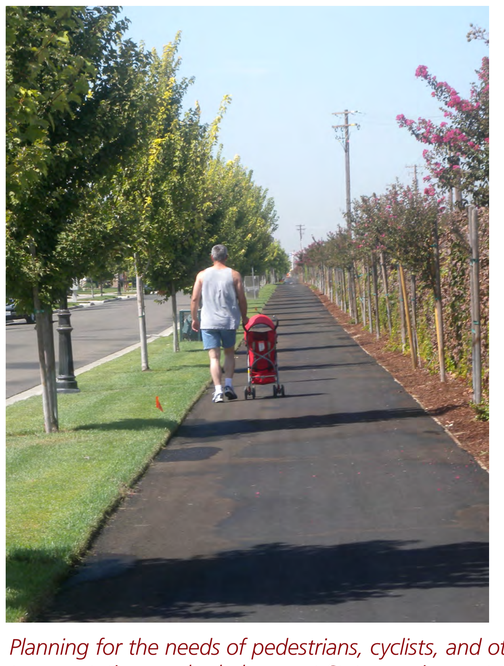
TURLOCK GENERAL PLAN

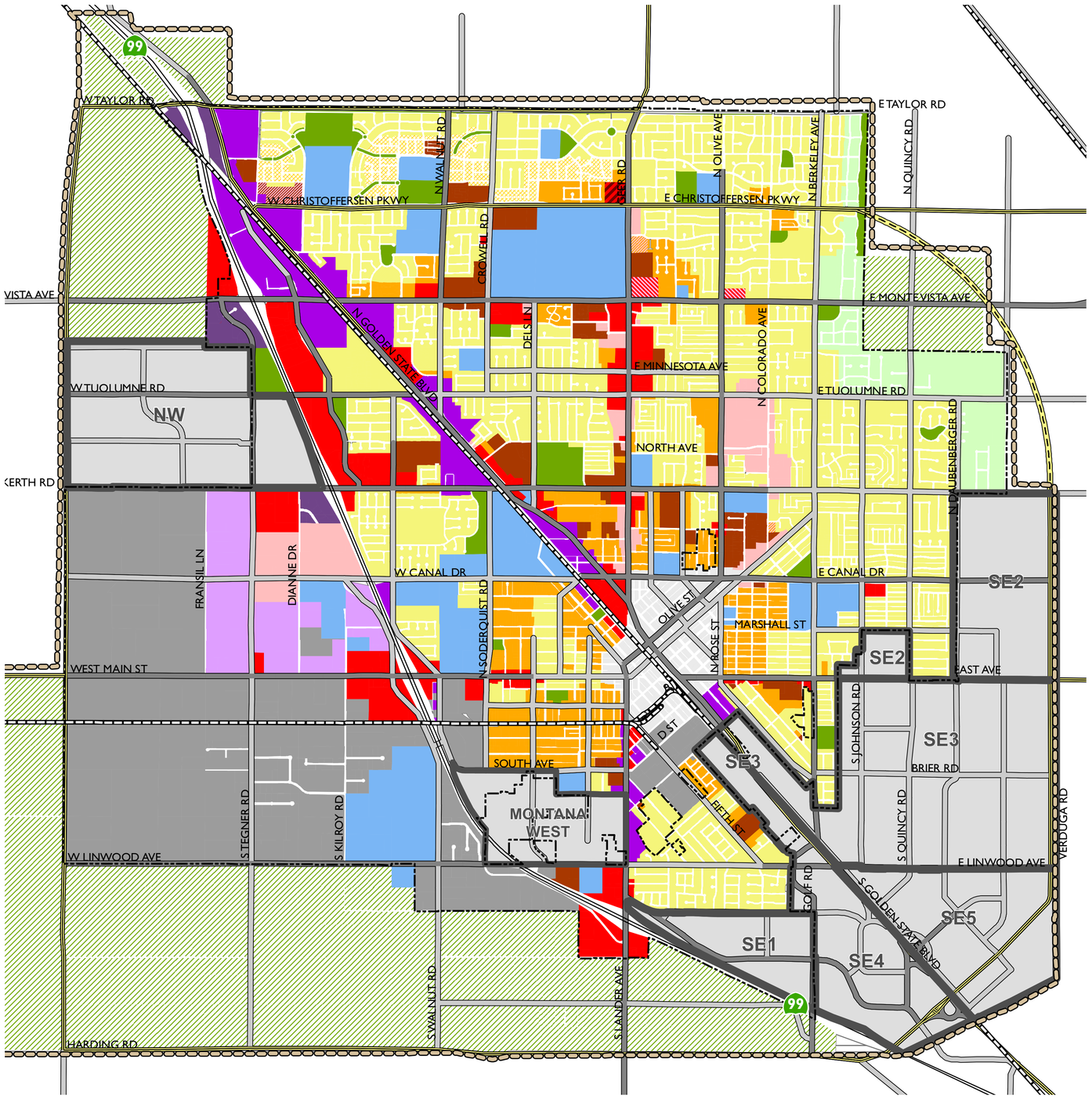
OVERVIEW

Public Review Draft of the New General Plan

The General Plan enables and encourages the development of housing to suit all types of residents.



Planning for the needs of pedestrians, cyclists, and other transportation modes helps meet State requirements for greenhouse gas reductions and "complete streets."



General Plan Land Use Diagram

- Very Low Density Residential
- Rural Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium Density Residential/Office
- High Density Residential
- High Density Residential/Office
- Downtown
- Neighborhood Center
- Community Commercial
- Community Commercial/Office
- Community Commercial/ High Density Residential
- Community Commercial/ Medium Density Residential
- Highway Commercial
- Heavy Commercial
- Office
- Business Park
- Industrial
- Public
- Park
- Urban Reserve

Circulation 2030

- Freeway
- Expressway
- Potential Expressway Connection
- Arterial
- Collector
- Railroads

Boundaries

- Study Area Boundary
- City Limits & County Islands

0 0.25 0.5 1 Miles

Source: General Plan data, City of Turlock, 2002; Infill Area data and Opportunity sites data, Dyett and Bhatia, 2009; Map base data, City of Turlock, 2008.

City Council established the following vision statement for the General Plan:

"Turlock will grow sensibly and compactly, maintaining its small-town feel, while enhancing quality of life, meeting housing needs, and providing high quality jobs and recreation opportunities for its diverse population."

Supporting this vision statement are eight General Plan Themes, which are reflected in this plan's elements and policies.

General Plan Elements

LAND USE

NEW GROWTH AREAS AND INFRASTRUCTURE

PARKS, SCHOOLS, AND COMMUNITY FACILITIES

CIRCULATION

CITY DESIGN

CONSERVATION

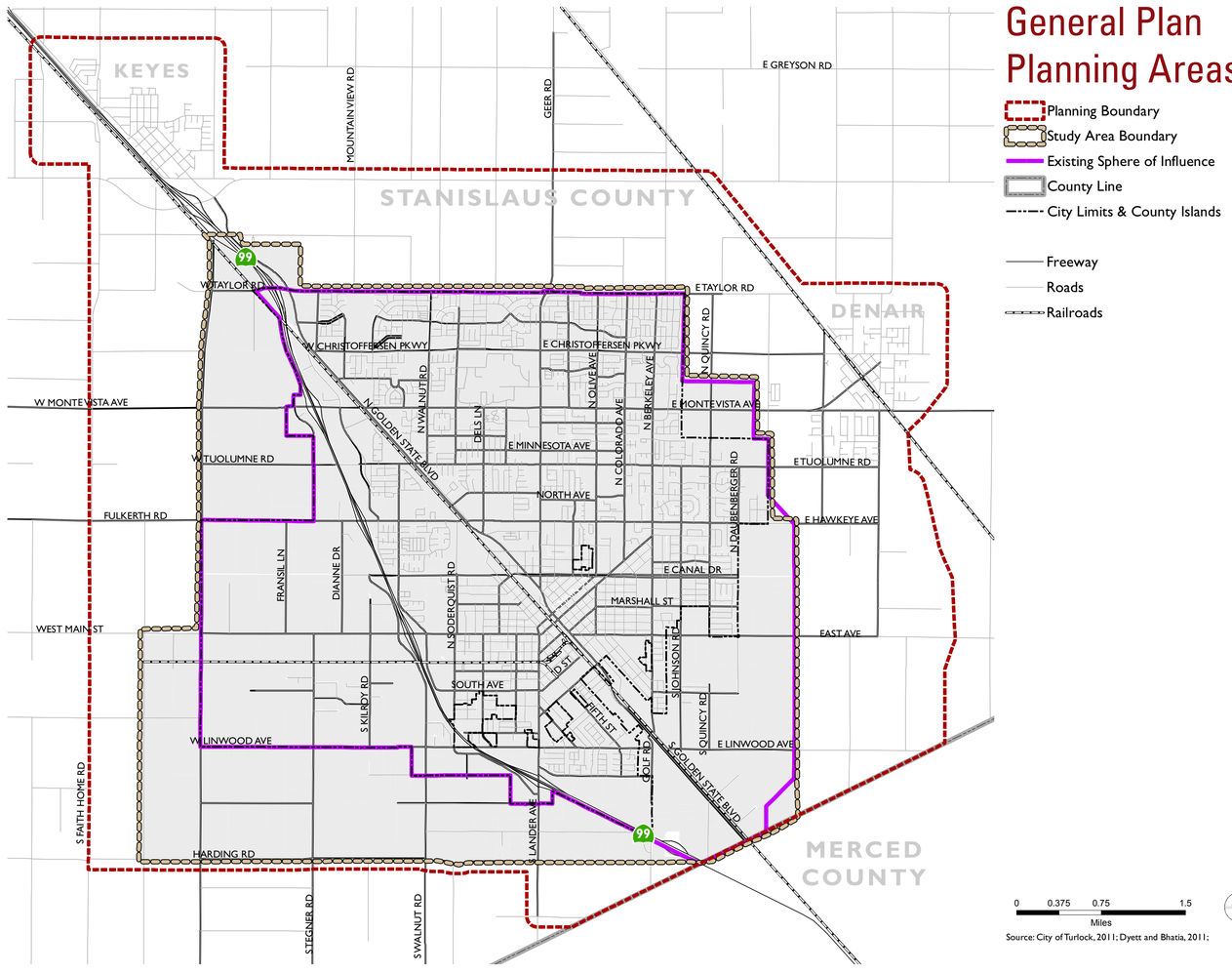
AIR QUALITY AND GREENHOUSE GASES

NOISE

SAFETY

General Plan Key Themes

1. Agriculture and Growth Management
2. Variety of Housing Types
3. Business Attraction and Jobs
4. Circulation System
5. Sustainable Development
6. Infill and Revitalization
7. New Master Plan Areas
8. Recreation and Culture



General Plan Planning Areas

- Planning Boundary
- Study Area Boundary
- Existing Sphere of Influence
- County Line
- City Limits & County Islands
- Freeway
- Roads
- Railroads

0 0.375 0.75 1.5 Miles

Source: City of Turlock, 2011; Dyett and Bhatia, 2011;

DYETT & BHATIA
Urban and Regional Planners

TURLOCK GENERAL PLAN

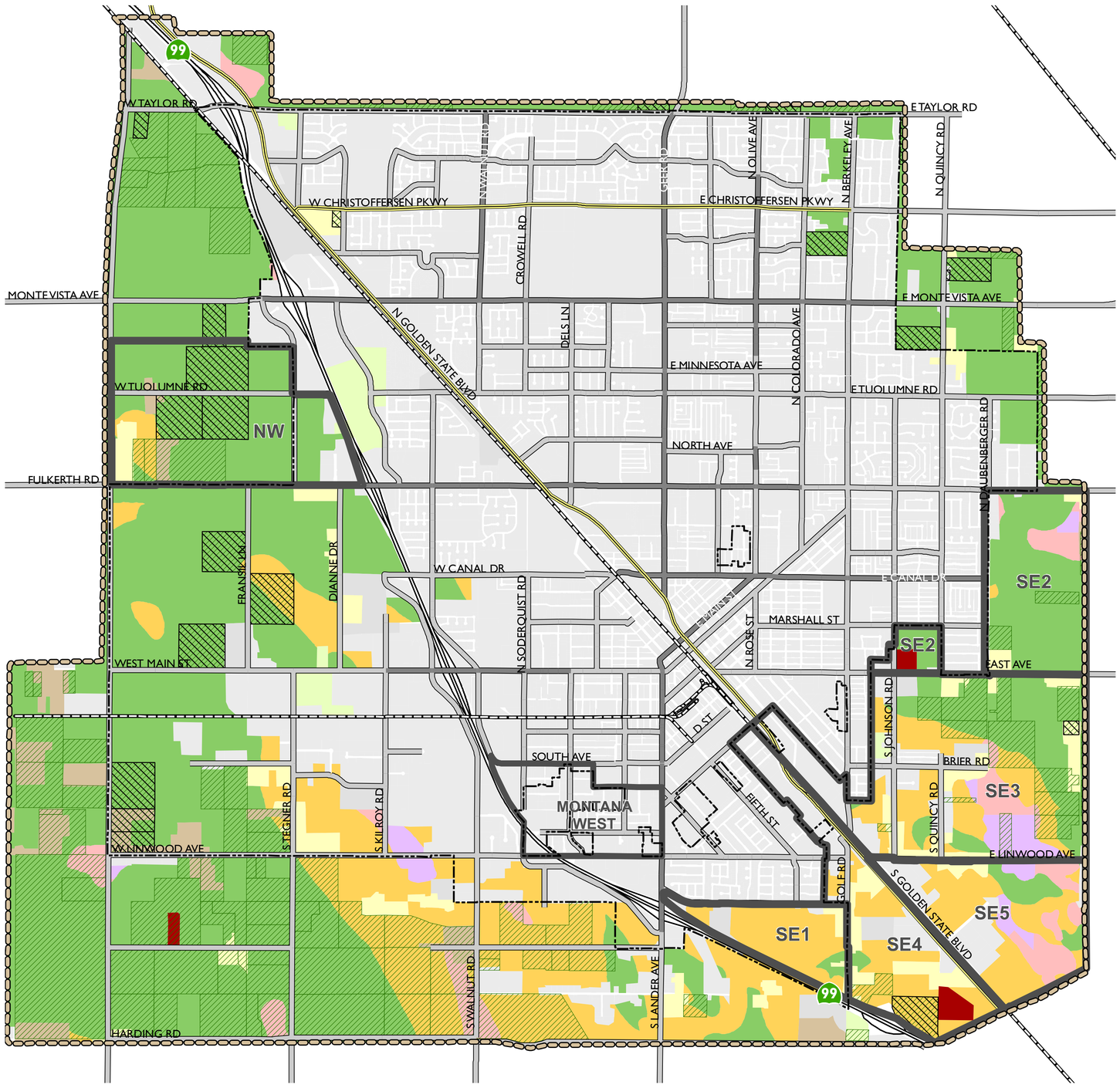
THEME 1: AGRICULTURE AND GROWTH MANAGEMENT

Establish limits to urban growth that will maintain Turlock as a freestanding city surrounded by productive agricultural land.

Agricultural land not planned for development during the planning period is designated as "Urban Reserve" on the General Plan diagram.

Turlock has maintained a firm northern boundary at Taylor Road and preserved agricultural land between the city and other nearby communities.

Greenbelt buffers between urban and agricultural uses can include walking/biking paths, landscaping, and drainage areas.



Farmland Classification and Conservation

- Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Unique Farmland
- Grazing Land
- Confined Animal Agriculture
- Rural Residential Land
- Vacant or Disturbed Land
- Semi-Agricultural/Rural Commercial Land
- Williamson Act Land
- Williamson Act Land Contracts Under Non-Renewal
- Study Area Boundary
- City Limits & County Islands

Existing Circulation Network

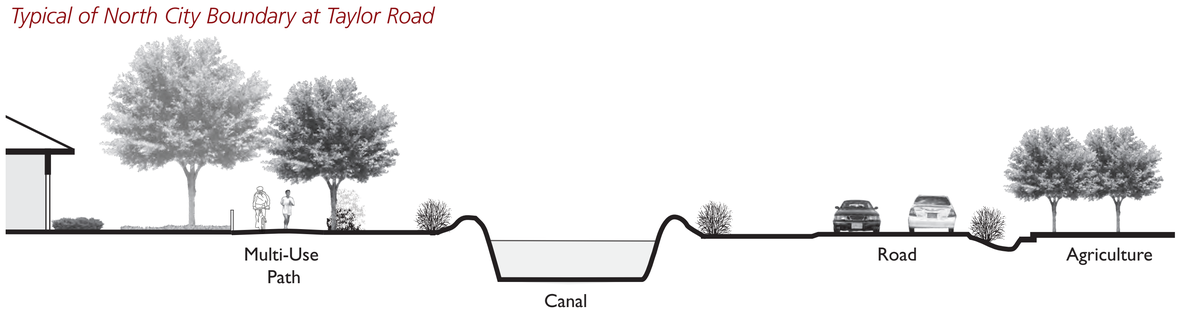
- Freeway
- Existing Expressway
- Existing Arterial
- Existing Collector
- Railroads

0 0.25 0.5 1 Miles

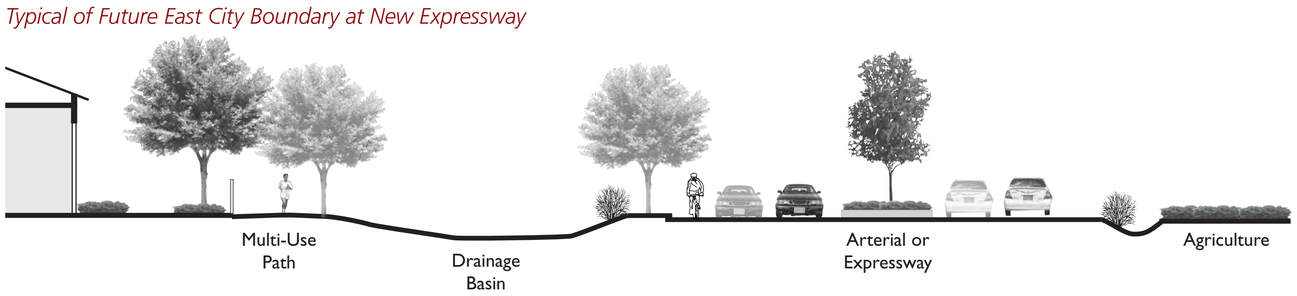
Source: California Department of Conservation, 2009, 2006; City of Turlock, 2008; Dyett & Bhatia, 2010.

Typical Urban/Agricultural Edge Conditions

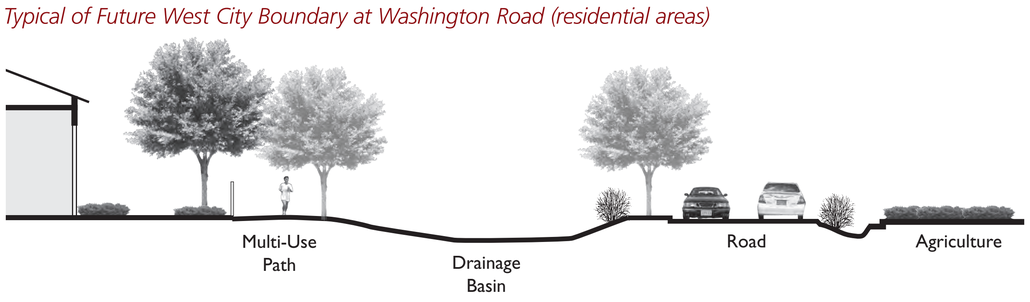
Typical of North City Boundary at Taylor Road



Typical of Future East City Boundary at New Expressway



Typical of Future West City Boundary at Washington Road (residential areas)



Typical of City Boundary in Northeast Turlock Master Plan Area

DYETT & BHATIA
Urban and Regional Planners

TABLE 7–2: FARMLAND CLASSIFICATION IN THE STUDY AREA

TYPE	EXISTING ACRES	PERCENT OF STUDY AREA	ACRES AT GENERAL PLAN BUILDOUT	PERCENT OF STUDY AREA	CHANGE
Prime Farmland	4,998	29%	3,871	22%	(1,127)
Farmland of Statewide Importance	1,740	10%	1,094	6%	(645)
Unique Farmland	255	1%	133	1%	(122)
Farmland of Local Importance	119	1%	37	0%	(82)
Grazing Land	144	1%	134	1%	(10)
Confined Animal Agriculture	286	2%	265	2%	(21)
Total Farmland	**7,541**	**43%**	**5,534**	**32%**	**(2,007)**
Study Area	**17,460**	**100%**	**17,460**	**100%**	**–**

Guiding Policies

LAND USE ELEMENT

2.9-a Agriculture belongs in unincorporated areas.

2.9-b Urban land uses belong in incorporated areas.

2.9-c Encourage infill development to protect farmland.

2.10-b Reclassifying Urban Reserve land in the Sphere of Influence

CITY DESIGN ELEMENT

6.1-a Maintain free-standing communities.

6.1-b Limit annexation.

CONSERVATION ELEMENT

7.2-a Preserve farmland.

7.2-b Limit urban expansion.

Implementing Policies

Sample of the more detailed actions and programs provided in the General Plan.

LAND USE ELEMENT

2.9-f Work with the County on mitigating impacts of growth.

2.5-i Housing downtown.

CITY DESIGN ELEMENT

6.1-k Agricultural buffer design.

CONSERVATION ELEMENT

7.2-f Annex land as needed.

7.2-i Support right to farm.

TURLOCK GENERAL PLAN

THEME 2: VARIETY OF HOUSING TYPES

Maintain an economically and socially diverse population by promoting a greater variety of housing types.

Housing Types Mix

Single-Family Homes

	Low Density (3 - 7)	Low-Medium Density (5 - 10)	Medium Density
Housing Type	Large Detached	Detached	Detached Zero Lot Line
Density (as illustrated)	4 hu/acre	7 hu/acre	10 hu/acre
Typical Lot Size	8,000 to 10,000 sf	5,000 to 7,000 sf	3,000 to 5,000 sf
Number of Floors	2	2	2
Typical Density Range	3-5	5-7	7-10

Duplexes and Townhomes

	Medium Density (7 - 15)	High Density
Housing Type	Duplex	Townhouse
Density (as illustrated)	13 hu/acre	14 and 16 hu/acre
Typical Lot Size	4,500 to 7,000 sf	2,000 to 2,900 sf
Number of Floors	2	2
Typical Density Range	10-15	12-17

▲ Front Door Entrance
△ Garage Entrance

Multifamily Dwellings

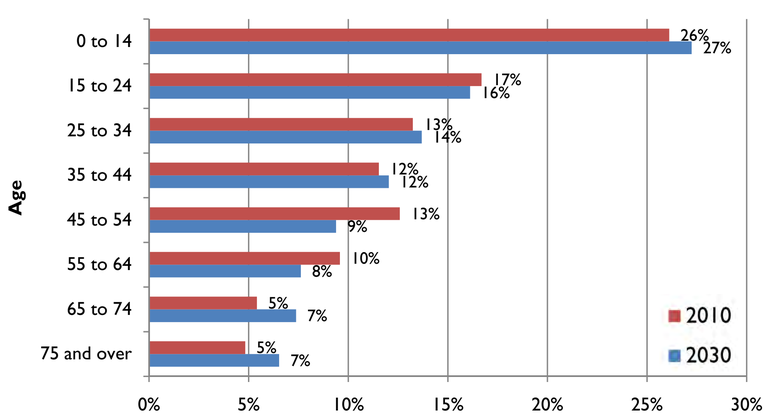
	High Density (15 - 30)
Housing Type	Multifamily Dwelling (2-Story)	Multifamily Dwelling (3-Story)
Density (as illustrated)	20 hu/acre	28 hu/acre
Typical Lot Size	1,500 to 2,000 sf per unit	1,200 to 1,500 sf per unit
Number of Floors	2	2-3
Typical Density Range	18-24	24-30

New Housing in Turlock

- A variety of housing types are needed to serve Turlock's growing and changing population: traditional single family homes, small-lot single family homes, townhouses, and multifamily units
- Households of different sizes, family types, and incomes all have different needs
- Housing will be provided in new neighborhoods, on infill sites throughout the city, and Downtown, in close proximity to parks, schools, shopping, and other amenities

Residential development in new master plan areas will incorporate a variety of housing types and densities, including single family homes, townhomes, and multifamily housing. Currently, the majority of housing in Turlock is traditional single family detached homes, built at less than 7 units per acre.

Projected Population Age Cohorts, Turlock (2010-2030)



Over the course of General Plan buildout, an increasing proportion of Turlock's population will be over the age of 65.

Guiding Policies

LAND USE ELEMENT

2.5-a Housing type diversity.

NEW GROWTH AREAS AND INFRASTRUCTURE ELEMENT

3.2-f Minimum average densities established for master plan areas.

3.2-g Mix of housing types and densities required.

CITY DESIGN ELEMENT

6.2-a Develop complete neighborhoods.

6.2-b Promote housing type diversity and land use mix.

Implementing Policies

Sample of the more detailed actions and programs provided in the General Plan.

LAND USE ELEMENT

2.5-h Transit and pedestrian accessibility from housing.

2.5-i Housing downtown.

NEW GROWTH AREAS AND INFRASTRUCTURE ELEMENT

3.2-f Minimum average densities eestablished for master plan areas.

3.2-g Mix of housing types and densities required.

CITY DESIGN ELEMENT

6.2-f Mixed use in neighborhood centers.

THEME 3: BUSINESS ATTRACTION AND JOBS

Attract new businesses to Turlock to create well-paying jobs and maintain a good jobs/housing balance.

A healthy, active Downtown is an important economic asset.

New industrial establishments are an important employment generator for the city.

Key Elements of Economic Development Strategy

- Industry Targeting and Recruitment
- Promoting and Facilitating Industrial Development
- Fostering Partnerships with Organizations and Employers
- Workforce Training and Local Start-Up Support
- Supporting Downtown and Neighborhood Commercial Centers
- Fostering a Positive Image

TABLE 2–7: EMPLOYMENT BY INDUSTRY IN STANISLAUS COUNTY AND TURLOCK (2007)

	STANISLAUS COUNTY		TURLOCK CITY	
MAJOR INDUSTRY[1]	#	%	#	%
Accommodation & Food Services	13,629	7.8%	2,693	9.5%
Admin & Support & Waste Mgmt.	7,732	4.4%	1,140	4.0%
Agriculture, Forestry, Fishing & Hunting	12,880	7.3%	1,840	6.5%
Arts, Entertainment, & Recreation	1,660	0.9%	N/A	N/A
Construction	11,164	6.4%	1,793	6.3%
Educational Services[2]	2,246	1.3%	100	0.4%
Federal Government	1,100	0.6%	90	0.3%
Finance & Insurance	3,985	2.3%	725	2.6%
Health Care & Social Assistance	19,821	11.3%	3,398	12.0%
Information	2,331	1.3%	203	0.7%
Local Government	23,500	13.4%	2,908	10.3%
Mgmt. of Companies and Enterprises	1,866	1.1%	207	0.7%
Manufacturing	22,771	13.0%	4,004	14.2%
Mining	29	0.0%	0	0.0%
Non-Classified	71	0.0%	N/A	N/A
Other Services	7,595	4.3%	1,211	4.3%
Professional, Scientific, & Tech Skills	5,460	3.1%	676	2.4%
Public Administration	66	0.0%	0	0.0%
Real Estate & Rental & Leasing	2,166	1.2%	252	0.9%
Retail Trade	22,111	12.6%	4,018	14.2%
State Government (Includes CSU Stanislaus)[2]	1,800	1.0%	1,227	4.3%
Transportation, Warehousing, and Utilities	5,600	3.2%	1,034	3.7%
Wholesale Trade	6,027	3.4%	739	2.6%
Total Employment (All Industries)	**175,610**	**100.0%**	**28,258**	**100.0%**
Total Employment as a % of County	**100.0%**		**16.1%**	

TABLE 2–6: JOBS TO EMPLOYEES RATIO AND JOBS TO HOUSING UNIT RATIO

COUNTY/CITY	1991	2001	2007
Stanislaus County			
Jobs to Housing Unit Ratio			
Jobs	133,549	164,475	175,124
Housing Units	132,027	150,807	176,622
Jobs to Housing Unit Ratio	**1.01**	**1.09**	**0.99**
Jobs to Employees Ratio			
Employees	159,100	196,400	210,900
Jobs to Employees Ratio	**0.84**	**0.84**	**0.83**
City of Turlock			
Jobs to Housing Unit Ratio			
Jobs	18,720	22,906	28,258
Housing Units	15,921	19,096	23,993
Jobs to Housing Unit Ratio	**1.18**	**1.20**	**1.18**
Jobs to Employees Ratio			
Employees	19,800	24,900	26,700
Jobs to Employees Ratio	**0.95**	**0.92**	**1.06**

Turlock's Economic Strengths

- Good Balance of Jobs to Housing
- CSU-Stanislaus
- Adoption of the Westside Industrial Specific Plan (WISP)
- Strong Existing Food Processing Sector
- Emanuel Medical Center
- Downtown Turlock
- Center for Youth Sports
- Competitively Priced Electricity
- Active Chamber of Commerce
- Available Water and Wastewater Treatment Capacity
- Land Available at Low Cost
- Presence of County Fairgrounds

Largest Employers in Turlock

- Turlock Unified School District (2,200 employees)
- Emanuel Medical Center (1,600 employees)
- Foster Farms (1,500 employees)
- California State University, Stanislaus (1,100 employees)

Guiding Policies

LAND USE ELEMENT

2.11-a Support existing businesses.

2.11-b Attract businesses to serve local residents and regional shoppers.

2.11-c Facilitate new development.

2.11-d Support and maintain downtown Turlock.

2.11-e Strengthen the City's image.

2.11-f Sustain fiscal health.

2.11-g Maintain the jobs-workers balance.

2.11-h Recognize and promote strength in the food processing sector.

Implementing Policies

Sample of the more detailed actions and programs provided in the General Plan.

LAND USE ELEMENT

2.11-i Monitor new industrial trends.

2.11-j Engage in strategic planning.

2.11-o Advertise available land.

2.11-ac Partner with CSU-Stanislaus in workforce training.

2.11-af Market the Downtown Turlock commercial district.

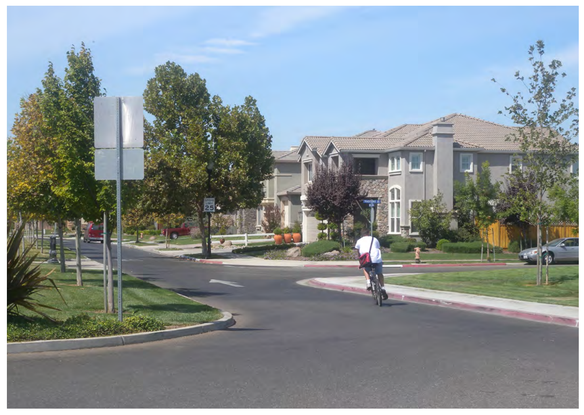
2.11-ag Market Turlock's assets.

Economic development policies aim to both attract new economic growth as well as support and strengthen the city's existing business establishments.

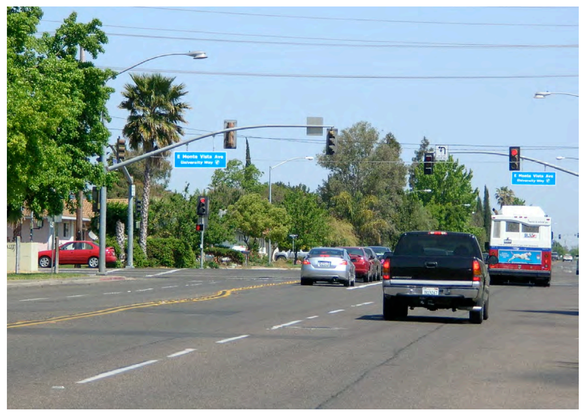
Many unincorporated county islands are in need of substantial investment and public infrastructure improvements.

THEME 4: CIRCULATION SYSTEM

Improve the local and regional circulation system to serve businesses and new residential development.

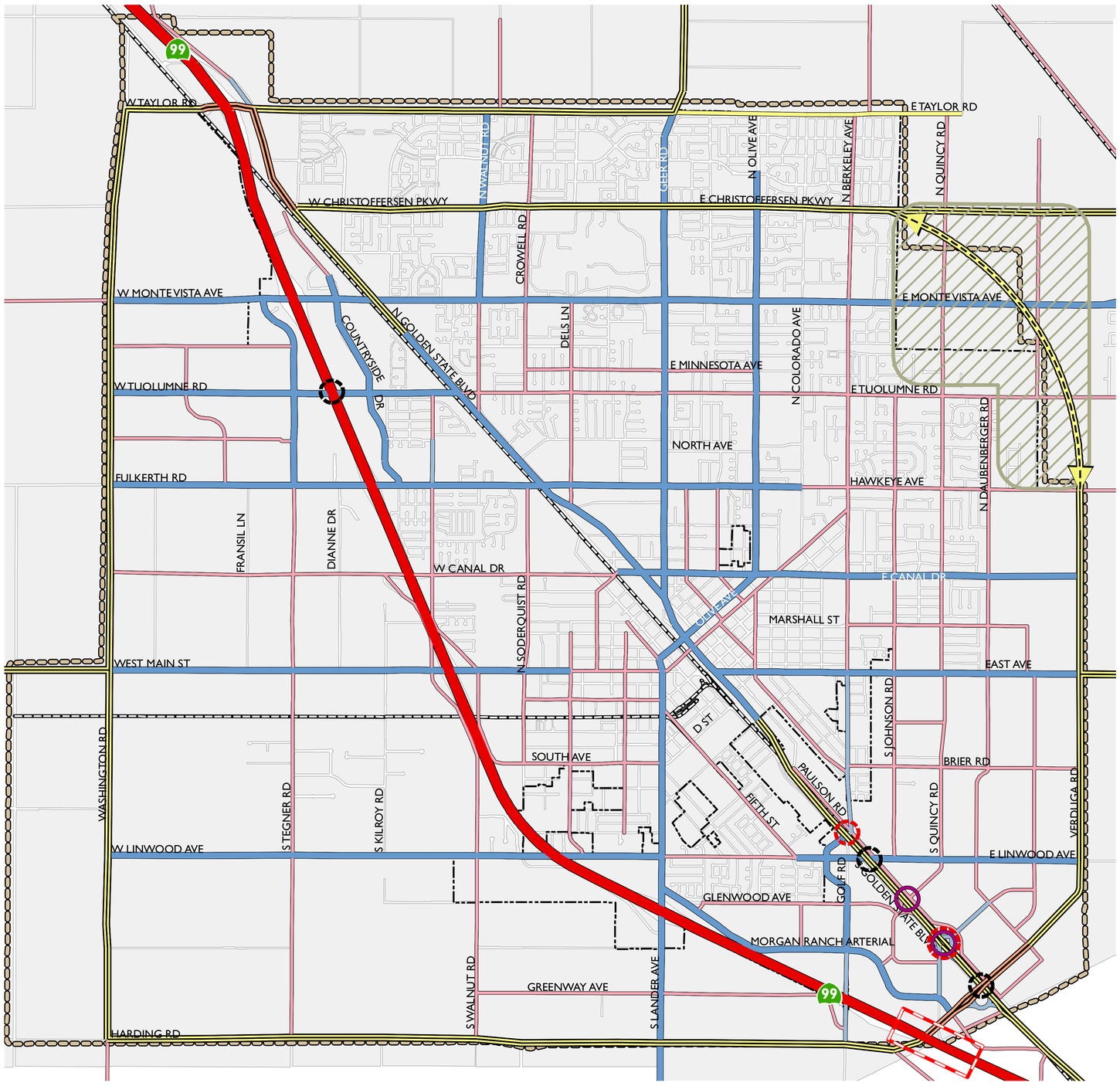


The Circulation Element guides the development of 'Complete Streets,' which meet the travel needs of all users.



The majority (80 percent) of workers in Turlock drive alone to their jobs. Nearly 11 percent carpool.

Christoffersen Parkway, an expressway, has the capacity to serve new development to the east.



Guiding Policies

CIRCULATION ELEMENT

5.2-a A safe and efficient roadway system.

5.2-b Implement planned roadway improvements.

5.2-c Complete streets.

5.2-d Design for street improvements.

5.2-i Funding for improvements.

5.3-a Promote walking and bicycling.

5.3-b Meet the needs of all users.

5.4-b Work with multiple agencies and jurisdictions.

5.5-c Promote safe and efficient goods movement.

Implementing Policies

Sample of the more detailed actions and programs provided in the General Plan.

CIRCULATION ELEMENT

5.2-l New Southeast interchange.

5.2-ab Traffic calming.

5.2-ad Traffic and accident monitoring and reduction.

5.2-ae New development pays fair share.

5.2-ah Capital Improvement Program.

5.2-aq Rights of Way fully within master plan boundaries.

5.3-l Reduced feeds for Downtown and Pedestrian Priority Areas.

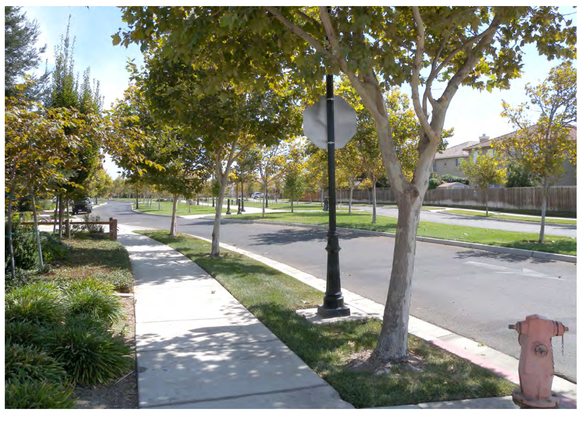
5.3-u Bikeway improvements in infill areas.

5.4-g New transit center location.

5.4-n Correspondence between local and regional transit.

TABLE 5–6: INTERSECTION SPACING AND ACCESS RESTRICTIONS

DESIGNATION	INTERSECTION SPACING STANDARDS	TYPICAL SPACING BETWEEN PARALLEL LIKE FACILITIES	ACCESS RESTRICTIONS	NOTES
Local	Maximum block length for local streets is 660 feet.	660 feet	No access restrictions; one driveway may be provided per parcel.	See more detail in Chapter 6.4: City Design for local street spacing and design.
Collector	¼ mile between intersections with other collector or larger streets preferred. Intersections with local streets permitted at greater frequency, at minimum intervals of 300 feet.	¼ mile	Driveways on collector streets should be no closer than 50 feet to major intersections. Non-residential driveways shall be spaced apart by at least 300 feet.	
Arterial	½ mile between intersections preferred; ¼ mile acceptable.	1 mile	Driveways to major traffic generators may be permitted within the ¼ mile spacing but no closer than 300 feet; other intersections closer than ¼ mile are restricted to right turn access only.	
Expressway	Intersections to be at 1 mile intervals. Collectors may intersect at ¼ mile spacing, but with right-in/right-out access only.	No typical spacing between expressways; these facilities occur in a loop around the city and as regional connectors	Limited access to abutting properties..	See Policy 5.2-u for further detail.



Street trees and landscaping along medians and parkway strips provide shade, beauty, and environmental benefits (left). Good neighborhood planning and roadway network design enables safe access to schools for local children (right).

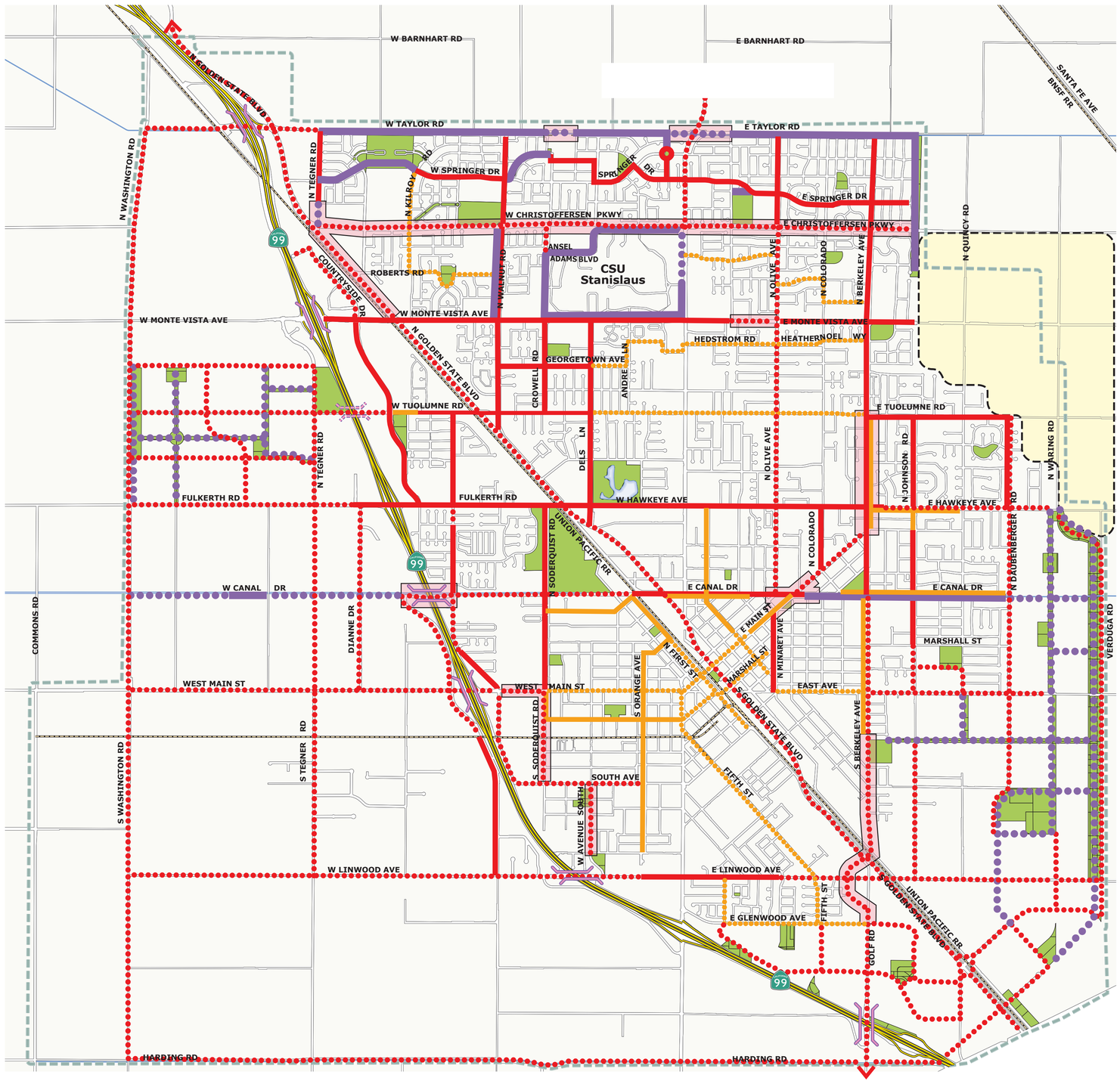
THEME 5: SUSTAINABLE DEVELOPMENT

Implement green building principles and foster the use of alternatives to the automobile, especially for non-commute trips.

Multi-use paths for walking and cycling provide opportunities for exercise, commuting, and travel throughout neighborhoods.

'Sharrows' clearly demarcate that cyclists share the road with automobiles along Class III routes, and raise drivers' awareness of their presence.

Compact mixed-use development patterns enable shorter trips and more trips by means other than driving, reducing dependency on fossil fuels.



Existing and Proposed Bikeways

- Existing Class I
- Existing Class II
- Existing Class III
- Proposed Class I
- Proposed Class II
- Proposed Class III
- Priority Improvement Areas
- Roadway Circulation Study Area*
- Parks/Detention Basins
- Overpass
- Proposed Overpass
- Study Area

*Future bicycle facility to match expressway alignment

0 1/2 1
MILES

July 7, 2011

Guiding Policies

CIRCULATION ELEMENT

5.2-c Complete streets.

5.3-a Promote walking and bicycling.

5.4-a Promote safe, efficient, and convenient public transportation.

CITY DESIGN ELEMENT

6.3-b Encourage public and pedestrian orientation.

6.4-a Protect existing resources.

6.4-b Retain natural processes.

6.4-c Conserve energy and water.

AIR QUALITY AND GREENHOUSE GASES ELEMENT

8.1-a Prioritize air quality in local planning.

8.2-a Reduce greenhouse gas emissions.

8.2-b Decrease vehicle miles traveled.

8.2-c Energy-efficient buildings.

8.2-d Promote energy conservation.

Implementing Policies

Sample of the more detailed actions and programs provided in the General Plan.

CIRCULATION ELEMENT

5.2-tt General transit and pedestrian access.

5.3-e Street trees for shade and comfort.

CITY DESIGN ELEMENT

6.4-f On-site stormwater management.

6.4-i Reduce water demand for landscaping in public and private areas.

AIR QUALITY AND GREENHOUSE GASES ELEMENT

8.1-k Air quality improvement fee.

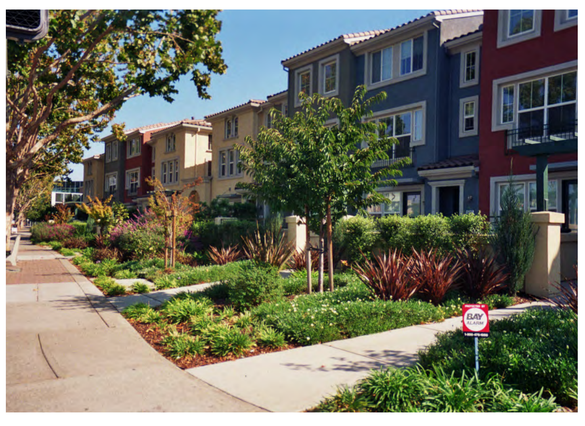
8.1-u Support employer-based trip reduction.

8.2-g Establish connective street network to minimize trip length.

8.2-n Provide incentives for greater energy efficiency in new development.

TABLE 8–3: CURRENT AND PROJECTED GREENHOUSE GAS EMISSIONS BY SOURCE

	2008	2030 (TREND, WITH STATE REDUCTIONS)	CHANGE	CHANGE (%)
Population				
Residents	70,498	127,070	56,572	80%
Jobs	28,995	52,189	23,194	80%
Service Population (Residents + Jobs)	99,493	179,259	79,766	80%
Emissions				
SOURCES	TOTAL CO2-EQUIVALENT EMISSIONS (METRIC TONS/YEAR)			
Electricity and Natural Gas	376,155	639,733	263,578	70%
Transportation	250,514	278,344	27,830	11%
Solid Waste	108,390	161,429	53,039	49%
Estimated Emissions from Three Top Sources	**735,059**	**1,079,505**	**344,447**	**47%**
AB 32 Target for 2020		**521,892**	**(213,167)**	**-29%**

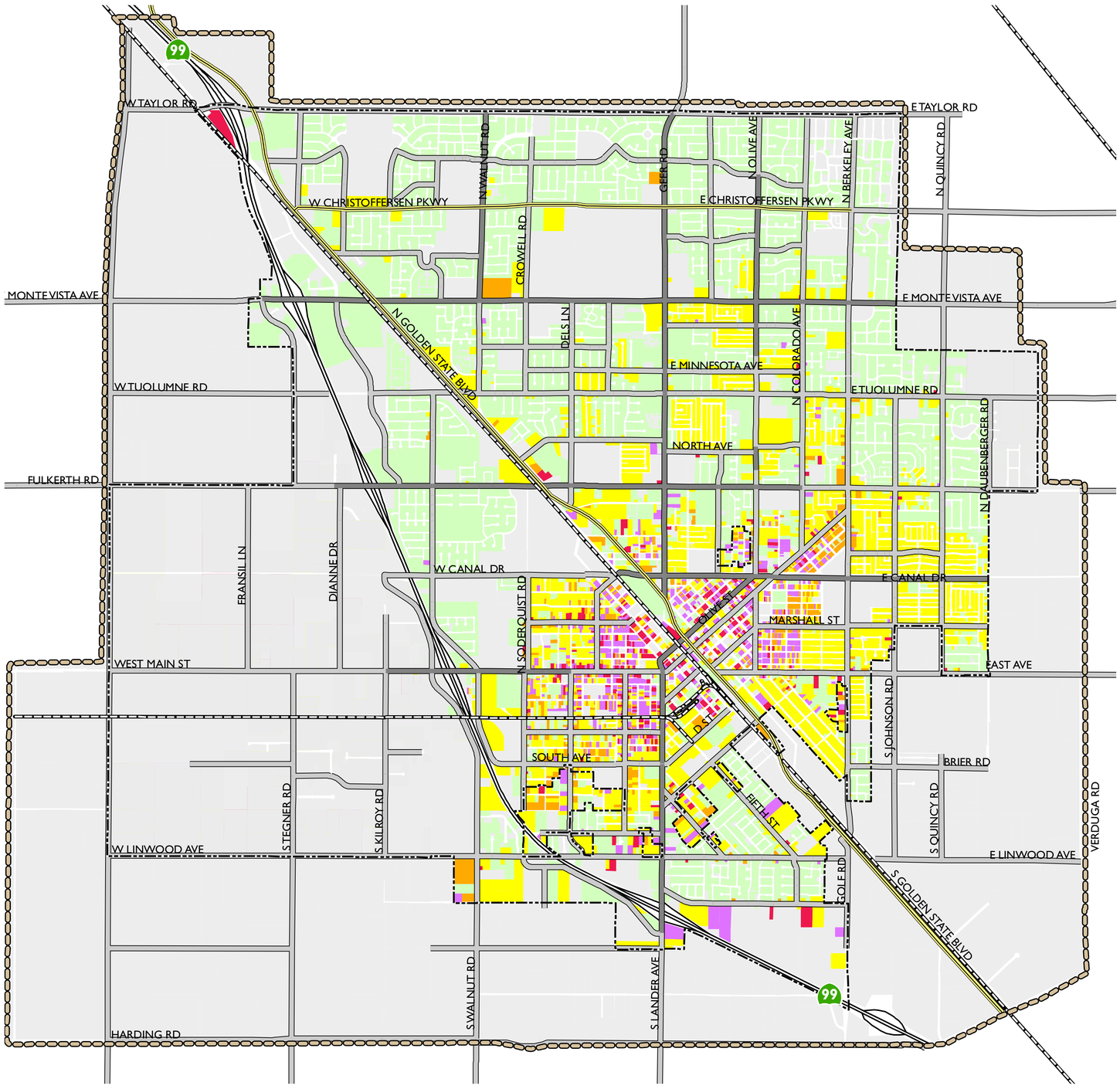


Techniques such as proper solar orientation and use of drought-resistant landscaping, (right) and permeable paving materials (left) minimize the impacts of new development on the natural environment.

TURLOCK GENERAL PLAN

THEME 6: INFILL AND REVITALIZATION

Revitalize and enhance older areas of Turlock. Enhance the County islands within City limits, and incorporate if feasible.



Age of Housing Stock

Year Built

- 1887 - 1915
- 1916 - 1930
- 1931 - 1945
- 1946 - 1975
- 1976 - 2009

Existing Circulation Network

- Freeway
- Existing Expressway
- Existing Arterial
- Existing Collector
- Railroads

Boundaries

- Study Area Boundary
- City Limits & County Islands

0 0.25 0.5 1
Miles

Source: General Plan data, City of Turlock, 2002; Infill Area data and Opportunity sites data, Dyett and Bhatia, 2009; Map base data, City of Turlock, 2008; Housing Stock Data: U.S. Census Bureau

Turlock's early neighborhoods are characterized by mature trees, architectural variety, short blocks, and rear-accessed parking.

Characteristics of many newer neighborhoods include front-accessed garages, cul-de-sacs, and curvilinear street systems.

A number of County islands lack curb and gutter infrastructure. A financing plan for these and other infrastructure improvements is necessary for incorporation.

Implementation of the Downtown Design Guidelines has contributed to a cohesive aesthetic and improved streetscape.

Guiding Policies

LAND USE ELEMENT

2.4-a Preserve and enhance Downtown Turlock.

2.5-c Infill and existing neighborhoods.

2.6-c Downtown retail.

NEW GROWTH AREAS AND INFRASTRUCTURE ELEMENT

3.1-c Promote good design in new growth areas.

CITY DESIGN ELEMENT

6.2-c Preserve existing neighborhoods.

Implementing Policies

Sample of the more detailed actions and programs provided in the General Plan.

LAND USE ELEMENT

2.4-c Downtown Property-Based Improvement District.

2.5-i Housing downtown.

2.5-j Redevelopment in existing neighborhoods.

2.5-l Graduated density.

2.5-m Traditional Neighborhood Overlay Zones.

2.6-h Incentives for mixed use projects.

NEW GROWTH AREAS AND INFRASTRUCTURE ELEMENT

3.1-m Develop County islands incorporation strategy.

CITY DESIGN ELEMENT

6.2-j Areas for Traditional Neighborhood overlay zones.

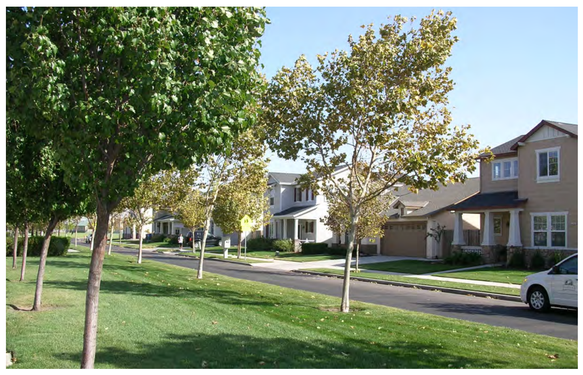
New Strategies for Older Areas

- The Downtown Master Plan is undergoing an update, to continue the improvements to Turlock's historic center.
- Establishment of Traditional Neighborhood Overlay Zones for areas adjacent to Downtown will help preserve the historic quality and cohesiveness of these areas, with development standards appropriate to the prevailing parcel sizes, architecture, and site layout.
- Graduated density standards for medium and high density residential zones will tie allowable density to lot size, ensuring better project design and visual harmony with surroundings.
- County Islands can be incorporated into the City with completion of a strategic financial plan, to ensure that the improvements necessary can be paid for.
- Development projects on infill sites in Pedestrian Priority Areas will pay lower development impact fees, to reflect their reduced burden on the city's roadway and infrastructure systems.

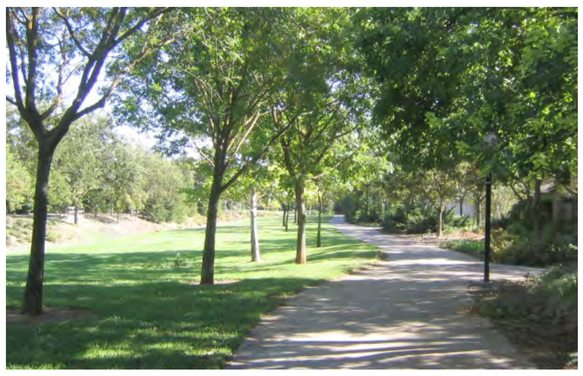
TURLOCK GENERAL PLAN

THEME 7: NEW MASTER PLAN AREAS

Manage growth using the Master Planning process to implement General Plan policies and enhance Turlock's quality of life.

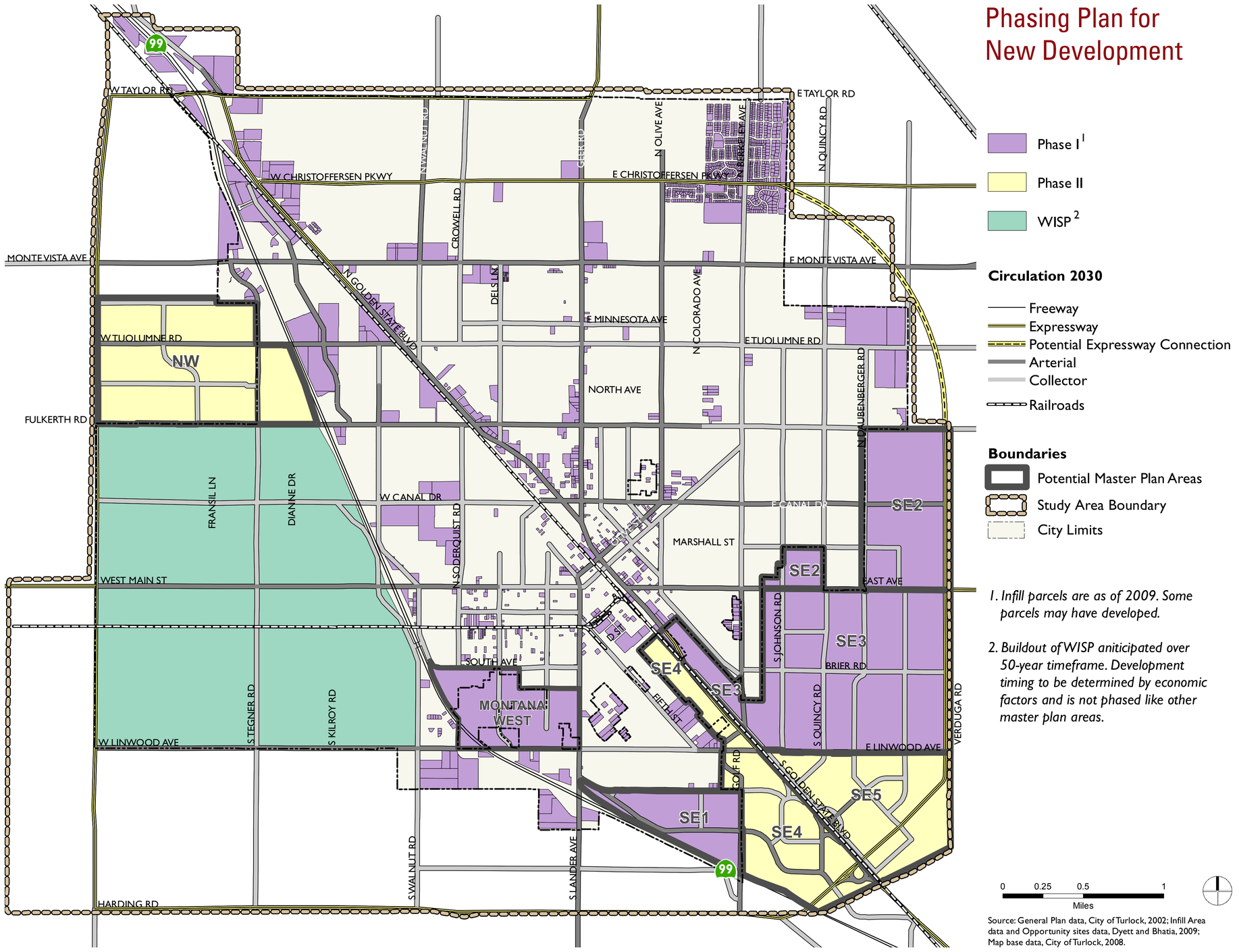


Pedestrian and bicycle connections through neighborhoods improve access from homes to parks, schools, and other destinations.



Residential development will be separated from the new east side arterial by a linear park/greenway and multi-use path.

Neighborhood-serving commercial centers provide residents with easy access to daily goods and services close to home.



Guiding Policies

NEW GROWTH AREAS AND INFRASTRUCTURE ELEMENT

3.2-a Master plan size.

3.2-b Rights of way within planning boundary

3.2-d Phase I (Southeast area) develops first.

3.2-e New interchange as threshold for Phase II, and decision point.

3.3-d Coordinate infrastructure provision with growth.

3.3-f Development impact fees.

Implementing Policies

Sample of the more detailed actions and programs provided in the General Plan.

NEW GROWTH AREAS AND INFRASTRUCTURE ELEMENT

3.2-f Minimum average densities established for master plan areas.

3.2-g Mix of housing types and densities required.

3.2-h Neighborhood centers required.

3.2-i Parks and trails provided in new neighborhoods.

3.2-j Schools in new neighborhoods.

3.2-k Dedication for public uses.

3.2-m Maximum block sizes.

3.2-o Local street connections between neighborhoods.

3.3-h Water System Master Plan.

3.3-s Recycled Water Master Plan.

3.3-ad Low-Impact Development and water quality Best Management Practices.

TABLE 3–2: RESIDENTIAL DEVELOPMENT POTENTIAL BY PHASE

PHASE	HOUSING UNITS BY PHASE	CUMULATIVE HOUSING UNITS	POPULATION BY PHASE	CUMULATIVE POPULATION
Existing (2010)	24,400	24,400	71,100	71,100
Phase I				
Approved Projects	1,400	25,800	4,060	75,160
Infill	3,000	28,800	8,700	83,860
Southeast 1 (Morgan Ranch)	900	29,700	2,610	86,470
Southeast 2	2,400	32,100	6,960	93,430
Southeast 3	3,900	36,000	11,310	104,740
Subtotal Phase I	**11,600**	**36,000**	**11,310**	**104,740**
Phase II				
Southeast 4	1,400	37,400	4,060	108,800
Southeast 5	2,100	39,5040	6,090	114,890
Option 1 Subtotal: Southeast 4, Southeast 5 only	3,500	39,500	10,150	114,890
Northwest	4,200	39,900	12,180	116,920
Option 2 Subtotal: NW only	4,200	39,900	12,180	116,920
Subtotal Phase II (SE4, SE5, and NW)	**7,700**	**43,700**	**22,330**	**127,070**
Minimum and Maximum Possible New Development (rounded to 1000)	**11,000 – 19,000**		**36,000 – 56,000**	
Minimum and Maximum Possible Citywide Buildout, Including Existing (Phase I, SE4, SE5, and NW) (rounded to 1000)	**40,000 – 44,000**		**104,000 – 127,000**	

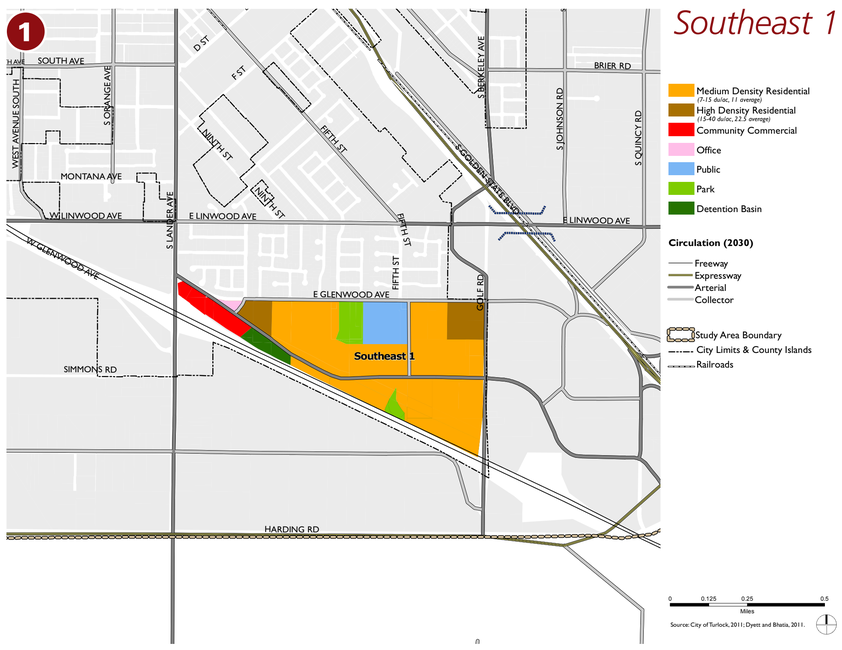
THEME 7: NEW MASTER PLAN AREAS

Manage growth using the Master Planning process to implement General Plan policies and enhance Turlock's quality of life.

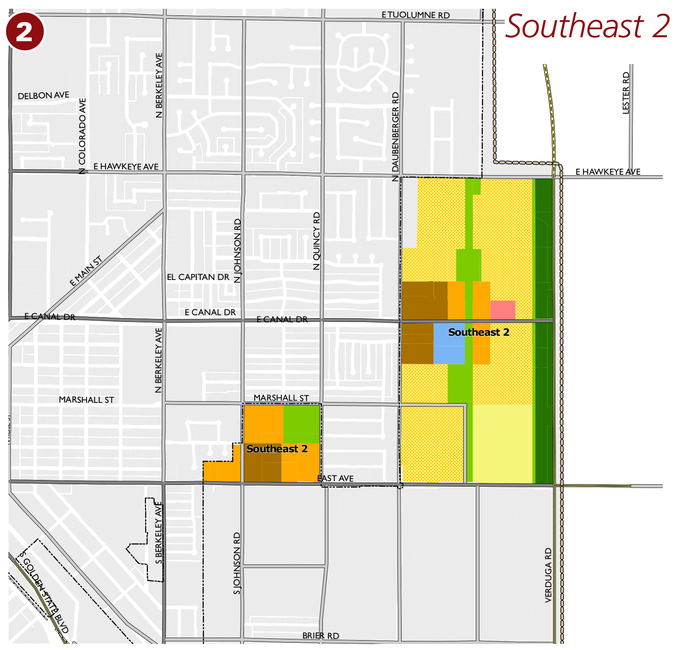
TURLOCK GENERAL PLAN

Proposed Master Plan Areas: Conceptual Land Use Diagrams

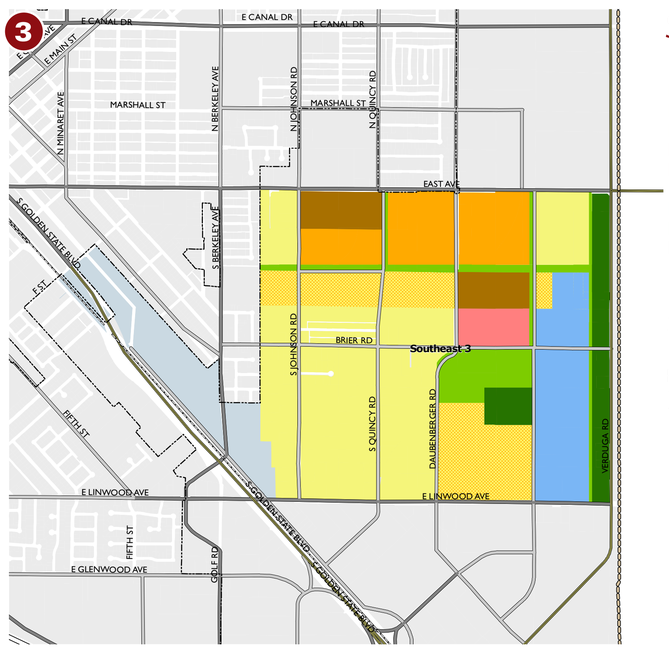
Southeast 1



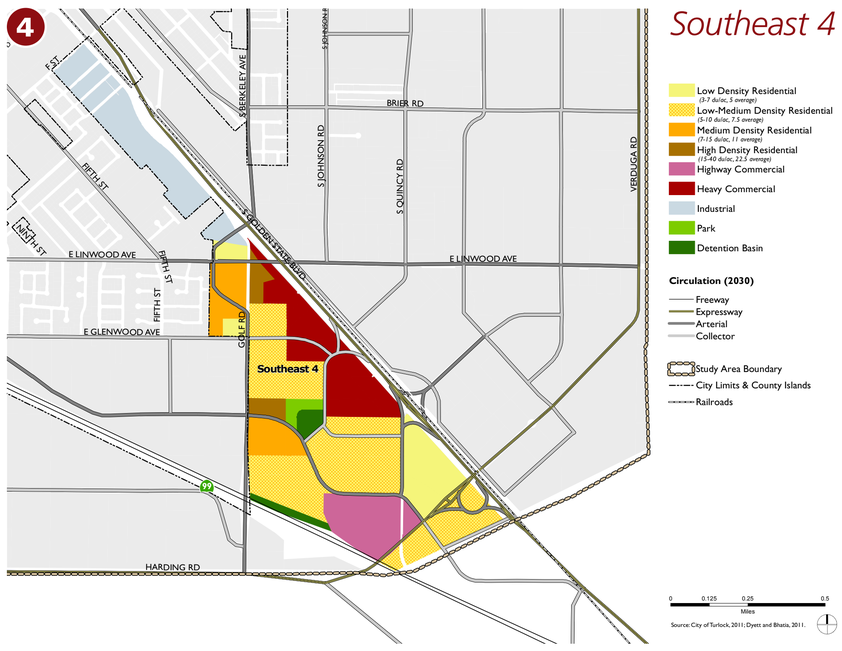
Southeast 2



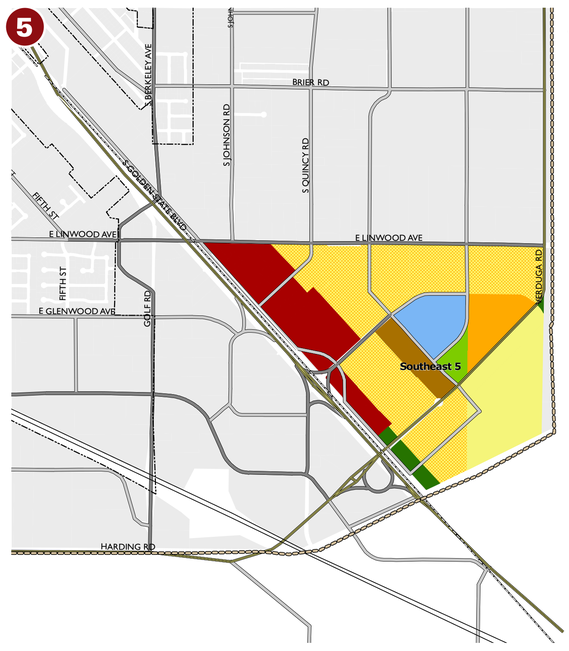
Southeast 3



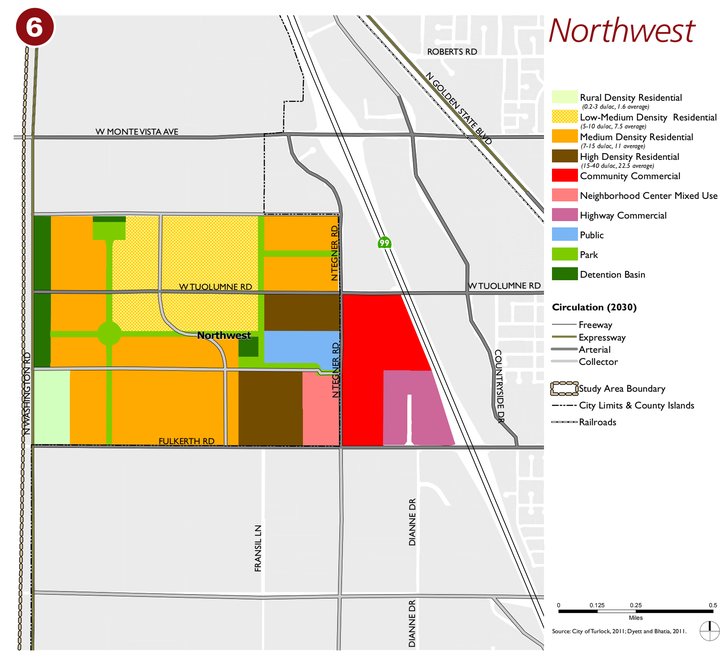
Southeast 4



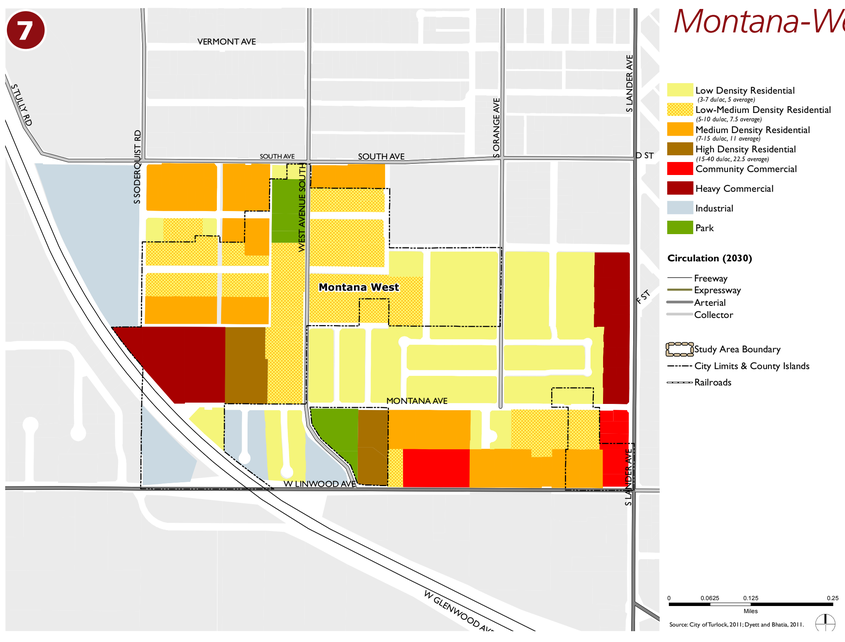
Southeast 5



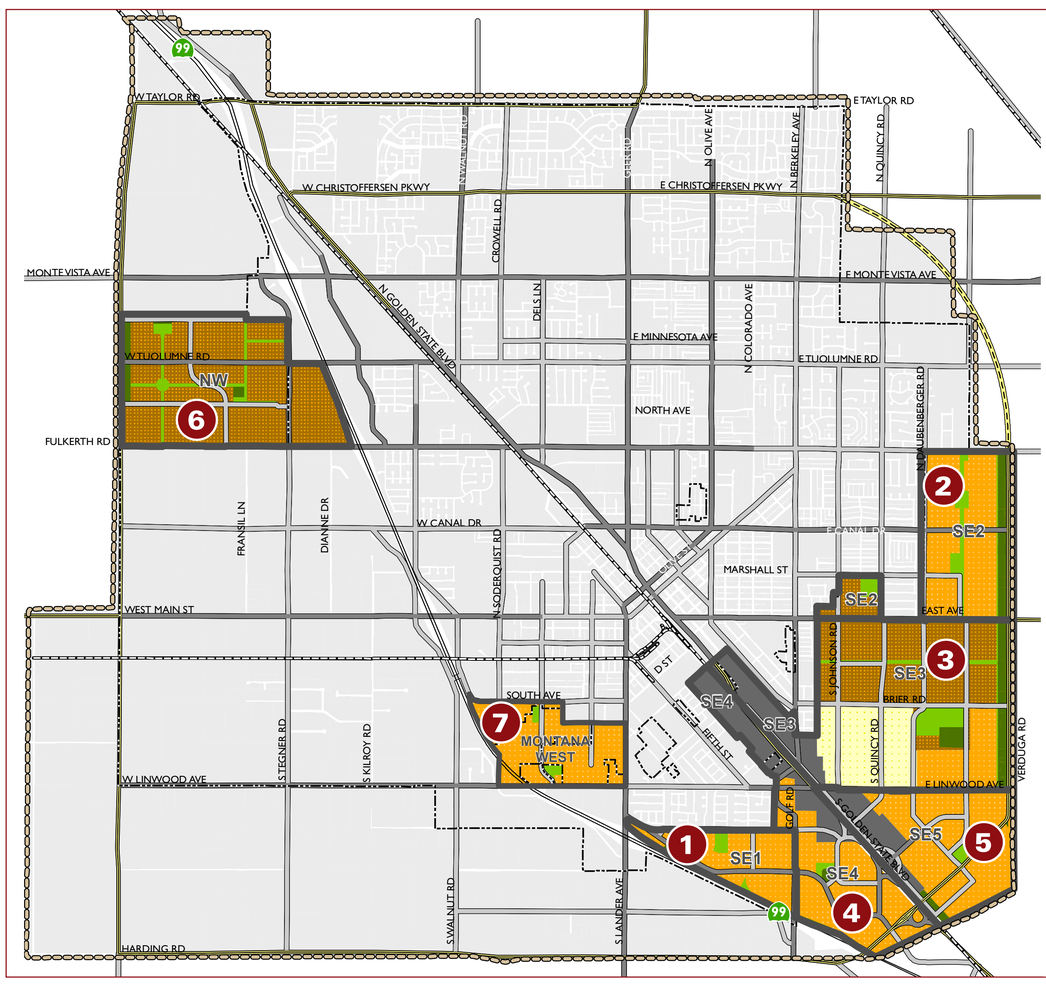
Northwest



Montana-West



Proposed Master Plan Areas: Overview and Type



Creation of a complete, vibrant new neighborhood is particularly important in the Northwest master plan area, because it is isolated from the existing city center.

Medium-density housing types, such as townhomes, will help establish a "critical mass" of residents in the new neighborhoods.

TABLE 3–3: MINIMUM AND MAXIMUM AVERAGE DENSITIES IN NEW RESIDENTIAL NEIGHBORHOODS

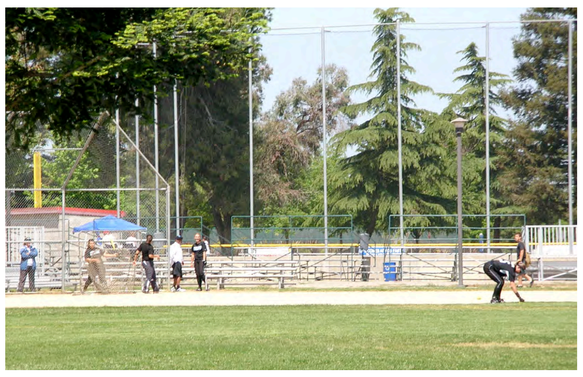
RESIDENTIAL NEIGHBORHOOD TYPE	MINIMUM AVERAGE DENSITY (GROSS DU/AC)	MAXIMUM AVERAGE DENSITY (GROSS DU/AC)
Low Density	5.0	6.0
Compact	8.0	9.6
Very Compact	11.0	13.2

DYETT & BHATIA
Urban and Regional Planners

TURLOCK GENERAL PLAN

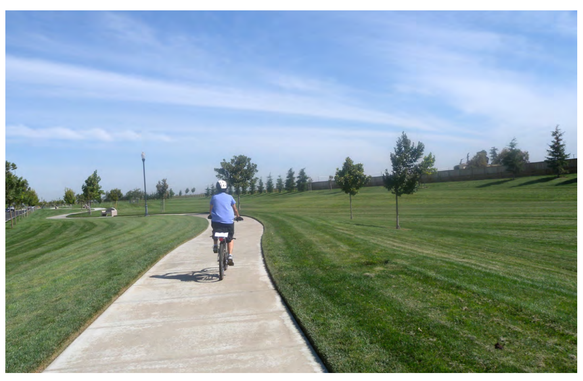
THEME 8: RECREATION AND CULTURE

Provide a wide variety of recreation and cultural activities for all ages.



Community parks may feature a range of open space environments and activities. Recreation facilities in community parks should be generally available for public use.

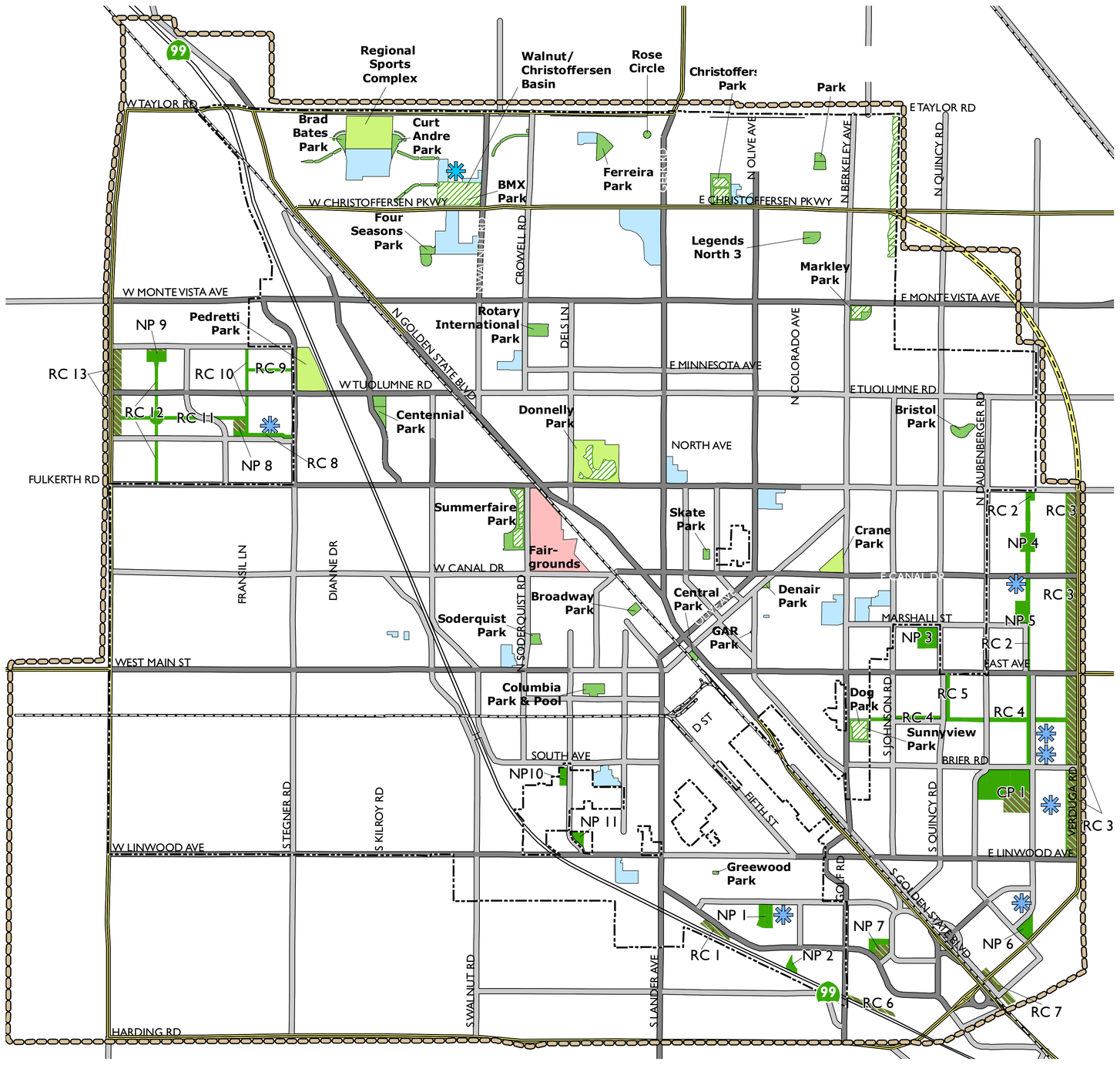
Neighborhood parks will be integrated into each of Turlock's future master plan areas.



The General Plan calls for a system of linear corridors designed to provide pedestrian and bicycle linkages and greenbelts at the city's edge.

The City should continue to have a joint-use agreement with Turlock Unified School District to allow community use of facilities such as the pool at Pitman High School.

The Turlock branch of the Stanislaus County Library, built in 1968, is not adequate to meet the needs of the City's growing population.



Existing and Future Parks

Existing Parks

- Neighborhood Park
- Community Park
- Stanislaus County Fairgrounds
- Neighborhood School Park

Proposed Parks

- Proposed Park
- Proposed Schools and School Parks

Dual Use Detention Basins

- Existing Detention Basin
- Proposed Detention Basin

Boundaries

- Study Area Boundary
- City Limits & County Islands

Circulation (2030)

- Freeway
- Expressway
- Potential Expressway Connection
- Arterial
- Collector
- Railroads

0 0.25 0.5 1 Miles

Source: City of Turlock, 2011; Dyett and Bhatia, 2011.

TABLE 4–3: PARK ACREAGE AND FUTURE NEED

	POPULATION	PARK ACRES			PARK ACRES/1,000 RESIDENTS		
		COMMUNITY PARK	NEIGHBORHOOD PARK	TOTAL	COMMUNITY PARK	NEIGHBORHOOD PARK	TOTAL[2]
Existing[1]	71,100	85	164	249	1.2	2.3	3.5
Full General Plan Buildout	55,970	30	167	196	0.5	3.0	3.5
Total	**127,070**	**114**	**330**	**445**	**0.9**	**2.6**	**3.5**

1 Current population is as of 2010, according to the California Department of Finance.

2 Total citywide park acreage should be developed at a ratio of 3.5 acres per 1,000 population. The City should pursue a neighborhood-to-community park ratio of 3-to-1, or 2.6 acres per 1000 to 0.9 acres per 1000 but this will fluctuate over time.

Guiding Policies

PARKS, SCHOOLS, AND COMMUNITY FACILITIES ELEMENT

4.1-a High-quality park system.

4.1-b Park standards and priorities.

4.1-c Cooperation with School District.

4.1-d Park fees and land dedication.

4.1-e Special user groups.

4.2-a Facilities to serve community needs.

4.2-b Special user groups.

Implementing Policies

Sample of the more detailed actions and programs provided in the General Plan.

PARKS, SCHOOLS, AND COMMUNITY FACILITIES ELEMENT

4.1-g Community parks.

4.1-k Recreation corridors and greenways.

4.1-n Park location criteria.

4.1-o Minimum park buildout.

4.1-y Joint-use recreation facilities.

4.2-c Prioritize projects and study feasibility.

4.2-d Establish partnerships and funding strategy.

4.2-g Library expansion and enhancement.

Park Distribution Standards

- **Community Parks** 0.9 to 1.2 acres per 1,000 residents
- **Neighborhood Parks** 2.3 to 2.6 acres per 1,000 residents
- **Total** 3.5 acres per 1000 residents

Neighborhood parks include neighborhood school parks and recreation corridors.

Park Size Standards

- **Community Park** 30 acres or larger
- **Neighborhood-Serving City Parks** 3-8 acres
- **Neighborhood School Parks** 4 to 5 acres park; 4 to 5 acres school activity fields (elementary or middle); up to 20 acres school activity fields (high school)
- **Pocket Parks** ¼ to 1 acre
- **Recreation Corridors (Greenway System)** Minimum width of 60 feet for linear parks; minimum width of 300 feet for urban-agricultural buffer, including storm drainage basins.