoice		Date	Description			Amount		
	215948442-001		02/09/2023	DEPARTMENT SUPPLIES			\$488.75		
	Paying Fund				Cash Account		Amount		
	410 - WATER QUALITY CONTROL (WQC)				410.11000 (Cash)		\$488.75		
137401	03/02/2023	Open			Accounts Payable	VALLEY BALANCING & AUTO	\$292.17		
	Invoice		Date	Description			Amount		
	125014		01/05/2023	PK08-4340			\$292.17		
	Paying Fund				Cash Account		Amount		
	110 - General Fund				110.11000 (Cash)		\$292.17		
137402	03/02/2023	Open			Accounts Payable	VWR INTERNATIONAL INC	\$79.61		
	Invoice		Date	Description			Amount		
	8812104129		02/15/2023	TRYPTIC SOY BROTH 500 GM			\$79.61		
	Paying Fund				Cash Account		Amount		
	420 - WATER				420.11000 (Cash)		\$79.61		
137403	03/02/2023	Open			Accounts Payable	WGR SOUTHWEST, INC	\$166.00		
	Invoice		Date	Description			Amount		
	27993		02/15/2023	Reviewing full trash capture program			\$166.00		
	Paying Fund				Cash Account		Amount		

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137404	410 - WATER QUALITY CONTROL (WQC)			410.11000 (Cash)			\$166.00		
	03/02/2023	Open			Accounts Payable	WOOD RODGERS INC	\$11,052.60		
	Invoice		Date	Description			Amount		
	166333		01/31/2023	Professional services through 1/31/23 well 29 post modification			\$11,052.60		
137405	Paying Fund 420 - WATER			420.11000 (Cash)			\$11,052.60		
	03/02/2023	Open			Accounts Payable	AKERS, JEREMY	\$100.00		
	Invoice		Date	Description			Amount		
	R22-004950		02/15/2023	A/C REFUND			\$100.00		
137406	Paying Fund 203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
	03/02/2023	Open			Accounts Payable	Alameda County Sheriff's Office	\$430.00		
	Invoice		Date	Description			Amount		
	TR 4774 Tuition		02/23/2023	First Aid/CPR/AED Instructor - Dublin - 3/6 to 3/10 - M. Ulrich			\$430.00		
137407	Paying Fund 110 - General Fund			110.11000 (Cash)			\$430.00		
	03/02/2023	Open			Accounts Payable	Alameda County Sheriff's Office	\$430.00		
	Invoice		Date	Description			Amount		
	TR 4774 Tuition		02/23/2023	First Aid/CPR/AED Instructor - Dublin - 3/6 to 3/10 - B. Conrad			\$430.00		
137408	Paying Fund 110 - General Fund			110.11000 (Cash)			\$430.00		
	03/02/2023	Open			Accounts Payable	BERNABE, BRICEIDA	\$100.00		
	Invoice		Date	Description			Amount		
	R22-004957		02/15/2023	A/C REFUND			\$100.00		
137409	Paying Fund 203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
	03/02/2023	Open			Accounts Payable	BERNARDI, CATHIE	\$147.66		
	Invoice		Date	Description			Amount		
	01/28/2023		01/28/2023	SPECIAL EVENT REFUND - BEE POSITIVE FUN RUN			\$147.66		
137410	Paying Fund 110 - General Fund			110.11000 (Cash)			\$147.66		
	03/02/2023	Open			Accounts Payable	BLACKWELL, BOBBY	\$500.00		
	Invoice		Date	Description			Amount		
	12813466		01/23/2023	FACILITY DEPOSIT REFUND FOR SENIOR CENTER			\$500.00		
137411	Paying Fund 110 - General Fund			110.11000 (Cash)			\$500.00		
	03/02/2023	Open			Accounts Payable	BRADLEY, JOANN	\$100.00		
	Invoice		Date	Description			Amount		
	R22-005048		02/15/2023	A/C REFUND			\$100.00		
137411	Paying Fund 203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		

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137412	03/02/2023	Open			Accounts Payable	Conrad, Brett	\$290.00		
	Invoice		Date	Description			Amount		
	TR 4774 Per Diem		02/23/2023	First Aid/CPR/AED Instructor - Dublin, CA - 3/6 to 3/10			\$290.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$290.00		
137413	03/02/2023	Open			Accounts Payable	COOLEY, KANDI	\$100.00		
	Invoice		Date	Description			Amount		
	R23-005098		02/15/2023	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
137414	03/02/2023	Voided	DEPT REQUESTED	03/02/2023	Accounts Payable	FBINAA CA SF	\$35.00		
	Invoice		Date	Description			Amount		
	Registration Fee		02/22/2023	Spring Luncheon / Training Meeting - 3.10.23 - J. Hedden			\$35.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$35.00		
137415	03/02/2023	Open			Accounts Payable	FORTADO, AMANDA	\$600.00		
	Invoice		Date	Description			Amount		
	FY22/23-Prof Dev		01/23/2023	PROFESSIONAL DEVELOPMENT FY 22/23			\$600.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$600.00		
137416	03/02/2023	Voided	DEPT REQUESTED	03/06/2023	Accounts Payable	Garcia, Raul	\$250.00		
	Invoice		Date	Description			Amount		
	TR 4739 Per Diem		02/13/2023	ICI Robbery - Marina, CA - 3/5 to 3/10			\$250.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$250.00		
137417	03/02/2023	Open			Accounts Payable	GUTIERREZ, AMELIA	\$100.00		
	Invoice		Date	Description			Amount		
	R22-004999		02/15/2023	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
137418	03/02/2023	Open			Accounts Payable	Hedden, Jason	\$186.00		
	Invoice		Date	Description			Amount		
	TR 4746 Per Diem		02/13/2023	CAPC 46th Annual Training Symposium - Monterey - 3/12 to 3/16			\$186.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$186.00		
137419	03/02/2023	Open			Accounts Payable	HUBBELL, Vanessa	\$100.00		
	Invoice		Date	Description			Amount		
	TR4761 Per Diem		02/23/2023	Fire Inspector 1A - Duties and Admin - El Dorado - 3/14 to 3/17			\$100.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$100.00		

Payment Register

From Payment Date: 2/24/2023 - To Payment Date: 3/2/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137420	03/02/2023	Open			Accounts Payable	INGALLS, MARCIE	\$500.00		
	Invoice		Date	Description			Amount		
	12813463		01/23/2023	FACILITY DEPOSIT REFUND FOR SENIOR CENTER			\$500.00		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$500.00		
137421	03/02/2023	Open			Accounts Payable	LASER SOLUTIONS	\$373.89		
	Invoice		Date	Description			Amount		
	1108		02/15/2023	Name Plate Holder			\$373.89		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$373.89		
137422	03/02/2023	Open			Accounts Payable	LONG, BLAKE	\$100.00		
	Invoice		Date	Description			Amount		
	R22-005074		02/15/2023	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
137423	03/02/2023	Open			Accounts Payable	LOVERA, PEGGY	\$100.00		
	Invoice		Date	Description			Amount		
	R22-005003		02/15/2023	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
137424	03/02/2023	Open			Accounts Payable	OLESEN, CRAIG	\$100.00		
	Invoice		Date	Description			Amount		
	R22-005052		02/15/2023	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
137425	03/02/2023	Open			Accounts Payable	ORTEGA, KALIE	\$100.00		
	Invoice		Date	Description			Amount		
	R22-005005		02/15/2023	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
137426	03/02/2023	Open			Accounts Payable	RAYWINKLE, VICKI	\$100.00		
	Invoice		Date	Description			Amount		
	R22-004924		02/15/2023	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		
137427	03/02/2023	Open			Accounts Payable	Rodriguez, Joey	\$89.08		
	Invoice		Date	Description			Amount		
	02/23/2023		02/23/2023	Reimbursement for lunch during GST II school			\$89.08		
	Paying Fund			Cash Account			Amount		
	110 - General Fund			110.11000 (Cash)			\$89.08		
137428	03/02/2023	Open			Accounts Payable	SAUNDERS, NANCY	\$100.00		
	Invoice		Date	Description			Amount		
	R22-005034		02/15/2023	A/C REFUND			\$100.00		
	Paying Fund			Cash Account			Amount		
	203 - Animal Fee Forfeiture			203.11000 (Cash)			\$100.00		

Payment Register

From Payment Date: 2/24/2023 - To Payment Date: 3/2/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
137429	03/02/2023	Open			Accounts Payable	SOUTH BAY REGIONAL PUBLIC SAFETY TRAINING	\$177.00		
	Invoice		Date	Description		Amount			
	223341		12/12/2022	Field Training Officer Course 11/14-11/18/22		\$177.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$177.00			
137430	03/02/2023	Open			Accounts Payable	SPENSLEY, REGINALD	\$100.00		
	Invoice		Date	Description		Amount			
	R22-004994		02/15/2023	A/C REFUND		\$100.00			
	Paying Fund			Cash Account		Amount			
	203 - Animal Fee Forfeiture			203.11000 (Cash)		\$100.00			
137431	03/02/2023	Open			Accounts Payable	STAMPER, BEVERLY	\$200.00		
	Invoice		Date	Description		Amount			
	R22-004982		02/15/2023	A/C REFUND		\$200.00			
	Paying Fund			Cash Account		Amount			
	203 - Animal Fee Forfeiture			203.11000 (Cash)		\$200.00			
137432	03/02/2023	Open			Accounts Payable	TALLENT, MARIYLN	\$100.00		
	Invoice		Date	Description		Amount			
	R22-005064		02/15/2023	A/C REFUND		\$100.00			
	Paying Fund			Cash Account		Amount			
	203 - Animal Fee Forfeiture			203.11000 (Cash)		\$100.00			
137433	03/02/2023	Open			Accounts Payable	Ulrich, Matt	\$290.00		
	Invoice		Date	Description		Amount			
	TR 4774 Per Diem		02/23/2023	First Aid/CPR/AED Instructor - Dublin, CA - 3/6 to 3/10		\$290.00			
	Paying Fund			Cash Account		Amount			
	110 - General Fund			110.11000 (Cash)		\$290.00			

Type Check Totals:

AP - Accounts Payable Totals

94 Transactions

\$644,541.73

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	91	\$642,806.73	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	3	\$1,735.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	94	\$644,541.73	\$0.00

Payment Register

From Payment Date: 2/24/2023 - To Payment Date: 3/2/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	91	\$642,806.73	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	3	\$1,735.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	94	\$644,541.73	\$0.00	
Grand Totals:									
				Checks	Status	Count	Transaction Amount	Reconciled Amount	
					Open	91	\$642,806.73	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	3	\$1,735.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	94	\$644,541.73	\$0.00	
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	91	\$642,806.73	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	3	\$1,735.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	94	\$644,541.73	\$0.00	

Grand Totals:

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ACCEPTING THE }
 WEEKLY DEMANDS OF 02/23/2023 IN THE }
 AMOUNT OF \$2,816,800.58 AND 03/02/2023 }
IN THE AMOUNT OF \$644,541.73 }

RESOLUTION NO. 2023-XXX

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:
02/17/2023	\$2,816,800.58
03/02/2023	\$644,541.73

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:	()
NOES:	()
NOT PARTICIPATING:	()
ABSENT:	()

ATTEST:

 Julie Christel, City Clerk
 City of Turlock, County of Stanislaus,
 State of California

City Council Meeting Minutes

January 24, 2023

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California



CALL TO ORDER

Mayor Bublak called the meeting to order at 6:24 p.m.

SALUTE TO THE FLAG

ROLL CALL AND DECLARATION OF CONFLICTS

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

Absent: None

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
None	None	None	None	None

1. APPROVAL OF AGENDA AS POSTED OR AMENDED

Action: Motion by Councilmember Monez, seconded by Vice Mayor Franco, to approve the agenda as posted. Motion carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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

- A. Presentation: Employee of the Month - Lisa Quiroga (October 2022) and Jose Garcia (November 2022)

Finance Director Moreno introduced the recipient of the Employee of the Month for October 2022, Lisa Quiroga.

Public Works Director Schulze introduced the Employee of the Month recipient for November 2022, Jose Garcia.

- B. Presentation: Turlock Downtown Property Owners' Association (TDPOA) on the downtown benches

Travis Regalo, Executive Director of the Turlock Downtown Property Owners' Association, provided a presentation on the downtown benches. He discussed ongoing issues business owners were experiencing with the benches including continued maintenance due to graffiti, abuse, and unsanitary conditions. Mr. Regalo reported that visitors feel unsafe and that business owners feel the benches are more of an eyesore and hinderance rather than a benefit. They would like to have all downtown benches removed, with exception to the bench would in front of Wahl Willemse and Wilson.

Staff will bring this item forward at a future meeting for City Council's consideration.

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Next Ordinance: 1297-CS

C. Presentation: Opportunity Stanislaus SBCD Quarterly Report

German Zavalza, Director of the Valley Sierra Small Business Development Center, and Maisie Silva, Project Manager for the Center, provided the quarterly report for the SBCD. He provided information regarding outreach, number of clients served, discussed past workshops, and provided information on upcoming workshops. Ramona, owner of Mathnasium in Turlock, provided a testimonial for the SBCD.

D. Presentation: City-wide Chlorination Project Update by Provost and Pritchard Consulting

Keith Mortensen, Principal Engineer with Provost & Pritchard Consulting Group, provided a presentation on the City-wide Chlorination Project for the city of Turlock. He provided an overview of the project, discussed the chlorination process and spoke to the overall timeline of the project.

E. Presentation: Legislative Presentation from Townsend Public Affairs

Andres Ramirez, Senior Associate for Townsend Public Affairs, provided a legislative presentation to City Council. He provided information on the company and the services they provide to the city. He discussed the legislative process, providing an overview of how that process works, and spoke about current and future budget and legislative efforts.

Public comment was received from the following:

DJ Fransen

Mr. Ramirez responded to questions from the public.

3. PUBLIC PARTICIPATION

Mayor Bublak announced that it was the time for public participation and the following members of the public spoke:

Karina Mendoza
Jennifer Pimlott
Milt Triewelier
Ron Bridegroom

With no further comment, Mayor Bublak closed public participation.

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

Action: Motion waiving reading of all ordinances on the Agenda, except by title. Motioned by Councilmember Monez, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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5. CONSENT CALENDAR

Mayor Bublak announced that Items 5A, 5H, 5I, and 5K will be pulled for separate consideration.

A. *Pulled for separate consideration.*

B. Motion: Accepting Minutes of the 12/13/2022 Joint Meeting of City of Turlock City Council and Successor Agency to the Turlock Redevelopment Agency

C. 1) Resolution 2023-017: Approving the Engineer's Report for the "'California Freight" Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036"

2) Resolution 2023-018: Declaring the City Council's intention to order the formation of and to levy and collect assessments for the "California Freight" Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036" (Schulze)

D. 1) Resolution 2023-019: Approving the Engineer's Report for the "PM 22-01 Pitau Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-004"

2) Resolution 2023-020: Declaring the City Council's intention to order the formation of and to levy and collect assessments for the "PM 22-01 Pitau Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-004" (Schulze)

E. 1) Resolution 2023-021: Approving the Engineer's Report for the "PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019"

2) Resolution 2023-022: Declaring the City Council's intention to order the formation of and to levy and collect assessments for the "PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019" (Schulze)

F. 1) Resolution 2023-023: Authorizing the City Manager to enter into a professional services agreement with Dyett and Bhatia Urban and Regional Planners for a Fair Housing Assessment and associated services as part of the preparation of the Turlock Housing Element in an amount not to exceed \$52,000.00 in a form approved by the City Attorney

2) Resolution 2023-024: Appropriating \$54,121.00 to Revenue Account Number 271-40-400-452.34168 "REAP Revenue" to be funded from a sub-allocation from Regional Early Action Planning (REAP) Grant for the preparation of the Housing Element and to appropriate \$52,000.00 to Expense Account Number 271-40-400-452.43055_000 "Consultant General" and \$2,021.00 to Expense Account Number 271-40-400-452.49007 "Salary Charges From Other Departments" (Quintero)

G. Resolution 2023-025: Approving an Agreement with Turlock Umpire Group to officiate adult, City league softball games for a period of three (3) years, in an amount not to exceed \$147,000.00 from account number 10-61-624.43724 "Reimburse Sports Officials" (Schulze)

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H. *Pulled for separate consideration.*

I. *Pulled for separate consideration.*

J. Resolution 2023-029: Approving Amendment No. 2 to the Professional Services Agreement for City Engineer Services (City Contract No. 2023-13) with SNG & Associates, Inc., of Pleasanton, California, increasing the contract not to exceed by \$300,000.00 and bringing the contract total to \$500,000.00 (*Schulze*)

K. *Pulled for separate consideration.*

Action: Motion by Councilmember Monez, seconded by Vice Mayor Franco, to adopt the Consent Calendar as amended and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

A. Resolution: Accepting Weekly Demands of 01/05/2023 in the amount of \$343,554.51 and 01/12/2023 in the amount of \$2,102,911.62

Vice Mayor Franco pulled this item to make sure everyone was aware that on the payables, there was a \$24,000 item that was paid to the Salida Fire Protection District for the purchase of a fire engine. She wanted to thank staff for their work on this purchase.

Mayor Bublak opened the item for public participation, and with none, closed public comment and asked for a motion to be made on this item.

Action: Resolution 2023-027: Accepting Weekly Demands of 01/05/2023 in the amount of \$343,554.51 and 01/12/2023 in the amount of \$2,102,911.62 as introduced by Vice Mayor Franco, seconded by Councilmember Monez, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

H. Resolution: Reaffirming the Proclamation of a Local Emergency in Response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 Made and Issued on July 13, 2021 (*Eddy*)

Mayor Bublak opened this item for public participation and comment was received from the following individuals:

Milt Trieweler
DJ Fransen
Ron Bridegroom

City Attorney Petrulakis responded to questions from the public regarding this item.

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Action: Resolution 2023-026: Reaffirming the Proclamation of a Local Emergency in Response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 Made and Issued on July 13, 2021 as introduced by Vice Mayor Franco, seconded by Councilmember Abram, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

- I. Resolution: Authorizing the City Manager to enter into an Agreement with Stephanie McGann Jantzen to provide contract Public Information Officer services (*Wilson*)

Vice Mayor Franco expressed concern regarding the cost of this agreement and feels that an RFQ should be done to ensure the city is getting the most services for money spent. She also would like to know what services have been rendered and items accomplished from the previous agreement spent.

City Manager Wilson responded to Vice Mayor Franco's concerns stating he will put together an RFQ and will have information as far as what has been accomplished by the vendor under the current contract and bring these items forward at a future meeting

Mayor Bublak opened public participation on this item and with no comment received, closed public participation.

Action: Motion: Tabling this item until an RFQ can be conducted and an explanation on provided on what has been accomplished with the \$50,000 previously spent on this vendor agreement as introduced by Vice Mayor Franco, seconded by Councilmember Monez, and failed 2/3 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
No	No	Yes	Yes	No

Action: Resolution 2023-028: Authorizing the City Manager to enter into an Agreement with Stephanie McGann Jantzen to provide contract Public Information Officer services and provide a list of items and services previously accomplished, as introduced by Councilmember Abram, seconded by Councilmember Bixel, and passed 3/2 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	No	No	Yes

- K. Resolution: Approving termination of the Relief Across Downtown (RAD) Card Program Agreement between the City of Turlock and Modesto Improvement Partnership, Inc. dba Downtown Modesto Partnership (*Sims*)

Finance Director spoke to questions regarding the administration fee of the agreement and responded to questions from the City Council.

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Economic Development Director Sims responded to questions from the City Council regarding the program and what other options may be available to residents and businesses that have remaining funds in their accounts.

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

Lori Smith
Jennifer Brannon
Ron Bridegroom
Ramona Eshagh
Mikayla Mendez
DJ Fransen

With no further comment, Mayor Bublak closed public participation.

Staff responded to questions from the City Council.

Action: Resolution 2023-030: Approving termination of the Relief Across Downtown (RAD) Card Program Agreement between the City of Turlock and Modesto Improvement Partnership, Inc. dba Downtown Modesto Partnership as introduced by Councilmember Monez, seconded by Vice Mayor Franco and carried 4/1 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
No	Yes	Yes	Yes	Yes

6. FINAL READINGS

- A. Second and final reading of an Ordinance amending the Turlock Municipal Code (TMC) Title 6, Chapter 6-6, Sections 6-6-04, 6-6-10, and 6-6-12 regarding cross-connection control and backflow prevention devices to incorporate changes in order to increase compliance in the City's Backflow Prevention Program (*Goodman*)

City Attorney Petrulakis provided a follow up to questions and comments presented during the the first reading of this item. He advised he spoke with staff and it was decided to move forward with the second reading and that they would work on issues or concerns previously expressed and bring information back to City Council at a later date.

Mayor Bublak opened the item for Public Participation and with no comments, Mayor Bublak closed Public Participation.

Action: Ordinance 1297-cs: Motion by Vice Mayor Franco, seconded by Councilmember Monez, amending the Turlock Municipal Code (TMC) Title 6, Chapter 6-6, Sections 6-6-04, 6-6-10, and 6-6-12 regarding cross-connection control and backflow prevention devices to incorporate changes in order to increase compliance in the City's Backflow Prevention Program, passed and adopted 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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7. PUBLIC HEARINGS

None.

8. ACTION ITEMS

- A. City Council to review, discuss and provide comments to staff regarding a draft ordinance amending Turlock Municipal Code (TMC) Section 5-4-06 Social Host Liability (*Hedden*)

Chief Hedden provided an overview of a draft ordinance the Police Department is working on to amend TMC Section 5-4-06 Social Host Liability. He explained the need for the amendment and that the changes would include the use of cannabis as the current ordinance does not include language for cannabis.

Staff responded to questions from the City Council.

Mayor Bublak opened the item for public participation and comment was received from the following individuals:

Ron Puffer

Staff responded to questions from the public.

Action: None.

- B. Authorizing City staff to conduct an Environmental Review and Site Assessment at the City Corporation Yard (*Wilson*)

City Manager Wilson provided information regarding his request for an environmental review and site assessment for possible transitional housing and/or navigational center at the corporation yard.

Staff responded to questions from the City Council.

Mayor Bublak opened the item for public participation and comment was received from the following individuals:

Milt Triewailer

With no further comment, Mayor Bublak closed public participation.

Action: Motion: Authorizing City staff to conduct an Environmental Review and Site Assessment at the City Corporation Yard as introduced by Councilmember Abram, seconded by Councilmember Bixel, and carried 5/0 by the following vote:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Yes	Yes	Yes	Yes	Yes

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9. CITY MANAGER REPORTS/UPDATES

A. Monthly Department Reports (*Wilson*)

City Manager Wilson advised the monthly reports were included in the Agenda Packet for City Council's review and that a green sheet was provided to City Council and the public for the Development Services Monthly Report to include the Monthly Financial Report – Housing Amendment (attached hereto as Exhibit A).

10. COUNCIL ITEMS FOR FUTURE CONSIDERATION

Councilmember Monez asked about the concrete work still needing to be completed at Soderquist Park. City Manager Wilson advised Director Schulze was working on this.

Vice Mayor Franco spoke about HOME consortium funds and mentioned she would like to start having discussions on how to start utilizing those funds. She also reported on Measure A funds and would like to have discussions on how that money comes back in to play, specifically for possible major road work. Lastly, she requested City Manager Wilson reach out to the League of Cities to see about having someone come to a future meeting to provide a brief on the Boise decision.

11. COUNCILMEMBER QUESTIONS, COMMENTS, AND ANNOUNCEMENTS

Councilmember Abram welcomed the new and recently promoted fire personnel. She also mentioned the Moment in Time Count and thanked all those who were involved with the project.

Councilmember Bixel thanked the Public Works staff who have been working to repair the potholes.

Vice Mayor Franco briefly addressed the recent criminal activities located downtown and stated that she stands firmly with Chief Hedden and the Police Department in enforcement efforts. She also thanked members of the Public Works Department who have been dealing with issues created from the recent weather.

Councilmember Monez thanked staff for all their hard work in keeping the roads safe during the storms.

Mayor Bublak confirmed Councilmember Abram's appointment as Chair of the Cannabis Ad-Hoc Committee and Councilmember Bixel's appointment as Vice Chair to the Committee. She also mentioned the Police Department's Awards Breakfast and spoke about her trip to Washington, D.C. to advocate for the city of Turlock.

12. CLOSED SESSION

At the request of Mayor Bublak, City Clerk Christel read the closed session titles and stated Item 12C was accidentally added to the agenda and should be pulled.

A. Conference with Labor Negotiators - California Government Code §54957.6(a)

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

Agency Designated Representative: Deputy City Manager Sarah Eddy

Employee Organization: Turlock Management Association – Public Safety

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Employee Organization: Turlock Firefighters Association – Local 2434

- B. Conference with Legal Counsel – Anticipated Litigation, California Government Code §54956.9(d)(2)
“For the purposes of this section, litigation shall be considered pending when any of the following circumstances exist...
A point has been reached where, in the opinion of the legislative body of the local agency on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the local agency.”
Potential Case(s): (2 cases)
- C. Public Employee Performance Evaluation, Cal. Gov’t Code §54957(b)(1)
Title: City Manager

13. REPORTS FROM CLOSED SESSION

Mayor Bublak reported that for the Closed Session Items, no reportable action was taken.

14. ADJOURNMENT

Mayor Bublak adjourned the regular meeting at 8:53 p.m.

Respectfully Submitted:

/s/ Julie Christel
Julie Christel, City Clerk



*City of Turlock
Development Services
Housing Division*

MEMORANDUM

DATE: January 24, 2023
TO: City Council
FROM: Katie Quintero – Development Services Director
RE: Monthly Financial Report Housing Amendment

The financial report for the Housing Division was amended to add \$532,342.00 of Administrative and Planning funds and \$4,524,907.00 of Home Activities Funds under the HOME ARP category. These funds will be available to the HOME Consortium after the HOME ARP Plan is prepared and approved by HUD.

MONTHLY FINANCIAL REPORT HOUSING

Funds with HUD:		
Prepared:	12/5/2022	
Stanislaus Housing Consortium		
	CHDO	1,257,375.00
	Administrative Funds	778,310.35
	HOME	3,094,105.84
		5,129,791.19
CDBG-CV		767,381.56
CDBG		1,245,710.33
HOME-ARP		
	Administrative and Planning Funds (Available)	266,171.00
	Administrative and Planning Funds	532,342.00*
	Home Activities Funds	4,524,907.00*
		5,323,420.00
Notes:	-Home activities funds for HOME-ARP are not available to draw until plan is complete	
	-Funds stated above do not reflect expenditures that have not been submitted for reimbursement	
Funds with City:		
CDBG (with City) Fund 255		632,145.88
HOME Consortium Fund 256		684,479.73
State HOME Fund 257		
	State Home Funds	2,580,041.35
	Cal HOME Program	1,700,579.67
	HEAP	80,864.96
		4,361,485.98
Housing Stimulus Fund 258		41,050.85
HOME-ARP Fund 259		(100,718.77)
Successor Agency - LMI Fund 625		2,307,030.68
TOTAL OF ALL FUNDS:		\$ 20,391,777.43
Notes:		
Fund 259-Pending drawdown for current fiscal year expenditures		

Special Joint City Council and Planning Commission Meeting Minutes



January 24, 2023

5:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

A. CALL TO ORDER –

Mayor Bublak called the City Council meeting to order at 5:05 p.m.

Chairperson Davis called the Planning Commission meeting to order at 5:05 p.m.

B. SALUTE TO THE FLAG

C. ROLL CALL:

City Clerk Christel called roll for the City Council:

Councilmember Abram	Councilmember Bixel	Councilmember Franco	Councilmember Monez	Mayor Bublak
Present	Present	Present	Present	Present

PRESENT: Councilmembers Cassandra Abram, Kevin Bixel, Pam Franco, and Mayor Amy Bublak.

ABSENT: None

City Clerk Christel called roll for the Planning Commission:

Commissioner Anderson	Commissioner Deol	Commissioner Reap	Commissioner Souza	Commissioner Reese	Commissioner Johnson	Chairperson Davis
Present	Present	Present	Present	Present	Present	Present

PRESENT: Commissioners Anderson, Deol, Reap, Souza, Reese, Johnson, and Chairperson Davis

ABSENT: None

D. DECLARATION OF CONFLICTS: City Council: None Planning Commission: None

1. CANNABIS PRESENTATION:

- A. Staff presentation to City Council and Planning Commission to review, discuss and provide comments to staff regarding the City's Cannabis Pilot Program (*Petrulakis/Quintero/Moreno*)

City Manager Wilson announced that due to technical difficulties with the audio and visual equipment in the Council Chambers, the PowerPoint Presentations were unable to be viewed on the video screen. Copies of the presentations were handed out to members of the City Council, the Planning Commission, and members of the audience.

Finance Director Moreno, Development Services Director Quintero, and City Attorney Petrulakis presented a review of the City's Cannabis Business Pilot Program. City Attorney Petrulakis explained that the purpose of the meeting was to provide information on the history of the regulation of cannabis by the City, how the 2019 Cannabis Business Pilot Program (Pilot Program) was established and rolled out, review the current status and the financial impact of the program, and discuss future issues in relation to the program. He stated that the focus is on the Pilot Program as a whole and noted that there has been turn over in senior staff that worked on this program, in addition, that this was largely a program of the City Attorney's Office (at that time) so the presentation was recreated from documentary record.

City Attorney Petrulakis discussed state and city milestones in cannabis regulations before the City's Pilot Program, which began in 1996. In mid-2019 to early 2020, the City established the "Cannabis Business Pilot Program. He spoke about the change in the Turlock Municipal Code (TMC) Chapter 5-21 that changed from prohibiting to allowing and regulating cannabis businesses, the RFQ process to select candidates to participate in the Cannabis Business Pilot Program including submittal requirements and evaluation criteria, and revisions to the TMC Title 9 (Zoning Code) for the program which added definitions to the zoning code related to cannabis, the addition of Article 7 to Chapter 9-2 on cannabis business as a conditional use required via CUP, and specified which zoning districts would not allow cannabis businesses an allowable uses.

City Attorney Petrulakis also discussed development agreements and the key provisions of these agreements. He explained and reviewed the public benefits amounts, discussed the status of dispensary development agreements, and provided a map of where the four dispensaries are located.

Finance Director Moreno spoke about the financial policies and impacts for the Cannabis Public Policy Benefit including cannabis business related expenses to the City of Turlock, unfunded liabilities and one-time capital improvements. Director Moreno reviewed the process for revenue collection and how the City Council had directed staff to establish a separate fund to account for the revenues and expenditures of cannabis businesses to provide fiscal accountability for the use of these revenues. He also reviewed authorized expenditures for "cannabis related expenses," "unfunded liabilities," and "one-time capital improvement projects" and provided revenues and expenditures to date.

City Attorney Petrulakis also discussed some key issues related to the Pilot Program including whether the five (5) year program will continue or not and that this time limit depends on the anticipated 5-year terms in development agreements and the non-renewal/non-extension of those agreement, the annual review of the development agreements, limits on signage, lost revenues because all development agreements did not start as anticipated, and unresolved issues and liability traps for the City.

He concluded his presentation and asked City Council and the Planning Commission for any questions they may have. Commissioner Anderson asked when the City needed to have an answer for whether or not to continue the Pilot Program. City Attorney Petrulakis stated that if the City wanted to move forward with pursuing a cannabis tax measure in 2024, we should probably have an answer sometime mid-year unless a different decision was made.

Mayor Bublak requested two members of the Planning Commission and two members of the City Council to volunteer for a Cannabis Ad-Hoc Committee. Chairperson Davis stated that he and Commissioner Reape will serve as Ad-Hoc Committee members for the Planning Commission. She stated that all Ad-Hoc Committee meetings will be posted and noticed and members of the public will be able to attend. Any questions that members of the public may have regarding items discussed tonight or in regards to cannabis may send an email to rwilson@turlock.ca.us.

2. PUBLIC PARTICIPATION

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

Jessie Hendridge
Mary Jackson
DJ Fransen
Michael Warda
Representative from Evergreen (name not given)
Name not given
Ron Bridegroom

3. ADJOURNMENT:

Mayor Bublak adjourned the special meeting at 6:19 p.m.

RESPECTFULLY SUBMITTED

/s/Julie Christel
Julie Christel, City Clerk

City Council Staff Report

March 14, 2023



From: Erik Schulze, Public Works Director

Prepared by: Tania Hernandez, Staff Services Analyst

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Initiating proceedings for the formation of the Yadegar Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-004, and directing the City Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development

2. SYNOPSIS:

Beginning the procedures for the formation of the Landscape and Lighting Assessment District and the Street Maintenance Benefit Assessment Area for the Yadegar residential development.

3. DISCUSSION OF ISSUE:

The Yadegar development includes the remodel of seven single-story apartment units that range in size from 587 square feet to 1,015 square feet totaling 4,800 square feet of building area. Onsite improvements include new parking stalls, landscaping, fencing, and pavement. Offsite improvements include new curb, gutter, sidewalk, approaches, drainage facilities, and pavement. The development is located at 603-615 Twentieth Century Boulevard, more particularly described as Stanislaus County APN 042-010-007. As a condition of Minor Discretionary Permit No. 2019-11, the development is required to form an assessment district and benefit assessment area to finance the operation and maintenance of minor drainage facilities, slurry seals, and street sweeping.

The Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982 allow for the formation of assessment districts and benefit assessment areas. Their purpose is to ensure that development pays for its own maintenance and operation of streetlights, landscape maintenance, street sweeping, drainage facilities, and future slurry seals. The formation of assessment districts and benefit assessment areas allow the associated developments to be built without placing

an unfinanced service burden on existing City funds that maintain these components.

The proceedings for the formation of an assessment district and benefit assessment area are conducted at three (3) Council meetings. The Council's action tonight is the first meeting and will initiate proceedings and direct the City Engineer to produce and file an Engineer's Report with the City Clerk, for submission to Council. In the second meeting, currently scheduled for April 11, 2023, Council may approve the report, as filed, or the Council may modify the report and approve it as modified. After approval of the report, as filed or as modified, the Council will declare its intention to levy and collect assessments, and schedule a public hearing to allow any interested person to file a written protest or address the Council on this matter.

In the third and final meeting, currently scheduled for June 13, 2023, Council will conduct the public hearing and upon its conclusion, by resolution order the formation of the Yadegar Landscaping and Lighting Assessment District and Street Maintenance Benefit Assessment Area and confirm the diagram and assessments. This action will be filed with the Stanislaus County Auditor in Fiscal Year 2024-25.

The Yadegar Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, when formed, will ensure that the development pays for its own maintenance and operation of future slurry seals, street sweeping, and minor storm drainage facilities.

4. BASIS FOR RECOMMENDATION:

- A. Staff's recommendation is based on laws governing the provision of funding for basic improvements or maintenance in a subdivision or development.
- B. This benefit funding is maintained and tracked by staff. The funds that are collected from this development will pay for its impacts on City street maintenance and drainage so as to not affect existing City funds.

5. FISCAL IMPACT / BUDGET AMENDMENT:

Fiscal Impact

None at this time. The fiscal impact will be determined at the second meeting by Council's approval of the Engineer's Report, as filed or as modified.

6. STAFF RECOMMENDATION:

Staff recommends approval.

7. CITY MANAGER'S COMMENTS:

Recommend approval.

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

- A. Decline to initiate the proceedings to form this assessment district and benefit assessment area. City staff does not recommend this alternative as the maintenance costs for the infrastructure in this development would then impact other City funds.
- B. Decline to direct the City Engineer to produce an Engineer's Report. City staff does not recommend this alternative as the Engineer's Report must be presented to Council for approval in the second meeting of the formation process.

10. ATTACHMENTS:

- A. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF INITIATING	}	RESOLUTION NO. 2023-
PROCEEDINGS FOR THE FORMATION	}	
OF THE YADEGAR LANDSCAPING	}	
AND LIGHTING ASSESSMENT DISTRICT	}	
AND THE STREET MAINTENANCE BENEFIT	}	
ASSESSMENT AREA, DEVELOPMENT	}	
PROJECT NO. 23-004, AND DIRECTING	}	
THE CITY ENGINEER TO ACT AS THE	}	
ENGINEER OF WORK AND PRODUCE AN	}	
ENGINEER'S REPORT WHICH DETAILS	}	
THE ANNUAL COSTS TO THE	}	
DEVELOPMENT	}	

WHEREAS, the Yadegar commercial development, located at 603-615 Twentieth Century Boulevard, includes the remodel of seven single-story apartment units; and

WHEREAS, the property owner agreed to the conditions of the Minor Discretionary Permit No. 2019-11, two of which require the developer to provide written consent to the levy of an assessment to finance the operation and maintenance of drainage, flood control, street maintenance, and street lighting service as provided in Section 54715 of the California Government Code, and to the formation of an assessment district to finance the maintenance of landscaping as provided in Section 22500 of the Streets and Highways Code.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

1. Formation of a Landscape and Lighting Assessment District. The City Council of the City of Turlock proposes to form an assessment district pursuant to the Landscaping and Lighting Act of 1972 for the improvements described as follows:

The maintenance and replacement of streets and appurtenances adjacent to or within the public right of way in the streets included along the frontage of the Yadegar development, a development of that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 042-010-007 County of Stanislaus, State of California.

2. Formation of a Benefit Assessment Area. The City Council of the City of Turlock proposes to form a benefit assessment area pursuant to the Benefit Assessment Act of 1982 for the improvements described as follows:

All roadway improvements and drainage facilities within the City right of way, from the centerline of the road to the City right of way, along the Twentieth Century

Boulevard and West Hawkeye Avenue frontages for that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 042-010-007 County of Stanislaus, State of California.

3. The proposed Landscape and Lighting Assessment District and the Benefit Assessment area is described as follows:

All road and drainage facilities within the City right of way from the centerline of the road to the City right of way, along the Twentieth Century Boulevard and West Hawkeye Avenue frontages for that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 042-010-007, and shall be designated as the "Yadegar Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area," Development Project No. 23-004, City of Turlock, County of Stanislaus, State of California.

4. The City Council of the City of Turlock designates the City Engineer of the City of Turlock as the Engineer of Work for the purpose of these formation proceedings.

5. The City Engineer is hereby ordered to prepare and file a report in accordance with Article 4 (commencing with section 22565) of Chapter 1 of the Landscaping and Lighting Act of 1972 and in accordance with Article 4 (commencing with section 54716) of Chapter 6.4 of the Benefit Assessment Act of 1982.

6. Upon completion of the report, the City Engineer shall file the report with the City Clerk for submission to the City Council of the City of Turlock.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

**SITE MAP
of
YADEGAR LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
and
STREET MAINTENANCE BENEFIT ASSESSMENT AREA**



City Council Staff Report

March 14, 2023



From: Erik Schulze, Public Works Director

Prepared by: Tania Hernandez, Staff Services Analyst

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Initiating proceedings for the formation of the Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-003, and directing the City Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development

2. SYNOPSIS:

Beginning the procedures for the formation of the Landscape and Lighting Assessment District and the Street Maintenance Benefit Assessment Area for the Karampoor commercial development.

3. DISCUSSION OF ISSUE:

The Karampoor commercial development includes the construction of an 8,000 square-foot building for the maintenance and repair of vehicles including semi-trucks. On- and Offsite improvements include paving, parking, trash enclosure, and installation of curb, gutter, and sidewalk. The development is located at 270 W. Glenwood Avenue, more particularly described as Stanislaus County APN 044-017-054, and the zoning is Community Commercial. As a condition of the development and Minor Discretionary Permit No. 2019-07, the development is required to form an assessment district and benefit assessment area to finance the operation and maintenance of minor drainage facilities and streets including slurry seals and street sweeping.

The Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982 allow for the formation of assessment districts and benefit assessment areas. Their purpose is to ensure that development pays for its own maintenance and operation of streetlights, landscape maintenance, street sweeping, drainage facilities, and future slurry seals. The formation of assessment districts and benefit

assessment areas allow the associated developments to be built without placing an unfinanced service burden on existing City funds that maintain these components.

The proceedings for the formation of an assessment district and benefit assessment area are conducted at three (3) Council meetings. The Council's action tonight is the first meeting and will initiate proceedings and direct the City Engineer to produce and file an Engineer's Report with the City Clerk, for submission to Council. In the second meeting, currently scheduled for April 11, 2023, Council may approve the report, as filed, or the Council may modify the report and approve it as modified. After approval of the report, as filed or as modified, the Council will declare its intention to levy and collect assessments, and schedule a public hearing to allow any interested person to file a written protest or address the Council on this matter.

In the third and final meeting, currently scheduled for June 13, 2023, Council will conduct the public hearing and upon its conclusion, by resolution order the formation of the Karampoor Landscaping and Lighting Assessment District and Street Maintenance Benefit Assessment Area and confirm the diagram and assessments. This action will be filed with the Stanislaus County Auditor in Fiscal Year 2024-25.

The Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, when formed, will ensure that the development pays for its own maintenance and operation of future slurry seals, street sweeping, and minor storm drainage facilities.

4. BASIS FOR RECOMMENDATION:

- A. Staff's recommendation is based on laws governing the provision of funding for basic improvements or maintenance in a subdivision or development.
- B. This benefit funding is maintained and tracked by staff. The funds that are collected from this development will pay for its impacts on City street maintenance and drainage so as to not affect existing City funds.

5. FISCAL IMPACT / BUDGET AMENDMENT:

Fiscal Impact

None at this time. The fiscal impact will be determined at the second meeting by Council's approval of the Engineer's Report, as filed or as modified.

6. STAFF RECOMMENDATION:

Staff recommends approval.

7. CITY MANAGER'S COMMENTS:

Recommend approval.

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

- A. Decline to initiate the proceedings to form this assessment district and benefit assessment area. City staff does not recommend this alternative as the maintenance costs for the infrastructure in this development would then impact other City funds.
- B. Decline to direct the City Engineer to produce an Engineer's Report. City staff does not recommend this alternative as the Engineer's Report must be presented to Council for approval in the second meeting of the formation process.

10. ATTACHMENTS:

- A. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF INITIATING }
 PROCEEDINGS FOR THE FORMATION }
 OF THE KARAMPOOR LANDSCAPING }
 AND LIGHTING ASSESSMENT DISTRICT }
 AND THE STREET MAINTENANCE BENEFIT }
 ASSESSMENT AREA, DEVELOPMENT }
 PROJECT NO. 23-003, AND DIRECTING }
 THE CITY ENGINEER TO ACT AS THE }
 ENGINEER OF WORK AND PRODUCE AN }
 ENGINEER'S REPORT WHICH DETAILS }
 THE ANNUAL COSTS TO THE }
 DEVELOPMENT }

RESOLUTION NO. 2023-

WHEREAS, the Karampoor commercial development, located at 270 W. Glenwood Avenue, includes the construction of an 8,000 square-foot building for the maintenance and repair of vehicles; and

WHEREAS, the property owner agreed to the conditions of the Minor Discretionary Permit No. 2019-07, two of which require the developer to provide written consent to the levy of an assessment to finance the operation and maintenance of drainage, flood control, street maintenance, and street lighting service as provided in Section 54715 of the California Government Code, and to the formation of an assessment district to finance the maintenance of landscaping as provided in Section 22500 of the Streets and Highways Code.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

1. Formation of a Landscape and Lighting Assessment District. The City Council of the City of Turlock proposes to form an assessment district pursuant to the Landscaping and Lighting Act of 1972 for the improvements described as follows:

The maintenance and replacement of streets and appurtenances adjacent to or within the public right of way in the streets included along the frontage of the Karampoor development, a development of that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 044-017-054 County of Stanislaus, State of California.

2. Formation of a Benefit Assessment Area. The City Council of the City of Turlock proposes to form a benefit assessment area pursuant to the Benefit Assessment Act of 1982 for the improvements described as follows:

All roadway improvements and drainage facilities within the City right of way,

from the centerline of the road to the City right of way, along the West Glenwood Avenue frontage for that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 044-017-054 County of Stanislaus, State of California.

3. The proposed Landscape and Lighting Assessment District and the Benefit Assessment area is described as follows:

All road and drainage facilities within the City right of way from the centerline of the road to the City right of way, along the West Glenwood Avenue frontage for that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 044-017-054, and shall be designated as the "Karampoor Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area," Development Project No. 23-003, City of Turlock, County of Stanislaus, State of California.

4. The City Council of the City of Turlock designates the City Engineer of the City of Turlock as the Engineer of Work for the purpose of these formation proceedings.

5. The City Engineer is hereby ordered to prepare and file a report in accordance with Article 4 (commencing with section 22565) of Chapter 1 of the Landscaping and Lighting Act of 1972 and in accordance with Article 4 (commencing with section 54716) of Chapter 6.4 of the Benefit Assessment Act of 1982.

6. Upon completion of the report, the City Engineer shall file the report with the City Clerk for submission to the City Council of the City of Turlock.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

SITE MAP
of
KARAMPOOR LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
and
STREET MAINTENANCE BENEFIT ASSESSMENT AREA



City Council Staff Report

March 14, 2023



From: Erik Schulze, Public Works Director

Prepared by: Tania Hernandez, Staff Services Analyst

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Initiating proceedings for the formation of the Columbus Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 23-016, and directing the City Engineer to act as the Engineer of Work and produce an Engineer's Report which details the annual costs to the development

2. SYNOPSIS:

Beginning the procedures for the formation of the Landscape and Lighting Assessment District and the Street Maintenance Benefit Assessment Area for the Columbus development.

3. DISCUSSION OF ISSUE:

The Columbus project includes two additional mobile food trucks and a permanent seating area at 1030 East Avenue, more particularly described as Stanislaus County APN 043-050-024. As a condition of Conditional Use Permit No. 2019-01, the property owner is required to form an assessment district and benefit assessment area to finance the operation and maintenance of minor drainage facilities, slurry seals, and street sweeping.

The Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982 allow for the formation of assessment districts and benefit assessment areas. Their purpose is to ensure that development pays for its own maintenance and operation of streetlights, landscape maintenance, street sweeping, drainage facilities, and future slurry seals. The formation of assessment districts and benefit assessment areas allow the associated developments to be built without placing an unfinanced service burden on existing City funds that maintain these components.

The proceedings for the formation of an assessment district and benefit assessment area are conducted at three (3) Council meetings. The Council's action tonight is the first meeting and will initiate proceedings and direct the City Engineer to produce and file an Engineer's Report with the City Clerk, for submission to Council. In the second meeting, currently scheduled for April 11, 2023, Council may approve the report, as filed, or the Council may modify the report and approve it as modified. After approval of the report, as filed or as modified, the Council will declare its intention to levy and collect assessments, and schedule a public hearing to allow any interested person to file a written protest or address the Council on this matter.

In the third and final meeting, currently scheduled for June 13, 2023, Council will conduct the public hearing and upon its conclusion, by resolution order the formation of the Columbus Landscaping and Lighting Assessment District and Street Maintenance Benefit Assessment Area and confirm the diagram and assessments. This action will be filed with the Stanislaus County Auditor in Fiscal Year 2024-25.

The Columbus Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, when formed, will ensure that the development pays for its own maintenance and operation of future slurry seals, street sweeping, and minor storm drainage facilities.

4. BASIS FOR RECOMMENDATION:

- A. Staff's recommendation is based on laws governing the provision of funding for basic improvements or maintenance in a subdivision or development.
- B. This benefit funding is maintained and tracked by staff. The funds that are collected from this development will pay for its impacts on City street maintenance and drainage so as to not affect existing City funds.

5. FISCAL IMPACT / BUDGET AMENDMENT:

Fiscal Impact

None at this time. The fiscal impact will be determined at the second meeting by Council's approval of the Engineer's Report, as filed or as modified.

6. STAFF RECOMMENDATION:

Staff recommends approval.

7. CITY MANAGER'S COMMENTS:

Recommend approval.

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

- A. Decline to initiate the proceedings to form this assessment district and benefit assessment area. City staff does not recommend this alternative as the maintenance costs for the infrastructure in this development would then impact other City funds.
- B. Decline to direct the City Engineer to produce an Engineer's Report. City staff does not recommend this alternative as the Engineer's Report must be presented to Council for approval in the second meeting of the formation process.

10. ATTACHMENTS:

- A. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF INITIATING }
 PROCEEDINGS FOR THE FORMATION }
 OF THE COLUMBUS LANDSCAPING }
 AND LIGHTING ASSESSMENT DISTRICT }
 AND THE STREET MAINTENANCE BENEFIT }
 ASSESSMENT AREA, DEVELOPMENT }
 PROJECT NO. 23-016, AND DIRECTING }
 THE CITY ENGINEER TO ACT AS THE }
 ENGINEER OF WORK AND PRODUCE AN }
 ENGINEER'S REPORT WHICH DETAILS }
 THE ANNUAL COSTS TO THE }
 DEVELOPMENT }

RESOLUTION NO. 2023-

WHEREAS, the Columbus development, located at 1030 East Avenue more particularly described as Stanislaus County APN 043-050-024, includes the addition of two mobile food trucks and a permanent seating area; and

WHEREAS, the property owner agreed to the conditions of the Conditional Use Permit No. 2019-01, two of which require the developer to provide written consent to the levy of an assessment to finance the operation and maintenance of drainage, flood control, street maintenance, and street lighting service as provided in Section 54715 of the California Government Code, and to the formation of an assessment district to finance the maintenance of landscaping as provided in Section 22500 of the Streets and Highways Code.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock as follows:

1. Formation of a Landscape and Lighting Assessment District. The City Council of the City of Turlock proposes to form an assessment district pursuant to the Landscaping and Lighting Act of 1972 for the improvements described as follows:

The maintenance and replacement of streets and appurtenances adjacent to or within the public right of way in the streets included along the frontage of the Columbus development, a development of that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 043-050-024 County of Stanislaus, State of California.

2. Formation of a Benefit Assessment Area. The City Council of the City of Turlock proposes to form a benefit assessment area pursuant to the Benefit Assessment Act of 1982 for the improvements described as follows:

All roadway improvements and drainage facilities within the City right of way,

from the centerline of the road to the City right of way, along the East Avenue and Minerva Street frontages for that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 043-050-024 County of Stanislaus, State of California.

3. The proposed Landscape and Lighting Assessment District and the Benefit Assessment area is described as follows:

All road and drainage facilities within the City right of way from the centerline of the road to the City right of way, along the East Avenue and Minerva Street frontages for that certain parcel of land identified by the County Assessor as Assessor's Parcel Number 043-050-024, and shall be designated as the "Columbus Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area," Development Project No. 23-016, City of Turlock, County of Stanislaus, State of California.

4. The City Council of the City of Turlock designates the City Engineer of the City of Turlock as the Engineer of Work for the purpose of these formation proceedings.

5. The City Engineer is hereby ordered to prepare and file a report in accordance with Article 4 (commencing with section 22565) of Chapter 1 of the Landscaping and Lighting Act of 1972 and in accordance with Article 4 (commencing with section 54716) of Chapter 6.4 of the Benefit Assessment Act of 1982.

6. Upon completion of the report, the City Engineer shall file the report with the City Clerk for submission to the City Council of the City of Turlock.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

**SITE MAP
of
COLUMBUS LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
and
STREET MAINTENANCE BENEFIT ASSESSMENT AREA**



City Council Staff Report

March 14, 2023



From: Erik Schulze, Public Works Director

Prepared by: Randall Jones, P.E., Associate Civil Engineer

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Approving Contract Change Order No. 2 in the amount of \$184,508.68 (Fund 218 – Measure L) with George Reed, Inc. of Modesto, California, for City Project No. 21-018 “Lander Avenue Rehabilitation between D St and SR-99” bringing the contract total to \$3,423,883.25.

2. SYNOPSIS:

This action approves Contract Change Order No. 2 for City Project No. 21-018 “Lander Avenue Rehabilitation between D St and SR-99”

3. DISCUSSION OF ISSUE:

On August 9, 2022, the City Council approved an agreement with George Reed, Inc. of Modesto, California, for the construction of City Project No. 21-018 “Lander Avenue Rehabilitation between D St and SR-99.”

Change Order Summary:

	Amount	City Council Meeting
Original Contract	\$ 3,144,729.20	August 9, 2022
Change Order No. 1	\$ 94,645.37	January 20, 2023*
Change Order No. 2	\$ 184,508.68	March 14, 2023
Adjusted Total Contract	\$ 3,423,883.25	

*Change Order No. 1 was approved by the City Engineer & City Manager in accordance with the change order policy established in Council Resolution No. 2009-246.

Change Order No. 2 includes the following items of work:

- Lander Ave and Linwood Ave Signal Modifications \$18,950.00

The existing traffic signal allows for permissive left turn movements for traffic on Linwood Avenue turning onto Lander Avenue. Permissive left turn movements require vehicles to yield to oncoming traffic on a green ball prior to making a left turn. Traffic signals with permissive left turns are programmed to allow for pedestrians to use crosswalks concurrent with other non-conflicting vehicle phases and assumes that drivers turning left will yield the right of way, as required by law, to a pedestrian in the crosswalk prior to making a left turn. However, at times vehicles at a permissive left turn overlook pedestrians in the crosswalk as they focus on judging gaps in oncoming vehicular traffic, which can lead to vehicle vs. pedestrian accidents. In contrast, protected left turns include signal heads with left turn arrows and traffic signal programming that does not require traffic to yield to either vehicles or pedestrians before turning left. For the past ten years or so, City engineering staff have designed new traffic signals to solely utilize protected left turns. Utilizing protected left turns in lieu of permissive left turns adds to the overall cycle time for a traffic signal and can contribute to longer trip times, though provides safety benefits as described. This change order item removes permissive left turn movements on the approaches on Linwood Avenue and adds protected movements.

- Linwood Ave Water Valve Replacements Added Costs \$6,937.46
The original project scope included removing and replacing damaged water valves in the intersection of Linwood Avenue and Lander Avenue. The contractor had completed the other underground work and was ready to perform the work on valve replacement at a time when doing so would require water service outages to Cunningham Elementary School while school was in session. Due to the impacts on the community, staff directed the contractor to postpone the work until Thanksgiving break when school was not in session. This change order item is for the additional equipment mobilization cost made necessary by the schedule change, as well as additional work necessary due to unforeseen conditions that could not be observed from the surface.
- Lander Ave Water Service Replacements \$150,417.36
The original project scope didn't include replacement of any hot dip galvanized steel water service laterals. Municipal Services Department staff notified City Engineering staff that fifteen (15) water service laterals ranging in diameter from 1.5" to 2" that exist within the footprint of the project were hot dip galvanized steel. With the introduction of chlorine disinfection in the water system beginning in the Spring of 2023, there is a potential for increased failure of hot dip galvanized water service laterals, as chlorine can be corrosive to hot dip galvanized steel. Therefore, Municipal Services staff requested Engineering to add the replacement of existing galvanized services to the project scope. Replacing these water service laterals before the rehabilitation of the surface pavement materials will avoid a potential

situation where the road is newly paved, but is in need to be excavated in order to replace failing water service laterals.

City Engineering staff requested that the contractor prepare a lump sum cost proposal for the requested additional work. The contractor did so, though at a cost of \$381,955 which was deemed too high to accept as a lump sum cost. The contractor informed the City that the reason for the higher proposed cost was to cover risk associated with underground work where it is common to encounter unforeseen conditions, as well as due to significantly more temporary traffic control due to invasive open cut trenching in an arterial street. In an effort to reduce risk to the contractor for unforeseen costs of unknowns and time delays, the contractor was directed to proceed with the work at Force Account, where actual time, material, and equipment would be tracked and verified through documentation collected by field personnel. Additionally, a trenchless construction technique was utilized to install the water services to limit the amount of open trenching that would ordinarily be necessary. This change order item is the total cost of the additional work as documented and calculated using the Force Account method to replace these water services.

Measure L funds will not be used to pay for this item. This change order item in the amount of \$150,417.36 will be paid for directly out of Fund 420 (Water).

- Sewer Manhole Eccentric Cone \$8,203.86
The awarded contract's design includes construction of a new concrete median on Lander Avenue. On September 13, 2022, City Council directed staff to adjust the project scope to include an opening in the median to allow left turns from Lander Avenue onto Montana Avenue. This change order item includes the cost to install an eccentric cone on a sewer manhole in order to accommodate the change in the median's design. There will be other costs associated in the final change order when actual final quantities are adjusted per actual quantities placed for bid items such as concrete vertical curb, aggregate base rock, and hot mix asphalt paving. The total cost of the median's design change is estimated to cost less than \$40,000.

4. BASIS FOR RECOMMENDATION:

- A. Approval of Contract Change Order No. 2 is necessary to compensate the contractor for work to replace galvanized water service laterals with new PVC laterals, provide protected left turns at the intersection of Lander and Linwood, and modifying the median on Lander Avenue to allow for left turns onto Montana Avenue, as directed by Council. These items were not included in the original project scope and approval is necessary to adjust the

contract price as necessary. Project funding is available from both Fund 218 (Measure L) and Fund 420 (Water) for these changes in scope.

- B. The cumulative total of change orders, including this Change Order No. 2, is above the threshold for staff-level approval allowed by Resolution No. 2009-246 and must be reviewed by the City Council.

5. FISCAL IMPACT / BUDGET AMENDMENT:

*NOTE - No General Fund money will be used for this project.

Measure L is the designated funding source for the original scope of work. Funding is available in the designated project account number 218-40-461.51270 "Construction Project."

At the time of the award of bid, the project financing included a construction contingency in the amount of \$314,000 for potential change orders. Change orders to date, including this Change Order No. 2, total \$279,154.05. The original contingency of \$314,000 may be exceeded with the approval of future change orders before the project is completed. However, \$150,417.36 of the amount included in Change Order No. 2 is for replacement of galvanized water service laterals and will be paid for directly out of Fund 420 (Water), specifically account number 420-52-551.51394 "Waterline Strength & Replacement"). The funding available for future change orders from Fund 218 (Measure L) is \$185,263.31 as shown below:

Funding for Change Orders (Fund 218)	
Item	Amount
Contingency at Award of Bid (Fund 218)	\$ 314,000.00
Contract Change Order No. 1	(\$ 94,645.37)
Contract Change Order No. 2	(\$ 184,508.68)
Fund 420 expense for Change Order No. 2 (water service laterals)	\$ 150,417.36
Subtotal	\$ 185,263.31

6. STAFF COMMENTS:

Recommend approval.

7. CITY MANAGER'S COMMENTS:

Recommend approval.

8. ENVIRONMENTAL DETERMINATION:

On August 9, 2022, the City Council determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. This item does not require any additional environmental review.

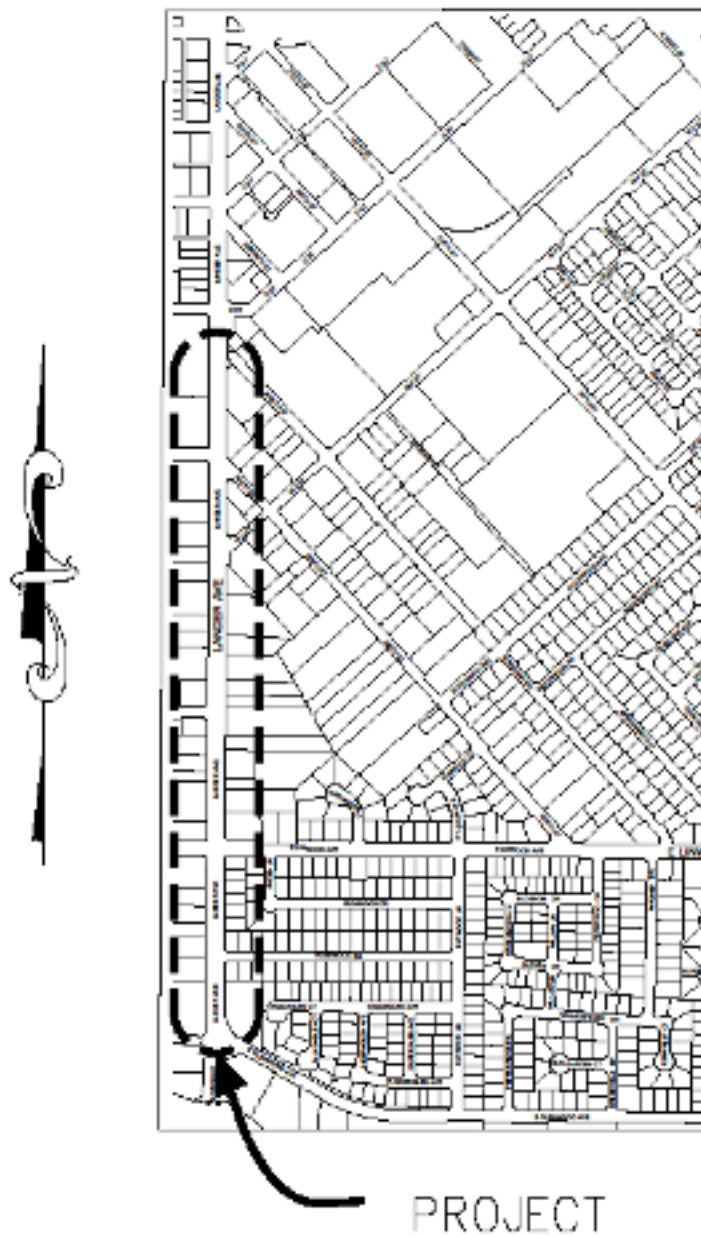
9. ALTERNATIVES:

- A. Council could choose to not approve Contract Change Order No. 2. Staff does not recommend this alternative as it is necessary to compensate the contractor for additional work to provide protected left turns at the intersection of Lander and Linwood, install new water service laterals, and to modify the median to allow for left turns onto Montana Avenue, per Council's request.

10. ATTACHMENTS:

- A. Draft Resolution for Approval of Contract Change Order No 2
- B. Contract Change Order No. 2 for City Project No. 21-018

Site Map
for
City Project No. 21-018
“Lander Avenue Rehabilitation between D St and SR-99”



BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING
 CONTRACT CHANGE ORDER NO. 2 IN THE
 AMOUNT OF \$184,508.68 (FUND 218 –
 MEASURE L) WITH GEORGE REED, INC.,
 OF MODESTO, CALIFORNIA, FOR CITY
 PROJECT NO. 21-018 “LANDER AVENUE
 REHABILITATION BETWEEN D ST AND SR-
 99” BRINGING THE CONTRACT TOTAL TO
 \$3,423,883.25

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RESOLUTION NO. 2023-

WHEREAS, City Project No. 21-018 “Lander Avenue Rehabilitation between D St and SR-99.” is under construction; and

WHEREAS, the original project scope included installation of curb, gutter, sidewalk, access ramps, median island, fire hydrants, street lights, road rehabilitation, signal improvements, and striping; and

WHEREAS, Contract Change Order (CCO) No. 2 totals \$184,508.68 and includes signal modifications, water valve replacement additional costs, water service replacements, and a sewer manhole adjustment that were necessary to complete the project scope; and

WHEREAS, of the \$184,508.68 associated with CCO No. 2, \$34,091.32 will be expensed to 218-40-461.51270: Measure L “Construction Project”, and \$150,417.36 will be expensed to 420-52-551.51394: Water “Waterline Strength & Replacement.”

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve Contract Change Order No. 2 in the amount of \$184,508.68 (Fund 218 - Measure L) with George Reed, Inc., of Modesto, California, for City Project No. 21-018 “Lander Avenue Rehabilitation between D St and SR-99” bringing the contract total to \$3,423,883.25.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:
 NOES:
 NOT PARTICIPATING:
 ABSENT:

ATTEST:

 Julie Christel, City Clerk,
 City of Turlock, County of Stanislaus,
 State of California



CONTRACT CHANGE ORDER

Date issued: 14-Mar-23 **Change Order No.:** 2
Project Name: Lander Ave Rehabilitation between D St and SR-99

George Reed Inc.
 140 Empire Ave
 Modesto, California 95354
 209-523-0734

Project No.: 21-018
Original Contract Amount: \$3,144,729.20
Contract Award Date: July 26, 2022

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

ITEM	Unit:	Quantity:	Unit Price:	Total:
2.1 Lander Ave. and Linwood Ave. Signal Modifications	LS	1	\$18,950.00	\$18,950.00
2.2 Linwood Ave. Water Valve Replacements Added Costs	LS	1	\$6,937.46	\$6,937.46
2.3 Lander Ave. Water Service Replacements	LS	1	\$150,417.36	\$150,417.36
2.4 Sewer Manhole Eccentric Cone	LS	1	\$8,203.86	\$8,203.86
Total this CCO=				\$184,508.68
The original contract sum =				\$3,144,729.20
Net change by previous change orders =				\$94,645.37
The contract sum will increase in the amount of =				\$184,508.68
The new contract sum including this change order will be =				\$3,423,883.25
Thirty (30) Working Days will be added to the contract.				

Accepted: _____
 George Reed Inc., Contractor

Date: _____

Recommended: _____
 City Engineer

Date: _____

Approved: _____
 City Manager

Date: _____

City Council Staff Report

March 14, 2023



From: Erik Schulze, Interim Public Works Director

Prepared by: Janine Lee, Assistant Engineer

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Authorizing staff to proceed with a change to the scope of work of City Project No. 20-013 “Water and Sewer Main Extensions – N. Golden State Boulevard” to add an estimated 20,846 square yards of additional pavement rehabilitation to the project on Golden State Boulevard which will result in resurfacing all the northbound lanes from Atherstone Road to Taylor Road, to be funded by Measure L “Local Streets and Roads”

2. SYNOPSIS:

This action will authorize staff to proceed with a change in the scope of work to add an estimated 20,846 square yards of additional pavement rehabilitation to the project on Golden State Boulevard which will result in improving all the northbound lanes from Atherstone Road to Taylor Road.

3. DISCUSSION OF ISSUE:

On June 28, 2022, the City Council approved an agreement with Rolfe Construction, Inc. of Atwater, California for the construction of City Project No. 20-013 “Water and Sewer Main Extensions – N. Golden State Blvd” in the amount of \$2,366,102. The awarded contract’s design includes the extensions of water and sewer mains on Golden State Blvd from Atherstone Road to north of City limits to the Price Ford dealership.

This utilities project was designed following the 2016 City Standards which requires that the grinding and final paving width shall be to the extent of the affected lanes. The purpose of this design requirement is to define the limits of pavement restoration required by installation of new or replaced underground facilities, whether performed as part of a City capital improvement project, or by a private developer. As a result of this standard, the project design’s required paving area within City limits results in an estimated pavement restoration area of 58,295 square feet or \$233,180 at the contractor’s unit cost of \$4 per square feet for a 2 inch deep grind followed by a 2

inch deep hot mix asphalt overlay. There are two northbound lanes on Golden State Boulevard. The project design's required paving area includes all of the no. 1 lane (adjacent to median) and about half of the no. 2 lane (adjacent to shoulder) between Atherstone Road and W. Taylor Road.

The main objective of the project is to extend water and sewer utility main lines to the Price Ford dealership, to repair the utility trenches, and rehabilitate pavement within the lanes affected by trenching. The original project scope meets this objective, though would result in half of the northbound no. 2 lane, that is not impacted by the trenching, left unpaved. There is nothing technically wrong with this approach, however to complete the rehabilitation of this segment, there is an opportunity to increase the scope of pavement restoration work on Golden State Boulevard via change order using local funds, which aligns with the City Council's current focus and priority on improving roads in the City. Staff has determined that an additional paving area of approximately 20,486 square feet could be added to the scope such that all the northbound lanes on Golden State Blvd. from Atherstone Road to Taylor Road would be paved with the project. See Exhibit A to this Staff Report for a plan view depicting the required grinding and paving area per the 2016 City Standards and the additional area that could potentially be added to the scope of work. The benefit to increasing the pavement amount with this project is that the entirety of the surface of the northbound lanes would be rehabilitated and there would not be a section of poor pavement remaining after completion of the project. The City could elect to add this section of road in a future resurfacing project, though at an increased design and construction cost due to additional effort needed to set up a separate project plan sheet and inflation due to construction pricing.

Staff estimates that the cost increase associated with the additional paving area is approximately \$84,384, and is based on the estimated area of additional paving with an area of 20,846 square feet at the contractor's bid cost of \$4 per square foot, plus one vertical utility adjustment in the amount of \$1,000. The contractor's individual bid item cost of \$4 per square foot for pavement rehabilitation is in line with the per unit bid item cost submitted by the 2nd, 3rd, and 4th low bidders on the project at \$3.71, \$4.00, and \$4.00 per square foot, respectively. Staff is requesting council direction whether this area should be added to the project scope. If authorized, staff will direct the contractor to include the additional area in the grinding and paving work.

Should council authorize staff to proceed, the actual additional cost will be determined after the work is complete and the actual item quantities for grinding and paving have been ascertained. The final change order will include a reconciliation of actual quantities placed versus estimated bid quantities in order to increase the contract amount the appropriate amount for the actual work completed.

4. BASIS FOR RECOMMENDATION:

- A. Improving all of Golden State Boulevard northbound lanes is in alignment with the City Council's current focus and priority on improving roads in the City. City staff seeks Council's authorization to alter the original project design.

5. FISCAL IMPACT / BUDGET AMENDMENT:

***NOTE - No General Fund money will be used for this project.**

Current project costs for this utilities project are expensed to the following account numbers 412-51-536.51270 "Construction Project" (Sewer) and 421-52-552.51270 "Construction Project" (Water). The Fiscal Year 2022-23 budget includes transfers from Fund 230 Northwest Triangle Specific Plan Area Fees into Funds 412 and 421 to offset a portion of construction project expenses. There is only sufficient funding in these accounts for the current scope of work.

As the additional paving area is not required as a result of the utility installations, funding for the additional pavement restoration area must come from another source. Funding is available from Measure L in account number 218-40-461.51270 Measure L "Construction Project."

6. STAFF RECOMMENDATION:

City staff seeks Council's authorization to alter the original project design which would result in an additional estimated cost of \$84,384 and funded by Measure L.

7. CITY MANAGER'S COMMENTS:

Recommend approval.

8. ENVIRONMENTAL DETERMINATION:

Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines exempts projects that involve negligible expansion of use of the existing facility. This project includes rehabilitating an existing public roadway and therefore qualifies for a CEQA exemption under Section 15301.

9. ALTERNATIVES:

- A. City Council could choose to not approve the change to the project plans.

10. ATTACHMENTS:

- A. Draft Resolution
- B. Exhibit A – Pavement Restoration Area

PROJECT LOCATION MAP



City Project No. 20-013
"Water and Sewer Main Extensions – N. Golden State Blvd."

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AUTHORIZING STAFF TO }
 PROCEED WITH A CHANGE TO THE SCOPE OF }
 WORK OF CITY PROJECT NO. 20-013 “WATER }
 AND SEWER MAIN EXTENSIONS – N. GOLDEN }
 STATE BOULEVARD” TO ADD AN ESTIMATED }
 20,846 SQUARE YARDS OF ADDITIONAL }
 PAVEMENT REHABILITATION TO THE }
 PROJECT ON GOLDEN STATE BOULEVARD }
 WHICH WILL RESULT IN RESURFACING ALL }
 THE NORTHBOUND LANES FROM }
 ATHERSTONE ROAD TO TAYLOR ROAD TO }
 BE FUNDED FROM MEASURE L “LOCAL }
 STREETS AND ROADS” }

RESOLUTION NO. 2023-

WHEREAS, a construction contract for City Project No. 20-013 “Water and Sewer Main Extensions – N. Golden State Boulevard” was awarded by City Council on June 28, 2022 to Rolfe Construction, Inc. of Atwater, California in the amount of \$2,366,102; and

WHEREAS, the awarded contract’s design includes extensions of water and sewer mains on Golden State Blvd. from Atherstone Road to north of City limits to the Price Ford dealership; and

WHEREAS, this utilities project limited the grinding and final paving width to the extent of the affected lane lines, which follows the 2016 City Standards; and

WHEREAS, this results in a pavement restoration area of 58,295 square feet, which includes all of the No. 1 lane and about half of the No. 2 lane between Atherstone Road and W. Taylor Road; and

WHEREAS, staff has determined that an additional paving area of approximately 20,846 square feet would result in all northbound lanes on Golden State Blvd. being paved from Atherstone Road to Taylor Road; and

WHEREAS, staff estimates that pursuing the design change would increase the contract cost by approximately \$84,384; and

WHEREAS, the final change order will include a reconciliation of actual quantities placed versus estimated bid quantities in order to increase the contract amount to the appropriate amount for the actual work completed for the additional paving work; and

WHEREAS, there are adequate funds in Measure L “Local Streets and Roads” for this additional work.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby authorize staff to proceed with a change to the scope of work of City Project No. 20-013 “Water and Sewer Main Extensions – N. Golden State Boulevard” to add an estimated 20,846 square yards of additional pavement rehabilitation to the project on Golden State Boulevard which will result in resurfacing all the northbound lanes from Atherstone Road to Taylor Road, to be funded by Measure L “Local Streets and Roads”

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:



Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

CAPITAL PROJECT NO. 20-013 "WATER AND SEWER MAIN EXTENSIONS GOLDEN STATE BLVD"

EXHIBIT A - PAVING LIMITS

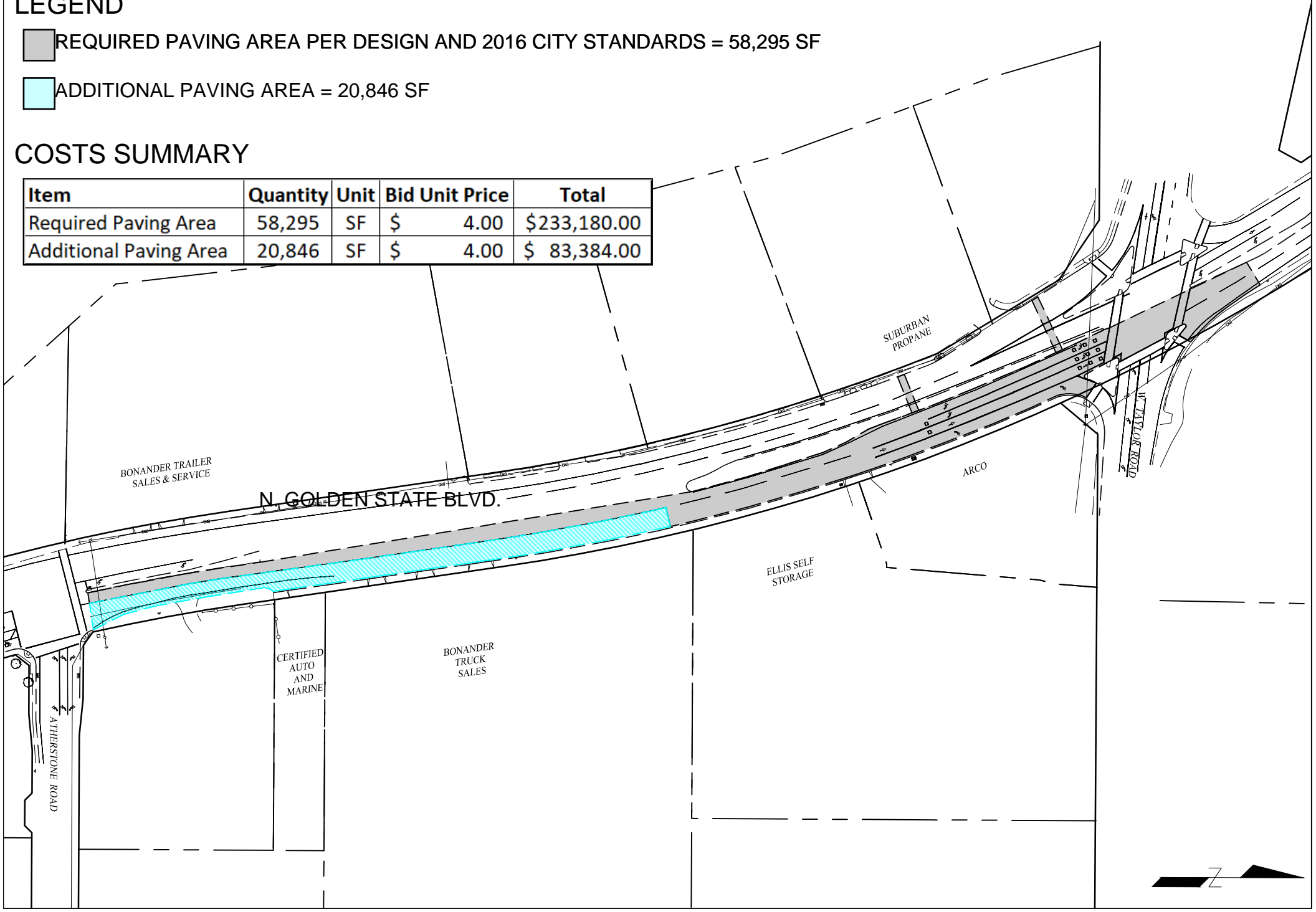
Exhibit A

LEGEND

-  REQUIRED PAVING AREA PER DESIGN AND 2016 CITY STANDARDS = 58,295 SF
-  ADDITIONAL PAVING AREA = 20,846 SF

COSTS SUMMARY

Item	Quantity	Unit	Bid Unit Price	Total
Required Paving Area	58,295	SF	\$ 4.00	\$233,180.00
Additional Paving Area	20,846	SF	\$ 4.00	\$ 83,384.00



City Council Staff Report

March 14, 2023



From: Miguel Pacheco, Police Captain

Prepared by: Miguel Pacheco, Police Captain
Julie Christel, City Clerk

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Reaffirming the Proclamation of a Local Emergency in response to a continuing Unsheltered Homeless Crisis (UHC) within the City of Turlock and Confirming Rules and Regulations No. 1 made and issued by Interim City Manager Sarah Tamey Eddy (Director of Emergency Services)

2. SYNOPSIS:

On July 9, 2021, Interim (now Deputy) City Manager Sarah Tamey Eddy, in her role as the Director of Emergency Services, proclaimed a Local Emergency in response to the Unsheltered Homeless Crisis within the City of Turlock, which was ratified by the Turlock City Council on July 13, 2021.

Pursuant to the City of Turlock Emergency Operations Plan section 5.1.3, the governing body shall review the need for continuing the local emergency at regularly scheduled board (City Council) meetings at least once every 60 days until the governing body terminates the local emergency at the earliest possible date that conditions warrant an unsheltered homeless crisis continues to exist; therefore, staff recommends City Council reaffirm the emergency declaration.

3. DISCUSSION OF ISSUE:

In recent years, the City of Turlock has experienced an increase in the numbers of unsheltered homeless and the emergence of significant homeless encampments.

On March 14, 2021, the City's Director of Emergency Services (Acting City Manager) issued a Proclamation of the Existence of a Local Emergency declaring a local emergency related to the Unsheltered Homeless and Encampments Crisis ("UHEC") in the City described in that proclamation which was ratified by the City Council on March 16, 2021.

During the UHEC Local Emergency, the City engaged in extensive efforts of education and the offering of social services and emergency shelter ("Outreach Efforts") to the unsheltered homeless, especially those in significant homeless encampments. Those

Outreach Efforts alleviated the portion of the local emergency related to large encampments but have not resolved the portion of the local emergency related to the continuing emergency of unsheltered homeless individuals and families. On July 13, 2021, the Turlock City Council voted to terminate the Local Emergency in response to the Unsheltered Homeless and Encampment Crisis (UHEC) ratified by City Council on March 16, 2021.

Turlock Municipal Code Section 4-2-105(c)(1) authorizes the City Manager, serving as the Director of Emergency Services, to issue a Proclamation of a Local Emergency if the City Council is not in session. The Proclamation by the City Manager must then be ratified by the City Council within seven (7) days thereafter, or the proclamation shall have no further force or effect.

Turlock Municipal Code Section 4-2-106(a) authorizes the City Manager, serving as the Director of Emergency Services, to make and issue rules and regulations on matters related to the protection of life and property.

On July 9, 2021, Interim City Manager Sarah Tamey Eddy in her role as the Director of Emergency Services, proclaimed a Local Emergency in response to the Unsheltered Homeless Crisis within the City of Turlock, which was ratified by the Turlock City Council on July 13, 2021.

Also, on July 9, 2021, Interim City Manager Sarah Tamey Eddy executed Rules and Regulations No. 1 Made and Issued Under the Proclamation of a Local Emergency in Response to the Unsheltered Homeless Crisis on July 9, 2021, which were confirmed by the Turlock City Council on July 13, 2021.

City staff from all City Departments are prepared and continue to engage in an ongoing effort designed to reverse the trend of increasing unsheltered homelessness within the City of Turlock while a comprehensive planning effort continues to develop longer-term strategies and preventive measures to assist unsheltered homeless individuals and families.

In addition to offering emergency shelter to unsheltered individuals and families, a primary focus of this local emergency will be to connect homeless individuals and families with an array of social services and to attempt to reconnect homeless individuals with their families.

By declaring a local emergency, the City can obtain additional resources, establish an immediate plan, and respond quickly to urgent situations. This will minimize disruptions and allow the City to focus on day-to-day operations while addressing the Unsheltered Homeless Crisis as effectively and efficiently as possible.

In addition, pursuant to the City of Turlock Emergency Operations Plan section 5.1.3, the governing body shall review the need for continuing the local emergency at regularly scheduled board (City Council) meetings at least once every 60 days until the governing body terminates the local emergency at the earliest possible date that conditions warrant.

4. BASIS FOR RECOMMENDATION:

Pursuant to the City of Turlock Emergency Operations Plan section 5.1.3, the governing body shall review the need for continuing the local emergency at regularly scheduled board (City Council) meetings at least once every 60 days until the governing body terminates the local emergency at the earliest possible date that conditions warrant. In addition, pursuant to Turlock Municipal Code Section 4-2-106(a), rules and regulations made and issued by the Director of Emergency Services must be considered for confirmation by the City Council.

5. FISCAL IMPACT / BUDGET AMENDMENT:

None by this action. Funding was appropriated for this Local Emergency during the July 13, 2021 City Council Meeting.

6. STAFF RECOMMENDATION:

Recommend Approval.

7. CITY MANAGER'S COMMENTS:

Recommend Approval.

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

A. The City Council may choose not to adopt the resolution; however, this alternative is not recommended. The City Council is required to review the need for continuing the local emergency at least every 60 days. An unsheltered homeless crisis continues to exist; therefore, necessitating the continuance of the local emergency. In addition, under the cited municipal code provisions, the City Council must consider confirming any rules and regulations made and issued during a local emergency.

10. ATTACHMENTS:

A. Draft Resolution

- a. Exhibit A – City of Turlock Proclamation of the Existence of a Local Emergency
- b. Exhibit B – City of Turlock Rules and Regulations No. 1 Made and Issued Under the Proclamation of a Local Emergency in Response to the Unsheltered Homeless Crisis

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF REAFFIRMING THE	}	RESOLUTION NO. 2023-XXX
PROCLAMATION OF A LOCAL EMERGENCY	}	
IN RESPONSE TO A CONTINUING	}	
UNSHELTERED HOMELESS CRISIS (UHC)	}	
WITHIN THE CITY OF TURLOCK AND	}	
CONFIRMING RULES AND REGULATIONS NO. 1	}	
MADE AND ISSUED BY INTERIM CITY	}	
MANAGER SARAH TAMEY EDDY	}	
(DIRECTOR OF EMERGENCY SERVICES)	}	
	}	

WHEREAS, the City of Turlock in recent years has experienced an increase in the numbers of unsheltered homeless and the emergence of significant homeless encampments; and

WHEREAS, homelessness is one of the most important and pervasive challenges facing the State of California and California counties and cities; and

WHEREAS, on March 14, 2021, the City's Director of Emergency Services (Acting City Manager) issued a Proclamation of the Existence of a Local Emergency declaring a local emergency related to the Unsheltered Homeless and Encampments Crisis ("UHEC Local Emergency") in the City described in that proclamation which was ratified by the City Council on March 16, 2021; and

WHEREAS, during the UHEC Local Emergency, the City engaged in extensive efforts of education and the offering of social services and emergency shelter ("Outreach Efforts") to the unsheltered homeless, especially those in significant homeless encampments; and

WHEREAS, those Outreach Efforts alleviated the portion of the local emergency related to large encampments but have not resolved the portion of the local emergency related to the continuing emergency of unsheltered homeless individuals and families; and

WHEREAS, there remains a real and present danger to the health, safety, and welfare of the unsheltered homeless; and

WHEREAS, these aforementioned factors as well as others detailed in the attached proclamation constitute a local Unsheltered Homeless Crisis ("UHC") that requires continuing and immediate emergency action; and

WHEREAS, on December 18, 2018, the City Council of the City of Turlock declared a shelter crisis pursuant to Government Code Section 8698 et seq. which is still in effect; and

WHEREAS, City staff from all City Departments are prepared to continue to engage in an ongoing effort designed to reverse the trend of increasing unsheltered homelessness within the City of Turlock during the UHC while a comprehensive planning effort continues

to develop longer-term strategies and preventive measures to assist unsheltered homeless individuals and families; and

WHEREAS, in addition to offering emergency shelter to unsheltered individuals and families, a primary focus of this local emergency will be to connect homeless individuals and families with an array of social services and to attempt to reconnect homeless individuals with their families; and

WHEREAS, Interim City Manager Sarah Tamey Eddy, in her role as the Director of Emergency Services, issued a Proclamation of Existence of a Local Emergency in response to the UHC on July 9, 2021 (Exhibit "A") and also issued Rules and Regulations No.1 related to the UHC local emergency (Exhibit "B").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Turlock finds as follows:

1. Pursuant to Government Code section 8630 and section 4-2-105 of the Turlock Municipal Code, the Proclamation of Existence of a Local Emergency issued by the Director of Emergency Services on July 9, 2021 is hereby ratified.
2. Pursuant to section 4-2-106 and section 9-1-112 of the Turlock Municipal Code, Rules and Regulations No. 1 Made and Issued Under the Proclamation of a Local Emergency in Response to the UHC by the Director of Emergency Services (Interim City Manager) of the City is hereby confirmed and ratified and deviations therein from Title 9 of the Turlock Municipal Code are authorized.
3. During the existence of the local emergency, the powers, functions, and duties of the Director of Emergency Services (City Manager) and the emergency organization of the City shall be those prescribed by State law, the ordinances and resolutions of the City, and the City of Turlock Emergency Plan.
4. The local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:	(-)
NOES:	(-)
NOT PARTICIPATING:	(-)
ABSENT:	(-)

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

CITY OF TURLOCK

Proclamation of the Existence of a Local Emergency

By the Director of Emergency Services (Interim City Manager) of the City of Turlock

WHEREAS, section 4-2-105 of the Turlock Municipal Code pursuant to California Government Code Section 8630 empowers the City Manager as the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency in the City of Turlock (the "City") if the City Council is not in session, subject to ratification by the City Council within seven (7) days; and

WHEREAS, homelessness is one of the most important and pervasive challenges facing the State of California and California counties and cities; and

WHEREAS, there is no single approach that can apply to each local jurisdiction in California, whether a county or city; and

WHEREAS, on March 14, 2021, the City's Director of Emergency Services (Acting City Manager) issued a Proclamation of the Existence of a Local Emergency declaring a local emergency related to the Unsheltered Homeless and Encampments Crisis in the City described in that proclamation; and

WHEREAS, on March 16, 2021, the City Council of the City of Turlock ratified the March 14th Proclamation of the Existence of a Local Emergency by the City's Director of Emergency Services (Acting City Manager); and

WHEREAS, at the time of the proclamation and ratification of the local emergency related to the Unsheltered Homeless and Encampments Crisis, City officials believed that, and input from residents, citizens, and taxpayers in the City indicated that, the number of significant homeless encampments in the City (which, among other qualifying factors, are defined in size as gatherings of ten (10) or more persons) had increased since the start of 2020; and

WHEREAS, since the March 14th Proclamation of the Existence of a Local Emergency and the March 16th ratification of such local emergency by the City Council, the City has engaged in, and coordinated with partners such as the County of Stanislaus and current homeless shelter providers, extensive efforts of education and the offering of social services and emergency shelter ("Outreach Efforts") to the unsheltered homeless, especially those in significant homeless encampments; and

WHEREAS, these Outreach Efforts have alleviated the portion of the local emergency related to significant homeless encampments but have not resolved the portion of the local emergency related to the continuing emergency of unsheltered homeless individuals and families; and

WHEREAS, the City has begun but not completed a comprehensive planning effort to provide longer-term strategies and preventive measures to assist unsheltered homeless individuals and families; and

WHEREAS, individuals and families living in substandard, unhealthy, unsafe, illegal, and temporary conditions threaten the health and safety of those individuals and families living therein; and

WHEREAS, individuals living in substandard, unhealthy, unsafe, illegal, and temporary conditions have overwhelmed our limited City resources and have a devastating impact upon these unsheltered communities as well as our community at large; and

WHEREAS, the previous presence of significant homeless encampments created a real and present danger to the health, safety, and welfare not only to the individuals and families in these encampments, but also to the health, safety, and welfare of the community at large, especially those persons who lived, worked, or engaged in other lawful activities adjacent to or near a significant homeless encampment; and

WHEREAS, the City has a proper governmental interest in preventing the re-emergence of significant homeless encampments while it continues Outreach Efforts to assist unsheltered homeless individuals and families and develops a comprehensive plan to provide longer-term strategies and preventive measures to assist unsheltered homeless individuals and families; and

WHEREAS, the health, safety, and welfare of City residents, citizens, taxpayers, students, retirees, business owners, employees, workers, independent contractors, visitors, and staff are of utmost importance to the City, and additional future measures may be needed to protect the community; and

WHEREAS, the existing conditions described above constitute a local Unsheltered Homeless Crisis and constitute an emergency as defined in Turlock Municipal Code section 4-2-102 that requires immediate emergency action; and

WHEREAS, the City cannot address the local Unsheltered Homeless Crisis above without additional resources from other governmental jurisdictions and non-governmental entities, especially to provide the resources necessary to shelter the unsheltered individuals and families who are homeless, and offer and provide an array of social services that can assist in addressing the underlying challenges involved in being homeless and in reconnecting the homeless with their families; and

WHEREAS, declaring a local emergency allows additional resources to flow into the City in a timely fashion and allows the City to coordinate the provision of such resources; and

WHEREAS, the Interim City Manager as the Director of Emergency Services of the City of Turlock hereby finds that:

- The efforts required to prepare for, respond to, mitigate, and recover from the upward trend of unsheltered homeless individuals and families have imposed, and continue to impose, extraordinary demands on the City, requiring diversion from day-to-day operations; and
- In addition to the above facts, conditions or threatened conditions caused by unsheltered homeless individuals and families, and the potential re-emergence of significant homeless encampments, include, but are not limited to, environmental waste, hazardous materials, illegal activity, unsanitary environments, rodentia, vermin, and other pests, and the spread of diseases including COVID-19 and its variants, give rise to conditions of extreme peril to the safety of persons and property within the City, including most urgently the unsheltered homeless individuals and families; and

- The re-emergence of significant homeless encampments on private and public property would cause an immediate threat to the health and safety of unsheltered individuals and families in the encampments and also to others throughout the City, and the prevention of such re-emergence will require concentrated focus and action and may require the promulgation of orders and regulations to protect life and property; and
- These conditions are, or are likely to be, beyond the control of the services, personnel, equipment, and facilities of the City; and
- At the time of this proclamation, the City Council is not in session, and cannot be called into session.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that a local emergency now exists in the City of Turlock.

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of the local emergency, the powers, functions, and duties of the Director of Emergency Services (City Manager) and the emergency organization of the City shall be those prescribed by State law, the ordinances and resolutions of the City, and the City of Turlock Emergency Plan.

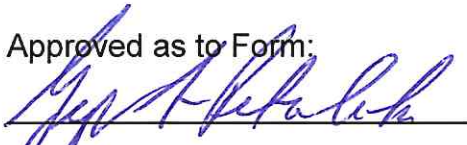
IT IS FURTHER PROCLAIMED AND ORDERED that the local emergency shall expire unless ratified by the City Council within seven (7) days of this proclamation.

Dated: July 9, 2021



Sarah Tamey Eddy,
Director of Emergency Services / Interim City Manager

Approved as to Form:



George A. Petrulakis,
Interim City Attorney

CITY OF TURLOCK

Rules and Regulations No. 1 Made and Issued Under the Proclamation of a Local Emergency in Response to the Unsheltered Homeless Crisis

By the Director of Emergency Services (Interim City Manager) of the City of Turlock

WHEREAS, section 4-2-105 of the Turlock Municipal Code pursuant to California Government Code Section 8630 empowers the City Manager as the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency ("Local Emergency") in the City of Turlock (the "City") if the City Council is not in session, subject to ratification by the City Council within seven (7) days; and

WHEREAS, Interim City Manager Sarah Tamey Eddy, in her role as the Director of Emergency Services ("Director of Emergency Services"), proclaimed a Local Emergency in response to the Unsheltered Homeless Crisis on July 9, 2021 ("UHC Local Emergency"); and

WHEREAS, section 4-2-106 of the Turlock Municipal Code authorizes the Director of Emergency Services to make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by the UHC Local Emergency so long as such rules and regulations are confirmed by the City Council; and

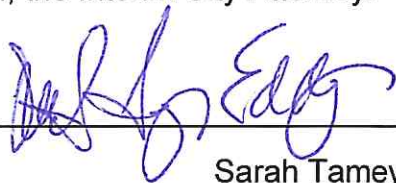
WHEREAS, the Director of Emergency Services has determined that certain rules and regulations must be made and issued on matters necessary to protect life and property as affected by the UHC Local Emergency.

NOW, THEREFORE, MADE AND ISSUED BY THE DIRECTOR OF EMERGENCY SERVICES are the following rules and regulations in response to the UHC Local Emergency:

- (1) These rules and regulations shall be referred to as the "RULES AND REGULATIONS NO. 1 MADE AND ISSUED UNDER THE PROCLAMATION OF A LOCAL EMERGENCY IN RESPONSE TO THE UNSHELTERED HOMELESS CRISIS" which may be abbreviated as "2021 UHC RULES AND REGULATIONS NO. 1."
- (2) As to use for additional sheltering under the UHC Local Emergency at the Turlock Gospel Mission facilities at 437 South Broadway Street, Stanislaus County APN 043-049-030 and the adjacent vacant lot commonly known as Stanislaus County APN 043-049-002 ("Turlock Gospel Mission"):
 - (a) Through the City's Minor Administrative Agreement process, the Turlock Gospel Mission has been approved for eighty (80) beds and associated facilities. A Temporary Conditional Occupancy letter issued by the City with any necessary conditions shall be required prior to Turlock Gospel Mission providing bed spaces in the areas commonly known as the Dining Room and Seminar Room.
 - (b) If the Turlock Gospel Mission desires to utilize the Dining Room and Seminar Room for a time longer than the existence of the Local Emergency, it shall be required to obtain a Final Occupancy Permit in accordance with the City's ordinary final inspection process.

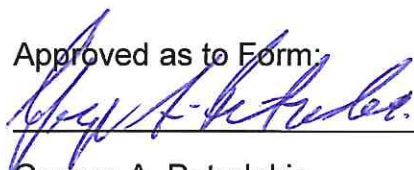
- (c) An allowance for pets in a number greater than the established limits identified in Turlock Municipal Code Section 6-1-105 and without a kennel license shall be allowed on a temporary basis.
 - (d) Use of the area commonly known as the Patio Area for temporary shelter spaces shall only be allowed after further consultation by Turlock Gospel Mission with the City and issuance by City of an approval in addition to these 2021 UHC RULES AND REGULATIONS NO. 1.
 - (e) Use of the adjacent vacant lot commonly known as APN 043-049-002 for temporary shelter spaces shall only be allowed after further consultation by Turlock Gospel Mission with the City and issuance by City of an approval in addition to these 2021 UHC RULES AND REGULATIONS NO. 1.
- (3) As to use for additional sheltering under the UHC Local Emergency at the We Care facilities at 219 South Broadway Street and 213 South Broadway Street ("We Care"):
- (a) If We Care desires to use its facilities for temporary emergency shelter for a number of beds exceeding its current approval through the City's Minor Administrative Agreement process, a Temporary Conditional Occupancy letter issued by the City with any necessary conditions shall be required prior to such use.
 - (b) An allowance for pets in a number greater than the established limits identified in Turlock Municipal Code Section 6-1-105 and without a kennel license shall be allowed on a temporary basis.
- (4) City staff is authorized to cooperate with emergency shelter providers and state and other local governments, special districts and non-governmental entities to provide additional temporary emergency sheltering facilities.
- (5) As to contracts entered into under the Local Emergency, in addition to the other contracting powers allowed under the Local Emergency, the Interim City Manager/Director of Emergency Services may enter into agreements related to the Local Emergency without strict compliance with any CITY insurance and indemnity requirements after review by, and consultation with, the Interim City Attorney.

Dated: July 9, 2021



Sarah Tamey Eddy,
Director of Emergency Services / Interim City Manager

Approved as to Form:



George A. Petrulakis,
Interim City Attorney

City Council Staff Report

March 14, 2023



From: Katie Quintero, Director of Development Services

Prepared by: Rosa Casas, Housing Finance Specialist

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Approval of a Professional Services Agreement with The Cloudburst Group, Inc. to assist with the Housing Program Services Policies and Procedures and Program Plans for HUD Community Planning and Development (CPD) programs in an amount not to exceed \$49,898.00 with the cost to be shared between CDBG and HOME funding.

- 2. SYNOPSIS:** Council consideration of a Professional Services Agreement between the City of Turlock and The Cloudburst Group to update and draft various policies and procedures related to HOME and CDBG programs.

3. DISCUSSION OF ISSUE:

The Housing Division must update and draft various policies and procedures related to the Home Investment Partnerships Program (HOME) Consortium and Community Development Block Grant (CDBG) Entitlement programs to ensure compliance with the Department of Housing Urban Development (HUD) requirements. During the latest HUD monitoring it was found many policies and procedures needed to be updated or created to comply with program requirements.

Housing Division staff requested a proposal from The Cloudburst Group to provide professional services to complete the work needed on the policies and program documents as identified in the HUD monitoring findings. Cloudburst has vast experience in working with HUD regulations as they are one of HUD'S leading technical assistance groups. Cloudburst Group can provide expertise and firsthand knowledge on the administration and implementation of these programs and the needed updates to these policies, procedures and plans. The Cloudburst Group has also developed a great working knowledge of the City of Turlock

Housing Division through their collaboration with the preparation of the HOME-ARP Allocation Plan.

The work to completed is as follows:

- Update CDBG Policies and Procedures
- Update HOME Policies and Procedures
- Update CDBG Monitoring Plan
- Create Home Rental Monitoring Plan
- Create Acquisition and Relocation Policy and Plan
- Update Affirmative Marketing Plan

4. BASIS FOR RECOMMENDATION:

A. Cloudburst is a subject matter expert on HUD requirements and will be able to provide much needed technical help to update and create HUD required policies and procedures in a timely manner so the City of Turlock can address and resolve outstanding HUD monitoring findings.

5. FISCAL IMPACT / BUDGET AMENDMENT:

The \$49,898.00 for the consulting services will be paid 50% out of CDBG and 50% out oh HOME. These funds have been appropriated through a budget transfer.

6. STAFF RECOMMENDATION:

Recommends Approval.

7. CITY MANAGER'S COMMENTS:

Recommends Approval

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

City Council could choose to not approve the proposed agreement with Cloudburst and direct staff to prepare the policies and procedures. Staff does not recommend this alternative as Cloud Burst has the technical expertise to prepare the necessary documents in a timely manner and in compliance with HUD requirements.

10. ATTACHMENTS:

- A. Draft Resolution
- B. Agreement with Cloudburst Group, Inc.

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVAING A	}	RESOLUTION NO. 2023-
PROFESSIONAL SERVICES AGREEMENT WITH	}	
THE CLOUDBURST GROUP, INC. TO ASSIST	}	
WITH THE HOUSING PROGRAM SERVICES	}	
POLICIES AND PROCEDURES AND PROGRAM	}	
PLANS FOR HUD COMMUNITY PLANNING AND	}	
DEVELOPMENT (CPD) PROGRAMS IN AN	}	
AMOUNT NOT TO EXCEED \$49,898.00 WITH	}	
THE COST TO BE SHARED BETWEEN CDBG	}	
<u>AND HOME FUNDING</u>	}	

WHEREAS, the Housing Division has multiple policies and procedures that need to be updated in response to HUD Monitoring Findings; and

WHEREAS, the Housing Division has requested a proposed scope of work from The Cloudburst Group, Inc. for consultant services to complete the necessary drafting and updates of various Policies and Procedures, and program plan development; and

WHEREAS, The Cloudburst Group, Inc provides professional services of this nature and is familiar with HUD requirements; and

WHEREAS, the City desires to enter into a professional services agreement with The Cloudburst Group, Inc. in an amount not the exceed \$49,898 with the scope of work attached to the professional services agreement; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby:

1. Approve the Professional Services Agreement with The Cloudburst Group, Inc.
2. Authorize the City Manager, or designee, to execute any and all documents in relation to the Agreement with The Cloudburst Group, Inc.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California



**AGREEMENT BETWEEN THE CITY OF TURLOCK
and
Cloudburst Consulting Group, Inc
for
Updating Policies and Procedures for the Housing Division
Contract No. 2023-0096**

City Housing Program Services Policies and Procedures

THIS SERVICE AGREEMENT (the “Agreement”) is entered into by and between the CITY OF TURLOCK, a California municipal corporation (“City”), and Cloudburst Consulting Group, Inc., a Maryland S-Corporation (“Professional”), on this 14th day of March 2023 (the “Effective Date”). City and Professional may be collectively referred to herein as the “Parties” or individually as “Party.” There are no other parties to this Agreement.

RECITALS

A. City seeks to hire an independent contractor to perform professional services to assist City with the process to Update Policies and Procedures for HUD Community Planning and Development (CDP) programs (the “Project”).

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

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

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

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

AGREEMENT

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

2. Term. The term of this Agreement shall be One (1) year and will commence on the Effective Date and terminate on the 14th day of March 2024 (“Term”) unless the Parties mutually agree in writing to terminate the Agreement earlier or extend the Term pursuant to this Agreement.

3. Extension of Agreement. City may elect to extend this Agreement for One (1) additional One (1) year, on the same terms and conditions, upon issuing an “Election to Extend Agreement” letter executed by the City Manager to Professional thirty (30) days prior to the expiration of this Agreement.

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

5. Work.

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

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

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

(a) Professional provides City with written notice that specific work requested by City or required to complete the Project is outside the agreed upon Services. Such notice shall: (1) be supported by substantial evidence that the work is outside the Services; (2) set forth the

Professional's proposed course of action for completing the work and a specific request for City to approve the Modification to the Services; (3) set forth the Professional's proposed revisions, if any, to the Completion Schedule; and (4) set forth the Professional's proposed revisions, if any, to the Compensation Schedule; and

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

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

(d) The Parties execute a written amendment to this Agreement describing any Modification, together with any adjustment in the Completion Schedule and Compensation Schedule for Professional's work. Compensation for any additional Services shall not exceed Five Thousand Dollars.

6. Compensation.

6.1. Amount, Time and Manner of Payment for Professional Services. City shall pay Professional according to the rates and timing set forth in the Compensation Schedule. On each anniversary date of the Effective Date, Professional will be allowed to increase prices with thirty (30) days' written notice to City. Increases may not exceed increases in the San Francisco-Oakland Consumer Price Index for all urban consumers or percentage increases in Professional's published prices, whichever is lower. In all cases, City may cancel this Agreement if a requested price increase is not acceptable. City's total compensation to Professional shall not exceed **Forty-Five Thousand Nine Hundred Seven-Two Dollars (\$49,898.00)** ("Maximum Payment"), unless the Parties mutually agree in writing otherwise.

6.2. Deposit. Intentionally Omitted

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

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

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

8. Time of Performance. Professional warrants that it will commence performance of the Services within Thirty (30) calendar days of the date the agreement was executed and shall conform to the Completion Schedule. The time of performance is a material term of this Agreement relied on by City in entering into this Agreement.

9. City Assistance to Professional. Intentionally Omitted

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

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

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

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

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

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

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

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

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

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

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

14. Contact by Professional with Project Owner or Project Applicant. Unless otherwise set forth in the Services, neither Professional nor Professional's subcontractors shall directly contact the owner of the property involved in the Project or any party who is the applicant for the Project ("Interested Party"), or an employee or contractor of an Interested Party, on any matter

relating to the Project without the prior consent of the Contractor Administrator. In no event shall Professional take any instructions or directions from an Interested Party on any matter pertaining to the Professional's Services to be performed for City under this Agreement.

15. Confidentiality. Professional understands and agrees that, in the performance of Services under this Agreement or in the contemplation thereof, Professional may have access to private or confidential information that may be owned or controlled by City and that such information may contain proprietary or confidential details, the disclosure of which to third parties may be damaging to City ("Confidential Information").

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

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

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

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

18. Suspension of Services by City. City reserves the right to suspend Professional's Services under this Agreement when City determines that it is necessary to do so. When possible, City shall give Professional notice of such suspension and Professional shall, upon receipt of said notice, suspend all Services except any Services, the completion of which is authorized by the notice given by City. If the Services are suspended by City for more than sixty (60) consecutive days, for reasons other than the fault of the Professional, the Professional shall be compensated for Services performed prior to notice of such suspension. When the Project is resumed, the Professional's

compensation shall be equitably adjusted by City to provide for expenses incurred by the interruption of the Services. In this regard, Professional shall furnish to City such financial information that, in the judgment of the City Manager, is necessary to determine the reasonable value of the Services rendered by Professional during the period when Services were suspended.

If the Parties are unable to agree upon the amount of extra compensation which is due to Professional within thirty (30) days of Professional resuming Services, the amount of such additional compensation, if any, that is required to appropriately compensate the Professional for its expenses incurred by the interruption of Services may, upon the request of either Party, be determined by arbitration conducted in accordance with the "Arbitration of Disputes" section of this Agreement. Such arbitration shall be commenced by the Professional no later than sixty (60) calendar days following the event which entitles the Parties to pursue arbitration unless the Parties agree in writing to an extended time period for commencement of arbitration. Unless otherwise agreed in writing, all Parties shall carry on the Services and perform their duties during any arbitration proceedings, and City shall continue to make payments for the Services in progress as required by this Agreement.

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

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

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

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

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

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

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

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

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

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

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

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

23. Non-Discrimination. In its performance of the Services, Professional shall adhere to City's EEO Policy which states, "The City is committed to ensuring that all qualified individuals have a full and fair opportunity to compete in all phase of the hiring process and promotion, and to enjoy the benefits of employment with the City. All employees and applicants shall receive equal consideration and treatment in employment without regard to race, color, religion, gender, sexual orientation, national origin, age, disability, genetic information, marital status, amnesty, or status as a covered veteran in accordance with applicable federal or state statutes, the City's ordinances, resolutions, rules or regulations."

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

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

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

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

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

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

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

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

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

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

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

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

25.1. General Liability. Professional shall carry general liability insurance in the amount of Two Million Dollars (\$2,000,000.00) per occurrence for bodily injury, personal injury, and property damage. If commercial general liability insurance or another form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project or the general aggregate shall be Four Million Dollars (\$4,000,000.00).

25.2. Workers' Compensation Insurance and Employer's Liability. Professional shall carry workers' compensation insurance as required by the State of California under the Labor Code. Professional shall also carry employer's liability insurance in the amount of One Million Dollars (\$1,000,000.00) per accident, with a One Million Dollars (\$1,000,000.00) policy limit for bodily injury by disease, and a One Million Dollars (\$1,000,000.00) limit for each employee's bodily injury by disease.

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

25.4. Commercial Automobile Liability. Professional shall carry commercial automobile liability insurance in the amount of One Million Dollars (\$1,000,000.00) or greater per occurrence for owned, leased, hired, and borrowed automobiles.

25.5. Waiver of Subrogation. With the exception of errors and omissions liability insurance, Professional hereby agrees to waive subrogation which any insurer of Professional may acquire from Professional by virtue of the payment of any loss. The commercial general liability policy and workers' compensation policy shall be endorsed to contain a waiver of subrogation in favor of City for all work performed by Professional, its agents, employees, independent contractors, and subcontractors. Professional agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation.

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

27. Indemnification by Professional. To the fullest extent permitted by law (including, without limitation, California Civil Code sections 2782 and 2782.8), Professional shall defend with legal counsel reasonably acceptable to City, indemnify and hold harmless City and City's Agents from and against any and all claims, loss, cost, damage, injury (including, without limitation, injury to or death of an employee of Professional or its subcontractors), expense and liability of every kind, nature and description that arise out of, pertain to, or relate to acts or omissions of Professional, or any direct or indirect subcontractor, employee, contractor, representative or agent of Professional, or anyone that Professional controls (collectively "Liabilities"). Such obligations to defend, hold harmless, and indemnify City and City's Agents shall not apply to the extent that such Liabilities are caused in whole by the sole negligence, active negligence, or willful misconduct of City or City's Agents, but shall apply to all other Liabilities. With respect to third party claims against the Professional, the Professional waives any and all rights of any type of express or implied indemnity against City and City's Agents.

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

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

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

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

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

If to City:

**City of Turlock
Attn: Housing Department Director
156 S. Broadway, Suite 140
Turlock, CA 95380-5461**

With courtesy copies to:

**Petrulakis Law & Advocacy, APC
Attn: George A. Petrulakis, City Attorney
P.O. Box 92
Modesto, California 95354**

If to Professional:

**Cloudburst Consulting Group, Inc.
Attn: Michelle Hayes, President
8400 Corporate Drive, Suite 550
Landover, MD 20785-2238**

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

Katie Quintero
Development Services Division, Director
156 S. Broadway, Suite 140
Turlock, California 95380-5456
Telephone: (209) 668-5640
E-mail: kquintero@turlock.ca.us

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

35. Use of City Project Number. Intentionally Omitted

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

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

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

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

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

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

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

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

44. Counterparts. This Agreement may be executed simultaneously, and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

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

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

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

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

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

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

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

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

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

[Signatures on Following Page]

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

PROFESSIONAL

**Cloudburst Consulting Group, Inc. a
Maryland S-Corporation**

By: _____

Print Name: Michelle Hayes

Title: President

Date _____

CITY

**City of Turlock, a California
municipal corporation**

By: _____

Reagan M. Wilson, City Manager

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____

Katie Quintero, Development Services
Director

Date: _____

APPROVED AS TO FORM:

By: _____

George A. Petrulakis, City Attorney

Date:

ATTEST:

By: _____

Julie Christel, City Clerk

Date:



February 21, 2023

Rosa Casas
Housing Finance Specialist
City of Turlock - Housing Program Services Division
156 S. Broadway, Suite 140
Turlock, CA 95380
RCasas@turlock.ca.us

Dear Ms. Casas,

The Clodburst Group (Clodburst) is pleased to submit this updated proposal to assist the City of Turlock in updating its policies and procedures for HUD Community Planning and Development (CPD) programs. As a mission-driven, women-owned small business passionate about improving the housing and community development needs for low- and moderate-income communities, we are excited by the opportunity to support the City of Turlock by helping develop customized, practical resources to assist the City's program staff.

As one of HUD's leading technical assistance providers on all HUD Community Planning and Development (CPD) programs, our team has considerable experience helping grantees manage, administer, and implement their programs. Utilizing our subject matter expertise and firsthand experience with CPD programs, Clodburst will help Turlock strengthen and solidify its HOME and CDBG policies and procedures, monitoring plans, acquisition and relocation plan, and affirmative marketing plan.

Clodburst is uniquely qualified to support the City given experience with Turlock's most recent Consolidated Plan and Regional Analysis of Impediments to Fair Housing Choice, as well as work with the City's HOME-ARP Allocation Plan. As a result, Clodburst can offer an effective and efficient process to both meet HUD requirements, as laid out in the 2021 HUD monitoring report, and address the needs of Turlock. Our team has supported several other grantees in updating CDBG and HOME policies and procedures, including developing spreadsheet and form templates, to assist program staff. For example, Clodburst developed a customized CDBG Economic Development Manual focusing on small business and microenterprise assistance for the Commonwealth of Pennsylvania. Clodburst also supported the State of Iowa in documenting its policies and procedures to maintain compliance with HUD's Duplication of Benefits policy for CDBG-CV and CDBG-DR. Additionally, Clodburst reviewed and updated the CDBG, HOME and ESG monitoring plans for the City of Colorado Springs, customizing them to be utilized as regular tools for program staff.

Clodburst welcomes the opportunity to discuss this proposal further. This proposal is valid for 60 days. If you have any questions or would like to request revisions to this proposal, please contact me at (202) 253-2346 or michelle.hayes@clodburstgroup.com.

Sincerely,

Michelle Hayes, President

Cloudburst Experience

Introduction and Overview

Cloudburst's team has decades of combined experience with the HOME & CDBG programs. Cloudburst's team includes former program administrators, managers, and seasoned TA providers. Over the past 16 years, Cloudburst has provided HOME and CDBG technical assistance to Participating Jurisdictions (PJ) and entitlement communities nationwide. Through these engagements, the team has worked with local staff to review and revise HOME and CDBG policy and procedures manuals that meet local needs and create a framework for staff to successfully implement programs. The goal of this work is to help build capacity among staff by having HUD compliant and user-friendly policies and procedures that may be utilized as a tool for subrecipient management. Furthermore, as the managers of the IDIS and eCon Planning Suite Help Desks on the HUD Exchange, Cloudburst routinely responds to questions submitted by program administrators related to online reporting requirements for the program. At the federal level, Cloudburst works with HUD by providing data collection, entry, verification, and analysis support as well as grant performance reporting for the HOME and CDBG programs. This holistic view of CPD grants allows Cloudburst to provide guidance on policies and procedures that are not only compliant but promote efficient grants administration, particularly for smaller and under-resourced communities.

Through our strong cadre of seasoned CDBG and HOME program experts, Cloudburst is prepared to assist Turlock in developing tailored, practical, and compliant policies and procedures to best assist program staff as evidenced through recent experience highlighted below.

Cloudburst Team Value to Turlock

Cloudburst has developed several CDBG policy and procedure manuals to help program staff document program compliance.	<ul style="list-style-type: none">● Policies and procedure manuals outlining topics such as CDBG program compliance, CPD monitoring, and environmental reviews.● Program forms and documents to enhance compliance with federal regulations on areas such as RFP application for public services, RFP scoring applications, checklists for CDBG activity eligibility, and guidance on preparing CARES Act Substantial Amendments.● Consistent application of procedures that can be utilized for staff training, especially in times when turnover is high
In the realm of the HOME program, our goal is to help PJ staff understand the importance of market studies, project underwriting, subsidy layering analysis, and long-term affordability.	<ul style="list-style-type: none">● Reviewed and revised HOME program designs● Trained staff on program requirements● Respond to on-call questions from PJs● Developed HOME policy and procedure manuals that meet local needs

Project Team

The Cloudburst team will be managed by Marybrook Cox. Ms. Cox is a seasoned project manager who excels at interpreting complex federal regulations regarding HUD programming and implementing to improve program efficiency. Ms. Cox will serve as the primary point of contact to Turlock and directly supervise the work of the team in meeting the contractual scope, cost, and schedule requirements.

Below are the qualifications of the proposed personnel.

Proposed Key Personnel

Proposed Staff	Qualifications and Experience
Marybrook Cox Project Manager HOME Program Specialist	Ms. Cox is a Housing Development Analyst with nearly a decade experience providing guidance for best practices in managing subrecipients of federal funds, developing HOME and CDBG policies and procedures and specializes in developing staff capacity. As a former local government employee, Ms. Cox has in-depth knowledge of the challenges faced by state and local governments from her prior roles in local government in San Diego and El Cajon, CA as well as Ashville, NC. As part of this project, Ms. Cox will lead the review and updates of all HOME documents, as well as manage the project, oversee tasks and deliverables, and ensure all project components are completed on time and within budget.
Laura Detert CDBG Program Specialist	Ms. Detert is an urban planner, AICP, and SME in HOME, ESG, CDBG, homeowner rehabilitation, Neighborhood Revitalization Strategy Areas, housing finance, Fair Housing, CPD planning, and grants administration. She is also experienced in GIS and data analysis for community planning topics. As part of this project, Ms. Detert will be the primary CDBG specialist and lead the efforts in reviewing and updating CDBG documents.
Steve Sachs CDBG Program Expert	Mr. Sachs is the former CPD director of the San Francisco HUD Field Office. At Cloudburst, Mr. Sachs has worked with grantees across the country to address complex program design elements and prepare for HUD monitoring visits. As part of this project, Mr. Sachs will serve as the CDBG subject matter expert and be available for ongoing TA and/or support communication with the HUD Field Office.
Stephanie Jennings HOME Program Expert	Ms. Jennings will serve as the HOME subject matter expert for the project. As a certified HOME Specialist, Ms. Jennings has over 20 years' experience leading affordable housing and community development policy, grant and loan programs, and cross-sector initiatives. Ms. Jennings specializes in field-based knowledge of best practices in planning, housing policy, affordable housing development, public facilities, human/homeless services, fair housing, and cross-sector collaboration. As the former Grants Manager for the City of Eugene, OR, she has significant direct experience with Consolidated Plan, Fair Housing Plans, CDBG, HOME, HUD Sustainable Communities, ARRA, and CARES Act.
Susan Walsh IDIS/HOME Expert	Ms. Walsh has over 30 years of experience leading HUD-funded programs such as CDBG, and HOME. Ms. Walsh has provided TA to governments, nonprofits, and contractors in the areas of grants management and regulatory compliance for HUD programs. Ms. Walsh is also a national expert in IDIS and has provided numerous trainings to grantees and provided TA through the HUD Exchange 'Ask-A-Question' help desk. As part of this project, Ms. Walsh will support the review and update of both HOME and CDBG documents, specifically with sections regarding IDIS.
Communications Support Design/formatting/copy-edit	Cloudburst's communications team will be available for graphic design, formatting and copy-editing of all deliverables.

Proposed Scope of Work

In preparing the proposed scope of work, Cloudburst staff closely reviewed Turlock's Monitoring letter for CDBG and HOME programs dated August 23, 2022 and relevant policies and procedures to identify Turlock's needs. The corrective action identified in the monitoring letter guides the proposed scope of work. Due to the nature and severity of the findings, the proposed scope of work is extensive to fully address the compliance issues identified by HUD.

Project Mobilization and Management

Leveraging the team's expertise in HUD CPD programs, Cloudburst proposes a cost-effective approach to review and implement suggested modifications to Turlock's HOME and CDBG policies & procedures, as well as other program documents and plans.

- Cloudburst will initiate the project by hosting a kickoff meeting to better understand the specific needs, issues, and challenges facing Turlock and finalize the project schedule.
- Cloudburst Project Manager, Marybrook Cox, will establish a regular meeting schedule with City staff to provide updates on the progress of each task and deliverable.
- Cloudburst will anticipate having at least one representative present at the City Council meeting for the adoption of the new policies and procedures.

Scope of Work

Task 1: Edit CDBG Policies	<p>Existing CDBG Policies and Procedures manual will be reviewed and staff will provide recommendations on how to achieve HUD compliance.</p> <p>Cloudburst will create financial management policies and procedures for the City of Turlock and incorporate these into existing manual.</p> <p>The CDBG policies and procedures manuals will be updated based on City's review of recommendations.</p> <p>Deliverable: Updated CDBG Policy and Procedure manual.</p>
Task 2: Edit HOME Policies	<p>Existing HOME Policies and Procedures manual will be reviewed and staff will provide recommendations on how to achieve HUD compliance.</p> <p>Cloudburst will create financial management policies and procedures for the City of Turlock and incorporate these into existing manual.</p> <p>The HOME policies and procedures manuals will be updated based on City's review of recommendations.</p> <p>Deliverable: Updated HOME Policy and Procedure manual.</p>
Task 3: Edit CDBG Monitoring Plan	<p>Existing CDBG monitoring plan and internal processes will be reviewed and staff will provide recommendations on improving the existing framework.</p> <p>The CDBG monitoring plan will be updated based on City's review of recommendations.</p> <p>Deliverable: Updated CDBG Monitoring Plan.</p>

Task 4: Create HOME Rental Monitoring Plan	<p>Cloudburst staff will identify needs of HOME Rental Monitoring Plan and then begin drafting a HOME Rental Monitoring Plan.</p> <p>The draft will be provided to the City for edits, which will be incorporated before providing the City with a finalized plan.</p> <p>Deliverable: New HOME Rental Monitoring Plan.</p>
Task 5: Create Acquisition and Relocation Policy & Plan	<p>Cloudburst staff will identify the local needs of an Acquisition and Relocation Policy and Procedure and then begin drafting a policy and procedure document.</p> <p>The draft will be provided to the City for edits, which will be incorporated before providing the City with a finalized Acquisition and Relocation Policy and Procedure.</p> <p>Deliverable: Create Acquisition and Relocation Policy and Plan</p>
Task 6: Edit Affirmative Marketing Plan	<p>Existing Affirmative Marketing Plan will be reviewed and staff will provide recommendations on how to achieve HUD compliance.</p> <p>The Affirmative Marketing Plan will be updated based on City's review of recommendations.</p> <p>Deliverable: Updated Affirmative Marketing Plan.</p>
Task 7: On-call TA	<p>25 hours of on-call technical assistance will be available to address other items as needed. Technical assistance is offered at an hourly rate of \$155 an hour.</p> <p>Deliverable: Up to 25-hours of technical assistance as needed.</p>

Project Schedule

Cloudburst proposes the following task schedule and timeline to review and modify the City of Turlock's HOME & CDBG policies and procedures, monitoring plans, acquisition and relocation plan, and affirmative marketing plan. During the initial kick-off meeting, Cloudburst will confirm the final schedule with Turlock. Based on this meeting, the team will make appropriate adjustments to the schedule, including the addition of anticipated completion dates for all tasks and deliverables, review periods, and other scheduling constraints as identified by the City. Progress, timeline, and due dates will be reviewed through regularly scheduled meetings with the period of the contract to ensure all deadlines are met.

Tasks	April 2023	May 2023	June 2023	July 2023	August 2023	September 2023
Project Management						
Task 1 - Edit CDBG Policies						
Task 2 - Edit HOME Policies						
Task 3 - Edit CDBG Monitoring Plan						
Task 4 - Create HOME Rental Monitoring Plan						
Task 5 - Create Acquisition and Relocation Plan Task						
Task 6 - Edit Affirmative Marketing Plan						
Task 7 - On-Call Support						

Proposed Budget

Cloudburst proposes a Firm-Fixed Price amount of \$45,907 to review and update the City of Turlock's CDBG Policies and Procedures, HOME Policies and Procedures, CDBG Monitoring Plan, HOME Rental Monitoring Plan, Acquisition and Relocation Plan, Affirmative Marketing Plan. Included in this cost are travel expenses for one on-site trip to support City staff with questions during the City Council meeting to approve the updated procedures.

Cloudburst also proposes a Time & Material amount of \$3,991 for providing on-call technical assistance up to 25 hours to address other items on a customer directed basis.

		Task 1 - Edit CDBG Policies		Task 2 - Edit HOME Policies		Task 3 - Edit CDBG Monitoring Plan		Task 4 - Create HOME Rental Monitoring Plan		Task 5 - Create Acquisition and Relocation Policy & Plan update		Task 6 - Edit Affirmative Marketing Plan		Project Management		FFP TOTAL		Task 7 - On-Call Support	
Team Member	Rate	Hours	Subtotal	Hours	Subtotal	Hours	Subtotal	Hours	Subtotal	Hours	Subtotal	Hours	Subtotal	Hours	Subtotal	Hours	Dollars	Hours	Subtotal
Marybrook Cox	\$ 107	10	\$ 1,070	37	\$ 3,959	0	\$ -	46	\$ 4,922	0	\$ -	0	\$ -	22	\$ 2,354	115	\$ 12,305	0	\$ -
Laura Detert	\$ 136	47	\$ 6,392	0	\$ -	24	\$ 3,264	0	\$ -	23	\$ 3,128	21	\$ 2,856	1	\$ 136	116	\$ 15,776	0	\$ -
Steve Sachs	\$ 212	2	\$ 424	1	\$ 212	1	\$ 212	1	\$ 212	1	\$ 212	1	\$ 212	8	\$ 1,696	15	\$ 3,180	0	\$ -
Stephanie Jennings	\$ 158	0	\$ -	8	\$ 1,264	0	\$ -	4	\$ 632	0	\$ -	0	\$ -	0	\$ -	12	\$ 1,896	0	\$ -
Susan Walsh	\$ 169	13	\$ 2,197	6	\$ 1,014	4	\$ 676	17	\$ 2,873	5	\$ 845	4	\$ 676	1	\$ 169	50	\$ 8,450	0	\$ -
Technical Assistance	\$ 155	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	25	\$ 3,875
Comms Support	\$ 107	5	\$ 535	5	\$ 535	3	\$ 321	6	\$ 642	3	\$ 321	3	\$ 321	0	\$ -	25	\$ 2,675	0	\$ -
LABOR TOTAL		77	\$ 10,618	57	\$ 6,984	32	\$ 4,473	74	\$ 9,281	32	\$ 4,506	29	\$ 4,065	32	\$ 4,355	333	\$ 44,282	25	\$ 3,875
Travel			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 296		\$ 296		\$ -
Reproduction/Materials/Teleconference			\$ 319		\$ 210		\$ 134		\$ 278		\$ 135		\$ 122		\$ 131		\$ 1,329		\$ 116
TOTAL			\$ 10,937		\$ 7,194		\$ 4,607		\$ 9,559		\$ 4,641		\$ 4,187		\$ 4,782	333	\$ 45,907		\$ 3,991

Based on the deliverables for each task, the following payment schedule is proposed for the FFP portion of the contract. The Project Management costs have been allocated across the deliverables:

Task	Deliverable	Amount
1	Updated CDBG Policy and Procedure Manual	12,208
2	Updated HOME Policy and Procedure Manual	8,031
3	Updated CDBG Monitoring Plan	5,143
4	New HOME Rental Monitoring Plan	10,670
5	Acquisition and Relocation Policy and Plan	5,181
6	Updated Affirmative Marketing Plan	4,674
		45,907

Cost Assumptions

In establishing this cost proposal, Cloudburst makes the following assumptions:

- Cloudburst assumes the existing 2019 Housing Rehabilitation Policies and Procedures will be lumped in with the updated CDBG policies.
- The Financial Management policies and procedures created as part of Task 1 can be used for Task 2, minimizing labor hours.
- Due to the complexity of HOME programs, Cloudburst anticipates a much higher level of effort in Task 4 than what is projected for Task 3.
- For Task 5, Cloudburst assumes the displacement plan will need to be updated to reflect RARAP requirements.
- One Cloudburst team member will be present at the City Council meeting where policies and procedures will be adopted to respond to HUD program-specific questions. Travel costs are included as part of Project Management.
- Cloudburst cannot update or draft any legal documents, such as written agreements, loan agreements or construction agreements. However, as part of Task 7, Cloudburst staff can be available for on-call assistance to respond to questions from City staff regarding the agreements and provide resources that program staff can use with the City's legal team to update the agreements.
- Should Cloudburst identify any further areas of concern or unforeseen issues, they will immediately be brought to the attention of Turlock staff.

City Council Staff Report

March 14, 2023



From: Nick Showalter, IT Manager

Prepared by: Janelle Rodrigues, Staff Services Assistant

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Authorize the City Manager to execute a Purchase Agreement between the City of Turlock and Microsoft through the Licensing Solution Provider (LSP) SoftwareONE, Inc. for a period of three (3) years in the amount of \$95,569.08 per year for a total amount not to exceed \$315,377.96, which includes a 10% contingency.

2. SYNOPSIS:

Staff is recommending authorization for the City Manager to execute a Purchase Agreement for Microsoft licensing between the authorized reseller SoftwareONE, Inc., and the City of Turlock for a three-year period from March 14, 2023 through March 13, 2026.

3. DISCUSSION OF ISSUE:

The City of Turlock (City) currently utilizes Microsoft software products on desktop computers, city-servers, and will be migrating to services hosted in the cloud. Maintaining an Enterprise Agreement (EA) provides the City with flexibility to continue to efficiently manage its computing environment while providing our city with the latest productivity tools. On January 14, 2020 City Council approved the renewal of the Microsoft agreement through the authorized reseller SoftwareOne for the period from February 1, 2020 through January 31, 2023.

The City of Turlock Information Technology (IT) Division evaluated alternatives to procure the most cost-effective EA to meet the City's needs and has determined that costs under the Riverside County's Master Enterprise Agreement with Microsoft are significantly less than what the City would be able to secure under its own agreement. The Riverside County agreement is available for other public agencies to piggyback and provides the option of purchasing Microsoft products and support from any of the ten (10) authorized Licensing Solution Providers (LSP), SoftwareOne being one of them.

The Riverside County Purchasing Department (RCPD), on behalf of Riverside County Information Technology (RCIT), issued a formal Request for Quote #RIVO-2020-RFQ-0000048 for Countywide Microsoft Licenses, products and services available on Microsoft Enterprise Agreement #8084445 through an authorized LSP. RCPD received ten (10) competitive bids based on a percentage mark-up or mark-down from the Government level pricing established by Microsoft and provided to all LSPs.

According to City of Turlock Municipal Code section 2-7-08 Bidding Requirements, "Bidding procedures are not required regardless of the amount involved [...] when engaged in joint, cooperative, or leveraged purchasing plans that have been solicited and awarded on a competitive basis."

Therefore, staff is recommending the authorization of the City Manager to enter into a purchase agreement with the Microsoft authorized Licensing Solution Provider (LSP) SoftwareOne, which will allow the City of Turlock to continue receiving additional cost savings on Microsoft licensing due to a joint enrollment with the County of Riverside, Microsoft Enterprise Master Agreement #8084445.

4. BASIS FOR RECOMMENDATION:

- A. Due to the increased number of licenses needed for the current agreement term, as well as our duty to enhance cybersecurity while providing the most effective productivity tools City-wide, we are now migrating to the Microsoft 365 cloud-based platform, which will allow more functionality for City Staff.
- B. Licensing is required for City staff to continue to access Microsoft Office products on their desktops and City-issued devices.
- C. Microsoft Software products are essential tools for the City's daily operations.

5. FISCAL IMPACT / BUDGET AMENDMENT:

BUDGET AMENDMENT:

Information Technology (IT) has budgeted \$90,000 for Microsoft Licensing and has submitted a budget transfer request for the additional \$5,569.08 from within the FY 22-23 IT approved budget.

6. CITY MANAGER'S COMMENTS:

Recommend Approval.

7. ENVIRONMENTAL DETERMINATION:

N/A

8. ALTERNATIVES:

A. Do not authorize the City Manager to execute the Purchase Agreement. This alternative is not recommended as the City of Turlock receives an additional cost savings due to purchasing through the County of Riverside, Microsoft Master Agreement.

9. Attachments:

A. Draft Resolution

B. Microsoft Volume Licensing Agreement

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AUTHORIZING THE CITY }
 MANAGER TO EXECUTE A PURCHASE }
 AGREEMENT BETWEEN THE CITY OF }
 TURLOCK AND MICROSOFT THROUGH THE }
 LICENSING SOLUTION PROVIDER (LSP) }
 SOFTWAREONE, INC. FOR A }
 PERIOD OF THREE (3) YEARS IN THE }
 AMOUNT OF \$95,569.08 PER YEAR, FOR A }
 TOTAL AMOUNT NOT TO EXCEED \$315,377.96, }
WHICH INCLUDES A 10% CONTINGENCY. }

RESOLUTION NO. 2023-

WHEREAS, staff is requesting the authorization for the City Manager to execute a Purchase Agreement between the City of Turlock and Microsoft through the Licensing Solution Provider (LSP) SoftwareONE, Inc. for a period of three (3) years in the amount of \$95,569.08 per year, for a total amount not to exceed \$315,377.96, which includes a 10% contingency.

WHEREAS, the City of Turlock will continue to receive additional cost savings on Microsoft licensing due to a joint enrollment with the County of Riverside, Microsoft Enterprise Master Agreement #8084445; and

WHEREAS, Licensing is required for City staff to continue to access Microsoft Office products on their desktops and city-issued devices. Microsoft Software products are essential tools for the City's daily operations; and

WHEREAS, Information Technology (IT) has budgeted \$90,000 for Microsoft Licensing and has sufficient funding for the additional \$5,569.08 in the FY 22-23 IT approved budget; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby authorize the City Manager to execute a Purchase Agreement between the City of Turlock and Microsoft through the Licensing Solution Provider (LSP) SoftwareONE, Inc. for a period of three (3) years in the amount of \$95,569.08 per year, for a total amount not to exceed \$315,377.96, which includes a 10% contingency.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:
 NOES:
 NOT PARTICIPATING:
 ABSENT:

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California



Attachment B

Volume Licensing

Program Signature Form

MBA/MBSA number

Agreement number

8084445

5-0000009670748

Note: Enter the applicable active numbers associated with the documents below. Microsoft requires the associated active number be indicated here, or listed below as new.

For the purposes of this form, "Customer" can mean the signing entity, Enrolled Affiliate, Government Partner, Institution, or other party entering into a volume licensing program agreement.

This signature form and all contract documents identified in the table below are entered into between the Customer and the Microsoft Affiliate signing, as of the effective date identified below.

Contract Document	Number or Code
Enterprise Enrollment (Indirect)	X20-10635
Enterprise Amendment	M97 (New)
Product Selection Form	1283396.006 PSF

By signing below, Customer and the Microsoft Affiliate agree that both parties (1) have received, read and understand the above contract documents, including any websites or documents incorporated by reference and any amendments and (2) agree to be bound by the terms of all such documents.

Customer
Name of Entity (must be legal entity name)* City of Turlock
Signature*
Printed First and Last Name*
Printed Title
Signature Date*
Tax ID

* indicates required field

Microsoft Affiliate
Microsoft Corporation
Signature Printed First and Last Name Printed Title Signature Date (date Microsoft Affiliate countersigns)
Agreement Effective Date (may be different than Microsoft's signature date)

Optional 2nd Customer signature or Outsourcer signature (if applicable)

Customer
Name of Entity (must be legal entity name)* Signature* Printed First and Last Name* Printed Title Signature Date*

** indicates required field*

Outsourcer
Name of Entity (must be legal entity name)* Signature* _____ Printed First and Last Name* Printed Title Signature Date*

** indicates required field*

If Customer requires additional contacts or is reporting multiple previous Enrollments, include the appropriate form(s) with this signature form.

After this signature form is signed by the Customer, send it and the Contract Documents to Customer's channel partner or Microsoft account manager, who must submit them to the following address. When the signature form is fully executed by Microsoft, Customer will receive a confirmation copy.

Microsoft Corporation
 Dept. 551, Volume Licensing
 6880 Sierra Center Parkway
 Reno, Nevada 89511
 USA



Enterprise Enrollment

State and Local

Enterprise Enrollment number
(Microsoft to complete)

61689638

Framework ID
(if applicable)

Previous Enrollment number
(Reseller to complete)

54115300

This Enrollment must be attached to a signature form to be valid.

This Microsoft Enterprise Enrollment is entered into between the entities as identified in the signature form as of the effective date. Enrolled Affiliate represents and warrants it is the same Customer, or an Affiliate of the Customer, that entered into the Enterprise Agreement identified on the program signature form.

This Enrollment consists of: (1) these terms and conditions, (2) the terms of the Enterprise Agreement identified on the signature form, (3) the Product Selection Form, (4) the Product Terms, (5) the Online Services Terms, (6) any Supplemental Contact Information Form, Previous Agreement/Enrollment form, and other forms that may be required, and (7) any order submitted under this Enrollment. This Enrollment may only be entered into under a 2011 or later Enterprise Agreement. By entering into this Enrollment, Enrolled Affiliate agrees to be bound by the terms and conditions of the Enterprise Agreement.

All terms used but not defined are located at <http://www.microsoft.com/licensing/contracts>. In the event of any conflict the terms of this Agreement control.

Effective date. If Enrolled Affiliate is renewing Software Assurance or Subscription Licenses from one or more previous Enrollments or agreements, then the effective date will be the day after the first prior Enrollment or agreement expires or terminates. If this Enrollment is renewed, the effective date of the renewal term will be the day after the Expiration Date of the initial term. Otherwise, the effective date will be the date this Enrollment is accepted by Microsoft. Any reference to "anniversary date" refers to the anniversary of the effective date of the applicable initial or renewal term for each year this Enrollment is in effect.

Term. The initial term of this Enrollment will expire on the last day of the month, 36 full calendar months from the effective date of the initial term. The renewal term will expire 36 full calendar months after the effective date of the renewal term.

Terms and Conditions

1. Definitions.

Terms used but not defined in this Enrollment will have the definition in the Enterprise Agreement. The following definitions are used in this Enrollment:

"Additional Product" means any Product identified as such in the Product Terms and chosen by Enrolled Affiliate under this Enrollment.

"Community" means the community consisting of one or more of the following: (1) a Government, (2) an Enrolled Affiliate using eligible Government Community Cloud Services to provide solutions to a Government or a qualified member of the Community, or (3) a Customer with Customer Data that is subject to Government regulations for which Customer determines and Microsoft agrees that the use of Government Community Cloud Services is appropriate to meet Customer's regulatory requirements.

Membership in the Community is ultimately at Microsoft's discretion, which may vary by Government Community Cloud Service.

"Enterprise Online Service" means any Online Service designated as an Enterprise Online Service in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Online Services are treated as Online Services, except as noted.

"Enterprise Product" means any Desktop Platform Product that Microsoft designates as an Enterprise Product in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Products must be licensed for all Qualified Devices and Qualified Users on an Enterprise-wide basis under this program.

"Expiration Date" means the date upon which the Enrollment expires.

"Federal Agency" means a bureau, office, agency, department or other entity of the United States Government.

"Government" means a Federal Agency, State/Local Entity, or Tribal Entity acting in its governmental capacity.

"Government Community Cloud Services" means Microsoft Online Services that are provisioned in Microsoft's multi-tenant data centers for exclusive use by or for the Community and offered in accordance with the National Institute of Standards and Technology (NIST) Special Publication 800-145. Microsoft Online Services that are Government Community Cloud Services are designated as such in the Use Rights and Product Terms.

"Industry Device" (also known as line of business device) means any device that: (1) is not useable in its deployed configuration as a general purpose personal computing device (such as a personal computer), a multi-function server, or a commercially viable substitute for one of these systems; and (2) only employs an industry or task-specific software program (e.g. a computer-aided design program used by an architect or a point of sale program) ("Industry Program"). The device may include features and functions derived from Microsoft software or third-party software. If the device performs desktop functions (such as email, word processing, spreadsheets, database, network or Internet browsing, or scheduling, or personal finance), then the desktop functions: (1) may only be used for the purpose of supporting the Industry Program functionality; and (2) must be technically integrated with the Industry Program or employ technically enforced policies or architecture to operate only when used with the Industry Program functionality.

"Managed Device" means any device on which any Affiliate in the Enterprise directly or indirectly controls one or more operating system environments. Examples of Managed Devices can be found in the Product Terms.

"Qualified Device" means any device that is used by or for the benefit of Enrolled Affiliate's Enterprise and is: (1) a personal desktop computer, portable computer, workstation, or similar device capable of running Windows Pro locally (in a physical or virtual operating system environment), or (2) a device used to access a virtual desktop infrastructure ("VDI"). Qualified Devices do not include any device that is: (1) designated as a server and not used as a personal computer, (2) an Industry Device, or (3) not a Managed Device. At its option, the Enrolled Affiliate may designate any device excluded above (e.g., Industry Device) that is used by or for the benefit of the Enrolled Affiliate's Enterprise as a Qualified Device for all or a subset of Enterprise Products or Online Services the Enrolled Affiliate has selected.

"Qualified User" means a person (e.g., employee, consultant, contingent staff) who: (1) is a user of a Qualified Device, or (2) accesses any server software requiring an Enterprise Product Client Access License or any Enterprise Online Service. It does not include a person who accesses server software or an Online Service solely under a License identified in the Qualified User exemptions in the Product Terms.

"Reseller" means an entity authorized by Microsoft to resell Licenses under this program and engaged by an Enrolled Affiliate to provide pre- and post-transaction assistance related to this agreement;

"Reserved License" means for an Online Service identified as eligible for true-ups in the Product Terms, the License reserved by Enrolled Affiliate prior to use and for which Microsoft will make the Online Service available for activation.

"State/Local Entity" means (1) any agency of a state or local government in the United States, or (2) any United States county, borough, commonwealth, city, municipality, town, township, special purpose district, or other similar type of governmental instrumentality established by the laws of Customer's state and located within Customer's state's jurisdiction and geographic boundaries.

"Tribal Entity" means a federally recognized tribal entity performing tribal governmental functions and eligible for funding and services from the U.S. Department of Interior by virtue of its status as an Indian tribe.

"Use Rights" means, with respect to any licensing program, the use rights or terms of service for each Product and version published for that licensing program at the Volume Licensing Site and updated from time to time. The Use Rights include the Product-Specific License Terms, the License Model terms, the Universal License Terms, the Data Protection Terms, and the Other Legal Terms. The Use Rights supersede the terms of any end user license agreement (on-screen or otherwise) that accompanies a Product.

"Volume Licensing Site" means <http://www.microsoft.com/licensing/contracts> or a successor site.

2. Order requirements.

- a. **Minimum order requirements.** Enrolled Affiliate's Enterprise must have a minimum of 250 Qualified Users or Qualified Devices. The initial order must include at least 250 Licenses for Enterprise Products or Enterprise Online Services.
 - (i) **Enterprise commitment.** Enrolled Affiliate must order enough Licenses to cover all Qualified Users or Qualified Devices, depending on the License Type, with one or more Enterprise Products or a mix of Enterprise Products and the corresponding Enterprise Online Services (as long as all Qualified Devices not covered by a License are only used by users covered with a user License).
 - (ii) **Enterprise Online Services only.** If no Enterprise Product is ordered, then Enrolled Affiliate need only maintain at least 250 Subscription Licenses for Enterprise Online Services.
- b. **Additional Products.** Upon satisfying the minimum order requirements above, Enrolled Affiliate may order Additional Products.
- c. **Use Rights for Enterprise Products.** For Enterprise Products, if a new Product version has more restrictive use rights than the version that is current at the start of the applicable initial or renewal term of the Enrollment, those more restrictive use rights will not apply to Enrolled Affiliate's use of that Product during that term.
- d. **Country of usage.** Enrolled Affiliate must specify the countries where Licenses will be used on its initial order and on any additional orders.
- e. **Resellers.** Enrolled Affiliate must choose and maintain a Reseller authorized in the United States. Enrolled Affiliate will acquire its Licenses through its chosen Reseller. Orders must be submitted to the Reseller who will transmit the order to Microsoft. The Reseller and Enrolled Affiliate determine pricing and payment terms as between them, and Microsoft will invoice the Reseller based on those terms. Throughout this Agreement the term "price" refers to reference price. Resellers and other third parties do not have authority to bind or impose any obligation or liability on Microsoft.
- f. **Adding Products.**
 - (i) **Adding new Products not previously ordered.** New Enterprise Products or Enterprise Online Services may be added at any time by contacting a Microsoft Account Manager or Reseller. New Additional Products, other than Online Services, may be used if an order is placed in the month the Product is first used. For Additional Products that are Online Services, an initial order for the Online Service is required prior to use.

- (ii) **Adding Licenses for previously ordered Products.** Additional Licenses for previously ordered Products other than Online Services may be added at any time but must be included in the next true-up order. Additional Licenses for Online Services must be ordered prior to use, unless the Online Services are (1) identified as eligible for true-up in the Product Terms or (2) included as part of other Licenses.
- g. **True-up requirements.** Enrolled Affiliate must submit an annual true-up order that accounts for any changes since the initial order or last order. If there are no changes, then an update statement must be submitted instead of a true-up order.
- (i) **Enterprise Products.** For Enterprise Products, Enrolled Affiliate must determine the number of Qualified Devices and Qualified Users (if ordering user-based Licenses) at the time the true-up order is placed and must order additional Licenses for all Qualified Devices and Qualified Users that are not already covered by existing Licenses, including any Enterprise Online Services.
- (ii) **Additional Products.** For Additional Products that have been previously ordered under this Enrollment, Enrolled Affiliate must determine the maximum number of Additional Products used since the latter of the initial order, the last true-up order, or the prior anniversary date and submit a true-up order that accounts for any increase.
- (iii) **Online Services.** For Online Services identified as eligible for true-up in the Product Terms, Enrolled Affiliate may place a reservation order for the additional Licenses prior to use and payment may be deferred until the next true-up order. Microsoft will provide a report of Reserved Licenses ordered but not yet invoiced to Enrolled Affiliate and its Reseller. Reserved Licenses will be invoiced retrospectively to the month in which they were ordered.
- (iv) **Subscription License reductions.** Enrolled Affiliate may reduce the quantity of Subscription Licenses at the Enrollment anniversary date on a prospective basis if permitted in the Product Terms, as follows:
- 1) For Subscription Licenses that are part of an Enterprise-wide purchase, Licenses may be reduced if the total quantity of Licenses and Software Assurance for an applicable group meets or exceeds the quantity of Qualified Devices and Qualified Users (if ordering user-based Licenses) identified on the Product Selection Form, and includes any additional Qualified Devices and Qualified Users added in any prior true-up orders. Step-up Licenses do not count towards this total count.
 - 2) For Enterprise Online Services that are not a part of an Enterprise-wide purchase, Licenses can be reduced as long as the initial order minimum requirements are maintained.
 - 3) For Additional Products available as Subscription Licenses, Enrolled Affiliate may reduce the Licenses. If the License count is reduced to zero, then Enrolled Affiliate's use of the applicable Subscription License will be cancelled.
- Invoices will be adjusted to reflect any reductions in Subscription Licenses at the true-up order Enrollment anniversary date and effective as of such date.
- (v) **Update statement.** An update statement must be submitted instead of a true-up order if, since the initial order or last true-up order, Enrolled Affiliate's Enterprise: (1) has not changed the number of Qualified Devices and Qualified Users licensed with Enterprise Products or Enterprise Online Services; and (2) has not increased its usage of Additional Products. This update statement must be signed by Enrolled Affiliate's authorized representative.
- (vi) **True-up order period.** The true-up order or update statement must be received by Microsoft between 60 and 30 days prior to each Enrollment anniversary date. The third-year true-up order or update statement is due within 30 days prior to the Expiration Date, and any license reservations within this 30 day period will not be accepted. Enrolled Affiliate

may submit true-up orders more often to account for increases in Product usage, but an annual true-up order or update statement must still be submitted during the annual order period.

(vii) **Late true-up order.** If the true-up order or update statement is not received when due, Microsoft will invoice Reseller for all Reserved Licenses not previously invoiced and Subscription License reductions cannot be reported until the following Enrollment anniversary date (or at Enrollment renewal, as applicable).

h. **Step-up Licenses.** For Licenses eligible for a step-up under this Enrollment, Enrolled Affiliate may step-up to a higher edition or suite as follows:

(i) For step-up Licenses included on an initial order, Enrolled Affiliate may order according to the true-up process.

(ii) If step-up Licenses are not included on an initial order, Enrolled Affiliate may step-up initially by following the process described in the Section titled "Adding new Products not previously ordered," then for additional step-up Licenses, by following the true-up order process.

i. **Clerical errors.** Microsoft may correct clerical errors in this Enrollment, and any documents submitted with or under this Enrollment, by providing notice by email and a reasonable opportunity for Enrolled Affiliate to object to the correction. Clerical errors include minor mistakes, unintentional additions and omissions. This provision does not apply to material terms, such as the identity, quantity or price of a Product ordered.

j. **Verifying compliance.** Microsoft may, in its discretion and at its expense, verify compliance with this Enrollment as set forth in the Enterprise Agreement.

3. Pricing.

a. **Price Levels.** For both the initial and any renewal term Enrolled Affiliate's Price Level for all Products ordered under this Enrollment will be Level "D" throughout the term of the Enrollment.

b. **Setting Prices.** Enrolled Affiliate's prices for each Product or Service will be established by its Reseller. Except for Online Services designated in the Product Terms as being exempt from fixed pricing, As long as Enrolled Affiliate continues to qualify for the same price level, Microsoft's prices for Resellers for each Product or Service ordered will be fixed throughout the applicable initial or renewal Enrollment term. Microsoft's prices to Resellers are reestablished at the beginning of the renewal term.

4. Payment terms.

For the initial or renewal order, Microsoft will invoice Enrolled Affiliate's Reseller in three equal annual installments. The first installment will be invoiced upon Microsoft's acceptance of this Enrollment and remaining installments will be invoiced on each subsequent Enrollment anniversary date. Subsequent orders are invoiced upon acceptance of the order and Enrolled Affiliate may elect to pay annually or upfront for Online Services and upfront for all other Licenses.

5. End of Enrollment term and termination.

a. **General.** At the Expiration Date, Enrolled Affiliate must immediately order and pay for Licenses for Products it has used but has not previously submitted an order, except as otherwise provided in this Enrollment.

b. **Renewal option.** At the Expiration Date of the initial term, Enrolled Affiliate can renew Products by renewing this Enrollment for one additional 36-month term or by signing a new Enrollment. Microsoft must receive a Renewal Form, Product Selection Form, and renewal order prior to or at the Expiration Date. Microsoft will not unreasonably reject any renewal.

Microsoft may make changes to this program that will make it necessary for Customer and its Enrolled Affiliates to enter into new agreements and Enrollments at renewal.

c. If Enrolled Affiliate elects not to renew.

- (i) **Software Assurance.** If Enrolled Affiliate elects not to renew Software Assurance for any Product under its Enrollment, then Enrolled Affiliate will not be permitted to order Software Assurance later without first acquiring a new License with Software Assurance.
- (ii) **Online Services eligible for an Extended Term.** For Online Services identified as eligible for an Extended Term in the Product Terms, the following options are available at the end of the Enrollment initial or renewal term.

- 1) **Extended Term.** Licenses for Online Services will automatically expire in accordance with the terms of the Enrollment. An extended term feature that allows Online Services to continue month-to-month ("Extended Term") is available. During the Extended Term, Online Services will be invoiced monthly at the then-current published price as of the Expiration Date plus a 3% administrative fee for up to one year. If Enrolled Affiliate wants an Extended Term, Enrolled Affiliate must submit a request to Microsoft at least 30 days prior to the Expiration Date.

- 2) **Cancellation during Extended Term.** At any time during the first year of the Extended Term, Enrolled Affiliate may terminate the Extended Term by submitting a notice of cancellation to Microsoft for each Online Service. Thereafter, either party may terminate the Extended Term by providing the other with a notice of cancellation for each Online Service. Cancellation will be effective at the end of the month following 30 days after Microsoft has received or issued the notice.

- (iii) **Subscription Licenses and Online Services not eligible for an Extended Term.** If Enrolled Affiliate elects not to renew, the Licenses will be cancelled and will terminate as of the Expiration Date. Any associated media must be uninstalled and destroyed and Enrolled Affiliate's Enterprise must discontinue use. Microsoft may request written certification to verify compliance.

d. Termination for cause. Any termination for cause of this Enrollment will be subject to the "Termination for cause" section of the Agreement. In addition, it shall be a breach of this Enrollment if Enrolled Affiliate or any Affiliate in the Enterprise that uses Government Community Cloud Services fails to meet and maintain the conditions of membership in the definition of Community.

e. Early termination. Any early termination of this Enrollment will be subject to the "Early Termination" Section of the Enterprise Agreement.

For Subscription Licenses, in the event of a breach by Microsoft, or if Microsoft terminates an Online Service for regulatory reasons, Microsoft will issue Reseller a credit for any amount paid in advance for the period after termination.

6. Government Community Cloud.

a. Community requirements. If Enrolled Affiliate purchases Government Community Cloud Services, Enrolled Affiliate certifies that it is a member of the Community and agrees to use Government Community Cloud Services solely in its capacity as a member of the Community and, for eligible Government Community Cloud Services, for the benefit of end users that are members of the Community. Use of Government Community Cloud Services by an entity that is not a member of the Community or to provide services to non-Community members is strictly prohibited and could result in termination of Enrolled Affiliate's license(s) for Government Community Cloud Services without notice. Enrolled Affiliate acknowledges that only Community members may use Government Community Cloud Services.

b. All terms and conditions applicable to non-Government Community Cloud Services also apply

to their corresponding Government Community Cloud Services, except as otherwise noted in the Use Rights, Product Terms, and this Enrollment.

- c. Enrolled Affiliate may not deploy or use Government Community Cloud Services and corresponding non-Government Community Cloud Services in the same domain.
- d. **Use Rights for Government Community Cloud Services.** For Government Community Cloud Services, notwithstanding anything to the contrary in the Use Rights:
 - (i) Government Community Cloud Services will be offered only within the United States.
 - (ii) Additional European Terms, as set forth in the Use Rights, will not apply.
 - (iii) References to geographic areas in the Use Rights with respect to the location of Customer Data at rest, as set forth in the Use Rights, refer only to the United States.

Enrollment Details

1. Enrolled Affiliate's Enterprise.

- a. Identify which Agency Affiliates are included in the Enterprise. (Required) Enrolled Affiliate's Enterprise must consist of entire offices, bureaus, agencies, departments or other entities of Enrolled Affiliate, not partial offices, bureaus, agencies, or departments, or other partial entities. Check only one box in this section. If no boxes are checked, Microsoft will deem the Enterprise to include the Enrolled Affiliate only. If more than one box is checked, Microsoft will deem the Enterprise to include the largest number of Affiliates:

☒ Enrolled Affiliate only

☐ Enrolled Affiliate and all Affiliates

☐ Enrolled Affiliate and the following Affiliate(s) (Only identify specific affiliates to be included if fewer than all Affiliates are to be included in the Enterprise):

☐ Enrolled Affiliate and all Affiliates, with following Affiliate(s) excluded:

- b. Please indicate whether the Enrolled Affiliate's Enterprise will include all new Affiliates acquired after the start of this Enrollment: Exclude future Affiliates

2. Contact information.

Each party will notify the other in writing if any of the information in the following contact information page(s) changes. The asterisks (*) indicate required fields. By providing contact information, Enrolled Affiliate consents to its use for purposes of administering this Enrollment by Microsoft, its Affiliates, and other parties that help administer this Enrollment. The personal information provided in connection with this Enrollment will be used and protected in accordance with the privacy statement available at <https://www.microsoft.com/licensing/servicecenter>.

- a. **Primary contact.** This contact is the primary contact for the Enrollment from within Enrolled Affiliate's Enterprise. This contact is also an Online Administrator for the Volume Licensing Service Center and may grant online access to others. The primary contact will be the default contact for all purposes unless separate contacts are identified for specific purposes

Name of entity (must be legal entity name)* City of Turlock

Contact name* First Janelle Last Rodrigues

Contact email address* JRodrigues@turlock.ca.us

Street address* 156 S. Broadway, Suite #116

City* Turlock

State* CA

Postal code* 95380-5456-

(Please provide the zip + 4, e.g. xxxxx-xxxx)

Country* United States

Phone* (209) 668-6024

Tax ID

** indicates required fields*

- b. **Notices contact and Online Administrator.** This contact (1) receives the contractual notices, (2) is the Online Administrator for the Volume Licensing Service Center and may grant online access to others, and (3) is authorized to order Reserved Licenses for eligible Online Services, including adding or reassigning Licenses and stepping-up prior to a true-up order.

☐ Same as primary contact (default if no information is provided below, even if the box is not checked).

Contact name* First Janelle Last Rodrigues
Contact email address* JRodrigues@turlock.ca.us
Street address* 156 S. Broadway, Suite #116
City* Turlock
State* CA
Postal code* 95380-5456-
(Please provide the zip + 4, e.g. xxxxx-xxxx)
Country* United States
Phone* (209) 668-6024

Language preference. Choose the language for notices. English

☐ This contact is a third party (not the Enrolled Affiliate). Warning: This contact receives personally identifiable information of the Customer and its Affiliates.

** indicates required fields*

- c. **Online Services Manager.** This contact is authorized to manage the Online Services ordered under the Enrollment and (for applicable Online Services) to add or reassign Licenses and step-up prior to a true-up order.

Same as notices contact and Online Administrator (default if no information is provided below, even if box is not checked)

Contact name*: First Janelle Last Rodrigues
Contact email address* JRodrigues@turlock.ca.us
Phone* (209) 668-6024

☐ This contact is from a third party organization (not the entity). Warning: This contact receives personally identifiable information of the entity.

** indicates required fields*

- d. **Reseller information.** Reseller contact for this Enrollment is:

Reseller company name* SoftwareONE, Inc.
Street address (PO boxes will not be accepted)* 20875 Crossroads Circle, Suite 1
City* Waukesha
State* WI
Postal code* 53186-4093
Country* United States
Contact name* MS US Admin
Phone* 262-317-5555
Contact email address* ms-admin.us@softwareone.com

** indicates required fields*

By signing below, the Reseller identified above confirms that all information provided in this Enrollment is correct.

Signature* MS US Admin

Printed name* MS US Admin

Printed title*

Date*

** indicates required fields*

Changing a Reseller. If Microsoft or the Reseller chooses to discontinue doing business with each other, Enrolled Affiliate must choose a replacement Reseller. If Enrolled Affiliate or the Reseller intends to terminate their relationship, the initiating party must notify Microsoft and the

other party using a form provided by Microsoft at least 90 days prior to the date on which the change is to take effect.

- e. If Enrolled Affiliate requires a separate contact for any of the following, attach the Supplemental Contact Information form. *Otherwise, the notices contact and Online Administrator remains the default.*

- (i) Additional notices contact
- (ii) Software Assurance manager
- (iii) Subscriptions manager
- (iv) Customer Support Manager (CSM) contact

3. *Financing elections.*

Is a purchase under this Enrollment being financed through MS Financing? ☐ Yes, ☒ No.

If a purchase under this Enrollment is financed through MS Financing, and Enrolled Affiliate chooses not to finance any associated taxes, it must pay these taxes directly to Microsoft.

Previous Enrollment(s)/Agreement(s) Form

Entity Name: City of Turlock

Contract that this form is attached to: State Local Government

For the purposes of this form, "entity" can mean the signing entity, Customer, Enrolled Affiliate, Government Partner, Institution, or other party entering into a volume licensing program agreement.

Please provide a description of the previous Enrollment(s), Agreement(s), Purchasing Account(s), and/or Affiliate Registration(s) being renewed or consolidated into the new contract identified above.

- a. Entity may select below any previous contract(s) from which to transfer MSDN subscribers to this new contract. Entity shall ensure that each MSDN subscriber transferred is either properly licensed under the new contract or is removed.
- b. Entity may select below only one previous contract from which to transfer the Software Assurance (SA) Benefit contact details, i.e., benefits contact (*not* the SA manager) and the program codes, to this new contract.
- c. An Open License cannot be used to transfer either the SA Benefit details or MSDN subscribers.
- d. The date of the earliest expiring Enrollment/Agreement that contains SA or Online Services will be the effective date of the new contract (or SA coverage period for Select Plus).
- e. Please insert the number of the earliest expiring Enrollment/Agreement with SA or Online Services in the appropriate fields of the new contract.

Enrollment/Agreement/ Purchasing Account/Affiliate Registration Description	Enrollment/Agreement/ Purchasing Account/Affiliate Registration Public Customer Number	Transfer SA Benefit Contact	Transfer MSDN Subscribers
Standard Enrollment	54115300	X	X

Amendment to Contract Documents

Agreement Number

5-0000009670748

This amendment ("Amendment") is entered into between the parties identified on the attached program signature form. It amends the Enrollment or Agreement identified above. All terms used but not defined in this Amendment will have the same meanings provided in that Enrollment or Agreement.

Enterprise Enrollment Invoice for Quoted Price Amendment ID M97

The price quoted to Enrolled Affiliate is a fixed price based on an estimated order submission date. Microsoft will invoice Enrolled Affiliate based on this fixed price quote. If this order is submitted later than the estimated order submission date, Enrolled Affiliate will be charged for net new Monthly Subscriptions (including Online Services) for the period during which these services were not provided. For Indirect models, Pricing to Enrolled Affiliate is agreed between Enrolled Affiliate and Enrolled Affiliate's Reseller.

SKU Number	SKU Description	Existing Quantity	Incremental quantities
AAA-10758	O365 E3 FSA Sub Per User	0	188
AAA-12416	CCAL Bridge O365 FSA Sub Per User	0	301
T6A-00024	O365 E1 Sub Per User	0	236
NYG-00001	Teams AC with Dial Out US/CA Sub Add-on	0	424
AAA-12414	CCAL Bridge O365 Sub Per User	0	123

Except for changes made by this Amendment, the Enrollment or Agreement identified above remains unchanged and in full force and effect. If there is any conflict between any provision in this Amendment and any provision in the Enrollment or Agreement identified above, this Amendment shall control.

This Amendment must be attached to a signature form to be valid.

Microsoft Internal Use Only:

(M97)EnrAmend(Ind)(InvoiceforQuotedPrice)(WW)(ENG)(Jan2023)v2(IU).docx		M97	B
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Proposal ID

1283396.006

Enrollment Number

Language: English (United States)

Enrolled Affiliate's Enterprise Products and Enterprise Online Services summary for the initial order:

Profile	Qualified Devices	Qualified Users	Device / User Ratio	Enterprise Product Platform	CAL Licensing Model
Enterprise	301	424	0.7	-	User Licenses

Products	Enterprise Quantity
Office 365 Plans	
Office 365 Plan E1 USL	236
O365 E3 FromSA	188
Client Access License (CAL)	
Core CAL	
Bridge for Office 365	123
Core CAL Bridge for Office 365 From SA	301
Windows Desktop	
Windows Enterprise OS Upgrade	301

Enrolled Affiliate's Product Quantities:				
Price Group	1	2	3	4
Enterprise Products	Office Professional Plus + M365 Apps for Enterprise + Office 365 (Plans E3 and E5) + Microsoft 365 Enterprise	Client Access License + Office 365 (Plans E1, E3 and E5) + Microsoft 365 Enterprise	Client Access License + Windows Intune + EMS USL + Microsoft 365 Enterprise	Win E3 + Win E5 + Win VDA + Microsoft 365 Enterprise
Quantity	188	424	0	301

Enrolled Affiliate's Price Level:	
Product Offering / Pool	Price Level
Enterprise Products and Enterprise Online Services USLs: Unless otherwise indicated in associated contract documents, Price level set using the highest quantity from Groups 1 through 4.	D
Additional Product Application Pool: Unless otherwise indicated in associated contract documents, Price level set using quantity from Group 1.	D
Additional Product Server Pool: Unless otherwise indicated in associated contract documents, Price level set using the highest quantity from Group 2 or 3.	D
Additional Product Systems Pool: Unless otherwise indicated in associated contract documents, Price level set using quantity from Group 4.	D

Notes	
Unless otherwise indicated in the associated contract documents, the price level for each Product offering / pool is set as described above, based upon the quantity to price level mapping below:	
Quantity of Licenses and Software Assurance	Price Level
2,399 and below	A
2,400 to 5,999	B
6,000 to 14,999	C
15,000 and above	D
Note 1: Enterprise Online Services may not be available in all locations. Please see the Product List for a list of locations where these may be purchased.	
Note 2: Unless otherwise indicated in associated Agreement documents, the CAL selection must be the same across the Enterprise for each Profile.	
Note 3: Enrolled Affiliate acknowledges that in order to use a third party to reimage the Windows Operating System Upgrade, Enrolled Affiliate must certify that it has acquired qualifying operating system licenses. The requirement applies to Windows Enterprise OS Upgrade. See Product Terms for details.	
Note 4: If Enrolled Affiliate does not order an Enterprise Product or Enterprise Online Service associated with an applicable Product pool, the price level for Additional Products in the same pool will be price level "A" throughout the term of the Enrollment. Refer to the Qualifying Government Entity Addendum pricing provision for more details on price leveling.	
Note 5: Bridge CAL, Office 365 Plan E3 Add Ons, EMS Add Ons, Windows Ent SA Per User Add Ons, and Enterprise Cloud Suite Add On quantities are not included for Price Leveling, as License quantities are determined by the corresponding Enterprise Online Service(s).	

City Council Staff Report

March 14, 2023



From: Katie Quintero, Development Services Director

Prepared by: Katie Quintero, Development Services Director

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Determining the approval of Rezone 2022-03, (2710 Geer Rd) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines

Ordinance: Introduction and first reading of an Ordinance amending the Zoning Map of the City of Turlock, California, attached to Title 9 of the Turlock Municipal Code [Rezone 2022-03 (2710 Geer Road)] to rezone the property from PD 34 to Community Commercial

2. SYNOPSIS:

Making a CEQA determination and considering the request to amend the zoning of the property located at 2710 Geer Road from Planned Development 34 to Community Commercial.

3. DISCUSSION OF ISSUE:

The applicant is requesting to Rezone a 2.62-acre parcel located at 2710 Geer Road (Stanislaus County APN 072-014-060) from Planned Development 34 to Community Commercial. Planned Development 34 allowed for the property to be used for In-Shape Health Clubs. This amendment would allow future uses in compliance with the Community Commercial Zoning District. No specific use is proposed for the existing 21,700 square foot building as part of this application.

PROJECT LOCATION

The 2.62-acre parcel is developed with a 21,700 square foot building that is currently vacant. The adjacent property to the east is zoned High Density residential and is developed with the Walnut Woods Apartments. The adjacent properties to the south of the site are also zoned High Density residential. The

adjacent properties to the west of the site are zoned Community Commercial.

BACKGROUND

In June of 1974 the property was rezoned from Single Family Residential (R-1) to Planned Development 34 to allow for the development of 600 seat movie theater and a taco bell restaurant. In 2001 the PD was amended and a CUP was granted to allow for a 7,000 square foot expansion to the existing building and to allow for the building to be used as an In-Shape Health Club. In-Shape Health Clubs has since closed leaving the building vacant.

ANALYSIS

The current Planned Development and CUP on the property only allow the building to be used as a health and recreation use, such as In Shape. A Planned Development was required as part of the original development because of the change in zoning and General Plan designation from residential to commercial with the original application. The original Planned Development only allowed for the Taco Bell and movie theater to ensure any change in use of the site would require Planning Commission and Council review and approval. Since the original approval many other commercial uses have developed around the area and have made the majority of this portion of Geer Road commercial.

The property owner has been looking at various options for other uses of the existing building but any use other than the health and recreation requires an amendment to the Planned Development. The Planned Development Amendment process takes four to eight months depending upon how significant the proposed changes are. In working with the property owner on potential uses of the site staff recommended the property owner consider rezoning the property to Community Commercial to remove the restrictive PD to open up potential uses of the building.

If the rezoning of the property is approved the Community Commercial Zoning District Standards would apply to the property. Any proposed uses of the site would be subject to the use chart for the CC Zoning District. Any new use of the building would be evaluated by staff to determine if the use complies with all Municipal Code standards. For example, on-site parking would be evaluated for any new use to ensure the use complies with the Municipal Code standards for parking. This rezone will allow for many potential uses to be approved at the staff level making it much faster and less expensive for the property owner to place a tenant in the building. The CC Zoning District Use chart has been provided as attachment #1.

General Plan Policy

The General Plan designation of the property is Community Commercial (CC).

Rezoning the property to Community Commercial (CC) makes the Zoning and General Plan designation of the property consistent. Any uses or changes to the site would be required to comply with the Community Commercial standards.

Planning Commission Meeting

The Planning Commission heard the proposed rezone at their February 2nd Planning Commission meeting and the Commission unanimously voted with six yes votes and one member absent to recommend the City Council approve the rezoning of the property. Public notices were mailed out within a 500' radius of the property and no public comment was received by staff and no public comment was given during the Commission meeting.

CONCLUSION

The proposed rezoning of the property will help the property owner more easily fill the vacant building by streamlining the process for permitting uses on the site while still ensuring any new uses comply with the Municipal Code standards. The Planned Development was specific at the time it was granted to ensure the movie theater use was the use built on the site. With the Municipal Code standards in place today as well as the additional commercial development that has occurred in this area it no longer seems necessary to have such tight and specific use limitations in place on this property. The current zoning makes it more difficult to reuse this existing building. By rezoning this property to Community Commercial the owner will have more potential uses for the building while still being subject to all of the Municipal Code standards.

4. BASIS FOR RECOMMENDATION:

- A. At the February 2, 2023 Planning Commission meeting the Planning Commission voted unanimously, with one member absent, to recommend the City Council approve the proposed rezoning of the property.

5. FISCAL IMPACT / BUDGET AMENDMENT:

Fiscal Impact

There is no fiscal impact of this project, the cost to process the application was paid for by the applicant.

6. STAFF RECOMMENDATION:

The Planning Commission unanimously, with one member absent recommended the Council approve the proposed project.

7. CITY MANAGER'S COMMENTS:

Recommend Approval.

8. ENVIRONMENTAL DETERMINATION:

Pursuant to the Turlock Municipal Code and the California Environmental Quality Act (CEQA), the City has reviewed the proposed project, and determined that, this project is consistent with the General Plan, is on a parcel less than five acres in size, has no value as habitat for endangered, rare or threatened species and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality and can be served by all required utilities and public services and involves negligible or no expansion of existing or former use of the property, therefore this project is Categorical Exempt from CEQA, pursuant to Section 15301 Existing Facilities.

9. ALTERNATIVES:

- A. Council could choose to deny the proposed rezoning of the property, staff does not recommend this option as the current Planned Development zoning of the property is making it difficult for the property owner to place a new tenant in the vacant building.
- B. Council could choose to keep the Planned Development zoning in place on the parcel but identify additional permitted uses allowable in the Planned Development. Staff does not recommend this option as uses change over time and rezoning the property to Community Commercial will allow the potential permitted uses of the building to change as the Municipal Code gets updated instead of the property owner having to apply for amendments to the Planned Development as new uses arise that are suitable for the site that were not contemplated in the Planned Development.

10. ATTACHMENTS:

- A. TMC 9-3-301
- B. Site Plan
- C. CEQA Resolution
- D. Draft Ordinance

Article 3. Commercial Districts (C-O, C-C, C-T, C-H)

9-3-301 Specific purposes. Revised 6/15

In addition to the general purposes listed in Chapter 9-1 TMC (General Provisions), the specific purposes of the commercial district regulations are to:

- (a) Provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the City and region;
- (b) Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
- (c) Create suitable environments for various types of commercial uses, and protect them from the adverse effects of incompatible uses;
- (d) Minimize the impact of commercial development on adjacent residential districts;
- (e) Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
- (f) Provide opportunities for residential development on the site of commercial development or on separate sites in certain commercial districts;
- (g) Ensure the provision of adequate off-street parking and loading facilities; and
- (h) Provide sites for public and semipublic uses complementary to commercial development or compatible with a commercial environment.
- (i) The additional purposes of each C district are as follows:
 - (1) **C-O commercial office district.** To provide a transitional zone between commercial and residential uses with areas for business and professional offices.
 - (2) **C-C community commercial district.** To provide a wide range of retail stores, restaurants, hotels and motels, commercial recreation, personal services, business services and financial services and for limited office and residential uses.

(3) **C-T commercial thoroughfare district.** To provide areas for uses required by the traveling public such as hotels and motels, service stations and restaurants, with immediate access to Highway 99.

(4) **C-H heavy commercial/light industrial district.** To provide for the full range of retail, wholesale and service businesses not generally suitable in other commercial districts because they attract heavy automobile and truck traffic or have certain adverse impacts; and to provide opportunities for certain limited manufacturing uses that have impacts comparable to those of retail and service.

(1207-CS, Rep&ReEn, 05/28/2015)

9-3-302 Use classifications. Revised 6/15 Revised 5/17

In the following schedule, the letter "P" designates use classifications permitted in C districts, the letters "NP" designate use classifications not permitted, the letters "MAA" designate use classifications allowed on approval of a minor administrative approval, the letters "MDP" designate use classifications allowed on approval of a minor discretionary permit, and the letters "CUP" designate use classifications allowed on approval of a conditional use permit.

All new or expanded uses of a site or structure shall obtain the necessary permits as indicated in the following schedule.

All new or expanded uses of a site or structure, involving an expansion of floor area of one thousand (1,000) square feet or twenty-five (25%) percent of the existing building floor area, whichever is less, are subject to design review in accordance with Article 10 of Chapter 9-5 TMC. New or expanded uses subject to design review shall obtain an MDP design review permit. Design review shall take place concurrently with the processing of any other required permit. Compliance with the adopted design guidelines of the City of Turlock is mandatory for all commercial developments subject to design review.

Any change in use or business within an existing structure that is permitted or, in the opinion of the Development Services Director, is suitable to the site and structures in which it is located and does not increase the intensity or impact of its prior use shall obtain a zoning certificate in accordance with Article 2 of Chapter 9-5 TMC (Zoning Certificates and Home Occupation Permits). The zoning certificate shall be obtained prior to the issuance of a building permit or prior to commencement of a use where no building permit is required.

Uses not contained in the following schedule may be permitted subject to a conditional use permit. Such conditional uses must be of a similar nature and intensity as other uses in the district as determined by the Development Services Director or designee.

C-O, C-C, C-T, and C-H DISTRICTS (Commercial) USE CLASSIFICATIONS P Permitted NP Not Permitted MDP Minor Discretionary Permit MAA Minor Administrative Approval CUP Conditional Use Permit					
	C-O	C-C	C-H	C-T	Additional Use Regulations
Agricultural Uses					
Community garden	MDP	MDP	MDP	MDP	
Crop production	P	P	P	P	
Other agricultural uses	NP	NP	NP	NP	
Residential Uses					
Family day care homes					
Large	MAA	NP	NP	NP	(1)
Small	P	NP	NP	NP	(1)
Group homes					
Unlimited	MDP	NP	NP	NP	
Large	MDP	NP	NP	NP	
Small	P	NP	NP	NP	(2)
Group quarters					
Unlimited	MDP	NP	NP	NP	

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)**USE CLASSIFICATIONS****P Permitted****NP Not Permitted****MDP Minor Discretionary Permit****MAA Minor Administrative Approval****CUP Conditional Use Permit**

	C-O	C-C	C-H	C-T	Additional Use Regulations
Large	MDP	NP	NP	NP	
Small	P	NP	NP	NP	(2)
Emergency shelter	CUP	CUP	CUP	NP	(2) (24)
Caretaker unit	NP	NP	CUP	NP	(17)
Public and Semipublic Uses					
Clubs and lodges	MDP	MDP	CUP	NP	
Convalescent hospitals	MDP	MDP	CUP	NP	
Cultural institutions	P	P	P	NP	
Day care centers	MDP	MAA	MAA	NP	
Government offices	P	P	P	NP	
Hospitals	CUP	CUP	CUP	NP	
Parking lots	MDP	MDP	MDP	CUP	
Public assembly	NP	MDP	MDP	CUP	
Public buildings and facilities	MDP	MDP	MDP	CUP	
Public utility service yards	NP	NP	MDP	NP	
Religious assembly	MDP	MDP	MDP	CUP	
Schools					
Trade	MDP	MDP	MDP	NP	
Public or private	MDP	MDP	MDP	NP	

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)**USE CLASSIFICATIONS****P Permitted****NP Not Permitted****MDP Minor Discretionary Permit****MAA Minor Administrative Approval****CUP Conditional Use Permit**

	C-O	C-C	C-H	C-T	Additional Use Regulations
Utilities					
Major	NP	NP	CUP	NP	
Minor	MAA	MAA	MAA	MAA	(3)
Commercial Uses					
Adult entertainment facilities	NP	NP	NP	NP	(4)
Animal services					
Animal boarding	CUP	MDP	MDP	NP	(23)
Animal grooming	MDP	P	P	MDP	(23)
Animal hospitals	CUP	MDP	MDP	MDP	(23)
Animal retail sales	NP	P	P	MDP	(22) (23)
Antique shops	NP	P	P	MDP	(23)
Artists' studios	MDP	P	P	MDP	(18) (23)
Automobile repair					
Major	NP	MDP	MAA	MDP	(6) (7)
Minor	NP	MAA	P	P	(6) (7)
Automobile sales and service	NP	MAA	MAA	MAA	(6) (7)
Automobile service stations	NP	MAA	MAA	MAA	(6) (7)
Automobile storage	NP	NP	MAA	NP	(6) (7)
Automobile washing	NP	MDP	MAA	MAA	(6) (7)

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)**USE CLASSIFICATIONS****P Permitted****NP Not Permitted****MDP Minor Discretionary Permit****MAA Minor Administrative Approval****CUP Conditional Use Permit**

	C-O	C-C	C-H	C-T	Additional Use Regulations
Bakeries					
Retail	MDP	P	P	MDP	(23)
Wholesale	NP	NP	MDP	NP	
Bar	NP	CUP	CUP	CUP	(23)
Building materials and services	NP	MDP	MAA	CUP	(8) (13) (23)
Catering services	NP	P	P	NP	
Clinics	MDP	MDP	P	MDP	(23)
Commercial filming	NP	MDP	P	NP	
Commercial recreation and entertainment	NP	CUP	CUP	CUP	(5)
Convenience gas mart	NP	MDP	MDP	MDP	
Discount club	NP	CUP	CUP	CUP	(20) (21)
Discount store	NP	MDP	MDP	CUP	(20) (21)
Discount superstore	NP	NP	NP	NP	(20) (21)
Equipment sales, service, and rentals	NP	NP	MAA	NP	(13)
Financial services	CUP	MDP	MAA	MDP	(23)
Food and beverage sales					
Neighborhood store <2,500 sf	CUP	MAA	MAA	MDP	(23)
Between 2,500 and 10,000 sf	NP	MDP	MDP	MDP	(23)

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)**USE CLASSIFICATIONS****P Permitted****NP Not Permitted****MDP Minor Discretionary Permit****MAA Minor Administrative Approval****CUP Conditional Use Permit**

	C-O	C-C	C-H	C-T	Additional Use Regulations
Larger than 10,000 sf	NP	MDP	MDP	CUP	(20) (21)
Fortune telling	NP	MDP	NP	NP	(9)
Funeral and interment services	MDP	MAA	MAA	NP	
Health/recreation center					(23)
3,000 sf or less	NP	MAA	MAA	MAA	
Greater than 3,000 sf	NP	MAA	MDP	CUP	
Hotels and motels	NP	MAA	MAA	MAA	(15)
Laboratories	MAA	MAA	MAA	NP	
Laundries					
Limited	MAA	P	P	NP	
Unlimited	NP	NP	P	NP	
Maintenance and repair services					
Major	NP	NP	MDP	NP	(13)
Minor	NP	MAA	MAA	MDP	(13) (23)
Nightclub	NP	CUP	CUP	CUP	(23)
Nurseries	NP	MAA	MAA	NP	
Nursing homes	MDP	MDP	NP	NP	
Offices					
Business and professional	P	P	MAA	NP	

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)**USE CLASSIFICATIONS****P Permitted****NP Not Permitted****MDP Minor Discretionary Permit****MAA Minor Administrative Approval****CUP Conditional Use Permit**

	C-O	C-C	C-H	C-T	Additional Use Regulations
Medical and dental	P	P	MAA	MDP	(23)
Outdoor storage	NP	MDP	MDP	CUP	(13)
Personal services	MAA	P	P	MDP	(23)
Printing and publishing					
Limited	MDP	MAA	P	NP	
Unlimited	NP	NP	MDP	NP	
Recycling facility					
Collection facility, large	NP	NP	MDP	NP	(16)
Collection facility, small	NP	P	P	MDP	(16) (23)
Processing facility	NP	NP	NP	NP	(16)
Rental storage facility	NP	NP	MDP	NP	(19)
Research and development services	MDP	MDP	MDP	NP	
Restaurant	CUP	MAA	MAA	MAA	
Restaurant, drive-in	NP	MDP	MDP	MDP	
Restaurant, fast food	NP	MDP	MDP	MDP	
Retail sales	CUP	P	P	MDP	(10) (20) (21) (23)
Shopping center	NP	MDP	MDP	MDP	
Travel trailer park	NP	NP	MDP	CUP	(15)
Industrial Uses					

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)**USE CLASSIFICATIONS****P Permitted****NP Not Permitted****MDP Minor Discretionary Permit****MAA Minor Administrative Approval****CUP Conditional Use Permit**

	C-O	C-C	C-H	C-T	Additional Use Regulations
Commissary	NP	NP	MDP	NP	
Industry					
Limited	NP	NP	MDP	NP	
General	NP	NP	NP	NP	
Salvage and wrecking operations					
Motor vehicle	NP	NP	CUP	NP	(14)
Nonvehicular	NP	NP	CUP	NP	(14)
Truck terminal	NP	NP	CUP	MDP	
Truck yard	NP	NP	CUP	NP	
Warehouse					
Limited	NP	NP	MDP	NP	
Wholesale distribution	NP	NP	MDP	NP	
Accessory Structures and Uses	P	P	P	P	(11) (13)
Temporary Uses	P	P	P	P	(12)
Nonconforming Uses	See Article 4 of <u>Chapter 9-2</u> TMC (Nonconforming Structures and Uses).				

(1) See TMC 9-2-110 (Family day care home).

(2) Small group homes and group quarters serving six (6) or fewer people are considered accessory to an existing residence pursuant to State and Federal law.

- (3) Minor utilities shall not interfere with the use, enjoyment, or aesthetics of adjacent uses. All utilities shall be screened from view from public right-of-way using landscaping, a berm, a solid masonry fence, or other visually attractive method. The area surrounding the minor utility shall be landscaped.
- (4) See TMC 9-2-102 (Adult entertainment facilities). Adult bookstores shall be subject to the same supplemental regulations applicable to adult entertainment facilities.
- (5) Commercial recreation and entertainment uses less than two thousand (2,000) square feet in floor area are allowed with a zoning certificate issued in accordance with Article 2 of Chapter 9-5 TMC (Zoning Certificates and Home Occupation Permits).
- (6) See TMC 9-2-112 (Outdoor storage). In the C-C and C-T districts, automobile servicing shall be conducted wholly within an enclosed building.
- (7) See TMC 9-2-104 (Automobile service stations, repair and washing).
- (8) Building materials and service uses shall not abut an R district unless accessory to a retail use.
- (9) No fortune-telling use shall be located any closer than within seven hundred fifty (750') feet of another fortune-telling use.
- (10) Retail sales in the C-O district shall be limited to pharmacies and/or the sale of medical and/or dental products.
- (11) See TMC 9-2-101 (Accessory buildings or structures).
- (12) See Article 5 of Chapter 9-5 TMC (Temporary Uses of Land). Construction trailers may be located on the project site after required planning permits and approvals have been obtained. The trailer(s) must be removed upon completion of the applicable construction project.
- (13) See TMC 9-2-112 (Outdoor storage) and Article 5 of Chapter 9-5 TMC (Temporary Uses of Land).
- (14) See TMC 9-2-117 (Salvage and wrecking operations).
- (15) A conditional use permit issued in accordance with Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances) shall be required if a hotel, motel, or travel trailer park abuts an R district.
- (16) See TMC 9-2-116 (Recycling facilities).

(17) A caretaker unit may be permitted within a rental storage facility. All such residences shall be constructed to R-M district standards.

(18) Artists' studios in the downtown area may also be a place of residence for the artist as a secondary use. Artists' studios must be compatible with adjacent uses and shall not be a nuisance regarding noise and dust.

(19) See TMC 9-2-122 (Rental storage facility).

(20) See TMC 9-1-202 for the definitions of "discount store," "discount superstore," and "discount club."

(21) Except for a "discount store" as defined by TMC 9-1-202, which shall require a conditional use permit issued in accordance with Article 6 of Chapter 9-5 TMC (Conditional Use Permits and Variances).

(22) Retail sale of dogs and cats is prohibited in accordance with TMC 6-1-703.

(23) Applies to uses in the C-T district only. The designated permitting process applies only to uses developed as part of a shopping center as defined under Article 2 of Chapter 9-1 TMC (Establishment of Definitions). Uses shall not be permitted (i.e., are designated NP) as a stand-alone business.

(24) Where the emergency shelter is proposed in a location that falls within the emergency shelter overlay district, the permitting requirements contained in Article 2 of this chapter shall prevail.

(1231-CS, Amended, 04/13/2017; 1207-CS, Rep&ReEn, 05/28/2015)

9-3-303 Property development regulations. Revised 6/15

The following schedule prescribes development regulations for the C (commercial) districts. Development in these districts is also subject to the specific standards as contained in any applicable overlay district. Deviations from the setback and height requirements for the purpose of providing accommodation for disabled access to an existing structure may be permitted upon approval of a minor administrative approval pursuant to Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits).

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)					
PROPERTY DEVELOPMENT REGULATIONS					
	C-O	C-C	C-H	C-T	Additional Regulations
Yards					(1) (7) (8)

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)**PROPERTY DEVELOPMENT REGULATIONS**

	C-O	C-C	C-H	C-T	Additional Regulations
Front (ft.)	10	10	15	15	(2) (5) (9)
Side (ft.)	0	0	0	0	(3)
Corner side (ft.)	10	10	15	15	(2) (5) (9)
Rear (ft.)	10	0	0	0	(3)
Maximum height (ft.)	35	35	None	None	(3) (4)
Typical FAR	0.35	0.25	0.35	0.35	
Landscaping standards (% of lot area)	15	10	7.5	7.5	(5) (6) (8)
Residential development	Where permitted, residential uses may be developed independently or in combination with commercial uses in accordance with the R-H district regulations.				
Fences and walls	A seven (7') foot solid masonry wall shall be required along any property line abutting an R district, except in required front and corner side yards where the maximum height shall be three (3') feet. The Development Services Director may allow fence and wall heights to be increased in order to mitigate noise problems documented by a noise study. Razor wire, electrified fencing, and similar security devices are prohibited in commercial districts. Barbed wire may be used on a limited basis for security or safety purposes with an MAA issued in accordance with Article 3 of <u>Chapter 9-5 TMC</u> (Minor Administrative and Minor Discretionary Permits); provided, that the barbed wire is not visible from the public right-of-way and is not located adjacent to a residence or residential district. In addition, all fences and walls shall be subject to the driveway visibility requirements of <u>TMC 9-2-215</u> (Driveway and corner visibility).				
Additional standards	Article 2 of <u>Chapter 9-2 TMC</u> (Off-Street Parking and Loading Regulations). <u>TMC 9-2-215</u> (Driveway and corner visibility).				

C-O, C-C, C-T, and C-H DISTRICTS (Commercial)					
PROPERTY DEVELOPMENT REGULATIONS					
	C-O	C-C	C-H	C-T	Additional Regulations
	<p>Article 5 of <u>Chapter 9-2</u> TMC (Signs).</p> <p>TMC <u>9-2-112</u> (Outdoor storage).</p> <p>TMC <u>9-2-101</u> (Accessory buildings or structures).</p> <p>TMC <u>9-2-118</u> (Screening of mechanical equipment).</p> <p>TMC <u>9-2-120</u> (Underground utilities).</p> <p>TMC <u>9-2-115</u> (Recycling and solid waste disposal regulations).</p> <p>Article 4 of <u>Chapter 9-2</u> TMC (Nonconforming Structures and Uses).</p> <p>TMC <u>9-2-122</u> (Rental storage facility).</p>				

- (1) See TMC 9-2-105 (Building projections into yards).
- (2) Front or corner side yard setback may be reduced to the average distance of existing buildings from their front property line on the two (2) abutting lots adjoining the front property line.
- (3) Structures shall not intercept a forty-five (45°) degree inclined plane inward from a height of ten (10') feet above existing grade at the R district boundary line. Single story structures and ground level parking may encroach a maximum of five (5') feet into required side and rear yards.
- (4) See TMC 9-2-108 (Exceptions to height limits).
- (5) Any area between a property line adjacent to the street and the building, exclusive of driveways, shall be landscaped.
- (6) See TMC 9-2-109 (Landscaping and irrigation).
- (7) When abutting an R district, a minimum setback shall be provided as follows: front yard: fifteen (15') feet; rear yard: fifteen (15') feet; side yard: ten (10') feet.
- (8) See TMC 9-2-122 (Rental storage facility).

(9) The required "landscape strip" in the public right-of-way (located behind the public sidewalk and adjacent to the private property line) may be counted toward the required building front yard and corner side yard setback, when constructed per City standard as defined in the Turlock General Plan and the landscape strip is maintained by the private property owner.

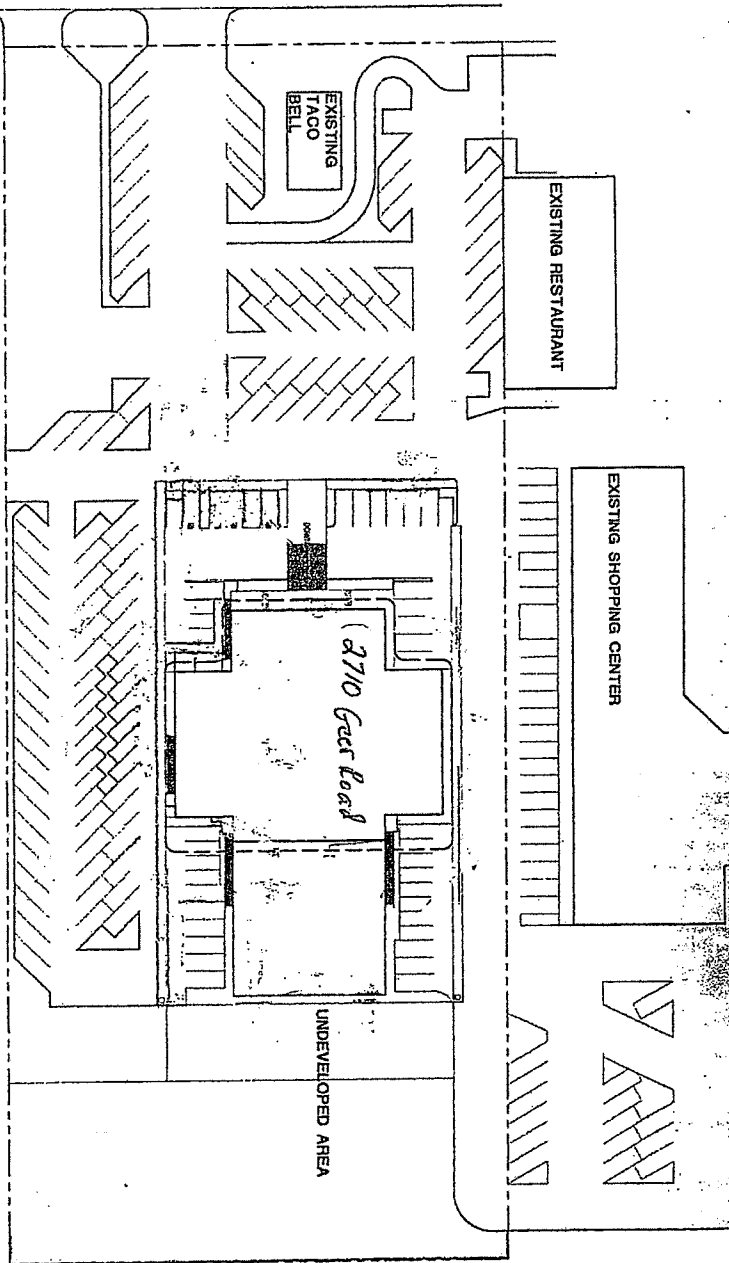
(1207-CS, Rep&ReEn, 05/28/2015)



PHASE I SITE PLAN

SCALE: 1" = 30'

GREER ROAD



PHASE I SITE PLAN
IN SHAPE HEALTH CLUB
2710 GREER ROAD
TURLOCK, CA



gary d. Cathcart
ARCHITECT
340 E. MAIN STREET, TWO #121, STOCKTON, CA 95202
TEL: (209) 484-4030 FAX: (209) 484-4037

REVISION DATE

DATE: 7/17/00	BY: [Signature]
SCALE: 1/4" = 10'	DATE: 7/17/00
PROJECT: 04	DATE: 7/17/00
NO. 001-100	DATE: 7/17/00
SHEET: 2	DATE: 7/17/00
AS1.1	DATE: 7/17/00

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF DETERMINING	}	RESOLUTION NO. 2023-
THE APPROVAL OF REZONE 2022-03, (2710	}	
GEER RD) IS CATEGORICALLY EXEMPT FROM	}	
THE PROVISIONS OF THE CALIFORNIA	}	
ENVIRONMENTAL QUALITY ACT	}	
(CEQA) PURSUANT TO SECTION 15301	}	
(EXISTING FACILITIES) OF THE	}	
<u>CEQA GUIDELINES</u>	}	

WHEREAS, the property owners of 2710 Geer Road (Stanislaus County Assessor's Parcel Number (07-014-060), have submitted an application to rezone the approximately 2.62 acre parcel from Planned Development 34 to Community Commercial; and

WHEREAS, the Turlock General Plan designation for the property is Community Commercial; and

WHEREAS, the property is developed with a 21,700 square foot building that is currently vacant; and

WHEREAS, the existing building was previously used as a 600-seat movie theater and then as an In-Shape Health club; and

WHEREAS, the Planned Development 34 zoning only allows the site to be used for a health and recreation facility; and

WHEREAS, the proposed rezoning would allow the allowable uses of the site to be determined in accordance with Turlock Municipal Code Section 9-3-302, no specific use for the building is proposed or approved as part of this application; and

WHEREAS, pursuant to Section 21084 of the California Public Resources Code, the CEQA Guidelines lists the classes of projects which have been determined not to have a significant effect on the environment and are therefore exempt from the provisions of CEQA; and

WHEREAS, Section 15301 (Existing Facilities) of the CEQA Guidelines exempts projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use; and

WHEREAS, this project rezones the property to Community Commercial but does not approve any specific use of the site, any proposed use of the existing building would be required to be reviewed consistent with the applicable process established in TMC 9-3-302; and

WHEREAS, the City Council of the City of Turlock considered the evidence contained within this staff report and the public testimony in making this CEQA

determination and rendering its decision on the project at a properly noticed meeting held on March 14, 2023

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby determine that the proposed project is consistent with the Turlock General Plan and its Environmental Impact Report, and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), of the CEQA Guidelines.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

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 2022-03 }
 (2710 GEER RD)] TO REZONE THE PROPERTY }
 FROM PD 34 TO COMMUNITY COMMERCIAL }
 _____ }

ORDINANCE NO. -CS

BE IT ORDAINED by the City Council of the City of Turlock as follows:

SECTION 1. 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 15301 (Existing Facilities).

SECTION 2. REZONE AND PLANNED DEVELOPMENT FINDINGS FOR APPROVAL:
 After considering the public testimony at a properly noticed public hearing held on March 14, 2023, and a second reading on March 28, 2023, the Turlock City Council finds and determines as follows:

1. That the proposed rezoning is consistent with the General Plan.
2. That the proposed site is suitable for the type of potential development.
3. That the site is suitable for the intensity of the proposed use.
4. That the proposed rezoning will not cause substantial environmental damage.
5. That the public necessity, convenience and general welfare require the proposed amendment.

SECTION 3. ZONING CHANGE. The Zoning Map of the City of Turlock is hereby amended to rezone the following described property from Planned Development 34 (PD 34) to Community Commercial (CC), 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 property is described as follows:

Being a portion of Parcel T of that certain Parcel Map, in the City of Turlock, County of Stanislaus, State of California, filed for record August 17, 1977 in Book 25 of Parcel Maps, at Page 81, Stanislaus County Records and lying in Section 11, Township 5

South, Range 10 East, Mount Diablo Base and Meridian, Stanislaus County, California, said portion of Parcel T being more particularly described as follows:

Beginning at the Northeast corner of said Parcel T, thence South 0 11' 35" East along the East line of said Parcel a distance of 200 feet to the Southeast corner of Parcel T, said corner also being the Northeast corner of Parcel B of that certain Parcel Map filed for record November 19, 1971 in Book 13 of Parcel Maps at Page 2, Stanislaus County Records, thence South 89 degrees 39' 40" West along the South line of said Parcel T and the North line of said Parcel B, a distance of 439.65 feet to the Northwest corner of said Parcel B; thence North 0 degrees 11' 35" West parallel to the East line of Parcel T, a distance of 200.00 feet to the North line of said Parcel; thence North 89 degrees 39' 40" East along said North line, a distance of 439.65 feet, to the Northeast corner thereof, and the point of beginning.

Together with Parcel B of that certain Parcel Map filed for record November 19, 1971, in Book 13 of Parcel Maps, at Page 2, Stanislaus County Records.

APN: 072-014-060-000

SECTION 4. 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 A), which is hereby made a part of this ordinance by reference.

SECTION 5. VALIDITY. If any section, subsection, sentence, clause, word, or phrase, of this ordinance is held to be unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remainder of this ordinance. The Turlock City Council hereby declares that they would have passed this ordinance, and each section, subsection, sentence, clause, word, or phrase thereof, irrespective of the fact that one or more section, subsection, sentence, clause, word, or phrase be declared invalid or unconstitutional.

SECTION 6. 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 14th day of March, 2023, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

Signed and approved this 28th day of March, 2023.

Amy Bublak, Mayor

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

Exhibit A



City Council Staff Report

March 14, 2023



From: Katie Quintero, Development Services Director

Prepared by: Katie Quintero, Development Services Director

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Approving the second substantial amendment to the FY 2021-2022 City of Turlock/Stansislaus Urban County HOME Consortium Annual Action Plan to allocate HOME-ARP funds

2. SYNOPSIS:

Council and public review and comment on, and adoption of the draft HOME-ARP Allocation Plan to allocate \$5,313,420 in HOME-ARP funds to eligible activities.

3. DISCUSSION OF ISSUE:

In 2021 Congress passed the American Rescue Plan Act which provided \$5 billion to communities across the country to address impacts of the COVID-19 pandemic on the economy, public health, governments, individuals and businesses. This one-time funding is administered through the U.S. Department of Housing and Urban Development (HUD's) HOME and is referred to as HOME-ARP. As a HOME grantee the Turlock/Stansislaus HOME Consortium will receive \$5,323,420 to be administered by the City of Turlock as the lead of the Consortium at the time the funding was allocated. The Consortium includes the City of Turlock, all unincorporated areas of Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford.

Eligibility

There are four eligible groups of recipients who can be assisted by HOME-ARP funds. These eligible recipients are referred to as "qualifying populations" (QPs) and are listed below:

- Individuals experiencing homelessness, as defined in 24 CFR 91.5
- Individuals at risk of homelessness, as defined in 24 CFR 91.5

- Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD.
- Other populations for whom providing supportive services or assistance would prevent homelessness or would serve those at greatest risk of housing instability.

The specific eligible uses of HOME-ARP include:

- Development of affordable rental housing.
- Tenant-based rental assistance.
- Supportive services.
- Development of non-congregate shelter facilities.
- Capacity building and operating support for organizations implementing a HOME-ARP activity.
- Planning and administration costs.

For the Consortium to be eligible to receive the HOME-ARP funds an Allocation Plan for use of the funds has to be developed and submitted to HUD by March 31, 2023 and subsequently approved by HUD, and funds expended by 2030. HUD established and released various requirements for the allocation planning process as well as for the required elements to be included in the HOME-ARP Allocation Plan. The Consortium contracted with Cloudburst Group for assistance with the required allocation planning process as well as drafting of the plan document.

The attached HOME-ARP plan provides details on the consultation process, surveys with various stakeholders as well as data analysis conducted as well as the results used as the basis to for the proposed allocation contained in the plan.

Between the consultation sessions and the stakeholder survey input was received from 32 organizations. Stakeholders were asked to prioritize how they would spend the HOME-ARP funds across the eligible activities and respondents prioritized affordable rental housing first, followed by tenant-based rental assistance, supportive services, non-profit capacity building and then non-congregate shelter.

Table 36 in the draft plan, provided below shows the proposed allocation of the HOME-ARP funds into the eligible activities.

	Funding Amount	Percent of Grant	Statutory Limit
Supportive services	\$700,000	13%	
Acquisition and development of non-congregate shelters	\$0	0%	
Tenant-based rental assistance	\$0	0%	
Development of affordable rental housing	\$3,524,907	66%	
Non-profit operating	\$150,000	3%	5%
Non-profit capacity building	\$150,000	3%	5%
Administration and planning	\$798,513	15%	15%
Total HOME-ARP allocation	\$5,323,420	100%	

4. BASIS FOR RECOMMENDATION:

- A.** The proposed allocation of the HOME-ARP funds must be consistent with the needs identified through the consultation and data analysis.

5.FISCAL IMPACT / BUDGET AMENDMENT:

Adoption of the HOME-ARP Plan and approval of the plan by HUD will make \$5,323,420 available to the HOME Consortium members to implement projects that comply with the HOME-ARP regulations and the designated allocations of the plan.

6. STAFF RECOMMENDATION:

Recommend Approval

7. CITY MANAGER'S COMMENTS:

Recommend Approval.

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

- A.** City Council can provide direction to change the proposed allocation of the funding in other ways that comply with the consultation and data analysis contained in the plan.

10. ATTACHMENTS:

- A. Draft Resolution
- B. HOME-ARP Allocation Plan

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE SECOND }
SUBSTANTIAL AMENDMENT TO THE FY 2021- }
2022 CITY OF TURLOCK/STANISLAUS URBAN }
COUNTY HOME CONSORTIUM ANNUAL }
ACTION PLAN TO ALLOCATE HOME-ARP }
FUNDS }

RESOLUTION NO. 2023-

WHEREAS, the City of Turlock City Council approved the Fiscal Year 2021-2022 Annual Action Plan for the Turlock/Stanislaus Urban County Home Consortium; and

WHEREAS, in 2021 Congress passed the American Rescue Plan Act which as a HOME grantee the HOME Consortium will receive \$5,323,420 in HOME-ARP funds; and

WHEREAS, to be eligible to receive the funds a HOME-ARP Allocation Plan must be drafted and submitted to HUD by March 31, 2023; and

WHEREAS, the proposed amendment to the FY 2021/2022 Annual Action Plan is the HOME-ARP Allocation plan provided as Exhibit A to this resolution; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve the second substantial amendment to the FY 2021/2022 City of Turlock/Stanislaus Urban County Home Consortium Annual Action Plan to allocate HOME-ARP funds.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:

NOES:

NOT PARTICIPATING:

ABSENT:

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California



HOME-ARP Allocation Plan

Turlock/Stanislaus County HOME Consortium

Draft Plan
March 2023

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Introduction

The Turlock/Stanislaus County HOME Investment Partnership Program (HOME) Consortium's HOME American Rescue Plan Program (HOME-ARP) Allocation Plan outlines how the Consortium plans to spend its HOME-ARP funds. In 2021, Congress passed the American Rescue Plan Act, which provided \$5 billion to communities across the country to address the ongoing impacts of the COVID-19 pandemic on the economy, public health, governments, individuals, and businesses. This one-time funding is administered through the U.S. Department of Housing and Urban Development's (HUD's) HOME and is referred to as HOME-ARP.

As a HOME grantee, or participating jurisdiction (PJ), the Turlock/Stanislaus County HOME Consortium will receive a HOME-ARP allocation of \$5,323,420, which will be administered by the City of Turlock. The Consortium includes the City of Turlock and Stanislaus Urban County, which comprises all unincorporated areas of the County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford. The City of Modesto is not a member of the HOME Consortium and receives its own separate funding allocations.

Four eligible groups of recipients can be assisted by HOME-ARP funds and are referred to as "qualifying populations" (QPs). These QPs include:

- **Individuals experiencing homelessness**, as defined in 24 CFR 91.5.
- **Individuals at risk of homelessness**, as defined in 24 CFR 91.5.
- **Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking**, as defined by HUD.
- **Other populations for whom providing supportive services or assistance would prevent homelessness or would serve those at greatest risk of housing instability.**

Communities can use their HOME-ARP funds for specific eligible activities, which include:

- **Development of affordable rental housing.**
- **Tenant-based rental assistance.**
- **Supportive services.**
- **Development of non-congregate shelter facilities.**
- **Capacity building and operating support for organizations implementing a HOME-ARP activity.**
- **Planning and administration costs.**

Each PJ must first develop an Allocation Plan in order to receive its HOME-ARP funds. HUD has established a set of requirements for the allocation planning process as well as the following specific elements that must be included in the HOME-ARP Allocation Plan:

- A summary of the consultation process, its results, and any comments received through public participation, including any recommendations not accepted and the reasons why.
- A description of the size and demographic composition of the four QPs within the jurisdiction.
- Identification and assessment of the unmet needs for services, shelter, and housing for each QP.
- An assessment of the existing gaps in the grantee's housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system.
- A description of the grantee's planned uses for HOME-ARP funds across the eligible activities based on the unmet needs of the QPs. This must include an allocation of HOME-ARP resources among the eligible activities and planned distribution methods.
- An estimate of the number of housing units that the grantee anticipates producing or preserving with HOME-ARP funds.
- Identification of any preferences for serving a QP or subpopulation as well as the planned referral methods.

The Consortium retained the Cloudburst Group to support the allocation planning process and development. Planning activities commenced in November 2022 and included stakeholder consultation sessions, an online stakeholder survey, and extensive analysis of multiple data sources. The consultation sessions and survey sought to engage service, shelter, and housing providers as well as others with knowledge of the HOME-ARP QPs across the County. These perspectives, along with quantitative data analysis, helped the Consortium better understand the multi-faceted and complex service, shelter, and housing needs facing the QPs and ultimately informed the allocation decisions in the HOME-ARP Allocation Plan.

The following document utilizes the suggested format provided by HUD for the development of the HOME-ARP Allocation Plan. Regulatory requirements and prompts provided by HUD for each section are included in the document to provide context for the components of the Allocation Plan.

Consultation Process

Regulatory Requirements

PJs must consult with several different stakeholder organizations as outlined in Section V.A of HUD [Notice: CPD-21-10](#). These stakeholders include:

- Continuums of Care (CoCs) serving the jurisdiction's geographic area.
- Homeless service providers.
- Domestic violence service providers.
- Veterans' groups.
- Public housing authorities/agencies.
- Public agencies that address the needs of the QPs.
- Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

HUD requires all PJs to complete the consultation process for HOME-ARP prior to the development of the Allocation Plan.

Describe the consultation process, including methods used and dates of consultation.

The Consortium conducted three stakeholder consultation sessions in December 2022 and January 2023 to gather input from seven individuals across four agencies working to meet the needs of the QPs. The Consortium also developed and distributed an online stakeholder survey, which gathered 36 responses from 26 organizations. The Consortium encouraged all consultation participants to complete the survey, which provided an opportunity for additional input. Overall, the Consortium received input from all the required organization types including the one CoC and two PHAs serving individuals in the Consortium.

Consultation Sessions

The Consortium held two targeted virtual consultation sessions in December 2022 with organizations working with the four QPs across Stanislaus County to inform its HOME-ARP Allocation Plan. Each session was held via Zoom and was facilitated by consultants. The December consultations targeted organizations serving special populations. Other stakeholder organizations were consulted through a Stanislaus Community System of Care (Stanislaus CoC governance body) meeting in January 2023. The Consortium encouraged all consultation session participants to complete the survey, which the Consortium also sent to stakeholders who could attend consultation meetings.

Each session began with an overview presentation of the HOME-ARP program, the QPs, and the five eligible HOME-ARP activities. The objective of the overview presentation was to provide stakeholders with an opportunity to gain awareness of the HOME-ARP program and share their comments and concerns with Consortium staff. Following the presentation, the consultants facilitated a discussion on the unmet needs and challenges facing the QPs regarding shelter, services, and housing. Each group was also asked to identify priorities for the use of HOME-ARP funds. These discussions allowed Consortium staff to hear the needs and challenges facing the QPs directly from service providers and agencies working with these populations. The Consortium scheduled each consultation session for one- to one-and-a-half hours and organized them around specific topics to gather input from stakeholders working with similar populations.

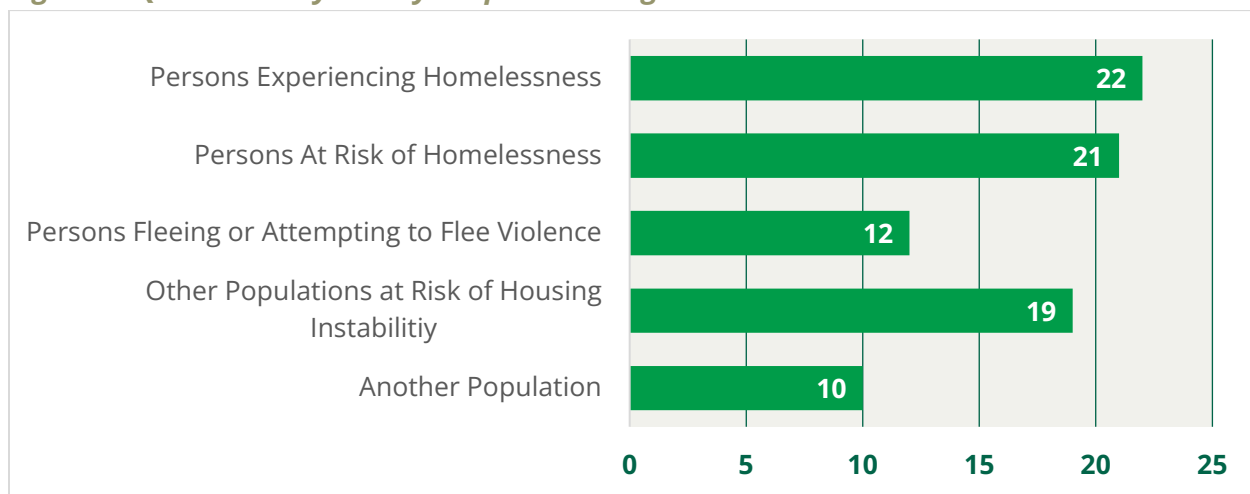
Stakeholder Survey

The Consortium also developed and distributed an online survey to gather input from service providers across Turlock and Stanislaus County. The use of a survey in combination with the consultation sessions allowed the Consortium to cast a broader net to engage additional stakeholders and to gather more specific and detailed information. This strategy enabled the Consortium to hear from individuals who were unable to attend one of the virtual consultation sessions as well as provide an additional avenue of feedback for attendees.

The survey began with a high-level overview of the HOME-ARP program and eligible activities, the amount of HOME-ARP funds allocated to the Consortium, and definitions of each of the HOME-ARP QPs. Throughout the survey, the Consortium repeated the definitions of the HOME-ARP QPs and provided additional information as needed to help clarify HOME-ARP terms (e.g., the definition of non-congregate shelter) to assist survey respondents.

Figure 1 indicates that there was an even distribution of organizations working across the HOME-ARP QPs served. Of those organizations surveyed, 85 percent served individuals experiencing homelessness; 81 percent served individuals at risk of homelessness; 50 percent served persons fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, and human trafficking; and 73 percent served other populations at risk of homelessness or housing instability. Of those surveyed, ten respondents (38 percent) indicated that they served another population, including farm workers, the elderly, Tribal members, persons with disabilities, veterans, first-time homebuyers, and youth. Most respondents who indicated that their organization served another population also served one of the four HOME-ARP QPs.

Figure 1: QPs Served by Survey Respondent Organizations



Between the consultation sessions and the stakeholder survey, the Consortium gathered input from 33 organizations on the housing, shelter, and service needs facing the HOME-ARP QPs across the community. The Appendix includes a complete list of the organizations that provided input during the development of the Allocation Plan and lists the organization type, QPs served, and consultation method for each organization. Table 1 outlines organizations and individuals consulted, by consultation method.

Table 1: Consulted Organizations by Consultation Method

Consultation Meetings	
Meeting Focus and Date	Attendees
Victim-Survivor Services 12/22/2022	Center for Human Services; HAVEN
Fair Housing 12/22/2022	Disability Resources Agency for Independent Living; LGBTQ Collaborative

Stanislaus Community System of Care 1/19/2023	Children's Crisis Center; City of Modesto; City of Patterson; City of Riverbank; City of Turlock; Community Impact Central Valley; HAVEN; Health Net; Health Plan of San Joaquin; Modesto Gospel Mission; Oakdale Rescue Mission; Stanislaus County Behavioral Health; Stanislaus County Community Services Agency; Stanislaus County Office of Education; Stanislaus County Planning Department; Stanislaus County Workforce Development; Stanislaus Homeless Alliance; Turning Point; United Samaritans; We Care – Turlock; Various community members
Survey Respondents	
California Phones	EAH Housing
California Rural Legal Assistance	Habitat for Humanity, Stanislaus
Center for Human Services	HAVEN
Central Valley Opportunity Center	Project Sentinel
City of Newman	Self-Help Enterprises
City of Oakdale	Stanislaus County Department of Planning and Community Development
City of Patterson	Stanislaus Regional Housing Authority/Housing Authority of the City of Riverbank*
City of Riverbank	Turlock Gospel Mission
City of Waterford	Turningpoint Community Programs
Community Housing and Shelter Services	United Samaritans Foundation
Community Impact Central Valley	Valley Mountain Regional Center
Department of Veteran Affairs	We Care Program—Turlock
Disability Resources Agency for Independent Living	
<i>*The Housing Authority of the City of Riverbank is administered by the Stanislaus Regional Housing Authority but is counted as a unique organization for HOME-ARP consultations.</i>	

Summarize feedback received and results of upfront consultation with these entities.

Consultation Session Themes

Through discussions with stakeholders as part of the consultation sessions, the Consortium was able to hear directly from organizations working with the four HOME-ARP QPs on the housing, shelter, and service needs they are seeing in their communities. Stakeholders spoke of the tremendous needs and challenges faced by the QPs as well as by program staff in providing services to these communities.

Across both virtual consultation sessions, several cross-cutting themes emerged. Stakeholders described how all four of the HOME-ARP QPs have complex needs that often require long-term access to affordable housing coupled with supportive services. Programs that provide both housing and supportive services can have a significant positive impact on people's lives; however, the overall lack of affordable housing limits the housing that is available to them. Stakeholders explained how rising rents and low vacancy rates have dramatically reduced the available stock of privately-owned rental housing. The current housing and shelter inventory, as well as the service delivery system, is strained and lacks the capacity to meet the growing needs of the QPs.

Affordable Housing and Rental Assistance Themes

Stakeholders spoke about the current rental market in Turlock and Stanislaus County and emphasized the need for affordable rental housing. Stakeholders described the rental market as being so tight that landlords can raise rents drastically and set inaccessible screening criteria. Rents are so high that if one high utility bill or unexpected expense comes up, "you're caught between a rock and a hard place...like, 'I can't afford rent this month,' or 'I'm behind on my rent because this happened.' And that makes it unstable for them."

Even when people have access to rental assistance to help them afford rent, there's enough demand for units that landlords can afford to discriminate based on voucher usage; less-than-ideal criminal, rental, or credit backgrounds; or even protected classes. One service provider shared that, "many clients have gone through the application process to obtain their Section 8 voucher but are still having a very, very difficult time finding a place and finding a landlord who's willing to work with them with Section 8. I mean, just with one client, I spent the last six months applying for a unit. And if it's not one thing, it's another, and this is *with* a Section 8 voucher; I can only imagine without one. So, it's been so hard for a lot of our clients to find anything."

Another provider described supporting another voucher holder in their housing search: "One of the other issues we found was whenever the individual we had had a voucher, and

finally did find a place but then when the person met them person-to-person, they were not passing, they were transgender. And so, the landlord actually told them, 'oh, we already have one of you living here. That's our limit.' So that's the type of thing they encounter. So, she ended up losing the voucher because she couldn't use it. No one else would even talk to her. So that's another issue is inventory—there is no inventory here for people to move into. And when they do find it, it's either discrimination or they can't afford the deposit.”

Individuals may find affordable housing in smaller cities or rural areas but these areas are frequently not accessible for a person's disability (e.g., wheelchair inaccessible); are far away from needed medical care, healthy food, or transportation; and/or are unwelcoming to lesbian, gay, bisexual, transgender, queer/questioning or not otherwise straight and cisgender (LGBTQ+) folks.

Non-Congregate Shelter Themes

A few themes emerged related to shelter during the consultation sessions, particularly around the lack of access for specific subpopulations. Stakeholders indicated there is minimal shelter for families with adult men and/or adolescent boys, leading to families separating across women-led family shelters, youth shelters, and men's shelters. There are also challenges for people with disabilities and LGBTQ+ folks seeking shelter. Existing shelter buildings are not wheelchair accessible, residents may be required to use top bunks, and congregate shelter providers may turn away individuals who are currently ill. Individuals have been kicked out of shelters for behaviors that present when they are off their medications. Finally, “many shelters know that [the Equal Access rule] exists, but they don't follow it. And so, a lot of our [LGBTQ+] folks are misgendered” and not allowed into shelter.

Supportive Services and Non-Profit Capacity Themes

Stakeholders described a variety of services that exist in Turlock and Stanislaus County, including victim-survivor advocacy, food and transportation assistance, and disability support services. However, existing services are not sufficient to meet the demand. Stakeholders identified needs for housing case management, shelter services, outreach, legal services, and services for survivors of labor trafficking. One stakeholder related, “we have a lot of conversations around sex trafficking, but not labor trafficking. So, I think that would be an area where there're not a lot of services. Labor trafficking survivors come with many different barriers. A lot of labor trafficking survivors have language barriers. They're undocumented. They need to get access to legal services, and just different things like that.”

Stakeholders indicated the largest barriers to providing services are administrative and funding hurdles. Organizations may receive HUD grants to pay for services, but these funds

do not cover the indirect costs (such as healthcare, paid time off, and training) required to provide effective services. Because providers are unable to pay a living wage, they have difficulty maintaining a well-trained workforce. Even obtaining funding is a challenge for smaller organizations. One stakeholder shared, “it’s always the same people getting the same funding over and over. And they say they want equity and they want diversity. Yet, all these years, they haven’t been doing that. And now you’re saying you want it. But the new people that can provide that, like [culturally specific programs], aren’t allowed to access those funds.”

Stanislaus Community System of Care Session

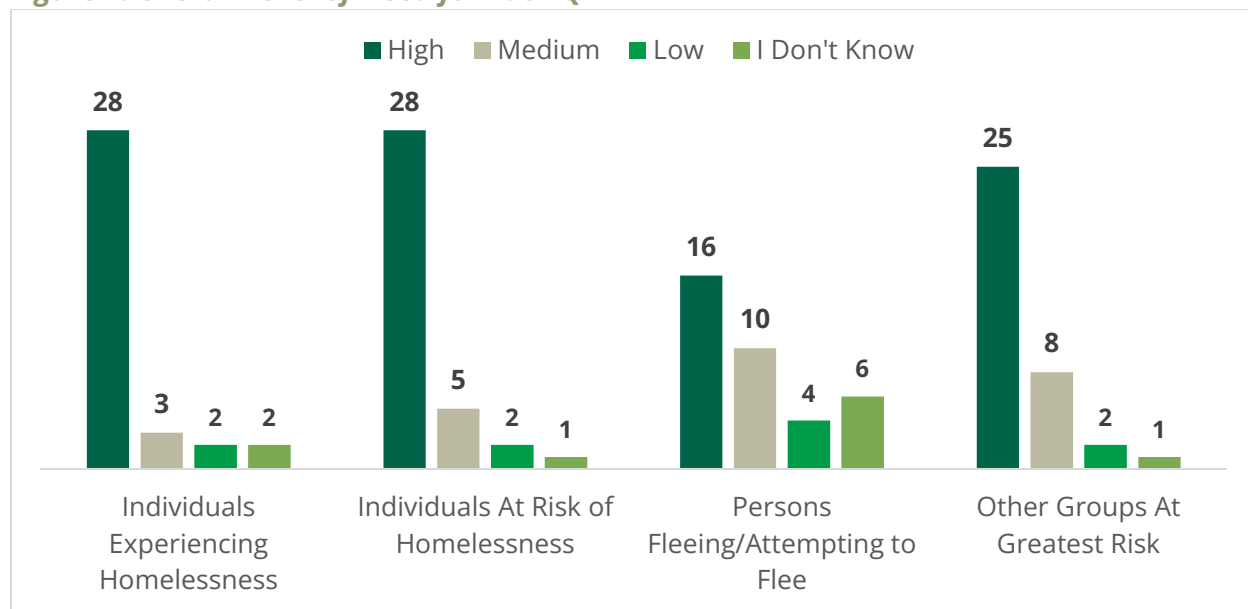
Due to a full agenda, Community System of Care Council feedback was limited to individual member participation—including from the CoC Lead Agency—in the survey, as described below.

Feedback From Stakeholder Survey

The following section summarizes the major takeaways from the stakeholder survey. The Appendix contains a complete list of the multiple-choice results from the survey.

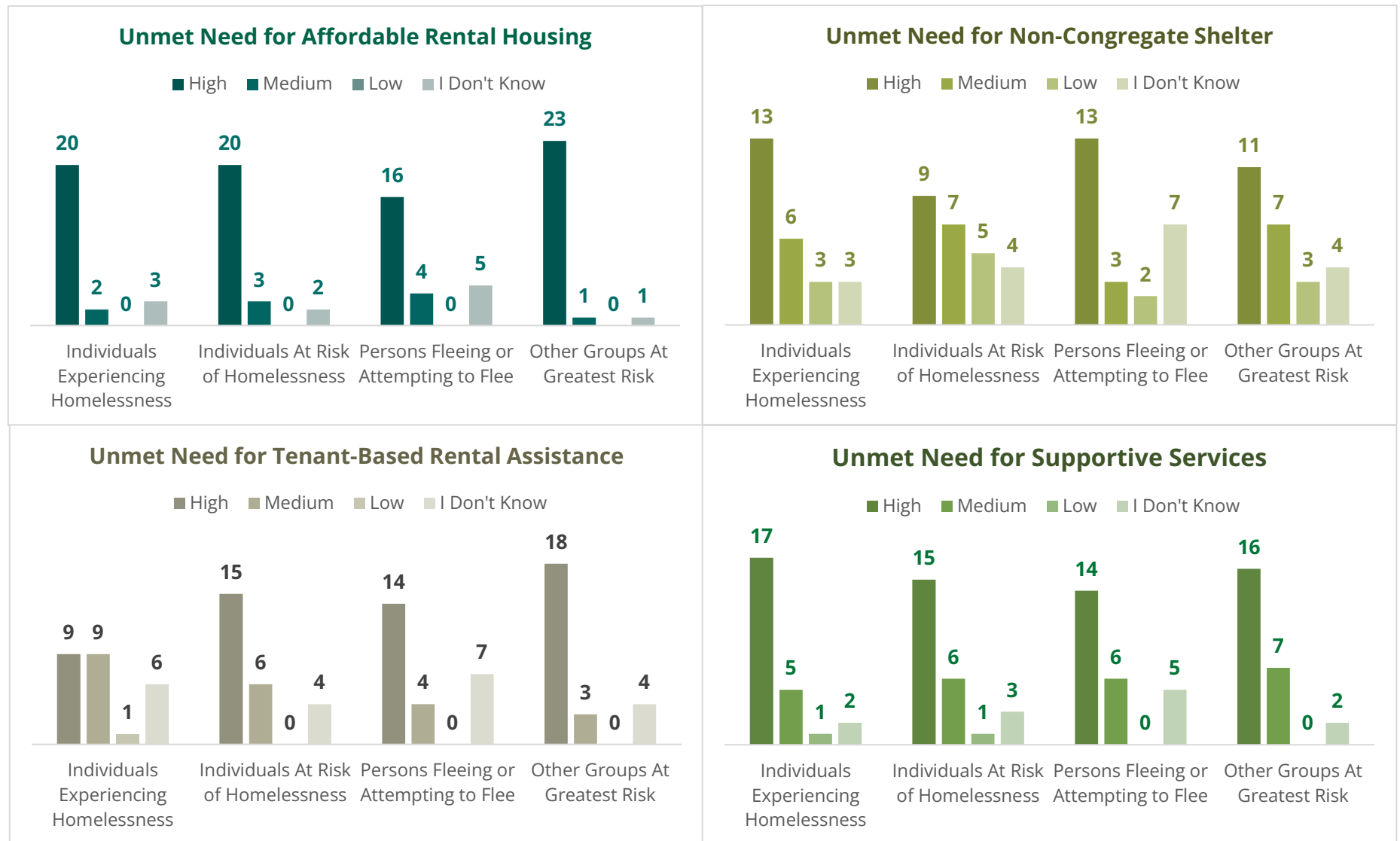
The survey asked a series of questions to gauge the level of need for housing, shelter, and services for each of the HOME-ARP QPs. One question asked respondents to rank the overall level of need for each of the four QPs using a scale of high, medium, and low. Respondents were provided the option to opt out of ranking any of the populations by responding “I don’t know.” The results of this question are summarized in Figure 2 and indicate that most respondents felt that each QP faced high overall needs. Eighty percent of respondents indicated that there were high overall needs for individuals experiencing homelessness and for individuals at risk of homelessness. There was greater variation across responses for persons fleeing or attempting to flee and for other populations. Specifically, 44 percent of respondents ranked persons fleeing or attempting to flee as having high needs and 28 percent said this QP had medium needs. For other populations at greatest risk of homelessness or housing instability, 69 percent indicated there were high needs and 22 percent said this QP had medium needs.

Figure 2: Overall Level of Need for Each QP



The survey then asked respondents to indicate the level of need for affordable rental housing, tenant-based rental assistance, supportive services, and non-congregate shelter for each of the QPs. Figure 3 shows that in general, respondents felt there is a high level of need for each activity for all QPs. When comparing the results across eligible activities, however, more respondents indicated that there were high unmet needs for affordable rental housing relative to the other eligible activities. Specifically, when it came to affordable rental housing, 83 percent of respondents indicated there was a high unmet need for individuals experiencing homelessness, 78 percent indicated a high unmet need for individuals at risk of homelessness, 58 percent indicated a high unmet need for persons fleeing or attempting to flee, and 86 percent indicated a high unmet need for other populations. In comparison, for supportive services, these figures were 69 percent, 56 percent, 50 percent, and 61 percent, respectively. For non-congregate shelter, these percentages were 53 percent, 33 percent, 47 percent, and 44 percent, respectively, while for tenant-based rental assistance, they were 39 percent, 56 percent, 53 percent, and 67 percent, respectively.

Figure 3: Unmet Needs for the HOME-ARP-Eligible Activities for Each QP



When asked to prioritize how they would spend HOME-ARP funds across the eligible activities, the majority of respondents indicated they would prioritize affordable rental housing, followed by tenant-based rental assistance and supportive services, non-congregate shelter, and then non-profit capacity building.

Figure 4: Prioritization of HOME-ARP Funds Across the Eligible Activities

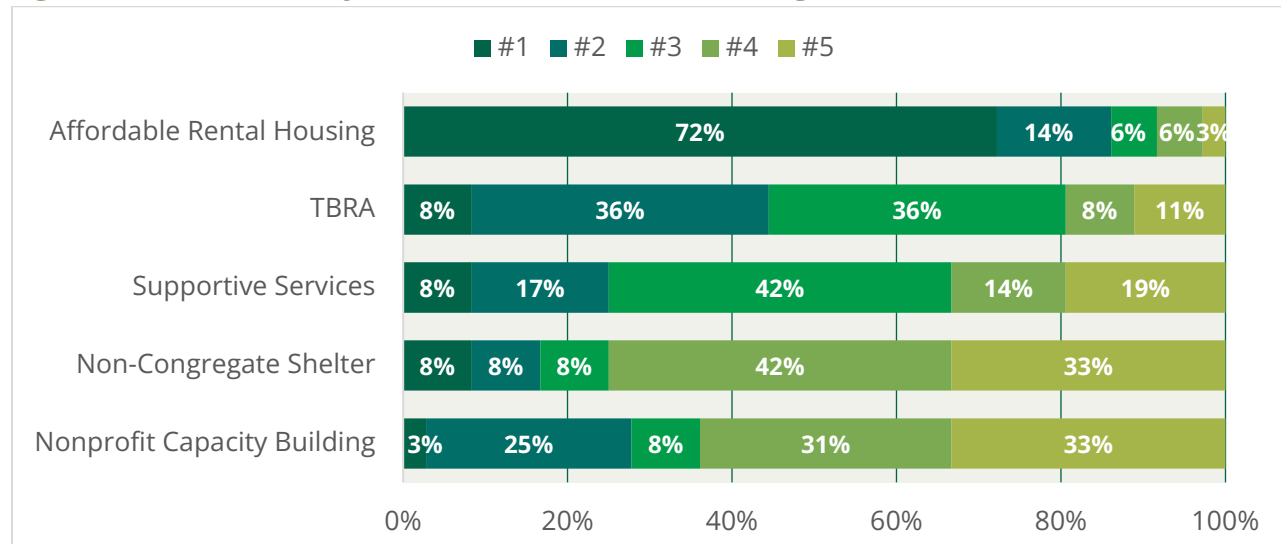


Table 2 outlines the average weighted score for each HOME-ARP activity, which provides a clear ranking of the activities based on respondents' prioritization. The average weighted score is calculated by assigning weights to each response option (i.e., a scale of 1 to 5) for the survey question, with higher weights assigned to higher scores. Higher average weighted scores indicate that respondents prioritized a HOME-ARP activity more. The average weighted scores confirm that respondents prioritized affordable rental housing the most, followed by tenant-based rental assistance, supportive services, non-profit capacity building, and then non-congregate shelter.

Table 2: Average Weighted Score of Prioritized HOME-ARP-Eligible Activities

Ranking Order	HOME-ARP-Eligible Activity	Average Weighted Score
#1	Affordable Rental Housing	4.47
#2	Tenant-Based Rental Assistance	3.22
#3	Supportive Services	2.81
#4	Non-Profit Capacity Building	2.33
#5	Non-Congregate Shelter	2.17

The survey also asked respondents to prioritize which supportive services are most needed for each HOME-ARP QP. The survey first presented a list of eligible supportive services and asked respondents to select which services were needed most for each QP. The survey did not include one-time financial assistance and short- and medium-term rental assistance. The survey then asked respondents to prioritize the services they had just selected for each population. The Appendix outlines the average weighted scores for each supportive service by QP.

Figure 5 indicates that there was a significant overlap in the top supportive services identified for each QP. Notably, respondents identified case management as among the most needed supportive service for all four QPs. For individuals experiencing homelessness, the top-ranked supportive services included housing search assistance and counseling, case management, mental health services, substance use treatment services, and food assistance. For individuals at risk of homelessness, respondents identified case management, housing search assistance and counseling, mental health services, landlord/tenant liaison, and employment assistance and job training as most needed. For persons fleeing/attempting to flee, the top-ranked services included victim-survivor advocacy services, case management, childcare, legal services, and mental health services, while for other populations, the top-ranked services included case management, housing search assistance and counseling, landlord/tenant liaison, childcare, and legal services.

Figure 5: Prioritization of Supportive Services for Each QP

Rank	Individuals Experiencing Homelessness	Individuals At Risk of Homelessness	Persons Fleeing/ Attempting to Flee	Others At Greatest Risk
#1	Housing Search Assistance and Counseling	Case Management	Victim-Survivor Services	Case Management
#2	Case Management	Housing Search Assistance and Counseling	Case Management	Housing Search Assistance and Counseling
#3	Mental Health Services	Mental Health Services	Childcare	Landlord/Tenant Liaison
#4	Substance Use Treatment Services	Landlord/Tenant Liaison	Legal Services	Childcare
#5	Food Assistance	Employment Assistance and Job Training	Mental Health Services	Legal Services

Lastly, the survey offered respondents the opportunity to provide additional input on the housing, shelter, and service needs of the HOME-ARP QPs as well as comment on provider and system capacity. Figure 6 includes several notable quotations from survey respondents about each HOME-ARP-eligible activity. The selected quotations highlight the spectrum of perspectives among respondents on which eligible activities are most needed in Turlock and Stanislaus Urban County and what barriers pose challenges to serving the HOME-ARP QPs.

Figure 6: Selected Quotations From the Stakeholder Survey on Unmet Needs

Affordable Rental Housing

- "The lack of affordable housing makes it very difficult for not only [our organization] but for many agencies to successfully assist the clients that we assist in reducing homelessness."
- "We have calls from working people who lost their homes but cannot find affordable housing because they do not fit the current 'model' of support. These individuals need to be helped before they become the homeless of tomorrow."

Supportive Services

- "I am seeing a lack of available case managers to assist people in moving forward in their goals as they wait for opportunities for affordable housing. The wait for housing can be long, and folks can get lost in the waiting. Case management and supports to help them work on their goals and barriers to housing could be beneficial, especially while in shelter."
- "[We need] greater staff funding for Case Management, certified Chemical Dependency Counselors [...], and Outreach and Engagement funding."

Non-Congregate Shelter

- "The only shelter services available to residents have the perception of a strong religious affiliation [...] or for being for single men. This excludes those that do not feel welcome or understood in these shelters."
- "Cost of living in CA has increased and although bed rates funding has slightly increased, it is not enough to provide the housing needs (non-congregate settings) that we have learned are essential. I beleive if funds could be used to restructure existing facilities or new buildings to create non-congregate shelter/transitional housing settings, that would help immensley [sic]."

Non-Profit Capacity

- "Nonprofit organizations would benefit from capacity building to increase their ability to access additional funding from state and federal programs as well as philanthropic organizations."
- "Stable funding, which allows us to claim full cost of program staffing and 10 percent indirect allowed under federal regulations, would go a long way toward our capacity. And that's just to keep us from shrinking, not expanding."
- "I think staffing has been a challenge that organizations are facing every day. Locating and paying good staff is a key element to their success."

Overall Trends and Themes Identified Through the Consultation Process

Across the consultation sessions and through the survey, stakeholders expressed the need for more affordable rental housing across all QPs. While stakeholders described a need for both short- and long-term housing solutions, they also underscored how the lack of affordable and available housing options for lower-income communities strains the existing housing and shelter inventory. Input from stakeholders made it clear that factors such as rising housing costs, inflation, lack of affordable housing options at different income levels, difficulty finding and keeping well-trained staff, limited resources and funding, difficulty using rental vouchers on the private market, and rises in evictions have led to housing, shelter, and service systems that are unable to meet the current level of need of the four QPs in Turlock and Stanislaus County.

Public Participation

Regulatory Requirements

Section V.B. of HUD [Notice: CPD-21-10](#) outlines the requirements for PJs in providing and encouraging citizen participation in the development of the HOME-ARP Allocation Plan. Prior to submitting the Allocation Plan to HUD, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP Allocation Plan for a period of at least 15 calendar days. During public engagement, PJs must abide by the requirements outlined in their Citizen Participation Plan and hold at least one public hearing during the development of the Allocation Plan and prior to submission to HUD. PJs must also disclose the jurisdiction's total HOME-ARP allocation to the public as well as the range of eligible activities the PJ could pursue with their HOME-ARP funding. Following the public hearing and comment period, PJs must summarize any comments received, describe efforts to broaden public engagement, and explain whether the PJ did not accept specific comments or recommendations and why.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan.

Table 3: Dates for Public Participation Events for HOME-ARP Allocation Plan

Event	Date(s)
Public Notice	February 23, 2023
Public Comment Period	February 24–March 13, 2023
Public Hearing	March 14, 2023

Describe the public participation process.

The Consortium sought feedback from the general public on the draft HOME-ARP Allocation Plan by coordinating a public hearing and comment period as well as publishing information on the HOME-ARP program to its website. The Consortium followed the requirements outlined in its Citizen Participation Plan during the development of the HOME-ARP Allocation Plan regarding broadening public participation and ensuring reasonable accommodations for persons with disabilities.

Describe efforts to broaden public participation.

The Consortium utilized several methods to broaden public participation in the development of the Consortium's HOME-ARP Allocation Plan. The Allocation Plan was shared with the Consortium's community partners via email and the plan was published on the City of Turlock's website to solicit comments from the public. In addition, the Consortium held a public comment period from February 24 to March 13, 2023 and a public hearing on March 14, 2023 to collect public input. The Consortium also published a public notice describing the HOME-ARP planning process, public comment period, and public hearing date and time in the Modesto Bee in English and Spanish on February 23, 2023.

Following the adoption of the HOME-ARP Allocation Plan, the Appendix will be updated to include a summary of any comments received and an explanation for why the Consortium did not accept specific comments or recommendations.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing.

This section of the HOME-ARP Allocation Plan will be updated following the completion of the public hearing and comment period.

Summarize any comments or recommendations not accepted and state the reasons why.

This section of the HOME-ARP Allocation Plan will be updated following the completion of the public hearing and comment period.

Needs Assessment and Gaps Analysis

Overview

The Needs Assessment and Gaps Analysis begins with a description of the regulatory requirements outlined in HUD Notice: CPD-21-10 followed by a description of the Consortium's data methodology. The plan then estimates the size and demographic composition of each QP and summarizes the unmet housing, shelter, and service needs facing these populations.

Regulatory Requirements

HOME-ARP grantees must complete a Needs Assessment and Gaps Analysis, which evaluates the size and demographic composition of the four HOME-ARP QPs within the jurisdiction's boundaries and assesses the unmet needs of these populations. These requirements are described in Section V.C.1 of HUD Notice: CPD-21-10. Required elements include analysis of the shelter, housing, and service needs of individuals experiencing sheltered and unsheltered homelessness; those currently at risk of homelessness; individuals and households requiring services or housing assistance to prevent homelessness; and those at greatest risk of housing instability or who live in unstable housing situations. The assessment must also identify existing gaps within the jurisdiction's shelter system, housing inventory, and service delivery system.

Furthermore, the assessment must include a description of the housing characteristics that are associated with housing instability and an increased risk of homelessness if the PJ is including these conditions under the HUD definition of "other populations." The assessment should also identify the PJ's priority needs for each QP and describe how the PJ determined these needs as well as the existing gaps in the grantee's shelter, housing, and service delivery systems.

Data Methodology

There are numerous challenges at play when it comes to gathering and analyzing data on the four HOME-ARP QPs. The definitions for each of the QPs are multifaceted and there is no single data source that neatly aligns with the entirety of each definition. PJs must therefore utilize existing data sources that line up with pieces of the HOME-ARP definitions. The implication of this is that estimates on the size, demographic composition, and needs facing each of the QPs are incomplete and underrepresent the true extent of needs facing individuals who make up these communities.

In addition to the misalignment between the QP definitions and existing data sources, there is also a spatial mismatch that limits the accuracy of the available data for the

purposes of HOME-ARP. Since HOME-ARP is administered by HOME PJs, the boundaries for HOME PJs represent the boundaries for HOME-ARP recipients.

For all QPs, the misalignment between data sources and boundaries is somewhat complicated by county and CoC jurisdictions, which do not align with HOME PJ boundaries. The Turlock-Stanislaus HOME Consortium includes the cities of Turlock, Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford, as well as unincorporated areas of Stanislaus County. For unhoused and highly mobile households, city-level data may not be available or may not accurately describe the need. Where this is true, the Consortium used county- or CoC-level data.

Lastly, another significant data limitation is the inability to deduplicate individuals and households across data sources. For available data that align with pieces of the HOME-ARP QP definitions, many sources are aggregated and provide estimates for the number of individuals and households within specific groups such as income category. Other data provide individual-level information, which is useful for analyzing trends such as racial and ethnic disparities. These data may contain unique identifiers that can be used to determine whether an individual appears more than once in the same dataset; however, it is not possible to determine whether individuals in one dataset are present in another. Even when unique identifiers are available, they are usually unique to only one dataset. It is therefore not possible to determine the extent of overlap across data sources, or even across the QPs, which calls into question the accuracy of the estimates for the QPs.

Although there are significant limitations with existing data sources, available data sources can still provide useful information to better understand the needs facing the four QPs. In the development of the Turlock-Stanislaus HOME-ARP Allocation Plan, the Consortium gathered and analyzed data from state and federal sources, such as reports, assessments, datasets, and dashboards, to locate the most current information on the QPs. During the consultation process, the Consortium also asked stakeholders for recommendations on reports and datasets to gather additional resources for the Allocation Plan. Table 4 outlines the primary quantitative data sources the Consortium used to analyze the needs of each of the QPs.

Table 4: Primary Quantitative Data Sources by QP

HOME-ARP QP	Primary Quantitative Data Source
Individuals experiencing homelessness	<ul style="list-style-type: none"> CoC Homeless Management Information System/Point-in-Time count (2022) Stanislaus Homeless Alliance and Stanislaus Community System of Care, Regional Homeless Strategic Plan (2021) Stanislaus Community System of Care Homeless Point-in-Time County Summary (2022)

Individuals at risk of homelessness	<ul style="list-style-type: none"> • Comprehensive Housing Affordability Strategy (2015–2019) • McKinney-Vento EDFacts Initiative (school year 2019–2020) • Stanislaus Regional Housing Authority and Housing Authority of the City of Riverbank data (2021)
Persons fleeing/attempting to flee domestic violence, sexual assault, dating violence, stalking, or human trafficking	<ul style="list-style-type: none"> • CoC Homeless Management Information System/Point-in-Time count data (2022) • HAVEN client data (2022) • Center for Human Services client data (2022) • California Department of Justice, Domestic Violence-Related Calls for Service (2019–2021)
Other populations at risk of housing instability and homelessness	<ul style="list-style-type: none"> • Comprehensive Housing Affordability Strategy (2015–2019) • American Community Survey (2017–2021) • 2020–2024 Consolidated Plan

Throughout the rest of the Needs Assessment and Gaps Analysis, each section will specify which data sources the Consortium used to estimate the size, demographic composition, and needs facing each QP as well as discuss specific data limitations to keep in mind while interpreting data for HOME-ARP.

Understanding the QPs in Turlock and Stanislaus Urban County

The area has experienced considerable change over the past few years. The effects of the COVID-19 pandemic, rising inflation, and the increased cost of living have placed pressure on individuals and households across Turlock and the urban county. For the HOME-ARP QPs, the past couple of years have both exacerbated existing challenges and witnessed the influx of unprecedented government funding. The following sections present the most recent available data on the size and composition of each of the QPs as well as their unmet housing, shelter, and service needs.

Describe the size and demographic composition of the QPs within the PJ's boundaries.

Individuals Experiencing Homelessness

Turlock City and Stanislaus Urban County are located within the Stanislaus Community System of Care—the CoC for all of Stanislaus County—which is responsible for operating the local coordinated entry system, facilitating local Point-in-Time counts, and planning local homeless response strategies. The Consortium analyzed 2021 Homeless Management

Information System (HMIS) data on individuals identified as being within Turlock City and Stanislaus Urban County.

Given the misalignment between CoC and HOME PJ boundaries, as well as the fact that HMIS and Point-in-Time count data do not represent the entire universe of individuals experiencing homelessness, the estimates included in this report are likely undercounts of the true population experiencing homelessness. The HMIS data on individuals experiencing homelessness and fleeing domestic violence are excluded from the counts in this section and analyzed in the section of the Allocation Plan for the persons fleeing/attempting to flee QP per HOME-ARP requirements.

Based on 2021 HMIS data, an estimated 226 individuals experienced homelessness within Turlock and 4,247 individuals within Stanislaus Urban County. Table 5 includes demographic information for individuals experiencing homelessness in Turlock and in Stanislaus Urban County. In Turlock, 96 percent of individuals experiencing homelessness are male, 74 percent are White, and 37 percent are Hispanic. In Stanislaus Urban County, 47 percent are male, 71 percent are White, and 49 percent are Hispanic. Seventy-two percent of individuals experiencing homelessness in Turlock have disabling conditions and 60 percent are chronically homeless.¹ In Stanislaus Urban County, these numbers are 34 percent and 17 percent, respectively.

Table 5: Demographics of Individuals Experiencing Homelessness in Turlock and Stanislaus Urban County

Sex	Turlock (Total=226)		Stanislaus Urban County (Total=4,247)	
	#	%	#	%
Male	285	96%	1988	47%
Female	11	4%	2246	53%
Transgender, non-binary, or questioning	0	0%	16	Less than 1%

¹ According to HUD's definition, a chronically homeless individual is a homeless individual with a disability who lives in a place not meant for human habitation or resides in safe haven, an emergency shelter, or an institutional care facility. The individual must have been living in any of the above-described places either continuously for at least 12 months or on at least four separate occasions within the last three years. A chronically homeless family is a family where the head of the household is chronically homeless. This applies to adult heads of household and minor heads of household families.

Race/Ethnicity	Turlock		Stanislaus Urban County	
	#	%	#	%
White	220	74%	3,005	71%
Black/African American	34	12%	549	13%
American Indian, Native American, Indigenous	12	4%	98	2%
Asian/Asian-American	7	2%	52	1%
Native Hawaiian/Pacific Islander	1	Less than 1%	56	1%
Multiracial	19	6%	473	11%
Hispanic (any race)	108	37%	2,066	49%
Age Group	Turlock		Stanislaus Urban County	
	#	%	#	%
Under 18	9	3%	1,817	43%
18-24	20	7%	415	10%
25-54	179	61%	1504	35%
55 and over	89	30%	564	13%
Subpopulations	Turlock		Stanislaus Urban County	
	#	%	#	%
People with a disabling condition	212	72%	1,421	34%
Survivors of domestic violence	34	12%	613	14%
Veterans	16	5%	119	3%
Chronically homeless	176	60%	701	17%

Data sources: HMIS Data, 2021.

There is a much greater proportion of individuals experiencing homelessness that are children in the Urban County (43 percent) compared to Turlock (3 percent). HMIS analysis also indicated that approximately 2 percent of individuals experiencing homelessness in Turlock were members of a family household and 47 percent of individuals in Stanislaus Urban County were members of a family household, as shown in Table 6. This is likely due to most shelter beds in Turlock being adult-only beds and most shelter beds in the Urban County being family beds.

Additionally, it is important to note that CoC data may undercount family households since many homeless families double up with other households during periods of homelessness and will therefore not be included in HMIS data. For doubled-up households, data from the

U.S. Department of Education on student homelessness can shed light on the number of families living with other households. This data is explored in more detail for the individuals at risk of homelessness QP.

Table 6: Size of Households Experiencing Homelessness

Household Size (# people)	Turlock		Stanislaus Urban County	
	#	%	#	%
1	278	98%	1153	53%
2	5	2%	418	19%
3	0	0%	255	12%
4	2	Less than 1%	195	9%
5	0	0%	87	4%
6 or more	0	0%	57	3%
Total	285	100%	2,165	100%

Data source: HMIS Data, 2021.

Individuals With Disabilities

Table 7 provides demographic data on individuals experiencing homelessness with a disabling condition in 2021. In Turlock, 97 percent of homeless individuals with a disabling condition were male and 77 percent were White. In Stanislaus Urban County, 51 percent of homeless individuals with a disabling condition were female and 69 percent were White.

Table 7: Demographic Information of Homeless Individuals With a Disabling Condition

Sex	Turlock (n=216)		Stanislaus Urban County (n=1,552)	
	#	%	#	%
Male	210	97%	748	48%
Female	6	3%	791	51%
Transgender, non-binary, or questioning	0	0%	13	1%
Race/Ethnicity	Turlock		Stanislaus Urban County	
	#	%	#	%
American Indian/Native American	10	5%	52	3%
Asian/Asian American	4	2%	19	1%

Black/African American	20	9%	206	13%
Native Hawaiian/Pacific Islander	1	Less than 1%	18	1%
Multiracial	12	6%	175	11%
White	167	77%	1,073	69%
Hispanic (any race)	73	34%	582	38%
Age Group	Turlock		Stanislaus Urban County	
	#	%	#	%
18-24	16	7%	153	10%
25-34	46	21%	229	15%
35-44	44	20%	276	18%
45-54	36	17%	270	17%
55 or above	73	34%	406	26%
Household Type	Turlock		Stanislaus Urban County	
	#	%	#	%
Single adult	211	98%	836	54%
Household with children	1	Less than 1%	206	13%
Household without children	0	0%	117	8%

Data source: HMIS Data, 2021.

Chronic Homelessness

Another theme from the HMIS data is that there was a significant chronically homeless population in Turlock and Stanislaus Urban County. In 2021, there were 180 individuals who were chronically homeless at program enrollment in Turlock and 760 individuals who were chronically homeless at program enrollment in Stanislaus Urban County. This represents 21 percent of the Consortium's homeless population.

Table 8 provides a demographic overview of the chronically homeless population. In Turlock, nearly all chronically homeless individuals were male, 78 percent were White, and 31 percent were Hispanic. In Stanislaus Urban County, 53 percent of chronically homeless individuals were male, 67 percent were White, and 33 percent were Hispanic. Most chronically homeless individuals were in single-person households.

Table 8: Demographic Information of Chronically Homeless Individuals in Turlock and Stanislaus Urban County

Sex	Turlock (n=180)		Stanislaus Urban County (n=760)	
	#	%	#	%
Male	176	98%	402	53%
Female	4	2%	352	46%
Transgender, non-binary, or questioning	0	0%	4	Less than 1%
Race/Ethnicity	Turlock		Stanislaus Urban County	
	#	%	#	%
American Indian/Native American	7	4%	27	4%
Asian/Asian American	3	2%	8	1%
Black/African American	18	10%	122	16%
Native Hawaiian/Pacific Islander	1	Less than 1%	8	1%
Multiracial	10	6%	86	11%
White	141	78%	506	67%
Hispanic (any race)	56	31%	249	33%

Age Group	Turlock		Stanislaus Urban County	
	#	%	#	%
18–24	8	4%	60	8%
25–34	34	19%	89	12%
35–44	36	20%	130	17%
45–54	37	21%	141	19%
55 or above	65	36%	23	3%
Household Type	Turlock		Stanislaus Urban County	
	#	%	#	%
Single adult	178	99%	461	61%
Household with children	1	Less than 1%	70	9%
Household without children	0	0%	39	5%

Data source: HMIS Data, 2021.

Veterans Experiencing Homelessness

Another subpopulation among individuals experiencing homelessness is veterans. In 2021, less than 1 percent of homeless individuals were veterans. Table 9 shows that most homeless veterans were over age 55, male, and in single-adult households.

Table 9: Demographic Information of Veterans Experiencing Homelessness

Sex	Turlock (n=16)		Stanislaus Urban County (n=125)	
	#	%	#	%
Male	16	100%	103	82%
Female	0	0%	22	18%
Transgender, non-binary, or questioning	0	0%	0	0%

Race/Ethnicity	Turlock		Stanislaus Urban County	
	#	%	#	%
American Indian/Native American	2	13%	7	6%
Asian/Asian American	0	0%	1	1%
Black/African American	3	19%	22	18%
Native Hawaiian/Pacific Islander	0	0%	3	2%
Multiracial	0	0%	6	5%
White	11	69%	86	69%
Hispanic (any race)	3	19%	29	23%
Age Group	Turlock		Stanislaus Urban County	
	#	%	#	%
18-24	0	0%	3	2%
25-34	0	0%	10	8%
35-44	3	19%	23	18%
45-54	2	13%	13	10%
55 or above	11	69%	76	61%
Household Type	Turlock		Stanislaus Urban County	
	#	%	#	%
Single adult	16	100%	90	72%
Household with children	0	0%	7	6%
Household without children	0	0%	0	0%

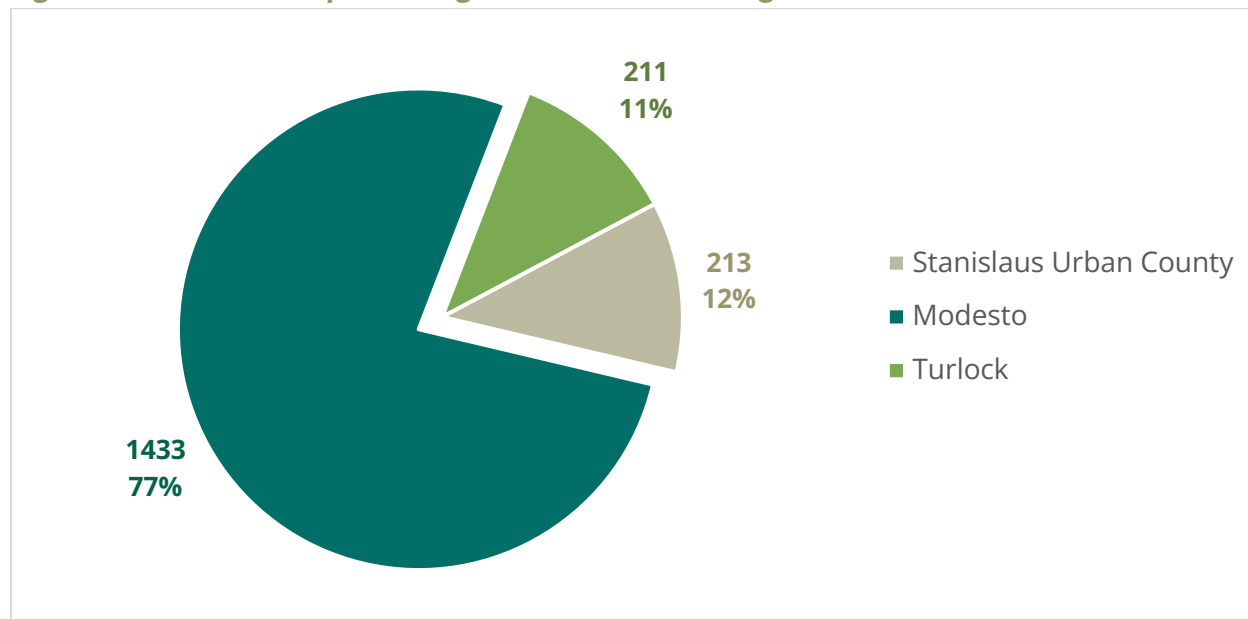
Data source: HMIS Data, 2021.

Point-in-Time Count of Sheltered and Unsheltered Population

In February 2022, Stanislaus Community System of Care completed the annual Point-in-Time count of people experiencing sheltered and unsheltered homelessness. They identified 1,857 individuals in the county, a decrease from prior years. However, the Community System of Care offers multiple reasons that this decrease may not be accurate, including colder than usual weather on the day of the unsheltered count, fewer volunteers to assist with the count, and several homeless encampment sweeps in the days before the count. The 1,857 individuals counted belonged to 1,607 households and included 183 children and 92 transition-age youth (18–24). Sixty-five percent of individuals were male and 25 percent were female. Forty-nine percent were sheltered and 51 percent were unsheltered. There were 493 individuals experiencing chronic homelessness.

As shown in Figure 7, 23 percent of individuals counted were in the cities of Turlock (211), Empire (70), Patterson (55), Oakdale (26), Riverbank (18), Ceres (15), Newman (12), Waterford (10), Keyes (4), Hughson (1), Crows Landing (1), and Westley (1).

Figure 7: Individuals Experiencing Homelessness During 2022 Point-in-Time Count



Data source: HMIS Data, 2021.

Individuals at Risk of Homelessness

To estimate the size and demographic composition of individuals at risk of homelessness, the Consortium gathered and analyzed data from several sources that provide information on different facets of this QP. These include the 2015–2019 five-year estimates of the Comprehensive Housing Affordability Strategy (CHAS) data, data on student homelessness from the McKinney-Vento ED Facts Initiative for school year 2019–2020, and program data

from clients served by the Stanislaus Regional Housing Authority and Housing Authority of the City of Riverbank in 2021.

CHAS Data on Extremely Low-Income Households

The first data source, CHAS, includes information on the types of housing problems and needs facing households at different income levels in a geographic area. For the HOME-ARP Allocation Plan, data from CHAS align with parts of the HOME-ARP definition for individuals at risk of experiencing homelessness that earn less than 30 percent of the area median income (AMI) and are experiencing one or more of the four severe housing problems captured in CHAS data. The four severe housing problems include:

- Housing units lack complete kitchen facilities.
- Housing units lack complete plumbing facilities.
- Households are severely overcrowded (defined as having more than 1.5 people per room).
- Households are severely cost-burdened (defined as spending over 50 percent of monthly income on housing costs).

Households earning less than 30 percent AMI, also referred to as extremely low-income (ELI) households, have an increased risk of homelessness, which is further compounded for households experiencing one or more of the four severe housing problems.

Countywide, 2019 CHAS data indicates that there were 20,435 ELI households across Stanislaus County, of which 14,430 were renters and 6,005 were owners. When excluding the City of Modesto, the Consortium was home to 12,125 of these ELI households and 8,230 were renters while 3,895 were owners. Overall, 8,200 ELI households in the Consortium, or 68 percent of all ELI households, experienced one or more of the four severe housing problems. The most common severe housing problem was severe housing cost burden with 7,875 households paying more than half of their income on housing costs. Table 10 outlines the number of ELI households with severe housing problems in Stanislaus County, Turlock, and Stanislaus Urban County by tenure. The data indicate that a larger percentage of ELI households were renters in Turlock compared to Stanislaus Urban County; however, the percentages of renters and owners who were severely cost-burdened were nearly the same between the two jurisdictions.

Table 10: ELI Households With Severe Housing Problems in Stanislaus County by Tenure and Jurisdiction

ELI Renter Households	Countywide	Turlock	Stanislaus Urban County*
Severely cost-burdened	10,080	1,765	3,925
Severely overcrowded	310	35	95
Incomplete kitchen/plumbing	275	65	55
Total ELI renter households	14,430	2,580	5,650
ELI Owner Households	Countywide	Turlock	Stanislaus Urban County
Severely cost-burdened	3,460	530	1,655
Severely overcrowded	85	4	26
Incomplete kitchen/plumbing	105	0	90
Total ELI owner households	6,005	945	2,950
Total ELI Households	Countywide	Turlock	Stanislaus Urban County
Severely cost-burdened	13,540	2,295	5,580
Severely overcrowded	395	39	121
Incomplete kitchen/plumbing	380	65	145
Total ELI households	20,435	3,525	8,600

Data source: CHAS, 2019.

**Note: Stanislaus Urban County refers to the entire county minus the cities of Turlock and Modesto.*

Table 11 includes a breakdown of ELI renter households by race and ethnicity in Turlock and Stanislaus Urban County and indicates whether the household experienced one or more of the four severe housing problems. CHAS data uses the race and ethnicity of the head of the household who provided data on behalf of their household as a proxy for the race and ethnicity of the entire household. For Turlock, the data indicate that 1,795 ELI renter households experienced at least one severe housing problem. Of these households, 48 percent were White, 39 percent identified as Hispanic (of any race), 6 percent were Black/African American, 4 percent were Asian, and 1 percent were Pacific Islander. For Stanislaus Urban County, 4,140 ELI renter households experienced one or more severe housing problems, of which 60 percent identified as Hispanic (of any race), 34 percent were White, 3 percent were Black, and 3 percent were Asian. For both Turlock and the Urban County, the sample sizes of ELI American Indian/Alaska Native and Pacific Islander renter households were quite small and therefore may not accurately represent the housing needs of either population.

Table 11: Severe Housing Problems by Race/Ethnicity Among ELI Renter Households

Race/Ethnicity	Turlock ELI Renter Households			Stanislaus Urban County ELI Renter Households		
	# With One or More Severe Housing Problems	# Without Severe Housing Problems	Total ELI Renter Households	# With One or More Severe Housing Problems	# Without Severe Housing Problems	Total ELI Owner Households
American Indian or Alaska Native, non-Hispanic	0	45	45	0	0	0
Asian alone, non-Hispanic	75	10	85	115	15	130
Black or African American, non-Hispanic	115	55	170	110	25	135
Pacific Islander alone, non-Hispanic	15	0	15	10	0	10
White alone, non-Hispanic	865	495	1,360	1,390	880	2,270
Hispanic, any race	705	125	830	2,465	505	2,970
Total	1,795	785	2,580	4,140	1,515	5,655

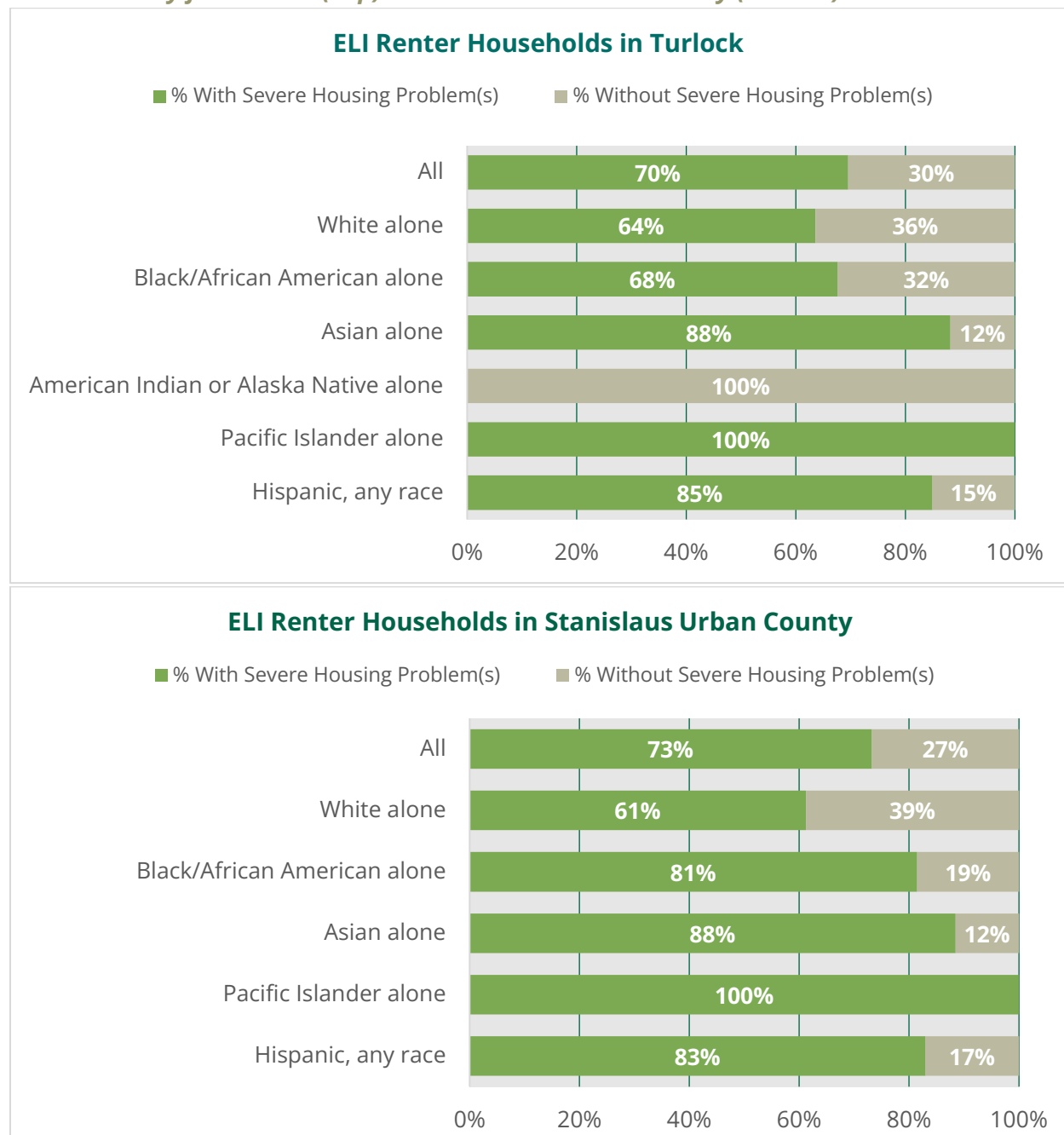
Data source: CHAS, 2019.

Figure 8 depicts which race and ethnicity may be experiencing disproportionately greater need in Turlock and Stanislaus Urban County by comparing the share of ELI renter households with at least one severe housing problem to the share of those who are not experiencing a severe housing problem by race and ethnicity. Disproportionately greater need occurs if a specific race or ethnicity at a given income level experiences housing problems at a rate that is at least 10 percentage points higher than the income level as a whole.

Figure 8 indicates that among ELI renter households in Turlock, 70 percent of all households are experiencing one or more severe housing problems. When disaggregated by race and ethnicity, ELI American Indian/Alaska Native renter households have the lowest share of households with severe housing problems at 0 percent while ELI Pacific Islander renter households have the highest share at 100 percent. Since both of the sample sizes for these populations are low, these estimates may not accurately reflect the housing needs of these households. Among the remaining households, there are two groups disproportionately impacted by severe housing problems in Turlock: ELI Asian renter households and ELI Hispanic renter households. Since the rate of ELI renter households across the City experiencing one or more severe housing problems is 70 percent, and 88 percent of ELI Asian renter households and 85 percent of ELI Hispanic renter households have at least one severe housing problem, these two populations are disproportionately impacted.

For Stanislaus Urban County, Figure 8 indicates that 73 percent of all households are experiencing one or more severe housing problems. The data show that 88 percent of ELI Asian and 83 percent of ELI Hispanic renter households have at least one severe housing problem, which indicates that these two populations are disproportionately impacted. Although the data shows that 100 percent of ELI Pacific Islander renter households were experiencing a severe housing problem, there were only ten households included in the CHAS data, which suggests that the estimates for this population may not be accurate for this group.

Figure 8: Share of ELI Renter Households With and Without Severe Housing Problems by Race/Ethnicity for Turlock (Top) and Stanislaus Urban County (Bottom)



Data source: CHAS, 2019.

CHAS data from 2019 also indicate that among ELI severely cost-burdened households, the three most common household types in both Turlock and Stanislaus Urban County were small family, elderly non-family, and other (non-elderly, non-family) households. Table 12 includes a breakdown of household types included in CHAS data. Families are defined as

related individuals living together in the same household. CHAS data include the following household types:

- **Small families:** Two- to four-person households.
- **Large families:** Five or more people.
- **Elderly families:** Two people, with either or both aged 62 and over.
- **Elderly non-family:** Unrelated individuals, over the age of 62.
- **Other (non-elderly, non-family):** Could include unrelated individuals living together, or people living alone, who are under the age of 62.

In 2019, there were 1,045 ELI severely cost-burdened small families, 560 other (non-elderly, nonfamily) households, and 490 elderly non-families in Turlock. Twenty-three percent of ELI and severely cost-burdened households in Turlock were owners while 77 percent were renters. In comparison, among ELI and severely cost-burdened households in Stanislaus Urban County, 30 percent were owners and 70 percent were renters. When disaggregated by household type, there was considerable variation. In Turlock and Stanislaus Urban County, large families had the lowest percentage of owners while elderly households tended to witness some of the highest owner rates. Differences in housing tenure for ELI severely cost-burdened households have implications for which forms of housing assistance would be most beneficial for those unable to afford housing costs.

Table 12: Household Types of ELI Households With Severe Housing Cost Burden

Household Type	Turlock ELI Households With Severe Housing Cost Burden			Stanislaus Urban County ELI Households With Severe Housing Cost Burden		
	Owners	Renters	Total	Owners	Renters	Total
Elderly family	4	145	149	406	150	556
Small family	210	835	1,045	385	1,785	2,170
Large family	0	45	45	110	800	910
Elderly non-family	190	300	490	470	530	1,000
Other (non-elderly, non-family)	125	435	560	290	665	955
Total	530	1,765	2,295	1,655	3,925	5,580

Data source: CHAS, 2019.

Lastly, Table 13 provides estimates on the number of ELI households with one or more housing problems that include an individual with a disability. CHAS data only provide information for renter and total households, and it is not possible to calculate the number of owner households using this data because it is unknown whether any households were excluded from the analysis if, for example, housing cost burden could not be computed.

The data indicate that the most prevalent type of disability among ELI households with one or more housing problems in Turlock and Stanislaus Urban County was for ambulatory limitations followed by hearing or vision impairments. While it is unclear the extent to which these households overlap, the data suggest that a large number of ELI renter households in Turlock and Stanislaus Urban County would benefit from affordable housing options that are accessible to individuals with self-care needs or physical limitations.

Table 13: Disability Types of ELI Households With Housing Problems

Disability Type	Turlock ELI Households With Housing Problems		Stanislaus Urban County ELI Households With Housing Problems	
	Renters	Total	Renters	Total
Household member has a hearing or vision impairment	560	825	780	1,165
Household member has an ambulatory limitation	705	1,000	930	1,550
Household member has a cognitive limitation	360	615	790	1,070
Household member has a self-care or independent living limitation	510	670	800	1,150
Household member has none of the above limitations	1,060	1,425	2,910	4,070

Data source: CHAS, 2019.

Student Homelessness

In addition to analyzing CHAS data, the Consortium collected data from the U.S. Department of Education on student homelessness for school year 2019–2020 for enrolled students in pre-K through grade 12. [Data from the EDFacts Initiative](#) includes information

collected by local educational agencies on the number of enrolled students experiencing homelessness and provides insight into households with enrolled students who may not meet the HOME-ARP definition for homeless but would be considered at risk of homelessness. This is because the definition of homelessness used by the Department of Education is broader than the definition used by HUD. Specifically, homeless persons are defined as individuals lacking a fixed, regular, and adequate nighttime residence and include:

- Children and youth who are sharing housing with others due to loss of housing, an economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds because they lack alternative accommodations; are living in emergency or transitional shelters; or were abandoned in hospitals.
- Children and youth whose primary nighttime residence is a public or private place not meant for human habitation.
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings.
- Migratory children who qualify as homeless because the children are living in the circumstances described above.

Although EDFacts data provide useful information to estimate the number of enrolled students experiencing homelessness, it is important to note several factors that have likely influenced the accuracy of the data. In order to comply with federal laws to protect the privacy of student education records, data elements in the EDFacts data are suppressed if the count of students is low. This is to prevent data users from identifying students using demographic information when counts are low and suggests that counts may under-represent the true extent of student homelessness. Another factor influencing data collection on student homelessness was the COVID-19 pandemic. The 2019–2020 school year witnessed the beginning of the pandemic and the transition to online learning for many across the country. For students experiencing homelessness, the shift to online learning may have prevented some students from staying connected to their schools. At the same time, the pandemic also led to new sources of federal funding including resources to help schools identify and assist homeless students. This likely contributed to a reduction in the number of homeless students during the school year. It is unclear the full extent to which these factors have impacted the accuracy of the EDFacts data for the 2019–2020 school year.

Table 14 summarizes the EDFacts data from the 2019–2020 school year for students enrolled at schools within 23 of the County's school districts. Stanislaus County has 25 school districts, two of which, Modesto City Elementary and Modesto City High, primarily serve the City of Modesto. While it is possible that these two districts serve students living

outside of Modesto, it is not possible to determine where students live based on the ED Facts data alone.

Table 14 indicates that there were 1,201 enrolled students experiencing homelessness in Turlock and Stanislaus Urban County, representing 2 percent of all enrolled students in the Consortium. Of these students, 62 percent were Hispanic/Latino, 18 percent were White, 6 percent were Black/African American, 4 percent were Asian, 2 percent were multiracial, and 1 percent were Native Hawaiian/Pacific Islander. When compared to the general student population as a whole, the data indicate that there are racial disparities among enrolled students experiencing homelessness. Specifically, while Black/African American students comprise 2 percent of the general student population, 6 percent of students experiencing homelessness are Black/African American. Conversely, while White students make up 26 percent of the general student population, they account for 18 percent of students experiencing homelessness.

Table 14: Race/Ethnicity of Enrolled Students Experiencing Homelessness Compared to the Total Student Population

Enrolled Student Race/Ethnicity	Enrolled Students Experiencing Homelessness		General Student Population	
	# Homeless	% Total Homeless	# Students	% Total
American Indian or Alaska Native	0	0%	496	1%
Asian	49	4%	3,662	5%
Black/African American	71	6%	1,645	2%
Native Hawaiian or Pacific Islander	16	1%	511	1%
Two or more races	25	2%	2,447	3%
White	212	18%	18,808	26%
Hispanic/Latino*	739	62%	45,181	62%
Unknown/not reported	89	7%	7	0.01%
Total	1,201	100%	72,757	100%

Data sources: 1. ED Facts Initiative, school year 2019–2020 (homeless students); 2. Common Core Data, school year 2019–2020 (total students).

**Note: Data from EDFacts and Common Core Data classify Hispanic/Latino as a race category, unlike CHAS data which considers Hispanic as an ethnicity that is a distinct category from race groups.*

Table 15 provides additional information on subpopulations among students experiencing homelessness as well as the places of nighttime residence. Of the 1,201 students experiencing homelessness, the largest subpopulation was English learners, who comprised 27 percent of students experiencing homelessness. There were 149 students experiencing homelessness (12 percent) who had one or more disabilities, 26 unaccompanied youths (2 percent), and 39 migratory students (3 percent). In terms of nighttime residence, the data indicate that 73 percent of homeless students were doubled up with another household, 13 percent resided in a hotel or motel, 5 percent stayed in a shelter or transitional housing, and 2 percent were unsheltered.

It is important to note that data on places of nighttime residence and student subpopulations was suppressed for several school districts, which suggests that the estimates in Table 15 are undercounts for each category. For example, the data for children with one or more disabilities was suppressed for nine school districts and the data for students residing in shelters or transitional housing was suppressed for six school districts.

For the data that is available, it appears that most students experiencing homelessness rely on doubling up with other households and fewer households reside in shelters, transitional housing, or unsheltered situations such as cars, parks, public spaces, or other places not meant for human habitation. While it is not possible to determine the unmet need for shelter and housing programs of student households using the EDFacts data alone, this data is useful for understanding where students experiencing homelessness reside at night.

Table 15: Students Experiencing Homelessness by Subpopulation

Subpopulations	Consortium School Districts	
	# Homeless Students	% Total
Children with one or more disabilities	149	12%
Limited English proficiency	321	27%
Unaccompanied youth	26	2%
Migratory students	39	3%

Nighttime Residence	Consortium School Districts	
	# Homeless Students	% Total
Doubled up with another household	876	73%
Hotel or motel	151	13%
Shelters and transitional housing	58	5%
Unsheltered	19	2%
Unknown	97	8%

Data source: EDFacts Initiative, school year 2019–2020.

Public Housing Authorities Data on Individuals Assisted in Stanislaus County

The Consortium also analyzed data from HUD’s Picture of Subsidized Households on the households receiving rental assistance or residing in public housing operated by the Stanislaus Regional Housing Authority or the Housing Authority of the City of Riverbank. The Stanislaus Regional Housing Authority oversees a Housing Choice Voucher program and public housing while the Housing Authority of the City of Riverbank only manages public housing.

In 2021, a total of 13,161 individuals comprising 5,475 households were assisted by the two housing authorities. Table 16 provides a demographic breakdown of these households using the data collected on the head of the household, or when specified, the spouse/co-head of the household. Among all heads of households, 51 percent identified as White, 32 percent were Hispanic/Latino, and 11 percent were Black/African American. The data also indicate that across both housing authorities, 39 percent of households were led by someone over age 62 and 32 percent were led by a single female head of household with at least one child under the age of 18. In addition, of the assisted households, 48 percent had incomes below 30 percent AMI and 85 percent had incomes below 50 percent AMI.

The data also show that the most common age cohort for heads of households at the Stanislaus Regional Housing Authority was 25 to 49, which accounted for 40 percent of households. At the Housing Authority of the City of Riverbank, 63 percent of heads of households were over age 62, of whom half had a disability. Lastly, the data suggest that there were 1,024 households (19 percent) at the Stanislaus Regional Housing Authority that were over-housed or living in housing units where there were more bedrooms available than people in the household. This suggests that there is some mismatch between the size of available housing units and the size of households currently assisted by the housing authority, whether through rental assistance or public housing. Additional data would be needed to determine what size units are most in demand among assisted households.

Table 16: Demographic Information of Households Assisted by Public Housing Authorities

Age Group of Head of Household	Stanislaus Regional Housing Authority (Total=5,389)		Housing Authority of Riverbank (Total=86)	
	#	%	#	%
24 years or less	54	1%	0	0%
25 to 49 years	2,156	40%	18	21%
51 to 60 years	1,078	20%	14	16%
62 or more years	2,102	39%	54	63%
Race/Ethnicity of Head of Household*	Stanislaus Regional Housing Authority (Total=5,389)		Housing Authority of Riverbank (Total=86)	
	#	#	#	%
Asian or Pacific Islander	269	5%	2	2%
Black/African American	593	11%	2	2%
Multiracial	54	1%	0	0%
Native American	54	1%	3	3%
Other Race or Not Specified	1,671	31%	43	50%
White	2,748	51%	37	43%
Hispanic	1,724	32%	42	49%
Household Income Category	Stanislaus Regional Housing Authority (Total=5,389)		Housing Authority of Riverbank (Total=86)	
	#	#	#	%
0-30% AMI	2,587	48%	50	58%
0-50% AMI	4,581	85%	77	89%
Household Unit Size	Stanislaus Regional Housing Authority (Total=5,389)		Housing Authority of Riverbank (Total=86)	
	#	#	#	%
0-1 Bedrooms	1,724	32%	57	66%
2 Bedrooms	2,156	40%	19	22%
3+ Bedrooms	1,509	28%	10	12%
Any unit size and over-housed (more bedrooms than people)	1,024	19%	1	1%

Household Subpopulations (Households may fall in more than one category)	Stanislaus Regional Housing Authority (Total=5,389)		Housing Authority of Riverbank (Total=86)	
	#	#	#	%
Households with two adults and one or more children under 18	593	11%	13	15%
Households with one adult and one or more children under 18	1,509	28%	6	7%
Female-headed households with one or more children under 18	1,724	32%	8	9%
Head of household or spouse is under age 62 and has a disability	1,118	34%	11	34%
Head of household or spouse is age 62 or over and has a disability	1,576	75%	28	52%

Data source: Picture of Subsidized Households, 2021.

**Note: Publicly available data on race/ethnicity does not provide all available race and ethnicities recorded by housing authorities, so the "Other Race or Not Specified" row includes households for which there is no race data available. "Hispanic" is categorized as an ethnicity that is a distinct category from race.*

Persons Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

To estimate the size and demographic composition of persons fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, and human trafficking, the Consortium gathered and analyzed data from several sources, as there is no single data source that aligns with all components of this QP definition.

As with other data sources used for the HOME-ARP Allocation Plan, it is not possible to deduplicate across multiple sources to estimate the number of unique individuals in a QP. In addition, data on individuals experiencing domestic violence, sexual assault, dating violence, stalking, and human trafficking is notoriously difficult to locate, for several reasons. For one, individuals who experience these types of traumas may not report incidents to law enforcement or other reporting agencies for fear of retaliation from perpetrators, not being believed, losing their housing, being shamed, or other potential repercussions. In other cases, individuals, advocates, and service providers may take intentional steps to limit publicly available information on individuals who have experienced such trauma in order to protect their privacy and increase safety. These data limitations imply that estimates likely represent a fraction of the true population experiencing domestic violence, sexual assault, dating violence, stalking, and human

trafficking in Turlock and Stanislaus Urban County. Therefore, for the HOME-ARP Allocation Plan, the Consortium pieced together various data sources to best estimate the size and demographic composition of individuals in this group.

Individuals Experiencing Homelessness Who Are Fleeing Domestic Violence

HMIS data from 2021 provides additional insight into the demographic composition of individuals who were experiencing both domestic violence and homelessness. In calendar year 2021, 38 individuals experiencing homelessness in Turlock and 832 in Stanislaus Urban County self-reported that they had experienced domestic violence. Four individuals experiencing homelessness in Turlock and 219 in Stanislaus Urban County indicated that they were fleeing domestic violence at the time of program enrollment. Tables 17 and 18 outline the demographic composition for each group and indicates that the sex, age, and race/ethnicity breakdown was similar for survivors of domestic violence and those fleeing domestic violence. The extent of overlap between survivors and those fleeing is unknown with the data provided.

It should be noted that the victim service providers are prohibited from using HMIS, so all individuals served in the HAVEN shelter (15 beds) and transitional housing programs (22 beds) are excluded from the data set. Other data indicate that individuals served by HAVEN are predominantly female, White, and Hispanic with a wide range of age groups represented.

Table 17: Demographic Information of Individuals Experiencing Homelessness With Self-Reported Domestic Violence Experience in Turlock

Sex	TURLOCK			
	Self-Reported Survivors of Domestic Violence (Total=38)		Self-Reported Fleeing Domestic Violence (Total=4)	
	# Individuals	% Total	# Individuals	% Total
Male	36	95%	4	100%
Female	2	5%	0	0%
Transgender, non-binary, or questioning	0	0%	0	0%

Data not collected	0	0%	0	0%
Race/Ethnicity	Self-Reported Survivors of Domestic Violence		Self-Reported Fleeing Domestic Violence	
	# Individuals	% Total	# Individuals	% Total
American Indian/Native American	2	5%	1	25%
Asian/Asian American	0	0	0	0
Black/African American	7	18%	1	25%
Native Hawaiian/Pacific Islander	0	0	0	0
Multiracial	0	0	0	0
White	29	76%	2	50%
Race data not collected	0	0	0	0
Hispanic (any race)	7	18%	2	50%
Age Group	Self-Reported Survivors of Domestic Violence		Self-Reported Fleeing Domestic Violence	
	# Individuals	% Total	# Individuals	% Total
18–24	3	8%	0	0%
25–34	10	26%	1	25%
35–44	9	24%	1	25%
45–54	8	21%	2	50%
55 or above	8	21%	0	0

Table 18: Demographic Information of Individuals Experiencing Homelessness with Self-Reported Domestic Violence Experience in Stanislaus County

STANISLAUS COUNTY				
Sex	Self-Reported Survivors of Domestic Violence (Total=832)		Self-Reported Fleeing Domestic Violence (Total=219)	
	# Individuals	% Total	# Individuals	% Total
Male	152	18%	16	7%
Female	674	81%	200	91%
Transgender, non-binary, or questioning	6	Less than 1%	3	1%
Data Not Collected	0	0	0	0
Race/Ethnicity	Self-Reported Survivors of Domestic Violence		Self-Reported Fleeing Domestic Violence	
	# Individuals	% Total	# Individuals	% Total
American Indian/Native American	37	4%	8	4%
Asian/Asian American	8	1%	3	1%
Black/African American	112	14%	26	12%
Native Hawaiian/Pacific Islander	15	2%	1	Less than 1%
Multiracial	80	10%	23	11%
White	613	73%	155	71%
Race data not collected	5	Less than 1%	3	1%

Hispanic (any race)	318	38%	92	42%
Age Group	Self-Reported Survivors of Domestic Violence		Self-Reported Fleeing Domestic Violence	
	# Individuals	% Total	# Individuals	% Total
18–24	111	13%	29	13%
25–34	211	25%	63	29%
35–44	244	29%	68	31%
45–54	153	18%	36	16%
55 or above	143	17%	23	11%

Data source: HMIS data, 2021.

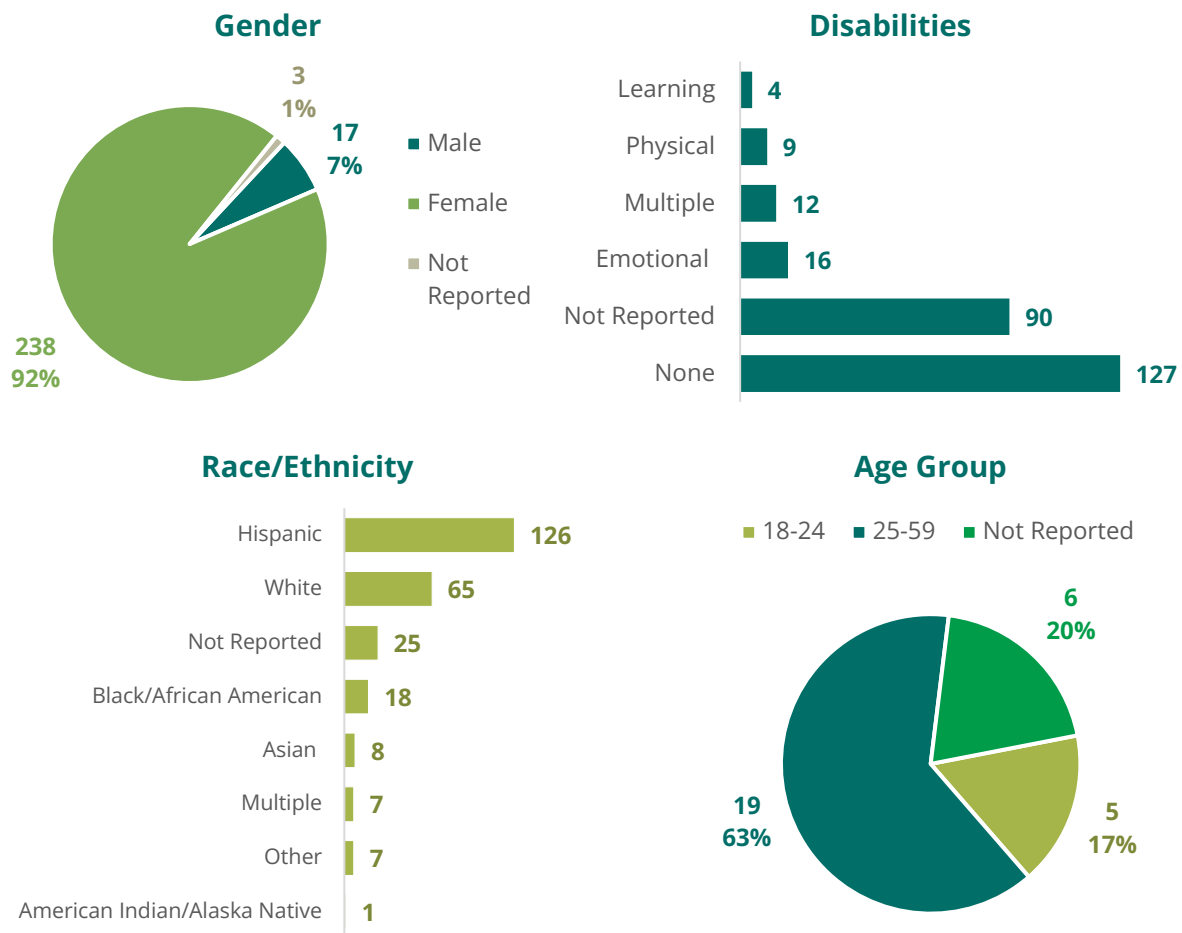
Client Data from HAVEN on Individuals Fleeing Domestic Violence, Sexual Assault, and Human Trafficking

The Consortium requested data from organizations serving victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking to better understand the size and demographic composition of this QP. One organization that provided data is HAVEN, a nonprofit based in Modesto with an office in Turlock, which provides services for survivors of domestic violence, sexual assault, and human trafficking. HAVEN services include a 24-hour crisis line, 24-hour trauma response at local emergency rooms, emergency shelter, survivors-centered advocacy, peer counseling and support groups, safety planning and case management, and restraining order assistance. Services are available to survivors across Stanislaus County.

In 2013, the City of Turlock and HAVEN collaborated to open an office in Turlock to increase access for survivors in the southern portion of Stanislaus County. HAVEN does not track data on survivor location. Although Stanislaus Urban County residents may receive services in Modesto, the Consortium has opted to focus on data for services received at the Turlock office in this document. In 2022, HAVEN provided services to 258 survivors in Turlock; this is a 23 percent increase from the number of survivors served in 2021. Of these 258 individuals, 86 percent identified primarily as having experienced domestic violence, 12 percent primarily sought services for sexual assault, and 2 percent were survivors of

human trafficking. Figure 9 provides demographic data for individuals served by the Turlock office in 2022.

Figure 9: Demographic Information of Residents Served by HAVEN Turlock Office



Data source: HAVEN data, 2022.

The program data indicate that of the 258 individuals served in Turlock, 49 percent were Hispanic, 25 percent were White, and seven percent were Black or African American. In addition, 73 percent were aged 25–59, 13 percent were aged 18–24, and 8 percent were under 18. Ninety-two percent were female and 7 percent were male. Additionally, of the 89 individuals for whom data were collected, 16 (18 percent) had limited English proficiency.

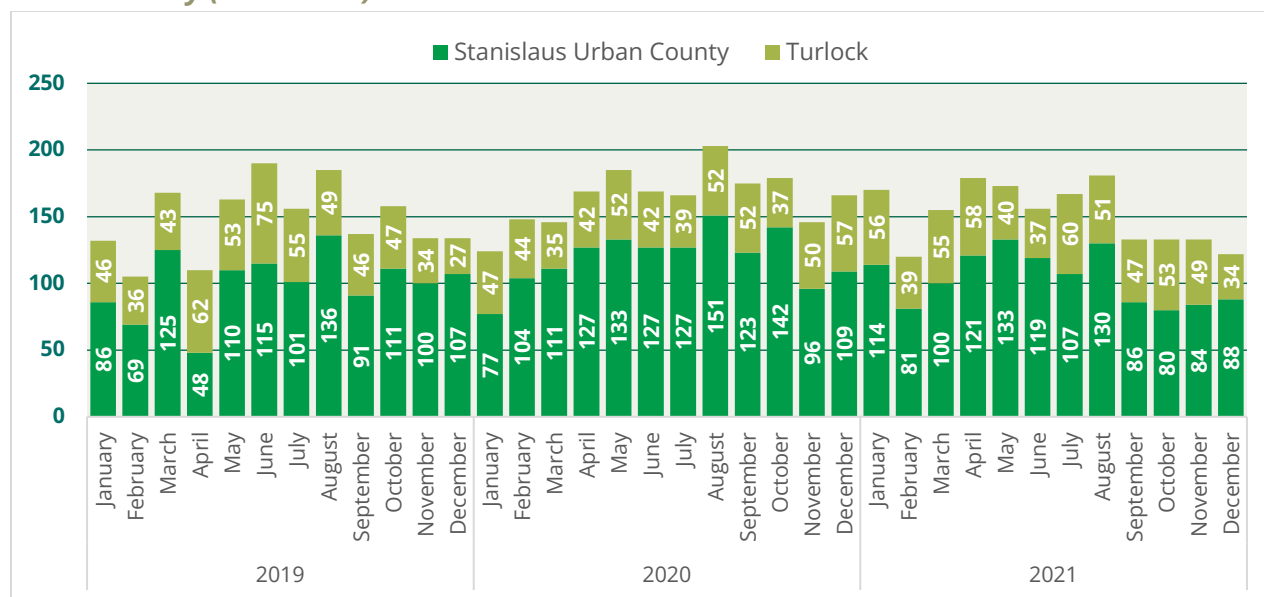
Domestic Violence-Related Calls for Service in Turlock and Stanislaus Urban County

The Consortium also analyzed data from the California Department of Justice Criminal Justice Statistics Center which publishes monthly statistics on domestic violence-related calls for service collected from local enforcement entities across the state. The Center defines “domestic violence” as “abuse committed against an adult or a fully emancipated minor who is a spouse, former spouse, cohabitant, former cohabitant, or person with

whom the suspect has had a child or is having or has had a dating or engagement relationship.” “Abuse” is further defined as “intentionally or recklessly causing or attempting to cause bodily injury or placing another person in reasonable apprehension of imminent serious bodily injury to himself, herself, or another.” Domestic violence-related calls for service data include cases that resulted in the reporting local enforcement agency writing a report, which means that the data include cases where an arrest was made and cases where there was a call for assistance, but no arrest.

Figure 10 depicts the number of monthly calls made to local law enforcement entities in Turlock and Stanislaus Urban County that were related to domestic violence from 2019 to 2021. The data indicate a seasonal variation in law enforcement calls with the number of calls being highest in the summer months. The total number of calls per year has been relatively consistent. There were 1,772 calls in 2019, 1,976 calls in 2020, and 1,822 calls in 2021. While the state does not publish demographic information on the individuals involved in domestic violence-related calls for service, the data on cases in Turlock and Stanislaus Urban County provide a glimpse into the prevalence of domestic violence incidents from the perspective of law enforcement.

Figure 10: Monthly Domestic Violence-Related Calls for Service in Turlock and Stanislaus Urban County (2019–2021)



Data source: California Department of Justice, Domestic Violence-Related Calls for Service, 2019–2021.

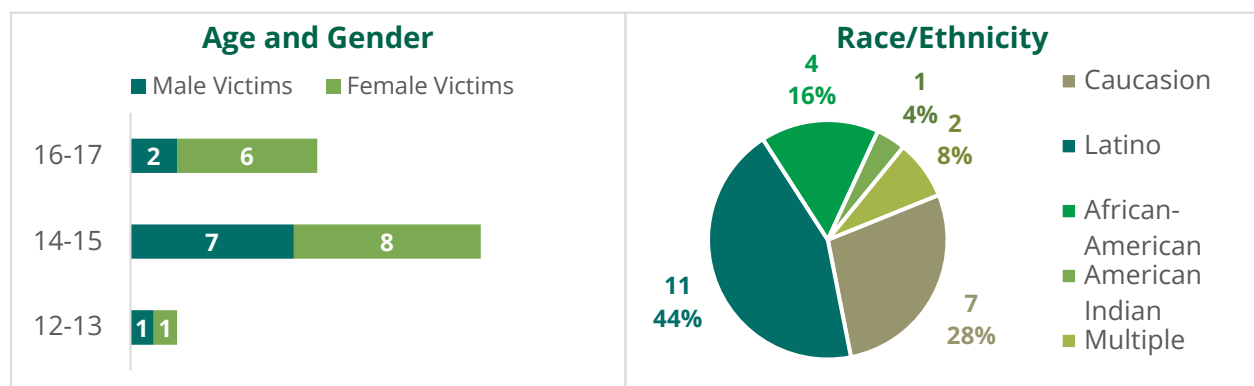
Data From the Center for Human Services

The Consortium reviewed information from the Center for Human Services to better understand the size and demographic composition of youth fleeing or attempting to flee human trafficking in the Stanislaus County region. Center for Human Services serves youth

and families across Stanislaus County through mental health services, youth and school-based services, substance use treatment, workforce development, family resource centers, youth navigation centers, transitional and permanent housing for transition-age youth (18–24), and Hutton House, an emergency shelter for runaway and homeless youth and youth in crisis aged 13–17.

In FY 2021–2022, Hutton House served 68 youths, 39 of whom were fleeing human trafficking. Excluding youth from Modesto, Hutton House served 25 youths fleeing human trafficking. Figure 11 provides demographic data for those 25 youths. Sixty percent were female, 53 percent were aged 14–15, and 44 percent were Latino.

Figure 11: Demographic Information of Human Trafficking Victims Served at Hutton House



Data source: HAVEN data, 2022.

Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability

The fourth HOME-ARP QP is for “other populations” for whom providing supportive services or assistance would prevent homelessness or would serve those with the greatest risk of housing instability. To estimate the size and demographic composition of this QP, the Consortium analyzed several data sources including 2019 CHAS data on households earning between 30–50 percent AMI who are experiencing one or more of the four severe housing problems captured in the data. The Consortium also collected data from the 2017–2021 five-year estimates from the American Community Survey for information on veterans living below the poverty line.

CHAS Data on Very Low-Income Households

CHAS data aligns with parts of the HOME-ARP definition for other populations at greatest risk of homelessness or housing instability that earn between 30–50 percent AMI and are experiencing one or more of the four severe housing problems captured in CHAS data. Households earning between 30–50 percent AMI, also referred to as very low-income (VLI) households, can be at risk of homelessness particularly if they are experiencing one or more of the four severe housing problems.

Countywide, 2019 CHAS data indicates that there were 22,095 VLI households across Stanislaus County, of which 13,695 were renters and 8,400 were owners. When excluding the City of Modesto, the Consortium was home to 13,330 of these VLI households and 7,835 were renters while 5,945 were owners. Overall, 6,020 VLI households in the Consortium, or 45 percent of all VLI households, experienced one or more of the four severe housing problems. The most common severe housing problem was severe housing cost burden with 4,690 households paying more than half of their income on housing costs. Table 19 outlines the number of VLI households with severe housing problems in Stanislaus County, Turlock, and Stanislaus Urban County by tenure. The data indicate that a larger percentage of ELI households were renters in Turlock compared to Stanislaus Urban County; however, the percentages of renters and owners who were severely cost-burdened were nearly the same between the two jurisdictions.

Table 19: VLI Households With Severe Housing Problems in Stanislaus County by Tenure and Jurisdiction

VLI Renter Households	Countywide	Turlock	Stanislaus Urban County*
Severely cost-burdened	6,215	1,015	1,925
Severely overcrowded	230	0	95
Incomplete kitchen/plumbing	220	30	70
Total VLI renter households	13,695	2,135	5,700
VLI Owner Households	Countywide	Turlock	Stanislaus Urban County
Severely cost-burdened	3,015	475	1,275
Severely overcrowded	90	25	50
Incomplete kitchen/plumbing	20	4	12
Total VLI owner households	8,400	1,100	4,395
Total VLI Households	Countywide	Turlock	Stanislaus Urban County
Severely cost-burdened	9,230	1,490	3,200
Severely overcrowded	320	25	145
Incomplete kitchen/plumbing	240	34	82
Total VLI households	22,095	3,235	10,095

Data source: CHAS, 2019.

**Note: Stanislaus Urban County refers to the entire county minus the cities of Turlock and Modesto.*

Table 20 includes a breakdown of VLI renter households by race and ethnicity in Turlock and Stanislaus Urban County and indicates whether the household experienced one or more of the four severe housing problems. CHAS data uses the race and ethnicity of the head of the household who provided data on behalf of their household as a proxy for the race and ethnicity of the entire household. For Turlock, the data indicates that 1,270 VLI renter households experienced at least one severe housing problem. Of these households, 50 percent were White, 42 percent identified as Hispanic (of any race), 4 percent were Black/African American, 1 percent were Asian, and 1 percent were Pacific Islander. For Stanislaus Urban County, there were 2,730 VLI renter households that experienced one or more severe housing problems, of which 61 percent identified as Hispanic (of any race), 32 percent were White, 4 percent were Black, and 2 percent were Asian. For both Turlock and the Urban County, the sample sizes of VLI American Indian/Alaska Native and Pacific Islander renter households were quite small and therefore may not accurately represent the housing needs of either population. For Turlock, the sample size of VLI Asian renter households was also small (15 households).

Table 20: Severe Housing Problems by Race/Ethnicity Among VLI Renter Households

Race/Ethnicity	Turlock VLI Renter Households			Stanislaus Urban County VLI Renter Households		
	# With One or More Severe Housing Problems	# Without Severe Housing Problems	Total VLI Renter Households	# With One or More Severe Housing Problems	# Without Severe Housing Problems	Total VLI Owner Households
American Indian or Alaska Native, non-Hispanic	0	0	0	20	0	20
Asian alone, non-Hispanic	15	0	15	50	20	70
Black or African American, non-Hispanic	55	20	75	110	0	110
Pacific Islander alone, non-Hispanic	15	0	15	0	0	0
White alone, non-Hispanic	640	415	1,055	865	885	1,750
Hispanic, any race	535	415	950	1,670	2,060	3,730
Total	1,270	870	2,140	2,730	2,965	5,695

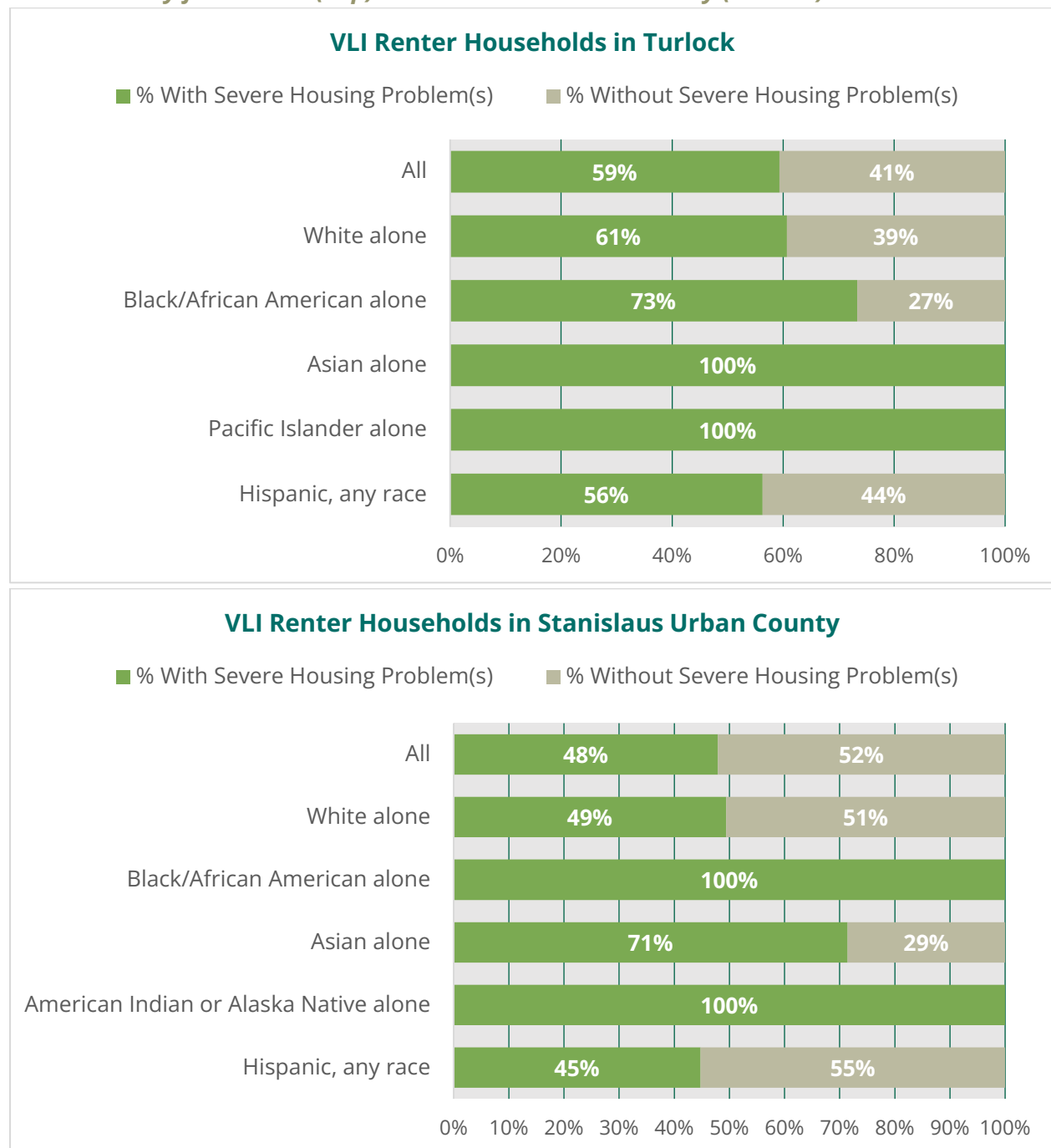
Data source: CHAS, 2019.

Figure 12 depicts which race and ethnicity may be experiencing disproportionately greater need in Turlock and Stanislaus Urban County by comparing the share of ELI renter households with at least one severe housing problem to the share of those who are not experiencing a severe housing problem by race and ethnicity. Disproportionately greater need occurs if a specific race or ethnicity at a given income level experiences housing problems at a rate that is at least 10 percentage points higher than the income level as a whole.

Figure 12 indicates that among VLI renter households in Turlock, 59 percent of all households experienced one or more severe housing problems. When disaggregated by race and ethnicity, VLI Hispanic renter households had the lowest share of households with severe housing problems at 56 percent while VLI Asian and VLI Pacific Islander renter households had the highest share at 100 percent each. Since both of the sample sizes for these populations are low, these estimates may not accurately reflect the housing needs of these households. Among the remaining households, VLI Black/African American renter households are disproportionately impacted by severe housing problems in Turlock. Since the rate of VLI renter households across the City experiencing one or more severe housing problems is 59 percent, and 73 percent of VLI Black renter households had at least one severe housing problem, this population is disproportionately impacted.

For Stanislaus Urban County, Figure 12 indicates that 48 percent of all VLI households experienced one or more severe housing problems. The data show that 100 percent of VLI Black and VLI American Indian/Alaska Native renter households had at least one severe housing problem. While the sample size for VLI American Indian/Alaska Native renter households is small (20 households), the sample for VLI Black renter households includes 110 households, indicating that the CHAS estimates may accurately reflect housing problems for this segment of the population. In addition, the data indicate that VLI Asian renter households in Stanislaus Urban County were disproportionately impacted by severe housing problems since 71 percent of households in this group experienced at least one severe housing problem.

Figure 12: Share of ELI Renter Households With and Without Severe Housing Problems by Race/Ethnicity for Turlock (Top) and Stanislaus Urban County (Bottom)



Data source: CHAS, 2019.

CHAS data from 2019 also indicates that among VLI severely cost-burdened households, the three most common household types in both Turlock and Stanislaus Urban County were small family, other (non-elderly, non-family) households, and elderly non-family households. Table 21 includes a breakdown of household types included in CHAS data.

Families are defined as related individuals living together in the same household. CHAS data include the following household types:

- **Small families:** Two- to four-person households.
- **Large families:** Five or more people.
- **Elderly families:** Two people, with either or both aged 62 and over.
- **Elderly non-family:** Unrelated individuals, over the age of 62.
- **Other (non-elderly, non-family):** Could include unrelated individuals living together, or people living alone, who are under the age of 62.

In 2019, there were 575 VLI severely cost-burdened small families, 380 other (non-elderly, nonfamily) households, and 225 elderly non-families in Turlock. Thirty-two percent of VLI and severely cost-burdened households in Turlock were owners while 68 percent were renters. In comparison, among VLI and severely cost-burdened households in Stanislaus Urban County, 40 percent were owners and 60 percent were renters. When disaggregated by household type, there was considerable variation. In Turlock, 4 percent of VLI other households were homeowners while 47 percent of VLI small families were owners. In Stanislaus Urban County, 26 percent of VLI large families were homeowners while 57 percent of VLI elderly non-family households were owners. Differences in housing tenure for ELI severely cost-burdened households have implications for which forms of housing assistance would be most beneficial for those unable to afford housing costs.

Table 21: Household Types of VLI Households With Severe Housing Cost Burden

Household Type	Turlock VLI Households With Severe Housing Cost Burden			Stanislaus Urban County VLI Households With Severe Housing Cost Burden		
	Owners	Renters	Total	Owners	Renters	Total
Elderly family	70	140	210	240	200	440
Small family	270	305	575	520	880	1,400
Large family	35	65	100	100	280	380
Elderly non-family	85	140	225	260	200	460
Other (non-elderly, non-family)	15	365	380	155	365	520
Total	475	1,015	1,490	1,275	1,925	3,200

Data source: CHAS, 2019.

Lastly, Table 22 provides estimates on the number of VLI households with one or more housing problems that include an individual with a disability. CHAS data only provide information for renter and total households, and it is not possible to calculate the number of owner households using this data because it is unknown whether any households were excluded from the analysis if, for example, housing cost burden could not be computed.

The data indicate that the most prevalent type of disability among VLI households with one or more housing problems in Turlock and Stanislaus Urban County was for ambulatory limitations followed by self-care or independent living limitations. Among VLI renter households in Turlock, self-care or independent living limitations were the most common and in Stanislaus Urban County, ambulatory limitations were most common among VLI renter households. While it is unclear the extent to which households have more than one type of disability, the data suggest that a large number of VLI renter households in Turlock and Stanislaus Urban County would benefit from affordable housing options that are accessible to individuals with self-care needs or physical limitations.

Table 22: Disability Types of ELI Households With Housing Problems

Disability Type	Turlock VLI Households With Housing Problems		Stanislaus Urban County VLI Households With Housing Problems	
	Renters	Total	Renters	Total
Household member has a hearing or vision impairment	290	505	710	1,200
Household member has an ambulatory limitation	365	575	1,065	1,670
Household member has a cognitive limitation	330	405	930	1,445
Household member has a self-care or independent living limitation	380	510	945	1,475
Household member has none of the above limitations	1,295	1,810	3,090	4,715

Data source: CHAS, 2019.

Veterans Living Below the Poverty Line

Data from the American Community Survey provide additional information on the number of veterans in Turlock and Stanislaus Urban County who are living below the poverty line. Although veterans are not a distinct HOME-ARP QP, HUD [Notice: CPD-21-10](#) states that veterans and their households that meet the criteria for one of the QPs are eligible to receive HOME-ARP assistance.

Table 23 indicates that there were 2,610 veterans in Turlock and 6,570 veterans in Stanislaus Urban County in 2021. In Turlock, 123 veterans had incomes below the federal poverty line, of whom all 123 (100 percent) had a disabling condition and were over the age of 65. In the Urban County, 589 veterans had incomes below the federal poverty line, of whom 265 also had a disability (45 percent) and 237 (40 percent) both had a disability and were over the age of 65. The data suggest that a few hundred ELI veterans may be eligible for assistance under HOME-ARP in the Consortium.

Table 23: Veterans by Category in Turlock and Stanislaus Urban County

Veterans by Category	Turlock	Stanislaus Urban County
Total veterans	2,610	6,570
Veterans with incomes below the federal poverty line	123	589
Veterans with incomes below the federal poverty line with a disability	123	265
Veterans with incomes below the federal poverty line with a disability and over age 65	123	237

Data source: American Community Survey, 2021 1-year estimates.

Identify and consider the current resources available to assist QPs, including congregate and non-congregate shelter units, supportive services, tenant-based rental assistance, and affordable and permanent supportive rental housing (Optional).

Shelter Beds and Housing Inventory

Tables 24 and 25 reflect the capacity of each type of housing intervention and indicates that most units and beds are for rapid rehousing and emergency shelter. Based on the 2022 Housing Inventory Count, there was a total of 88 year-round and 49 seasonal emergency shelter beds in Turlock and 105 year-round and 22 voucher/overflow shelter beds in Stanislaus Urban County. There were 22 transitional housing beds, four rapid rehousing beds, and six permanent supportive housing beds in Turlock. In Stanislaus Urban County, there were four rapid rehousing beds and no transitional or permanent supportive housing beds.

Transitional housing provides temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing. Rapid rehousing is intended to connect families and individuals to permanent affordable housing supported by case management, targeted supportive services, and rental subsidies. Permanent supportive housing provides permanent affordable housing (typically with deeper affordability levels than rapid rehousing) and supportive services to individuals and families who have disabling conditions.

It should be noted that shelter and housing beds specific to victims of domestic violence or human trafficking have undisclosed locations and are included in this inventory. Any beds that are definitively located in Modesto have been removed.

Table 24: Turlock Homeless Housing Inventory by Bed/Unit Type

Program Type	Family (Adults and Children)		Adult Only	Child Only	Voucher	Seasonal
	# Beds	# Units	# Beds	# Beds	# Beds	# Beds
Emergency shelter	2	1	78	8	0	49
Transitional housing	21	8	1	0	0	0
Permanent supportive housing	0	0	6	0	0	0
Rapid rehousing	2	1	2	0	0	0

Data source: Housing Inventory Count, 2022.

Table 25: Stanislaus Urban County Homeless Housing Inventory by Bed/Unit Type

Program Type	Family (Adults and Children)		Adult Only	Child Only	Voucher	Seasonal
	# Beds	# Units	# Beds	# Beds	# Beds	# Beds
Emergency shelter	83	22	22	0	22	0
Transitional housing	0	0	0	0	0	0
Permanent supportive housing	0	0	0	0	0	0
Rapid rehousing	2	1	2	0	0	0

Data source: Housing Inventory Count, 2022.

Supportive Services Inventory

There is a wide range of services available within the Turlock and Stanislaus Urban County. In addition to the supportive services that are built into permanent supportive housing, transitional housing, rapid rehousing, and emergency shelter programs, there are various

stand-alone services available to residents. Table 26 outlines available services across service types identified through consultation as having the greatest unmet need: case management, mental health services, outreach services, victim-survivor advocacy services, and legal services. Even where these services exist, stakeholders report that the need for services exceeds service capacity.

Table 26: Supportive Services in Turlock and Stanislaus Urban County

Service Type	Available Resources
Case management	<ul style="list-style-type: none"> • Catholic Charities Health Care Access Program • Center for Human Services • Stanislaus County Behavioral Health and Recovery Services • Stanislaus County Aging and Veterans Services • Turlock Gospel Mission Day Center
Mental health services	<ul style="list-style-type: none"> • Catholic Charities Family Wellness Services • Center for Human Services • Golden Valley Health Centers (Patterson) • Stanislaus County Behavioral Health and Recovery Services
Housing search assistance and counseling	<ul style="list-style-type: none"> • Disability Resources Agency for Independent Living
Victim-survivor advocacy	<ul style="list-style-type: none"> • HAVEN
Legal services	<ul style="list-style-type: none"> • California Rural Legal Assistance • Catholic Charities Immigration Legal Services • Legal Aid At Work • Senior Advocacy Network • Stanislaus Family Justice Center
Landlord/tenant liaison	<ul style="list-style-type: none"> • California Rural Legal Assistance • Project Sentinel
Substance use treatment services	<ul style="list-style-type: none"> • Center for Human Services • New Hope Recovery House • Stanislaus County Behavioral Health and Recovery Services

Service Type	Available Resources
Childcare	<ul style="list-style-type: none"> • Central California Child Development Services • Stanislaus County Community Services Agency • Stanislaus County Office of Education • Waterford USD Child Development Center
Employment assistance and job training	<ul style="list-style-type: none"> • California Department of Rehabilitation • California Department on Aging • Center for Human Services • Central Valley Opportunity Center • Goodwill Industries of San Joaquin County, Inc. • Howard Prep • Modesto Junior College • Stanislaus County Behavioral Health and Recovery Services • Stanislaus County Community Services Agency • Stanislaus County Department of Workforce Development • Turlock USD Career Technical Education

Data source: Consortium data.

Affordable Housing Inventory

The Consortium collected and analyzed local and state data on the inventory of affordable rental housing units in Turlock and Stanislaus Urban County to identify the community's current resources for the HOME-ARP QPs. Data from the California Housing Partnership's Affordable Housing Map provided an estimate for the number of state- and federally-assisted rental units in the Consortium, while data from the City and County provided additional insight into existing affordable rental housing in the community.

California Housing Partnership Affordable Housing Map

The California Housing Partnership offers a publicly available mapping tool that provides information on state- and federally-funded affordable rental housing properties and units across the state. The Partnership's database includes affordable rental properties that received subsidies from certain programs administered by HUD, the U.S. Department of Agriculture, the California Housing Finance Agency, the California Department of Housing and Community Development, and the Low-Income Housing Tax Credit program. The [Partnership's Affordable Housing Map Methodology](#) outlines which specific state and federal subsidy programs are included in the affordable housing database. Since the database includes only certain state- and federally-assisted rental housing, it may not contain all existing assisted units in Turlock and Stanislaus Urban County.

The mapping tool indicates that as of October 2021, there were 694 assisted units in Turlock and 1,492 assisted units in Stanislaus Urban County. Table 27 outlines the number

of assisted units and properties by funding source and jurisdiction. For Turlock, the data indicate that almost all assisted units (89 percent) were subsidized by the Low-Income Housing Tax Credit program, 21 percent were funded by a HUD program, and 9 percent were funded by a California Department of Housing and Community Development program. For the Urban County, 89 percent of assisted units were subsidized by the Low-Income Housing Tax Credit program, 25 percent were funded by the U.S. Department of Agriculture, 17 percent were funded by a HUD program, 5 percent were subsidized by the California Housing Finance Agency, and 4 percent were funded by a California Department of Housing and Community Development program.

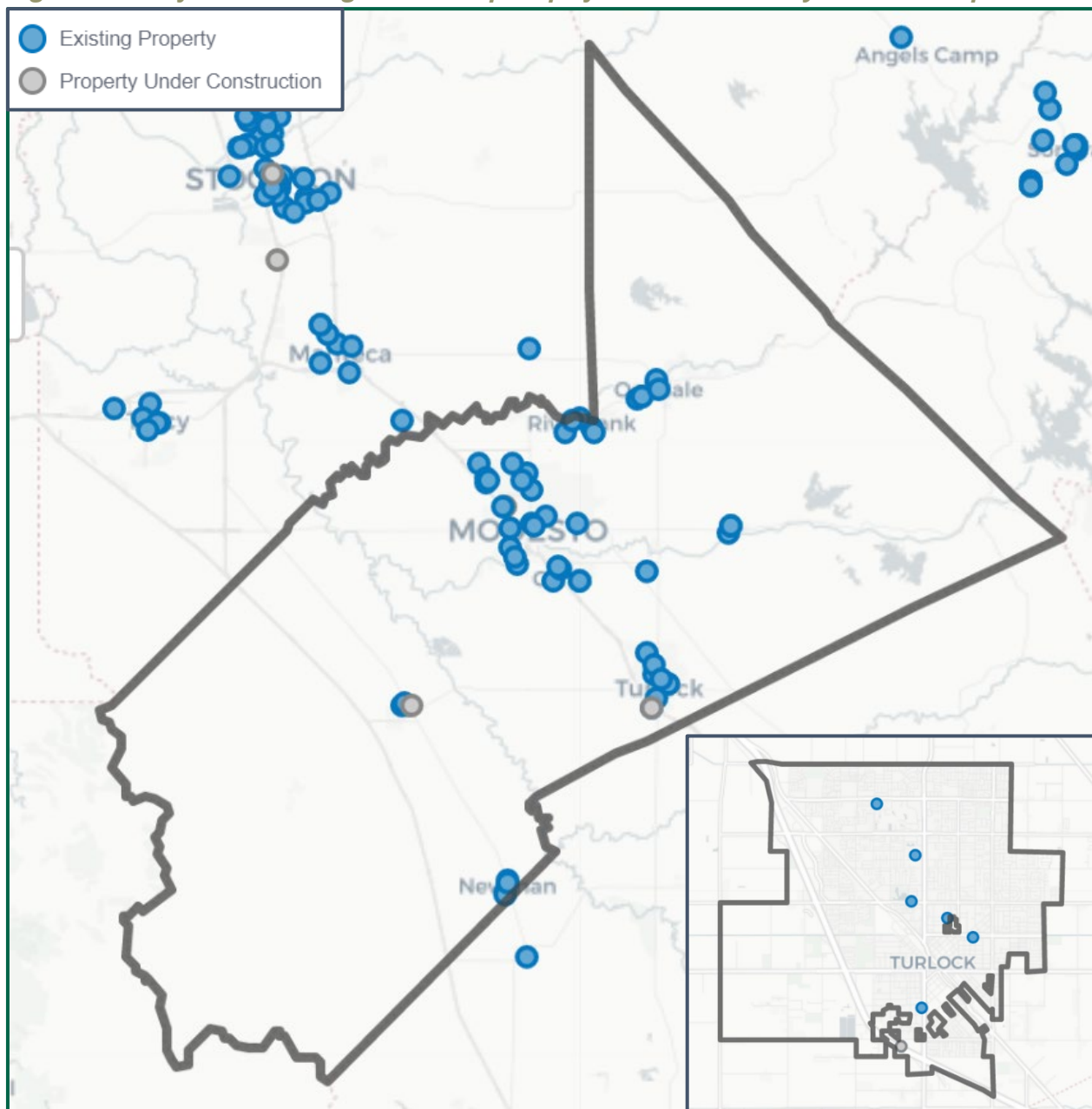
Table 27: State- and/or Federally-Assisted Housing in Turlock and Stanislaus Urban County

Funding Source	Turlock				Stanislaus Urban County			
	# Units	% Units	# Properties	% Properties	# Units	% Units	# Properties	% Properties
Low-Income Housing Tax Credit program	615	89%	7	88%	1,330	89%	25	86%
HUD	149	21%	2	25%	259	17%	4	14%
U.S. Department of Agriculture	0	0%	0	0%	378	25%	10	34%
Department of Housing and Community Development	60	9%	1	13%	65	4%	1	3%
California Housing Finance Agency	0	0%	0	0%	80	5%	1	3%
Total	694	100%	8	100%	1,492	100%	29	100%

Data source: California Housing Partnership, 2021.

Figure 13 shows the California Housing Partnership's map of Stanislaus County and the City of Turlock. The blue dots on the map are completed affordable housing properties and the gray dots are properties under construction as of October 2021. The map shows that most assisted properties are in Modesto and Turlock with fewer located elsewhere across the County.

Figure 13: California Housing Partnership Map of Stanislaus County Assisted Properties



Data source: California Housing Partnership, 2021.

Data from the California Housing Partnership also provide insight into the number of subsidized units in Turlock and Stanislaus Urban County that are targeted to various subpopulations and include income restrictions for residents. Table 28 outlines the number of assisted units by category and indicates that there is data available on 2,009 (92 percent) of the Consortium's assisted units. Of the assisted units with available data, 59 percent are targeted to families, 24 percent are targeted to seniors and the elderly, 13 percent are not targeted to any population, and 4 percent are targeted to those at risk of homelessness.

Many assisted properties in the Partnership’s database contained missing data on income restrictions, so there is only data available on 617 units (28 percent) of the Consortium’s total assisted units. From the data that is available, most income-restricted units are units set aside for families earning above 50 percent AMI. Since most of the data is unavailable, this is most likely an undercount of the total number of assisted units with income restrictions in the Consortium.

Table 28: Assisted Units by Targeted Subpopulations and Income Restrictions

# Assisted Units	Subpopulation				Total
	At-Risk	Elderly/ Seniors	Families	Not Targeted	
# Assisted units	81	488	1,182	258	2,186
Units at 30% AMI	5	9	56	0	70
Units at 35% AMI	5	0	0	0	5
Units at 40% AMI	5	16	34	0	55
Units at 45% AMI	0	18	39	0	57
Units at 50% AMI	11	56	161	0	228
Units at 55% AMI	0	11	50	0	61
Units at 60% AMI	15	23	103	0	141

Data source: California Housing Partnership, 2021.

Stanislaus County Housing Element Data

Another source of information on the number of existing affordable rental housing units is the Annual Progress Reports for the County’s Housing Element (5th Cycle) which began on December 31, 2015 and will end on December 31, 2023. The Housing Element outlines the County’s housing goals and policies for the eight-year period to address regional housing needs and identifies the Regional Housing Needs Assessment (RHNA) unit allocation for each jurisdiction. Table 29 summarizes information from the 2021 Annual Progress Reports submitted by jurisdictions across Stanislaus County and includes the number of housing permits for units at different income levels and shows progress against the County’s RHNA unit allocations during the 5th cycle. This information is useful for estimating the number of housing units that are being developed for each jurisdiction.

Table 29: County's Housing Element 5th Cycle Progress

Stanislaus County	Very Low (30% AMI)		Low (50% AMI)		Moderate (80% AMI)		Above Moderate (120% AMI)		RHNA Total Units	
	Permits	RHNA	Permits	RHNA	Permits	RHNA	Permits	RHNA	Permits	RHNA
Turlock	18	877	252	562	650	627	305	1,552	1,225	3,618
Modesto	103	1,546	264	991	400	1,100	1,135	2,724	1,902	6,361
Stanislaus Urban County	50	2,166	117	1,389	171	1,527	1,529	3,778	1,867	8,860
<i>Ceres</i>	0	622	1	399	12	446	71	1,104	84	2,571
<i>Hughson</i>	0	53	0	34	0	38	91	93	91	218
<i>Newman</i>	3	186	1	119	4	136	48	337	56	778
<i>Oakdale</i>	14	315	45	202	84	210	421	520	564	1,247
<i>Patterson</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Riverbank</i>	33	321	38	206	0	217	195	536	266	1,280
<i>Waterford</i>	0	131	0	84	4	89	109	221	113	525
<i>Unincorporated County</i>	0	538	32	345	67	391	594	967	693	2,241
Countywide Total	171	4,589	633	2,942	1,221	3,254	2,969	8,054	4,994	18,839

Data source: California Housing Element Implementation and Annual Performance Report Data Dashboard, 2021.

Federal Rental Assistance

The Consortium also reviewed data from HUD's Housing Choice Voucher Data Dashboard and the Emergency Housing Voucher Data Dashboard on the availability and use of federal vouchers at the Stanislaus Regional Housing Authority. The Housing Authority of the City of Riverbank only administers public housing and does not receive any of the vouchers included in Table 30. The data provide the number of vouchers by program type that were available and in use as of November 2022. The first row in the table identifies the number of Housing Choice Vouchers available and in use at the housing authority and indicates that there are 4,929 Housing Choice Vouchers and recipient households are utilizing 96 percent of them. While the utilization rate for Housing Choice Vouchers has ebbed and flowed over the past few years, overall, the Housing Choice Voucher utilization rate has stayed above 90 percent.

The next three rows in Table 30 include information on special-purpose vouchers. The Mainstream Voucher Program, previously known as Mainstream 5 or Section 811 vouchers, assists households that include a non-elderly person with disabilities. The housing authority has 114 Mainstream vouchers, of which 20 percent are being used. The Family Unification Program provides vouchers to serve two main types of recipients: 1.) families that lack adequate housing and are at imminent risk of the household's children being placed in out-of-home care and 2.) youth between the ages of 18 and 24 who have left or will soon leave the foster care system and are either currently homeless or at risk of becoming homeless. The housing authority has 217 Family Unification Program vouchers and 78 percent of them are being used. The Veterans Affairs Supportive Housing program offers rental assistance and case management to homeless veterans. The housing authority has 258 Veterans Affairs Supportive Housing vouchers and 76 percent are being used. Lastly, Emergency Housing Vouchers are vouchers awarded under the American Rescue Plan to vulnerable populations that closely resemble the HOME-ARP QPs. The Emergency Housing Voucher Dashboard indicates that the Stanislaus Regional Housing Authority received 200 Emergency Housing Vouchers and 45 percent of them are being used.

The last row in the table includes Project-Based Vouchers, which represent rental assistance that is tied to a specific housing unit. The data indicates that 164 units are utilizing Project-Based Vouchers, which represents 81 percent of available Project-Based Vouchers at the housing authority.

Table 30: Availability and Utilization of Vouchers at Stanislaus Regional Housing Authority

Voucher Type	Stanislaus Regional Housing Authority		
	# Vouchers Available	# Vouchers in Use	Utilization Rate
Housing Choice Vouchers	4,929	4,707	96%
Mainstream Vouchers	114	23	20%
Family Unification Program Vouchers	217	169	78%
Veterans Affairs Supportive Housing Vouchers	258	197	76%
Emergency Housing Vouchers	200	90	45%
Project-Based Vouchers	203	164	81%

Data sources: 1. HUD Housing Choice Voucher Data Dashboard, 2022; 2. Emergency Housing Voucher Data Dashboard, 2023.

Consortium Housing Assistance and Development Programs

Lastly, the Consortium reviewed the various housing programs it currently funds or has supported within the past few years to catalog local programs and capacity that could serve the HOME-ARP QPs. Table 31 outlines the Consortium-funded programs related to housing assistance and development and describes their impact on the community.

Table 31: Consortium Programs Related to Housing Assistance and Development

Program/Project Type	Description and Impact
Housing Rehabilitation	The City of Turlock and Stanislaus Urban County fund the rehabilitation of single and multifamily affordable housing through CDBG and HOME funds, which assisted two households in fiscal year 2021-2022.
Acquisition and Development	Turlock uses CDBG and HOME funds for the acquisition and rehabilitation of properties for affordable housing. In fiscal year 2021-2022, the City spent CDBG funds and to acquire and rehabilitate properties that will assist two households.
Rental Assistance	During the COVID-10 pandemic, jurisdictions across Stanislaus County provided rent, mortgage, and utility assistance to households that were negatively impacted by the pandemic. Turlock spent \$94,120 and served 39 households with housing cost assistance while Countywide,

Program/Project Type	Description and Impact
	jurisdictions spent \$39.5M to serve 4,393 households (as of March 2023) during the pandemic.

Data source: Consortium data, 2022. California Rent Relief Dashboard, 2023.

Describe the unmet housing and service needs of QPs.

Individuals Experiencing Homelessness

HMIS Exit Destinations

Among the individuals experiencing homelessness in Turlock who were enrolled in emergency shelter, transitional housing, and safe haven programs, there were 233 who exited in 2021. Of these exits, five were to temporary destinations, four were to permanent destinations, and 224 were to unknown destinations or places not meant for human habitation. In Stanislaus Urban County, there were 1,581 exits, of which 1,015 were to temporary destinations, 97 were to permanent destinations, and 469 were to unknown destinations or places not meant for human habitation. For individuals who exited to unknown destinations or places not meant for human habitation, it is unclear where these individuals exited. Unfortunately, HMIS data does not capture the physical location associated with exits to places not meant for human habitation. These data suggest that although people may have access to temporary settings like shelter and transitional housing, most individuals are unable to move into permanent housing.

Among individuals exiting from permanent housing—including permanent supportive housing and transitional housing—in Turlock, there were zero exits. In Stanislaus Urban County, there were 82 exits from permanent housing, of which 65 were to permanent destinations, ten were to temporary destinations, and seven were to unknown destinations or places not meant for human habitation. The lower rates of exits and more positive exit destinations may indicate that, when individuals can access permanent housing with services, they are more likely to maintain positive outcomes.

Table 32: Exit Rates by Destination and Program Type

Exit Destination	Turlock		Stanislaus Urban County	
	Emergency Shelter, Transitional Housing, Safe Haven Exit Rates	Permanent Housing Exit Rates	Emergency Shelter, Transitional Housing, Safe Haven Exit Rates	Permanent Housing Exit Rates
Permanent destination	4	0	97	65
Temporary destination	5	0	1,015	10
Unknown destination or place not meant for human habitation	224	0	469	7

Data source: HMIS Data, 2021.

2022 Stanislaus County Point-in-Time Count

Of the 1,857 individuals identified in the 2022 Point-in-Time count, 49 percent were sheltered, and 51 percent were unsheltered. Individuals who were unsheltered slept in outdoor encampments, on the street or sidewalk, in vehicles, boats, or RVs, in parks, under bridges or overpasses, in abandoned buildings, in busses or train stations, and in other locations. The main reasons cited for declining shelter services were staff/drugs/safety/violence (38 percent), shelter rules (28 percent), pets (12 percent), abuse (11 percent), and substance abuse (11 percent).

Seventy-seven percent of people surveyed indicated they were experiencing homelessness for the first time. Eleven percent said they were experiencing homelessness as a direct result of COVID-19. Other reasons for becoming homeless included: inability to pay rent (21 percent), being asked to leave where they were staying (18 percent), lost job (16 percent), alcohol or substance abuse (16 percent), illness of self or family member (15 percent), and abuse or violence in the home (14 percent). These reasons point to a need for more affordable housing as well as services to avoid homelessness, such as one-time financial assistance, employment assistance, substance abuse treatment, and victim advocacy services.

The obstacles to accessing services identified in surveys included: lack of transportation (33 percent), no ID or documents, (25 percent), not knowing where to go (23 percent), and being put on a waitlist and never contacted (19 percent). This suggests the need for more outreach services and ongoing case management services.

Needs Identified Through Stakeholder Consultation and Survey

During the consultation sessions and survey, stakeholders noted unmet needs related to shelter, affordable rental housing, and supportive services. Although the number of shelter beds has been increasing in recent years, many are still unable to access emergency shelter. This is particularly true for families with children, people with disabilities, and LGBTQ+ folks.

People experiencing homelessness also face barriers when seeking housing in the private market. Due to the tight rental market, landlords have implemented stringent rental screening criteria that prevent access for individuals and families with multiple barriers to housing, including those related to disability, LGBTQ+ identity, and legal issues. Persons issued Housing Choice Vouchers or other tenant-based rental assistance are frequently unable to use the assistance due to high rents and restrictive screening criteria.

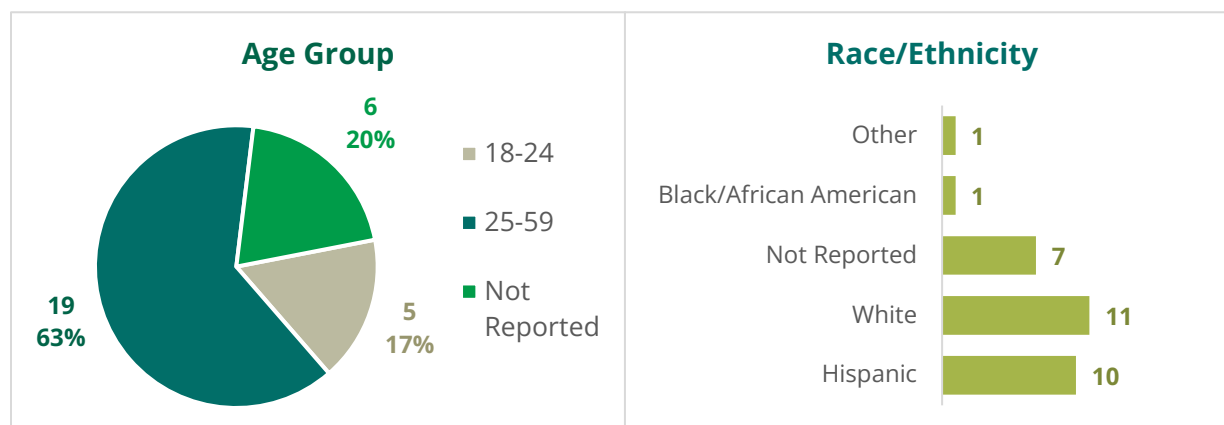
In consultation sessions, stakeholders described a need for outreach services, legal services, and case management to support people experiencing homelessness in obtaining and maintaining housing. In the survey, stakeholders identified housing search assistance and counseling, case management, mental health services, substance use treatment services, and food assistance as some of the top-needed supportive services for individuals and families experiencing homelessness.

The quantitative data analysis on the needs facing individuals experiencing homelessness emphasizes a need for additional permanent housing options, shelter beds, and access to supportive services to help individuals navigate systems and achieve housing stability. These needs align with the information gathered through the consultation sessions and survey which indicated a high need for affordable rental housing and supportive services for individuals experiencing homelessness.

Persons Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

HAVEN reported that the emergency shelter (undisclosed location in Stanislaus County) turned away 30 individuals in 2021 and 2022, each of whom identified Turlock as their primary location. Twenty-nine were female and one was male. The age and race/ethnicity of those turned away from shelter are summarized in Figure 14. Most notably, none of those turned away were children or elderly persons. The Consortium does not have data about the number of unmet requests for shelter by residents county-wide.

Figure 14: Demographic Information of Turlock Residents Not Served by HAVEN Shelter



Data source: HAVEN data, 2022.

The National Network to End Domestic Violence’s [2022 Domestic Violence Counts Report—California Summary](#) found that there were 1,071 unmet requests for services—including emergency shelter, housing, transportation, childcare, legal representation, and other support needs—that programs could not provide because they lacked the resources. Approximately 42 percent of these unmet requests were for housing and emergency shelter. Anecdotal data suggest the prevalence of unmet needs statewide is consistent with unmet needs of domestic violence, sexual assault, and human trafficking survivors in Turlock and Stanislaus Urban County.

Needs Identified Through Stakeholder Consultation and Survey

During the consultation sessions and survey, stakeholders noted unmet needs related to shelter capacity, access to affordable rental housing, and supportive services. HAVEN is the only domestic violence shelter in Stanislaus County and only has the capacity to shelter six households (up to two single adults and four families). Stays at the HAVEN shelter are supposed to be only four weeks, but some shelter residents have been allowed to stay up to eight weeks. Shelter residents have been unable to obtain housing in the private market within the four weeks due to a lack of affordable units and restrictive screening criteria.

In consultation, stakeholders highlighted the lack of services available for survivors of labor trafficking as well as the need for additional funding for advocacy and outreach services. In the survey, stakeholders identified victims’ advocacy services, case management, childcare, legal services, and mental health services as some of the most-needed services for individuals fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, and human trafficking.

The quantitative data analysis emphasizes the unmet need for shelter and housing available for persons fleeing or attempting to flee domestic violence, sexual assault, dating

violence, stalking, and human trafficking. Qualitative information gathered through the consultation sessions and stakeholder survey provides additional context that indicates high levels of need for affordable rental housing, tenant-based rental assistance, and supportive services.

Individuals at Risk of Homelessness and Other Populations at Risk of Homelessness and Housing Instability

Data on unit affordability, occupancy, and availability can provide insight into the unmet housing needs of not only individuals at risk of homelessness or housing instability but also each of the QPs.

Estimates of Rental Unit Affordability and Occupancy

One data source to better understand unit affordability and occupancy is CHAS data, which estimates the number of households occupying rental units affordable at different income levels. CHAS data uses HUD-Adjusted Median Family Incomes (HAMFIs) to classify household income which, for the purposes of this analysis, are comparable to AMI. Table 35 depicts the number of households by income level who were occupying rental units that are affordable to specific HAMFI categories in 2019. For example, “rental units affordable at 30% HAMFI” are rental units where the gross rent for the unit is affordable to a household making 30 percent HAMFI. “rental units affordable at 50% HAMFI” would have gross rents that are unaffordable to a household earning 30 percent HAMFI but would be affordable to a household earning 50 percent HAMFI. In 2019, CHAS data indicates that there were approximately 7,055 rental units affordable to households earning less than 30 percent HAMFI and 8,645 rental units affordable to households earning between 30–50 percent HAMFI.

Table 33: Households Occupying Rental Units by Unit Affordability and Household Income

Rental Unit Affordability	Occupant Income Category				
	0–30% HAMFI	30–50% HAMFI	50–80% HAMFI	80–100% HAMFI	Over 100% HAMFI
Rental units affordable at 30% HAMFI	2,970	1,260	990	545	1,290
Rental units affordable at 50% HAMFI	2,805	2,650	1,865	385	940
Rental units affordable at 80% HAMFI	7,090	7,505	9,485	4,495	9,390
Rental units affordable at greater than 80% HAMFI	1,560	2,280	3,720	1,885	10,215

Data source: CHAS Data, 2019.

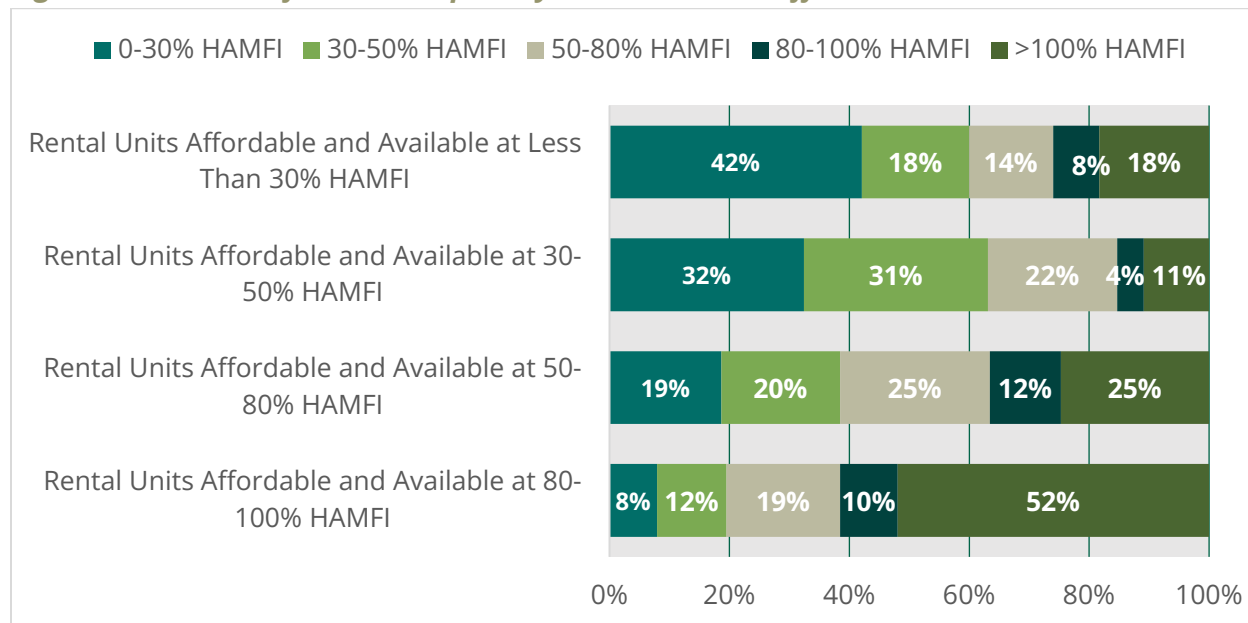
The data indicate that there were a significant number of renter households who were living in units that were not affordable given their household income category. Figure 15 depicts the share of households by income category who were occupying rental units affordable to specific income levels. The data suggest that for rental units at all income levels, there was a mismatch between the income level of the households occupying those units and the income category for which the rental unit would be affordable. Specifically, 42 percent of rental units that are affordable to households earning 30 percent HAMFI were occupied by households earning less than 30 percent HAMFI. In other words, 58 percent of rental units that would be affordable to ELI households were occupied by higher-income households. There were similar trends for rental units affordable at other income levels. For example, only 31 percent of rental units affordable to VLI households were occupied by households earning 30–50 percent HAMFI.

It is important to keep in mind that this data does not provide information that explains the mismatch between households and rental units. For instance, ELI households may not occupy rental units that are affordable to them because these units are not located in their communities. Alternatively, units affordable to households earning 30 percent AMI may be hard to find, and when they are available, ELI households may need to compete with higher-income households to secure them.

Another important consideration is that the number of rental units affordable and available at different income levels does not align with the number of households in each

income category. There are fewer units affordable and available for ELI and VLI households than there are ELI and VLI households. The lack of affordable housing options for the lowest-earning households can force households to reside in units that are unaffordable to them.

Figure 15: Percent of Units Occupied by Households at Different Income Levels



Data source: CHAS Data, 2019.

Stanislaus County Housing Element Updated RHNA

The Consortium is currently in the process of updating its Housing Element for its 6th cycle which will begin on December 31, 2023 and end on December 31, 2031. In the 6th cycle, the County will aim to develop a total of 34,344 affordable housing units during the eight-year period. Table 36 provides the breakdown for the County's 6th cycle RHNA unit allocation by jurisdiction and income category. The RHNA unit allocation is developed using demographic and housing condition data for the region and represents the housing need facing Stanislaus County.

Table 34: County's RHNA Unit Allocation (2023–2031)

Stanislaus County	Very Low (30% AMI)	Low (50% AMI)	Moderate (80% AMI)	Above Moderate (120% AMI)	Total
Turlock	1,305	903	1,096	2,498	5,802
Modesto	2,807	1,943	1,981	4,517	11,248
Stanislaus Urban County	4,298	2,975	3,055	6,966	17,294
<i>Ceres</i>	706	489	661	1,505	3,361
<i>Hughson</i>	284	196	122	279	881
<i>Newman</i>	197	136	218	497	1,048
<i>Oakdale</i>	414	286	294	671	1,665
<i>Patterson</i>	1,046	724	593	1,353	3,716
<i>Riverbank</i>	970	672	594	1,355	3,591
<i>Waterford</i>	107	74	115	261	557
<i>Unincorporated County</i>	574	398	458	1,045	2,475
Countywide Total	8,410	5,821	6,132	13,981	34,344

Data source: California Housing Element Implementation and Annual Performance Report Data Dashboard, 2021.

For the purposes of the HOME-ARP QPs, the 6th cycle RHNA unit allocation indicates that the Consortium has a need for 5,603 housing units for households earning less than 30 percent AMI and 3,878 housing units for households earning between 30–50 percent AMI.

Assisted Rental Units at Risk of Conversion

Data from the City of Turlock's recent Housing Element Update reviewed data from the California Housing Partnership, which indicates that there are 396 assisted units that have upcoming subsidy expirations and are at risk of conversion to market-rate uses. The level of risk of conversion depends on the length of time an assisted unit has until subsidy expiration, which the Partnership classifies using a scale of low risk (risk of conversion in 10+ years), moderate risk (risk of conversion in 5 to 10 years), high risk (risk of conversion in 1 to 5 years), and very high risk (risk of conversion within the next year). Of the 396 identified units, 256 units are at moderate risk, 80 units are at high risk, and 60 units are at very high risk of losing their affordability.

The Consortium has several options for preserving or replacing at-risk units, including transfer of ownership, securing rental assistance for tenants, purchasing affordability covenants, and constructing replacement units. Each of these options requires dedicating local, state, or federal funding to preserve or replace units to ensure continued affordability.

Needs Identified Through Stakeholder Consultation and Survey

During the consultation sessions and survey, stakeholders noted unmet needs related to affordable rental housing and supportive services, including financial assistance to prevent evictions and to facilitate moves to rental housing units that better meet their needs. Many households remain precariously housed due to a tight rental market. Individuals and families are remaining in unaffordable housing because they are unable to secure alternative housing, due to either unaffordability or restrictive screening criteria that disproportionately impacts people with disabilities or legal issues. Even individuals and families with access to Housing Choice Vouchers or other tenant-based rental assistance are unable to obtain housing and vouchers are going unused.

In consultation sessions, stakeholders described a need for case management, legal services, food assistance, and transportation to support people at risk of homelessness or housing instability in maintaining housing. In the survey, stakeholders identified case management, housing search assistance and counseling, landlord and tenant liaison, mental health services, legal services, childcare, and employment assistance and job training as some of the top-needed supportive services for these individuals and families.

The quantitative data analysis on the needs facing individuals and families at risk of homelessness or housing instability emphasizes a need for increased inventory of affordable housing and expanded access to supportive services to help households maintain their housing. These needs align with the information gathered through the consultation sessions and survey, which indicated a high need for affordable rental housing and supportive services for these individuals and families.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system.

Gaps Within the Current Affordable Rental Housing Inventory

The analysis of qualitative and quantitative data indicates that the development and preservation of affordable rental housing is a high priority for the Consortium, as there are an estimated 5,690 ELI renter households and 2,940 VLI renter households who pay over 50 percent of their income on housing costs. Data from the California Housing Partnership estimates that there are 2,186 assisted rental units currently in the Consortium and Turlock's Housing Element update indicates that there are 396 assisted units that are at risk of losing their affordability within the coming years. While the Consortium continues to make notable strides toward meeting the housing needs of the community, the Consortium has a long way to go to meet its current and upcoming RHNA unit allocation goals. Both the preservation and development of affordable rental housing require a

considerable investment of local, state, and federal funding, especially for high-cost markets such as Stanislaus County. One of the largest gaps in the Consortium's affordable housing inventory is securing long-term funding opportunities to meet the community's housing needs in the years to come.

Gaps in the Availability and Utilization of Rental Assistance

Quantitative data on the availability and use of rental assistance in the Consortium suggests that rental assistance is available for some, and voucher utilization rates vary widely by program. Data from HUD's Housing Choice Voucher Data Dashboard indicates that 96 percent of the Stanislaus Regional Housing Authority's Housing Choice Vouchers are currently being used and only 45 percent of the housing authority's 200 Emergency Housing Vouchers are being used. Since the Needs Assessment and Gaps Analysis identified that there were 5,690 ELI renter households and 2,940 VLI renter households with severe housing cost burden, there appears to be a clear need for rental assistance support in the Consortium. Variations in voucher utilization rates likely reflect challenges in using vouchers on the private market rather than changes in the need for rental assistance in Stanislaus County.

Need for Supportive Housing Options

The HMIS data analysis on the size and demographic composition of individuals experiencing homelessness in Turlock and Stanislaus Urban County in 2021 indicates that there were 1,321 individuals with disabling conditions, 1,112 of whom were also chronically homeless. The Consortium's assessment of 2022 Housing Inventory Count data indicates there are only six permanent supportive housing beds in Turlock and none in Stanislaus Urban County. There are an additional 634 permanent supportive housing beds in Modesto, but the current number of units is insufficient to meet the needs of the number of chronically homeless individuals in the community who would be eligible for and benefit from supportive housing. Considering that 21 percent of exits from the homeless response system were to non-permanent housing situations and 23 percent of individuals surveyed in the Point-in-Time count had previously experienced homelessness, there is a clear need for expanded housing options with wraparound supportive services to provide the stability and support for members of the community to secure and maintain long-term permanent housing.

Identify priority needs for QPs.

Figure 16 summarizes the priority needs facing the four HOME-ARP QPs based on the information gathered through the consultation sessions, online stakeholder survey, and quantitative data analysis.

Figure 16: Priority Needs for the HOME-ARP QPs

Individuals Experiencing Homelessness

- There is a high need for supportive housing as well as a variety of permanent affordable housing options. Greater need exists for individuals with long histories of homelessness, disabilities, and other marginalized identities.
- There is a need for expanded outreach, navigation, and ongoing case management, particularly for individuals with multiple barriers to housing.
- Supportive services needs include housing search assistance and counseling, case management, mental health services, substance use treatment services, and food assistance.

Individuals at Risk of Homelessness

- There is a high need for a variety of affordable housing options including units that are accessible to individuals with physical disabilities.
- There is need for assistance for the high number of ELI renter households who are severely cost-burdened.
- Supportive services needs include case management, housing search assistance and counseling, mental health services, landlord/tenant liaising, and employment assistance and job training.

Persons Fleeing/Attempting to Flee

- There is a high need for a variety of housing and shelter options to support victims with different needs.
- While there are services available for sex trafficking survivors, services for labor trafficking survivors are very limited.
- Supportive services needs include victim services, case management, childcare, legal services, and mental health services.

Other Groups at Greatest Risk of Homelessness/Housing Instability

- There is a high need for a variety of affordable housing options including units that are accessible to individuals with physical disabilities.
- There is need for assistance for the VLI renter households who are severely cost-burdened.
- There is need to provide targeted services for individuals who are undocumented and facing specific challenges including stolen wages, overcrowded housing, and barriers to securing housing in the private market.
- Supportive services needs include case management, housing search assistance and counseling, landlord/tenant liaison, childcare, and legal services.

Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan.

The Consortium paired the qualitative information gathered from the stakeholder consultation sessions and survey with insights gleaned from quantitative data analysis to better understand the needs facing each of the QPs and gaps in the shelter, housing, and service delivery systems. Table 37 outlines the primary qualitative and quantitative data sources the Consortium used to analyze the priority needs of each QP as well as the housing, shelter, and service gaps across Turlock and Stanislaus Urban County.

Table 35: Primary Quantitative Data Sources to Determine Needs and Gaps

HOME-ARP QP	Primary Data Sources
Individuals experiencing homelessness	<ul style="list-style-type: none"> • CoC HMIS/Point-in-Time count (2022) • Stanislaus Homeless Alliance and Stanislaus Community System of Care, Regional Homeless Strategic Plan (2021) • Stanislaus Community System of Care Homeless Point-in-Time count County Summary (2022) • Stakeholder consultation sessions and online stakeholder survey
Individuals at risk of homelessness	<ul style="list-style-type: none"> • CHAS (2015–2019) • McKinney-Vento EDFacts Initiative (school year 2019–2020) • Stanislaus Regional Housing Authority and Housing Authority of the City of Riverbank data (2021) • Stakeholder consultation sessions and online stakeholder survey
Persons fleeing/attempting to flee domestic violence, sexual assault, dating violence, stalking, or human trafficking	<ul style="list-style-type: none"> • CoC HMIS/Point-in-Time count data (2022) • HAVEN client data (2022) • Center for Human Services client data (2022) • California Department of Justice, Domestic Violence-Related Calls for Service (2019–2021) • Stakeholder consultation sessions and online stakeholder survey
Other populations at risk of housing instability and homelessness	<ul style="list-style-type: none"> • CHAS (2015–2019) • American Community Survey (2017–2021) • 2020–2024 Consolidated Plan • Stakeholder consultation sessions and online

	stakeholder survey
Topic	Primary Data Sources
Housing inventory	<ul style="list-style-type: none"> • California Housing Partnership, Affordable Housing Map (2022) • CHAS (2015–2019) • Turlock 6th Housing Element Update (2022) • Consortium program data (2022) • Stakeholder consultation sessions and online stakeholder survey
Shelter inventory	<ul style="list-style-type: none"> • CoC HMIS/Housing Inventory Count (2022) • Consortium program data (2022) • Stakeholder consultation sessions and online stakeholder survey
Service delivery system	<ul style="list-style-type: none"> • Consortium program data (2022) • Stakeholder consultation sessions and online stakeholder survey

HOME-ARP Activities

Regulatory Requirements

In accordance with [Section V.C.2. of the Notice](#), PJs must describe how they will distribute HOME-ARP funds aligned with the identified priority needs and the method for soliciting applications for funding and selecting developers, service providers, subrecipients, and/or contractors. Furthermore, PJs must describe whether they will administer the HOME-ARP-eligible activities directly.

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients, and/or contractors.

Affordable Housing Development

Funding will be allocated through a competitive application process open to all eligible entities, including non-profit, for-profit, and public developers. To be considered eligible for program funds, the Consortium will require that recipients, at a minimum meet the following criteria:

- Make acceptable assurances to the Consortium that it will comply with the requirements of the HOME-ARP during the entire period that begins upon selection of the recipient to receive HOME-ARP funds and ends upon the conclusion of all HOME-ARP-funded activities.
- Demonstrate the ability and financial capacity to undertake, comply with, and manage the eligible activity.
- Demonstrate its familiarity with the requirements of other federal, state, or local housing programs that may be used in conjunction with HOME-ARP funds to ensure compliance with all applicable requirements and regulations of such programs.
- Have demonstrated experience and capacity to conduct HOME-ARP-eligible activities as evidenced by its ability to own, construct, or rehabilitate—and manage and operate—an affordable multifamily rental housing development.

Supportive Services

Funding will be allocated through a competitive application process open to all eligible entities, including public and non-profit service providers. To be considered eligible for program funds, the Consortium will require that recipients, at a minimum, meet the following criteria:

- Make acceptable assurances to the Consortium that it will comply with the requirements of the HOME-ARP during the entire period that begins upon selection

of the recipient to receive HOME-ARP funds and ends upon the conclusion of all HOME-ARP-funded activities.

- Demonstrate the ability and financial capacity to undertake, comply with, and manage the eligible activity.
- Demonstrate its familiarity with the requirements of other federal, state, or local services programs that may be used in conjunction with HOME-ARP funds to ensure compliance with all applicable requirements and regulations of such programs.
- Have demonstrated experience and capacity to conduct HOME-ARP-eligible activities as evidenced by its ability to effectively serve QPs.

Non-Profit Capacity-Building and Operating Support

Non-profit operating support will be provided to non-profit housing developers or supportive services providers that receive a direct allocation of HOME-ARP.

Describe whether the PJ will administer eligible activities directly.

The Consortium may directly administer affordable housing development funding. They will not directly administer supportive services or non-profit capacity-building and operating support.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program.

This section is not applicable to the Consortium.

Use of HOME-ARP Funding

Regulatory Requirements

[Section V.C.2 of the Notice](#) states that PJs must outline the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The plan must also explain how the characteristics of its shelter and housing inventory, service delivery system, and the needs identified in the Needs Assessment and Gaps Analysis provided a rationale for the PJ's plan to fund eligible activities.

Table 36: Distribution of HOME-ARP Funds Across Eligible Activities

	Funding Amount	Percent of Grant	Statutory Limit
Supportive services	\$700,000	13%	
Acquisition and development of non-congregate shelters	\$0	0%	
Tenant-based rental assistance	\$0	0%	
Development of affordable rental housing	\$3,524,907	66%	
Non-profit operating	\$150,000	3%	5%
Non-profit capacity building	\$150,000	3%	5%
Administration and planning	\$798,513	15%	15%
Total HOME-ARP allocation	\$5,323,420	100%	

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis.

The Consortium intends to use 66 percent of its HOME-ARP allocation for affordable rental housing, 13 percent for supportive services, 3 percent each for non-profit operating and capacity building support, and the remaining 15 percent for grantee planning and administration activities. This funding distribution will allow the Consortium to focus its resources and capacity on expanding affordable rental housing options. This allocation also provides resources to expand the Consortium's own capacity to support successful and sustainable affordable housing developments and supportive services for HOME-ARP QPs in Turlock and Stanislaus Urban County. These uses of HOME-ARP funds are consistent with the needs identified through consultations and data analysis.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities.

Information analyzed from the consultation sessions, stakeholder survey, and quantitative data demonstrates that there are high levels of unmet needs faced by all four of the HOME-ARP QPs. Although the Consortium will receive a HOME-ARP allocation of over \$5.3 million, even this amount is insufficient to completely address the housing, shelter, and service needs for each of the QPs. Given the limited resources available, as well as the major themes underscored in the Needs Assessment and Gaps Analysis, the Consortium plans to spend 66 percent of its HOME-ARP allocation on affordable rental housing, 13 percent on supportive services, 3 percent each on non-profit operating and capacity building support, and the remaining 15 percent on administration and planning.

The trends identified in the Needs Assessment and Gaps Analysis were a major factor that led to the Consortium's HOME-ARP allocation distribution decision. The major trends highlighted in the data analysis, consultation sessions, and survey responses all pointed to a significant need for affordable rental housing for each of the HOME-ARP QPs. Stakeholders described how all four of the HOME-ARP QPs struggle to find housing that is affordable and accessible in the community. Housing costs have been increasing for years, but recent events including the COVID-19 pandemic and the end of the eviction moratorium have exacerbated housing cost burden and housing instability for many lower-income households in Turlock and Stanislaus Urban County. The stakeholder survey found that 72 percent of respondents selected affordable rental housing as their top priority for the use of HOME-ARP funds. The data from the Needs Assessment and Gaps Analysis, therefore, indicates that there is a considerable need for the development of additional affordable rental housing opportunities in Turlock and Stanislaus Urban County.

The Needs Assessment and Gaps Analysis also highlighted the need for and importance of supportive services for the four HOME-ARP QPs. Point-in-Time count data showed the number of people whose homelessness could have been prevented or more quickly ended if they had access to effective services. In the consultation sessions and open-ended survey responses, stakeholders spoke about individuals experiencing homelessness, housing instability, and/or violence getting lost in the system while seeking housing. As described above, affordable and accessible housing is very limited and individuals need supportive services to help navigate the system, advocate for acceptance to housing, and provide case management throughout their homeless experience and as they obtain and maintain housing stability.

In the survey, stakeholders underscored the need for additional supportive services for each HOME-ARP QPs. Notably, housing search assistance and case management were identified among the highest service needs for all four QPs. Mental health services were also ranked highly for three of four QPs. Survey respondents were not offered the option to rank one-time financial assistance and short- or medium-term rental assistance, but several respondents shared freely about the need for homelessness prevention financial assistance.

In order to successfully implement affordable rental housing and supportive services for the QPs, it is necessary to expand the capacity of service providers and affordable housing developers. Consultation participants described how challenges such as insufficient pay for staff, lack of staff training opportunities, and limited program funding and resources have made it harder for organizations to support their own staff and capacity while adequately meeting the needs of their clients. By allocating HOME-ARP funding toward nonprofit operating and capacity building, the Consortium aims to help address some of the challenges faced by organizations working to meet the needs of the QPs. There is also a need to form new partnerships and linkages among organizations, particularly with victims' services providers, culturally specific providers, and affordable housing developers.

The remaining 15 percent of the HOME-ARP allocation will assist the Consortium with the administration and planning of the HOME-ARP program. Eligible administration and planning costs include necessary costs for the management, coordination, monitoring, and evaluation of the HOME-ARP program. Eligible costs could include administration activities such as developing systems to comply with HOME-ARP requirements, developing interagency agreements, monitoring HOME-ARP activities for progress and compliance, preparing HOME-ARP reports and documents for submission to HUD, and evaluating program results against stated objectives. A full list of eligible costs is provided in Section VI.A of the HUD Notice. Since the HOME-ARP program is a new source of federal funding with its own unique program requirements, the Consortium has elected to allocate

sufficient funds to build its own internal capacity to administer, monitor, and evaluate the program. Doing so will help ensure that the HOME-ARP-eligible activities have the greatest impact and best meet the needs of some of Turlock's and Stanislaus Urban County's most vulnerable communities.

HOME-ARP Production Housing Goals

Regulatory Requirements

In accordance with [Section V.C.3 of the Notice](#), PJs must provide an estimate for the number of affordable rental housing units for QPs that they will produce or support with HOME-ARP funds. In addition, PJs must also include a narrative about the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs.

Estimate the number of affordable rental housing units for QPs that the PJ will produce or support with its HOME-ARP allocation.

The Consortium estimates that with no additional resources and an assumed cost of \$450,000 per unit, about eight affordable rental housing units will be rehabilitated or produced with HOME-ARP resources. The number of impacted units could increase if other funds are available to pay for a portion of unit costs.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs.

HOME-ARP funds will provide a one-time expansion of resources for the development of affordable rental housing for some of Turlock's and Stanislaus Urban County's most vulnerable residents. Prioritizing the development of affordable rental housing aligns with the needs for all four HOME-ARP QPs identified in the Needs Assessment and Gaps Analysis and will further the Consortium's goal of expanding affordable housing options for ELI and VLI households. While the estimated number of units that will be produced with the HOME-ARP allocation is a small step forward, it will help make a long-term impact with a one-time source of funding. The funds will likely leverage state and federal funds for affordable housing and fill important gaps to allow a project or projects to move forward.

Preferences

Regulatory Requirements

[Section V.C.4 of the Notice](#) states that PJs must identify whether they intend to establish a preference for one or more of the QPs or a subpopulation within one or more of the QPs for any eligible activity or project. If a PJ chooses to establish a preference, it must explain how the use of a preference or method of prioritization will address the unmet needs or gaps in benefits and services identified in the Needs Assessment and Gaps Analysis. PJs must also describe how they will still address the unmet needs or gaps of the other QPs that are not included in a preference through the use of HOME-ARP funds.

Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

Identify whether the PJ intends to give preference to one or more QPs or a subpopulation within one or more QPs for any eligible activity or project.

The Consortium will not establish any preference for HOME-ARP activities.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the QP or subpopulation of the QP, consistent with the PJ's needs assessment and gap analysis.

This section is not applicable to the Consortium.

Referral Methods

Regulatory Requirements

The HUD Notice states that PJs are not required to describe referral methods in the HOME-ARP Allocation Plan; however, a PJ must require a project or activity to use coordinated entry along with other referral methods **or** to use only a project/activity waiting list if:

- Coordinated entry does not have a sufficient number of qualifying individuals or families to refer to the PJ for the project or activity.
- Coordinated entry does not include all HOME-ARP QPs.
- Coordinated entry fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the coordinated entry system.

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional)

The Consortium will use a project-specific waiting list for all HOME-ARP-funded projects and programs.

If the PJ intends to use the coordinated entry process established by the CoC, describe whether all QPs eligible for a project or activity will be included in the coordinated entry process, or the method by which all QPs eligible for the project or activity will be covered. (Optional)

This section is not applicable to the Consortium.

If the PJ intends to use the coordinated entry process established by the CoC, describe the method of prioritization to be used by the coordinated entry. (Optional)

This section is not applicable to the Consortium.

If the PJ intends to use both a coordinated entry process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional)

This section is not applicable to the Consortium.

Limitations in a HOME-ARP Rental Housing or Non-Congregate Shelter Project

Regulatory Requirements

The HUD Notice states that limiting eligibility for HOME-ARP rental housing or non-congregate shelter projects is only permitted under certain circumstances. For example, PJs may limit admission to HOME-ARP rental housing or non-congregate shelter projects to households who need specialized supportive services that are provided in such housing or non-congregate shelter. Any limitations must follow all applicable fair housing, civil rights, and nondiscrimination requirements.

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or non-congregate shelter project to a particular QP or specific subpopulation of a QP identified in section IV.A of the Notice.

The Consortium will not limit eligibility to any QP or subpopulation.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the QP or subpopulation of the QP, consistent with the PJ's needs assessment and gap analysis.

This section is not applicable to the Consortium.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other QPs that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities).

This section is not applicable to the Consortium.

HOME-ARP Refinancing Guidelines

Regulatory Requirements

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including the below.

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.

The Consortium does not intend to use HOME-ARP funds for this purpose.

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

The Consortium does not intend to use HOME-ARP funds for this purpose.

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

The Consortium does not intend to use HOME-ARP funds for this purpose.

Specify the required compliance period, whether it is the minimum 15 years or longer.

The Consortium does not intend to use HOME-ARP funds for this purpose.

State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

The Consortium does not intend to use HOME-ARP funds for this purpose.

Other requirements in the PJ's guidelines, if applicable.

The Consortium does not intend to use HOME-ARP funds for this purpose.

Appendix

Includes:

- Acronyms list
- Consultation Process Organization Table
- Stakeholder Survey Multiple Choice Summary Results
- Public Participation Supporting Documentation

Acronyms List

Acronym	Definition
AMI	Area Median Income
CHAS	Comprehensive Housing Affordability Strategy
CoC	Continuum of Care
ELI	Extremely Low-Income
HAMFI	HUD-Adjusted Median Family Income
HMIS	Homeless Management Information System
HOME	HOME Investment Partnership Program
HOME-ARP	HOME American Rescue Plan Program
HUD	U.S. Department of Housing and Urban Development
PJ	HOME Participating Jurisdiction
QP	Qualifying Population
RHNA	Regional Housing Needs Assessment
VLI	Very Low-Income

Consultation Process Organization Table

The following table includes the 33 organizations that provided input in the development of the HOME-ARP Allocation Plan through the consultation sessions and online stakeholder survey. The organization types were determined either by the organization types selected by the respondent(s) affiliated with an organization in the stakeholder survey or by Consortium staff based on their understanding of the services provided by the organization. Likewise, the QPs served were determined by the QPs indicated by the respondent(s) affiliated with an organization in the stakeholder survey or by Consortium staff based on their understanding of the individuals served by the organization.

The organization table uses the following abbreviations for organization type and QP served.

Abbreviation	Definition
CoC	Continuum of Care serving the jurisdiction's geographic area; includes Collaborative Applicant and Advisory Committee representatives
Local Gov't	Local government serving QPs in Stanislaus County (city or county)
HSP	Homeless service provider, including shelter, housing, and supportive services
VSP	Domestic violence, dating violence, sexual assault, stalking, and/or human trafficking victim services provider
V	Groups serving or representing veterans
PHA	Public housing authority
PA	Public agency addressing the needs of the QPs
FH/CR/D	Public or private organizations that address fair housing, civil rights, and/or the needs of persons with disabilities
D	Affordable housing developer
O	Other organizations that address the needs of the QPs (not public agencies)

Abbreviation	QP
QP1	Individuals experiencing homelessness
QP2	Individuals at risk of homelessness
QP3	Persons fleeing or attempting to flee domestic violence, sexual assault, dating violence, stalking, or human trafficking
QP4	Other populations at greatest risk of homelessness or housing instability

Consultation Process Organization Table

Organization	CoC	Local Gov't	HSP	VSP	Veteran	PHA	Public	FH/CR/PWD	AHD	Other	QP1	QP2	QP3	QP4
California Phones								X		X	X	X	X	X
California Rural Legal Assistance								X			X	X	X	X
Center for Human Services			X								X	X		X
Central Valley Opportunity Center			X								X	X		X
Children's Crisis Center				X						X			X	
City of Modesto		X									X	X	X	X
City of Newman		X					X				X			
City of Oakdale		X					X				X	X	X	X
City Of Patterson		X					X				X			
City of Riverbank		X					X				X	X		X
City of Waterford		X					X					X		
Community Housing and Shelter Services			X								X	X		X
Community Impact Central Valley			X								X			
Department of Veterans Affairs			X		X		X				X	X		X
Disability Resources Agency for Independent Living			X					X		X	X	X	X	X
EAH Housing									X		X	X		X
Habitat for Humanity, Stanislaus									X			X		X
HAVEN				X									X	
Health Net										X	X	X	X	X
Health Plan of San Joaquin										X	X	X	X	X
Housing Authority of the City of Riverbank						X	X				X	X	X	X
LGBTQ Collaborative								X		X	X	X	X	X
Modesto Gospel Mission			X								X	X		X
Oakdale Rescue Mission			X								X	X		X
Project Sentinel								X			X	X	X	X
Self-Help Enterprises									X		X	X		X
Stanislaus County	X	X	X				X			X	X	X	X	X
Stanislaus Regional Housing Authority						X	X				X	X	X	X
Turlock Gospel Mission			X	X							X	X	X	X
Turning Point Community Programs			X							X	X	X	X	X
United Samaritans Foundation										X	X	X	X	X
Valley Mountain Regional Center								X		X	X	X	X	X
We Care Program—Turlock			X								X	X		
Total	1	7	12	3	1	2	9	6	3	10	29	28	18	26

Stakeholder Survey Multiple Choice Summary Results

The final version of the plan will include the multiple choice summary results from the stakeholder survey.

Summary Level: Prioritization of Supportive Services for Each QP

Supportive Services	Individuals Experiencing Homelessness	Individuals At Risk of Homelessness	Persons Fleeing/ Attempting to Flee	Other Populations At Greatest Risk
Case Management	16.89	16.15	15.38	18.38
Childcare	14.63	14.22	13.60	14.40
Credit Repair	12.38	12.67	10.00	12.17
Educational Services	9.83	11.17	9.33	15.67
Employment Assistance and Job Training	13.67	15.09	13.75	15.00
Food Assistance	14.85	13.22	12.00	15.43
Housing Search Assistance and Counseling	15.93	16.20	13.88	14.57
Landlord and Tenant Liaison	13.42	14.07	10.33	11.17
Legal Services	11.25	13.29	13.00	13.60
Life Skills Training	13.29	12.25	9.40	9.50
Mediation	5.00	9.33	6.00	7.67
Mental Health Services	16.36	14.09	12.50	13.83
One-Time Financial Assistance	16.63	17.53	15.43	16.56
Outpatient Health Services	11.63	8.50	5.67	4.00
Outreach Services	14.38	10.40	4.33	14.75
Short- and Medium-Term Rental Assistance	15.00	15.93	14.50	15.40
Substance Use Treatment Services	13.33	12.00	4.50	3.00
Transportation	12.10	10.00	12.40	13.80
Victims Services for People Fleeing/Attempting to Flee	14.75	13.50	19.00	10.00

Public Participation Supporting Documentation

This section of the plan will be updated following the end of the public comment period and will include:

- SF-424, SF-424B, SF-424D
- HOME-ARP Certifications
- Proof of Publication of Public Notice
- Public Comment Period Comments/Questions
- Public Hearing Comments/Questions

City Council Staff Report

March 14, 2023



From: Erik Schulze, Public Works Director

Prepared by: Tania Hernandez, Staff Services Analyst

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Ordering the improvements and formation of the “California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036,” and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the “California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036,” pursuant to Resolution No. 97-128

2. SYNOPSIS:

This item completes the procedures for the formation of the Landscape and Lighting Assessment District and the Street Maintenance Benefit Assessment Area for the California Freight development.

3. DISCUSSION OF ISSUE:

The Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982 allow for the formation of assessment districts and benefit assessment areas for the purpose of ensuring that development pays for its own maintenance and operations of streetlights, landscape maintenance, street sweeping, drainage facilities, and slurry seals. Assessment districts and benefit assessment areas allow the associated developments to be built without placing an unfinanced service burden on existing City funds that maintain these various components.

The California Freight commercial development includes a private semi-truck parking facility with associated improvements on three adjoining parcels totaling 4.18 acres. The project is located at 2375, 2325, and 2320 Industrial Rowe more particularly described as APNs 044-009-019, 044-009-020, and 044-009-021, respectively. Onsite improvements include paving, vehicle parking stalls, two gated

driveway approaches, landscaping, fencing, and on-site basins. As a condition of the Minor Discretionary Permit No. 2022-01, approved on June 6, 2021, the development is required to form an assessment district and benefit assessment area that will finance the maintenance and operations of two (2) streetlights, slurry seals, and street sweeping.

The proceedings for the formation of an assessment district and benefit assessment area are conducted at three (3) Council meetings. The first meeting was held on January 10, 2023, at which time Council initiated the proceedings. The second meeting was held on January 24, 2023, in which Council approved the report as filed and declared the intention to levy and collect assessments, and scheduled a public hearing to allow any interested person to file a written protest or address the Council on this matter.

In this third and final meeting, Council will conduct the public hearing and upon its conclusion, by resolution order the improvements and formation of the landscaping and lighting assessment district and the street maintenance benefit assessment area and confirm the diagram and assessments. This action will be filed with the Stanislaus County Auditor in Fiscal Year 2024-25.

4. BASIS FOR RECOMMENDATION:

- A. Staff's recommendation is based on laws governing the provision of funding for basic improvement in a subdivision or development, such as maintenance of landscaping, street lighting, and streets.
- B. This benefit funding is maintained and tracked by staff. The funds that are collected from this development will pay for its impacts on City street lighting, street sweeping, and street slurry seals along Industrial Rowe so as to not affect existing City funds.

5. FISCAL IMPACT / BUDGET AMENDMENT:

Fiscal Impact

The first year's annual assessment from the California Freight development will be \$2,317.94. This amount will be collected and allocated to revenue account 246-00-000.30070_268 "LMD Assessments Cal Freight" prior to the development being finalized by City staff. Annual assessments are tied to the Engineering News Record (ENR) Construction Cost Index and will be adjusted accordingly.

6. STAFF RECOMMENDATION:

Staff recommends approval.

7. CITY MANAGER'S COMMENTS:

Recommend approval.

8. ENVIRONMENTAL DETERMINATION:

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

9. ALTERNATIVES:

A. Council could choose to decline to confirm diagrams, assessments, reports and levy and collect assessments. Staff does not recommend this alternative as maintenance costs for the infrastructure in this development would then impact other City funds. Furthermore, consent to the levy of an assessment is a condition of their development, and the applicant has agreed to the condition as part of their minor discretionary permit.

10. ATTACHMENTS:

A. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ORDERING THE	}	RESOLUTION NO. 2023-
IMPROVEMENTS AND FORMATION OF THE	}	
“CALIFORNIA FREIGHT LANDSCAPING AND	}	
LIGHTING ASSESSMENT DISTRICT AND	}	
THE STREET MAINTENANCE BENEFIT	}	
ASSESSMENT AREA, DEVELOPMENT	}	
PROJECT NO. 22-036,” AND CONFIRMING	}	
THE DIAGRAM AND BENEFIT	}	
ASSESSMENTS AS SET FORTH IN THE	}	
ANNUAL REPORT OF THE ENGINEER OF	}	
WORK AND THE LEVYING AND COLLECTION	}	
OF ASSESSMENTS SET FORTH THEREIN	}	
FOR FISCAL YEAR 2023-2024 FOR THE	}	
“CALIFORNIA FREIGHT LANDSCAPING AND	}	
LIGHTING ASSESSMENT DISTRICT AND	}	
THE STREET MAINTENANCE BENEFIT	}	
ASSESSMENT AREA, DEVELOPMENT	}	
PROJECT NO. 22-036,” PURSUANT TO	}	
RESOLUTION NO. 97-128	}	
<hr/>		

WHEREAS, on January 10, 2023, the City Council of the City of Turlock adopted Resolution No. 2023-003 to initiate the proceedings for the formation of the benefit assessment district designated as the “California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036”; and

WHEREAS, the City Council of the City of Turlock designated the City Engineer of the City of Turlock as the Engineer of Work for purposes of the formation proceedings related to the “California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036”; and

WHEREAS, the City Council of the City of Turlock ordered the City Engineer to prepare and file a report in accordance with Article 4 (commencing with section 22565) of Chapter 1 of the Landscaping and Lighting Act of 1972 and in accordance with Article 4 (commencing with section 54716) of Chapter 6.4 of the Benefit Assessment Act of 1982 and, upon completion, file the report with the City Clerk; and

WHEREAS, on January 11, 2023, the City Engineer filed his report with the City Clerk; and

WHEREAS, on January 24, 2023, the City Council of the City of Turlock adopted Resolution No. 2023-017 to approve the City Engineer’s Report that was prepared and filed in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the

Landscaping and Lighting Act of 1972 and in accordance with Article 4 (commencing with Section 54716) of Chapter 6.4 of the Benefit Assessment Act of 1982; and

WHEREAS, on January 24, 2023, the City Council of the City of Turlock adopted Resolution No. 2023-018 declaring its intention to order the formation of and to levy and collect assessments within the “California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036”; and

WHEREAS, the City Engineer was ordered to initiate the assessment ballot proceedings; and

WHEREAS, pursuant to Streets and Highways Code §22625, Government Code §53753 and §54716, on Tuesday, the 14th day of March, 2023, at the hour of 6:00 p.m., prevailing local time, the City Council of the City of Turlock conducted a public hearing on the question of the formation of the benefit assessment district and the levy of the proposed annual assessment. The public hearing was held in the Yosemite Room on the 2nd floor of City Hall at 156 S. Broadway, in Turlock, California; and

WHEREAS, all interested persons were afforded the opportunity to hear and be heard; and

WHEREAS, at the public hearing, the City Council considered all objections and/or protests afforded to the proposed annual assessment. Every person was permitted to present oral and/or written testimony; and

WHEREAS, at the conclusion of the public hearing, the City Clerk tabulated the assessment ballots submitted, and not withdrawn, in support of or in opposition to the proposed assessment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock finds that a majority protest does not exist.

BE IT FURTHER RESOLVED that the City Council of the City of Turlock does hereby order the improvements and formation of the “California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036,” and confirms the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the “California Freight Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 22-036,” pursuant to Resolution 97-128.

BE IT FURTHER RESOLVED the City of Turlock has determined and certifies that the charges are either exempt from or are in compliance with all the provisions of Proposition 218 which was passed by voters in November 1996. The City Council of the

City of Turlock further determines the charges are in compliance with all laws pertaining to the levy of such charges.

BE IT FURTHER RESOLVED that a certified copy of this resolution and report shall be delivered to the Tax Collector for the County of Stanislaus.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

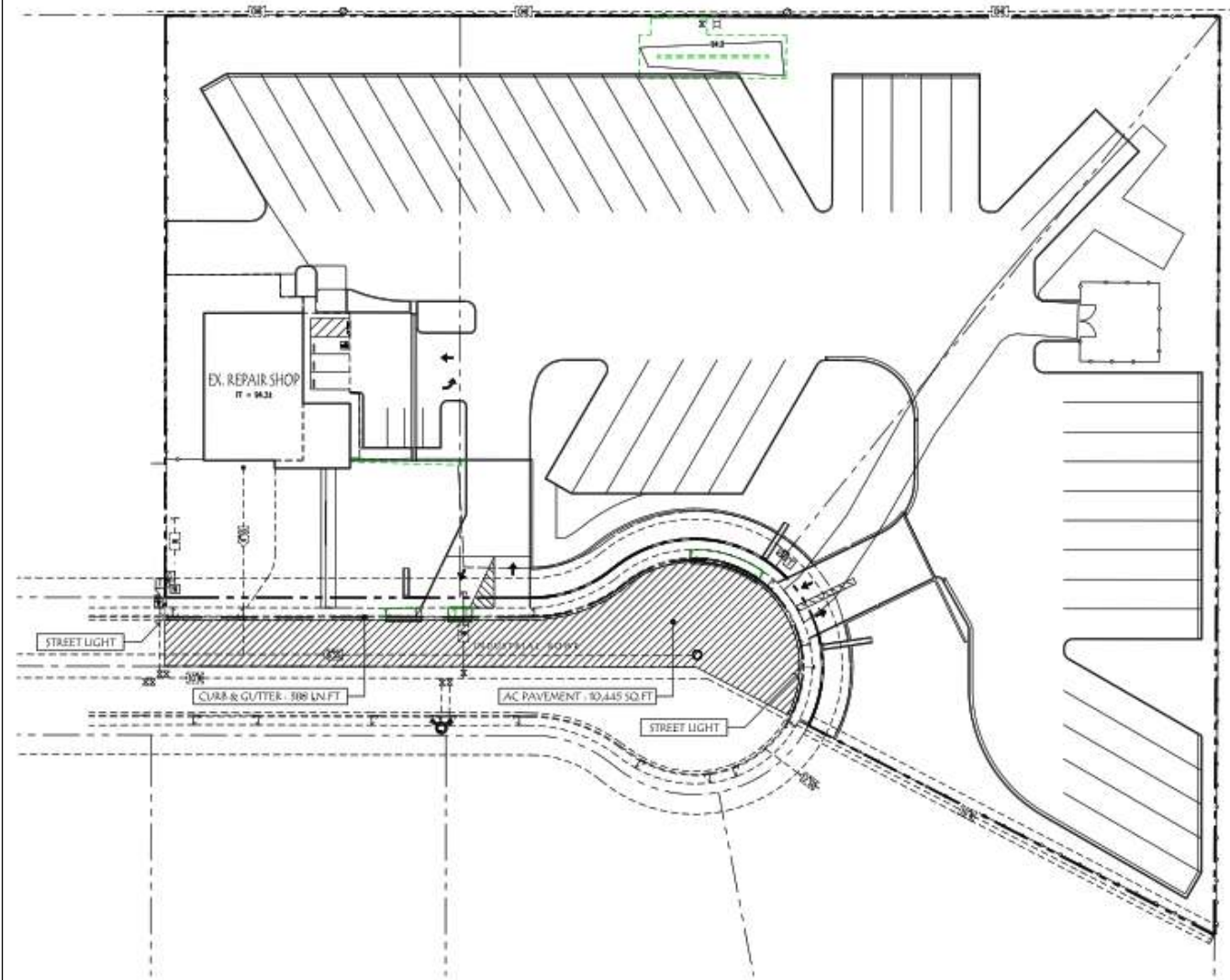
ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

SITE MAP and MAINTENANCE EXHIBIT
of
CALIFORNIA FREIGHT LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
and
THE STREET MAINTENANCE BENEFIT ASSESSMENT AREA



BENEFIT ASSESSMENT DISTRICT
MAINTENANCE EXHIBIT
CALIFORNIA FREIGHT
CITY OF TULLOCK, STANISLAUS COUNTY, CALIFORNIA



SITE PLAN

City Council Staff Report

March 14, 2023



From: Erik Schulze, Public Works Director

Prepared by: Tania Hernandez, Staff Services Analyst

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Ordering the improvements and formation of the “PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019,” and confirming the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the “PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019,” pursuant to Resolution No. 97-128

2. SYNOPSIS:

This item completes the procedures for the formation of the Landscape and Lighting Assessment District and the Street Maintenance Benefit Assessment Area for Parcel Map No. 21-03.

3. DISCUSSION OF ISSUE:

The Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982 allow for the formation of assessment districts and benefit assessment areas for the purpose of ensuring that development pays for its own maintenance and operations of streetlights, landscape maintenance, street sweeping, drainage facilities, and slurry seals. Assessment districts and benefit assessment areas allow the associated developments to be built without placing an unfinanced service burden on existing City funds that maintain these various components.

Parcel Map No. 21-03 (PM 21-03) subdivides a single 6.05-acre parcel into four parcels and one remainder parcel. The parcel map is located on the corner of Fulkerth Road and North Tully Road, and can be more particularly described as APN 088-010-037. As a condition of the vesting tentative parcel map, the map

needs to form an assessment district that will finance the maintenance and operations of median landscaping and streets including slurry seals and sweeping.

The proceedings for the formation of an assessment district and benefit assessment area are conducted at three (3) Council meetings. The first meeting was held on January 10, 2023, at which time Council initiated the proceedings. The second meeting was held on January 24, 2023, in which Council approved the report as filed and declared the intention to levy and collect assessments, and scheduled a public hearing to allow any interested person to file a written protest or address the Council on this matter.

In this third and final meeting, Council will conduct the public hearing and upon its conclusion, by resolution order the improvements and formation of the landscaping and lighting assessment district and the street maintenance benefit assessment area and confirm the diagram and assessments. This action will be filed with the Stanislaus County Auditor in Fiscal Year 2024-25.

4. BASIS FOR RECOMMENDATION:

- A. Staff's recommendation is based on laws governing the provision of funding for basic improvement in a subdivision or development, such as maintenance of landscaping and streets.
- B. This benefit funding is maintained and tracked by staff. The funds that are collected from this map will pay for its impacts on City street lighting, street sweeping, and street slurry seals so as to not affect existing City funds.

5. FISCAL IMPACT / BUDGET AMENDMENT:

Fiscal Impact

The first year's annual assessment from the Bright parcel map will be \$9,268.59. This amount will be collected prior to the map being recorded, and it will be allocated to revenue account 246-00-000.30070_243 "LMD Assessments PM 21-03 Bright." Annual assessments are tied to the Engineering News Record (ENR) Construction Cost Index and will be adjusted accordingly.

6. STAFF RECOMMENDATION:

Staff recommends approval.

7. CITY MANAGER'S COMMENTS:

Recommend approval.

8. ENVIRONMENTAL DETERMINATION:

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

9. ALTERNATIVES:

- A. Council could choose to decline to confirm diagrams, assessments, reports and levy and collect assessments. Staff does not recommend this alternative as maintenance costs for the infrastructure in this development would then impact other City funds. Furthermore, consent to the levy of an assessment is part of the conditions of approval of the vesting tentative parcel map and the owner has consented.

10. ATTACHMENTS:

- A. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ORDERING THE	}	RESOLUTION NO. 2023-
IMPROVEMENTS AND FORMATION OF THE	}	
"PM 21-03 BRIGHT LANDSCAPING AND	}	
LIGHTING ASSESSMENT DISTRICT AND	}	
THE STREET MAINTENANCE BENEFIT	}	
ASSESSMENT AREA, DEVELOPMENT	}	
PROJECT NO. 21-019," AND CONFIRMING	}	
THE DIAGRAM AND BENEFIT	}	
ASSESSMENTS AS SET FORTH IN THE	}	
ANNUAL REPORT OF THE ENGINEER OF	}	
WORK AND THE LEVYING AND COLLECTION	}	
OF ASSESSMENTS SET FORTH THEREIN	}	
FOR FISCAL YEAR 2023-2024 FOR THE	}	
"PM 21-03 BRIGHT LANDSCAPING AND	}	
LIGHTING ASSESSMENT DISTRICT AND	}	
THE STREET MAINTENANCE BENEFIT	}	
ASSESSMENT AREA, DEVELOPMENT	}	
PROJECT NO. 21-019," PURSUANT TO	}	
RESOLUTION NO. 97-128	}	

WHEREAS, on January 10, 2023, the City Council of the City of Turlock adopted Resolution No. 2023-005 to initiate the proceedings for the formation of the benefit assessment district designated as the "PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019"; and

WHEREAS, the City Council of the City of Turlock designated the City Engineer of the City of Turlock as the Engineer of Work for purposes of the formation proceedings related to the "PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019"; and

WHEREAS, the City Council of the City of Turlock ordered the City Engineer to prepare and file a report in accordance with Article 4 (commencing with section 22565) of Chapter 1 of the Landscaping and Lighting Act of 1972 and in accordance with Article 4 (commencing with section 54716) of Chapter 6.4 of the Benefit Assessment Act of 1982 and, upon completion, file the report with the City Clerk; and

WHEREAS, on January 11, 2023, the City Engineer filed his report with the City Clerk; and

WHEREAS, on January 24, 2023, the City Council of the City of Turlock adopted Resolution No. 2023-021 to approve the City Engineer's Report that was prepared and filed in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the

Landscaping and Lighting Act of 1972 and in accordance with Article 4 (commencing with Section 54716) of Chapter 6.4 of the Benefit Assessment Act of 1982; and

WHEREAS, on January 24, 2023, the City Council of the City of Turlock adopted Resolution No. 2023-022 declaring its intention to order the formation of and to levy and collect assessments within the “PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019”; and

WHEREAS, the City Engineer was ordered to initiate the assessment ballot proceedings; and

WHEREAS, pursuant to Streets and Highways Code §22625, Government Code §53753 and §54716, on Tuesday, the 14th day of March, 2023, at the hour of 6:00 p.m., prevailing local time, the City Council of the City of Turlock conducted a public hearing on the question of the formation of the benefit assessment district and the levy of the proposed annual assessment. The public hearing was held in the Yosemite Room on the 2nd floor of City Hall at 156 S. Broadway, in Turlock, California; and

WHEREAS, all interested persons were afforded the opportunity to hear and be heard; and

WHEREAS, at the public hearing, the City Council considered all objections and/or protests afforded to the proposed annual assessment. Every person was permitted to present oral and/or written testimony; and

WHEREAS, at the conclusion of the public hearing, the City Clerk tabulated the assessment ballots submitted, and not withdrawn, in support of or in opposition to the proposed assessment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock finds that a majority protest does not exist.

BE IT FURTHER RESOLVED that the City Council of the City of Turlock does hereby order the improvements and formation of the “PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019,” and confirms the diagram and benefit assessments as set forth in the annual report of the Engineer of Work and the levying and collection of assessments set forth therein for fiscal year 2023-2024 for the “PM 21-03 Bright Landscaping and Lighting Assessment District and the Street Maintenance Benefit Assessment Area, Development Project No. 21-019,” pursuant to Resolution 97-128.

BE IT FURTHER RESOLVED the City of Turlock has determined and certifies that the charges are either exempt from or are in compliance with all the provisions of Proposition 218 which was passed by voters in November 1996. The City Council of the

City of Turlock further determines the charges are in compliance with all laws pertaining to the levy of such charges.

BE IT FURTHER RESOLVED that a certified copy of this resolution and report shall be delivered to the Tax Collector for the County of Stanislaus.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

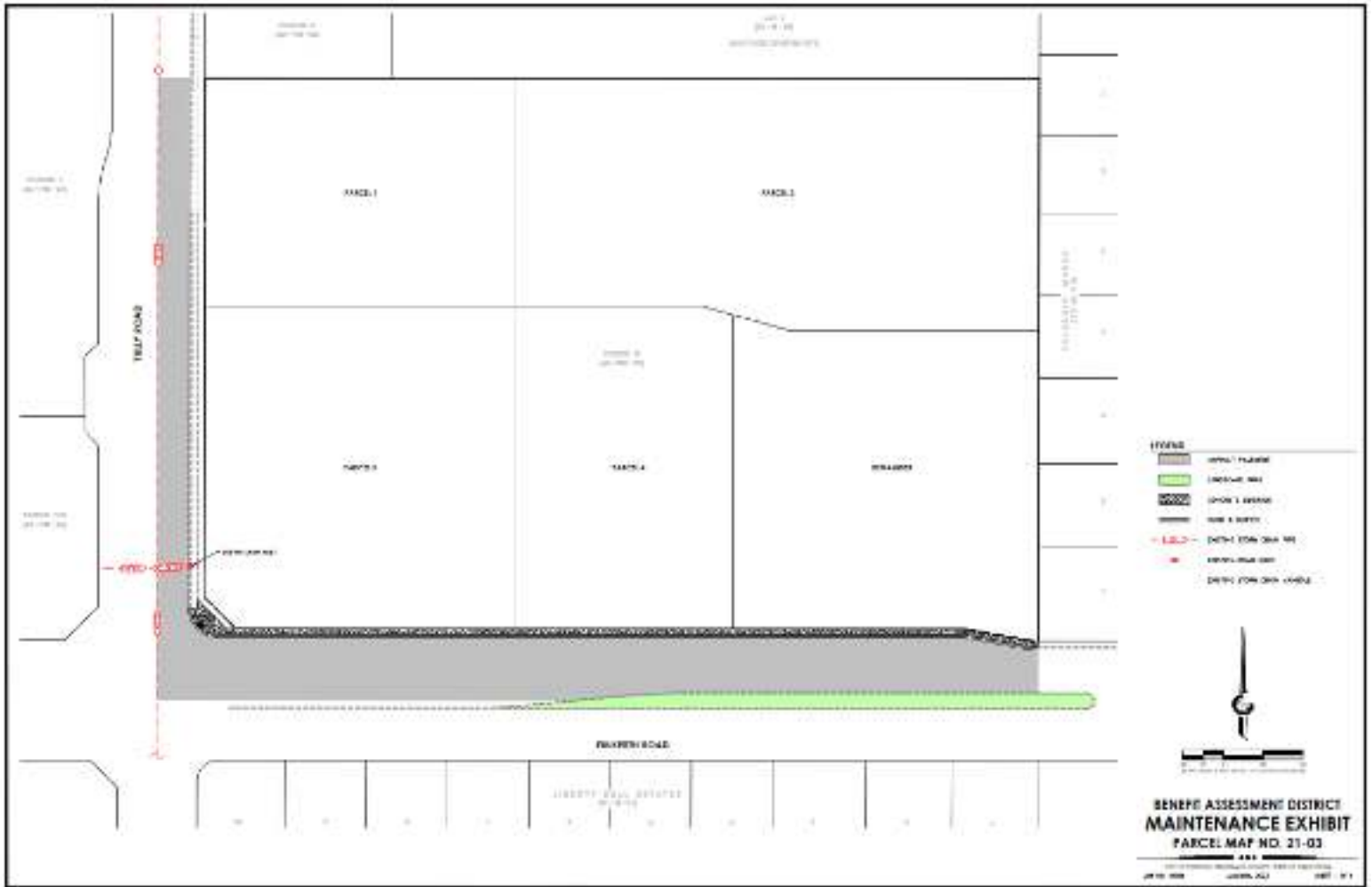
AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Julie Christel, City Clerk,
City of Turlock, County of Stanislaus,
State of California

SITE MAP and MAINTENANCE EXHIBIT
of
PM 21-03 BRIGHT LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
and
THE STREET MAINTENANCE BENEFIT ASSESSMENT AREA





The public hearing for this item has been postponed until a later date.

City Council Staff Report

March 14, 2023



From: Katie Quintero, Development Services Director

Prepared by: Kate Bailey, Assistant Planner

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Accepting the 2022 General Plan Annual Report pursuant to California Government Code Section 65400(a)(2) to be submitted to the Governor's Office of Planning and Research and the California Department of Housing and Community Development

2. SYNOPSIS:

Making a CEQA determination and accepting the 2022 General Plan Annual Report.

3. DISCUSSION OF ISSUE:

The current General Plan was adopted in 2012. Each element of the General Plan contains guiding policies and implementing policies. Guiding policies are statements of philosophy or intent, and implementing policies are commitments to specific actions that are to be undertaken in order to achieve the results called for by the guiding policies.

The California Government Code Section 65400(a)(2) requires that an annual report on the implementation of the General Plan be submitted to the Planning Commission, Council, the Office of Planning and Research, and the Department of Housing and Community Development for review. The State put this requirement in place to ensure that the planning agency (for the City of Turlock, the Planning Commission) investigates and makes recommendations to the legislative body regarding implementation of the General Plan. The report is intended to serve as a guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and to ensure the efficient expenditure of public funds relating to the subjects addressed in the General Plan. The report must include the status of the existing General Plan and progress made in its implementation, including the progress in meeting the City's share of regional housing needs determined pursuant to Section 65584 of the Government Code. The 2022 General Plan Annual Report is Exhibit A of the

resolution. The Planning Division works with all City departments to gather the information needed to complete this report.

The first part of the report provides information on the various land-use entitlements issued by the Planning Division in 2022 by project type. More detailed descriptions are provided for a few of the planning projects to give examples of the types of projects the Planning Division completed.

The second part of the report focuses on the implementation of the General Plan. The implementing policies in the General Plan are used as the foundation for this section of the report. The implementing policies are listed in the report along with the department responsible for carrying out the action. Annually, the implementation status of each policy is evaluated and updated based on the progress made during the year.

The final part of the report is the Housing Element Annual Progress Report. In this section of the report, the City must show its progress in meeting its share of the regional housing targets that it has been assigned and to describe the City's local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The report has been prepared using forms and definitions required by the California Department of Housing and Community Development. These forms must be included in the report along with a section that describes the actions taken by the City towards completing the housing programs in accordance with the deadlines outlined in the Housing Element.

Table A of the report shows the number of applications submitted in 2022 for new housing units by affordability. The affordability is determined by a calculation based on the median income for the County, the estimated purchase or rental price of the unit and the potential size of the family from one to four people who could live in the unit. Applications include land use entitlements for new housing submitted to Planning such as subdivision maps and MDPs as well as building permit applications.

Table A2 shows the number of completed entitlements, issued building permits, and completed units. In 2022, 297 new residential units were permitted through land use entitlements and 75 building permits were issued and 80 units were issued certificates of occupancy. In 2022, 230 total housing applications were submitted which includes land use entitlement applications and/or building permit applications for the construction of a total of 917 proposed housing units. Ninety-four of the applied for 917 units were approved in 2022 which shows there are potentially over 800 new housing units, of various types, that may come into construction within the next few years.

Table B Summarizes the City's progress towards meeting the assigned Regional Housing Needs Allocation (RHNA) numbers by affordability. Table C is used to

summarize any rezoning done by the City to meet the RHNA allocation. At this time the City of Turlock has adequate capacity to meet the RHNA and has not had to rezone any properties for this purpose, so this table is blank. Table D explains the implementation status of the programs and objectives identified in the Housing Element. Table E shows any projects that applied for and were approved with a density bonus. The City has not received any applications seeking a development bonus, so this page is blank. Table F shows the number of units that have been rehabilitated and preserved. These programs are administered through the Housing Division. Table F2 shows the number of units that have been converted from above moderate income to moderate income. Table G accounts for any property the City owned that was accounted for in the RHNA that have been sold. There were no properties to report for 2022.

While there are no specific penalties for not submitting an annual report, failure to submit the annual general plan report to the State could make the City ineligible for various grant funding programs. The City has a very good track record of submitting the annual report each year which has made the City eligible for substantial funding when combined with the delivery of affordable housing projects during a given year.

4. BASIS FOR RECOMMENDATION:

Government Code Section 65400 mandates that cities submit an annual report on the status of their General Plan and progress on its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HUD).

5. FISCAL IMPACT / BUDGET AMENDMENT:

Fiscal Impact

The cost of the staff time spent preparing this report was funded by the General Fund.

6. STAFF RECOMMENDATION:

Staff recommends approval.

7. CITY MANAGER'S COMMENTS:

Recommend Approval.

8. ENVIRONMENTAL DETERMINATION:

Accepting this report will not create a physical impact on the environment or authorize any action that has the potential to impact the physical environment; therefore, the proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2)(Preliminary Review) of the CEQA Guidelines.

9. ALTERNATIVES:

- A. Do not accept the 2022 General Plan Annual Report. Staff does not recommend this option as the submittal of the annual report is required by State Law and is a prerequisite to receiving housing and park grant funds.
- B. Direct staff to revise the 2022 General Plan Annual Report. Staff does not recommend making large changes to the report because the format for the 2022 Annual Report is consistent with the previous years' reports which have been accepted by the State agencies they must be submitted to.

10. ATTACHMENTS:

- A. Draft Resolution
Exhibit A: 2022 General Plan Annual Report

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF ACCEPTING THE 2022 }
GENERAL PLAN ANNUAL REPORT PURSUANT }
TO CALIFORNIA GOVERNMENT CODE }
SECTION 65400(a)(2) TO BE SUBMITTED TO }
THE GOVERNOR'S OFFICE OF PLANNING AND }
RESEARCH AND THE CALIFORNIA }
DEPARTMENT OF HOUSING AND COMMUNITY }
DEVELOPMENT }

RESOLUTION NO. 2023-

WHEREAS, pursuant to California Government Code Section 65400(a)(2), the City of Turlock is required to prepare an annual report on the implementation of its General Plan and Housing Element and submit that report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development; and

WHEREAS, the 2022 General Plan Annual Report is attached hereto as Exhibit A; and

WHEREAS, the City Council determines that the proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2)(Preliminary Review) of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby accept the 2022 General Plan Annual Report, attached hereto as Exhibit A, and directs staff to submit the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Julie Christel, City Clerk
City of Turlock, County of Stanislaus,
State of California

2022 General Plan Annual Report





INTRODUCTION

Turlock has had a long history of planning. A general plan for the City was first prepared in the early 1950's and although it was never adopted, it served as a starting point for future plans. The General Plan prepared in 1969, before general plans acquired their present political and legal structure, addressed such contemporary issues as urban sprawl and unnecessary destruction of farmland. The next General Plan (formally adopted in 1993 and partially updated in 2002), served the City well, guiding the creation of attractive new neighborhoods, parks, and major new retail employment areas.

The most recent effort, completed in September 2012, represents a continuation of this planning tradition. The City Council selected Alternative 1, the environmentally superior alternative of the choices presented to them, while still meeting the low-end-population projection for the next twenty years for the City of Turlock. The current General Plan articulates a vision for Turlock that draws on the ideas of the many citizens, business owners, and elected officials who participated in the planning process. Designed to guide growth and development, the Plan emphasizes the creation of attractive new neighborhoods and successful employment centers, while preserving the valuable farmland in which the City has its roots.

The California Government Code requires that an annual report on the status of the General Plan be submitted to the City Council for review and approval. The report includes the City's progress in implementing a wide variety of the General Plan goals and policies, including the progress in meeting the City's share of regional housing needs.

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

2022 Planning Division Projects

GENERAL PLAN AMENDMENTS

Requests for a change to the zoning or the General Plan designation of a property occurs when an applicant wants to develop a property with a use not allowed under the existing designation, such as development of apartments on property designated for single-family homes or residential uses rather than commercial uses, or when a project requests a deviation from a Municipal Code Standard. These applications are legislative actions and are ultimately decided on by the City Council. In addition, the request may require a more detailed environmental analysis to determine how the proposal's impacts differ from those evaluated in the General Plan.

PROJECT	LOCATION	PROJECT NAME	DESCRIPTION
GPA 22-01	1598 East Ave.	Baxter Homes	6 Lots on 0.91 acres

PLANNED DEVELOPMENTS (PD)

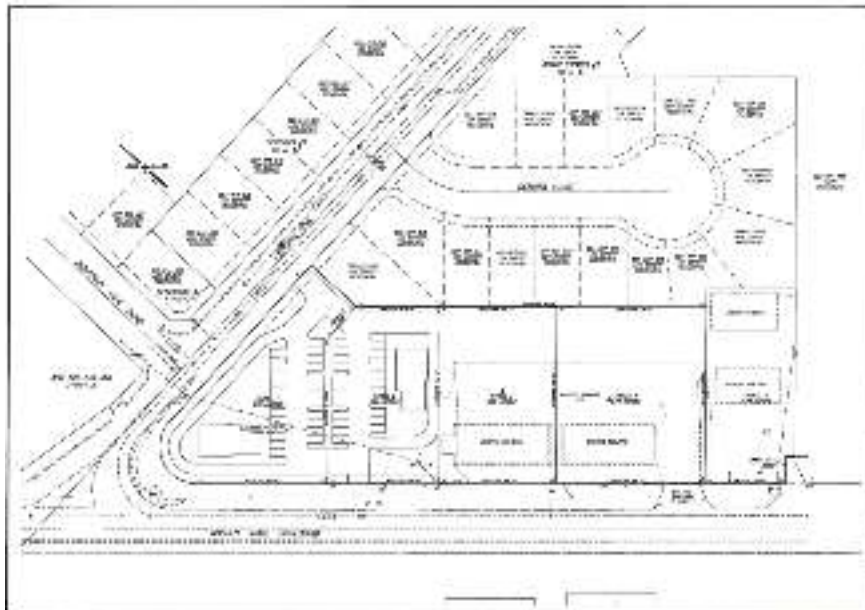
Planned Developments propose changes to the existing property but are consistent with the Turlock General Plan. Each planned development has modifications identified to the specific property listed. The Planned Development must be approved by Planning Commission and City Council.

PROJECT	LOCATION	PROJECT NAME	DESCRIPTION
Planned Development 278-AMEND VTSM 2019-01	1347 N Palm St.	FQC INC.	Amendment to the 4 ft lot line.

SUBDIVISION MAPS (VTSM)

Subdivisions typically allow for the creation of new lots within existing parcels for residential sale, lease, or finance and therefore must ultimately be approved by the Planning Commission.

PROJECT	LOCATION	PROJECT NAME	DESCRIPTION
TSM 22-01	1598 East Ave.	Baxter Homes	6 Lots on 0.91 acres
VTSM 2022-02	2630 Roberts Rd	PIRO Enterprises	Subdivide a 5.8 acre parcel into 16 single family residential lots



TEMPORARY USE OF LAND PERMITS (TULP)

Generally, a “temporary use of land” is described as an activity on a property when that use is intended to take place only for a limited or intermittent period of time with no intent to become permanent. Common examples of temporary uses of land include outdoor carnivals, outdoor sales events, temporary parking lots, and similar temporary or special promotions.

PROJECT	LOCATION	PROJECT NAME	DESCRIPTION
TULP 22-01	1801 Colorado	Tower Wellness	Temporary MRI Trailer

MINOR DISCRETIONARY PERMITS (MDP)

Minor Discretionary Permits are reviewed and approved by staff. Staff reviews these projects for compliance with the adopted policies, codes, and standards of the City of Turlock. MDPs are required when there is a change in use of an existing structure, an expansion of an existing structure, or when a new project is to be built.

PROJECT	LOCATION	PROJECT NAME	PROJECT DESCRIPTION
MDP 2022-01	2325-2300 Industrial Rowe	Cal Freight	Parking location for 43 Semi-Trucks
MDP 2022-02	4407 W. Main St.	DIVERT	Integrated food recovery system
MDP 2022-03	576 S. Center St.	TRAX	Commissary for TRAX project
MDP 2022-04	4118 N. Tegner Rd.	Tegner Townhomes	Develop 1.74 acres with 31 multi family residential units.
MDP 2022-05	4131 Geer Rd.	Maracor Development	Develop 8.58 acres with 261 multi family residential units.
MDP 2022-06	2800 Countryside Dr.	Home Depot	Tool Rental Center
MDP 2022-07	1150 Angelus St.	Frank Sequeira	Develop a triplex apartment building.
MDP 2022-09	425 N. Soderquist Rd.	Turlock Funeral Home	Construct a new 6,016 sq. ft addition for a three-car garage for hearses storage as well as areas for separate offices.
MDP 2022-10	530 S. Tegner Rd. & 610 Trade Way	Amarok Inc.	Install 10ft. high electrified fence.



PROJECT	LOCATION	PROJECT NAME	PROJECT DESCRIPTION
MDP 2022-11	199 W. Canal Dr.	CRM Architecture	New Panda Express Restaurant
MDP 2022-12	3707 W. Main St.	Dino Express	Develop 2.9 acres for Semi Truck and Trailer parking.
MDP 2022-13	3085 Tegner Rd.	API Architects Starbucks	Construct a 1,226 sq. ft drive through and walk-up only Starbucks
MDP 2022-14	700 N. Olive	Farmers Insurance	Construct a 1,154 sq. ft addition
MDP 2022-15	700, 710 & 720 S Soderquist Rd.	Frank Sequeira	Develop 7 duplex units.
MDP 11-07 Time Extension	1300 N. Washington Rd.	Blue Diamond	24 Month Time Extension
MDP 2022-17	2500 Fulkerth Rd.	F&M Restaurants	Construct Checkers drive through restaurant.
MDP 2022-18	1351 Fulkerth Rd.	Square Space Storage Expansion	Phase III of Spare Space Storage
MDP 2022-19	2971 Sun Valley Court	RCG	Develop 1.8 acres with 2 professional offices.

CONDITIONAL USE PERMITS (CUP)

The purpose of a Conditional use Permit is to evaluate the site features, operating characteristics and design of a proposed use to ensure compatibility with other uses in the general area. The Planning Commission determines if a proposed CUP shall be granted.

PROJECT	LOCATION	PROJECT NAME	PROJECT DESCRIPTION
CUP 2022-01	576 S Center St. & 590 N Golden State Blvd.	Trax	Outdoor Event Center, Food Park & Market Place
CUP 2022-02	2400 Maryann 420 & 430 N Kilroy Rd.	M & C Investments	Allow Retail in IBP Zoning
CUP 2022-03	501 N Golden State Blvd.	Complete Wireless	New 83' Tall Monopine Cell Tower
CUP 2022-04	680 D. St	680 D St. LLC	Cannabis Cultivation / MFR
CUP 2022-05	301 S. Broadway	Joseph Bowen – P & F Metals	New 3553 Canopy No set back
CUP 2022-06	201 N Tully Rd.	BMS Hospitality – Marriot	New Marriot Hotels – 91 Rooms
CUP 2022-07	101 E Glenwood Ave.	The Evergreen Market	New Cannabis Business & DEV Agreement
APPEAL MDP 21-08	1525 W. Monte Vista Ave	Turlock Monte Vista LLC	Appeal Underground UT MDP 21-08
CUP 2022-08	128 S. Center St.	39 Milestone	Bar with live entertainment.

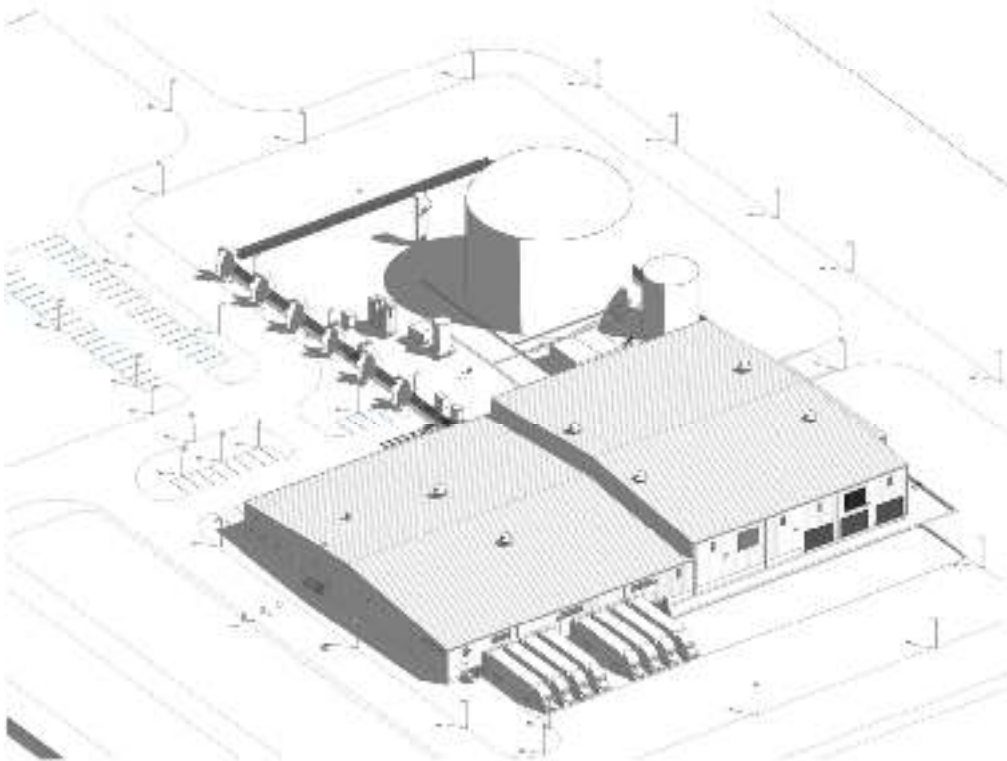
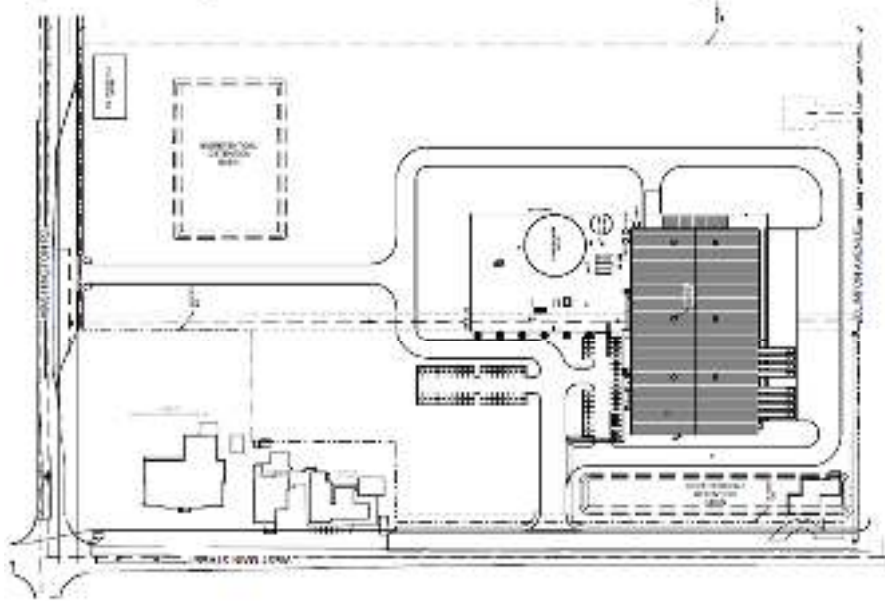
The TRAX

The TRAX will offer an Event Center, Food Court, Market Place, Outdoor & Indoor games, and a Beer Garden.



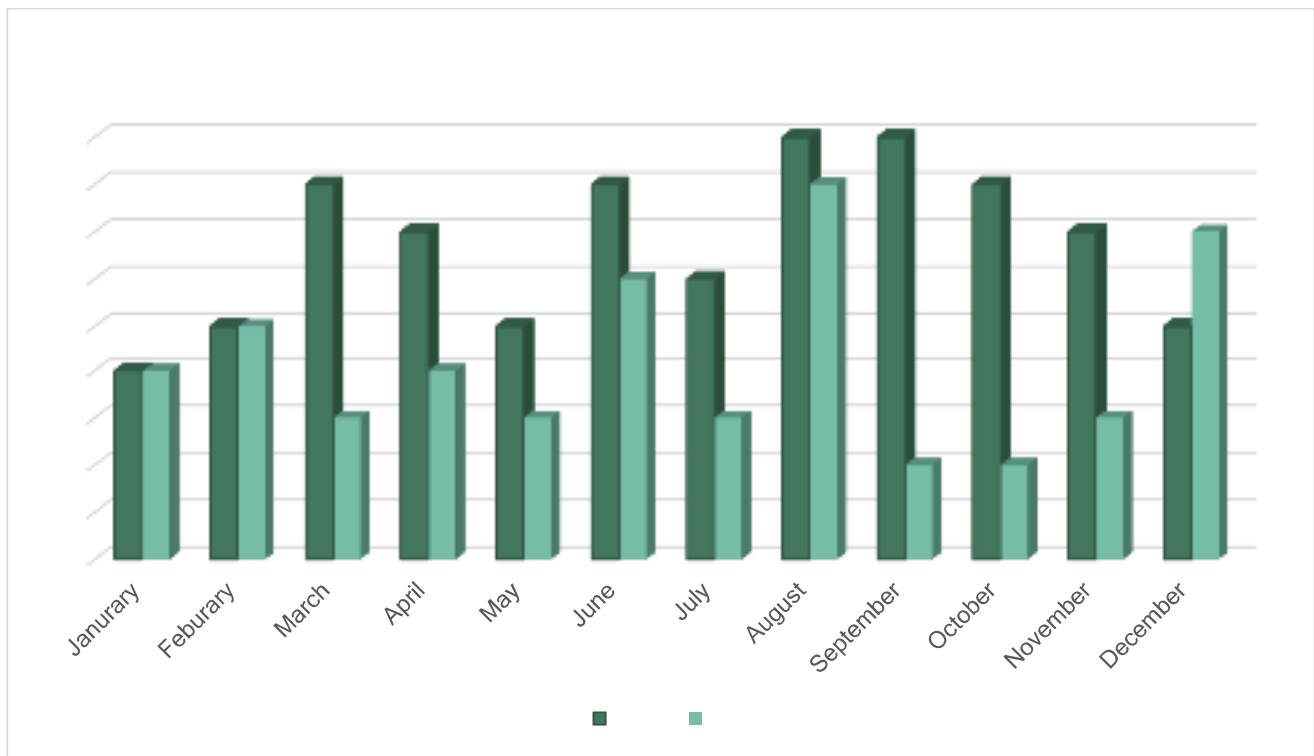
DIVERT

The Divert Integrated Food Recovery Facility Project is an enclosed food waste processing and recover facility to be constructed on an 18.61-acre parcel. The proposed project would assist the State and City in meeting Assembly Bill (AB) 1826 (2014) and Senate Bill (SB)1383 (2016) requirements by working with major food industry retailers and producers to convert a maximum of 500 tons per day of unsold food waste into usable end products via the use of an onsite anaerobic digester. End products include renewable natural gas.



PREDEVELOPMENT MEETINGS

Also, worth noting, City staff held 50 predevelopment meetings in 2022 in comparison to the 81 predevelopment meetings in 2021. These meetings are offered free of charge to anyone wishing to schedule a meeting with staff to discuss a development proposal. At these meetings, development standards, site and building design, potential parking and traffic circulation issues, infrastructure requirements, public safety concerns/standards, fees, and any other information related to the particular project are discussed. Having this discussion early on in the development process has proven to be very beneficial to everyone involved.



JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC
4	5	3	4	3	6	3	8	2	2	3	7

Implementation Report

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT <i>Downtown:</i>		
2.4-b: Update the Downtown Overlay District and Design Guidelines.	Planning	Staff took an item to Council in 2015 and council determined there was no General Fund money to fund the update. This item will be brought back to Council at a future date to determine if any funding is available. Staff will continue to look for grant funding to update the plan.
2.4-c: Continue Downtown Property-Based Improvement District.	Economic Development	The PBID was renewed by the Downtown Property Owners Association on July 9, 2013 for a period of ten years. City staff will work in close collaboration with the Downtown Property Owner's Association to make potential revisions and renew the PBID in December of 2023.
2.4-d: Work with property owners to preserve the historic character of Downtown Turlock.	Planning	The city applied for a Strategic Growth Council Sustainable Communities Planning Grant to comprehensively update the Downtown Design Guidelines using a Pattern Book approach. The grant was not approved. The Council determined there was no General Fund money available to fund the plan update. Staff will take the item back to Council in the future to determine if funding is available and will continue to look for grant funding opportunities.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT <i>Residential Areas:</i>		
2.5-d: Zoning ordinance revisions to match General Plan.	Planning	The City Council approved an annual Omnibus Zoning Ordinance Amendment in April 2015. Minor technical amendments to ensure consistency with the new General Plan were approved in August 2016 and February 2017. The Zoning Ordinance and General Plan are now consistent, if future updates are made to the General Plan that require Zoning Ordinance Amendments staff will bring that forward.
2.5-i: Create incentives to increase residential development in Downtown and infill sites.	Building	The updated Downtown Zoning Regulations adopted in April 2015 provide reduced permitting requirements for high rise residential development.
2.5-l: Establish a graduated density ordinance in neighborhoods with narrow lots (by today's standards) generally located in Southwest.	Planning	Preliminary work has been completed on this item. This work is part of the SB 2 Planning grant and staff is working with a consultant on this item.
2.5-m: Establish an overlay district(s) for areas adjacent to Downtown to preserve the historic quality and cohesiveness of these post WWII neighborhoods.	Planning	Preliminary work has been completed on this item. This work is part of the SB 2 Planning grant and staff is working with a consultant on this item.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT <i>Retail/Commercial/Mixed Use Areas:</i>		
2.6-e: Discount Superstore Demand Analysis.	Economic Development	Household growth has not yet achieved the milestone established in the General Plan for initiating this analysis.
2.6-h: Incentives for mixed use projects.	Economic Development	No funding options have been identified to provide these potential incentives.
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT <i>Industrial Areas:</i>		
2.7-e: Review designated truck routes and "industrial streets" to accommodate industrial traffic and avoid unanticipated conflicts	Engineering	The City is currently in the process of reviewing and modifying maps.
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT <i>Professional Office and Business Park:</i>		
2.8-f: Prioritize Downtown as a preferred location for the construction of any new City administrative offices	Administration	A new Public Safety Facilities Building was completed in 2013 and is now serving as the City headquarters for Police and Fire Services.
CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT <i>The Planning Area and City/County Relationships:</i>		
2.9-k: Update the City's agreement with Stanislaus County regarding the collection of public facility fees and land use policies for development adjacent to the City.	Administration	Stanislaus County adopted an amendment to its General Plan to give cities greater control over land use decisions within one mile of their city limits. No additional progress has been made on updating the public facility free program for the county.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
2.9-l: Work with Stanislaus County to identify revenue tools to underwrite necessary improvements to encourage incorporation of County Islands.	Administration	The City continues to work with Stanislaus County to identify potential funding sources.
2.9-m: Work with StanCOG on regional issues [Regional Transportation Plan (RTP) Update and Sustainable Communities Strategy (SCS)].	Planning	The City serves on the RTP and Sustainable Communities Strategy (SCS) steering committee for StanCOG. The RTP and SCA have been adopted by StanCOG stating that the Turlock General Plan is in compliance with the RTP and SCS.

CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT

Economic Development

2.11-j: Complete a citywide economic development strategic plan every five years focusing on industry targeting, job creation, marketing and local business support.	Economic Development	The City will bring forth a proposed budget item to proceed with an economic development strategic plan update during the Fiscal Year 2023-24. If accepted, the City will put out an RFP for the economic development strategic plan update to review the best qualified consultants. Once a consultant is identified, the economic development strategic plan update process will take 6 months to 12 months to implement.
2.11-p: Develop and implement a marketing strategy for the Turlock Regional Industrial Park.	Economic Development	The City completed a branding program to begin the marketing process, but has not moved forward due to fiscal constraints. In July 2022, the City has hired an Economic Development Director, and has begun outreach and communication to the businesses in the Turlock Regional Industrial Park area. The Economic Development Director's efforts also consist of advertising the Turlock Regional Industrial Park area to commercial brokers, site selectors, and potential incoming manufacturing organizations.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
2.11-s: Re-evaluate building permit fees to reflect actual costs to the City.	Building	This task has been completed. The building department fees are updated annually effective January 1st of each year based on the August CPI from the previous year. The fees for 2022 were updated based on the August 2021 CPI.
2.11-t: Work with Stanislaus County and the City of Patterson to establish West Main Street as an expressway connection Turlock to I-5.	Engineering	The third and final public meeting to gather input on the West Main alignment was held in 2017 and the report was presented to Council. Stan COG has nearly completed a Feasibility Study evaluating potential alternative alignments for the expressway connection.
2.11-ab: Work with the Stanislaus County Fair Board to either expand the County Fairgrounds at its current site or identify a new site west of State Route 99 for relocation	Economic Development	The City has engaged with Stanislaus County Fair Board in developing a project to bring more visitors to Turlock.
2.11-ac: Partner with CSU-Stanislaus to publicize available educational and training programs using the City's website, through the Library, and at City Hall.	Human Resources	The City of Turlock renewed a memorandum of understanding with California State University Stanislaus. This contract has been developed to encourage student internships and service learning experiences. This relationship between City of Turlock and California State University Stanislaus is a mutually beneficial relationship.
2.11-ae: Work with the Building Division and a structural engineer to identify less expensive seismic retrofit, fire safety, and ADA compliance options for older buildings.	Building	The Building and Safety Division has been working with local developers to expedite review of older buildings.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
2.11-ag: Pursue beautification projects.	Engineering	Beautification projects have been completed along North Golden State Blvd. from Monte Vista to Tuolumne Road. Additional funding is required to complete the remainder of the beautification projects, including the SR 99/Monte Vista interchange project. The funding source used to construct previous projects is no longer available. The City will need to identify another source of funds to complete all of the identified projects.
2.11-ah: Market Turlock's assets.	Economic Development	Staff has implemented “no cost” measure through email and personal outreach to area brokers and site selectors. The City also partners with Opportunity Stanislaus on attraction and retention of our manufacturing sector. Staff has also made efforts in attending startup and entrepreneur workshops to network, recruit, and assist new business growth in Turlock. The City also collaborates with the local networking organizations such as Turlock Chamber of Commerce, Turlock Downtown Property Owner’s Association, as well as the Turlock Hoteliers Committee to jointly promote economic growth and market Turlock’s assets.
2.11-ai: Educate users about the improved permitting process.	Economic Development	In light of the City’s fiscal restraints, staff has implemented informal “no cost” outreach to potential businesses to assist in the education of the City’s streamlined processes.
2.11-ak: Implement Turlock's Master Way Finding Sign Program.	Economic Development	A master plan has been adopted. Additional funding is required to implement the plan.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE <i>Growth Strategy:</i>		
3.1-l: Update the Capital Facility Fee (CFF) program to reflect the adopted General Plan and update every 5 years in accordance with State Law.	Engineering	The new CFF program has been adopted and enacted.
3.1-m: Develop a County Islands incorporation strategy and include in Housing Element Update.	Planning	Through the United States Department of Housing and Urban Development (HUD) Consolidated Plan process, the City and County of Stanislaus is developing a joint Neighborhood Revitalization Strategy Area where HUD funds can be used to address some of the infrastructure issues and identify solutions.
3.1-m: Prepare a master plan for the Montana-West Island	Planning	A funding source is required to update the Plan. At the current time, the only available source is General Fund.
3.1-m: Prepare and update financial plans for county island and other disadvantaged communities.	Planning	The City adopted an amendment to its General Plan in April of 2016 to meet the requirements of SB 244 (Disadvantaged Communities). This amendment includes a discussion of the financial strategies for county islands and other disadvantaged communities.
3.1-n: Continue rezoning and annexation in accordance with timing Policy 3.1-p.	Planning	The City Council adopted a policy along with "Alternative 1" which requires that 70% of the building permits for available vacant properties within the City limits be issued prior to initiating annexation of a new Master Plan area.
3.1-o: Update existing master and specific plans (i.e., Northwest Triangle Specific Plan and E. Tuolumne Master Plan)	Planning	The East Tuolumne Master Plan was updated and adopted in 2016. The Northwest Triangle Specific Plan and the Westside Industrial Specific Plan update have also been adopted.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
3.2-e: Continue to work with Merced County, Stan COG and MCAG to secure funding for the Southeast interchange to improve circulation and relieve congestion on the Lander Avenue interchange.	Planning	The Project Study Report was adopted by the City of Turlock and other partner agencies who funded the Report. The City has included a portion of the funding for the interchange in the updated CFF program of projects.
CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE <i>Growth Strategy:</i>		
Southeast Master Plan 1: Morgan Ranch	Planning	The Morgan Ranch Master Plan was adopted on June 23, 2015.
Southeast Master Plan 2: East Avenue North	Planning	Work will not begin until 70% of the building permit have been issued for Northeast Turlock, E. Tuolumne and Morgan Ranch master plan areas.
Southeast Master Plan 3: East Avenue-Linwood	Planning	Work will not begin until 70% of the building permit have been issued for Southeast Master Plan 2.
CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE <i>Infrastructure: Potable Water</i>		
3.3-h: Update the City's water master plan.	Development Services/Municipal Services	Scheduled to be updated in FY 22/23. Once SWRA Project is near completion.
3.3-j: Pursue surface water and other alternative water supply sources.	Municipal Services	The City is an active member of the Stanislaus Regional Water Authority whose purpose is to obtain a supply of potable water from the Tuolumne River in cooperation with the Turlock Irrigation District. The SRWA Project is currently under construction with an expected completion date Summer of 2023.
3.3-j: Secure surface water sales agreement with the Turlock Irrigation District.	Municipal Services	This has been completed.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
3.3-k: Supplement the water system master plan with rate and fee studies to ensure that adequate funds are raised.	Municipal Services	A 5 year rate increase to water service rates have been increased and implemented in 2018.
3.3-o: Establish requirements for appropriate Best Management Practices for new development to optimize groundwater recharge.	Development Services/Municipal Services	In June of 2015 Low Impact Design standards for all new development to minimize storm water runoff and encourage groundwater recharge were developed and adopted.
CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE <i>Infrastructure: Wastewater Systems</i>		
3.3-r: Update the sanitary sewer master plan to identify future wastewater flows and plan for an adequate wastewater collection system.	Development Services	Completed October 2013.
3.3-s: Update, as needed, the wastewater treatment plant master plan to comply with current and future regulations.	Municipal Services	Completed July 2014.
3.3-t: Update the recycled water master plan, as needed	Municipal Services	The City is an active member of the North Valley Regional Recycled Water Program as well as the Western Regional Recycled Water Coalition. The City's objective is to convey recycled water for beneficial use in Stanislaus County.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
3.3-u: Supplement the wastewater system master plan with rate and fee studies to ensure that adequate funds are raised.	Municipal Services	Work on the Master Plan is complete, and the rate/fee study is underway. Findings and recommendations will be brought before council before the end of FY 22/23.

CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE

Infrastructure: Waste Management and Recycling

3.3-ah: Adopt a construction and demolition waste recycling ordinance that requires large projects to divert all Portland cement concrete and asphalt concrete and at least 50% of all remaining debris away from landfills	Development Services	Per the Green Building Code, Waste Management Plans are required to be submitted on projects.
3.3-ak: Study the feasibility of adding food waste to the City's curbside compost pickup program	Municipal Services	Completed. Municipal Code updated to include Mandatory Organic Recycling for commercial and multi-family uses as required by the State.

CHAPTER 3: NEW GROWTH AREAS AND INFRASTRUCTURE

Infrastructure: Stormwater Systems

3.3-w: Update the storm water master plan to identify future storm water flows and plan for an adequate storm water conveyance, storage, and disposal system.	Development Services / Municipal Services	Completed in 2014. Adopted by City Council with Resolution No. 2016-062 on March 22, 2016. CIP work planning and work is ongoing.
3.3-x: Supplement the storm water master plan with fee studies to ensure that adequate funds are raised.	Development Services / Municipal Services	Completed September 18, 2015. Adopted by Council with Resolution No. 2016-074 on April 12, 2016.
3.3-ad: Require implementation of Low Impact Development and Water Quality Best Management Practices for new development and public works projects.	Development Services	This task has been implemented through the City's Municipal Separate Storm water and Sewer System (MS4) permit.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 4: PARKS, SCHOOLS, AND COMMUNITY FACILITIES <i>Parks, Recreation, and Open Space:</i>		
4.1-f: Update the City's Park, Recreation and Open Space Master Plan	Parks, Recreation, and Public Facilities	Due to staffing levels this update is on hold.
4.1-h: Acquire and develop 5 new neighborhood-serving parks in Southeast Master Plans 1 and 2	Parks, Recreation, and Public Facilities	This will be addressed as development occurs in these master plan areas.
4.1-q: Update the park fees consistent with the updated Parks, Recreation and Open Space Master Plan, include non-residential fees pursuant to Policy 4.1-r	Parks, Recreation, and Public Facilities	This will be completed once the parks master plan update is completed.

CHAPTER 4: PARKS, SCHOOLS, AND COMMUNITY FACILITIES <i>Community Facilities:</i>		
4.2-c: Within 2 years of adopting the new General Plan, identify and order priorities for new sports and recreation facilities, and undertake feasibility studies to determine whether and how to proceed with development.	Parks, Recreation, and Public Facilities	A feasibility study was completed in 2017.
4.2-d: Following a feasibility study, confirm support, negotiate partnerships and amend the Capital Facilities Fee to include projects, as appropriate	Parks, Recreation, and Public Facilities	A Capital Facilities Fee have been updated to include this.
4.2-g: Coordinate with the Stanislaus County Library and Turlock Unified School District to explore a joint use library as part of a new middle or high school	Administration	Due to staffing levels this update is on hold.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
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CHAPTER 5: CIRCULATION <i>Roadway Network, Standards and Improvements:</i>		
5.2-j: Continue to work with Caltrans to achieve timely construction or programmed freeway and interchange improvements.	Engineering	The Fulkerth Interchange is complete. The West Main Interchange is identified in the Measure L Regional Project List.

CHAPTER 5: CIRCULATION <i>Regional Cooperation</i>		
5.2-k: Update City Standard Specifications and Drawings as necessary for regional roadways.	Engineering	The revised standards have been approved by the City Council. Working on next revision of Standards.
5.2-l: Work with Stanislaus County and other agencies to implement new interchange on State Route 99 near Youngstown.	Engineering	The Project Study Report was adopted by the City of Turlock and the other partner agencies who funded the Report. The City has included a portion of the funding for the interchange in the updated Capital Facility Fee program of projects.
5.2-p: Work with County to expand the current Sphere of Influence fee into adjacent unincorporated areas.	Development Services	The City-County agreement is undergoing negotiations.
5.2-q: Work with Caltrans, Stanislaus County and other jurisdictions to establish a fair-share fee program for improvements to regional routes and state highways	Administration	The City continues to work with the County to establish a program that would extend the City's impact fee program to unincorporated areas that impact City street and roads.
5.2-s: Update city standard plans and specifications, where necessary, to match new General Plan standards	Engineering	The revised standards have been adopted by the City Council with Resolution No. 2015-241 on December 8, 2015.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 5: CIRCUALTION <i>Street Network:</i>		
5.2-w: Each year, prepare a 5-year Capital Improvement Program to construct/update circulation facilities	Engineering	The 5-year Capital Improvement Program is being developed as part of the annual budget process. General Plan Conformity will be determined by the Planning Commission. Ongoing.

CHAPTER 5: CIRCUALTION <i>Roadway Operations and Monitoring:</i>		
5.2-ad: Monitor traffic and accident information on a regular basis to identify projects to improve traffic safety	Engineering	Ongoing

CHAPTER 5: CIRCUALTION <i>Funding for Improvements:</i>		
5.2-ae: Ensure that new development pays its fair share of the costs of street and other local transportation improvements by updating the Capital Facility Program and adopting an Area of Influence Fee for development in the unincorporated area that impacts City streets and roads	Engineering	The Capital Facility Fee Program has been updated to ensure that development pays its fair share of public infrastructure and general government infrastructure, buildings and studies.
5.2-af: Use citywide traffic impact fees and Area of Influence fees to provide additional funding for transportation improvements based on roadway design in Roadway Network Diagram	Engineering	The City continues to work with the County to establish a program that would extend the City's impact fee program to unincorporated areas that impact City street and roads.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
5.2-am: Establish precise alignments based on the General Plan circulation diagram and the standards delineated in Table 5-6.	Engineering	This will be addressed as needs arise and time permits.
5.2-an: Plan line studies shall be included in CFF costs. Once the plan lines are established, new cost estimates shall be prepared and the CFF updated to review the revised and finalized costs.	Engineering	The Capital Facility Fee Program, updated in 2013, includes plan line studies as eligible costs under the Transportation fee.
5.2-ar: Conduct a plan line study for the expressway on the east side of Turlock that will connect Christofferson Parkway to State Route 99.	Engineering	Not started.
5.2-ae: Ensure that new development pays its fair share of the costs of street and other local transportation improvements by updating the Capital Facility Program and adopting an Area of Influence Fee for development in the unincorporated area that impacts City streets and roads	Engineering	The Capital Facility Fee Program has been updated to ensure that development pays its fair share of public infrastructure and general government infrastructure, buildings and studies.

CHAPTER 5: CIRCUALTION <i>Relationship between Modes:</i>		
5.2-au: Establish citywide standards for bus stop locations and bus frequencies/headways.	Transit	The City's Short-Range Transit Plan, adopted in February 2020, establish standards for bus stop locations, service routes, headways, and spans, as limited by requirements of the Transportation Development Act at the time of adoption.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 5: CIRCUALTION <i>Downtown Parking:</i>		
5.2-av: Improve Downtown parking opportunities as demand grows. Downtown Parking Facilities shall be included in the CFF Update.	Engineering	Completed
CHAPTER 5: CIRCUALTION <i>Complete Streets:</i>		
5.3-k: Prepare a Bicycle Master Plan consistent with the requirements of the Streets and Highway Code to be eligible for State funding.	Planning	The Active Transportation Plan has been adopted.
5.3-l: Modify CFF program to recognize reduced impact on demand for new infrastructure in Downtown Pedestrian Priority Area.	Engineering	Completed
CHAPTER 5: CIRCUALTION <i>Bicycle Improvement Strategy:</i>		
5.3-u: Complete a feasibility study within 2 years of the Priority Infill Bikeway Areas identified in Figure 5-3 of the General Plan. (May be included in the Bike Master Plan.)	Planning	The Active Transportation Plan has been adopted.
CHAPTER 5: CIRCUALTION <i>Local Transit:</i>		
5.4-g: Continue to evaluate the potential location of a transit center integrated with commuter and/or high-speed rail, as necessary	Planning	The City of Turlock Transit Center was completed in 2019.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 6: CITY DESIGN <i>Streetscape Design and Pedestrian Orientation:</i>		
6.3-h: Periodically update the Street Tree Master Plan	Parks, Recreation and Public Facilities	The Street Tree Master Plan has been updated to identify types that will reduce damage to adjacent public facilities while ensuring an attractive appearance that provides shade for pedestrians and vehicles.

CHAPTER 6: CITY DESIGN <i>Sustainable Site Planning:</i>		
6.4-e: Update Zoning Ordinance to enable use of impervious surfaces and natural drainage to reduce storm water run-off.	Planning	The City adopted guidelines, entitled "Post-Construction Standards Plan", to implement the State requirements for the Phase II Municipal Separate Storm Water Sewer System (MS4) Permit.
CHAPTER 7: CONSERVATION		
Update City's CEQA Guidelines as necessary to comply with State Law	Planning	The City Council adopted the CEQA Guidelines in April 2014.
CHAPTER 7: CONSERVATION <i>Agriculture and Soil Resources:</i>		
7.2-f: Participate in the development of a countywide agricultural mitigation program consistent with LAFCO policy	Planning	The City continues to investigate alternative methods of agricultural preservation and mitigation. The Stanislaus LAFCO has adopted a policy that will apply to all future annexations by the City. The City will need to select a strategy prior to submitting an application to LAFCO. Options include adopting a mitigation fee or establishing an urban growth

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
CHAPTER 8: AIR QUALITY AND GREENHOUSE GASES <i>Planning for Climate Change:</i>		
8.2-f: Within 3 years of General Plan adoption, prepare a strategic plan for reducing greenhouse gas emissions, focusing on technically and financially feasible implementation measures that can be taken by the City for buildings, fleet and operations.	Development Services	The City has implemented policies and programs to reduce greenhouse gas emissions. A formal Strategic Plan document has not been adopted; however, the City is committed to improving the environment and addressing Climate Change through the implementation of General Plan policies.
8.2-o: Provide incentives for greater energy efficiency (at least 20 percent greater than Title 24) in buildings developed in new master plan areas	Building	The City Council has adopted a new policy requiring industrial and commercial buildings over 50,000 square feet to evaluate building improvements that reduce greenhouse gases by 15% more than required under the California Green Building Code.
CHAPTER 9: NOISE		
CHAPTER 10: SAFETY <i>Hazardous Materials and Operations:</i>		
10.1-e: Implement Countywide Integrated Waste Management Plan.	Municipal Services	Ongoing
CHAPTER 10: SAFETY <i>Flooding and Drainage:</i>		
10.3-d: Update City street design standards to allow for expanded storm water management techniques.	Engineering	Ongoing.

CHAPTER & ACTION	RESPONSIBLE DEPARTMENT	IMPLEMENTATION STATUS
10.3-b: Cooperate in Multi-Jurisdictional Hazard Mitigation Plan.	Fire Services	The City of Turlock Fire Department is coordinating with other jurisdictions in Stanislaus County to updated the "Multi-Jurisdictional Hazard Mitigation Plans". The plan will be brought forward to council for adoption in 2023.
CHAPTER 10: SAFETY <i>Fire Services:</i>		
10.4-i: Coordinate facilities planning with urban expansion. Within 2 years of adoption of the General Plan, determine the appropriate location for the new fire station based on the configuration and phasing of new development.	Fire Services	A fire feasibility study is currently underway.
CHAPTER 10: SAFETY <i>Public Safety:</i>		
10.4-i: Ensure that the Capital Facility Fee Program and Community Facility District adequately fund police and fire capital and operating expenses.	Engineering	The City evaluated the need for a third CFD. The results did not support the need for CFD #3. This item is ongoing.
10.4-w: Amend Chapter 8 (Building Regulations) of the TMC to require all new construction to be designed to amplify emergency radio communications within larger buildings.	Building	This provision is included in the Fire Code.



Jurisdiction	Turlock	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below								0	0	283	78	0	397	159	917	94	0					
	073053004000	2867 MARGOT LN	LES CHATEAUX		SFD	O	1/14/2022							1	1	1		No	No	N/A	Approved	
	073053003000	2877 MARGOT LN	LES CHATEAUX		SFD	O	1/14/2022							1	1	1		No	No	N/A	Approved	
	073053002000	2887 MARGOT LN	LES CHATEAUX		SFD	O	1/14/2022							1	1	1		No	No	N/A	Approved	
	073053001000	2897 MARGOT LN	LES CHATEAUX		SFD	O	1/24/2022							1	1	1		No	No	N/A	Approved	
	073053009000	2828 MARGOT LN	LES CHATEAUX		SFD	O	2/16/2022							1	1	1		No	No	N/A	Approved	
	073053010000	2838 MARGOT LN	LES CHATEAUX		SFD	O	2/16/2022							1	1	1		No	No	N/A	Approved	
	073053011000	2848 MARGOT LN	LES CHATEAUX		SFD	O	2/16/2022							1	1	1		No	No	N/A	Approved	
	073053012000	2858 MARGOT LN	LES CHATEAUX		SFD	O	2/16/2022							1	1	1		No	No	N/A	Approved	
	073053013000	2868 MARGOT LN	LES CHATEAUX		SFD	O	2/25/2022							1	1	1		No	No	N/A	Approved	
	073053014000	2878 MARGOT LN	LES CHATEAUX		SFD	O	2/25/2022							1	1	1		No	No	N/A	Approved	
	073053059000	2654 LEPIN LN	LES CHATEAUX		SFD	O	2/25/2022							1	1	1		No	No	N/A	Approved	
	073053060000	2664 LEPIN LN	LES CHATEAUX		SFD	O	2/25/2022							1	1	1		No	No	N/A	Approved	
	072006029000	3705 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	3/16/2022							1	1	1		No	No	N/A	Approved	
	072006028000	3695 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	3/16/2022							1	1	1		No	No	N/A	Approved	
	072006027000	3685 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	3/16/2022							1	1	1		No	No	N/A	Approved	
	072006026000	3675 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	3/16/2022							1	1	1		No	No	N/A	Approved	
	072006025000	3665 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	3/16/2022							1	1	1		No	No	N/A	Approved	
	072006024000	3655 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	3/16/2022							1	1	1		No	No	N/A	Approved	
	042046002000	1409 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	Purchase price \$315,000
	042046003000	1411 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046004000	1413 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046005000	1415 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046006000	1417 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046007000	1419 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046008000	1347 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046009000	1357 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046010000	1377 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046011000	1399 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046012000	1403 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	042046013000	1405 N PALM ST	None		SFA	O	3/18/2022						1		1			No	No	N/A	Pending	
	073053055000	2614 LEPIN LN	LES CHATEAUX		SFD	O	4/11/2022							1	1	1		No	No	N/A	Approved	
	073053056000	2624 LEPIN LN	LES CHATEAUX		SFD	O	4/11/2022							1	1	1		No	No	N/A	Approved	
	073053057000	2634 LEPIN LN	LES CHATEAUX		SFD	O	4/11/2022							1	1	1		No	No	N/A	Approved	
	073053058000	2644 LEPIN LN	LES CHATEAUX		SFD	O	4/11/2022							1	1	1		No	No	N/A	Approved	
	072006057000	3730 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	4/29/2022							1	1			No	No	N/A	Withdrawn	
	072006056000	3740 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	4/29/2022							1	1			No	No	N/A	Withdrawn	
	072006055000	3750 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	4/29/2022							1	1			No	No	N/A	Pending	
	072006054000	3760 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	072006053000	3770 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	072006052000	3777 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	073053028000	2575 LEPIN LN	LES CHATEAUX		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	073053031000	2825 MEADOWBROOK LN	LES CHATEAUX		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	073053030000	2835 MEADOWBROOK LN	LES CHATEAUX		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	073053029000	2845 MEADOWBROOK LN	LES CHATEAUX		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	072078001000	3901 ENCHANTMENT LN	AFFINITY (MCCOON)		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	072078002000	3905 ENCHANTMENT LN	AFFINITY (MCCOON)		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	072078003000	3909 ENCHANTMENT LN	AFFINITY (MCCOON)		SFD	O	4/29/2022							1	1	1		No	No	N/A	Approved	
	073053025000	2605 LEPIN LN	LES CHATEAUX		SFD	O	5/16/2022							1	1	1		No	No	N/A	Approved	
	073053027000	2585 LEPIN LN	LES CHATEAUX		SFD	O	5/16/2022							1	1	1		No	No	N/A	Approved	
	073053026000	2595 LEPIN LN	LES CHATEAUX		SFD	O	5/16/2022							1	1	1		No	No	N/A	Approved	
	072006030000	1307 HAVERFORD DR	LEGENDS NORTH 3		SFD	O	6/14/2022							1	1	1		No	No	N/A	Approved	
	072006031000	1317 HAVERFORD DR	LEGENDS NORTH 3		SFD	O	6/14/2022							1	1	1		No	No	N/A	Approved	
	072006032000	1327 HAVERFORD DR	LEGENDS NORTH 3		SFD	O	6/14/2022							1	1	1		No	No	N/A	Approved	
	073053019000	2853 CONTI CT	LES CHATEAUX		SFD	O	6/29/2022							1	1	1		No	No	N/A	Approved	
	073053020000	2843 CONTI CT	LES CHATEAUX		SFD	O	6/29/2022							1	1	1		No	No	N/A	Approved	
	073053021000	2833 CONTI CT	LES CHATEAUX		SFD	O	6/29/2022							1	1	1		No	No	N/A	Approved	

	073053022000	2842 CONTI CT	LES CHATEAUX		SFD	O	6/29/2022							1	1	1		No	No	N/A	Approved	
	073053023000	2852 CONTI CT	LES CHATEAUX		SFD	O	6/29/2022							1	1	1		No	No	N/A	Approved	
	072006050000	3757 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	7/1/2022							1	1	1		No	No	N/A	Approved	
	072006051000	3767 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	7/1/2022							1	1	1		No	No	N/A	Approved	
	072006049000	3747 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	7/1/2022							1	1	1		No	No	N/A	Approved	
	072006018000	3700 COLORADO AVE	LEGENDS NORTH 3		SFD	O	7/1/2022							1	1	1		No	No	N/A	Approved	
	072006019000	3690 COLORADO AVE	LEGENDS NORTH 3		SFD	O	7/1/2022							1	1	1		No	No	N/A	Approved	
	072006020000	3680 COLORADO AVE	LEGENDS NORTH 3		SFD	O	7/1/2022							1	1	1		No	No	N/A	Approved	
	073053018000	2863 CONTI CT	LES CHATEAUX		SFD	O	8/9/2022							1	1	1		No	No	N/A	Approved	
	073053016000	2883 CONTI CT	LES CHATEAUX		SFD	O	8/9/2022							1	1			No	No	N/A	Withdrawn	
	073053015000	2893 CONTI CT	LES CHATEAUX		SFD	O	8/9/2022							1	1	1		No	No	N/A	Approved	
	073053017000	2873 CONTI CT	LES CHATEAUX		SFD	O	8/9/2022							1	1			No	No	N/A	Withdrawn	
	073053024000	2862 CONTI CT	LES CHATEAUX		SFD	O	8/9/2022							1	1			No	No	N/A	Withdrawn	
	073053045000	2521 LATOUR CT	LES CHATEAUX		SFD	O	9/21/2022							1	1	1		No	No	N/A	Approved	
	073053046000	2522 LATOUR CT	LES CHATEAUX		SFD	O	9/21/2022							1	1	1		No	No	N/A	Approved	
	073053044000	2531 LATOUR CT	LES CHATEAUX		SFD	O	9/21/2022							1	1	1		No	No	N/A	Approved	
	073053047000	2532 LATOUR CT	LES CHATEAUX		SFD	O	9/21/2022							1	1	1		No	No	N/A	Approved	
	073053048000	2542 LATOUR CT	LES CHATEAUX		SFD	O	9/21/2022							1	1	1		No	No	N/A	Approved	
	073053024000	2862 CONTI CT	LES CHATEAUX		SFD	O	9/29/2022							1	1	1		No	No	N/A	Approved	
	073053016000	2883 CONTI CT	LES CHATEAUX		SFD	O	9/29/2022							1	1	1		No	No	N/A	Approved	
	073053017000	2873 CONTI CT	LES CHATEAUX		SFD	O	9/29/2022							1	1	1		No	No	N/A	Approved	
	072078033000	3922 BETHPAGE ST	AFFINITY (MCCOON)		SFD	O	10/14/2022							1	1			No	No	N/A	Pending	
	072078034000	3918 BETHPAGE ST	AFFINITY (MCCOON)		SFD	O	10/14/2022							1	1			No	No	N/A	Pending	
	072078035000	3914 BETHPAGE ST	AFFINITY (MCCOON)		SFD	O	10/14/2022							1	1			No	No	N/A	Pending	
	072078036000	3913 BETHPAGE ST	AFFINITY (MCCOON)		SFD	O	10/14/2022							1	1			No	No	N/A	Pending	
	072078037000	3917 BETHPAGE ST	AFFINITY (MCCOON)		SFD	O	10/14/2022							1	1			No	No	N/A	Pending	
	072078038000	3921 BETHPAGE ST	AFFINITY (MCCOON)		SFD	O	10/14/2022							1	1			No	No	N/A	Pending	
	072078011000	1297 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	10/19/2022							1	1			No	No	N/A	Pending	
	072078009000	1277 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	10/19/2022							1	1			No	No	N/A	Pending	
	072078013000	1317 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	10/19/2022							1	1			No	No	N/A	Pending	
	072078008000	1263 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	10/19/2022							1	1			No	No	N/A	Pending	
	072078010000	1283 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	10/19/2022							1	1			No	No	N/A	Pending	
	072078012000	1303 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	10/19/2022							1	1			No	No	N/A	Pending	
	072006075000	1326 MERION DR	LEGENDS NORTH 3		SFD	O	10/20/2022							1	1		1	No	No	N/A	Approved	
	072006074000	1336 MERION DR	LEGENDS NORTH 3		SFD	O	10/20/2022							1	1		1	No	No	N/A	Approved	
	072006081000	3630 COLORADO AVE	LEGENDS NORTH 3		SFD	O	10/26/2022							1	1			No	No	N/A	Pending	
	072006022000	3660 COLORADO AVE	LEGENDS NORTH 3		SFD	O	10/26/2022							1	1			No	No	N/A	Pending	
	072006080000	3640 COLORADO AVE	LEGENDS NORTH 3		SFD	O	10/26/2022							1	1			No	No	N/A	Pending	
	072006082000	3620 COLORADO AVE	LEGENDS NORTH 3		SFD	O	10/26/2022							1	1			No	No	N/A	Pending	
	072006021000	3670 COLORADO AVE	LEGENDS NORTH 3		SFD	O	10/26/2022							1	1			No	No	N/A	Pending	
	072006023000	3650 COLORADO AVE	LEGENDS NORTH 3		SFD	O	10/26/2022							1	1			No	No	N/A	Pending	
	072078027000	3930 DEDICATION DR	AFFINITY (MCCOON)		SFD	O	10/28/2022							1	1			No	No	N/A	Pending	
	072078031000	3925 DEDICATION DR	AFFINITY (MCCOON)		SFD	O	10/28/2022							1	1			No	No	N/A	Pending	
	072078028000	3926 DEDICATION DR	AFFINITY (MCCOON)		SFD	O	10/28/2022							1	1			No	No	N/A	Pending	
	072078030000	3921 DEDICATION DR	AFFINITY (MCCOON)		SFD	O	10/28/2022							1	1			No	No	N/A	Pending	
	072078029000	3922 DEDICATION DR	AFFINITY (MCCOON)		SFD	O	10/28/2022							1	1			No	No	N/A	Pending	
	072078032000	3929 DEDICATION DR	AFFINITY (MCCOON)		SFD	O	10/28/2022							1	1			No	No	N/A	Pending	
	072078017000	1357 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	11/1/2022							1	1			No	No	N/A	Pending	
	072078015000	1337 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	11/1/2022							1	1			No	No	N/A	Pending	
	072078019000	1377 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	11/1/2022							1	1			No	No	N/A	Pending	
	072078014000	1323 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	11/1/2022							1	1			No	No	N/A	Pending	
	072078016000	1343 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	11/1/2022							1	1			No	No	N/A	Pending	
	072078018000	1363 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	11/1/2022							1	1			No	No	N/A	Pending	
	072078020000	1383 KINSHIP DR	AFFINITY (MCCOON)		SFD	O	11/1/2022							1	1			No	No	N/A	Pending	
	072006060000	3825 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006061000	3835 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006062000	3845 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006057000	3730 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006056000	3740 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006048000	3737 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006047000	3727 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006046000	3717 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006045000	3707 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006044000	3708 TATE ST	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	072006043000	3718 TATE ST	LEGENDS NORTH 3		SFD	O	11/7/2022							1	1			No	No	N/A	Pending	
	073053049000	2552 LATOUR CT	LES CHATEAUX		SFD	O	11/14/2022							1	1			No	No	N/A	Pending	
	073053050000	2562 LATOUR CT	LES CHATEAUX		SFD	O	11/14/2022							1	1			No	No	N/A	Pending	
	072006040000	3748 TATE ST	LEGENDS NORTH 3		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072006039000	3758 TATE ST	LEGENDS NORTH 3		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072006035000	1357 HAVERFORD DR	LEGENDS NORTH 3		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072006034000	1347 HAVERFORD DR	LEGENDS NORTH 3		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072006033000	1337 HAVERFORD DR	LEGENDS NORTH 3		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072078021000	3952 UNISON WAY	AFFINITY (MCCOON)		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072078022000	3948 UNISON WAY	AFFINITY (MCCOON)		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072078023000	3944 UNISON WAY	AFFINITY (MCCOON)		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072078024000	3943 UNISON WAY	AFFINITY (MCCOON)		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	072078026000	3951 UNISON WAY	AFFINITY (MCCOON)		SFD	O	11/16/2022							1	1			No	No	N/A	Pending	
	050010033000	1411 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022					1			1			No	No	N/A	Pending	
	050010034000	1421 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022					1			1			No	No	N/A	Pending	
	050010031000	1403 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022					1			1			No	No	N/A	Pending	

	050010050000	1402 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022			1					1			No	No	N/A	Pending	
	050010051000	1403 WEST AVE SOUTH	Self Help Enterprises		SFD	O	11/17/2022			1					1			No	No	N/A	Pending	
	050010030000	880 MONTANA AVE	Self Help Enterprises		SFD	O	11/17/2022			1					1			No	No	N/A	Pending	
	050010032000	1407 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022			1					1			No	No	N/A	Pending	
	050010035000	1431 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022			1					1			No	No	N/A	Pending	
	050010047000	1420 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022			1					1			No	No	N/A	Pending	
	050010048000	1410 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022			1					1			No	No	N/A	Pending	
	050010049000	1406 ESPERANZA CT	Self Help Enterprises		SFD	O	11/17/2022			1					1			No	No	N/A	Pending	
	072006063000	3705 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	072006064000	3715 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	072006065000	3725 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	072006066000	3735 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	072006058000	3805 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	072006059000	3815 N BERKELEY AVE	LEGENDS NORTH 3		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	073053035000	2550 LEPIN LN	LES CHATEAUX		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	073053036000	2560 LEPIN LN	LES CHATEAUX		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	073053037000	2570 LEPIN LN	LES CHATEAUX		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	073053038000	2580 LEPIN LN	LES CHATEAUX		SFD	O	11/21/2022							1	1			No	No	N/A	Pending	
	072006041000	3738 TATE ST	LEGENDS NORTH 3		SFD	O	11/22/2022							1	1			No	No	N/A	Pending	
	072006036000	1367 HAVERFORD DR	LEGENDS NORTH 3		SFD	O	11/22/2022							1	1			No	No	N/A	Pending	
	072006083000	3610 COLORADO AVE	LEGENDS NORTH 3		SFD	O	12/1/2022							1	1			No	No	N/A	Pending	
	072006079000	3645 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	12/1/2022							1	1			No	No	N/A	Pending	
	072006068000	3710 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	12/1/2022							1	1			No	No	N/A	Pending	
	072006067000	3720 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	12/1/2022							1	1			No	No	N/A	Pending	
	073053040000	2571 LATOUR CT	LES CHATEAUX		SFD	O	12/1/2022							1	1			No	No	N/A	Pending	
	073053039000	2581 LATOUR CT	LES CHATEAUX		SFD	O	12/1/2022							1	1			No	No	N/A	Pending	
	073053043000	2541 LATOUR CT	LES CHATEAUX		SFD	O	12/1/2022							1	1			No	No	N/A	Pending	
	073053042000	2551 LATOUR CT	LES CHATEAUX		SFD	O	12/1/2022							1	1			No	No	N/A	Pending	
	073053041000	2561 LATOUR CT	LES CHATEAUX		SFD	O	12/5/2022							1	1			No	No	N/A	Pending	
	072078025000	3947 UNISON WAY	AFFINITY (MCCOON)		SFD	O	12/5/2022							1	1			No	No	N/A	Pending	
	073053044000	2531 LATOUR CT	LES CHATEAUX		SFD	O	12/7/2022							1	1			No	No	N/A	Pending	
	073053046000	2522 LATOUR CT	LES CHATEAUX		SFD	O	12/7/2022							1	1			No	No	N/A	Pending	
	073053047000	2532 LATOUR CT	LES CHATEAUX		SFD	O	12/7/2022							1	1			No	No	N/A	Pending	
	073053032000	2520 LEPIN LN	LES CHATEAUX		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	073053051000	2572 LATOUR CT	LES CHATEAUX		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	073053052000	2582 LATOUR CT	LES CHATEAUX		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	073053053000	2592 LATOUR CT	LES CHATEAUX		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	073053054000	2602 LATOUR CT	LES CHATEAUX		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	072006077000	3625 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	072006078000	3635 BETHPAGE ST	LEGENDS NORTH 3		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	072006055000	3750 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	072006038000	3768 TATE ST	LEGENDS NORTH 3		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	072006076000	1306 MERION DR	LEGENDS NORTH 3		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	072006070000	3696 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	072006069000	3700 SPYGLASS LN	LEGENDS NORTH 3		SFD	O	12/13/2022							1	1			No	No	N/A	Pending	
	050010043000	1460 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010036000	1441 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010040000	1490 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010046000	1430 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010045000	1440 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010044000	1450 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010042000	1470 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010041000	1480 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010037000	1451 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010038000	1461 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	050010039000	1471 ESPERANZA CT	Self Help Enterprises		SFD	O	12/13/2022			1					1			No	No	N/A	Pending	
	71034097000	3155 NIAGRA ST 134	None	2 to 4	R		9/26/2022					3			3			No	No	N/A	Approved	Based on \$1,800 rent
	870260001	4118 N Tegner Road	Tegner Townhomes		5+	O	2/4/2022					31			31	31		No	No	N/A	Approved	
	71066067	4131 Geer Road			5+	R	3/25/2022			261					261			No	No	N/A	Pending	
	50005064	700 S soderquist		2 to 4	R		10/14/2022			2					2			No	No	N/A	Pending	
	43056001	1084 Fifth Street		22-0026	ADU	R	1/10/2022			1					1			No	No	N/A	Pending	
	43023031	1006 S Rose Street		2022-0081	ADU	R	1/27/2022			1					1			No	No	N/A	Pending	
	61014011	600 Florence		2022-0086	SFD	O	1/28/2022					1			1			No	No	N/A	Pending	
	43062086	1042 S Berkeley Avenue		2022-0104	SFD	O	2/2/2022					1			1			No	No	N/A	Pending	
	43062087	1052 S. Berkeley Avenue		2022-0107	SFD	O	2/2/2022						1		1			No	No	N/A	Pending	
	61005048	889 Park Street		2022-0135	ADU	R	2/9/2022			1					1			No	No	N/A	Pending	
	61005048	889 Park Street		2022-0136	ADU	O	2/9/2022			1					1			No	No	N/A	Pending	
	87011060	2675 Explorer Way		2022-0185	ADU	R	2/22/2022			1					1			No	No	N/A	Pending	
	51001040	1841 Arbor Way		2022-0570	ADU	O	5/17/2022			1					1			No	No	N/A	Pending	
	61008007	674 Chestnut Street		2022-0634	ADU	R	6/2/2022			1					1	1		No	No	N/A	Approved	Garage conversion
	73040047	3351 Brookstone Drive		2022-0674	ADU	R	6/6/2022			1					1			No	No	N/A	Pending	
	51026037	2335 El Camino Drive		2022-0701	ADU	R	6/17/2022			1					1			No	No	N/A	Pending	
	61037031	1409 Sycamore		2022-0750	ADU	R	6/28/2022			1					1	1		No	No	N/A	Approved	
	71004009	1525 W Monte Vista Avene			5+	R	7/25/2022				48		300		348			No	No	N/A	Pending	
	42026022	906 N Olive Avenue		2022-0881	5+	R	7/25/2022					21			21			No	No	N/A	Pending	
	61032020	1235 Lyons Avenue		2022-0971	ADU	R	8/10/2022				1				1			No	No	N/A	Pending	

Jurisdiction	Turlock	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	877	-	1	1	-	-	16	-	-	-	-	18	859
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	562	-	3	120	-	-	45	-	-	-	-	255	307
	Non-Deed Restricted		-	-	-	-	2	69	8	5	3	-		
Moderate	Deed Restricted	627	-	-	-	-	-	-	-	-	-	-	650	-
	Non-Deed Restricted		-	41	547	3	8	6	36	9	-	-		
Above Moderate		1,552	-	15	13	18	34	95	96	34	72	-	377	1,175
Total RHNA		3,618												
Total Units			-	60	681	21	44	231	140	48	75	-	1,300	2,341
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		439		-	-	-	-	-	-	-	-	-	-	439

*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Turlock	
Reporting Year		2022	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<i>Increase Housing Opportunities and Accessibility</i>	Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.	annually	Department continues to seek assistance as needed to address affordable housing opportunities and needs.
<i>Increase Housing Opportunities and Accessibility</i>	Provide home ownership opportunities for low and moderate income residents whenever possible.	ongoing	Provided down payment assistance funding but did not assist any families.
<i>Increase Housing Opportunities and Accessibility</i>	Encourage the development of housing and programs to assist persons with special needs.	ongoing	None
<i>Increase Housing Opportunities and Accessibility</i>	Assist the Housing Authority of the County of Stanislaus to meet the growing demand for for public housing units and rental assistance through the voucher programs.	annually	Provide eligible units for rental assistance through voucher
<i>Remove Constraints to Housing Production</i>	Provide the citizens in the City of Turlock with reasonably priced housing opportunities within the financial capacity of all members of the community.	ongoing	None
<i>Remove Constraints to Housing Production</i>	Promote available housing programs to non-profits and private developers to ensure that a wide range of entities are aware of the programs, and to promote the development of good quality competitive applications for affordable housing projects.	ongoing	Continuing to provide information to non-profit agencies and housing developers information reagrding program and funding availability.
Provide and Maintain Adequate Supply of Sites for the Development of New Affordable Housing	Provide information to lenders, for-profit and non-profit developers, and other housing providers on available vacant and underutilized land.	ongoing	As properties become available Department will share information with non-profit developers for acquisition for the development of afforable development.
Provide and Maintain Adequate Supply of Sites for the Development of New Affordable Housing	Provide opportunities for mixed use developments.	ongoing	Housing Department continues membership with the Turlock Community Collaborative and the Stanislaus County Continuum of Care.

[illegible]

[illegible]

Jurisdiction	Turlock	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units			2	2					
Mobilehome Park Preservation									
Total Units by Income			2	2					

Jurisdiction	Turlock	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		72
Total Units		75

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	70	67
2 to 4	5	0	1
5+	292	0	0
ADU	0	5	12
MH	0	0	0
Total	297	75	80

Housing Applications Summary	
Total Housing Applications Submitted:	230
Number of Proposed Units in All Applications Received:	917
Total Housing Units Approved:	94
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits
--

Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Turlock	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ -		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	261
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	34
Above Moderate		0
Total Units		297

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	3

Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		72
Total Units		75

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		70
Total Units		80

City Council Staff Report

March 14, 2023



From: Erik Schulze, Public Works Director

Prepared by: Stephen Fremming, P.E., Principal Civil Engineer

Agendized by: Reagan M. Wilson, City Manager

1. ACTION RECOMMENDED:

Resolution: Rescinding the existing change order approval policy outlined in Resolution No. 2009-246 and adopting an approval policy to be applied to contract change orders for construction of public projects

2. SYNOPSIS:

The approval of this resolution will rescind Resolution 2009-246 and adopt a resolution with a new contract change order approval policy.

3. DISCUSSION OF ISSUE:

The City of Turlock contracts with private contractors for the construction of public projects, which include the construction, reconstruction, erection, alteration, renovation, painting, improvement, demolition, and repair work involving publicly owned facilities. Oftentimes, the goals, needs, and objectives of a public project can change after a construction contract is executed. Sources of change during the construction phase of a public project include, but are not limited to, the following:

- changed or unforeseen site conditions
- regulatory requirements from federal, state, and local governmental agencies not included in the original scope of work
- the addition or deletion of contract work deemed to be in the best interest of the City
- design changes initiated by the designer either as a result of error correction or from a change in design approach
- reconciling actual quantities placed in the progress of the work with quantities estimated at the time of bidding
- contract time adjustments

The engineering design, review, and approval process seeks to mitigate the occurrence of changes on public projects affecting contract price and time, but cannot eliminate it. When a change in scope of work or schedule is necessary, the contract price and contract time of a public project may only be adjusted by execution of a contract change order. A change order is a written instrument approved by all parties to the original agreement which documents the change in project scope, contract price, and contract time.

The current change order approval policy was adopted by City Council on December 8, 2009 through Resolution 2009-246. Staff requests that Resolution 2009-246 be rescinded and a new policy be implemented in its place.

The current change order policy includes fixed percentage and dollar amount thresholds which dictate which individual(s) have approval authority for change orders. The current change order policy requires that change orders whose cumulative total exceeds 5% of the original contract price, or whose cumulative total exceeds \$100,000, be approved by the City Council. On smaller projects, relatively small changes exceed the 5% threshold and require approval by the City Council. On very large projects, the \$100,000 cumulative threshold requires the majority of change orders to be approved by the City Council. The proposed change order policy will allow for improved efficiency to direct City's resources towards active project delivery and project management and away from document generation and multiple administrative review cycles including managers and directors.

The proposed change order policy will continue to provide necessary oversight of contract change management by qualified professional staff. City engineering staff will continue its efforts to mitigate change on public projects and enforce contract requirements for the benefit of the City. City staff will continue to closely review change order pricing proposals to assure that the changes necessary to be memorialized in a change order are fair and reasonable and will provide the City Engineer or Public Works Director and the City Manager with adequate information and confidence to approve change orders within their approval authority. The City Council will be notified of the scope and need of change orders approved by staff at the time the Notice of Completion is requested to be approved by the City Council.

The proposed change order policy will allow City engineering staff to provide necessary and timely direction to the contractor, with reduced risk of construction schedule impacts and delay claims. Under the existing policy, when a change in scope on a public project exceeds the threshold for staff-level approval, City engineering staff are unable to provide the contractor with approval for cost and time adjustments, until such time that a change order is approved by the City Council approximately 4 to 5 weeks later. A contractor may choose not to proceed with the required work until the change order is officially approved by council, which would delay the project schedule, further inconvenience the public, and expose the City to delay claims for the contractor's mobilized equipment and office overhead expenses. In practice, many contractors proceed with the work and trust that the City will eventually approve the change order, though they do so at risk should council not approve the change order. The proposed change order policy will reduce the potential for schedule delay, delay claims, and contractor's risk by reducing the amount of time required between identification of a necessary or requested change, and approval of a change order.

The City of Turlock currently identifies a contingency amount at the time of the award of an agreement for a public project which is budgeted and set aside for contract change orders. This contingency amount varies with the size and scope of the project and ranges between 5% of the original contract price for very large projects, to 25% for very small projects, while average sized projects have a contingency amount of 10%. Identifying a contingency at the time of the award of the agreement removes the need to re-evaluate project funding when change orders become necessary and is a universally accepted and

responsible practice. The proposed change order policy is similar to other public agencies which allow for staff-level approval for change orders within a given contingency amount approved by the City Council. Under the proposed policy, City staff will recommend an amount for the contingency at the time of the approval of the agreement with the contractor. This new approach would allow the City Council to consider staff's recommendation for the contingency amount on a project by project basis and then set the contingency amount deemed appropriate for each project.

4. BASIS FOR RECOMMENDATION:

- A. The current contract change order policy in place via Resolution 2009-246 requires that staff prepare many staff reports for City Council approval for change orders that exceed the thresholds specified in the resolution. Adoption of a proposed policy will allow for improved efficiency to direct City's resources towards active project delivery and project management and away from document generation and multiple administrative review cycles including managers and directors.
- B. The proposed policy will allow for improved efficiency in the review and approval process, necessary oversight of contract change management by qualified professional staff, and timely direction to the contractor with reduced risk of construction schedule impacts and delay claims.
- C. In addition to the typical slate of City projects, the Roads Program is underway and will result in the need to manage more construction projects. The proposed change order policy will allow staff to more efficiently manage the increased volume of City's construction projects.

5. FISCAL IMPACT / BUDGET AMENDMENT:

Funding for the City's public projects in construction, including funds for approved change orders, is provided by the various account numbers provided by City departments sponsoring each specific project. With the proposed resolution in effect, more change orders would be approved at staff level and will result in a reduction in costs to each project due to reduced administrative costs relating to preparation of staff reports, resolutions, and multi-layer reviews by managers and directors.

6. STAFF RECOMMENDATION:

Recommend approval.

7. CITY MANAGER'S COMMENTS:

Recommend approval.

8. ENVIRONMENTAL DETERMINATION:

N/A

9. ALTERNATIVES:

A. City Council could direct staff to modify the proposed resolution and bring it back to council for consideration in one of the following (or other) areas:

- adjust the percentage and/or dollar thresholds of staff-level approval authority within the change order contingency
- implement set contingency amounts available for staff-level approval relative to contract total rather than setting contingency amounts on a project-by-project basis
- maintain the approval authority structure of the existing policy, though modify the threshold amounts and/or percentages

Staff does not recommend this alternative, as the proposed policy provides improved efficiency in the review and approval process, necessary oversight of contract change management by qualified professional staff, and timely direction to the contractor with reduced risk of construction schedule impacts and delay claims.

B. City Council could reject the proposed resolution and contract change orders would remain subject to Resolution 2009-246. Staff does not recommend this alternative, as the current change order policy requires City Council approval of many contract change orders and requires City staff to prepare and review staff reports and resolutions. Adoption of a new policy would redirect this effort towards more project management and project delivery. Additionally, the existing policy has the potential to lead to project schedule impacts and risk of delay claims as City staff is required to obtain council approval for many change orders before providing official approval of the scope, cost, and time adjustments to the contractor.

10. ATTACHMENTS:

A. Draft Resolution

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF RESCINDING THE	}	RESOLUTION NO. 2023-
EXISTING CHANGE ORDER APPROVAL POLICY	}	
OUTLINED IN RESOLUTION NO. 2009-246 AND	}	
ADOPTING AN APPROVAL POLICY TO BE	}	
APPLIED TO CONTRACT CHANGE ORDERS	}	
<u>FOR CONSTRUCTION OF PUBLIC PROJECTS</u>	}	

WHEREAS, the City of Turlock contracts with private contractors for the construction of public projects to improve the City's infrastructure; and

WHEREAS, the goals, needs, and objectives of a public project can change after a construction contract is executed;

WHEREAS, the engineering design, review, and approval process seeks to mitigate the occurrence of changes on public projects affecting contract price and time, but cannot eliminate it; and

WHEREAS, contract change orders are necessary in the case of changed or unforeseen site conditions, regulatory requirements from federal, state, and local governmental agencies not included in the original scope of work, the addition or deletion of contract work as deemed to be in the best interest of the City, design changes initiated by the designer either as a result of error correction or from a change in design approach, reconciling actual quantities placed in the progress of the work with quantities estimated at the time of bidding, adjusting the contract time; and other drivers of contract change; and

WHEREAS, the contract price and contract time of a public project may only be adjusted by execution of a contract change order; and

WHEREAS, the adoption of a new change order policy will allow for improved efficiency in the review and approval process, necessary oversight of contract change management by qualified professional staff, and timely direction to the contractor with reduced risk of construction schedule impacts and delay claims.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby rescind the existing contract change order approval policy outlined in Resolution No. 2009-246 and adopts an approval policy to be applied to contract change orders for construction of public projects.

The adopted contract change order policy is comprised of the following:

A. PROJECTS AWARDED PRIOR TO ADOPTION OF POLICY

- Public projects awarded prior to adoption of this policy shall be subject to the change order approval policy outlined in Resolution 2009-246.

B. APPROVED CHANGE ORDER CONTINGENCY AMOUNT

- A contract change order contingency amount shall be recommended by City staff to the City Council. The City Council shall approve a contract change order contingency amount at the time of the award of bid to the contractor. The approved contingency amount shall be established on a project by project basis. The funding source and general ledger account for the change order contingency shall be identified in the staff report requesting approval of the agreement with the contractor.

C. APPROVAL AUTHORITY WITHIN THE APPROVED CHANGE ORDER CONTINGENCY AMOUNT

- The following individuals may approve contract change orders whose cumulative total is within the approved change order contingency amount:
 - City Engineer or Public Works Director: Up to 50% of the approved contract change order contingency amount.
 - Joint approval of City Engineer or Public Works Director and City Manager: Up to 100% of the approved contract change order contingency amount.

D. APPROVAL AUTHORITY EXCEEDING THE APPROVED CHANGE ORDER CONTINGENCY AMOUNT

- City Council approval shall be required for contract change order orders whose cumulative total exceeds the approved contract change order contingency amount.
- The City Council may either:
 - consider individual contract change orders for approval that exceed the original contingency amount, or
 - increase the approved construction contingency amount

E. APPROVAL OF CHANGE ORDERS RELATING TO BID ITEM QUANTITY ADJUSTMENTS

- City engineering staff shall be authorized to approve payment to contractors for work exceeding the estimated quantity of bid items as shown on the bidding form, provided that total payments made to the contractor do not exceed the total contract price.
- The change in contract price for bid item quantity adjustments shall be approved by change order at the time of the Notice of Completion of the

project and shall be subject to the approval authority policy described above.

F. APPROVAL OF CHANGE ORDERS RELATING TO CONTRACT TIME

- The City Engineer or Public Works Director may approve change orders that include changes to contract time.

G. NOTIFICATION OF CHANGE ORDERS APPROVED BY THE CITY STAFF

- For City Council's information, City staff shall provide a summary of contract change orders approved by City staff in the staff report requesting Notice of Completion for the project.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 14th day of March, 2023, by the following vote:

AYES:
NOES:
NOT PARTICIPATING:
ABSENT:

ATTEST:

Julie Christel, City Clerk
City of Turlock, County of Stanislaus,
State of California