

Appendix G

Outreach Materials



Table of Contents

Overview of Community Outreach	G-1
Listening Session Summaries	G-23
Pop-Up Outreach Summary.....	G-25
Community Survey Report.....	G-29
July 2024 Planning Commission Study Session Presentation.....	G-178
November 2024 Planning Commission Study Session Presentation	G-212
January 2025 City Council Study Session Presentation.....	G-251

Overview of Community Outreach

Community involvement is an integral component of the Housing Element process. The City of Turlock employed a range of public outreach and engagement strategies to solicit meaningful community input that has informed the 2023-2031 Housing Element. These strategies included targeted community listening sessions, decision-maker meetings, pop-up outreach, a community survey, as well as ongoing communication at the project's website. A summary of these engagement activities is described below.

“LISTENING SESSION” FOCUS GROUP DISCUSSIONS

At the outset of the process, the City hosted a series of listening sessions with property owners, community group representatives, local architects, and others to gather information on housing needs and preferences, as well as opportunities and constraints to residential development in Turlock (page G-3). In total, 5 listening sessions were held over the course of April 18-21, 2023, over Zoom. Participants included representatives from housing production and supportive services organizations, including Stanislaus County Affordable Housing Inc, Maracor Development, Florsheim Homes, Center for Human Services, Children Crisis Center, We Care Turlock, and Youth Navigation Center (YNC) of Stanislaus County. Participants of the listening sessions gave a sense of various economic segments of the community, as some representatives had worked with a range of groups within Turlock, such as people experiencing homelessness, extremely low-income and low households, students, older adults, and families. Participants were able share ideas on how to meet the housing needs of those they represent. Some participants had more specialized backgrounds in finance, where their expertise was more useful in informing regulatory environment and financing concerns within Turlock and Stanislaus County as a whole. Comments discussed in the focus groups included opportunities to renovate and restore older facilities along commercial corridors for affordable housing, providing guidance for ADU development like objective design standards, and consolidating lots for development. Participant feedback from these groups helped inform program of actions in the Housing Element, including Workforce Housing Overlay (Program 1-B), Small Lot Subdivision Ordinance (Program 1-D), ADU/JADU Awareness (Program 1-E), Congregational Overlay (Program 1-F), Predevelopment Consultation (Program 2-A), Objective Standards for Multifamily and Mixed Use Development (Program 2-B), and Design Review (Program 2-C). These programs address development feasibility and can be found in detail in Chapter 4 Housing Action Plan.

WEB AND SOCIAL MEDIA

A webpage on the City's website to serve as a portal for the Housing Element Update. The webpage was regularly updated throughout the course of the project to provide contextual information on legal requirements and key concepts and housed draft documents for public review. Updated content was posted to the City website regularly to keep the community informed of progress.

POP-UP OUTREACH

Using a “go to them” strategy to raise awareness of the project and provide community members with additional in-person opportunities for input, City staff conducted pop-up events in 2023 at locations where community members gather, such National Night Out event held at Columbia Park (page G-5). Events were structured as “chalk board chats” that provided community members with opportunities to learn about the project and share quick feedback on what strategies the Draft Housing Element and Environmental Justice Element should prioritize. To ensure language access and inclusivity, Spanish-language materials were

available at the event, and bilingual staff were present to assist Spanish-speaking participants in sharing their input. Approximately 30 community members visited the booth to share their thoughts on the potential location of future housing in Turlock. A strong majority were interested in Downtown and Geer Road opportunity areas, and hoped to see infill development and multifamily housing on underutilized and vacant properties. Participants hoped new housing would improve affordability and expressed their desired to live closer to their workplaces. As such, pPublic input received was used to inform programs in Chapter 4, the Housing Action Plan, including programs that address housing affordability, promote a wider variety of housing types and sizes, and help ease displacement pressure, like SB 9 Housing Ordinance (Program 1-C), Workforce Housing Overlay (1-B), and Live-Work Units (Program 2-F).

COMMUNITY ONLINE SURVEY

In order to gather community input to inform updates to the Housing Element, an online survey was conducted February 1, 2024, to March 1, 2024. The survey focused in particular on five areas of Turlock with the greatest potential to accommodate new housing or other types of development in the coming years, and the questions were designed to solicit feedback that will help plan where new housing, employment, and shopping should be located and how to achieve other community objectives like improving transportation options, revitalizing older commercial streets, and preserving and enhancing neighborhood character. To ensure broader community participation, the survey was made available in both English and Spanish. This helped remove language barriers and encouraged input from Turlock's Spanish-speaking residents. The survey provided residents with an opportunity to help identify and evaluate strategies for accommodating housing that informed the sites inventory and helped the City meet the legal requirements for the Housing Element. The survey was promoted via the City's website and email blasts to community members, and citywide mailers to all households in Turlock. In total, more than 1,500 respondents participated in the survey. A full survey report can be found on page G-9. The results of the survey guided selection of sites for inclusion on the inventory and strategies to facilitate development and redevelopment of sites. Community support for new housing was strongest in the North Golden State, Geer Road, South Lander, and West Main opportunity areas, so programs in the Element focused on land use and zoning changes to increase the potential for new housing in these areas. Chief among these strategies is the creation of a Workforce Housing Overlay (Program 1-B), which will permit multifamily housing development by right at between 20 and 35 units per acre on vacant and underutilized parcels in the North Golden State, Geer Road, West Main, and South Lander Opportunity Areas as a means of promoting the construction of housing for teachers, nurses, firefighters, police officers, restaurant and services workers, and others employed in Turlock. Other related strategies include the adoption of objective standards for multifamily and mixed use development (Program 2-B) intended to facilitate development of high density residential development to meet local need and zoning amendments to facilitate construction of live-work units for a wider variety of entrepreneurs and self-employed residents (Program 2-F).

PUBLIC REVIEW DRAFT

The Draft Housing Element was available for public review between October 3 and November 4, 2024. During that timeframe, a meeting of the Planning Commission was held to introduce the Draft Element to the community and receive comments. Two community members spoke at the meeting, both in support of infill housing development. Additionally, a notice was sent to all property owners in the proposed Workforce Housing Overlay to inform them that the City was considering adoption of a zoning overlay that would allow them to develop housing on their properties if they choose. In response 10 property owners contacted the City to express support for the overlay and interest in potentially developing multifamily housing on their properties. No other written comments were sent directly to the City following the release of the Public Review Draft; however, in November 2022 HCD received a comment letter regarding the Turlock Housing Element from a resident of Contra Costa County (included at the end of this Appendix)

The comment letter appears to be a form letter into which "TURLOCK" was cut and pasted. The commenter alleges without evidence that the City of Turlock regularly fails to deliver CEQA-exemption determinations in a timely manner and recommends that HCD inform the City of Turlock that an analysis of CEQA and Permit Streamlining Act Compliance should be incorporated into the Draft Housing Element, which HCD has done in its letter of April 3, 2025. In response, new text has been added to Appendix C to clarify the procedures used by City staff to ensure compliance with CEQA and the Permit Streamlining Act.

Further, after the release of the Public Review Draft, a community member emailed Dyett and Bhatia, the firm assisting the City of Turlock with Housing Element notifying that the compliance end date for 381 W Hawkeye, Villas at Parkside, in Turlock, CA was listed as 2053 in Appendix B: Housing Needs Assessment, though the end date for this property is actually in 2029, during the planning period. The email and attachments are included in this Appendix G. In response to this comment, a new program was added, Program 4-J, Expiring Covenants, which would pursue a program to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. More information is available in Chapter 4: Housing Action Plan.

DECISION-MAKER REVIEW

A series of study sessions before the Planning Commission and City Council were held as the components of the Housing Element were developed and refined, providing additional opportunities for public input and decision-maker review. The Planning Commission held a study session on the preliminary sites inventory and key strategies for the Housing Element in July 2024, and feedback was used to refine the sites analysis and specific strategies for accommodating RHNA and furthering fair housing in Turlock (page G-158). Upon close of the 30-day public review period, the Draft Housing Element and public comments were presented to the Planning Commission in November 2024 and City Council in January 2025. Adoption hearings before the Planning Commission and City Council are planned for ~~fall~~ ~~summer~~ 2025, following review by HCD.

From: David Kellogg david.kellogg@gmail.com 
Subject: Public Comment on Housing Element
Date: November 18, 2022 at 8:34 PM
To: HousingElements@HCD HousingElements@hcd.ca.gov

DK

Nov 18, 2022

On behalf of David Kellogg (a Contra Costa County resident), 350 Contra Costa, Greenbelt Alliance, CaRLA, Scott O'Neil (a resident of Palo Alto), Watson Ladd (a resident of Berkeley), Marven Normal (a resident of San Bernadino), Dara Dadachanji (a resident of San Francisco), and George Grohwin (a resident of San Francisco), we provide the following comment on the Housing Element from TURLOCK.



Issue

- The Housing Element from TURLOCK fails to adequately analyze compliance

with one of the state's fundamental streamlining laws.

- Under PRC 21080.1 & 21080.2, a lead agency must determine if a housing development is exempt from CEQA within 30 days of completeness, or if an EIR or other CEQA document will be required.
- For CEQA-exempt housing, this CEQA determination then triggers a 60-day approval clock (with deemed approved remedies) under the Permit Streamlining Act. Thus, if state housing laws were followed, CEQA-exempt housing projects should generally receive approvals in about 120 days.
 1. 30 days to determine completeness
 2. 30 days for CEQA review
 3. 60 days for approval.
- TURLOCK does not appear to issue determinations of CEQA-exemption within 30 days of completeness. As a result, **builders and the public are denied the right to the timely approval of housing**. Additionally, the builders are forced into an unreasonable bargaining position, as they lack the "deemed approved" options they should have. This improperly empowers jurisdictions to treat builders arbitrarily in the entitlement process.
- Moreover, TURLOCK has no apparent good-faith basis for delaying CEQA-exemption determinations beyond the allowance of Public Resources Code 21080.1 & 21080.2. In the vast majority of instances, these exemptions are uncontested and straightforward.

Recommendation

- The Housing Element from TURLOCK should include an analysis of compliance in its approval process with PRC 21080.1 & 21080.2.
- The Housing Element from TURLOCK should add a program to specify (i) who is responsible for making the CEQA determination of PRC 21080.1, specify (ii) that their decision will be made within the timeframe permitted by PRC 21080.2, and specify that (iii), when they determine a project is exempt from CEQA, their determination triggers the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)). If existing local practices or regulations are incompatible with these state laws, the program should commit to enacting reforms necessary to achieve compliance within a reasonable and definite timeline.

HCD Technical Assistance Letter

- The CEQA issues mentioned herein are discussed in the June 3, 2022 Technical Assistance letter sent to Berkeley by Shannan West, Housing Accountability Unit Chief (copy included below).
- In the letter, HCD notes that Berkeley had been issuing "recommendations" of CEQA-exemption and that the actual "determinations" were made more than 30 days beyond the completeness date. HCD notes that such practice was in violation of PRC 21080.1 & 21080.2 and "may act as a governmental constraint on housing."

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



June 3, 2022

Sharon Gong, Senior Planner
City of Berkeley
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Dear Sharon Gong:

RE: Berkeley – Letter of Technical Assistance

The purpose of this letter is to provide technical assistance to the City of Berkeley (City). The California Department of Housing and Community Development (HCD) has become aware of potential conflicts between the practices of the City's Zoning Adjustments Board (ZAB) concerning determinations for projects determined to be exempt from the California Environmental Quality Act (CEQA) and timelines pursuant to Public Resources Code section 21080.1, subdivision (a), and Public Resources Code section 21080.2. HCD is concerned that these actions may act as a governmental constraint on housing development and requests the City review the CEQA determination process in Berkeley's 6th Cycle Housing Element and include programs to mitigate or remove constraints as necessary.

Obligations Under Public Resources Code sections 21080.1 & 21080.2

HCD has been made aware of at least five development applications where the final ZAB determination was made more than 30 days after the relevant permit was determined to be complete. As the City is aware, under the Public Resources Code, a lead agency must make a determination under CEQA for projects exempt from environmental review within 30 days of a project application being deemed complete. These provisions are critical to meeting the Permit Streamlining Act requirement set in Government Code section 65950, subdivision (a) (5), and generally facilitate the processing of housing developments.

6th Cycle Housing Element

As Berkeley is updating its 6th Cycle Housing Element, the City must describe and analyze the permit process from application to approvals, including a discussion on timeframes for each step in the process, impediments, and how it addresses the

Sharon Gong, Senior Planner

application of state law on application processing pursuant to Government Code section 65583, subdivision (a)(5). In addition, the element must also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and include program actions to remove or mitigate identified constraints pursuant to Government Code section 65583, subdivision (c)(3). Excessive CEQA review timeframes can delay project approval and pose a constraint to the development of housing and should be reviewed as part of the City's housing element update.

Conclusion

HCD understands that the City is currently reviewing its compliance with these provisions and is looking at strategies to transparently document the process to ensure timely approval of CEQA determinations and provide additional transparency. HCD supports these efforts and encourages the City to take meaningful steps to ensure that its processes comply with provisions of state housing law.

If you have questions or need additional information, please contact Kevin Hefner at Kevin.Hefner@hcd.ca.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" being more prominent than the last name "West".

Shannan West
Housing Accountability Unit Chief



Karen Chavez <karen@dyettandbhatia.com>

Fwd: Turlock Housing Element - Correction needed

Andrew Hill <andrew@dyettandbhatia.com>

Thu, Jan 30, 2025 at 8:45 AM

To: Adrienne Werner <awerner@turlock.ca.us>

Cc: Katie Quintero <KQuintero@turlock.ca.us>, Karen Chavez <karen@dyettandbhatia.com>

Hi Adrienne

A community member sent us this information yesterday. Let's review this morning and discuss how to get back to her.

Andrew

Begin forwarded message:

From: Rajeev Bhatia <rajeev@dyettandbhatia.com>**Subject:** Fwd: Turlock Housing Element - Correction needed**Date:** January 29, 2025 at 11:46:59 AM PST**To:** Andrew Hill <andrew@dyettandbhatia.com>

Begin forwarded message:

From: Yasaman Nazmi <ynazmi@gmail.com>**Subject:** Turlock Housing Element - Correction needed**Date:** January 29, 2025 at 10:53:58 AM PST**To:** info@dyettandbhatia.com

Hello,

My understanding in working with CHPC and Turlock is that your firm was involved with the housing element for the City of Turlock.

I am writing bc there appears some inaccurate information was provided to, and subsequently used in writing the City of Turlock Housing Element.

Specifically, the **compliance end date for 381 W Hawkeye in Turlock, CA** was listed as 2053. But in fact the end date for this property is 2029. See the attached from the City of Turlock. And also attached is the TCAC Regulatory Agreement.

Please let me know who was assigned to this project, and how best to get the correct information out to the City of Turlock. Thank you, Yasaman-

--

Yasaman Nazmi Lee
415.596.7776 (cell)

2 attachments



image (1).png
154K



99-898 Regulatory Agrmt-1 (1).pdf
809K

Recording requested by and
when recorded mail to:

Tax Credit Allocation Committee
915 Capitol Mall, Room 485
P.O. Box 942809
Sacramento, CA 94209-0001

Stanislaus, County Recorder
Karen Mathews Co Recorder Office
DOC- 2000-0080323-00

Tuesday, SEP 26, 2000 11:08:03
Ttl Pd \$0.00 Nbr-0000600967

BBA/R3/ 1-13

Free Recording Requested
In Accordance With
Government Code 6103

Space above this line
for Recorder's use

REGULATORY AGREEMENT

Federal Credits

Tax-Exempt Bond Financed Project

This Regulatory Agreement (this "Agreement") is made between the California Tax Credit Allocation Committee ("TCAC"), established under Section 50199.8 of the Health and Safety Code of the State of California, and Turlock Lake Park, L.P., a California Limited Partnership ("Owner") and is dated as of July 16, 1999 (the "Effective Date"). The Owner has requested TCAC's determination and TCAC has determined that the Project (as herein defined) satisfies the requirements of the State of California's Qualified Allocation Plan relating to the low-income housing tax credit (the "Federal Tax Credit") under Section 42 of the Internal Revenue Code of 1986. The Tax Credit relates to a multifamily rental housing project known as Lake Park Apartments, identified in the records of TCAC by TCAC# CA-99-898 and IRS Building Identification Number CA-99-89801 through CA-99-89813, and located on the real property described in Exhibit A of this Agreement, attached hereto and incorporated herein (the "Project"). This Agreement is intended to constitute the extended low income housing commitment required by Section 42(h)(6) of the Internal Revenue Code. Accordingly, in consideration of the allocation relating to the Tax Credit by TCAC and the requirements of the Internal Revenue Code, the Owner and TCAC hereby agree as follows:

Section 1. Definitions.

a. Unless the context otherwise requires, capitalized terms used in this Agreement shall have the following meanings:

"Agreement" means this Regulatory Agreement between TCAC and the Owner.

"Applicable Fraction" means the smaller of the Unit Fraction or the Floor Space Fraction, all calculated in accordance with Section 42(c)(1) of the Code.

"Area Median Gross Income" means the median gross income of the area in which the Project is located as determined by the Secretary for purposes of Section 42 of the Code, including adjustments for family size.

"Assumption Agreement" shall have the meaning assigned in Section 14 hereof.

"Code" means those provisions of the Internal Revenue Code of 1986, as amended, and regulations promulgated pursuant thereto.

"Compliance Period" means the period of 30 consecutive taxable years beginning with the first taxable year of the Credit Period.

"Credit Period" means, with respect to the State Tax Credit, the period of four taxable years beginning with the taxable year the Project is placed in service or (at the election of the Owner) the succeeding taxable year, and with respect to the Federal Tax Credit, the period of ten taxable years beginning with the taxable year the Project is placed in service or (at the election of the Owner) the succeeding taxable year, as further provided pursuant to Section 2b hereof.

"Effective Date" means the date first set forth herein above.

"Federal Tax Credit" means the low-income housing tax credit under Section 42 of the Code.

"Floor Space Fraction" means the fraction, the numerator of which is the total floor space of the Low-Income Units in a building and the denominator of which is the total floor space of the Units in such building.

"Gross Rent" means all amounts paid by a Tenant for rent, determined in a manner consistent with Section 42(g)(2) of the Code. If the Tenant pays utilities directly, Gross Rent shall include any utility allowance prescribed by the Secretary.

"Income" means the income of a Tenant determined in a manner consistent with the requirements of Section 142(d)(2)(B) of the Code.

"Low-Income" means, with respect to any Tenant, an income level not exceeding 50% or 60% of Area Median Gross Income, as provided in Section 4b hereof, or such alternative income level as may be set forth in Appendix A.

"Low-Income Tenant" means a Tenant who, when the Tenant originally occupied the Unit, had an Income qualifying as Low-Income. For so long as the Tenant occupies the particular Unit [or another unit in the same building], the Tenant will remain a Low-Income Tenant if the Tenant's Income, upon the most recent income certification, does not exceed 140% of Low-Income.

"Low-Income Unit" means a Unit in the Project that is occupied by a Low-Income Tenant, is Rent-Restricted and meets the other requirements of Section 42 of the Code, in particular, Section 42(i)(3).

"Minimum Amount" means the number of Units in the Project required to be Low-Income Units, which Minimum Amount for this Project is 20% or 40% of the Units, as provided in Section 4b hereof. Notwithstanding the Minimum Amount, the Applicable Fraction for this project shall be no less than that set forth at Section 4c hereof.

"Owner" means Turlock Lake Park, L.P., a California Limited Partnership, or successors.

"Project" means the residential rental housing project known as Lake Park Apartments, TCAC# CA-99-898, and located on the real property described in Exhibit A.

"Qualified Low-Income Housing Project" means a residential rental project meeting the requirements of Section 4 hereof.

"Rent-Restricted" means, with respect to any Unit, that the Gross Rent with respect to such Unit is not more than 30% of the imputed income limitation applicable to such Unit pursuant to Section 42(g)(2)(C) of the Code, as modified by Appendix A, if applicable.

"Secretary" means the Secretary of the Treasury of the United States.

"Service" means the United States Internal Revenue Service and any successor thereto.

"State Tax Credit" means the low-income housing tax credit under the provisions of Sections 12206 17058 and 23610.5 of the Revenue and Taxation Code.

"Tax Credit" means the low-income housing tax credit under Section 42 of the Code.

"TCAC" means the Tax Credit Allocation Committee and its successor.

"TCAC Compliance Monitoring Procedures" means those procedures and requirements adopted or imposed by TCAC for the purpose of discharging its responsibilities pursuant to Section 42(m)(1)(B)(iii) of the Code to monitor compliance by the Owner and the Project with the provisions of Section 42 of the Code and notify the Service of instances of noncompliance.

"Tenant" means the individual or individuals entitled to occupy a Unit in the Project by lease or other legal relationship with the Owner.

"Unit" means any residential rental unit in the Project consisting of an accommodation containing separate and complete facilities for living, sleeping, eating, cooking, and sanitation; provided, however, that single room occupancy units used on a nontransient basis may be treated as Units.

"Unit Fraction" means the fraction, the numerator of which is the number of Low-Income Units in a building and the denominator of which is the number of Units in such building.

b. Any term or phrase which is used in this Agreement and not defined herein shall have the meaning, if any, assigned thereto in Section 42 of the Code. Any term or phrase which is defined herein shall, unless the context shall clearly indicate otherwise, be interpreted in a manner consistent with the provisions and requirements of Section 42 of the Code.

Section 2. Term.

a. This Agreement shall commence as of the Effective Date and shall terminate on the last day of the Compliance Period (the "Term"), unless earlier terminated pursuant to Section 2c hereof.

b. The Credit Period commences with respect to each building in the Project (i) the taxable year in which the building is placed in service or (ii) the succeeding taxable year, at the irrevocable election of the Owner pursuant to Section 42(f) (1)(B) of the Code. In the case of the Project, the Credit Period begins in the calendar year ~~20~~¹⁹⁹⁹ or **set forth at Appendix A with respect to individual buildings.**

c. Notwithstanding subsection a. of this Section 2, this Agreement shall terminate with respect to any building in the Project on the date such building is acquired by foreclosure or instrument in lieu of foreclosure unless the Secretary determines that such acquisition is part of an arrangement a purpose of which is to terminate such period; provided, however, that, except for eviction for good cause, the Tenant of any Low-Income Unit shall be entitled to occupy such Unit in accordance with the provisions of this Agreement for a period of three years following such termination.

Section 3. Filing. This Agreement, and all amendments hereto, shall be recorded as a restrictive covenant in the official records of the County of Stanislaus in which the Project is located. The Owner shall pay all fees and charges incurred in connection with such recording.

The Owner intends, declares and covenants, on behalf of itself and all future owners and operators of the Project during the Term of this Agreement, that this Agreement and the covenants and restrictions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Project (i) shall be and are covenants running with the Project land, encumbering the Project land for the Term of this Agreement and binding upon the Owner's successors in title and all subsequent owners and operators of the Project land, and (ii) shall bind the Owner (and the benefits shall inure to TCAC and any past, present or prospective Tenant of the Project) and its respective successors and assigns during the Term of this Agreement. The Owner hereby agrees that any and all requirements of the laws of the State of California to be satisfied in order for the provisions of this Agreement to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements or privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the Project land. For the Term of this Agreement, each and every contract, deed or other instrument hereafter executed conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Agreement; provided, however, that the covenants contained herein shall survive and be effective regardless of whether such contract, deed or other instrument hereafter executed conveying the Project or portion thereof provides that such conveyance is subject to this Agreement.

Section 4. Qualified Low-Income Housing Project.

a. The Owner shall maintain the Project as a Qualified Low-Income Housing Project within the meaning of Section 42 of the Code at all times, commencing with the last day of the first year of the Credit Period and continuing throughout the Term of this Agreement. To this end, and without limitation, the Owner shall --

(i) operate the Project such that at least the Minimum Amount of the Units in the Project are Low-Income Units, and

(ii) assure that Units in the Project are (A) available for use by the general public, (B) suitable for occupancy and (C) used on other than a transient basis.

b. For purposes of this Agreement and Section 42 of the Code, the Owner has elected to comply with [] the "20-50 test" pursuant to which "Low-Income" is defined as 50% of Area Median Gross Income and the Minimum Amount is 20% of the Units in the Project or [X] the "40-60 test" pursuant to which "Low-Income" is defined as 60% of Area Median Gross Income and the Minimum Amount is 40% of the Units in the Project.

c. The amount of Tax Credit allocated to the Project is based on the requirement that the Applicable Fraction for buildings in the Project will be at least 100% or as specified, building-by-building, at Appendix A. The Owner's failure to ensure that each building in the Project complies with such requirement will cause TCAC to report such fact to the Service which may result in the reduction and recapture by the Service of Tax Credit, and (ii) to take other appropriate enforcement action, including, but not limited to, the remedies provided herein.

d. The Owner may not refuse to lease a Unit in the Project to a prospective Tenant who holds a voucher or certificate of eligibility for assistance pursuant to Section 8 of the United States Housing Act of 1937, as amended, because of the status of such prospective Tenant as the holder of such voucher or certificate.

e. The Project and the Owner are subject to the additional and/or modified requirements, if any, set forth at Appendix A, which requirements are incorporated herein and made a part hereof.

Section 5. Annual Determinations; Low-Income Units. Upon initial occupancy and, unless otherwise allowed under Section 42 of the Code and specifically authorized by TCAC, at least annually thereafter, the Owner shall determine and certify the Income of each Low-Income Tenant. If, upon any such annual certification, the Tenant of a Low-Income Unit who was, at the last income certification, a Low-Income Tenant, is found no longer to be a Low-Income Tenant, such Unit will continue to be treated as a Low-Income Unit until the next available Unit of comparable or smaller size in the building (i) is rented to a person who is not a Low-Income Tenant or (ii) is rented without being Rent-Restricted. A Low-Income Unit that has been vacated will continue to be treated as a Low-Income Unit provided that (I) reasonable attempts are made to rent the Unit and (II) no other Units of comparable or smaller size in the building are rented to persons who are not Low-Income Tenants or are rented without being Rent-Restricted. In no case will a Unit be treated as a Low-Income Unit if all the Tenants of the Unit are students (as determined under Section 151(c)(4) of the Code), no one of whom is entitled to file a joint income tax return; provided, however, that such rule shall not apply to the types of students identified at Section 42(i)(3)(D) of the Code, or any successor to such provision, as applicable to the Project.

Section 6. Compliance Monitoring. The Owner acknowledges that TCAC is required, pursuant to Section 42(m)(1)(B)(iii) of the Code, (i) to monitor the Owner's and the Project's compliance with the requirements of Section 42 of the Code and (ii) to notify the Service of any noncompliance which is found. The Owner agrees (I) to maintain records that substantiate and document such compliance, preserving such records for the period required by the Service and TCAC, (II) to take all actions required by TCAC pursuant to the TCAC Compliance Monitoring Procedures to assist or cooperate with TCAC in monitoring such compliance and (III) to pay the fee prescribed by TCAC with respect to such monitoring. The TCAC Compliance Monitoring Procedures require, among other things, that the Owner annually certify to TCAC (on such forms as are prescribed by TCAC) the number of Units in the Project which are Low-Income Units, the percentage of floor space in the Project which is allocable to Low-Income Units, that the Project continues to be a Qualified Low-Income Housing Project; provided, however, that in the first

year of the Credit Period, the Owner shall certify individually with respect to each month of such year the number of Low-Income Units in the Project and the percentage of floor space devoted to such Units on the last day of the month. The Owner is responsible for full adherence to the TCAC Compliance Monitoring Procedures without regard to whether particular requirements of those procedures are enumerated in this Agreement. The Owner agrees TCAC may, at any time during the construction, rehabilitation, or operation of the Project, enter and inspect the Project to evaluate its physical and financial condition, construction, rehabilitation, operation, management and maintenance.

Section 7. Notification of Noncompliance. The Owner agrees to notify TCAC or its designee if there is a determination by the Service that the Project is not a "qualified low-income housing project" within the meaning of Section 42(g) of the Code. Notification to TCAC will be made within ten business days of receipt of any such determination.

Section 8. Security for Performance. The Owner hereby assigns its interest in the rents from the Project to TCAC as security for the performance of the Owner's obligations under this Agreement. However, until and unless the Owner defaults in its obligations under this Agreement, the Owner is entitled to collect, retain and apply such rents.

Section 9. Remedies. In the event the Owner defaults in its obligations under this Agreement and such default is not cured within a reasonable time period, the remedies of TCAC, the Tenants and any former or prospective Low-Income Tenants shall include, but are not limited to, the following:

a. collecting all rents with respect to the Project and applying them (i) to meet the ongoing costs of operating the Project, (ii) to pay debt service, (iii) to reimburse any Low-Income Tenants who may have been charged a Gross Rent above the applicable Rent-Restricted level or (iv) to assure the long-term, Low-Income use of the Project consistent with the requirements of Section 42 of the Code and this Agreement;

b. taking possession of the Project and operating the Project in accordance with the requirements of this Agreement, including the collection and application of rents in accordance with subsection a of this Section 9, until the Owner demonstrates that it will operate the Project in accordance with this Agreement;

c. applying to any court for specific performance of any of the obligations herein set forth;

d. securing the appointment of a receiver to operate the Project in a manner consistent with this Agreement, including subsections a and b of this Section 9;

e. suit against the Owner for damages or for the disgorgement of rents collected in excess of those which would have been received had the Owner complied with the requirements of this Agreement; and

f. requiring the replacement of the manager of the Project with a property manager approved by TCAC, in the event the Owner fails to maintain the Project in sound and habitable condition, such that each Low-Income Unit is suitable for occupancy in accordance with the requirements of Section 42 (I) (3) (B) (I) of the Code and Section 4a of this Agreement;

g. requiring the payment of an increased compliance monitoring fee by the owner for such period as TCAC determines appropriate; and

h. such other relief as may be appropriate.

Section 10. Enforceability. This Agreement may be enforced by TCAC or its designee, including any agency of State or local government identified at Appendix A hereto or otherwise in a written notice provided by TCAC to Owner. In addition, the Agreement shall be deemed a contract enforceable by, and shall inure to the benefit of, one or more Tenants or persons meeting the Low-Income restriction, whether past, present, or prospective Tenants, as third-party beneficiaries hereof. TCAC, its designee and/or any Tenant or other third-party beneficiary shall be entitled to reasonable attorneys' fees and other legal costs in any judicial or administrative action in which such party shall prevail.

Section 11. No Conflicting Agreements. The Owner warrants that it is not bound by and will not execute any other agreement with provisions that bind it to violate the provisions of this Agreement; provided, however, that with the approval of TCAC, this Agreement may be subordinated, if required, to any lien or encumbrance of any banks or other institutional lenders to the Project; provided, further, that the terms of any such subordination shall provide that (i) prior to any such lender's acquisition of the Project by foreclosure or instrument in lieu of foreclosure, the exercise of any remedy or authority by any such lender shall be subject to all of the requirements of the Agreement, and (ii) subsequent to any such lender's acquisition of the Project by foreclosure or instrument in lieu of foreclosure, the requirement of Section 2c hereof, with respect to the continuation of occupancy and rent restrictions for three years following certain terminations of this Agreement, shall remain in effect.

Section 12. Successors Bound. This Agreement and the covenants and conditions contained herein shall run with the land and shall bind, and the benefits shall inure to, respectively, the Owner and its successors and assigns and all subsequent owners of the Project or any interest therein, and TCAC and its successors and assigns, for the Term of this Agreement, without regard to whether any such parties shall have executed an Assumption Agreement with respect hereto. Upon termination of this Agreement, the covenants and conditions contained herein shall expire, except that the requirement of Section 2c hereof, with respect to the continuation of occupancy and rent restrictions for three years following certain terminations of this Agreement, shall remain in effect.

Section 13. Amendments; Waivers. Except as otherwise provided in this Agreement, this Agreement may not be amended, changed, modified, altered or terminated except by written instrument executed and acknowledged by each of the parties hereto or their successors and duly recorded in the official records of the county in which this Agreement is recorded. Any waiver of any provision of this Agreement shall not be deemed to be an amendment hereof. Upon request by TCAC, the Owner agrees that it will take all actions necessary to effect any amendment of this Agreement which may be necessary in TCAC's sole discretion to comply with the Code, and any and all applicable rules, regulations, policies, procedures, rulings or other official statements pertaining to the Tax Credits.

Section 14. Assignment by Owner. The Owner may not sell or otherwise dispose of any portion of any building in the Project unless it disposes of the entire building to the same person. Upon sale or transfer of the Project, the Owner shall be relieved of all obligations under the Agreement and the transferee shall succeed to and be bound by all of the Owner's rights and obligations hereunder, without regard to whether the transferee has executed an Assumption

Agreement as hereinafter provided. Prior to any transfer of the Project, the Owner shall notify TCAC in writing and provide the name(s) and address(es) and financial reports of the prospective successor owner and operator. The Owner shall require, as a condition precedent to any sale, transfer or exchange or any other disposition of the Project prior to termination of this Agreement, that the purchaser or successor assume, in writing, in an Assumption Agreement acceptable to TCAC, the Owner's obligations hereunder and under Section 42 of the Code and applicable regulations, which Assumption Agreement shall be delivered to TCAC in executed, recordable form prior to any such sale, transfer or exchange. This provision shall not act to waive any other restriction on sale, transfer or exchange of the Project or any building in the Project. The Owner agrees that any sale, transfer or exchange of the Project without execution of an Assumption Agreement or otherwise in contravention of the provisions of this Section 14 shall be voidable at the discretion of TCAC. Changes in the constituents of the Owner shall not constitute a default under this Agreement. Owner acknowledges that the sale, transfer or exchange of the Project, or any interest in the Project or the Owner, consistent with the requirements of this Agreement, does not relieve the Owner or any of its constituents from any obligations which it may have under Section 42 of the Code, including those with respect to recapture of Tax Credit or any alternative thereto.

Section 15. Notices. All notices, certificates or other communications shall be sufficiently given and shall be deemed received on the second day following the date on which the same have been mailed by certified mail, postage prepaid, or sent by other method which produces evidence of delivery thereof, addressed as follows:

To the TCAC:

California Tax Credit Allocation Committee
915 Capitol Mall, Room 485
P.O. Box 942809
Sacramento, CA 94209-0001

To the Owner:

Turlock Lake Park, L.P., a California Limited Partnership
1801 East Parkcourt Place, Building E, Suite 204
Santa Ana, CA 92701

TCAC and the Owner may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 16. Indemnification. The Owner agrees to indemnify and hold harmless the Chairperson, TCAC committee members, TCAC officers, directors and employees from and against all liabilities, losses, claims, damages, judgments, costs and expenses (including, without limitation, reasonable attorneys' fees) incurred by TCAC as a result of any material inaccuracy in any of the representations and warranties contained in this Agreement, or as a result of any action by the Owner, including claims by third parties.

The Owner agrees that should any claims, demands, suits or other legal proceedings be made or instituted by any person against TCAC which arise out of any of the matters relating to this Agreement, the Owner will cooperate fully with TCAC in the defense or other disposition thereof.

Section 17. Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

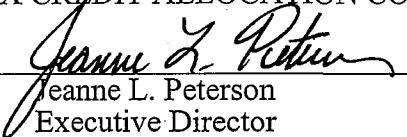
Section 18. Governing Law. This Agreement shall be governed by the laws of the State of California, excluding conflicts provisions, and, where applicable, the laws of the United States of America.

Section 19. Survival of Obligations. The obligations of the Owner as set forth herein and in the application shall survive the allocation of the Tax Credit and shall not be deemed to terminate or merge with the awarding of the allocation.

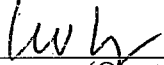
Section 20. Interpretation. TCAC's interpretation of this Agreement shall be controlling for purposes of determining whether (i) the Compliance Period shall have commenced, (ii) this Agreement shall have been terminated in accordance with Section 2 hereof, and (iii) the Additional Use Restrictions elected at Appendix A hereto, if any, shall have been complied with.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their respective duly authorized representatives, as of the day and year first written above.

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

By 
Jeanne L. Peterson
Executive Director

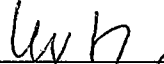
TURLOCK LAKE PARK, L.P., A CALIFORNIA LIMITED PARTNERSHIP

By 
(Owner)

Leo Puig
(Please type or print name)

The undersigned, owners of the property described on Exhibit A hereto, hereby consent to recordation of this Regulatory Agreement against such property, and agree that such property shall be bound by the provisions thereof.

TURLOCK LAKE PARK, L.P., A CALIFORNIA LIMITED PARTNERSHIP

By 

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On

8/11/00

Date

, before me,

Thomas L. Davis

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

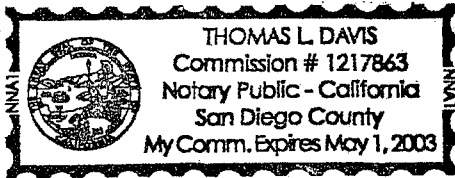
personally appeared

Leo Putg

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

CALIFORNIA ALL-PURPOSE NOTARY ACKNOWLEDGMENT

State of California
County of Sacramento

On this 14th day of September, 2000, before me,

Terry J. Anderson, Notary Public

Name, Title of Officer

personally appeared

Jeanne L. Peterson

Name(s) of Signer(s)

☒ personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

*** OPTIONAL SECTION ***
CAPACITY CLAIMED BY SIGNER

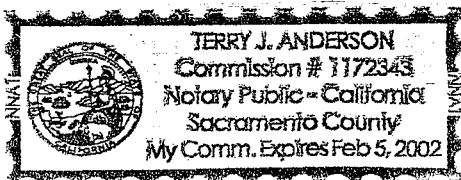
Through statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR

☒ OTHER:
Executive Director
California Tax Credit Allocation
Committee

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

California Tax Credit Allocation
Committee



WITNESS my hand and official seal.

Terry J. Anderson
SIGNATURE OF NOTARY

***** OPTIONAL SECTION *****

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

TITLE OR TYPE OF DOCUMENT Regulatory Agreement - CA - 99-898
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

EXHIBIT A
to Regulatory Agreement

Description of the real property
on which the Project is located

CA-99-898

Location:

381 West Hawkeye Avenue
Turlock, CA 95380-1731

Legal Description:

Description: The land referred to herein is situated in the State of California, County of Stanislaus, City of TURLOCK, and is described as follows:

PARCEL 1 AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON FEBRUARY 26, 1973, IN VOLUME 16 OF PARCEL MAPS, AT PAGE 41, AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN.

ASSESSOR'S PARCEL NO.: 071-15-16-241

Project Size Description:

13 Buildings
103 Low-Income Units; 1 Manager's Unit
16 1-Bedroom; 72 2-Bedroom;
16 3-Bedroom; 0 4-Bedroom;
0 5-Bedroom

080323 SEP 26 00

Appendix A

Designation of First Year of Credit Period by Building

Building Id. _____	First Year of Credit Period 199_
Building Id. _____	First Year of Credit Period 199_
Building Id. _____	First Year of Credit Period 199_
Building Id. _____	First Year of Credit Period 199_
Building Id. _____	First Year of Credit Period 199_
Building Id. _____	First Year of Credit Period 199_

Minimum Applicable Fraction by Building

Building Id. _____	Minimum Applicable Fraction ____%
Building Id. _____	Minimum Applicable Fraction ____%
Building Id. _____	Minimum Applicable Fraction ____%
Building Id. _____	Minimum Applicable Fraction ____%
Building Id. _____	Minimum Applicable Fraction ____%
Building Id. _____	Minimum Applicable Fraction ____%

Agency Designated to Enforce

At any time during the Compliance Period, the California Tax Credit Allocation Committee may designate an agency of local government to enforce the terms of this Agreement. The Department designates the following agency of local government for such purpose:

080323 SEP 26 00

M E M O R A N D U M

To: Katie Quintero, City of Turlock
From: Karen Chavez, Planner, and Andrew Hill, Principal
Re: Stakeholder Interview Summaries
Date: May 2023

Dear Katie,

This memo summarizes the five housing forum sessions held between April 18 to April 21, 2023. The summaries include constraints and opportunities, as well as unique perspectives heard by the stakeholders in each session.

Session #1 April 18, 2023, 10:30am

In this session, participants discussed the type of housing they design for and the location of these projects throughout Stanislaus County. Projects include a mix of garden style apartments, single-family homes, and accessory dwelling units (ADUs). Participants suggested that tandem parking may aid with reduced setbacks, as well as reduced driveway apron. As for ADUs, participants discussed that opportunities exist on existing and new lots, where objective design and development standards may help. Participants also noted barriers to infill development, which include setbacks and building coverage, parking requirements, FAR (Floor Area Ratio) for residential, and open space requirements.

Session #2 April 18, 2023, 11:30am

Participants in this session detailed the construction and development of affordable housing within the city, namely discussing shelter/transitional housing, No Place Like Home program, and other pipeline projects. Participants noted there is opportunity for housing around California State University, Stanislaus, where the development is more tolerated by the community. There are also opportunities to renovate and restore older facilities along commercial corridors that may be repurposed for affordable housing. Participants also discussed the challenges to develop affordable housing in the community. Participants suggested attitudes around affordable housing can be combatted with education about the need of the population and housing, particularly showing which faces in the community are most in need.



CITY OF TURLOCK MEMORANDUM

Session #3 April 18, 2023, 1:30pm

Participants in this session discussed challenges for special needs groups in Turlock, particularly the struggles of finding and keeping housing due to being on a fixed income, being priced out, and often times, not having a support system like a family. Displacement prevention is a key for special needs groups, such as those needing mental health/drug rehab services, youth between 13 to 17, and families. Participants also listed barriers to accessible housing, like limited supply, affordability, and support services, while others discussed possible solutions, like flexible zoning, flexible funds, and utility assistance to keep people in their homes. Participants also discussed topics of fair housing, such as tenant rights education for youth, and generational poverty may lead to income segregation.

Session #4 April 18, 2023, 2:30pm

In this session, market rate developers discussed constraints and opportunities to developing housing in Turlock. Participants noted increasing opportunities for multi-family residential (MFR) due to interest rates going up; however, some participants noted that MFR still may not pencil out for some developers. Participants discussed that zoning could be a challenge for development, as Planned Development (PDs) zoning and specific plans can make it difficult to develop housing. Additionally, the City of Turlock does not permit housing on commercially zoned properties, whereas other jurisdictions in Stanislaus County do, such as Modesto. Specific plans can make costs of housing development high; however, financing programs and Enterprise Loan Funds (ELFD) can help. Participant also discussed SB 330 and how medium density is set up for duplexes. There are also opportunities for the City to annex land in northern Turlock, about 30+ acres, that has infrastructure in place.

Session #5 April 21, 2023, 9:30am

There was discussion about student housing near California State University, Stanislaus, as there has been an increase of students living at home with their parents versus those living independently, due to the high cost of units for students. Potential subsidies to increase accessibility for lower-income students, as well as partnering with campuses to reduce rates and expand number of beds with tax exempt bonds were discussed as potential solutions. The success of student housing property The Vista was explored. The conversation also included challenges to building housing in Turlock, where the participant noted two: increasing construction costs, due to interest rates, and increasing operating costs, such as security and insurance. Challenges are faced by both market-rate and affordable housing developers. Participants suggested the build-to-rent model as an opportunity for Turlock's market communities and recommended developing underutilized shopping centers along Geer Road, downtown areas, or Monte Vista corridors for rental housing opportunities.

Turlock Housing Element Update Pop-Up Outreach

LOCATION

- Columbia Park, Turlock, CA 95380, 6 to 8pm

ATTENDEES

Staff

- Devaki Handa (D&B)
- Alyssa Plese (D&B)

Participants

- Approximately 30 community members

SUMMARY

The pop-up outreach was conducted at Columbia Park during National Night Out, a community event attended primarily by families in Turlock. Approximately 30 community members visited the Housing Element Update Popup Outreach booth throughout the evening. Staff from Dyett and Bhatia were present to gather feedback on where Turlock should promote housing production to inform the Housing Element Update. Participants also had the opportunity to ask questions, participate in surveys, and mark their first, second, and third choices for the potential location of future housing in Turlock on a large map presented on an informational board.

- A strong majority of the individuals who visited the popup were supportive of new housing in Turlock. The most popular areas indicated were concentrated around the Colorado Opportunity Area as well as the northern section of the Geer Road Opportunity Area.
- Participants hoped that new housing would improve affordability and expressed desires to live closer to their workplaces. Some indicated that they worked near North Turlock, Downtown, or along Geer Road.
- People were also curious to know what kind of housing was proposed and supported the idea of infill development and multifamily housing on Turlock's underutilized or vacant properties.

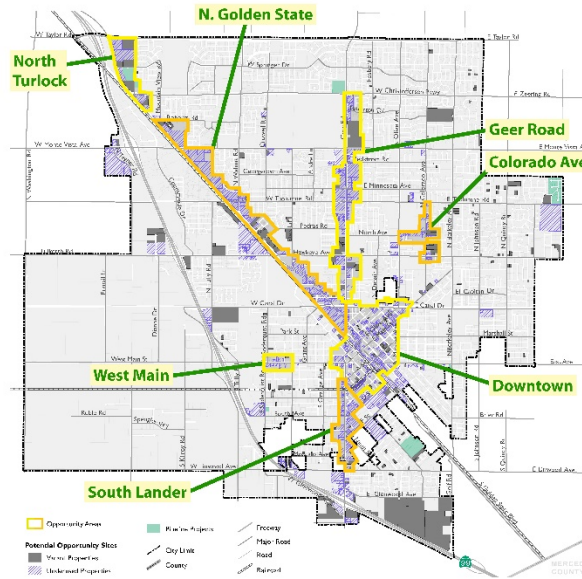
WHERE SHOULD TURLOCK PROMOTE NEW HOUSING?

The City of Turlock is updating our long-range plan (called the General Plan) to meet projected housing needs and improve quality of life in the city. These issues are closely linked. An adequate supply of reasonably priced housing is the foundation of a strong and growing economy and it also ensures that nurses, teachers, firefighters and other essential workers can afford to live in Turlock. Amid the ongoing housing crisis in California, Turlock is required by law to plan for at least 5,802 new homes by 2031 to keep pace with housing demand.

The map at the right shows some locations with potential for new townhomes and apartments that can provide more affordable options students, seniors, and young people starting out.

Place a sticker on the map to indicate your top 3 locations for new housing:

● 1st Choice ● 2nd Choice ● 3rd Choice



City of Turlock Housing Element Update



Take the Turlock General Plan Survey:



bit.ly/Turlock-GP-Survey

You could win one of three \$100 Visa gift cards by participating!



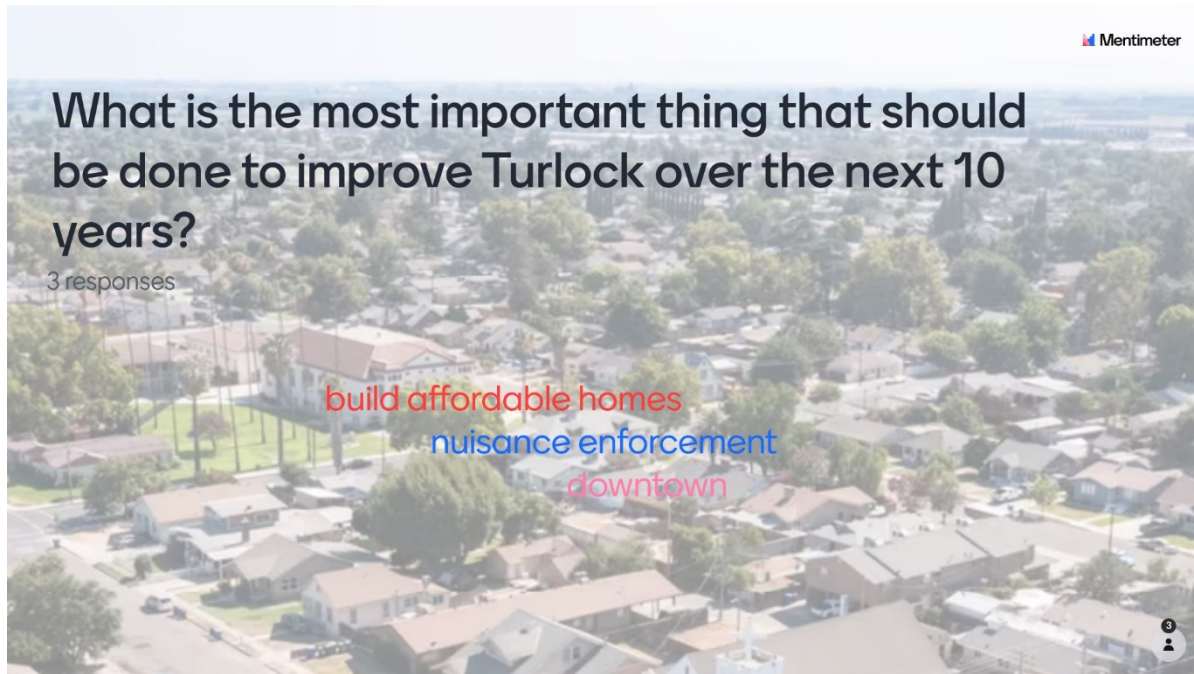
This map displays the San Joaquin Hills region, highlighting several designated Opportunity Areas. The areas are color-coded: North Turlock (yellow), N. Golden State (green), Geer Road (yellow), Colorado (yellow), West Main (yellow), Down (yellow), and South Lander (yellow). The map also shows Pipeline Projects (blue) and Freeways (thick grey lines). Key streets include W Taylor Rd, W Springer Dr, W Christoffersen Pkwy, W Monte Vista Ave, N Washington Rd, N Tully Rd, W Canal Dr, Park St, Grant Ave, S Orange Ave, S Glenwood Ave, E Taylor Rd, E Zeena Rd, E Minnesota Ave, E Tuolumne Rd, E Canal Dr, Marshall St, Brier Rd, S Johnson Rd, S Quincy Rd, S Golden State Blvd, W Linwood Ave, W Glenwood Ave, W Spring St, W Main St, W 1st St, W 2nd St, W 3rd St, W 4th St, W 5th St, W 6th St, W 7th St, W 8th St, W 9th St, W 10th St, W 11th St, W 12th St, W 13th St, W 14th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St, W 21st St, W 22nd St, W 23rd St, W 24th St, W 25th St, W 26th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th 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Mentimeter Survey

The board also included a QR code which led to a mini-survey, and was taken by 3 respondents.

Question 1: What is the most important thing that should be done to improve Turlock over the next 10 years?

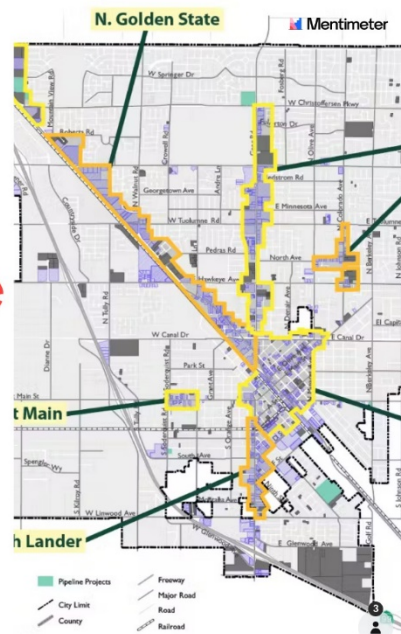


Question 2: Where should Turlock promote new housing?

Where should Turlock promote new housing?

3 responses

colorado ave
glenwood
district 3



Turlock General Plan Update

Community Survey Report

July 2024

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

Table of Contents

Executive Summary.....	I
Survey Organization and Content.....	I
Summary of Key Findings.....	I
Survey Overview and Objectives	4
Analysis of Survey Responses	5
Demographics	5
Community Survey.....	10
Area-Focused Questions	13
Improvements	17
Next Steps	21
Appendix A: Survey Questions.....	A-1
Community Survey.....	A-1
Demographics	A-2
Appendix B: Open-Ended Responses:.....	B-1
Community Survey.....	B-1

Executive Summary

The Turlock Community Survey was conducted from February 1, 2024, to March 1, 2024, to provide residents, business owners, and people working or attending school in Turlock with an opportunity to share input that will inform strategies for Turlock General Plan Update. The survey focused in particular on five areas of Turlock with the greatest potential to accommodate new housing or other types of development over the next 10 years, and the questions were designed to solicit feedback that will help plan where new housing, employment, and shopping should be located and how to achieve other community objectives like improving transportation options, revitalizing older commercial streets, and preserving and enhancing neighborhood character. The survey was conducted in both English and Spanish. A paper version of the survey was mailed to all resident in Turlock.

City staff and consultants implemented a robust program of outreach activities to raise awareness of the survey and promote participation. Mailers were sent to every address in Turlock, with provisions to ensure that both homeowners and renters received notifications.

In total, over 1,501 paper survey responses were mailed back and received by City staff. This survey report documents the survey methodology, provides a profile of respondents, and presents key implications for the planning process. A full and complete record of all comments received is included in the Appendix.

SURVEY ORGANIZATION AND CONTENT

The survey was conducted in both English and Spanish, with paper versions available. Following key objectives were identified for the survey:

1. Inform residents, businesses, and people who work or go to school in Turlock about the purpose and need for the project and the legal requirements for the Housing Element Update;
2. Solicit community input to inform decisions about how and where to accommodate new housing and other types of development as needed to satisfy the City's RHNA obligations and community needs;
3. Garner responses from a wide variety of voices in the community to ensure a full range of perspectives is considered in preparing the General Plan Update.

Recognizing that many residents lead busy lives and may not be able to set aside time to participate in person, a paper survey was designed that displays maps and images of Turlock. The paper survey featured simple, user-friendly question types that allow participants to quickly grasp background information and provide responses. An introductory page provided a brief introduction to the project, framing the challenges and inviting survey responses to help inform strategies to address them. The survey was structured to allow participants to provide quick responses if they only have a few minutes to contribute or to take a deeper dive into issues if they have more time to spend. This approach is intended to maximize participation and allow people to provide meaningful input within time frame they choose.

Drawing on the findings of an analysis of land use conditions and trends in Turlock, the survey presented five subareas of the city with the greatest potential to accommodate new housing and other types of development, based on a consideration of land use characteristics, environmental constraints, and other hazards. Participants were asked to share their thoughts on whether each location is appropriate for housing or other types of development, what types could best be accommodated, and what improvements should be done in Turlock over the next 10 years. All survey questions were optional.

SUMMARY OF KEY FINDINGS

Priorities

- A common theme for all areas of Turlock, especially the Downtown area, was the need for improvement in addressing the homelessness population and general cleanup of the City.
- Respondents expressed the desire for a revitalization of Downtown, including new small business shops and restaurants, improved parking, and fewer fast food restaurants.
- Participants emphasized the need for roadway and sidewalk repairs in all parts of the community, noting Turlock could use upkeep and cleanliness throughout different areas.
- Many respondents echoed the theme of Turlock being a "Little Big Town" and hope to keep charity and hospitality of a small town with big city amenities.

Housing

- Respondents were generally supportive of new housing across the prior four opportunity areas, with the exception of Downtown Turlock.
- Community support for new housing was strongest in the North Golden State Road (64.9 percent) and South Lander (64.5 percent) opportunity areas, while the Downtown Turlock (46.9 percent) opportunity area received the least support.
- Though the general Downtown Turlock opportunity area received the least amount of support for housing, respondents indicated the highest level of support for a specific housing type in Downtown Turlock. About 67.4 percent of respondents indicated mixed-use housing above shops is an appropriate housing type downtown.
- Respondents voiced opposing thoughts for the future of Downtown Turlock: some respondents preferred building higher, more affordable housing, whereas other respondents hoped to keep the growth at an absolute minimum.
- Along the commercial corridors of North Golden State and Geer Road, respondents expressed support for higher density housing types. On North Golden State, there was slightly more support for 4-5 story apartments and condos, while on Geer Road, townhomes and duplexes/triplexes were preferred.
- For the West Main area, respondents expressed preference for small-scale housing types, with ADUs/granny flats, single-family homes, and duplexes/triplexes being the most preferred housing types.
- Respondents expressed support for a mix of housing types in the South Lander area, with mid-range density (duplexes/triplexes) receiving the most support, while single-family homes and garden apartments followed in that order.
- Respondents outlined areas outside of opportunity areas appropriate for new housing: Geer Road & Monte Vista Avenue, Geer Road & Hawkeye Avenue, Citywide vacant lots, Monte Vista Avenue, and West of Highway 99.

Environment

- Many respondents called for improvements to beautify Downtown. In addition to the roadway repairs, respondents would like to see green/open space, flowers and gardens, and an overall cleaner environment.
- Respondents were interested in pedestrian and bicycle infrastructure in the commercial corridors of Geer Road and North Golden State Road. Respondents called for protected bicycle lanes, repaved sidewalks, and creation of running/walking trails.
- For the West Main area, a number of respondents mentioned the need for neighborhood improvements, such as community amenities, new grocery stores, and landscape beautification. Respondents were interested in housing and businesses that blend with current neighborhood, as this area is small and special.

Quality of Life

- For most opportunity areas, survey respondents were very interested in seeing new or improved retail amenities and neighborhood attractions accompany new development, including grocery stores, markets, restaurants, coffee shops, and community activity centers. For North Golden State, Geer Road, and West Main in particular, respondents were in favor of new grocery stores.
- Many respondents expressed interest in creating, improving, and maintaining outdoor recreation opportunities, such as family-friendly parks, soccer fields, and community gardens. Especially in areas that are not currently developed with housing, respondents were eager to see family-friendly parks and open space included in future plans.
- Respondents referenced the need for restoration and rehabilitation of older buildings and homes in West Main area, as many buildings are abandoned, not kept, or worn down.
- For the North Golden State area, respondents envisioned a mixed-use corridor with new commercial and residential opportunities.

Survey Overview and Objectives

The survey was conducted in both English and Spanish with paper versions available. Following key objectives were identified for the survey:

1. Inform residents, businesses, and people who work or go to school in Turlock about the purpose and need for the project and the legal requirements for the General Plan Update;
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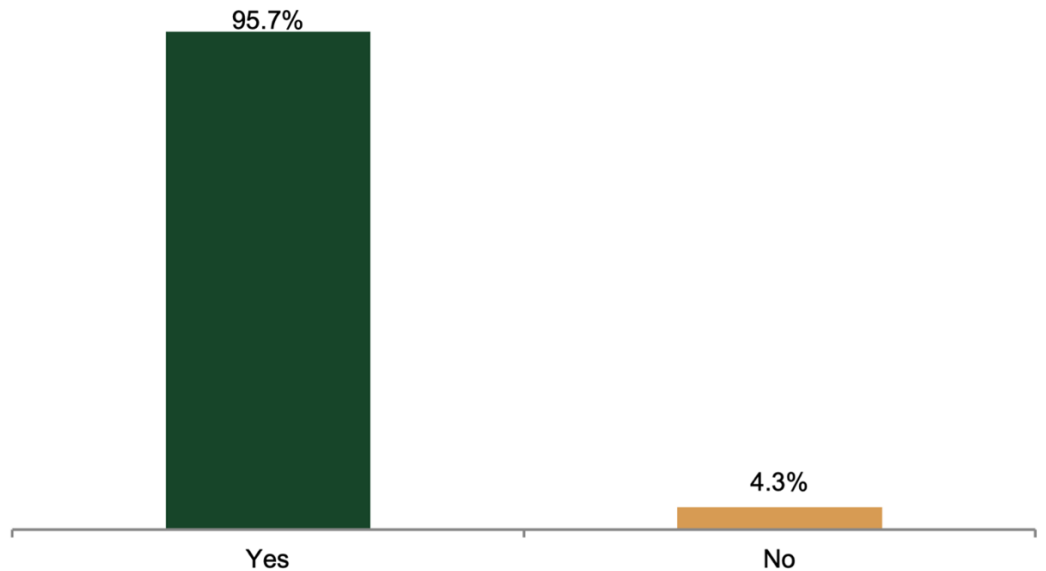
Analysis of Survey Responses

DEMOGRAPHICS

At the conclusion of the survey, respondents were asked to respond to a series of demographic questions asking them if they were residents of Turlock, their zip code, age, gender, and language.

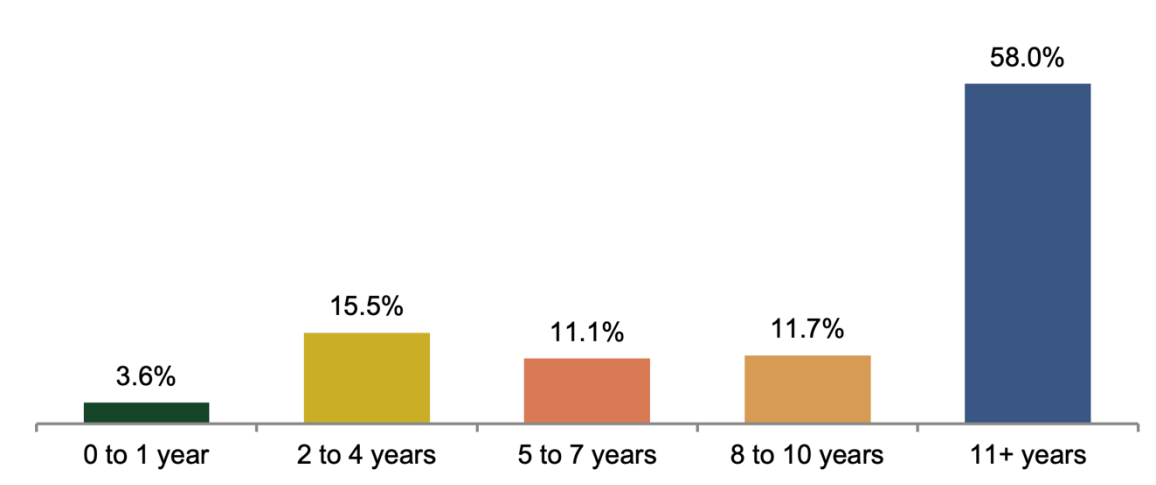
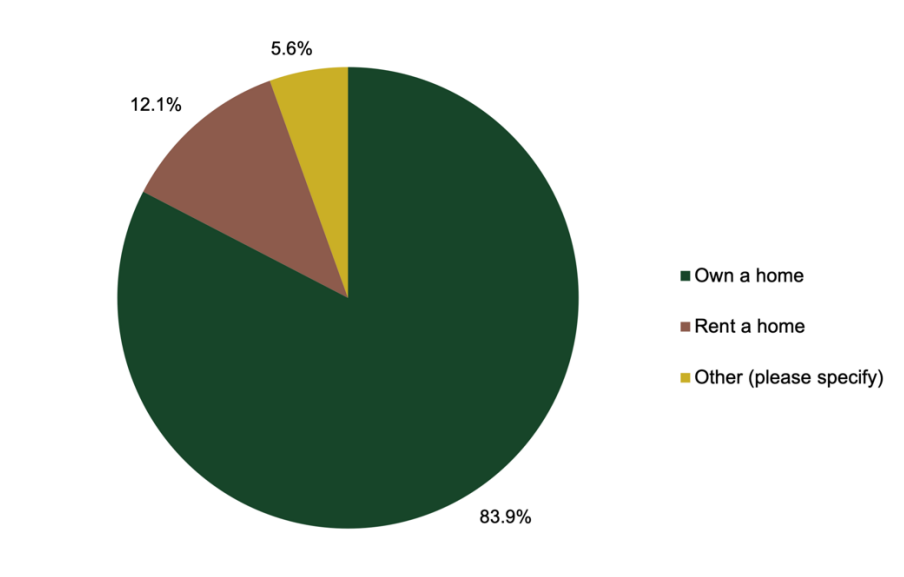
Residence

Figure 1: “Are you a resident of Turlock?”



Respondents were asked if they were residents of Turlock. As shown in Figure 1 above, survey respondents were mostly residents of Turlock: about 1,392 respondents (95.7 percent) were residents from Turlock, whereas 62 respondents (4.3 percent) did not live in Turlock. Respondents who did not live in Turlock most likely own a business or property, as mailers were sent to every address in Turlock.

Those who indicated they live in the City of Turlock were further asked how long they have lived in their current address. Figure 2 shows that most survey respondents are long-time Turlock residents, with 58 percent indicating they have lived in Turlock for 11 years or more, and another 11.7 percent indicating they have lived in Turlock for between 8 and 10 years. In addition, 11.1 percent have lived in Turlock for between 5 to 7 years, 15.5 percent for between 2 to 4 years, and 3.6 percent for less than one year.

Figure 2: “How long have you lived at your current address?”**Figure 3: “Do you own or rent your home?”**

Respondents were asked if they rent or own their home. As seen in Figure 3, the majority of respondents own their home (83.9 percent). About 12.1 percent rent their home in Turlock, while 5.6 percent responded they neither rent or own their home and specified what their living situation was. This differs from the tenure trends reported in 2022 in Turlock; about 53.2 percent of occupied housing units are owner-occupied, while 46.8 percent are renter-occupied.¹ Open-ended responses included employee-sponsored housing, senior retirement community, multi-generational housing, and property manager at self-storage. Other responses are included in Appendix B: Open-Ended Responses.

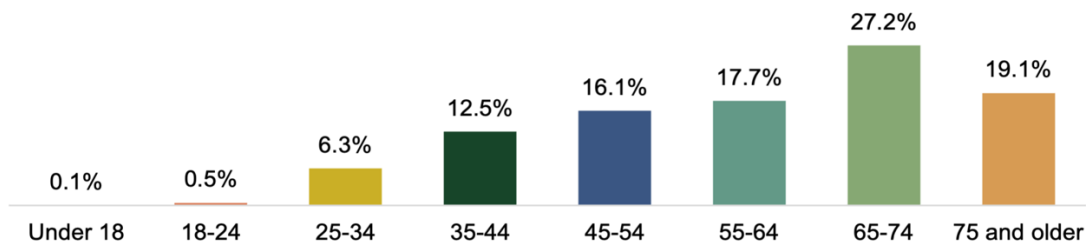
¹ US Census Bureau (2022), American Community Survey 1-year estimates, Table DP04.

Age

Respondents were asked to provide their age. As seen in Figure 5, the survey did capture significant older adult voice, as the largest single age group of survey respondents (27.2 percent) was 65 to 74. The second largest age group was those 75 years and older (19.1 percent). In contrast, survey respondents aged 34 and under make up 6.9 percent of respondents. This may be because the survey was distributed by mail and paper, whereas younger generations are more likely to fill out surveys digitally.

Comparatively, survey age trends differ from the current age trends in Turlock as reported in 2022. The age group 65 to 74 made up 8.6 percent of the population, while the 75 and older age group less at 5.5 percent. The largest age group in Turlock are those under 18 years at 28.9 percent, a contrast to those who filled out the survey. Overall, the 34 and under age group could be represented more, as 51.2 percent of Turlock's overall population is under the age of 34.²

Figure 5: “What is your age?”

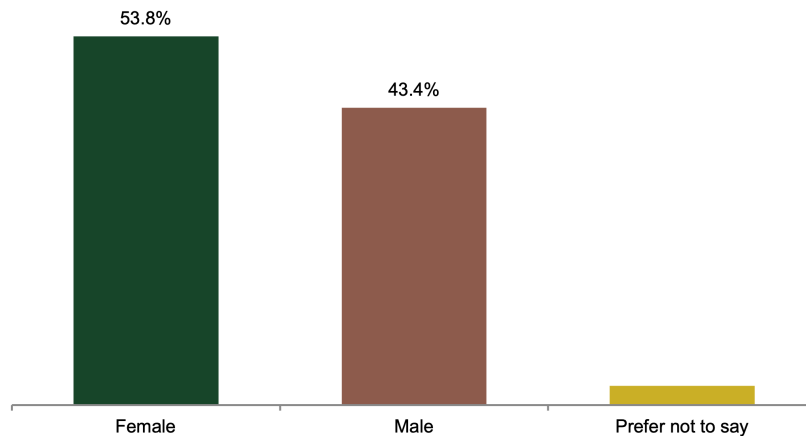


² US Census Bureau (2022), American Community Survey 5-year estimates, Table S0101.

Gender

Respondents were asked to provide their gender. As seen on Figure 6, about 53.8 percent of survey respondents were female, while 43.4 percent of survey respondents were male. About 40 respondents (2.8 percent) preferred not to say. Overall, this data aligns with Turlock's overall population, as there are more females in Turlock (52 percent) than there are males (48 percent).³

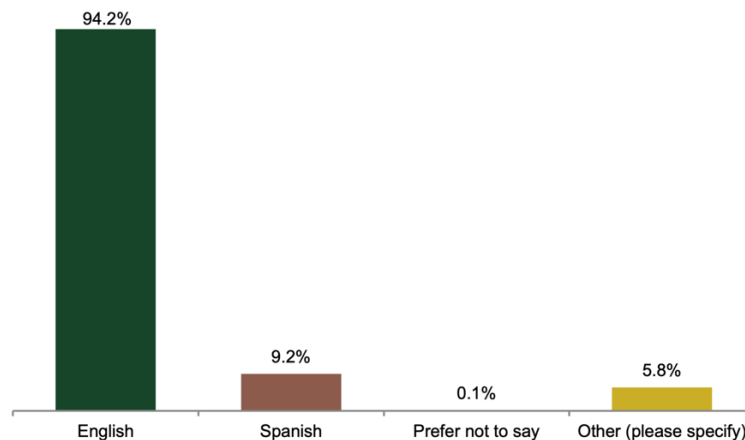
Figure 6: “What is your gender?”



Language Spoken at Home

Respondents were also asked to indicate what language they speak in their home. As seen in Figure 7, the vast majority of respondents (94.2 percent) speak English as their primary language at home. About 9.2 percent of respondents indicated they speak Spanish at home, while 5.8 percent indicated they speak another language not listed on survey. It is important to note that respondents were able to check all responses that applies as many people speak more than one language at home, hence why the percentages do not sum 100 percent. Respondents listed Assyrian, Portuguese, and Punjabi as other languages spoken at home.

Figure 7: “What language do you speak at home? (Please check all that apply.)”



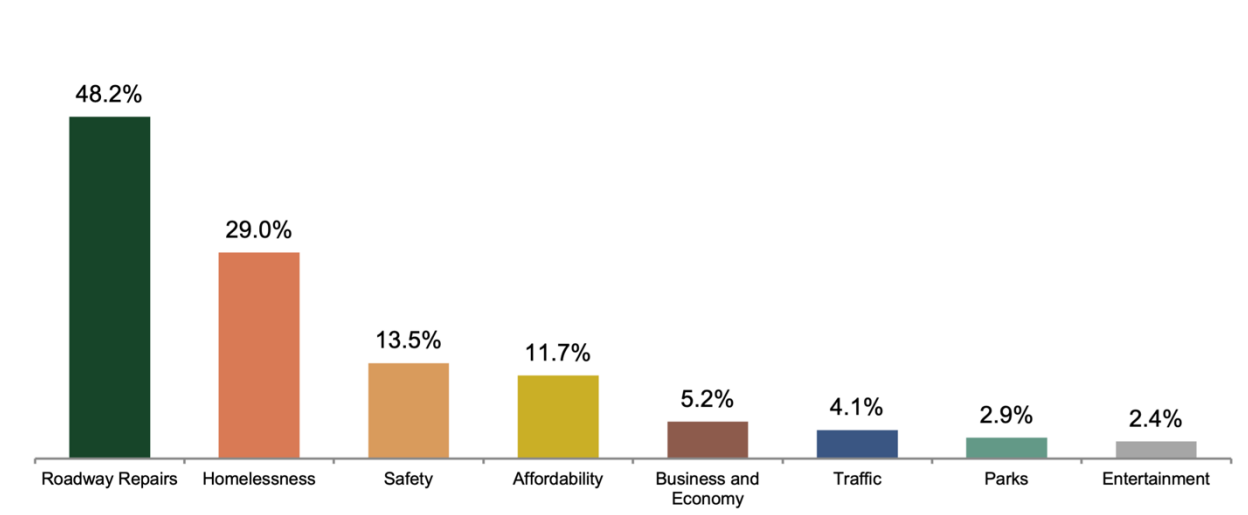
³ Ibid.

COMMUNITY SURVEY

In total, about 1,357 participants responded to this question, while a total of 144 participants skipped the question. The question was asked in open-response format so participants were able to list as little or as many important things as they would like. About 48.2 percent of participants (654 people) noted roadway repairs as the most important thing that should be done to improve Turlock over the next 10 years, while 29 percent (394 people) of participants mentioned homelessness.

Participants emphasized the need to repave roads and sidewalks in all parts of the community, expressing hope for upkeep and cleanliness of the City. Many participants vocalized the caring of people experiencing homelessness, particularly by providing resources and housing. In general, participants expressed improving the City by cleaning up homelessness encampments, repairing roads and sidewalks, providing better water quality, stimulating job growth, and developing affordable and healthy grocery stores.

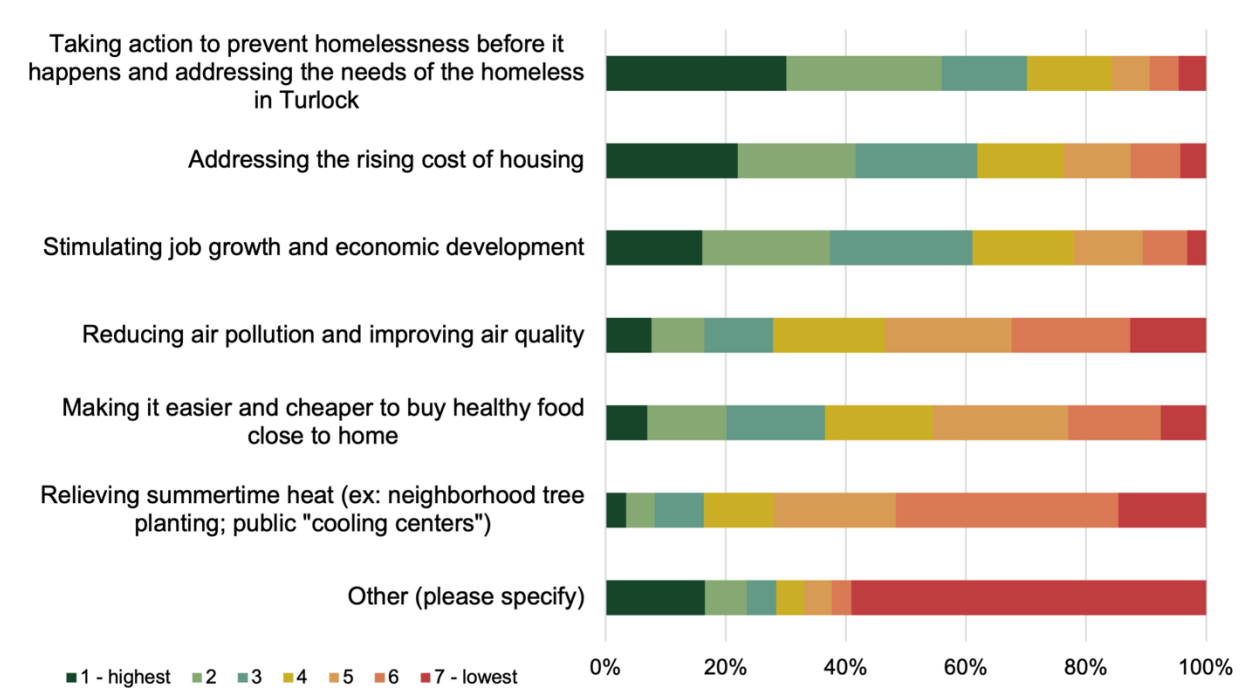
Figure 8: “What is the most important thing that should be done to improve Turlock over the next 10 years?”



Respondents were asked to rank seven different issues for the City as shown on Figure 9. Respondents ranked taking action to prevent homelessness before it happens and addressing the needs of the homeless in Turlock as the most important issue (28.8 percent). This data aligns with the answers to the previous question about things that should be done to improve Turlock over the next ten years: homelessness was a top two priority for improvements. Further, addressing the rising cost of housing was also a top priority by respondents (21.8 percent). Respondents also noted that stimulating job growth and economic development in the City was a top three priority in addition the aforementioned issues.

Respondents were also able to add other priorities for the City in the open-response portion of the question. Many of the issues highlighted in Figure 8 were also discussed in this question, specifically maintenance and improvement of roads and sidewalks, as well as development of grocery stores. Respondents also emphasized the need for entertainment/activities for family and kids, such as swimming pools, parks, and Boys & Girls Club.

Figure 9: “Thinking about priorities for the City, how would you rank these issues? (1 being the most important and 7 being the least important)?”

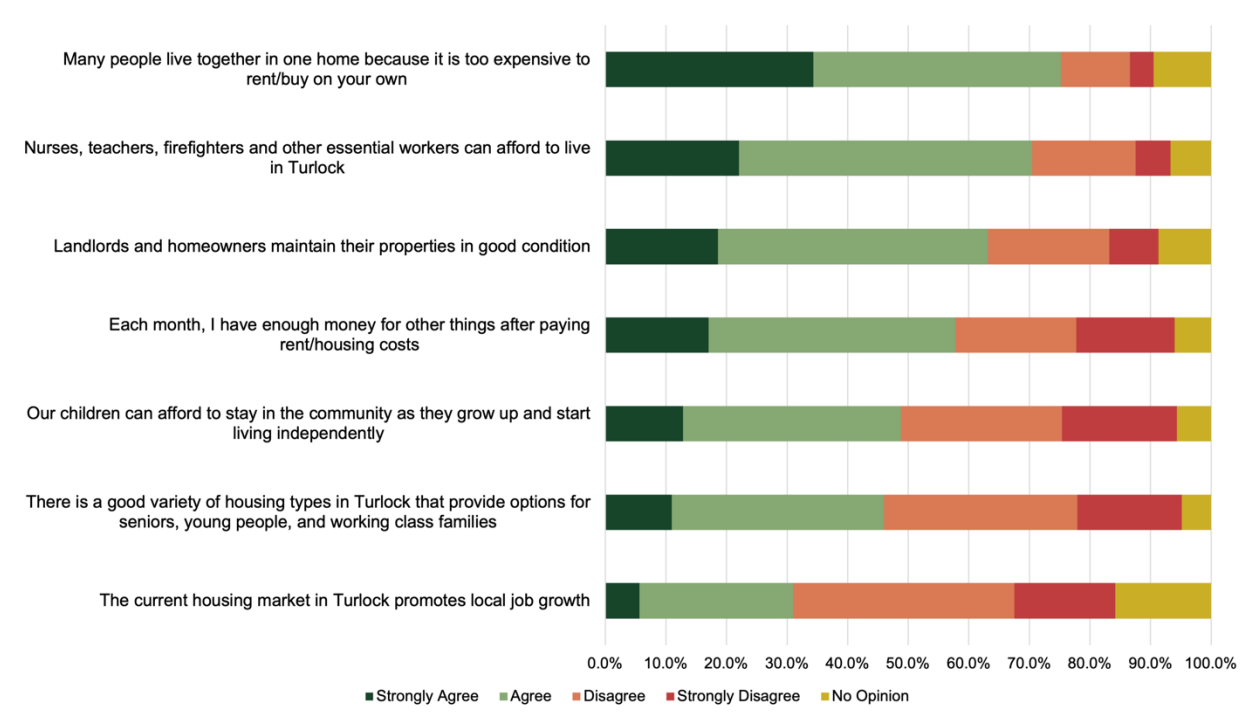


Respondents were asked if they agreed or disagreed with the following statements in the City of Turlock, as shown on Figure 10 below. Most respondents agreed (75.2 percent) with many people living together in one home because it is too expensive to rent/buy on their own, highlighting overcrowding and affordability as pressing issues. Most respondents (70.4 percent) also agreed that essential workers like nurses, teachers, and firefighters can afford to live in Turlock.

More respondents disagreed that the current housing market in Turlock promotes local job growth (53 percent) than those who agreed with the statement (31 percent), suggesting there can be changes to housing market that can promote job growth. Respondents were split evenly when asked if children can afford to stay in the community as they grow up and start living independently: about 48.8 percent agreed, while 46 percent disagreed.

Most respondents also agreed that landlords and homeowners maintain their properties in good condition (63.1 percent), while slightly less respondents agreed that each month, they have enough money for other things after paying rent/housing costs (57.8). This signals that the general upkeep and maintenance of housing in Turlock is not as large of an issue as the cost of living and housing affordability.

Figure 10: “Thinking about housing in Turlock, indicate if you agree or disagree with the following statements:”

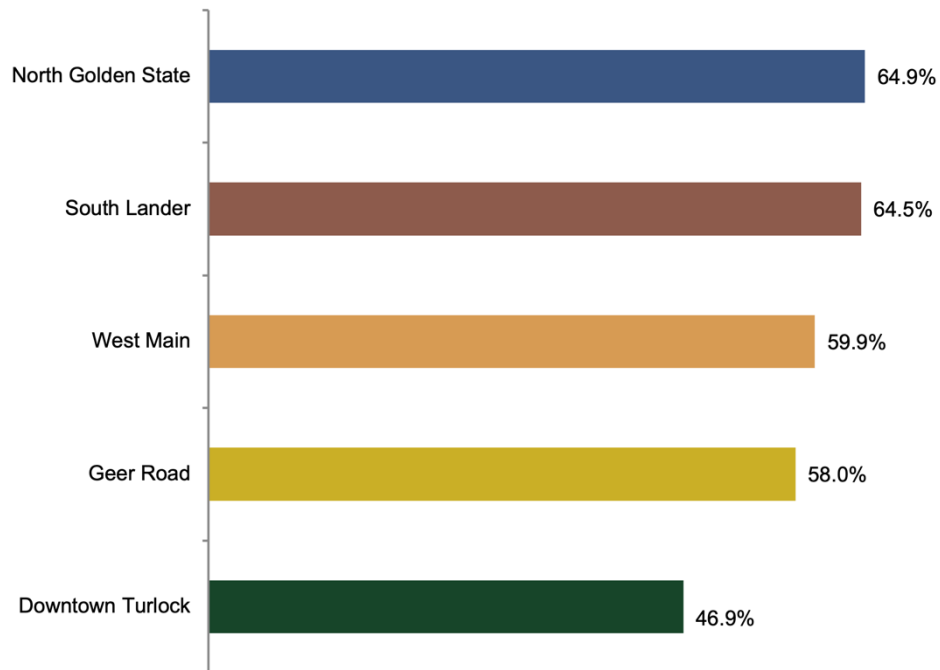


AREA-FOCUSED QUESTIONS

Question 4: “Do you support adding new housing in the areas shown on the other sheet?”

Figure 11 shows the distribution of responses for each opportunity area for those who responded to this question. The two areas with the most support for new housing were North Golden State and South Lander, which received similar levels of support at 64.9 percent and 64.5 percent, respectively. The West Main area followed with 59.9 percent of support, Geer Road had 58 percent of support, while Downtown Turlock had 46.9 percent of support. This suggests respondents who answered this question were generally supportive of new housing across the prior four opportunity areas, with the exception of Downtown Turlock.

Figure 11: Responses to Housing Support Per Opportunity Area

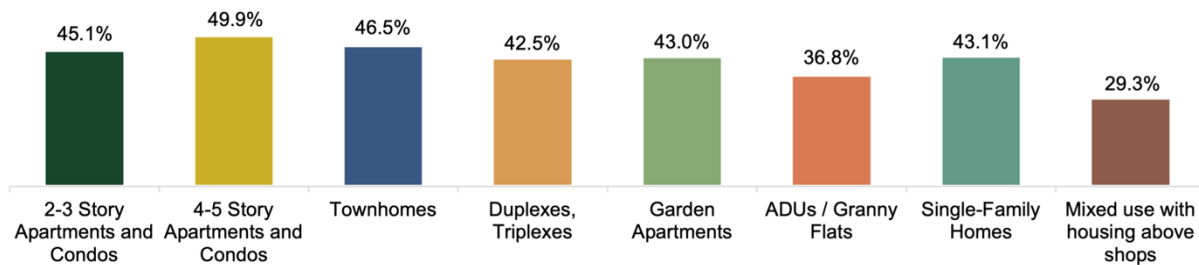


Question 4: “If housing is built here, what types of housing do you think should be built? Check all that apply.”

An example photo of housing type was included to suggest to respondents what this might look like in practice. Figures 12 through 16 display the distribution of housing preferences for each opportunity area. The largest percentage of support for any housing type across the five areas was for mixed-use with housing above shops in the Downtown Turlock area at 67.4 percent, while the least supported housing type was duplexes and triplexes in Downtown Turlock at 25.2 percent.

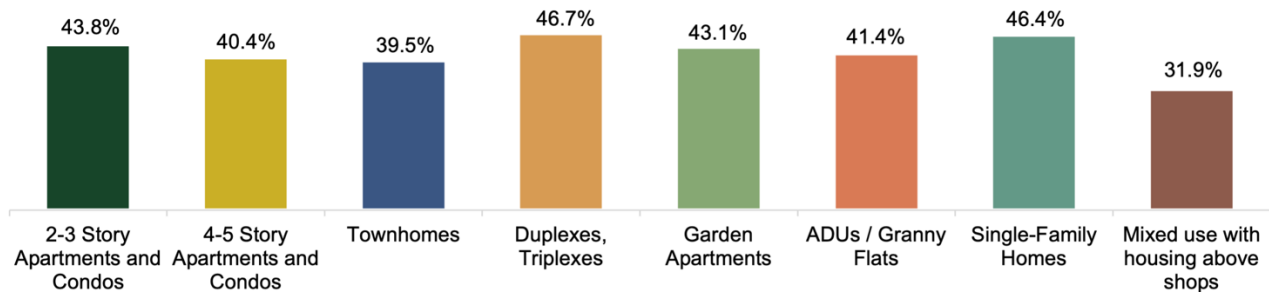
For the North Golden State area, the most supported housing type was 4-5 story apartments and condos at 49.9 percent, followed by townhomes at 46.5 percent, showing support for highest heights in this area. Overall, four housing types had similar levels of support for the North Golden State area, as shown on Figure 12. Namely, 2-3 story apartments and condos (45.1 percent), single-family homes (43.1 percent), garden apartments (43 percent), and duplexes/triplexes (42.5 percent) were all between a 2.6 percent margin of each other. Lastly, ADUs/granny flats (36.8 percent) and mixed use with housing above shops (29.3 percent) received the least amount of support in the North Golden State area. Overall, North Golden State area generally received the highest level of support for apartments and a denser product, with a mix of both single-family and multi-family residential enviroend.

Figure 12: North Golden State Housing Preferences



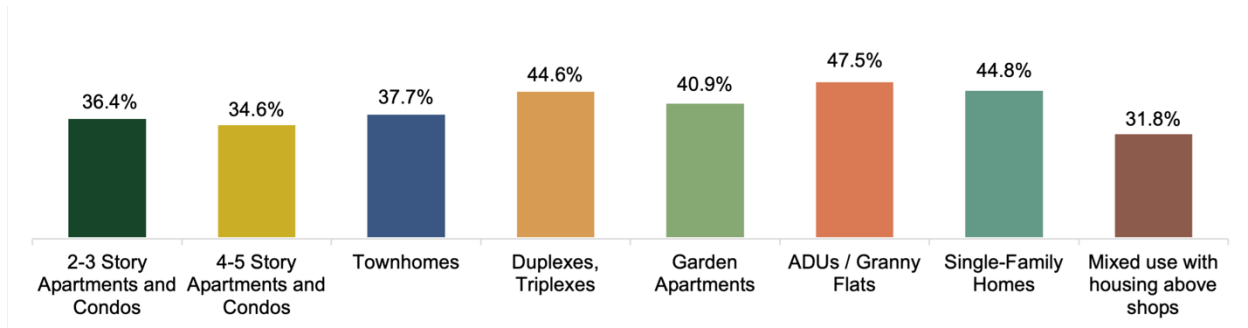
For the South Lander area, respondents preferred smaller scale residential, such as duplexes/triplexes (46.7 percent) and single-family homes (46.4 percent) over apartments and condos (Figure 13). A such, 2-3 story apartments and condos received 43.8 percent support, similar to garden apartments, which received 43.1 percent of support. Similar to all areas, except Downtown Turlock, the least supported housing type for South Lander was mixed use with housing above shops at 31.9 percent.

Figure 13: South Lander Housing Preferences



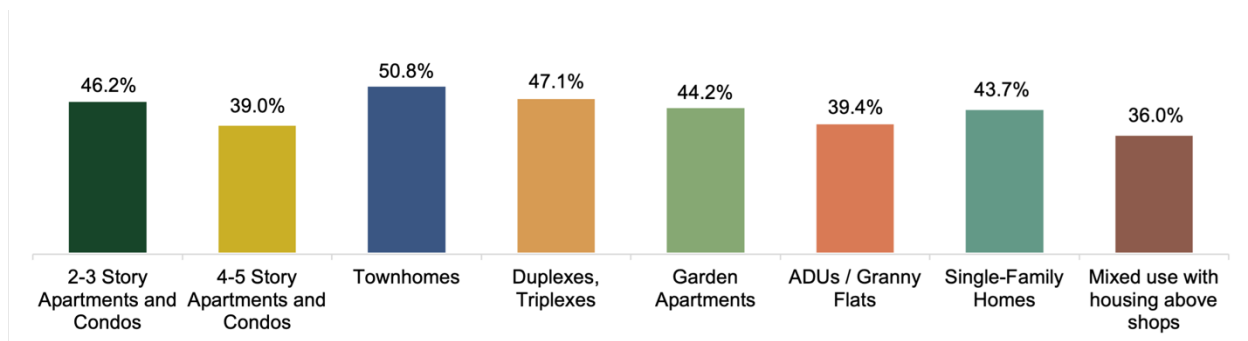
For the West Main area, respondents preferred single-family and small-scale residential overall, notably different from the denser housing types preferred in North Golden State. As such, the most supported housing type was ADUs/granny flats (47.5 percent), followed by duplexes/triplexes (44.6 percent), and single-family homes (44.8 percent), which had an almost equal level of support (Figure 14). Garden apartments received 40.9 percent of support, townhomes at 37.7 percent, 2-3 story apartments and condos at 36.4 percent, and 4-5 story apartments and condos at 34.6 percent. Similar to North Golden State, the least supported housing type in the West Main area was mixed use with housing above shops at 29.3 percent.

Figure 14: West Main Housing Preferences



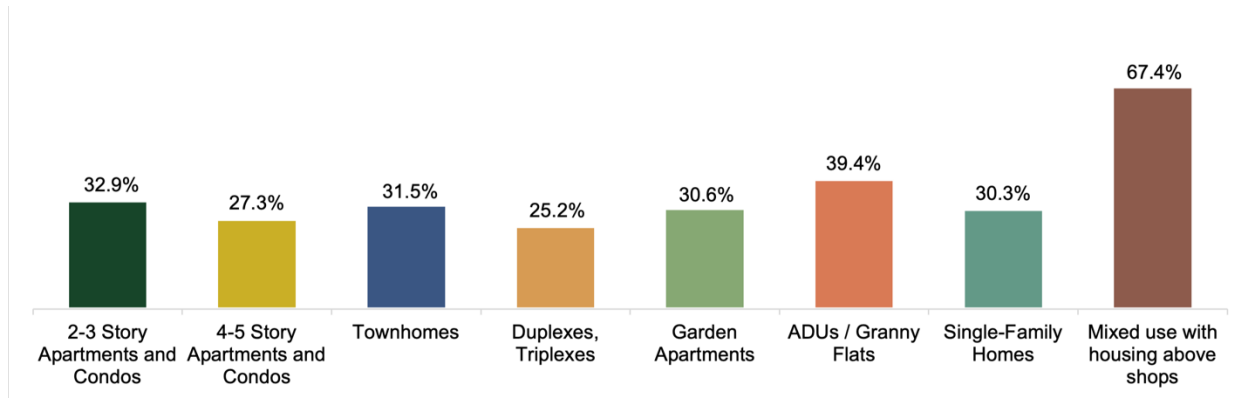
For the Geer Road area, respondents preferred mid-range density housing types more than single-family residential or high apartments. The most supported housing type was townhomes at 50.8 percent, followed by duplexes/triplexes at 47.1 percent. Both housing types of 2-3 story apartment and condos and garden apartments received similar levels of support at 46.2 percent and at 44.2 percent, respectively. Single-family homes had 43.7 percent of favor, ADUs/granny flats had 39.4 percent, and 4-5 story apartments and condos had 39 percent. Contrary to the support for mixed use with housing above shops for Downtown Turlock, this specific housing type had the least amount of support in the Geer Road area at 36 percent (Figure 15).

Figure 15: Geer Road Housing Preferences



For the Downtown Turlock area, respondents favored mixed-use with housing above shops (67.4 percent) over all other housing types, noting the preference for new businesses and residential types. Respondents followed with accessory dwelling units (ADUs)/granny flats at 39.4 percent (Figure 16). The two least supported housing types were 4-5 story apartments and condos and duplexes and triplexes at 27.3 percent and 25.2 percent, respectively.

Figure 16: Downtown Turlock Housing Preferences



IMPROVEMENTS

In addition to the area-focused questions, the survey also asked what improvements respondents would like to see in the opportunity areas. The answers are depicted in word clouds. Darker colors and larger words indicate a higher frequency of mentions.

Question 5: “What improvements would you like to see in the following areas:

Figure 17: Downtown Turlock Improvements

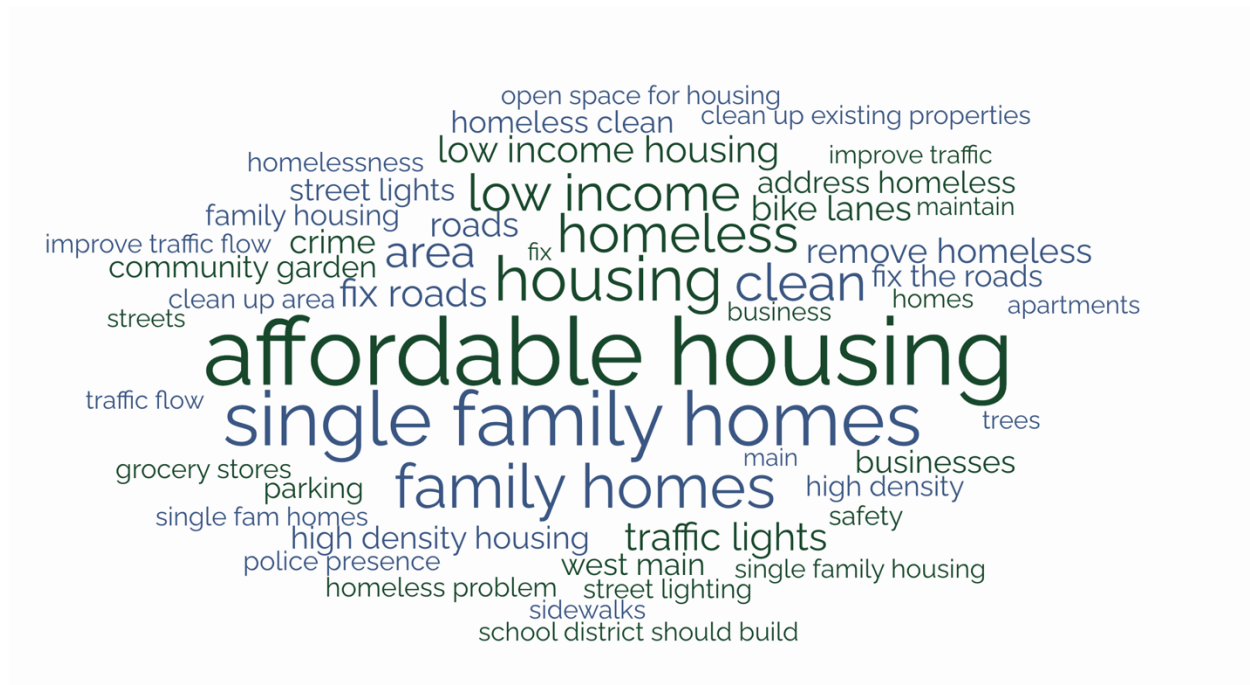


Respondents were asked what improvements they would like to see in Downtown Turlock. A total of 1,130 responses were captured and summarized in the word cloud of Figure 17. Common themes in responses include addressing the homelessness population in Downtown, promotion of small businesses, addition of variety of shops and boutiques, as well as improvement of parking.

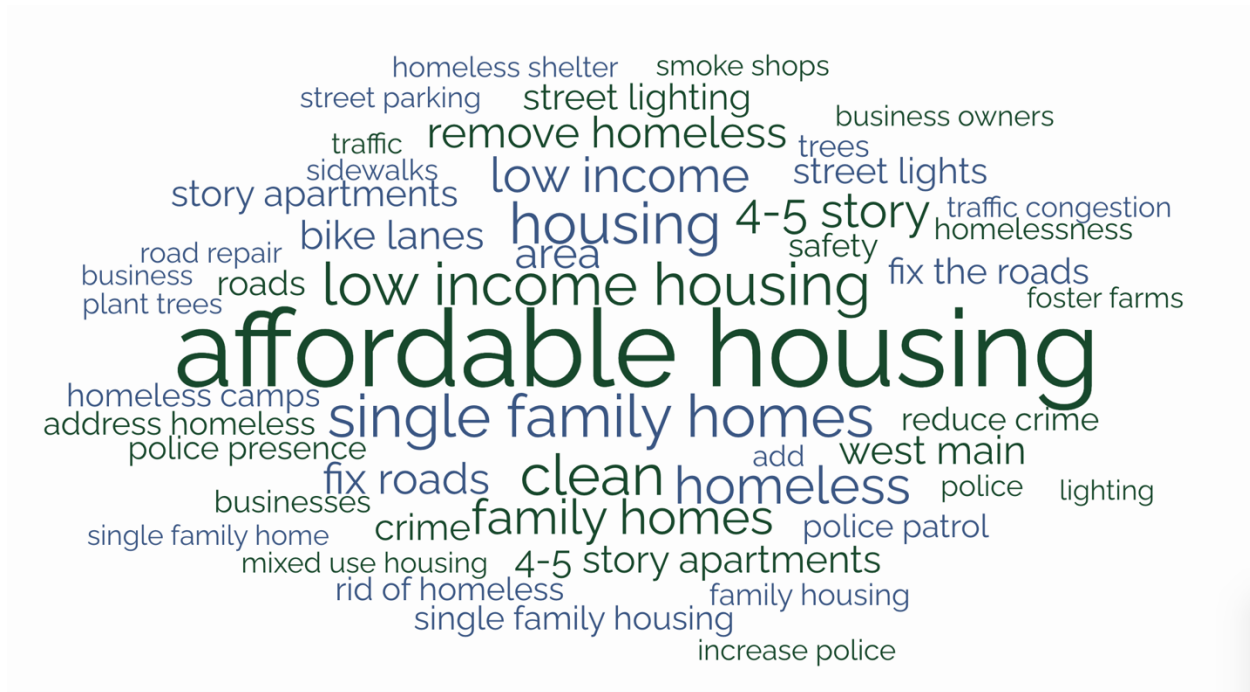
Figure 18: Geer Road and North Golden State Commercial Corridors Improvements

Respondents were asked what improvements they would like to see in Geer Road and North Golden State Commercial Corridors. A total of 895 responses were captured and summarized in the word cloud of Figure 18. Common themes in responses include a variety of housing: high density, affordable, mixed-use, and single-family homes. Respondents also mentioned the want for more grocery stores, such as Trader Joe's. Lastly, respondents also noted improvements to streetscape, which include repaving of sidewalks, incorporating trees and greenery, and adding protected bike lanes.

Figure 19: West Main Improvements



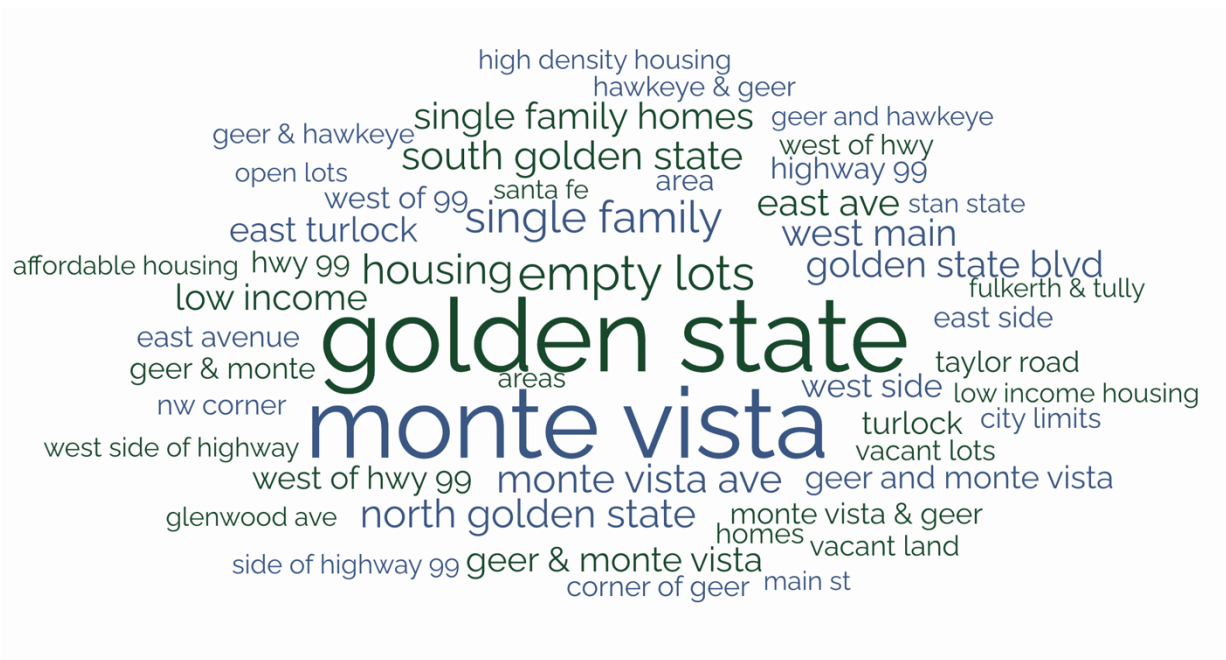
Respondents were asked what improvements they would like to see in the West Main area. A total of 738 responses were captured and summarized in the word cloud of Figure 19. Common themes include the desire for family housing, such as single-family homes and affordable housing. Many respondents also mentioned developing a community garden, a soccer field, and more public parks. Similar to the commercial corridors, many respondents mentioned the desire for grocery stores with access to local fruit and vegetables. Additionally, respondents mentioned the opportunity to clean up and develop existing properties.

Figure 20: South Lander Improvements

Respondents were asked what improvements they would like to see in the West Main area. A total of 751 responses were captured and summarized in the word cloud of Figure 20. Similar to the West Main area, many respondents would like to see affordable housing for families, in the form of single-family homes or 4-5 story apartments. Respondents expressed the desire for low-income housing in South Lander. A common theme in responses was the need for public safety, particularly better lighting for roads and more police presence in neighborhood. In terms of streetscape, respondents were called for the planting trees, landscape beautification, and repaving of road.

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

Figure 21: Areas Appropriate for New Housing



Respondents were asked to identify if there are other areas appropriate for new housing in Turlock with a street name or landmark. A total of 562 responses were captured and summarized in the word cloud of Figure 21. The following list captures the reoccurring locations noted by respondents:

- Monte Vista Avenue
- North Golden State Boulevard
- Geer Road & Monte Vista Avenue
- Vacant lots
- Geer Road & Hawkeye Avenue
- West of Highway 99
- West Main
- Glenwood Ave

Next Steps

Responses from this survey and input from community members will help inform the development of policies and program in shaping growth Turlock for the 2023-2031 Housing Element and General Plan Update.

Appendix A: Survey Questions

COMMUNITY SURVEY



City of Turlock - Housing Element Update - Community Survey

Please mail this sheet back to us. Instructions are on the other side. Postage paid by the City. Thank you!

- 1 What is the most important thing that should be done to improve Turlock over the next 10 years?

- 2 Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?

_____ Reducing air pollution and improving air quality

_____ Addressing the rising cost of housing

_____ Taking action to prevent homelessness before it happens and addressing the needs of the homeless in Turlock

_____ Stimulating job growth and economic development

_____ Making it easier and cheaper to buy healthy food close to home

_____ Relieving summertime heat (ex: neighborhood tree planting; public "cooling centers;")

_____ Other (please describe): _____

- 3 Thinking about housing in Turlock, indicate if you agree or disagree with the following statements:

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION
Our children can afford to stay in the community as they grow up and start living independently	☐	☐	☐	☐	☐
Landlords and homeowners maintain their properties in good condition	☐	☐	☐	☐	☐
Nurses, teachers, firefighters and other essential workers can afford to live in Turlock.....	☐	☐	☐	☐	☐
There is a good variety of housing types in Turlock that provide options for seniors, young people, and working class families.....	☐	☐	☐	☐	☐
The current housing market in Turlock promotes local job growth	☐	☐	☐	☐	☐
Many people live together in one home because it is too expensive to rent/buy on your own	☐	☐	☐	☐	☐
Each month, I have enough money for other things after paying rent/housing costs	☐	☐	☐	☐	☐

4 Area-Focused Questions (see map and images on the other sheet):

	A. DOWNTOWN TURLOCK	B1. GEER ROAD	B2. NORTH GOLDEN STATE	C. WEST MAIN	D. SOUTH LANDER
Do you support adding new housing in the areas shown on the other sheet?	☐	☐	☐	☐	☐
If housing is built here, what types of housing do you think should be built? Check all that apply:					
2-3 Story Apartments and Condos	☐	☐	☐	☐	☐
4-5 Story Apartments and Condos	☐	☐	☐	☐	☐
Townhomes	☐	☐	☐	☐	☐
Duplexes, Triplexes	☐	☐	☐	☐	☐
Garden Apartments	☐	☐	☐	☐	☐
ADUs / Granny Flats	☐	☐	☐	☐	☐
Single-Family Homes	☐	☐	☐	☐	☐
Mixed use with housing above shops	☐	☐	☐	☐	☐

5 What improvements would you like to see in the following areas:

A. Downtown Turlock

B. Geer Road and North Golden State Commercial Corridors

C. West Main

D. South Lander

6 Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark.

DEMOGRAPHICS

7 Are you a resident of Turlock?
☐ Yes ☐ No

8 What is your zipcode / neighborhood? _____

9 Age: _____ Years

10 Are you: Male: _____ Female: _____
 Prefer not to say: _____

11 What language do you speak at home?
☐ English ☐ Spanish
☐ Other (Please specify): _____

12 How long have you lived at your current address?
☐ 0 to 1 year ☐ 2 to 4 years
☐ 5 to 7 years ☐ 8 to 10 years
☐ 11+ years

13 Do you own or rent your home?
☐ Own a home ☐ Rent a home
☐ Other (Please specify): _____

14 Contact information (for gift card winners):
 Name: _____
 Email: _____

Appendix B: Open-Ended Responses:

COMMUNITY SURVEY

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
City funded crews to create jobs and pickup trash/cut weeds and brush on homeless camp & city streets on public and private property. Fresh paint on streets. Public discussion of county islands best use
Remove the homeless from Turlock. Fix the roads.
Affordable housing & food for those who need it
Remove homeless people, bums & drug addicts
Speed bumps. I live on Chestnut St we have many children on the street and people drive over 20 mph all day & night
Clean up the homeless problem. Hire more cops just for traffic enforcement.
Get rid of wasteful spending
Move out the homeless. Fix roads. There are potholes and crumbling streets everywhere.
Revitalize downtown. Real financial and incentive programs
Repair streets
Fix the roads
Road and pothole improvement
Solar
Clean up homelessness. Make Turlock the cleanest most desirable city in the valley
Help senior citizens to get transportation. Help senior citizens get more affordable places to rent.
Get homeless out of town & our parks don't feed the homeless or give them a place to live
Fix the roads before building new homes
Improve roads, sidewalks, medians & cleanliness
First things first! Fix our roads; deal with homeless, have them clean up trash
Clean up Lander & West Main; put affordable housing-granny flats, duplexes, triplexes
Improve road conditions; improve/expand better quality park & welcoming shopping centers
More police, lighting & street sweepers; garbage cans behind fences; fix failing streets
Keep population down-growth=crime, gangs, homeless; not getting money's worth for too high property taxes
Stop Starbucks/chain restaurants; bring in Trader Joes/Sprouts; kid friendly establishments
Streets especially Pedras Rd & Donnelly Park Dr
Move traffic from downtown-make it a pedestrian mall
Streets are an embarrassment; take care of basic needs before spending money on new projects
Fix streets before anything else; no more pot stores/ruin Turlock; used to be a nice/small community-not anymore!!
Reduce homeless/drug addicted allowed in streets/parks; has effected my quality of life
Roads/potholes are abundant; increase police/reduce crime; relocate homeless to addiction/mental health facilities
Not allowing vacant properties (commercial) occupy before building, long term plan, streets, intersections, freeway
Better police patrolling; traffic on Monte Vista, red light running
Remove homeless, drug abusers & trash, not just for special events
Police & keep city clean from garbage & homeless
Homeless improvements-shelters families, male & females & temp kennels for their pets
Increase police force to keep out crime

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Remove homeless-not city fund for homeless
Build more schools
Housing for new families/young adults with cost not out of control
Rezone red zones!! Hire landscape service-save money!
Decrease loitering, panhandling; improve streets, sidewalks, bike lanes
Provide adequate housing, even for low income families
Don't bring problem safe houses, prison rehab to city; reduce low income housing
Please, please take care of our very bad, cracked, broken roads
Fix roads; improve Police Department
Safety within neighborhoods
Quite building homes-green belt is gone
Homeless need to be dealt with; lower wages of city council/mayor
Bring in business & industry; no more housing, already enough
More affordable housing, less housing, better streets
Do not need more construction-crime increases
Fix drainage off Walnut onto Heritage; fix roads
Stop building homeless housing, spend funds on kids' education & future development
Stop putting band aides on street-repair properly before they fall apart
more sports complexes for our youth; fix roads
security camera at traffic lights
Lessen homelessness, like more affordable housing; crack down on tent encampments; treat severely mentally ill
Less government (federal, state, local)-stifles free enterprise, progress, prosperity; contractors turn down Turlock jobs because it is frustrating/costly
Do not diminish farmlands-Central Valley feeds the world; no to people going hungry do to Gavin Newson's crusade to be president
Housing for homeless; improve roads/finish sidewalks; safety for all residents
Moderately prices housing for Turlock residents
Remove rats & cock roaches; feels like a third world country
Road network; job creation; affordable housing/medical/food/clean water/policing/education
Clean up, landscape/occupy old buildings
Public areas - rec/parks
Improve economic prospects for all residents
Fix damn roads/sidewalks; synchronize traffic lights
Address homelessness & rising housing & utilities costs
More housing; proactive approach to homelessness
Clean empty lots; keep streets safe & clean; fix potholes
Reduce crime, drugs & homelessness
More affordable family homes
Pave roads/don't patch; stop signs to slow traffic on Countryside; homes!
More street lights for safety at night
Remove & clean their garbage
Get rid of homeless
Improve mobility for people w/o cards; beneficial, community based approach to homelessness
Improve roads, parks, add splash pool options
Crime is increasing

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Parking & affordable spaces for businesses
Staff focus balancing water use with water availability
In the past so many residential permits issues without infrastructure to meet needs
Lower crime
Low income housing-mixed used housing downtown
Crime
Fix pot holes; more homes & shopping alternatives
Water storage
Punish law breakers, make Turlock safe again
mejoras calles
expand housing through zoning that encourages building. Shift revenue dependencies from development fees
limit growth
golden state blvd, taylor rd, lander ave roads
subsidized housing for veterans, seniors, disabled persons, near shopping
More R-2, R-3 zoning; intergenerational housing; better tree lined streets; review fees; more parks; better design standards required
Lower crime; stop growth; manage traffic; fix streets
Beautify downtown; provide better faciities; attract professional; affordable housing
Affordable single family homes for working families, \$400k too much, born, raised & family raised here but can't buy a home
Need more essential workers-competitive wage; city needs to be safe & clean
Fix the roads & maintain city flower beds
Focus on homelessness, drugs, car racing, crime, bad roads-huge problems
More multi-family housing - VV Main area
Urban planning promote small business growth, vibrant downtown/commercial areas; clean streets, trees; limited fast foodgas statopms
Decrease homelessness; prosecute those who break laws & vandalize property
Balance budget & streamline permitting process
Side streets; housing
Affordable single family homes, not 1/2 million dollar 1500 sq ft homes
Reduce housing costs
Make Turlock less welcoming to homeless; stop adding "pot shops"
Roads are terrible - my street & others also
Fix the roads
Reduce, as in stop funding homelessness; clean up downtown
Take action to prevent homelessness
Fix the roads & deal with homeless down town
Housing carts for the homeless-no more shopping carts
Eliminate homelessness w services (mental health & addictions/affordable housing)
Solve homeless problem & I don't know how
Green area; clean parks; schools; more police; no homeless; maintain streets; improve drinking water
Blight
Roads are terrible; clean up water-chlorination not the answer
Housing prices; control growth; protect farmland; infill housing
More youth centers, recreation area for families, clean parks

Question 1: "What is the most important thing that should be done to improve Turlock over the next 10 years?"
Housing help & clean up w homeless/littering for a better community
Build if city's ability to provide streets, water, power; care not to infringe on production ag (food); support local, not state decisions
More single family homes
New development go up/high rise; take over vacant land & build in it
Keep accessible, traffic or resources, de-centralize town & keep spreading, not confining
Entertainment facilities for youth, employment for adults
Affordable housing, build cheaper apartments across from Osborne School
Affordable housing; ADA accessible; plant tree, cool cities, more community gardens
Shelter/housing the homeless
Create mobile home community, much cheaper than housing
Fix stop lights; bring in more big name businesses to Mt Vista Crossings; update areas; hold businesses accountable for exterior maintenance
Create "third places" for all ages; increased live music/entertainment
Public transportation-serves all neighborhood & curbside cuts to access transportation
Controlled, thoughtful growth; invest in deressed area to improve upkeep & cleanliness of city, streets, highway on/off, etc; reduce trash/liter/overgrown areas; add trees/green shade for air quality
potholes keep growing & repair schedule takes to long
Get a Trader Joes please to reduce food costs
Especially Pedras by Donnelly Park & Donnelly Park Dr
Keep the streets nicely paved
Address homeless before City turns into LA or Portland
Low income housing
More diverse opportunities for the people living here
provide housing for more families that are affordable, control homeless population especially downtown
need speed bumps on Christoffersen, pot holes on most of our streets, also trash and graffiti, all an embarrassment for all who visit
Get rid of Mayor and her two cohorts
ENERGY EFFICIENCY, NOISE CONTROL, PEST CONTROL
DO NOT EXPAND TURLOCK. IT IS ALREADY A NICE TOWN
walkability-sidewalks etc
clean up our town
Conquer crime; vehicle doing "doughnuts"; repaint street lines
Geer never had homeless when I grew up; residential areas should be safe from speeders-install speed bumps so children can play safely
Keep city parks/rec area clean/safe for families; business areas accessible & free from homeles
Develop under utilized/empty lots; incorporate County islands & bring up to city code
Drinking water/air; Fix especially Quincy
Make Taylor 4 lanes; improve the street from flood & holes; add housing
Open new business; reduce taxes; do not build apartments/townhouses; add a high school
Reduce homeless
More green space developed
Turlock is a dusty town, use some eco friendly solution to spray along rr tracks from Keyes to S Turlock
Affordable housing; healthy foods & services in walking distance; reduce corp influence on Council decisions
Remove the street homeless

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
More affordable housing for srs & disabled; more subsidized low income housing; better street infrastructure; solar investment
Maintain green spaces for future parks & farms
Fix potholes/damaged roads; grow the shopping ctr; add affordable housing
Roads, air qualify, increase police presence; restaurants (please no more Mexican & repeats of what is here)
Get rid of homeless encampments
Some worst roads-Zone A,S Palm patch work has failed again & again
Improve bus routes; add more roads; improve low income housing
Reduce crime/drug use
Crime
Create jobs for less fortunate so they do not need public assistance
Better traffic & crime control; clear homeless camps/setups
Better traffic & crime control; clear homeless camps
Places for people to go outside; no walking/bike trails-we are overweight; businesses on south side
City needs restore budget, assume responsibility for repair/maintenance of sidewalks, walkways, stop burdening residents with this cost
New mayor & most councilmen; streets/roads are disgusting; we have the \$\$\$
Maintain/increase tree cover, on westside of town; build affordable rental housing (\$1000-\$1200/mo)
Improve economic growth & quality of life, use smart technologies
Not just main roads, but a lot in the area are turning to dust
Bring in Trader Joes near university, Ace Hardware parking lot
Combat the issue
More outdoor space, parks, sidewalks more pedestrian friendly; artwork from the community; lower cost of housing
Homeless: feces/ having sex/masturbating; more police officers
Integrate CSUS into community; commuters to work in Turlock (reason for higher housing costs) bring higher paying jobs; not just those that pay above min wage
Keep illicit drug & homeless out; build homes; reduce cost to rent/own; incentivize business to stay or start
Correct your homeless problem, to do that you need to grow some balls
Housing for homeless
We are 2 year residents-love Turlock; trees, clean streets; maintaining growth-keep it up!
Shelter homeless in (I) area
Better water; affordable housing; cleanup homeless mess
Reduce consumption of non-renewable energy; more green infrastructure
Protect ag land; landlord rights (do not have rentals); speed enforcement; wider streets in new developments (Dewar too narrow)
Affordable single family housing; safe, repaved roads
Reduce crime
more parking lot exits at Safeway. Hwy 99 @ Taylor Rd needs safer traffic signal
More handicapped parking spaces
more youth programs
extend Monte Vista to I5
Crime
helping small business operate
Fix roads especially in older neighborhoods; more business & parks for families
affordable senior housing

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Crime control
Infrastructure; jobs
Clean up homeless
Well paved roads; affordable family housing
Fix roads, potholes; signal lights to controlled lights/Olive & Canal & Walnut & W Main intersections
Affordability for families especially refugees
Remove homeless; develop vacant land near downtown core
Our city is being destroyed by homelessness
Where are all the tax, dispensary, measure \$s going?
Place focus on aiding/protecting homeless; make groceries, housing more accessible
No more homeless-our City is being destroyed
Inc traffic law enforcement; abate rundown buildings; pickup trash; increase police; fix N Quincy
Ensure that school funding & development increase w Turlock
Economic development; public safety; don't tolerate vagrants
Old neighborhood design-paint the bad areas to give hope
More business, commercial, restaurants, Cinemark Theatre; trees; entertainment
Address homeless w/affordable housing
Remove from business area
Rent control & low income housing
Increase fund for police/fire; rent control
Affordable housing for homeless
Build affordable housing so people like me who work 60-70 hours a week & support the community; can't compete with bay area folks moving in; take care of you own
Fix the roads - not the pothole patrol
Reduce/eliminate
More housing or opportunities to help homeless
Lower crime, more police, create safer community
Cleanliness
More affordable apartments
Don't take money and receiving more homeless
Add new construction to improve neighborhoods; improve safety, crime, homeless
open locked drug/psych facility for homeless; s/b county facility in Modesto
Stimulate job growth; Trader Joes/Whole Foods; college towns have them
Preserve historical downtown; economic development; resolve homeless
Turlock is adept at dividing poor neighborhoods from wealthier ones; housing & homeless pushed to the southside
Essential workers should afford to live here; More street lighting & community events
Utilize areas w abandoned buildings i.e. eyesore on Golden St & Olive
Get homeless under control; cut down crime
House/shelter homeless; repair terrible roads
Improve infrastructure
Improve safety for law abiding citizens
Worst roads first; eliminate homeless & drug trafficking at Donally Park
Preserve farmland
Where is Measure L schedule; streets are terrible; work with other gov agencies to fix 1st SB entrance to Turlock-terrible first impression

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Move homeless away & improve downtown
Take care of abandoned buildings; more street lights in neighborhoods
Build new homes for homeless & disabled
Rising crime
Rent & homes costs too high
Murphy Drive is a mess
Housing
Slow growth/keep housing prices up w supply low; growth has contributed to increased crime
Focus on entire development; protect farmland from development; wisely encourage growth
Enforce traffic laws
Infrastructure, water treatment, recycling; public transportation; rent control
Activities for teens/pre-teens; help stop illegal immigration; drug test welfare
Reduce & control homeless population
Provide more areas for kids indoor & outdoor
Relocate homeless; cleanup
Open mental hospital for those who belong there; clean up the mess
Affordable senior housing for quality of living in Turlock
Take illegal dumping seriously; housing prices = to local wages
South Soderquist, North Tully, Walnut to Linwood
Add local & franchised businesses for more employment opportunities
Build family friendly area, parks w water features; community classes for kids & adults
Establish employment strategies, more advancement in every field
Stop taking funding to make Turlock the homeless capitol
Potholes all over & broken street on Regis Ave
Increase jobs by attracting tech & manufacturing; get high speed rail to connect to the Bay area
Rent is very high
Affordable Housing
Annex county islands
Housing
Improve water quality; add higher end store (Sprouts, Nordstrom Rack, Trader Joes)
Expand the post office
Build housing; roads south of Monte Vista are in terrible condition
Affordable housing & equitable urban planning; sustainable infrastructure development
Get rid of worthless council/mayor
Sidewalks, roads, parks southwest (Lander/E Ave)
Less fast food; family physical activities
Prevent crime; move homeless
Maintain/expand green space; maintain farm land/orchards; do not overdevelop with housing
"Little Big Town"; keep charity & hospitality w big city amenities
Roads in the lower income areas
Golden State is a nightmare; side street off canal are falling apart (near Daubenburger
Better paying jobs
No services by city funds; cost of homes is not a gov't problem
Invest in Stan State & surrounding areas; young working professional will improve the community
Build new housing at all price points; apartments & multi-generational homes
Properly plan for traffic; traffic circles rather than lights based on studies

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Improve older roads; homeless threaten safety of the community
You can't build more homes if the roads are not viable
Address homeless issue, very important
Increase affordable housing
help air quality and terrible smells
Roads, cleaning up areas such as Golden State Blvd
stop supporting the homeless, provide city police with resources to do their jobs. Between homelessness and crime its becoming an undesirable place to live/shop/be
Control the homeless. Increase police. Bring more businesses to the City. Vocational schools.
We need to stop welcoming and allowing homeless drug addicts. People should not be allowed to sleep/camp/store their garbage on our streets & in our parks.
Widen the major roads in Turlock, Geer, Olive etc. Infrastructure should be improved before building
Build more homes
Less homeless, housing, education, mental health
Better distribution of commercial and residential land
To have good planning staff to do the job
Traffic Control red light running
Infill instead of expanding
Sidewalks, bring better merchants such as Trader Joes
Repair Linwood Rd., Stop putting traffic lights on Christoffersen, need another Jr High, Increase police force, make Taylor Rd. an easy way to access
maintain parks
Healthy grocery stores
More affordable housing, Roads and potholes
Build more housing, activities for younger generation
repair roads add sidewalks
STOP PUTTING MARIJUANA SHOPS NEAR SCHOOLS
Improve summer air-tree harvest; 3646 Geer Rd; help unsheltered people & pets
Clean up; house homeless
Homeless, maturing Turlock
Infill development in order to boost city's tax base without increasing costs
Stop urban growth to keep it a small community
repave roads
Affordable housing units where people will want to live
Improve westside; promote local jobs/business; promote ADV
Improving downtown
Cleanup blight; fine owners w empty buildings/Golden St & Olive
Homeless, and stray animals
Sign ordinances
More housing for single family
rent control
Clean up garbage off the streets
prevent homeless, enhance water quality
Drugs, crime & loitering
Clean up that shit hole, dirty disgusting town

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
A fully functional city governed, enforces smart planning & building codes rather than foolishness like Starbucks at Canal/Gold State
Housing
CREATE SHELTER FOR HOMELESS
INCREASE WALKABILITY
WALKING AND BICYCLE PATHS
BUILD AFFORDABLE HOMES TO RENT
trash
INVESTING IN THE LOWER INCOME NEIGHBORHOODS TO MAKE THEM SAFER
CLEAN AND IMPROVE STREETS
ADD MANUFACTURING HOMES
Promote mayor and council people
Take care of the homeless situation, hire more law to enforce keeping them off our streets
It would be nice for the city to provide more city sponsored events / classes
Reduce water sewer & garbage rates. maintain roads
Fix sewage, sidewalks near schools; additional housing
Build affordable housing w green space, walking & bike trails
Stop encouraging/recruiting homeless; Gospel Mission, We Care etc exacerbate the problem
Often used streets-Golden State between Monte Vista & Taylor
Traffic flow in and out of town
Continue Master Planning-Keep residential growth South & South East of town
Utilize vacant business space; reduce funds for homeless, attracts them to Turlock
Many have bought houses in Delhi, Livingston, Atwater-could not afford Turlock
Clean, family oriented, trees & small play areas, side walk cafes; reduce vendor's farmers market costs
Ensure robust infrastructure; conserve water for farming; protect city's heritage & personality
More services for seniors
Set aside more "green belts"
High density affordable housing near public transit-empty parcels at Geer & Christopherson, Geer & Monte Vista
Improve walkability & density; more pedestrian friendly
Cleanup
Benefit from traditional city planning; mixed zoning-commercial/residential; more affordable apartments
Boosting restaurant & shopping within city
Crime in downtown & Lander; business leaving these areas & West Main
Housing; access to business & commercial structure
Incentivize corporations to move here to provide jobs
Activities for youth/seniors like swim classes; mental health services
Open shopping center near schools; improve old housing
Enforce/remove homeless encampments
Street maintenance
Public transportation; public & private homes/town homes; houses & apartments
Road conditions are horrendous
More affordable housing
Improve downtown
Cleanliness
Improving air quality; affordable housing

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Crime; enforce traffic laws; speeding-too many accidents
Fix homeless issue; fix existing infrastructure
Crime
Lower cost for industrial & light commercial in Wisp area.
Reduce Melo Roos taxes on our houses
Limit growth; congestion; not enough resources
Affordable housing for those who work in Turlock
Improve water (tastes terrible)
Promote unity among the diverse groups-racial, religion, economic level, age
Water conservation & solar
Homeless creating garbage around businesses; control crime
Build affordable housing; create job that attract talent
Water & waste & cost efficiency
Housing for 1st time buyers with kids; safe senior housing
No more Starbucks-have enough
Improved infrastructure for bicycle travel/safety
Roads - not just patch work - fix!
More police, fire & EMT
Potholes; build a mall
Affordable housing & maintenance of roads
More law enforcement to help clean up Turlock
More low income housing; drug rehab; mental health resources; rotating cameras at 4 way stops
Golden State
Crazy bay area prices for apartments let alone homes
Infrastructure to support a balance of housing opportunities
Provide more housing opportunities for the unhoused and low income population
MAKE CITY MORE BIKE AND WALK FRIENDLY ON N GOLDEN STATE
MENTAL HEALTH
HALT EXPANSION-BUILD UP NOT OUT
Harsher punishment for crime
INFRASTRUCTURE
HIGH DENSITY HOUSING, REPAIR INFRASTRUCTURE, DIVERSE FOOD AND SHOPPING OPTIONS
Housing for seniors
lower the costs of permits to build
WATER AND SEWER SYSTEMS
HOUSING
Crack down on drugs
Attract and hire additional police officers
Homeless, crime, roads better parking
Homeless living in public places
stop crime
need more bars and clubs
fix roads, prevent homeless, safety
Improve roads, affordable housing
fix roads
Maintain roads, crime, gangs

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Potholes / road issues
Safety
more trails walking, biking, access areas without cars, more recreation options
Affordable housing and roads
fix roads
affordable land
Improve walkability between shops, homes make green way areas
drugs, crime, drunk driving
affordable houses, fix Roads, more businesses
Roads, safety
Job growth
Homeless
affordable housing, roads improvement
Reduce crime
roads
roads, potholes
Homeless, and roads
stop building expensive homes, stop high rents
road resurfacing
Homeless
affordable houses, fix Roads, more businesses
Mental health care for homeless
roads are the worst
roads, housing, jobs
homelessness fixed, unique restaurants / shopping
Housing for homeless, mental health, maintain streets
remove homeless, and reduce crime
recreation park, update playground equipment, improve water supply
roads and appearance
we need housing
Lower crime when schools are at risk
eliminate homeless, fix roads, staffing at TPD/fire, school safety
Fix the roads, stop the recent influx of homeless
More police, repair streets, keep loud music down
Road Repair
fix the potholes in the roads
Budget for more police patrols; reduce crime/homelessness
walkable areas
Provide more green/outdoor areas to enjoy that are clean and safe
No more pavement; use money for public transit & pedestrian friendly transportation
Vote for proven honest, trustworthy, ethical people for City Council
Provide homeless services; rent control so low income can afford homes
Increase recreational areas-secure bike lanes & walking trails
Affordable housing
Build a homeless shelter
Stop enabling them, epidemic-they are not the backbone of this town

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Specific community goals to reduce homelessness
Affordable housing; possibly homeless shelters
More homes built
DAMAGED CONCRETE
SIDEWALK REPAIR
SLOW THE GROWTH-QUIT BRINGING LARGE AMAZON BUSINESSES
CRIME
LARGER LOTS ON THE EASTSIDE OF FOR CUSTOM HOMES NOT TIGHT SUBDIVISIONS WITH NO YARDS. HIRE MORE POLICE TO PATROL
Improve roads, street lights & signs
Repave main rds: Geer, Marshall, Taylor Rd, N Quincy, N Johnson, etc
Hire enough personnel to properly maintain the city
Trim big trees by houses
Control property taxes; more green space
Remove encampments, don't allow movement within Turlock areas
Limit the population growth/expansion. Why do so many units need to be added.
New businesses need appropriate parking and drive-thru lanes
More funding for Police & Fire and emergency responders
Need new roads and home areas done
Roads. Make sure all new building/homes have plenty of off street parking. Reduce capital facility fees & building fees to encourage building on current empty lots
Adopt a housing first approach for homeless population in tandem with a comprehensive social work support system. For example: Everhart Village in Chico
The main thoroughfares, the roads of 99 such as Taylor Rd and Golden State Blvd
Support law enforcement
You have all that money & waste it!
Friendly to police; penalties for criminal activity
Senior housing
A mall; better internet service; build on west side
Affordable housing; outdoor activities for children; parks
Put stoplight at 99 & Taylor exits - dangerous
Area where people can engage like San Pedro Sq, San Jose
Lives on Xavier Ave over 20 years-never has been repaired
Build a large mall to give residents something to do/weekends
Don't increase housing
Downtown improvement; business open Sunday; hotel downtown; Trader Joes
Fill in open spaces in city. Limit growth in ag lands
Do not let felons live near schools
Fix now
Resources for homeless so they don't camp in parks/by freeways
Housing for low income people
More police catch speeders/red light violators will find guns
Increase density & expand buffered bike lanes
More police - harder on crime
Maintain sufficient police & fire
Hold criminals responsible; house homeless w services

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Abolish smog checks every 2 years; gang violence
Replace stop lights with traffic circles
Keep growth to an absolute minimum
Housing availability
Increase housing for severely mentally ill
City officials have neglected roads for years-should be ashamed
Careful planning
City needs to be attractive to attract business & employees
Clean environment
More housing
Sidewalks & streets
Remove illegal, undocumented refugees, the unhoused & gang members
Infrastructure repair: roads, signage, medians, etc
Infrastructure/medians; let's compete with Livermore/Dublin
Infrastructure in the south part of the city to open it up for homes, commercial, and multi-family residences
replace faded out street signs
cameras on stop lights
clean up the homeless issue and reduce crime rates
prevent homelessness
Flooding-difficult to leave driveway
helping the working poor and unhoused people live in safe lodging
get rid of homeless tents and the trash they create and the crime they bring
keep our fees down
Enforce residential speed limits
More affordable housing for seniors
Improve public transportation and walking areas
Population growth; no more homes or apartments
Rezone SFR R1'5 over .50 acre to all for more residences
Roads are terrible & getting worse
Attract more medical doctors
Keep water/sewage system up to date
More police-target rising crime
Taylor & Golden State; Raise tracks Tuolumne & Fulkert
Address lawless/vagrant homeless issues
Clean water
Pave alleys
Improve run down areas, build better infrastructure & homes
Low income housing; rent, speed & intersection control
Repave Olive/Minnesota; use treated water-City planters, trees, parks
Keep criminals in jail
Attract companies w jobs; connect train to San Jose
Add more police - crime is out of control
Build community center w pickle ball, for events & retreats
Send to more cities with the help needed
Improve asphalt that damage cars due to puddles.
Especially roads south & south west of Turlock

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Build new Jr. H.S.
Roads! Roads! Roads! The potholes are awful!
Areas don't feel safe due to traffic, gangs, etc
Stop side shows & burnouts
Traffic flow in Countryside area, street repair everywhere
Roads are a disgrace; reasonable housing prices; rent is outrageous
Promote community with better parks & shopping centers
Stop building new Starbucks on every lot available.
Improve economic prospect for all residents.
Cost of housing and utilities
Cleanup empty lots, fix pot holes
More housing; proactive approach to homelessness
More shopping alternatives
Build more moderate price homes for residents
Reduce drugs
Crack down on encampments; forced treatment for severely mentally ill
water storage
put up more streetlights for safety at night
Clean up, landscape/occupy old buildings
Job Creation, Medical Assistance, Food/Clean Water
low-income housing mixed use housing downtown
splash pads
preserve farmland
parking and affordable spaces for businesses
less government regulation
Balance water use with available water amounts
REDUCE COST OF LIVING
AFFORDABLE HOUSING
KEEP PEOPLE SAFE
maintain small town atmosphere
more trees
more police patrol
REMOVE THE HOMELESS FROM OUR TOWN, ENFORCE THE LAWS FOR THOSE WHO VIOLATE THEM
FOCUS ON WATER QUALITY
affordable housing for the homeless
increase security (police)
support tax paying residents instead of homeless
fight crime, eliminate meth houses, make parks and neighborhoods safe which will lure investments make downtown a place where people will promote
maintained roads and sidewalks
community centers for the youth to play
walkability
balance residential and apartment growth around downtown core, multi unit housing on older larger lots east of city hall and along W Main, need more graduated care complexes
green space,

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
traffic enforcement
parking, street lighting, renew faded street signs
traffic enforcement
air quality
jobs and building duplex and triplexes
Trader Joes, more single family homes
improve quality of life, become aware of light trespass and light pollution
Add additional homes
keep Turlock/Denair/Hughson safe stop homeless and illegals
stop enabling homeless
Take homeless out of Turlock and Turlock's businesses
improve industry, economic opportunity & permitting of new businesses
affordable housing
Fix roads - do something about the homeless population wandering the streets & sleeping in doorways
put lights on dark streets
Having affordable single family homes, no more apartments we want to own not rent
more funding for police
cleaner neighborhoods, less crime
Smaller starter homes
remodel or demo vacant delapidated buildings, add apartments on top of historic buildings
maintain boundaries, don't sprawl onto ag land, keep Taylor Rd as north boundary, no homes west of 99
police traffic enforcement
red light cameras at major intersections,
arrest all crime-not allow any homeless-make Turlock Safe
aquatic facility like they have in Livermore
shopping
keep it a planned city
Senior Housing, another hospital
bicycling paths
whole foods
maintain and improve infrastructure
fix street lights
water quality
more police
focus on underserved areas, missing middle housing, bike/ped pathway expansion, water preservation, ag preservation, wildlife preservation
Outlaw homeless campers
Improve water quality, road infrastructure and repairs, waste treatment plant expansion, increase law enforcement, hire new officers
Get homeless situation under control. Poor road conditions needing repair. Traffic congestion at Monte Vista & Countryside. Address traffic flow around town - lights impede flow in many places.
Remove all homeless that have been shipped in from other areas and get a new mayor and council that support that and police
Re-pave all roads that are need of paving, start now
Stop services for homeless/transient population, create more affordable homes vs rentals, repair roads
Finish the streets and sidewalks

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Fix the roads & improve water drainage on streets
better jobs
Fix the roads. they are beyond repair
Preserve our farm land
Clean up the homeless problem turning into Modesto with people sleeping in front of businesses
More security and support move small business
Downtown improvement less homeless
Reducing crime
Infrastructure, crime, becoming a place where people want to open businesses
Drinkable water
Roads - surface streets need repaving (not just pothole patching) water quality needs to will exceed standards to be drinkable and not a health risk.
Please repair the roads
Homes in neighborhoods that need upkeep. (trash yards non working cars)
Improve walkability of the city, develop affordable housing for residents priced out of the market by Bay-area transplants and investors flipping properties
Reduce or eliminate homelessness, not with affordable or temporary housing
Crime
Working together to make Turlock the best town
Clean up all the homeless drug users. Stop accepting so many transients shipped from other places like San Francisco
address the homeless problem, build low cost housing, expand police funding
Bring all street sup to par our strees are a disgrace
Provide clubs (boys & girls) free of charge to the public to provide a safe & fun place to hangout and do productive things
more parking in downtown area
more affordable housing fo rlow income families
buildout of fire station4 to a permanent location, expansion of fire services to meet demand of city, incorporate city islands, expand the Taylor Road greenbelt to keyes road
Improve city government get citizens input on all major issues and comply with citizens wishes
Stop red light drivers
Get mental health resources to help homeless get off the streets
govt begin business friendly
Build more houses
more police, arrest shoplifters, get homeless off streets and not in front of Walgreens and Wal-Mart
small business, housing but with duplexes and triplexes, apartments should not be built
maintain streets, parks
clean up buildings
Too many bureaucrats and regulations
no more houses
reduce air pollution and improve air quality
One more high school
water quality
job growth
keep the number of housing the same
stop crime

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
jobs, increasing housing costs,
jobs, law enforcement
Get rid of homelessness
start upholding the law and remove homeless
Repave East Avenue
stop building homeless shelters
more security, prohibit guns, prohibit marijuana, help reduce the rents and cost of food, help the homeless so they are not on the streets
lower the cost of living and cost of rent
create more jobs
retain companies to better salaries and repair streets and sidewalks
Put in drainage and portable water in areas where there is not services, shelters for homeless
build more housing, not avoid high rents in the city
have centers of rehabilitation and job training for the homeless
educate the people, especially marriages, young so they can educate their children
restoration of old buildings
do not wait until the road is so bad they can be used
Return to the start, "One Nation under God", like it was said by the founding fathers. That the bible is taught in schools. Jesus love will change everything. The love to help others. Prayer
plant trees, maintain vegetation around streets, clean gutters and drains, maintenance of streets with uneven concrete.
Have a green initiative, reduce illegal residency, create jobs for younger generation, control gangs
Reduce the amount of chlorine in the drinking water repave Lyons Avenue
Infill waster properties, promote removal and rebuild projects all over S. Turlock, S.W. Turlock Golden State
fix the streets
long term Investment and development, not enough housing and little business development
clean the streets of trash, make local laws on rent control
why send a survey out? The planning division does whatever they want and never consults the community before doing anything
rearrange the homeless , close all cannabis stores in Turlock
rather than use precious farmland for commercial enterprises, use the N Golden State Blvd area
Build more single story 4 bedroom 3 car garage houses in the north and east parts of Turlock, not enough supply to slow demand
low income housing for seniors on social security
safer loading and unloading and parking for all schools
infrastructure development/upgrading, lowering speeding, car accidents, build housing
stop building new Starbucks on every lot available, clean up homeless
improve Taylor Road
keep vagrants that call themselves homeless out of Turlock! Stop making this a business so called services, and allowing them to come/stay here
slow down we don't need more fast food and coffee shops, we are losing our small town feeling
Get rid of Liberal politicians destroying this City, stop accompanying homelessness at tax payer expense
sidewalks
Sidewalks and streets with big potholes that have lifted cement
Bring other retailers so it can bring in more revenue into the community. Example: Home Goods if at all possible

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
Get rid of the homeless people
Safer and cleaner city
Get rid of existing City Council - inept!
Fix the worn out roads. Quit accommodating more homeless arrivals
Resurface all the city streets (urgent)
Get the homeless off the streets - clean up garbage along our freeway
Put a moratorium on building more houses and apartments
Fix the roads
Maintaining what you already have. But equally advance in areas. You absolutely can do the same in future. Turlock has done well so far.
Improve our streets and athletics
Get rid of the homeless problem and make Turlock safe
Get rid of the homeless
too many homeless & trash
The bad roads all of them! fix
No more houses
Potholes - repave all streets
Eliminate chronic vagrancy, crime, homeless issues. Fix roads. Nothing else is even close to the importance of this issue.
Bring in more doctors & health services so we don't have to wait months for an appointment
No growth
less restrictive building permits, keep roadways clear, more parking downtown
hire more police
homes 800 sq feet to 1,700 sq feet so people can afford housing
citizen safety and cleanliness
police force increase
crime, more cops
Turlock is already over populated and overgrown
more bike trails more walking trails, improvement of safety on the roadway and trails
more shops and restaurants to gather
art, sculptures, things built all over the city for a fun hip image of our city
fine homeowners who don't clean up the alley behind their residence
run off all of the bums and junkies, don't allow them to build their junkie camps, jail those who break the law
keeping clean
control crime and prosecute those who commit crime, don't allow homeless encampments within the city limits, working with the county to develop Taylor Rd make a 4 lane road
cleanup eyesores of weeds and potholes, I want to feel safe and want police backed up with tougher criminal consequences
sidewalk repair, public water safety
fire current Mayor and elect a Republican conservative Mayor by doing that we can fix Turlock stop catering to Gavin Newsom and woke policies FGN & FJB
more shopping, strip malls, keep money in our community
clean city
Berkeley Avenue from East Ave to Golden State Blvd
don't expand population too much, keep it a town not a city

Question 1: "What is the most important thing that should be done to improve Turlock over the next 10 years?"

building permit fees and timelines improved, airport, protect & preserve safety, family & small town feel and values, improve fiscal responsibility of City re: exhorbident admin salaries & contract buyouts, increase business, limit business license for pot and tattoo shops, look at Livermore

additional police, repair city sidewalks damaged by "city" trees

make landlords keep rentals looking nice

police

Geer, Pedras, Oxford

stop expanding, there are enough people on this planet

Taylor Rd needs to be 4 lane, 2 for each side of traffic

fix roads, why are there so many homeless here?

cleaning areas before more is built of anything

repair roads especially around Donnelley PARK

leave it alone

crime, Hwy 99 to Lander needs to be cleaned

widen Taylor rd

water quality

minimum wage control

streets and roads are horrible

Fix the roads!!!

Fix the damn roads!

Solve homeless/ or working towards a better solution- school jr another/ elementary, crowding

Road repair, take care homeless people

remove homeless

Fix the roads- specifically repave- enough with the patch work

Roads, homeless, more program for small business owners

Remove homeless, fix roads surfaces, get tough on crime

Repave Olive Ave between Tuolumne and Christofferson! Remove fence from around pond at 2125 N Olive Ave

City roads

Road improvement, reducing homelessness

Fixing street & roads that have way to many potholes. Try to make air easy to breath

More entertainment for the kids and teens. It will help keep them off the streets and gangs. fix our roads!

Housing-Duplexes etc., Granny flats, small homes

Finish replacing all of our roadways (so many potholes & large cracks, If building new homes make sure they are high end and made to last

Roads, pot holes, water condition

More low income apartments, not houses, should start with fixing the roads first, patch work does not work

Roads, Fic street lights so they are timed

Fix streets, remove homeless from downtown areas, more family events

Street repaving, Allow for more room in commercial areas, parking, traffic, future comm. projects

no Mello Roos on future subdivisions

what is important is that Turlock be a peaceful place and that it grows more

Fix old pipelines

Try to keep all the areas of Turlock clean.

more jobs

Question 1: "What is the most important thing that should be done to improve Turlock over the next 10 years?"
have more control with robbery in the stores and solve the homeless problem which is growing
have more security and police presence in different areas
close all cannabis stores
more markets of diverse races
Demand new Mayor
remove homeless camps
Educate population regarding the environment
Make GSB attractive to businesses. Plant trees , bushes, clean the air, keep the dust down
Roads are a disaster
Cleanup down town, reduce all the homeless all over town
Architecture with principles
The homeless!! More affordable housing for "middle class" first time home buyers
More Parks
Stop additions, hosing growth
Repair streets
Control Growth, Two things I notice immediately are the homeless, and the graffiti
street repair, tree pruning
Pave all streets, lots of potholes, fast cares on the streets
More affordability, Take better care of the lesser income side of town
Brighten street lights, improve street lanes, streets signs make bigger and readable
roads are horrible
fix potholes
Pot holes, and homes boarded up and not being maintained
Fix streets and potholes
Stop allowing homeless to set up all over, clean up streets
We need a clear vision for the city, We need to make it easier to open a business
Save farmland
Quit building and taking up farm land
Clean up of how our city planters and entrances to town.
safe water & sewer to remaining city islands
Potholes everywhere
More police officers and continue repairing the roads
Build more affordable housing, Build a homeless shelter
stronger aid for mental health individuals
rebuild Taylor Road
There should be a Jr college (branch of MJC) with vocational courses
Poor traffic control, need more cops, need a better master plan, need more family friendly areas, more college friendly areas
leave our city alone it will grow like it has for years
repave roads patching doesn't help the roads are becoming too bumpy 3rd world countries are better
no more starbucks, more healthy food options, i.e. sprouts, whole foods
require homeless to clean up and work to clean parks and public areas
keep it small
keep population down
reduce low income housing
fix drainage off Walnut onto Heritage

Question 1: “What is the most important thing that should be done to improve Turlock over the next 10 years?”
no more construction, crime increases
street lights, residents garbage cans behind fences
improve Police Department
stop spending money on homeless, spend money on kids education and future development
better traffic patrol on Monte Vista for red light running
more sports complexes for youth
REDO BROADWAY STREET/OFFER A PROGRAM TO HAVE OUR OLD HOUSES PAINTED-MAYBE PUT THE HOMELESS TO WORK
MORE POLICE OFFICERS, PARKS, VENUES
POT HOLES IN ROADS AND REDUCED PROPERTY TAXES
IMPROVE RESIDENTIAL STREETS ON SOUTH SIDE. IMPROVE BERKELEY/GOLDEN STATE INTERSECTION. IMPROVE POLICE FORCE & PROTECTION
REWARD LAW ABIDING CITIZENS AND PROSECUTE THOSE WHO BREAK THE LAW
HELPING THE HOMELESS AND SENIORS LIVING COST
GOOD PLANNING-NOT OVERSPENDING
BUILD MORE HOUSING-ALL TYPES, SIZES AND PRICE POINTS
CLEAN UP TRASH MAKE TOWN MORE SAFE
BRING IN LARGE COMPANIES TO PROVIDE JOBS
PLANT TREES TO PUT OXYGEN BACK IN THE AIR AND TAKE CARBON ELEMENTS OUT
REDUCE CRIME! CONCERN ABOUT RESIDENTIAL UNLAWFUL TRESPASSING LAWS
HAVING TV BROADCASTING COMMUNITY ISSUES, NEWS, AND COMMUNITY MULTICULTURAL CONCEPT
STREETS ARE IN TERRIBLE CONDITION, NEW HOMES WITH THESE STREETS MIGHT FAIL. I LOVE TURLOCK, PREPARATION FOR THE FUTURE IS VITAL
INCREASED COMMERCIAL SPACES
ADD SHUTTLES IN DOWNTOWN ON MAIN AND OLIVE TO CONNECT TO BUS DEPOT
THE STREETS THROUGHOUT THE CITY
improve water quality
clean drinking water
more affordable housing
walking, biking, running path
build more housing
No mental health facilities, no growth beyond current General Plan boundaries
More Housing
Another Hospital
water
increase police staffing
Drastically improve the homeless situation
crime
more sports complexes for youth
restricted water use is ridiculous
better equipped for blind, low vision, no false promises

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Visual improvements to Golden State with landscape & refurbishing buildings

Police streets that are too fast (Monte Vista)

Maintain City boundaries

Green space

Traffic

Fix roads & sidewalks & synchronize the traffic lights

Update roads & sidewalks; add plants to make city more aesthetically pleasing

Fix the streets/repaving to fix potholes

Should be #1 but improving infrastructure

More police involvement

Get rid of mosquitos

Expansion & improvement to mobility, public transit

Road repair, public safety

Fix the city roads

Water

Road repair

Fix the roads

Streets

Shared housing, ADUs

centers for services in low income areas

don't make Turlock a magnet for homeless from outside the area as you address homelessness

housing specifically for elderly villages

reduce crime/safety issues

more retail, dining choices

road repavement

road paving

fix roads

road paving in non Mello Roos areas

clean up homeless camps and junk

repair roads

fixing the roads

pay for uneven sidewalk repairs due to City's tree ordinance

improve public transportation to reduce parking pressure everywhere

road/street repair

public transportation

Repair streets

Lower crime, stop growth; manage traffic; fix streets

Affordable public activities (roller rink, etc

Build smaller & more grocery stores; neighborhood tree planting

Build homes not cooling centers; fix City Hall-too many revolving door positions of leadership (i.e. City Manager-fix this and other issues will follow

Crime

Improve roads

Bike friendly roads

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Fix the roads
Stop planting trees in neighborhoods that ruin the walkway!
Road repair
Restrooms for the homeless
Fix the roads - clean up the water
Roads always roads
Sidewalks on west side, fix the streets, more street lights
Roads
Growth for sake of growth-negative not quality
Allow planning to happen to avoid clusters of spotty urban development
Road repair
Fix roads
Reduce city utilities
Gangs/drugs/trafficking; roads
Make the parks nice & safe again!
Roads!
Road repair
Shitty water
Better restaurants
Load (loud?) music in cars, motorcycles, trucks
Remove diseased trees & replant new trees
More bathrooms in parks
Recycling program, enhance it, teach people how to do it
We don't need more Section 8 housing, need senior housing
Fix Roads
streets
Adding another High School!
community events
Roadway repairs
REDUCE CRIME/THEFT
get the homeless out of downtown
Downtown events to jell the community "togetherness". Downtown needs floral benches for seniors & young families
Safe streets for our children to play near; install speed bumps
More swimming pools
More affordable housing/apartments
Repair roads - damaging our cars
Adolescent recreational programs in addition to schools
Speeding issues along main roads
Maintaining and encouraging bicycle paths
Fix all bad roads, there's too many in all areas
Improve street surfaces
More resources for senior citizens
Apply eco friendly oil along rr tracks to keep Turlock cleaner; train kicks up way to much dust, it get disgusting

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Make minimum wage match cost of living

Infrastructure for electric vehicles

Construct bicycle/walking paths

Fix the roads

Fix the roads-Geer,Taylor, Golden State

Roads need improvement, reopen Navigation Center

Reduce drug use

Clean up what the city has made a mess of; too much homelessness-too much is already given-enables the needy

Bring doctors into the area

Bring doctors to the area

Parks for youth

Swimming pools

As I said, new council & mayor; help the homeless

Address rise in crime & hire more police officers

Remove homeless using drugs & prevent/limit homelessness

If it isn't broke during lean years please wait to fix it

Improve road conditions

Better drinking water

Responsible city government - Finance & HR

Renewable energy sources

Addressing crime (already can purchase healthy food here)

Repave roads

control traffic

New high school

roads

fixing surface roads

stop building homeless shelters

Fix roads

Crime

We need to also reduce noise & light pollution

Road repairs!!

Fix the roads

Roads/homeless

Stop 18 wheelers from driving down E Linwood Ave

Address current vagrancy; enforce laws

Road maintenance

Resurface rough roads

Neighborhood parks & recreation

Help the homeless who are native of Turlock

Centralized place to take backyard food for donation, like veggies & fruit

Keep city parks well kept, so much lawn has been replaced by weeds

Small homes for homeless

Support our local law enforcement & fix stop lights

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

More police
Safety & increased law enforcement
Fix pot holes
Social venues near downtown
Abandoned & decrepit buildings
fix the streets
help with mental health
that the services for water, garbage and gutters are so expensive
Fix the roads
Safer streets as well as well as eliminate potholes
People run red lights & stop signs, drive recklessly; more policing
Solar power
Crime-mostly burglaries/robberies
More children's sports program
Roads in all areas
Get the holes in the streets fixed
Upkeep of roads
fix roads, reduce gangs
street repairs
create additional family recreation areas
have all recipients of food stamps to work.
Need additional recreational parks in our area
street lightning
plant trees, make new homes affordable, motivate the homeless, have gardens at home, and form education centers to respect
Neighbors are removing trees after major storm in February
Housing west of Hwy 99
Road repair
Reduce number of min wage jobs; entice businesses w professional or trade positions to increase per capita income
support the help centers such as Turlock Gospel Mission, Salvation Army, etc. value and love every person on the streets.
Charging stations
security in the parks and streets
More funding for public library
Affordable activities for children; more free library activities
Public transportation
Activities for family/kids i.e. Funworks/Busters
Maintenance, cleanup; preservation
Shop plaza composition/S Turlock (phase out smoke shops, check cashing, add salons, dry cleaners, boutiques)
Street repairs
City roads
Build veterans' homes before anyone else
More police

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

More street lighting

Improve roads

Roads

Build family friendly entertainment (affordable)

Address pesticides used by ag; cancer incidents in Turlock is alarming

Increased population requires increased safety; fix roads please

Fix the roads

Better paying jobs

Better management of city/public funds

Family entertainment options

Roads

streets

reduce large open spaces, new business and more housing

Fix the streets

Dedicated pickle ball courts

Funding for the police/fire

Repave the roads in Turlock

remove the homeless, fix roads

I don't think it is the City's responsibility to prevent homelessness

lower crime in 95380 and commercial, faster police response

fix the roads

The Planning Commission is worthless and never do what's right for Turlock

street repair

clean all streets in Turlock

build more affordable apartments for drug rehab participants

get rid of current Council

more family activities

get roads fixed, enforce speeding driving laws, more senior housing/services, crime prevention, lower tax rate, make public schools available to tax payer first then low/no income

keep the smaller town feeling not another Modesto

maintain City and all these other things will fall into place

Fix roads

Addressing the traffic near Dutcher

Fix roads

Fix roads

Traffic control

Fix roads

Infrastructures to alleviate traffic congestion

Fix THE ROADS

New Jr High

Homeless

fix roads

Lower senior rentals

police and fire protection

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Affordable housing
Road Improvements
Street repair
Safety
Streets
Reduce terrible vehicle noise; warming centers
Public Safety
Fix roads
Tree planting
TNR programs and adoption for stray animals
Pave streets
Improve roads & cost of city water, garbage & sewer
Cut red tape & permit fees, which create ore building permits!
Road repair & sidewalks - especially on the west side
more green space
LAWLESSNESS, NOT ENFORCING CITY CODES
road repair
protect downtown businesses from homeless
sewer charges are too much
loud noise from freeway and fairgrounds
fix roads
stop building Turlock can't handle current population
attracting activity based businesses
more senior housing or rent control
road improvement
address light trespass issues and light pollution
add walking/bike paths to prevent accidents
roads
Fix roads
Reducing city utilities fees
community events like fireworks
repaving the bad roads
roads to be fixed on west side of Turlock and southwest Turlock
Roads - you have the \$ also
vacant building golden state and olive, affordable veterinary for spay/neutering
Fix the roads
police to enforce traffic laws
keep parks free from homeless
better roads in old part of town
traffic enforcement
improving roads (should be highest on list)
more cameras at stop signs, enforce punishment for not honoring stop signals
fixing roads
paving

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

less fast food, more healthy food

Fix roadways

roads

water

Creating things like the Boys & Girls club for young adults, middle & high school students to hang out and have fun things to do

more parking in downtown area

squatting or homeless camps

roads

Mosquito issues were a major concern in summer 2023

Cost of utilities keep increasing unfairly

better medical more qualified doctors

End homeless services for non-Turlock residents

Repair all roads

Building affordable housing, apartments/condos

Non-chlorinated water tastes too terrible

Increase police patrol on Countryside/Monte Vista area also please bring in a Trader Joes

Stop crime and destruction by homeless drug addicts

Healthy water

Water quality as stated above

Roads and homeless

Improve walkability

Repair/resurface roads

actually execute the city master plan stop refreshing it every 5 yrs and not accomplishing any goals

Fix all the pot holes in the street

Fix the roads

fix the roads

fix roads

better landscaping, areas, modernize

combating fentanyl crisis

combating fentanyl crisis

code enforcement in neighborhoods

abandoned cars, trailers, graffiti

mental health and addiction treatment centers

Easy permitting of new projects

protection for seniors on the street, beat cops walking around

more recreation things to do

Fix more roads - good so far

safety and security

Road Repair

street and road maintenance

roads

repair roads

reducing homelessness and supporting law enforcement

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Homelessness

menos requisitos para vivienda de bajos recursos

Repair roads

Pave the roads

Fix roads

Fix the streets. No more potholes

more Police funding, tough on crime, enforce laws, discourage homeless from coming to Turlock

Road Repair

Road repair

Fight the State on imposed mandates/laws

reduce traffic

Roads

Fixing roads

Restaurants

Housing

Attached paper with added suggestions and extensive explanations.

Community gathering

Improving road surfaceing & safety

Speed bumps for speeders

Get rid of hypocrites trying to run our lives

Road maintenance. Should not be doing the other things at all. Fix the roads.

Fix the roads

Expand CSUS to attract graduate level students

Building and business friendly environment from within city management

Fill empty stores instead of leaving vacant-looks rundown

A survey is not what Turlock needs-it needs common sense. The fabric of Turlock is torn

Deal w homeless; look after US citizens ie, vets, sr citizens, citizens w mental illness

Improve the traffic lights

Clean up our city

Gangs, crime, homeless, trash all over town

Good restaurants & healthy food stores

Fix the streets

Build a downtown entertainment district

Work on the homeless

Make it illegal to sleep in public parks/right of ways; stop spending our money on homeless & producing nothing

Improve building department to issue permits

Keep our farmlands in tact - will help making it easier to buy healthy food close to home

Road safety-some not repaired over 20 years; fix pot holes; add sidewalks

Pave streets equally, not matter the neighborhood

Remove rats & cock roaches

City is not able to manipulate the choice I marked #7

Stop teaching "woke" agenda in schools

Fix the roads

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Crime/drugs

Roads #1

Fix the damn roads!

Fix the roads

Fix roads

Senior housing

Improve street conditions, sidewalks, bicycle lanes

Stop inviting prisoners to our community

Budget more dollars for Police Department

Neighborhood safety; more community policing

Roads

Homelessness

Fixing roads & draining

Install sidewalks; fill potholes

1620s Gov William Bradford discovered land ownership/free enterprise saved the failing community.

Remove obstacles to property ownership & the ability to do business.

Repave roads

homeless

rising crime

Improve roads

Make it a safer place to live.

safety

Reduce household expenses, utilities, insurance, etc.

Reduce crime, homeless are problem

gas prices

Get rid of the homeless

PAVE THE ROADS

Fix the roads

Roads

Just plan getting rid of homeless

REMOVE GRAFFITI, STOP TURNING RESIDENTIAL INTO BUSINESSES

Fix the roads

FIX OUR STREETS

Road improvements

GET RID OF HOMELESS

PROVIDE FOR HOMELESS

FIX ROADS

REPAIR ROADS

TRAFFIC SAFETY (ENFORCEMENT)

REDUCE STRAY CAT/DOG POPULATION BY SPAYING AND NUETERING

MORE JOBS SO PEOPLE CAN AFFORD HOMES, NOT HOMES FOR HOMELESS

More affordable homes means more people & more income in the City. You've did a great job so far. I've been all over California from San Diego to Crescent City and beyond. This place (Turlock) is nice, clean, and calming. I've been here since 2002. i love the area.

STREET PAVING

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Improve our schools

Homeless and safety. This is what we care about.

Lower rent prices

Create a positive business climate - private investment will do the rest.

Bring more doctors and nurses

Address the rising cost of TID and water-sewer and garbage bill.

Homeless in Turlock getting worse

Development is too heavy in Countryside area, not enough in areas that need it - downtown, Golden State, Lander, etc

Make signs for wildlife on the road

Diversity, equity & inclusion programs

Open new grocery stores

More walkable/bikeable areas w sidewalks & shade trees

reduce foreign immigration, stop illegal immigration

Street repair & maintenance

roads

get rid of incentives that keep homeless around here

cleaning up the city i.e. garbage, loud cars racing cars

Roads - repair & maintain & water drainage improvement

road paving

leave it alone

roads

put homeless on 2 acres and make them work

Provide sidewalks

Road maintenance

lower taxes and fees

road maintenance

Synch traffic lights (reduce tail pipe emissions & red light jumpers)

fix streets

parks for families, community center for kids

crime, speedy, thrift

improving quality of life

Potholes & visible lines on roads

Water areas for children in summer; all new housing & buildings should consider quality of bldg materials; greenery for families & strollers sit and/or play

potholes Geer and Olive, weeds growing in center dividers, city water tastes bad because of chlorine, safety and crime

repair roads

public seating outside

roads

addressing needs of businesses and property owners because of the homeless

relocating homeless to avoid blight and danger in our community

crime prevention, more police, taxes costs of living, re City of Turlock monthly bills

clean up homeless downtown

Improve roads & infrastructure for future growth

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Senior Services/housing/retirement & residential care
Speed & red light cameras - too much dangerous driving, not enough police to discourage it
Safety
Improve safety; crime
Crime, theft, enforce traffic laws; more police
Fix homeless issue, don't invite them in
Crime
All governments should run by the consent of the governed
Streets need to be repaved, too bumpy
Water tastes terrible; no mental facility in Turlock
Fix the roads
Childcare for working parents/coverage during school breaks
Quality of roads needs improvement
Fix the roads
Get tough on crime/criminals, make Turlock safe again!
Roads although poor quality reduce traffic speed.
Improve City water quality & reduce its price
Many have variables beyond local control; not a fan of imposed regulations
Gas prices-cheaper in Fremont
LET PEOPLE FIX UP THEIR HOMES WITH OUT DRACONIAN REGULATIONS
Do something about the gangs and crime committed by minors
AFFORDABLE HOUSING FOR ALL
crack down on squatters and crime
LAW ENFORCEMENT
fix roads
vacant lot owners to build at lower cost
more police officers
roads, reduce crime
Make it easier to build
crime
quit calling abled bodied people homeless they are bums
stop crime
Roads
Roads, street lights, maintenance
Maintaining parks
Improve roads
Use whatever authority the City has to eliminate the blight of the old Jura's Pizza building at the corner of Olive and Golden State
Roads
Potholes / road issues
Safety
fix the roads
TPD does not respond to crime
Enforcing speed/ Traffic laws

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

create safe bike lanes
Roads need to be fixed
Road improvements
crime and safety
Improve signage, repaint street lines
Landscaping
Extend stores
Find tenants for vacant store buildings
Chick-fil-a please
clean turlock
water quality for drinking
education
Repair Roads
fix roads
fix roads
Fix the roads
Get the illegals out of the neighborhoods
Improving
Fix the potholes in the roads
speed bumps to reduce vehicle speed
Roadway repairs, more police and fire personnel
Roadway repairs, safety
Roadway repairs
Roadway repairs, safety
minimum wage control
Fix the damn roads!
Camino's
Roadway repairs
REPAIR ROADS
Repave the roads
Roads, homeless, more program for small business owners
Roadway repairs
Public Safety and homelessness
Roads / street improvements
Job growth for blue collar workers
Fix roads
Correct water problem
Programs for kids
Not WASTING Tax Dollars! spend smartly/efficiently!
Make our City more pedestrian and public transit friendly
Save prime farmland north of the City
Redo roads
When permitting new housing communities ask developers for traffic calming roundabouts the work
Fixing roadways and sidewalks

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

The city is over populated

This list is ridiculous, where is education improvements? City services? Traffic Control, Where are the cameras?

Road repair and improvements in Turlock

Take better care of roads on poor sides of town

Reduce Electric Bills

maintenance of parks and sidewalks

repair roads

Fix pot holes in roads

Stop human trafficking

ROADS AND SIDEWALKS

TURLOCK WAS A GREAT CITY, NEED TO KEEP AS IT WAS WHEN I CAME TO US

MAKE TURLOCK A WALKING FRIENDLY CITY

FIX ROADS

Running out of ground water/ drawing from the river

MAKE TURLOCK SAFE

Housing for families at a lower rate

ENFORCING TRAFFIC VIOLATIONS

Signal lights near schools changing yeild turn to a turn on lights only.

Bringing city islands into the city so development can occur

Consider frequently about moving from this once great area!

fix the pot holes on the streets

fix the streets

Clean the City every day

security in the city

City's appearance: parks aren't maintained, university grounds aren't maintained; potholes everywhere; homeless are allowed to sleep and leave trash wherever.

Maintain landscapes; stop requiring landscapes that we can't or don't maintain

Fix streets

More tree planting to address climate change & heat island effect

Roads/crime. So much crime

Try to improve traffic flow

Parking commercial vehicles, RVs, trailers etc in residential areas which effects neighborhood's safety and property values. Should be monitored

Keeping weeds cleaned by homes and trash cleanup

Reduce capital facility fees & building fees to encourage building single family homes on existing empty lots

Roads

college housing

Evaluate use of traffic control devices to mitigate unreasonable delays

Fix roads

Preserving & facilitating ground water

mental health services to address homelessness

Roadway repairs

Things and places for young kids

More community entertainment

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Repair roads

Fix flooding issues

Address crime-thefts

Roads

Repair roads and sidewalks from trees

Our horrible roads are dangerous and an embarrassment to Turlock.

Continue to improve roads

Fix our roads

Fix the roads; reduce crime!

Stop shoplifting w punishment; fund police better to respond to calls

Infrastructure upkeep (roads)

Repair street & hire more cops for patrol

Better road resurfacing/pot hole filling

Road repairs/repaving - N. Olive north of Tuolumne

Enforce handicap parking

More activities for seniors!!

Repair the roads

Clean Turlock of trash

Improve roads

Retail theft

Gas prices or better roads

Create a more engaging college downtown atmosphere.

Create an attractive atmosphere; Turlock needs to be a destination like Lodi wineries.

Fix roads

using clean sources of energy including inexpensive solar that offsets homeowner utility costs

repaving streets with potholes

fixing roads

fix our roads

winnow geese eggs at Donnelly Park - too many geese, very messy

roads and homeless

jobs

mortgage rates are out of your control as well as lumber and labor. federal inflation out of your control.

tenement building is not good for Turlock. the city cut down our shade trees.

fix the roads. bus out the homeless

clean water

by law, require homeless to move if

fix our streets

Clean, safe neighborhoods

Lowering electric rates

Improve roads

Reduce police budget

More police address crime & speeding; help to buy homes; help working poor before homeless

Hire more police & firefighters

Put God in your life

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

Roads

Increased law enforcement

More outdoor activities in parks

Traffic control

Road repair

Air pollution? Close down drive

Repaving some roads

Road repair

No more building - keep Turlock small

Provide more jobs, especially for young adults.

Free recreation programs; weather proof activity center

Fix roads & surface streets

Maintain City boundaries

road repair

fix roads and drainage

Police streets that are too fast (Monte Vista)

Visual improvements to Golden State with landscape and refurbishing buildings.

clean up our city

budget more dollars for Police department

safety in neighborhoods and more community policing

roads

Roads

Roadway repairs

Roadway repairs

Fix & repair roads/streets, most are barely drivable

Streets

Roads not mentioned

#2 City is dustier than country-reduce use of leaf blowers, clean what is blown into the streets

More family activities.

Traffic

Green space

Update roads & sidewalk, more plants to make the city more aesthetically pleasing

Repave streets/fix pot holes

Equally pave streets no matter the neighborhood.

gangs, crime, homeless, trash all over town

stop inviting prisoners to our community

Should be #1, improving infr

road safety, fix potholes provide sidewalk

install sidewalks, fix pot holes

fix the roads

shared housing, ADUs

more police involvement

drug use and crime

preserve farmland

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

mosquitos get rid of them

road repair, public safety

reduce obstacles to property ownership and ability to do business

fix the streets

water

schools

clean neighborhood parks

remove homeless

roadway repairs

roadway repairs

roadway repairs

roadway repairs

fill in empty spaces

Don't cave to out of town developers

traffic signal timing

reduce building permit fee structure

roadway repairs

roadway repairs

fix roads

Update structures, water pipes etc

TAXES NEED TO BE REDUCED

STREET MAINTENANCE

PROSPERITY WILL FOLLOW A STRONG ECONOMY

REDUCING THE NOISE PROBLEMS

FIX THE STREETS, STOP PATCHING & REPATCHING

ROAD IMPROVEMENT

ELIMINATE EMPLOYMENT WASTE; SALARIES OUT OF CONTROL

THE STREETS THROUGHTOUT THE CITY

ROAD SAFETY

IMPROVE PARKS

ADDRESS HOMELESS BY TEACH SELF RELIANCE

REDUCE CRIME

Roadway repairs

affordable elder care

No housing beyond Taylor Road

Maintain streets

Keep Turlock a small community

More Police protection

water quality

Public Safety

Roadway repairs

Roads, Homeless

reduce crime and theft

remove homeless camps

Question 2: “Thinking about priorities for the City, how would you rank these issues from 1 to 7, with 1 being the most important and 7 the least important?”

Other (please describe):”

clean drinking water

Roadway repairs

address the needs of law-abiding citizens

repair infrastructure/roadways

REMOVE HOMELESS

DO NOT USE OUR TAXES

WATER QUALITY

FIX THE ROADS

fix the roads

road repair

Roads

reduce crime, arrest drug dealers, free parks of tweakers

public safety/crime

street repair for entire west side of Turlock

road repair

roads need to be fixed

promote racial and gender justicd

Question 5A: “What improvements would you like to see in Downtown Turlock?”

These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked.What do they think? Start with road repair & striping than add street lighting midnite to 4am. Mandate landlords clean up an renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.

Better roads

More parking but I think it is very hard to do and more shops

New stores/brand names

more parkign

Get rid of homeless

More affordable shopping and restaurants

Move the homeless out

Occupied buildings/businesses streamline the permit and inspection processes.

Street improvement

Fix roads

none

Pleasant

Develop vacant land with apartments & condos 4-5 story

More police presence, business friendly environment, zero homelessness

Better roads

Better way for seniors to get out on transportaton, brought back to their place of living.

Give the homeless people a 1-way bus ticket out of town to Sacramento - a sanctuary city

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Need to clean up before we start building & moving more people in; people won't buy if trashy, unless they are too
Roads, sidewalks downtown; should look like Ripon, not ugly like Modesto
Fix roads, quit spending on pet projects
Better traffic lights-some time others not; creates more traffic in a town we should not have
Less restaurants (fast food) makes parking unbearable; loved Turlock as a kid, came back from Bay Area at 70 yrs hate what happened to nice little town
More restaurants/entertainment; "expand" downtown atmosphere
Homeless, clean, more police in the evening
Remove homeless sleeping on benches; police walk downtown to talk to people not just drive around
Less homeless; variety of cuisine
More trees
High rise apartment/condos
Looks pretty good; put tax money into the roads!!
Downtown is a nice place to visit
Police on foot/bikes; homeless & dogs at Central Park & across from Cotta's make it scary/filthy.
Downtown is good
Less homeless; better parking
Clean up
Nice complex, apartments
Outside dining
Fix roads; enforce law against homeless
Private investments
More family events
In fill empty lots with housing
More shoe & household electrical item repair shops (miss Youngdales)
More parking lots!! Senior housing
Decrease loitering/vandalism/panhandling; no new fast foods; improve streets, sidewalks, bike lanes
Better buildings does not mean lower rent; what happens to families if old is replaced with new; rents?
More business, less homeless; better police coverage
Repair Monte Vista close to DMV; Taylor Rd, Olive, Carmichel, Tuolumne
Improve south end "Roads"
Remove homeless
Increased population in this area needs more housing (all kinds)
Parking; get rid of homeless
Keep homeless away
No
Clean up the homeless
No more houses
Better parking
Parking needed
Homeless! Love downtown! More live music on weekends
more parking
no homeless, better small business zoning (too many salons) more parking
More parking! Great job revitalizing area-making it feel safe/inviting
Enough energy, resources, attention here for now- redirect elsewhere

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Parking; traffic violation enforcement-unsafe; remove pot/tattoo shop-move to one area-downgrade home values-does nothing positive
More affordable/multi-cultural shops
Keep homeless away from business so families can be there
Fewer homeless; take down sign on Main St saying Turlock is homeless capital of CA ho
Add malls/skyscrapers-add to the grace of the city downtown
Turlock-beautiful town; keep it clean/updated; fix terrible roads; keep homeless from living on streets & out of parks
More of the same - excellent job!
Promote downtown-help new businesses start up
More independent business & restaurants
Homeless cleanup
Business focused improvements w apartments above; increased shade & traffic flow
Fix roads/sidewalks; sync traffic lights
More public parking (not parallel)
Better parking, clean up
Seems fine as is
Less bars/tattoo parlors; remove homeless; more consistent architecture
Attract more businesses; more downtown events (Melon Festival); improve roads
More apartments within walking distance of downtown
No homeless
For safety, repave roads, paint lines, add street lights
Parking garage
Less homeless
More walkable areas w/transit connections
Accommodations for our homeless residents
More parking
Parking spaces; more bar security
Speed bumps if more housing on E Olive-would be safe for kids
City is promoting & maintaining downtown
Cleaner environment; safety, free of homeless camps; shopping variety
Restaurants on E Main; downtown parking; fix roads
None
More parking, open areas
Develop old Juras/corner of Golden State/Olive for business, restaurants etc
Remove homeless
Fix the roads!!
Clean up homelessness
Security! Apartments, restrooms
More restaurants, bars, clubx, liver performances, art, etc
Get unhoused homes-clean area, make it saf again
menos homeless
downtown parking areas
clean up the homeless
apartments or condos on the corner of Thor and Crane, 3story parking garage behind La Mo, repurpose land between S. Golden State and S 1st St by the railroad
parking

Question 5A: “What improvements would you like to see in Downtown Turlock?”
safety and security measures
A parking garage, no more homeless and drug addicts, safety
better parking
keep City inspection and permit fees reasonable and reduce red tape it takes so long to get permission to build and to get final approval
less homeless
less homeless, small businesses re-open
removal of homeless
cleanliness, parking
clean it up, no homeless
more parking
reduce homeless
reduce homeless population and their associated trash
better sidewalks
less homeless
parking
blend of mixed use and high quality high rise
improve parking
support family owned small business and cut fees for business and property owners that have done improvements
Entry features, street/pedestrian/bike upgrades; housing-use redevelopment to get rid o fe
Street level retail, upper levels housing
More activities, festivals, markets; later business hours so people can walk around; remove homeless
Crime addressed/cameras mandatory at all businesses
Beautify; improve downtown roads & facilities
Better/more parking; more community based shops; less \$\$\$ boutiques
Property owners maintain their properties as if they lived there
Fill-in empty shop space; make commercial rent/lease affordable; family entertainment-movie theater or miniature golf, etc
Prevent homelessness; cleaner streets/backstreet; increased safety
Less homeless/crime & more businesses
Fill vacant buildings; upkeep plants/trees/parking; easier restaurant parking
Better parking; homeless not sleeping in front of businesses
More diversity!! Affordable restaurants; entertainment
Resolve homelessness
Facade beautification
Get rid of homeless-we avoid downtown because of that
Improved parking
No loitering of homeless; affordable housing
Streets - homeless - trash
Reduce people sleeping on streets/their trash & destruction-detriment of store owners
More parking
Relocate unhoused
Clean/well maintained shops; no homeless; less traffic
Better paved roads
Add clean public bathrooms so homeless don't doing business behind dumpsters behind Main

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Small specialty shops/dining; Farmer's Market; update lighting, planters, streetscape; Thursday night shopping; incentive for landowners to develop housing
Lights on streets; add sidewalks on west side
Control homeless taking over, avoid taking away from niche shopping area
Improve parking; community events; improve infrastructure (benches/sidewalks, etc)
Find a place for the homeless-get them off the streets
Stores open longer; reduce homeless
Close main to car traffic-foot traffic only
Keep local feel; keep business local; limit commercialization
Less crowded; better streets
More accessible public restrooms, trash cans & recycling containers
Clean parks & druggies
Get homeless out of parks & sidewalks
Outdoor events/live music
More retail, restaurants, fast food
Clean benches/sidewalks; update/restore old buildings
Prevent/address homeless
Get rid of homeless, drug use, graffiti, garbage, abandoned vehicles; roads; more police, firefighters, EMTs
More interesting shops
Better parking
N/A
Clean streets & businesses
You are doing well
Resources for the unhoused & place them in area that can provide services
Redirecting homeless population for services not near downtown businesses (i.e. shelters near B2) near public transportation services
An Arts walk or related regular event, I've heard of "Art Around Town" that used to be downtown. A regular first Friday or third Thursday could be great for community and have businesses open late and special art events
Remove homeless
LEAVE AS IS
more parking
more parking
less homeless
clean homeless out of parks. Add and keep clean a public bathroom and parking garage
It's the Carmel of the Valley, decorations, plays, lectures; add college shop to sell tickets, apparel, student art; praise groups for sponsoring events; Garden Group's gorgeous plants; HS/college groups music June 21/22 music days; entice college & businesses to come downtown
More business attractions that make it a nice place to shop
A cleaner downtown environment
More variety of restaurants/diners w evening hrs not just breakfast/lunch
More community activities; fix empty buildings; require businesses to modernize buildings/signs
Less homeless to make safe to walk w family; problem is their mental illness & drugs
City Council is anti-business-need to work with business; homeless is a problem-bus them to New Mexico
Too much homeless; more restaurants; less tattoo/fancy home decor shops; need Trader Joes/Sprouts more food stores on East side
Please just keep its local charm

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Give homeless places to go; get out of weather; teach them to care for parks; learn skills; thinks to do & take pride where they live; Turlock will end up like Fresno, Oakland, LA
Widen Main for bike In; more disabled parking (especially Farmers Market)
Move out the homeless
Better lighting; more attention to homeless camping/loitering; public safety
Better bicycle/walking paths; more parks/green space
Landlords keep homes/front yards up to date; add more shops to walk to & enjoy
Increase shops, decrease homelessness, more restaurants
Close treet to autos; make it outdoor gathering place for walking & dining
Better roads
Downtown Turlock is beautiful
Less homeless, etc
More restaurants; more social establishments
Clean up homeless; had to clean feces 2x last week; out of control; S/B housed where they are from ie housed in Nevada if from there, housed in Turlock if from Turlock-burden Turlock tax payers
More parking
Less homeless
Security
A cleaner downtown environment
Public bathroom (like larger cities) small toilets that auto clean after use
Needs more moderately priced residential, make zone more vibrant/safe
Bring new businesses & provide them opportunity
Fewer boutiques & a different variety of shops
Weird to have homeless by Chamber office; wish homeless could hang out in different place away from businesses
Enforce T.M.C. Codes; let the police do their jobs
Less homeless-help them first; more outdoor seating for restarants/cafes
Homeless negative affect on business/owners; unsafe; unfortunate as downtown is beautiful with options for shopping & eating
Businesses that bring people downtown & keep them there-think Santa Rosa
Keep homeless & open air drug use out of Turlock
Correct your homeless problem
Cleaner Downtown (move out homeless)
Keep clean; nice local businesses; better parking
More restaurants
Grocery; safety
Child friendly area; limit cars/traffic; community events, pool?
Put homeless to work; attract business; improve/fix roads
public safety
More restaurants & activities
Better parking, esp handicap
more parking
Remove homeless & clean it up its dirty
no homeless camps
parking, clean sidewalks and security
More parking
relocate homeless and build affordable senior housing

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Give homeless somewhere to go, rather than hanging out by business
Homeless
Homelessness
Clean up homeless; more restaurants
Security at night, police family housing
More parking
Sidewalks & new roads; clear parks w/o homeless
No more homeless
No opinion
More parking; less homeless
No more homeless
Clean gutters, alleys, sidewalks; improve park Christmas Tree Main & GS
Don't tolerate vagrants
Clean walking areas; roads have trashy look
To hard for seniors to use stairs
Diverse restaurants; modernize downtown
Building on Olive/Golden State rebuilt; suggest Farmer's Market on ground floor with parking garage above
More parking
Occupy vacant buildings w businesses
More above store apartments
Improve road conditions
Safer downtown & security @ night; more events; downtown like San Luis Obispo
Synchronize stop lights so drivers obey speed limits
Remove homeless from parks & storefronts
Cleanup parks; less homeless; business growth
Homes cleanup; maybe more duplexes
Add new restaurants, classy lounges, new development, more security-all for more safety
Get rid of Jack in the box, develop block to Olive; if shootings can't be resolved-close bars; more locally owned family friendly shops restaurants-Leatherby's Family Creamery; no chain restaurants
More parking; mixed use housing above shops
More "classy" improvements (flowers, trees, desirable businesses & parking, good restaurants w outdoor seating)
Preserve historical buildings; quaint restaurants/outside seating; wine festivals
Better parking; less bars; healthier dining; family business/dining
No homeless encampments
More retail/businesses; old Jura's eyesore at GS & Olive for 10 years, take civil action
Control homeless; more parking
Make downtown safer
Clean out the homeless
Affordable family dining
Less homeless
Get rid of vacant, rundown buildings; remove homeless from parks & streets
Patrol & central station; access to resources & information
Remove homeless activities-sleeping, trash, congregations, etc
Downtown Livermore is a success/seek advice to improve downtown
Fix abandoned buildings ie Golden State & Olive
Clean, add flowers

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Improve homeless situation
Parking; resurface roads
No homeless more parking, stores
Less homeless
Better support for businesses
Help homeless, shelters, temp housing, education to re-enter workforce; state/federal programs for disability
More small businesses; clubs/bars stay open past 11pm; music venues
Cleanup homeless population
Fix & use abandoned buildings w other business; other than restaurants
Cleanup homeless
Cleanup so it no longer smells and looks presentable
More use of vacant businesses; better parking; homeless/trash
Veteran & senior housing only; no homeless housing
More parking
Get rid of homeless
Streets & restaurants with old buildings; restoration for above apartments & studios
Keep it business use while also addressing vagrancy
Proper homeless shelter that takes dogs; sync traffic lights
More advancement; cheap, affordable things
Address homeless; assist Downtown Property Assoc with upkeep instead of fighting with them
Cleanup homeless/gang to make it safer
Revitalize to attract young families
If density increases make direct bus routes to downtown from other areas of Turlock
Control homeless, cause issues with businesses-safety concern!
More parking, parking garage for density
Address homeless population
Safety!! clean streets; clear mentally unstable; stop open drug use
More housing/parking
Decrease homelessness
Green space; environmental sustainability; economic diversification & job creation
Run out homeless/druggies
Less bars & alcoholic establishments
Move the homeless
Ethnic restaurants, small markets; variety other than second hand/resale goods
More police presence/weekends; road repair East St; Olive near DMV; Golden St (bet Minnesota & Fulkerth)
Less tattoo places; more specialty shops; housing above businesses
Homeless presence
Add cocktail bars in empty business fronts to revitalize area
Less homeless; clean streets
Remove homeless people
Safer environment at all hours of the day
Sidewalks uneven, broken by roots, not handicap accessible; Lyons Ave pavement is awful
More diverse cuisine options
Family friendly dining & entertainment; less homeless;
More family activity; housing development

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Golden St & Olive complete/eyesore; cleanup Central Pk; aptmnts above downtown businesses; add public bathrooms & apart by old Com Hospital
Enforce parking time limits
If the homeless issue were addressed, more individuals may be willing to open up shops to keep residents here for dining & shopping.
no homeless
I think we have a charming little downtown. Homelessness is an issue. May not be feasible, but I also think it would be nice to have Main Street pedestrian only in the main shopping/dining areas.
More restaurants and more police presence in the evening on Main St. and Crane St. near residences. Senior apartments on Crane multi level built on open lot
Make it feel like a place I want to walk through. No one enjoys being downtown and dealing with homeless. It is not a place I can take my kids and be ok with especially golden State and E Main/Olive
more business, parking we need a parking garage
Continued support of locally owned businesses. Having businesses open on Sundays and closed on Mondays instead to allow working people to shop.
Homeless support/services, lighting, public resources
More shops
More parking, do something to that building on the corner of Golden State and Olive
mORE BUINESS FREINDLY, CLEANLENES , LESS HOMELESS
Improve park space for children splash pad
Mixed use 2-3 story apts. get homeless out
Housing with businesses, Additional restaurants, parking, bike lane
Infill everything
Less homeless and less crime
Use available space
red light cameras
cleanup homeless, enforce laws against their behaviors
More parking, less homeless
Homeless
Less homeless people and crime
Keep it safe
Move homeless
Supervised places for unsheltered to cool off/warm up; mobile bathrooms & showers
Renovate to invite business; foot traffic; create family friendly atmosphere
homeless, safety, more lighting
Homeless
More local shops, dinning options
Homeless
Parking, or parking garage
It would be great to clean the streets from the homeless and trash
Add parking that is not cramped/easy to navigate; redevelop old buildings/empty lots
Small businesses; shops; restaurants; clothing boutique; events; Food Truck Plaza; Trader JoesP
Restaurant, coffee, specialty shops; movie theater; dance/yoga; space for small business
Storm drainage in residential areas
Apartment/condos; people from out of town eat & shop here
Bring more businesses & parking (overloaded w Mexican restaurants)
More parking

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Focus on the two entry's from the freeway, lander and west main
More places to eat
Restaurants, Eateries
shop owners or renters should keep the cub appeal cleaner and more attractive
no homeless, more retail
Building repairs, roads repavement
Homeless
Take care of homeless problem; revitalize shopping; police presence; lower crime
Clean up loitering on streets/alleys/in front of shops/parks
Homeless & crime; I no longer go downtown
Public bathrooms; sidewalk maintenance; parking; keep it commercial/walkable
Support small businesses; improve safety for owners & shoppers
Clean downtown; take care of homelessness
I LIKE IT THE WAY IT IS
less crime
ELIMINATE HOMELESS POPULATION
BETTER DINING AND DANCING
control homeless
APARTMENTS ABOVE BUSINESSES
TOO HIGH SHOPPING AND EATING
SELDOM GO THERE
Homeless gone
Less homeless
SAFER CROSSWALKS FOR PEDESTRIANS
NO LOITERING MORE CURFEWS
TEAR DOWN BUILDING ON OLIVE & GOLDEN STATE-BUILD A PARKING AREA OR SENIOR CENTER
CLEAN UP HOMELESS
Tear down shell of building on corner of S. Golden State and E Olive
More parking, less homeless
More parking
cleanup homeless
More planter with flowers, cleanup and keep homeless away, new lights
cleaner streets, reduced homelessness more community events
safety, roads, parking
Affordable business oppotunities
Greater variety of shops; less homeless
Get rid of homeless & crime
Clean up homeless; add foliage, flowers, benches, safty
Remove homeless, interfere w business, destroy downtown charm; get tough
No new business/too many vacant; road markings-handicap, parking lines; maintain street signs; repair sidewalks
More mixed use w/housing to promote more business & night life
Mixed use; walkable amenities; areas closed to traffic & public bathrooms
Better & more parking
Strictly reduce homeless; make it safe for public & business owners
Downtown is nice (develop/utilize empty lots

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Building with aesthetics, prevent concrete jungles & strip malls
Preserve Turlock's heritage; changes need to encourage current vendors & ambiance
Less homeless; less crime
Looks great-the lights & music are a welcome addition
High density housing to walk to stores & restaurants in area
More walkable; more shops, housing, restaurants
Cleanup homeless, does not feel safe downtown
Housing above shops; beautify downtown, s/b joyful & pretty
Move homeless so downtown can be shopping/entertainment
Incentives for new/existing businesses-reduce taxes/licenses; support smaller & local businesses
Better plan for layout of business to residential area
Mixed use, housing, business
More parking areas
Parking; safe walking areas; larger farmer's market; neater alleys; dance club
Improve sidewalk conditions; trim large trees; increase security
Extend sidewalks & shade trees to Olive, Center, etc; more parking; remove homeless
More mixed use with housing above shops; more parking
Family oriented; housing/shops; parking; police presence
Utilize the city owned vacant land between Marshall & Crane
More affordable housing & shopping
No homeless
Restaurants, coffee shops, specialty shops, movie theater, dance/yoga, studios, space for small business
Cleanliness, safety, shops, restaurants
More diverse eateries; parking; mixed housing for seniors
Better safety at night
Homelessness; sanitation
The homeless & mentally ill are a complicated issue
Clean up homeless
No tweakers/homeless
Upkeep of side walks & roads
More greenery
Clean up areas and homeless that come in at 5
Safer to walk; better parking
Nothing
Fix
Turn off music/ads; high rent forcing business closure; build promised senior housing
Homeless
Areas for the homeless by day
Safety - longer hours
More parking
More lighting, less homeless
Keep homeless from sleeping in parks & storefronts
Stop driving businesses out of their leases; more parking
More parking & restaurants; no homeless!!!
Bathroom facilities
Cleanup homeless-they need option to avoid health/safety issues for shop owners to clean
Safety issue

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Cleaner; mitigate homelessness
Parking downtown or nearby; walkable or shutter service
Get rid of Travis Rigalo!
Housing for homeless; heartbreaking for officers to clear doorways each mornings
More parking; empty building N Golden State/Olive for parking
Fix the roads
More stop signs; more trees, more fruit trees
It's good
Making it easier and cheaper to buy healthy food close to home
ORIGINAL JURA'S PIZZA BUILDING ON GOLDEN STATE AND OLIVE IS AN EYE SORE
ROUNDABOUTS ON EAST AVE AND MARSHALL. MORE HOMELESS SERVICES TO S WALNUT AREA
SHOPPING AND NIGHTLIFE
Homeless
PLANT TREES
More activities for children
Improve exterior lighting for security, improve maintenance on all parks
REMOVE OLDER COMMERCIAL PROPERTIES AND BUILD NEWER STRUCTURES
IN FILL HOUSING/RETAIL
Looks very nice
Quality business expansion
more parking
get rid of homeless and vacant properties
parking, homeless
less homeless
streets, get homeless off streets
Homeless, crime
More parking , homeless
security, homelessness family restaurants,safety
cleaner parks, less homeless
Less homeless, more stores
improve roads, more parking
put stop lights back on timer
Maintain historic feel with vintage houses, trees etc.
Homeless, control crime
homeless issues, need more fun activities, support my mayor
roads, light on the street
Clean up
make it clean
more festivals, safe bike parking, more parking, safe green spaces
coffee shops on sidewalks
Homeless
Better code enforcement
Parking deck and expanded walkability, work mixed us housing
Affordable homes
Safety for businesses, homeless problems with some bars
Homeless, increase police during nighttime
Needs restaurants, shopping

Question 5A: “What improvements would you like to see in Downtown Turlock?”
safety, homeless, drugs
variety of stores
Homeless
cleanup homeless
Better businesses, less homeless
fix roads
parking
Homeless
lively night entertainment, night farmers market
variety of shops, restaurants
Fix the homeless problem,
safety
Remove homeless from parks, improve parking, bring in more shops
large parking lot
More parking
No more tattoo shops. Need a tea house, specialty shops, Ice cream place for diners to after dinner, antique shops, Gallery to sell local art
More policing/less homelessness
Improve lighting, affordable business opportunities
homeless and clean up
more efficient traffic lights
Remove homeless, people feel unsafe & avoid area; hurts business; trash is unsightly
Keep area walkable with high density housing & small businesses
Remove portable camera system in Central Park; no window videos on store windows
More visible law enforcement; more trash cans
A permanent Fiesta Market
More restaurants & shops to attract people
More parking
Less homelessness
MORE PARKING (STRUCTURES) AND CONSIDERATION FOR DISABLED
STAY AS IT WAS-WITH IMPROVEMENTS COME CRIME AND HOMELESS
PARKING GARAGES NOT OCCUPIED BY EMPLOYEES
MORE PARKING
LESS HOMELESS, MORE PARKING
NO HOMELESS WONDERING DAY AND NIGHT
REDIRECTION OF HOMELESS AND PUBLIC PARKING
MORE PUBLIC PARKING, ELIMINATE HOMELESS CAMPING
I love downtown as is
Remove homeless
Homeless & safety
Fix old buildings
More shops so we are not just 1 street
Remove homeless; clean sidewalks; more parking; infill
Police presence as there seems to be nothing done by COT about the homeless. I worked in homeless services over the last seven years, told by cops that my only option for safety against predatory homeless individuals was to get a R.O. and never arrest a single homeless for harassment of employees, was told by

Question 5A: "What improvements would you like to see in Downtown Turlock?"
TPD of the eCOT to go get a restraining order, we can't help you or keep you safe. And then was told the RO doesn't actually provide safety.
Street paving, pothole repair (See Denair St)
Reasonable rent would encourage growth and longevity of stores & restaurants
Downtown needs some character and a facelift
Get rid of the homeless - very dangerous. Downtown shops and restaurants and lighting are excellent
Downtown is a gem. I am so proud of it - many restaurants, lights, shops, flowers in planters, music, CAC, library...Kudos to all responsible
more parking
more eateries, something for entertainment to draw people
user friendly, easy access, welcoming w/many establishments
More security, less homeless; problem for business not safe
Get rid of homeless; not safe or sanitary
Not having homeless
More parking; utilize empty lots
More business & affordable restaurants
More businesses; existing need renovation
Parking garage
Remove homeless; add more businesses
More eateries
More business; boutique hotel
Additional parking
Homeless out; merchants better care of planting strips near buildings
Homeless are biggest issue from keeping businesses clean & patrons safe
Need more info of effect of construction on residents, schools
Address homeless downtown/city hall area
More parking downtown
Please repair potholes
Homeless make messes; make it safe
Mix use with housing above shops; expand pedestrian space
More parking; nice restaurants (not fast food chains)
Keep homeless out
Reduction in homeless population
More shops; nothing to do in Turlock; make it more artsy
Less homelessness
Support small business
Mixed use development enhance culture & "vibe" of area
Nice as it is
More parking
Lighted cross walk (unit) that flashes. No one stops!
Parking
Slant instead of parallel parking
Adequate, properly marked and enforced handicap parking, city refuses to enforce
More parking
Clean it up; disgusting & dangerous at night
Garden apartments; walk to shopping; parking
Couple of permanent public restroom, ALA SF

Question 5A: “What improvements would you like to see in Downtown Turlock?”
More parking; less homeless
More parking
More security; reduce homeless, make downtown unsafe
More parking
Move Farmers Market moved back to Thursday nights
Keep vagrants away
More public & ADA parking; store front beautification
Family entertainment
Remove the unhoused; keep clean & welcoming
More variety of shops; better parking; beautification
No college town atmosphere; Stan St kids aren't getting the experience
second floor usage, corner of Golden State Blvd and Olive - improvements on shell building (I know this is outside City abilities but such an eyesore)
improve parking
less homeless
relocate homeless
clean up the homeless
Event venue; bike friendly; pedestrian improvements
I like it how it is
Buildings/aisles are not handicap friendly; poor wheelchair access
medium priced restaurants mixed in with the very high priced restaurants there are now. Putting parking on outside of main stree and close to Main Street to traffic making it a mall like environment with opportunities to play games or have entertainment in the middle.
discourage homeless camps, pave roads with potholes
less homeless, more restaurants
Housing within walking distance to shopping; food for seniors
More walking paths; invest in public parks
No homeless/trash/fecal mattNoer
Less homeless; less empty buildings
Apartment; public transit
Maintain downtown so doesn't look worn out; maintain trees
Rebuild Olive & Golden St building; enforce vagrancy & public urination/defecation lawss
Remove homeless
Revamp property at Golden State & Olive; program to get homeless off streets; reduce litter
More parking
More walking areas-better traffic control
Keep it as a nice old main street; No more Starbucks
Enforce Post Off parking; more family shops, restaurants
More family activities
Clean; foot traffic only; mixed use housing
More housing, parking structure
More parking and police!
Expand commercial buildings
Move homeless-ruin shopping, eating & safety
homeless
More & easier parking
Businesses that invite students from CSU Stan & UC Merced

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Business incentives to bring traffic downtown
More affordability for small businesses to thrive
Senior housing, homeless/trash removed
More restaurants
Utilize potential housing above existing shops.
Homeless control, parks are campgrounds
Clean it up
Beautiful, just need to remove homeless like Merced has
Clean up empty buildings, awnings are dangerous, old Jura's on Golden State/Olive is a blight
More restaurants/entertainment; expand downtown atmosphere
Business focused with apartments above, shade & traffic flow
Homeless cleanup
More non parallel parking
Seems fine as is
Better parking, clean up
Cleanup homelessness
Keep homeless away from businesses so families are safe.
Less bars & tattoo parlors; move homeless
Attract business; move Melon Festival
More parking; great job revitalizing downtown, safe & inviting
more apartments
Security! apartments, restrooms
more affordable shops, multi-cultural shops
More independent business & restaurants
street lights
better parking
Promote downtown, give new businesses start up help
More of the same - excellent job!
develop old Juras building at Golden State and Olive for businesses and restaurants
get unhoused homes clean out area make it safe again
remove homeless
homeless
more restaurants, more parking
accommodations for homeless
parking garage
remove homeless
more parking, more security in bars
parking, traffic enforcement, remove pot and tattoo shops,
less homeless
keep homeless off streets and out of parks
there has been enough energy and resource devoted to downtown, focus somewhere else
If East Olive is a place for more housing then speed bumps are needed
BETTER PARKING
LESS CRIME-MAINTAINENCE
homelessness, more parking
homelessness
clean up the parks

Question 5A: “What improvements would you like to see in Downtown Turlock?”
public safety
homelessness
lighted and maintained streets for safety
more parking
homelessness
homelessness
homelessness and public safety
homelessness
homelessness
homelessness
homelessness
homelessness
homelessness and public safety
IMPROVE SAFETY BY REMOVING HOMELESS AND PEOPLE ASKING FOR MONEY
NO HOMELESS TAKING OVER BENCHES
infill lots build out
Nothing
more places to sit
more local events for kids
create new intersection at Monte Vista & Geer before development
incentive investment into downtown including Jura's pizza building-it looks like a war zone
maintain business presence in commercial area, small single family residences in historic residential areas
use all the empty lots of lands for housing
homelessness and crime prevention
Make it safe to walk downtown without the homeless bothering you
better parking
get rid of homeless, like quaint downtown
move homeless to City services
relocate homeless
clean up, traffic enforcement
green space
remove Grand Cru, improve and enforce laws, safety no homeless
more parking
parking
keep area safe and clean
restaurants not fast food
more street light, less homeless, cleaner
homeless
shopping, reduce homeless
clean up parks and public areas, add homeless shelters
install warm lights, LED in lampposts, more restaurants, bookstore, coffee shop, more parking, small movie theater
more parking, metered parking, less homeless
no homeless camps, stop illegals
eliminate homeless in area
decrease homeless, more restaurants
homeless crisis

Question 5A: “What improvements would you like to see in Downtown Turlock?”
event center with stage
newer sidewalks, fixed streets, better lighting, parks cleaned up, housing for the homeless
homeless sweeps I don't shop downtown because of them
que no pasen camiones muy pesadas
clean up and provide property shelter and long term care for homeless. more police patrol to prevent gang, trafficking and other illegal activity
better parking not so many restaurants
crime, bars, shooting
Houses above stores, less thrift shops, Downtown Turlock is awesome just try to improve with businesses
landscaping trash pickup
clear out homeless
keep it quaint and vintage
cameras
cleanup homeless, outside stage for small concerts
development of appropriate new businesses
more restaurants
code enforcement for unlicensed vehicles and yard waste in gutters
homeless
More parking - Less homelessness
more police presents
parking
healthy restaurants
no mixed use development
cleanup, safety, police presence
apartments above shops
more businesses and shops
parking
more plaza areas for gathering/dining/entertainment, art, entry, features
police patrol, homeless need to go elsewhere
Allow use of upstairs commercial buildings by easing regulations
Downtown doesn't feel safe anymore. My office is located on Main St. and we have had multiple issue w/the homeless population.
Restore older buildings, encourage new business, keep downtown family related, bring tourists and quality shopping with ample parking
Addressing homeless issues. Re-development with more mixed use space. Addressing road conditions. Appropriately timing traffic lights to address traffic flow
The homeless gone. It's no longer family friendly area
No improvements needed. Just get the empty buildings leased out no tattoo shops or hoochie houses
Remove homeless services for non-Turlock residents. Relocate Turlock resident only services to keep homeless away from downtown shops, restaurants
fix streets and sidewalks Alpha Road
Better streets, more parking, less homeless
Downtown does not look too bad
Fix the roads & drainage systems
Alleviate homeless encampments & vacancy dedicated law enforcement
more businesses

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Looks great keep doing what's been happening last 10-years. Clean-up Golden State Blvd. especially the area near Downtown
more parking
Happy
Attract more businesses. Make it easy for businesses to start. Less problems with permits.
To not have homeless sleeping in front of shops & using alleys as bathrooms
More restaurants and relaxing
Cleaner, less homeless, more parking
Homeless gone
Evening activities to get the towns people together once a week.
Stop relaxing development attempts by outside investors to protect current owners
More stop lights
more parking
clean up trash - roads need fixing
Arts, culture, and nightlife, community center and public service. let more people live downtown instead of converting residences into more shops. We don't need any more rich white lady jewelry store.
Parking
Build on the vacant lots on either side of Marshall St
The homelessness is awful & makes me not go there. Our 1st responders do not need to be responsible for cleaning up after the homeless. Crime is higher due to homelessness & they aren't paying taxes. Our taxes should not be spent on them.
The cost to keep rental property up makes the cost of heating & airconditioning to go up. Cost has to come down before rent can get cheaper
It looks pretty good except for the homeless taking over
Would love to not step on human feces or throw up when walking downtown or for women to not get sexually assaulted by perps who have been shipped in from other cities
more parking
clean up the homeless
less homeless
more parking and dining places
less homeless in parks and trash fires
off street parking, synchronized traffic lights
more and better places to shop
Keep homeless out of parks and Main St
Keep the homeless away
Mixed use housing above commercial space. Some exists today but more would be great.
I love downtown
apartments/condos
Shelter for homeless
good restaurants
clear out the homeless
control homeless, safety
restaurants
Safety less homeless, less shooting
Less homeless
Homeless gone
Local shops and eateries

Question 5A: “What improvements would you like to see in Downtown Turlock?”
prevent homeless
one way streets to narrow existing streets
More Parking, more police and security officers
more parking
homeless off streets, more parking parking garage
town homes and more business, police presence, keep Turlock safe and clean
traffic signal at S. Berkeley/Golden State
recreacionales parques, actividades
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Homeless out of parks, not ok
Homeless addressed
Clean up abandoned buildings on Main & Golden State. Bring more good restaurants & shopping options. Fix Roads
More law patrol
Fix the roads in Turlock
No opinion
more shoppable stores rather than high-priced antiques & farm
Live-work
clean it up, homeless on sidewalks get rid of pot dispensaries
more control of homeless, more law enforcement especially at night
no more houses
remove homeless, police officers on foot or bike
Protection for small businesses
housing close enough for people to walk downtown
keep businesses open later, less traffic, keep homeless out of downtown
Homelessness
Housing single men and women is ok housing homeless addicted felons homeless by choice is a bad solution
parking structure
Get rid of homeless, The business owners do not deserve to deal with dirtiness, undesirables approaching them or their customers or the general bad behavior when the authorities are needed. Encourage restaurants and stores to keep opening.
Benches
Let businesses in with no long wait and no licensing restrictions from the City
Tear down building on corner of Golden State and Olive
clean streets and paved
Have more control in the downtown, lately there are lots of problems in the area
more small business less homeless
removed druggies
repair streets and maintain the downtown parks clean and safe
rehab of the old building that are ugly
parking, entertainment areas, but not bars
less homeless and less garbage on the streets
would like to see High St and Soderquist St addressed, I have 40 years living here and never fixed, taxes increase but everything is the same.
more business

Question 5A: "What improvements would you like to see in Downtown Turlock?"
parking, it get crowed
recreation centers for seniors
That the homeless be considered and help instruct them, and their lives be restored to have their homes and families. Give them the value and importance the deserve as people.
additional green zones and single family dwellings
maintenance of historic items, plan more vegetation, do not allow that gardens be used as homeless housing, family oriented activities for the community on the weekends.
open longer hours, more green ie flowers, safer environment, community events
Trader Joes
less people with out homes
clean it up
walking spaces, out of danger from traffic
kick out homeless, clean up trash
fix the roads
Because of your department Turlock is commercialized and no longer family oriented businesses
less empty buildings
set days for pick up of big things once a month such as washing machines for free
tell vagrants to stay away
mixed use
removal of homeless
less bars more family oriented places
keep "homeless" out of area, discontinue allowing it to become a business in Turlock, there are adequate services for these people elsewhere
keep the local businesses and add a few more. Friends come from other towns to eat in downtown Turlock
less homeless
increase parking
less homeless in the downtown areas
No more homeless, safer
Utilize vacant building, bring more businesses, or housing in vacant buildings
No homeless
Stricter parking on S. Center - people leave their ass end out in the street
Improve vacant lots surrounding downtown
Less tattoo parlors more clothing stores
Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
Fix the streets
More parking. I love Main Street and Farmers Market and a lot of special programs from Carneige. You might think of moving Fair Grounds. Maybe west side of 99 freeway. I really love it where it's at but Turlock is growing. Maybe put senior living where fair grounds is now. After moving fairgrounds also if you do this do not build up two story. Keep single level. I love the views here and watching migrations.
Remove homeless
Get rid of homeless
Homeless & trash
More police, do away homeless people downtown
No more houses
Fix the streets
Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
Remove homeless

Question 5A: “What improvements would you like to see in Downtown Turlock?”
Cleaner areas
Get rid of homeless
buildings kept up, more parking
better/more parking close to shopping
keeping integrity of a small downtown fee, no tattoo parlors, pot shops inappropriate statues...
get rid of homeless and camp sites for families to be able to walk the streets without stepping in pee
more parking
clean sidewalk they smell like pee
additional retail
already not enough parking
clean it up, stop letting it be trashed, do something stop the handouts
more wholesome entertainment for historical acknowledgement and dignity for Turlock
more accessible parking,
clean up
drive out bums and junkies
control homeless, our business has experienced broken windows from homeless and homeless have defecated on our walkway several times
like the way downtown is
better parking
better and more parking
more places for people to work, money before housing, not enough jobs I'm a RN working my sister came here from Vegas 3 mo 2 jobs 10 hrs a week
parking
parking, add tamper proof garbage bins, increase police patrols, no loitering or camping downtown
quality night life, more affordable mom and pop shops
clear out homeless, they cause anxiety around safety
business development, not tattoo parlors and just mex and chinese restaurants, old Jura's building, safe parking in evening
clean up homeless, provide a self cleaning public restroom like Napa has
make it look nicer, paint
fewer homeless
homeless population is out of control. Are they getting bused here with one way tickets?
community cleaning and making Turlock clean
cleaner less homeless, less loud cars
parking
leave it alone
more coffee shops, security walking around
that it be clean without garbage and that we be responsible for cleaning out garbage
the best that could be done
fix the roads
public safety and homelessness
homelessness
utilizing existing S.R.O. units above commercial store fronts
more parking
more parking
roadway repairs, better parking, clean up homelessness and sidewalks
public safety

Question 5A: "What improvements would you like to see in Downtown Turlock?"
homelessness
public transit
Better parking
Get the homeless out!! The recording office is collecting \$75.00 when recording for homeless, Housing Where is that money going!! I don't see small houses being built
Fix the damn roads and enforce laws on homeless
Homeless clean up
Road repair, parking spots
remove homeless
Repave the roads
Remove homeless
more parking, mixed use living
No homeless
Seems pretty nice to me
Making public parking more obvious other than on street, Keep shops open and family friendly.
We feel so sorry for the small downtown business!
Clean up homeless problem, downtown is beautiful but not when you have to step over human waste, garbage a dangerous drug addicts, Ruins Business, not fair to business owner!s
No change
Clean homeless off streets, parking needed
Cleanup downtown, Rid homelessness, more small family owned business, family business to attend w/ family
Homeless cleanup
lower permitting costs
homelessness
no loitering
public restrooms
affordable housing, parking, reduction of homeless
clean streets
more parking spaces and help the homeless
Additional street lighting
more placed to go to as a family
not to see competition of teenagers in the streets, not to see homeless on the streets, less restrictions for job sites.
everything that is for the well being of the community
more lighting
Fix all the road in Turlock, clean exterior of the homes and apartments, once a month have free street pickup of large items like washers, mattress
The control of the unorganized
clean better and start issuing fines illegal parking
gardens and parks
Because downtown has a European village feel (thank you) Mixed- use apartment or sfd above commercial space check out the planned community shops, restaurants,
Remove the ugly "Calafia Statue from downtown art works should be beautiful uplifting, inspiring, tear down that horrific ugly statue
Stop the homeless from messing it up
Looks like center of the city
Less homeless people, parking garage

Question 5A: "What improvements would you like to see in Downtown Turlock?"
Relocate homeless, improve roads, better support for community services
Keep homeless from camping in front of businesses.
Improve parking, Remove graffiti as soon as it appears, Establish a policy for the homeless
More parking, move theater
Keep up with plants and trees
Help homeless, fix the roads, stop rent hikes
More dress shops
repave roads
Do something with homeless people
Less homeless, we want shops / eat down there any more, its not safe
More restaurants
Its fine
fix roads
Homelessness off the streets and parks
Senior Restaurants open for late lunch or 4-5 Dinner time. Simple senior apt or assisted living
Reduce Homelessness
More parking - less homeless walking around on the benches, usually caring soiled hems. Some corners near library need 4 way stop signs, people turn in the wrong lane sometimes
Beautification Project- more flowers /gardens/ fountains
3/7/24 COT! As someone who's age placing him a her in the "silent" generation I respectfully decline to provide any impute. It would be totally bins and not of value. Rew
Food
address homelessness
keep original historic look but needs to be clean and more attractive to visitors
affordability, parking
more parking is needed
Parking garage, limited parking, employees to not take parking in front of businesses, get homeless off downtown, downtown is the reason people comt to Turlock, needs to be nice, more concerts in the park more venues for college kids and families
mejora los ollos kalles
remove homeless and panhandlers
no more boutiques stores, put in more stores you would see in a mall, clothing, shoe stores
more parking
housing
remove homeless, more police walking around
allow more businesses to open, less homeless, better police coverage
better parking
no more houses
homeless, clean, evening time more police
parking spaces needed
less homeless, better parking
LOWER RENT FOR BUSINESSES
IMPROVE ROADS, SAFETY FOR TAX PAYING CITIZENS FROM VIOLENT-INTOXICATED/DRUGGED INDIVIDUALS IN THE CITY PARKS. THERE ARE PLACES WE CANT GO WITH OUR KIDS ANYMORE
PARKING, CLEANING NOT CAMPING IN PARKS
RESTAURANTS

Question 5A: “What improvements would you like to see in Downtown Turlock?”

INCREASED LAW ENFORCEMENT. TRAFFIC LAWS AND PROPERTY LAWS ARE NOT RESPECTED. RULES MUST BE ENFORCED.

NOISE CONTROL, IT IS JUST OUT OF CONTROL IN THE ENTIRE CITY OF TURLOCK

MORE SHOPS AND PLACES TO EAT

REDUCE HOMELESS POPULATION

DETER HOMELESS, DRUGGIES, PEOPLE BICYCLING, SKATE BOARDING AND OTHER THAN VEHICLE TRAFFIC DOWN THE MIDDLE OF THE STREET

MOST OF ROAD CRACKED AND DAMAGED IF ANY IMPROVEMENT ON THIS SECTION PLEASE SAFETY. IMPROVED OPTIONS FOR HOMELESS CAMPS TO RELOCATED IN OTHER SPACES

BETTER PAVING ON STREET. GET RID OF ANGLED PARKING ON CENTER STREET

LESS HOMELESS IN DOWNTOWN TURLOCK

homelessness

homelessness

more parking

homelessness

clean up homelessness

ban anything over 3 stories

relocate homeless

reduce homeless

remove homeless, temp inexpensive homes

address homelessness

public safety

more parking

less homeless

more parking and places to sit

Public safety

public safety, clean homeless population

More parking, new Post Office

More parking, restaurants, police protection, new businesses

safety

less homeless & drug users

public safety

Address homeless problem

Homeless

different small shops

handicap ready, braille

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Country side - These areas should be under the guidance of powerful and privileged stakeholder & investors 8 or 9 out of 10 should be cooperative and helpful when asked. What do they think?

Better roads

More green plants

Resurfacing Geer Road

Fix the roads

Road maintenance

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Fix roads
none
Safety good environment
Some homeless need to go to mission programs to learn life skills & life coping strategies
near Geer Road
Medians & cleanliness
Deal w homeless
Improve traffic lights; why was \$1 mil spent on traffic consultant & not do anything recommended!
Don't we have enough commercial; need place for people to live; need a Kaiser Clinic
Fix roads; rejuvenate buildings & infrastructure; new business plazas
Clean up
Better stores; less homeless
Pickleball courts
Community gardens
Golden State needs a landscaped center median like Geer
Speed bumps/cameras near Pitman-appalled by speeders, red light runner-take care of Turlock citizens safety-first!
Too many homes in this area already
Get homeless out of park/downtown; open businesses on Sunday & then have more downtown events
Under used land gaps; garden apartments/multi use housing; build an overpass for Crowell School students
Too much traffic, will increase w new apartment on Walnut/Monte Vista; Costco all the store near Monte Vista too much traffic
Clean up
Need to be more modern & clean
Apartments
New clean roads
Bigger parking at retail; fill in areas closer to downtown
n/a
Fix roads; enforce laws against homeless
More parks
In fill w high density housing
Fix
Decrease loitering/vandalism/panhandling; no new fast foods; improv streets, sidewalks, bike lanes
Clean up streets, pavement repairs; landscapes
Roads; Railroad shoulders all dirt!
Green spaces on Golden State
Enhance welcome to Turlock; new signage
Stop building apartments
Fix the roads; clean it up
No
No more houses
Geer Rd streets always broken
Terrible - need to be repaired
No homeless; clean streets/ fix asphalt
No complaints

Question 5B: "What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?"

Get government out of the way-create environment entice business, creating jobs expanding economy in every sector

Repave & better times traffic lights/turn arrows for traffic flow, less congetions

Better stores

Opportunities for small business; more family places

Move homeless off of GS

Add more business for economic growth

Improve/delete broken down properties; landscapes?

Monte Vista traffic is crazy, like a freeway, can't enjoy our backyard in Spring Creak Village; nee traffic hump at Four Season Park

Sidewalks, road repairs

Large apartments to prevent smaller landlord neglect; crime protection considerations

Fix roads/sidewalks; sync traffic lights

Update roads/sidewalks; plan landscaping more modern & aesthetically pleasing

Stop 18 wheeler parking

Geer Rd is fine; north GS area for more growth

Old Jura's corner GS/Olive-add apartments/retail

Fix roads/sidewalks; ease congestion; attract business; open space off GS

More multi-story apartments & buildings on North Golden St

Better roads, business address signs; bike lanes

For safety-repave roads, paint lines, more street lights & trees for shade/beautification

No more smoke shops, liquor stores, less fast food restaurants

Less homeless

More transportation links via Turlock Transit or other transit agencies

Sync traffic lights; repair pot holes

Grocery stores

North Golden St pavement-terrible; more "vista" like student housing

Leave them alone

Shopping centers management held responsible for property/soft scapes maintenance

None

mantenimiento

mix of housing

housing opportunities

rezone N Golden State for high density housing. vacant land on Geer and Monte Vista and Geer and Hawkeye should be partially rezoned for apartments/condos

develop Golden State with more single family/apt.

less crime/safer, quieter trains

clear out the homeless

fill in existing areas

less homeless

greenery, trees

infill of business and housing

Condos, apartments, homes

4-5 story housing

affordable housing

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Trees, benches, visual corridor amenities; Golden St corridor needs specific plan w mixed use/housing/commercial projects with incentives to attract development

Add: Sprouts Farmers Market & Kaiser Permanente Clinic

Clean center dividers; promote business growth; plan for traffic, improve streets

Better street lighting & flashing sidewalks; knock down old theater (In Shape) building

Provide more security

Use empty lots for affordable single family housing \$200-\$300k range to keep workers/families in Turlock

Buildings clean, fresh paint

Remove homeless & graffiti from these areas

New/update businesses; safer roads

More businesses; road improvements

Student housing, commercial, retail, restaurants

It's fine

Housing & fix roads

Cleaner more modernized structures

Upgrade quality of constructions

Need a theater maybe next to Ten Pin

Roads & housing

Adult/Granny Flats near hospital, but with family housing mixed in

Golden State is terrible

More trees & greenery

Develop open spaces ie Geer/Hawkeye, Tully/Fulkerth & Countryside

Healthy food options

Medians are stupid-make a turning lane instead

Develop Golden St w housing; fill in store fronts on Geer & infill housing; no fast foods

Build apartments & stores

Keep clean to maintain Turlock's beauty & family feel

Improve

Better roads on Golden State

Center divider island on Golden State/plant trees

East commute w/o congestion/not run down; housing options that allow turnover w/consideration for college students

N/A

Public restrooms

More condos & shopping/eateries (not fast food)

Keep roads driveable-DON'T BECOME MODESTO

Continue adding retail to B2-N Golden St; develop vacant lots on Geer-housing/retail

Partner w CSUS to have community events; promote retail on Geer near 99

Homelessness; garbage; abandoned vehicles; graffiti; rescue workers

Better restaurants

Patrol for street racing late at night

Better parkings

Encourage businesses to keep property clean

Keep clean

On Geer widen turning lanes

N/A

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

B2 have area cleaned up. Level businesses that are not open any more or repurpose the structures. B1 and B2 need more lighting and excess shrubbery removed to develop more visually and user friendly spaces

More grocery stores, example Winco

More walkable and pedestrian friendly areas, generally more sidewalks and recycling bins around

Enforce traffic violations

fix the street

Sprouts, Whole Foods, Trader Joe's, ChickFilA

Dental, banking, food, gas, home & dog supplies, etc all here

If commercial area, no homes; may not be maintained, low curb appeal

More modern businesses with cleaner & more appealing sidewalks; currently not inviting/ugly

Mixed housing, family friendly business/offices; neighborhood parks

Fix Golden State near Taylor; very poor paving work was done before

Geer: update; GS: needs shrubs & greenery; its too dead looking, not appealing

Address the homeless problem

Add Trader Joes/Sprouts, In & Out on Geer closer to downtown

Limit number of new business; less congestion; add trees

Add stores, locally owned businesses, parking & green space

Work with rr about dust; can't keep car, house, solar clean; orchards contribute but rr kicks most; not healthy, up to if City officials will resolve

Protected bike lanes

Housing north of Monte Vista

Better road conditions

Add auxiliary/secondary post office

Keep areas safe for students; add shops to enjoy

Build! The area needs to be more developed

More protection against crime/theft; bike/jogging paths to exercise

Better roads

All good

n/a

Townhomes

Commercial growth

Better landscaping & road repairs

More housing near college; shopping similar to Monte Vista Crossings

Traffic

More businesses with less start up restrictions w areas to accommodate foot traffic

Single houses; fix pot holes

Open space for homes/apartments; more trees, landscaping; Geer Rd too cramped for housing, revitalize with commercial if necessary

Provide shopping centers

Add housing by Walgreens on Geer

Would love a Trader Joes

Develop land at Geer & E Monte Vista (northeast corner)

Big shops & box stores; more food places

Fix up; needs new businesses since so close to CSUS

Clean up Golden State & start adding housing & business

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Apartments, townhouses
Help college w apartments & parking
More shopping
Housing; traffic
EV charging; trees/green infrastructure
Repave roads; reduce speeding cars
bring new restaurants new activities instead of more of what we already have
more green spaces
Clean up; crime
bike lanes
fix roads
Good place for new housing
Homeless
Homeless
n/a
No more homeless
No opinion
No more homeless
Fix roads; fill vacant lots
More trees
Homeless shelter on Geer Rd
Improve road conditions
Repave Golden St esp South bound S of Tuolumne
Rehab older shopping strips
More apartments
Shops, groceries; housing IE townhomes, duplexes, triplexes, ADUs; make it safe
No fast food; keep Turlock high end-Whole Foods; defend image or people like us will leave; tired of homeless, crime, Popeyes, psych facilities & chains/fast food; disappointing growth
Additional businesses; shops business on Geer cater to college students
Infill w desirable/needed businesses; restaurants w outdoor areas; parking
Preserv farmland; 2-3 story apart on Geer; mixed use N Golden St
Bike lanes
More greenery, clean & smoother roads
Better high end restaurants; GS is ugly the whole way
Homeless control, remodel old buildings
Fill in empty lots-more apartments
Homeless & speeding
Have property owners maintain, upkeep, clean properties
No comment
More trees, less pavement & commercial signage
Resurface streets
More grocery stores - Trader Joes
More variety of stores; walkable, little malls (no traffic)
Promote business & housing
Cleanup abandoned buildings
Potholes; bike lanes

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

More green landscape; clean up

Senior & low income housing; mixed use housing above shop

Single family homes; small business & parksP

Continue business commercial

More people requires increased public transportation; more farmers markets; accessible fresh food

Build 55+ affordable senior condos

I

Repair roads

Infill Tuolumne to Christopherson

Better street lighting on GS between Geer & Fulkerth

Utilize unused lands for apartments aiding CSU students

More housing

Decrease homelessness

Upgrade drainage system, infrastructure; parks, storm water managements; renewable energy initiatives

Cleanup blighted property

Trees, greenspace

More housing

Move the homeless; fix the roads

Stop building housing developments

Aesthetics-looks like it's abandoned

Trader Joes

No more Starbucks/strip malls; add book stores, movie theaters, outdoor rec, bars/restaurants

More homes

Improve & street lights

More walkability & greenery/natural spaces along with Stan St

Better traffic management; both very congested for small town

Major facelift; additional housing for Stan State

Build affordable townhouses/aparts on empty lots; derelict buildings

Better sidewalks & access

Soccer/sports complex, easy on & off freeway. Close to hotels & restaurants. Apartments might make sense here because it's close to the University. Just clearing up the area along traintracks & establish a greenbelt so it just looks better

Recreational facilities for youth roller rink etc.

another shopping center on Geer Road, more options

Affordable housing, local businesses, parking

Homeless, see more plants

Stop opening drive Thurs. Improve Geer Rd, more greenery on N Golden State

roads, clean up, affordable apartments

Housing, bus stops

Infill everything

Clean up and landscaping

Do not mix housing in Commercial areas

red light cameras

Homeless

Please landscape

Less homeless people and crime

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Increase police at night
 More mixed development
 Put a wall on Golden State because of train noise
 More Stores
 No new housing on Geer-traffic; single fam N Golden State (JKB/Florsheim} not too close w custom lots like Legends north
 Clean up; beautify w trees/ plants/hide some commercial businesses
 Adding Homes, Clean up homeless
 Homeless
 Mix use, higher density along Geer Rd, In future ACE Train Station
 Bike lane
 Clean up GS with new development/towards light industrial
 Professional business promotions; mixed use-Geer & Monte Vista & E Hawkeye; clean up Geer & Canal & Almond Lookig
 Affordable housing; parks, food, grocery on north side
 Potholes/overlay as needed
 More apt/condos; access to shopping/schools; homes not on Geer
 More restaurants; Whole Foods; organic; community garden; sr apart; gym; dental/eye clinics
 Affordable health clinics, Apartments
 Restrict signs
 single family homes
 shop owners or renters should keep the curb appeal cleaner and more attractive
 More vibrant, clean buildings, signs, landscaping
 Less homeless, trash & crime; greenery, park w play area/structure
 Too many potholes throughout the city
 Homeless are an issue; no longer go there
 Time traffic signals better
 Clean up & improve landscaping; GS needs improvement; appeal as you drive into the city
 No housing - commercial only
 COMMERCIAL ZONE TO APARTMENTS
 NOTH GOLDEN STATE
 IMPROVE BUISNESS RETENTION
 PLANT MORE TREES, LIMIT DIESEL TRUCK PARKING
 MORE APARTMENTS LIKE BY THE COLLEGE
 TRAFFIC ENFORCEMENT
 CLEAN UP EMPTY LOTS OF WEEDS
 Continue business growth, by Ten Pin
 add apartments between N Golden State to Haekeye
 Homeless
 Clean up and clear out the homeless
 Police presence, walking around
 cleaner streets
 add new businesses, offer exemptions to let them
 Less homelessness, safer area of pedestrians/bike lanes
 Get rid of homeless & crime
 Clean, more curb appeal, newer trees in shopping centers; needs a facelift

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Remove homeless
Maintain; no new businesses-too many vacant
Infill empty lots w garden apart/town homes-affordable starter homes; high density housing to support business
Mixed use retail, apartments/townhomes (Geer & Monte Vista); GS multi-story/garden apartments
More police patrol on Geer; fix potholes; can't handle traffic
Use vacant areas for strip malls & housing
Empty lots and once upon a time businesses now empty
Unsure. Attracted to Turlock in the 70s. Had 2-horse merry-go-rounds for children to enjoy downtown. Felt city planners cared for families.
Prime for growth-more high rise/townhouse for college; condos & townhouses for those that wish to own
Less homeless, less crime, less street racing/drifting; more commercial business
Geer Rd looks pretty good; Golden State commercial corridors are not
Tall apartment buildings, commercial space first floor; desperately need both rental apartments & condos
Fill in empty land with shops, housing; make it less car centric
Clean up homeless; revamp shopping to avoid going to Monte Vista; add Trader Joes or Whole Foods
Less parking lots; more human focused city planning-bus/bike lanes; should not need to drive everywhere
Middle to low income housing including multi housing units
Incentives for business to succeed & maintain properties
Successful use of real estate property for dwellings & commercial
Walkable business & mixed use residential
Provides more parking structures, spaces, etc.
Truck lanes; indoor/outdoor gym (pool); soccer & football
Clean/improve sidewalks; avoid trucks parking next to railroad; plant trees; improve landscape
Remove homeless - enforce
Apartments; office buildings; some housing
No trash on roadways, not homeless
Affordable housing; grocery store on northside
Make it look nice; homes; shops; trees
Affordable senior and single family housing
Better traffic flow on Geer
Traffic laws enforced; speeding
Enough Starbuck - how about Trader Joes
Housing
More business
same
More trees
Better access
Light up crosswalks
Repair
Homeless not going to businesses on Geer
More affordable housing; better homeless facilities
Variety of businesses - housing
Strip mall or parking surface
Homes built
Develop NE Corner

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Maintenance; green corridors for heat, noise, aesthetics
Enforce or write shoplifting laws; homeless shelter & police presence
Parks/recreation preferred to housing and/or shopping malls
Infrastructure does not keep up with growth; traffic problems Monte Vista, Golden State; need lights-Berkeley & GS
It smells (sorry)
Commercial rebirth - reuse & improve existing, limit driveways off these roads
Consider mixed use housing with commercial uses at ground level and residential uses on 2nd and 3rd stories. Also include 2 & 3 story apartment projects
ADD TRADER JOES OR SPOUTS, WINCO, MORE FINE DINING, ADD BRIDGE
AS APPROPRIATE FOR SURROUNDINGS
More businesses
APTS / CONDOS / MULTI UNIT HOMES
No more growth
MORE TREES AND GREENERY
More housing
REMOVE OLDER COMMERCIAL PROPERTIES AND BUILD NEWER STRUCTURES. INFILL OF VACANT LOTS ALONG GEER RD, APARTMENTS ON THE CORNER OF FULKERTH AND GEER
RETAIL INFILL
plenty of space for business
Quality business expansion
Homeless
fix streets
Homeless, crime
Roads
new housing that affordable, duplexes, ADU's, apartments, condo's
Beautification and clean up
More living spaces
roads
fill vacancies before construction
to much unused property
Health food grocery stores, bike lanes, small mall
more revitalization
Homeless, and drugs
Infill
Clean up homeless, Police ignore crime,
more drought tolerant landscaping
Clean up N Golden State
fix roads
shopping center on corner of Geer Rd and Hawkeye Rd
Traffic speeding, tenants in unoccupied businesses
Homeless, increase restaurants, grocery stores
Low cost homes
Homeless and unsafe
variety of stores
fill vacant buildings

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

cleanup homeless
more businesses
roads
housing area, maintain roads
healthy supermarkets such as trader joes, whole foods
Better maintain roads
safety
Apartments
Bring in more business, We need different shops
side walk improvements, street lighting, landscape
fix the potholes in the roads
More commercial properties; more presentable 4-5 story dwelling units
Add new businesses offer exemptions to get them
more efficient traffic lights
More trees, green space - too much concrete
Improve pedestrian access; infill lots; low income housing
More multistory housing/3-5 story apartments/condos
Secure bike lane; Sprouts or Trader Joes grocery
Affordable housing
MORE FREQUENT BUS SERVICES TO SHOPPING
CLEANER MORE PLEASING TO LOOK
housing
TRAFFIC LIGHTS
ENFORCEMENT OF TRAFFIC VIOLATIONS, ELIMINATE PANHANDLING ON ROADSIDES AND MEDIAN
APARTMENTS AND CONDOS
Brighter street lights; address homeless moving into Geer shopping center
Remove homeless
Address the homeless & the trash they leave behind
More college housing & entertainment; give a college town feel
Plant flowers
Convert unused/vacant buildings to something more likeable
Remove homeless; enforce; infill
More police, enforcing, homeless codes
Coordinating traffic lights to ease congestion
Too many apartments/condos will increase traffic, must be well planned to prevent congestion
All businesses and homes/multi-family dwelling must have lots of off street parking and green spaces
Trash almost all over
Empty stores occupied; landscaping on Golden State-looks desolate
Retail mostly
Sidewalk repair-they are raised difficult for walkers & wheelchairs
Make space safe for college students contribute to economy
Renovate existing area (RV lot eyesore)
Cleanup 99 ramps, Taylor Road
More business; services for the elderly
Remove homeless camps

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Blight & deterioration, need infrastructure & appeal
Need more info to make informed choices
Hotel, apts, lofts, gentrification
Public pool
Please repair potholes
Mixed use housing and/or garden apart; buffered bike lanes
Nice restaurants; retail shopping; high end clothing store
Reduce homeless hanging out/sleeping near businesses
Develop Geer & Monte Vista
Too much traffic near college/Monte Vista/Countryside Dr
Commercial
Reduce speed on Golden State
Trees for shade
Chick Filet & Dairy Queen
Stop the speed ways
Make it attractive; increase policing for stop sign violations
More taco trucks
Fill empty stores; cleanup Golden State, looks desolate
Keep vagrants away
Beautification; buildings rundown; more foliage
Repair street, sidewalks; repave/clean alleys; unhoused out of public areas
Tampa St/Andre Lane - terrible
commercial development on North Golden State
improve lighting
Bike lanes - a must have
Traffic lights accommodate volume; trains cause light malfunction
Business - too much fast traffic for housing
clean out homeless
Parks
More housing affordable for seniors
More walking paths; invest in public parks
No homeless/trash/fecal matter
Use empty fields corner of Geer/Monte Vista; Geer/Christophersen
Healthy food stores
Maintain trees
Commercial/business office; no Starbucks
Develop empty residenital/commercial land for housing
Improved traffic control in congested areas
More lights; remove homeless
Improve traffic flow
No more Starbucks!
City should purchase homes for owners/families
More housing, traffic control
Widen streets
More development/housing; Christopherson to 99; Trader Joes
beautification

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Build affordable housing for single families
Develop empty lots
Shopping Centers
Fix the roads! Too many potholes on Golden State.
Better traffic control & accessibility
Clean it
Beautiful, just need to remove homeless like Merced has
Olive between Monte Vista/Christopherson potholes-lost tires/alignment
Improve infrastructure; new business plazas
Larger apartment complexes to prevent owner neglect; public safety
Landscaping
North Golden State is an area for more growth.
Stop 18 wheeler parking
More opportunities for small business
Apartments/retail for old Jura's (Golden State & Olive)
Attract more business (use open space); ease congestion
No complaints
more multi story apartments along Golden State
better stores
street lights
sync traffic lights
Monte Vista is a freeway/Four Seasons Park needs speed bump to slow traffic
landscape
Add more businesses for jobs; Creative city economic growth
enhance welcome to Turlock including new signage and landscaping
better business signs for address, bike lanes
no more smoke shops or liquor stores, less fast food
grocery stores
street signal synchronization
less homeless
safer roads
get government out of the way and create an environment that will entice Entrepreneurs and businesses to develop
more student housing like Vistas
COORDINATE THE LIGHTS IE GLD STATE AND EAST AVE; 4 WAY STOP @ W MAIN & FIRST STREET
DON'T FORCE OUT BUSINESSES
affordable housing
high density housing
no more housing on Monte Vista
homelessness
less sprawl
build on vacant lots
add video cameras on traffic signals
bus stops on Geer Rd
GOOD AREA (FILL VACANCIES IN COMMERCIAL LOTS)
light commercial

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

geer rd is already congested
 use all the empty lots of lands for housing
 limit north and east residential growth, encourage growth along Golden State south of downtown
 senior housing
 add red light cameras
 demo old buildings build new businesses in old InShape building
 roads
 housing, businesses
 more trees, affordable housing, more side walks and bike lanes, restaurants, shopping better parking
 no homeless camps, stop illegals
 homeless people sleeping and putting garbage at the businesses
 more businesses more housing
 sidewalks with significant lighting, bigger parking lots
 get lights on sync so you don't get a green just so you can come up to the next light as it turns red. keep traffic moving. Turlock is terrible on this matter.
 fix roads, provide single homes inside open lots
 crime
 busy - slow traffic, fix streets, allow grany flats if lot is big enough, take old motels and convert to shelter homes or homeless, keep small capacity
 HUD section 8 apartments Geer Hawkeye,
 keep Taylor Rd as north boundary
 keep businesses in place
 build more condos on vacant sites
 beautify it, especially Golden state, plant trees
 cameras
 clean up vacant lots
 large scale development (retail office) with ample parking
 clean up junk on vacant lots
 develop vacant lots, Golden State should remain commercial
 infill projects-rental homes/apts, tesla superchargers and dealership
 Clean up and landscape Golden State Blvd
 apartments
 pedestrian access, crosswalks bike paths, landscaping for shade, city entry features
 coordinate traffic signals
 Keep commercial business centrally located (one stop shop) areas encourage new tech development, provide aid to farmers supplys less commuting
 Address traffic congestion at Monte Vista & Countryside & accross train tracks. Timing of traffic lights for traffic flow. Addressing train track crossing between Golden State & Countryside near Hobby Lobby
 No housing
 Repair roads
 Better planning sot it's not so congested like Starbucks & Panda on Canal & Golden State, more police to control reckless driving, better roads too many potholes all over Turlock
 Increased traffic controls - red light runners
 More gas and shopping
 Apts - small housing areas with parks and activity centers for residents to play and relax
 Better r pads

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

More grocery store. Places to eat. Remove homeless from sleeping on streets. Unsafe for kids.

Please fix Golden State Blvd too many potholes

more shopping centers

less traffic

Homeless addressed

Use the ?? you have for what the market tells you

Better pavement

Geer Road preservation/buffer for those single homes in the area of CSU Stan by Geer & W Christoffersen. No high rise apartments near that area.

Communal housing, green spaces, public transit to access it and city incentives to use greener building practices. Food an dsmall business developmnet ONLY after housing communities have been established.

Parking

Develop vacant property

Parking lots do not at customers at Walmart on Geer. SaveMart is old & could be updated

Don't know

Needs to be freshened up

Businesses are run down & dingy in thi sarea. Clean up & beautification would be nice.

Road improvements

clean up the homeless

fix potholes

more shops and recreational parks. affordable housing

synchronized traffic lights, quit planting trees that uproot sidewlks, more diverse retail but due to poor thoroughfare planning traffic flow are hindered at the failure of city hall

improve streets

Good business that attracts good customers

more business

Don't feel knowledgeable enough to comment

clear out the homeless

Restaurants

Safety

parking, safety and security, stop allowing homeless to be sent to Turlock

prevent homelessness, build houses

business owners need to clean up their properties/trash everywhere better lighting, homeless

more strip mall, more choices

more business

remove traffic bumps on Tuolumne

albercas

No new housing until roads are in decent shape

Pave the roads and either house the homeless or remove them all from our town

Golden State needs to still be finished after Fulkerth towards Dels and so on

Homeless addressed

Single family homes, granny homes

No opinion

Senior garden apartments - affordable - close to drs and hospital, close to shopping

There are plenty of empty fields of no value, build housing on these

Senior housing (small) near stores

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

get rid of homeless, more police funding, get rid of dispensaries
 homelessness, fill vacant storefronts
 no more construction
 Trader Joe's
 safer sidewalks
 more new businesses, Chick Fil A
 apartments, develop underused land make it easier for contractors to build. Turlock is notorious for contractors to avoid building in Turlock due to the requirements.
 make it easy for businesses to move in
 Too close to tracks/noise from trains
 more shopping centers
 paved
 make more economic homes
 better streets and sidewalks
 better lighting
 affordable apartments for students
 repair all homes and old properties to their original type.
 more commercial building and residential
 more lighting and trees
 center to teach sports, boxing, self defense, dance, singing and arts.
 clean that the spaces to be used for construction of housing for homeless and build center to help with math and science for children/youth that are poor and need additional help.
 cultural centers not only commercial, activities for the youth
 more trees and beautifications
 cheap housing
 clean it up
 renovate and refresh, perhaps small trees
 more housing, business
 fix the roads
 build lite commercial enterprises keep Golden State road improved
 single family
 housing for low income seniors
 homeless and pan handlers
 fill in the empty stores. Especially with more on-line shopping-stop building businesses in farm land
 Homeless out of Walmart area (Minnesota/Geer)
 No more homeless, safer
 Houses
 Fix roads. Synchronize traffic signals.
 Improve surface
 Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
 I want to use this area to try to open your eyes to Golden State Boulevard where the train station or storage places use to be. It's in front of Pop store. Why can't you use this land on the east side of the tracks for something really positive. I know I think its railroad land but you really need to find a way to use it to fit into the scheme of the town maybe a museum or something to really stand out that area is so ghetto (as they say)
 Speed zones

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

Homeless & trash
 Stronger laws for reckless drivers
 No more construction
 Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
 Remove homeless
 strip mall, shopping mall
 pick up trash
 Geer Rd past University area good for new housing developing
 housing
 build affordable housing
 drive out bums and junkies
 housing Fulkerth/Geer some apartments and senior living
 clean up weeds and fix potholes
 ok
 commercial business
 shopping, more stores, 4-5 condos
 fill in blank properties for example Monte Vista Avenue at Geer Rd
 housing that is affordable, shopping and affordable eateries
 better use of land
 open the moratorium of north of Taylor, easy access to Highway to go to out of Turlock
 widen and fix roads
 cleaner, less homeless, more trees and greenery
 more landscaping
 safety
 fix the roads
 homelessness
 homelessness
 apartments
 roadway repairs, street maintenance
 roadway repairs, street/plant maintenance
 homelessness
 homeless
 Repave roads
 Homeless
 good- fly roads
 These area can always be cleared up a little bit, But the business htat are at these locations are vital to community
 Better roads as well as traffic signals and signs
 Fill in empty stores already built. No new bldg. until they stay filled
 Clean out homeless and abandoned cars
 More Landscaping
 Apartments
 Clean up, Add more family events, add more family owned business
 More housing
 small businesses
 apartments and condos

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

More housing
 are well
 fix the streets, additional street lighting and sidewalks for pedestrians
 its small and need more placed for dinning, snacks and for children
 plant more trees
 I like this area because it has more space
 more apartments with opportunity to house low income people and seniors
 Fix all the streets
 no change is needed, like is, is okay
 more police giving fines
 yes
 Golden State blvd is commercial (plant trees, etc..) now it's a desert but could be attractive to businesses.
 Perhaps for CSU, 4-5 apartment, condos with parking,
 same
 Fast food, Retail
 Make affordable
 Dealing with homeless, more police
 Trader Joes, Home Goods, Better Grocery stores, water aerobics center, clean up vacant areas
 Fountain, floral garden
 more shopping restaurants and malls
 better grocery shopping, bigger parking lots
 more parking
 fix road 3-4 cars run the red lights - no cops anywhere. Get ride of the homeless other cities bus them in
 bus them back
 remove homeless, panhandlers and solicitors
 paths for bike riders
 more traffic enforcement
 better stores, less homeless
 clean streets, landscape
 no more houses
 clean up
 railroad shoulders all dirt
 green space on Golden State
 too much traffic,
 clean streets, no homeless, more trees
 homeless
 MOE BUSINESS
 SAME AS ABOVE, WITHOUT A BETTER RESPECT FOR LAW, YOU WILL NOT HAVE A THRIVING
 COMMUNITY AND DENSE HOUSING WILL BECOME TERRIBLE
 PARKS AND OUTDOOR ACTIVITIES
 FIXING ROADWAY, POT HOLES AND PAVING. MAKE SURE ALL THE SIGNALS ARE WORKING. POOR
 QUALITY SIGNALS PAINT WASHING OFF SIGNALS
 WISH TO OWN A HOUSE
 TRAFFIC CONTROL AND SAFETY
 NEW BUSINESS FOR POTENTIAL GROWTH
 traffic

Question 5B: “What improvements would you like to see in Geer Road and North Golden State Commercial Corridors?”

housing
 housing
 eliminate homeless encampments, stop semi truck parking
 traffic signal programming for better traffic flow
 ban anything over 3 stories
 Grocery stores
 public safety
 More housing
 Too cluttered
 more Starbucks
 more parking
 cross walks with sounds for low-no vision

Question 5C: “What improvements would you like to see in West Main?”

4 blocks each side - These areas should be under the guidance of powerful and priveleged stackholder & investors 8 or 9 out of 10 should be cooperative and helpfulw when asked.What do they think? Start with road repair & striping than add street lighting midnite to 4am. Mandate landlords clean up an renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.

Better roads
 More clean area
 None
 Fix the roads
 Road maintenance
 none
 Better roads and lighting
 Tunels to towers has designs for homeless shelter for Veterans along with single family homes. Info on T2T
 Cleanliness
 Deal w homeless
 Better traffic lights, accidents happen due to lights; speeding to make red light etc
 Clean up the are; more homes, apt etc for people to live
 Roads, rejuvenate buildings/infrastructure; update/modernize; add mixed use housing
 Clean up; the city is going to hell!
 Go after shoplifters & gangs
 Safer
 Bad area to live-too much poverty
 Clean up yards; concrete intersection addition create bottlenecks/bad use of tax dollars
 North side betw Soderquist & Olive has so much revitalization potential
 Clean up
 West Main needs clean up & apartment complex-modern
 Town housess
 Clean up city & improve roads
 n/a
 Fix roads! enforce laws against homeless

Question 5C: “What improvements would you like to see in West Main?”

Affordable housing
 Clean up that area
 Infill w high density housing
 Fix
 Decrease loitering/vandalism/panhandling; no new fast foods; improve streets, sidewalks, bike lanes
 Road conditions need to improve
 Repair streets at W Main & 99 Hwy; Traffic congestion
 Enhance welcome to Turlock; new signage
 Clean it up
 Fix the roads/more lanes
 no
 No more construction
 Parking
 no homeless
 Area getting better over time
 Continue rejuvenation roads/crumbling curbs/sidewalk in this & surrounding area
 No opinion-do not frequent area
 Less traffic/more lights
 Improve houses and other buildings
 More grocery stores for the westside
 Develop small houses or recreation units
 Cleanup; improve old buildings
 More mixed use buildings
 Garden complexes, multi-story-maintain look of neighborhood-family oriented
 Fix roads/sidewalks; sync traffic lights
 Sync top light on Olive & Canal same as Olive & Golden St
 More parking
 Area seems rundown/get rid of old empty buildings
 Open space for housing; fix roads; attract business, ie food trucks
 Bike lanes
 For safety-repave roads, paint lines, more street lights & trees for beautification
 Remove marijuana stores near schools
 Less homeless
 Single family homes, gated communities
 Streamline traffic
 Do not allow more cannabis dispensaries
 Address homelessness
 Safety
 School District should build another jr high here
 New, inviting housing
 Affordable housing- rental units/apartments
 Clean up existing properties between Lander & Freeway
 None
 Pot holes
 Large areas for possible apartments-quiet areas away from city center
 mix of affordable housing
 affordable housing, expand industrial base

Question 5C: "What improvements would you like to see in West Main?"

rezone land at W Canal and Tully Rd for family homes. Family homes between Soderquist and West Ave S on the south side of High St
west past Soderquist general improvements
safety and security, mental health care housing that is affordable
clean up entrance to downtown
redevelopment of housing
trees
clean up
Rejuvenate area, walking paths
clean up the section south of the freeway and close to Lander; do something with homeless
less dense but also facilitate business
affordable housing
Small infill area for smaller scale residential/mixed use pop style
Upgrade & improve W Main corridor; mix apartments/business-make walking neighborhood
Homeless issue; it "feels dirty" by 99; better lighting
Better lighting; clean up areas (housing-Alaska, Clifford, High, Angelus etc.) look like third world countries
Improve roads & make it pleasant
Fix roads & parking lots
City on a good start to make it safer & more appealing
Promote property restoration; maintain streets; color requirements for outside homes
Better safety
More housing; road improvements
Improved neighborhood/parks upkeep; dilapidated homes torn down
A cleaning/maintenance upkeep
Extension of downtown "theme"
Clean up
Roads & affordable housing
Homeless options
Stench makes unsuitable for housing, no one cares if the poor people live there, that's mean
Infill housing to Fransil; remove ugly yellow posts on Main near Lander; replace with fences ie Turlock Jr High
More recreational events, affordable for older & families
Keep area clean; keep housing in good shape to be eye pleasing
Focus on housing off W Main; already wasted too much money for what was accomplished
Reduce homeless - cleaner
Family area; blue collar duplexes/allow industrial access; recycle housing; expand garden/artsy/local emphasis
More cheap apartments
Public restrooms
Homelessness
Homes
Mixed use homes/businesses
More public transit
Deal with crime; I never go there-ask resident in this area
Homelessness; garbage; abandoned vehicles; graffiti; rescue workers
Affordable housing for lower income
Patrol for street racing late at night
N/A

Question 5C: “What improvements would you like to see in West Main?”

Keep clean

Roads need to be redone

Additional housing and shopping available for groceries and essentials affordable family homes

This area is small and special and could become its own thing or district with a certain feel

slow down traffic, enforce traffic violations

HOUSING

cleaner

get the pot off of own main street/99 entrance

Entrance to town needs help; Garden Club, give business/home ideas ideas; college/HS students to help

Nice improvements have been made; more safety & less homeless

Housing/businesses that blend with current neighbors/parks

Too industrial, not much can be done; discourages family safety, not safe to be there

Address homeless; clean up ghetto areas/businesses; address drug use/crime; add a high school

Fix roads all around; Reduce homelessness

Improve street surfaces; add trees

More resources for kids & their families

Closer physician access; community garden; cooling stations; parks & play equip; covered bus stops

Stay industrialized

Better road maintenance, sidewalks, gutters; retail development; housing

Encourage co-operative spaces for lower income such as co-opt own food stores, community garden

No opinion

Better roads - no camps

Better roads

No more building here!

n/a

Townhomes

New housing

Clean out general area

Better maintained properties

Security

More businesses, cleaner environment, stop burdening resident with repair costs

More super markets w healthy/fresh food; affordable low rise apartments

More factories & commercial buildings to provide job growth

Major clean up of houses, enforce ordinances to not have vehicles on lawns; unmaintained, etc

Maintain & add bicycle paths

Bring higher paying jobs such as high tech

Correct the homeless

Clean up empty business building before adding homes

More housing

Traffic

EV charging; road renewal; public pool

Reduce crime

Slum; clean up; crime

clean it up

Clean up this area

Homeless

More apartments

Question 5C: “What improvements would you like to see in West Main?”

n/a
No opinion
No more homeless
Townhomes
Improve road conditions
Less crime
More apartments
Add single fam homes; improve existing structures; make it safe
Crime ridden; don't add high density housing to check a box; Turlock should be happy, responsible farming community-not like Modesto/Merced
Revitalize w shops & living quarters above
Renovate existing area; add restaurants & townhomes or multi-use housing above shops
Mixed use buildings w quaint shops/restaurants
Bike lanes
Clear out encampments; more greenery & clean; more stop signs
Businesses, warehouse, industrial parks
Homeless, cleanup the area
Homeless housed/sheltered elsewhere
Cleanup existing houses, etc
Speeding/cleanup
Have property owners maintain, upkeep, clean properties
Less homeless
Get rid of old, rundown buildings, homeless
More traffic control near Osborn School
Crime activity, more code enforcement
Homelessness
Promote business in this industrial area
Cleanup - improve look
Address congestion
There's no open housing here
Parking; small business; small area for kids to play
Restor old homes; fill empty lots with multi-units
Quality townhomes; modernize homes; widened roads for bike & foot traffic
Build low income & Section 8 housing for the poor
Increase security at Planet Fitness parking-employee was held at gunpoint-horrible, unsafe area
Infill W Main to Fulkerth; Infill West Main to Linwood
Opportunity in a good area for multi-family
Decrease homelessness
Same as above
Neighborhood sidewalks
Street lighting near streets
Move the homeless, fix the roads
Increased police presence; address homeless; provide affordable housing
Keep it commercial
Fix shuttered/rundown homes & businesses
Homes look bad, not remodeled, painted for a long time
Better street lights

Question 5C: “What improvements would you like to see in West Main?”

Affordable housing

Better sidewalks

Housing on W. Main & S. Lander will not sway individuals to buy there because some of the areas are so worn down low income. I wouldn't encourage my son or daughter to buy there.

Industrial vocational schools, warehouse stores

Affordable housing, local businesses, parking

Clean up yards, and lots

roads, clean up, affordable apartments

Housing

Infill everything

Traffic lights need to be timed better

Utilize areas in the blocks of south of W. Main St

red light cameras

Homeless

Housing

Less homeless people and crime

paint

more residential complexes, shaded parks, more ADU

add sidewalks repair streets

Clean up homes and area

Cute small house or duplexes/triplexes

Clean up; fix roads

clean up area, and homeless

Homeless

Higher end housing

Clean up old buildings in poor condition

Looking much better; businesses weak; need facelift/cleanup

Single & multi family housing; parks; stores; schools as needed

Landscape the new W Main improvements

Incent, clean/landscaping W Main to downtown; community event

Soccer field; organic foods-local fruit/veges; Mexican bakery/coffee shops; sr housing; community garden

Large public parks with small local shops, community garden

No mixed zones consistent use on each block

single family homes

House owners should keep their yards cleaned up

Less crime; more police presence; reduce gangs & organized crime activity

Development of housing could benefit this area

West Main has improved but homeless are an issue

Restore left turn lane on W Main & Lander

No housing-commercial zone; focus on businesses

AFFORDABLE HOUSING

TOWNHOUSES-AFFORDABLE HOUSING

single family homes

HOUSING ABOVE STORES

TRAFFIC ENFORCEMENT

DEVELOP AFFORDABLE HOUSING

HOMELESS PROBLEM

Question 5C: “What improvements would you like to see in West Main?”

Homeless
4 lanes from Golden state W to 99 Commercial w of 99
single homes, gated community due to crime
clean up trash and homeless
More regulation on housing on westside, many illegal shacks
Build up business in the empty buildings
increased patrolling to increase safety
Route to I-5
sidewalks, clean up area
Less homeless, monitor parks for camping, sleeping, loitering, drug use
Get rid of homeless & crime
More bike lanes & walking to businesses; nicer planned housing
Remove homeless
Maintain; no new business too many vacant
Unused land - affordable homes, etc
Same as above
As businesses downsize alternative infrastructure; preserve west of freeway for farming
More commercial, more business
Can get congested at the light-West Main & Lander; poor traffic flow
If needed single family homes in poorer areas w high density in pricier neighborhoods so less wealthy can access better schools
Single family housing
Homeless clean up
Bike lanes; mixed zoning; dense urban planning; develop affordable apartments of all kinds
New travel stop destination including hotel, restaurants, small shops
Support these businesses due to impacts of homeless, crime & property destruction & safety
Safer environment to expand residential & business; bigger parking lots
Affordable housing
Underutilized land can be used for redevelopment
Trader Joes & Aldi; another library; urban food gardens for low income
Trim trees; improve commercial look; renovate buildings
Extend downtown core to W Main & Broadway; brick sidewalks; make it more liveable/walkable
Light industry w apartments; high density housing; walk to work
Movie theatre/sports center/family oriented
Include public grass area in development & staff to maintain
More police
Single/multi story housing; grocery store; parks; schools as needed
Homes, shops, trees
Sr affordable housing; low interest loans; mixed use housing
Improve traffic flow
Crime
Housing
Less congested
same
Affordable housing
Light up crosswalks
More affordable housing; better homeless facilities

Question 5C: “What improvements would you like to see in West Main?”

Make it prettier & more desirable
 Single family housing
 Crime
 Homes built
 Needs updating, landscape & sidewalks
 I avoid this area; accosted by panhandlers
 New housing site
 Maintain public structure; property aesthetics (old Jura's)
 Why is the TID building gated or is it empty
 Smoother transition between housing and commercial
 Consider townhomes, duplexes & sfr w/ADUs as part of original development
 need more affordable single fam homes
 single family homes
 Lower crime
RENOVATE EXISTING HOMES AND BUSINESSES
 safer
AFFORDABLE HOUSING
 we should not clutter our lovely city with cookie cutter apartments
 Quality business expansion
 Homeless
 Homeless, crime
 roads, cleaning up neighborhoods and crime
 Maintain historic feel
 keep Industrial
 old house improvements
 side streets fixed
 streets
 Maintenance of properties and landscape
 Remove trees
 crime, grocery shopping
 Increase police to combat crime
 Improve parking
 larger post office, more parking
 fill vacant buildings, better lighting
 better roads, more businesses
 Homeless
 cleanness of houses
 public indoor swimming pool
 safety
 SFD, townhomes
 Bring in more restaurants and shops
 homeless destruction of environment
 fix the potholes in the roads
 More commercial properties
 sidewalks, clean up
 more efficient traffic lights
 Less homeless; clean up businesses; miss a fire station on main

Question 5C: “What improvements would you like to see in West Main?”

Keep the area walkable; keep small businesses
Multistory housing/3-5 story apartments & condos
More police officers on patrol
SIDEWALK CONSIDERED FOR DISABLED
GROCERY STORE AND HOUSING
HOUSING FOR SCHOOL CHILDREN AND GROCERY STORES
Better shopping
Address homeless & crime
More parking spots for businesses
Remove homeless; enforce; infill
Why do community members who pay taxes get pulled over for traffic violations, our littering, camping, nudity and threats are completely allowed.
This once beautiful street with stately homes has deteriorated. Would like to see assistance in Municipal funding to aid owners with renovations
Parking for RVs, boats, etc., to keep residential streets and neighborhoods cleared of the above
enforce rules regarding upkeep of existing businesses and homes. Ensure all new multi-family dwellings have plenty of off street parking and green spaces. Same for businesses.
Trash almost all over
Better lighting & beautification - looks rundown
Affordable homes for low income families to buy not big business at inflated rates
Fill unused lots
Observation of speed limits
Some homes need to cleanup front
My house has been in our family for years-not interested in new housing on my property
Blight & deterioration, need infrastructure & appeal
Need more info to make informed choices
Fine
Many illegal structures/trailers behind houses. Check/regulate
CommercialK
Stop the speed ways
Make it attractive; increase police for stop sign violations
Ok as is
Better lighting & beautification; looks rundown
Keep vagrants away
Beautification-main road into Turlock, looks like don't care, no wow factor
More parks for families & sports
Commercial Development
more businesses
People drive to fast, otherwise it is good
Less traffic - better for residential
Cleanup the neighborhood
More walking paths; invest in public parks
No homeless/trash/fecal matter
Maintain roadways & healthy trees
Require landlords to maintain properties
Cleanup area and make it more secure
More policing

Question 5C: “What improvements would you like to see in West Main?”

No more Starbucks!
Low cost rentals & mixed housing types like Livermore
More housing, safer streets & parking
Repave parts of Monte Vista
More development
Develop small shopping centers
Develop it into a place representing Turlock culture
Community Safety
More restaurants & parking
Better upkeep & safety at parks
landscape beautification; traffic control
Clean it
Beautiful, just need to remove homeless like Merced has
Mixed use with housing above would be beneficial.
Garden complexes, family oriented
Change light on Olive and Canal so green light and greet left arrow are the same like Olive & Golden State.
Area is run down; get rid of old buildings
More parking
Fix pot holes
Attract business, ie taco trucks; open space for housing
This area is getting better over time
less traffic, more lights
street lights
streamline traffic
clean up
large areas for possible apartment complexes-quiet areas away from city center
enhance welcome to Turlock including new signage and landscaping
bike lanes
clean up properties between Lander and freeway
single family homes gated communities
removal of marijuana shops near schools
no more dispensaries
less homeless
address homelessness
safety
School district should build another Junior High in this area
low income family housing, homelessness
homelessness
homeowners maintain homes
duplex-triplex housing, granny flats
homelessness
maintain ag and commercial
more public services, homelessness
build on vacant lots
maintain older homes and bad neighborhoods
NO TRANSIENTS GOING THROUGH EVERYONES GARBAGE AND LOITERING
single family homes

Question 5C: “What improvements would you like to see in West Main?”

fix the roads-housing
pay attention to streetlight and tree placement. a streetlight is useless when completely obliterated by trees planted too close
make it safe for people to live there
affordable low income housing
more industrial
homeless
redevelop to Highway 99
garden apartments, 2-3 story apartment
less marijuana shops
traffic
clean up homeless, more inviting businesses
grocery stores and banks
brighter street lights
more trees, affordable housing
less crime
no homeless camps, stop illegals
more housing
better lighting, streets drain so it don't flood
Develop a plan for places like a whole foods markets or health food shops
Have 'keep clear' on the road in front of Cost Less
crime
busy - slow traffic, fix streets, allow granny flats if lot is big enough, take old motels and convert to shelter homes or homeless, keep small capacity
no homes west of 99
get reclining seats in movie theater
fix infrastructure, sidewalks, landscaping and trees
cameras
clean up vacant lots
less Starbucks
better yard maintenance
Commercial Development-Small business
make rents affordable for commercial use
single family homes
low income housing, more commercial
infill projects-rental homes/apts, tesla superchargers and dealership
more vibrant and fun farmer's market, more activities
ADA access, sidewalks, ramps, crosswalks, bike paths, missing middle housing, mixed use development,
Single family homes, schools, ADU/granny flats
Re-development opportunities. General clean-up of area
No housing
More parking, better streets, more police
Improvements for walking options
build on empty spaces
all of these areas could use some form of housing - one could be as you call it grandma or elderly housing - walking distance to downtown
Better roads, wider roads

Question 5C: “What improvements would you like to see in West Main?”

Street very narrow
More homes, businesses
more small businesses
less traffic
Homeless addressed
Continue to move redevelopment money to this area
More stop lights
Community support centers, city incentives to create green spaces. Multi-family and communal properties.
Parking
Develop vacant property
Crime I don't feel safe over in that area. I don't shop there for that reason.
Don't know
Needs to be cleaned up. It is an eyesore
Run down area. Made much worse by our not of control homeless problem. Many homeowners in this area take pride in the up keep of their homes but all the transients make it dirty & unsafe
Clean up existing properties, code enforcement
clean up the homeless
improved landscape
more housing and trees and parks
this highlighted area is poor in how the medians were constructed the traffic lights don't work and it's a halfass attempt to turn a two lane residential street into a thoroughfare
Less business that attracts bad people
more business
Don't feel knowledgeable enough to comme
homeless
Safety
cleaned up
revamped for businesses
congestion, safety and security, stop allowing homeless
prevent homelessness, build houses
business owners need to clean up their properties/trash everywhere better lighting, homeless
duplexes and triplexes, no apartments
improve traffic flow
parkes mas limpios con banos
No new housing until roads are in decent shape
Pave the roads and either house the homeless or remove them all from our town
Homeless addressed
Single family homes, granny homes
No opinion
Old boarded up buildings could be renovated
get rid of homeless, more police funding, get rid of dispensaries
traffic
no more construction
homelessness
decrease violence
Fix Crime, homelessness
Traffic lights

Question 5C: “What improvements would you like to see in West Main?”

Develop underused land for housing
 promote industrial parks
 more apartments on West Main
 housing
 paved
 better streets and sidewalks
 better the streets and keep them clean
 duplex, triplex, apartments with gardens
 more apartments and condominiums in empty lots
 less homeless and less garbage on the streets
 more companies, businesses, parks and lightning
 its okay, does not have so much traffic
 departments, housing, hotels all with gardens and trees
 construction of housing, cleaning, and crossings
 Green initiative
 commercial
 less homeless
 clean it up
 reduce large space, for new establishments
 homeless prevention, trash cleanup, more housing
 fix the roads
 new housing for prop I recipients when are drug free and need employment and housing
 multi-purpose
 housing for low income seniors
 Houses
 Improve traffic
 Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums
 Homeless & trash
 Clean it up, fix roads
 No more construction
 Vagrancy, petty crime, vandalism, safety - this answer is same for all areas
 Remove homeless
 stip mall, wide roads
 homeless, crime, gang activity, housing
 homeless issue, traffic
 pick up trash
 housing
 parking
 build affordable housing
 drive out bums and junkies
 widen road
 more trees
 garden apartments, granny flats
 please work with existing property owners/permit/fees/building codes local banks, general contractors to
 facilitate remodeling of downtown apartments, a resurrection of
 remove homeless, build up beautification of main st
 better use of under used land

Question 5C: “What improvements would you like to see in West Main?”

safety
fewer homeless and criminals
trash housing
cleaner, less homeless, less loud cars
clean blight
for children
fix the roads
homelessness
homelessness
apartments
parking
affordable housing
maintenance, homelessness
swimming pool
Fix the damn roads and enforce laws on homeless
Homeless clean up
clean up
Repave roads
Clean-up and renew
Roads
see above
More affordable housing, Better roads and safe activities for the children of that area, better traffic signals and or signs
Update homes, neighborhoods, adding more reasonably priced housing for families
have homeowners/renters to not park cars in their lawns (looks bad) This is main entry from hwy 99 to lander needs to be updated and inviting, currently is not. Everyone selling items on street with no permit needs to be closed down!
Help homeless
Clean up area, homeless every where
Clean up, make it easier to cross pedestrians
more housing
more security cameras
low income housing
are fine
street lighting
more lighting
widen street to be able to turn into all streets
vehicles travel at excess speeds
need to clean up area-crime
yes
Has always been ripe for commercial businesses. Senior citizen businesses close to hwy 99 to Modesto hospitals and Emmanuel, housing
To much crimem not safe anymore
same
Multiple housing, parks, pools
clean up roads
More Commercial Businesses

Question 5C: “What improvements would you like to see in West Main?”

Better roads, homeless , clean up, safety
 upscale old houses, across 99 commercial area
 More attractive curb appeal from highway area, take down old Lyons sign Lyons restaurant sign
 restaurant sign. clean up
 Better sidewalks in some areas
 Same as A
 More Shopping
 take care of homeless
 go after shoplifters and gangs
 parking
 no more houses
 clean up
 traffic congestion
 MORE BUSINESS
 SAME AS ABOVE A & B
 NEW HEALTH FOOD STORES
 FIX LANE MARKINGS, HOMELESS & DRUGGIES OUT OF ROADWAY SIDEWALK WEST OF FREEWAY
 STREET IMPROVEMENT IS GOOD HERE. PLEASE CONTINUE IN OTHER AREAS
 housing
 low income housing
 housing
 ban anything over 3 stories
 sidewalks
 parking
 Industrial and farming
 public safety
 more housing
 More industry
 address homeless problem
 clean area up
 sound at crosswalks

Question 5D: “What improvements would you like to see in South Lander?”

4 blocks each side - These areas should be under the guidance of powerful and privileged stakeholder & investors 8 or 9 out of 10 should be cooperative and helpful when asked. What do they think? Start with road repair & striping then add street lighting midnite to 4am. Mandate landlords clean up and renovate as necessary. Maintain police presence. Mandate business owners and merchants provide security personnel and lighting as appropriate.
 Better roads
 More clean area
 None
 Fix the roads
 Road maintenance
 pothole improvement
 Condos & apt above shops

Question 5D: “What improvements would you like to see in South Lander?”

Best of 2 options

Medians & cleanliness

Deal w homeless

Change traffic lights-don't need so many; stop signs work well

Build homes/apt, Granny Flats, place for people to live

Need new businesses, housing, infrastructure, roads; modernize

Clean up

Have police drive around, lock up all gangs

Safer

Expand the landscaped center median north to West Main

Bad place to live-rough area

Need more police patrol rid drugs/gangs; lawless section of town

See above

Clean up

Needs clean up & get modern

Single family home

n/a

Fix roads; enforce laws against homeless

Affordable housing

Clean up the area

Single family homes & high density housing

Fix

Decrease loitering/vandalish/panhandling; no new fast foods

Clean up streets, pavement repairs; update landscape

Traffic congestion!

Enhance welcome to Turlock, new signage

Clean it up

Fix the roads/more lanes

No

No more construction

Homelessness

Feels dangerous-never go there, hard for busines

No opinion-do not frequent area

Better lighting, roads, police patrol

Street lights; bike lanes; pedestrian lights/crossings

Ticket homeless for drug use, drinking near schools, urinating/deficating in public

Add school & housing with playgrounds

Where to start? Everything

Family oriented, larger apartment, garden, multi-story complexes, crime protection,

Fix roads/sidewalks; sync traffic lights

Update so it doesn't look so run down; planned landscaping

Better street parking

Areas seem rundown/get rid of old empty buildings

Reduce crime & homeless

Improve roads; attract business; affordable housing

Sidewalks; bike lanes

For safety-repave roads, paint lines, more street lights & trees for shade/beautification

Question 5D: “What improvements would you like to see in South Lander?”

More parks
 Less homeless
 More transportation links via Turlock Transit or other transit agencies
 Improvements
 Do not add more hotels/motels
 More development
 Safety
 Give Foster Farms chance to build employee housing-biggest thing going in the area
 Total improvement with housing & commercial
 Affordable housing-rental units/apartments
 None
 Homeless shelter; storage of items-they help at cleaning; designated areas for showering, meal prep, computer usage, mailing address; make them responsible
 affordable housing
 low cost housing
 add more police
 family homes in open land on Linwood
 clean up and develop more single family home
 safety and security, mental health care and housing
 less crime
 streetlights
 redevelopment of housing
 trees, street lighting
 clean up
 cleaner
 better intro look to City
 more appealing for business and housing like condos or apartments
 too many smoke shops and poor parking
 4-5 story apartment complex
 affordable housing
 Blighted are-redevelopment while preserving housing; need area plan
 Add mixture of housing/business
 Clean up homeless camps; more police; improved lighting/roads
 Better lighting; clean up unhoused people; flashing crosswalks
 Improve roads & make it pleasant
 Like new improvements; more housing would help
 Uniform building codes for business colors/signage; plant trees on Lander/99
 Nicer housing
 More housing; road improvment
 Improved neighborhood/parks upkeep; dilapidated homes torn down
 Have the lights sync up better
 Housing, jobs, fix roads & side streets
 More modernized structures
 Clean up, beautify
 Clean up
 Roads & affordable housing
 Graffiti & crime keeps feeling unsafe, fix safety first

Question 5D: “What improvements would you like to see in South Lander?”

Infill w housing (multi story 4-5 story); add more median trees
Clean up streets & businesses, new & old
Add greenery; keep it clean
Infill-attempt to upgrade/develop affordable housing
Reduce homeless; fix homeless, cleanup
Extend center island-from 99 to West Main
Traffic/commuter friendly; family homes easy access to town
N/A
Community gardens; public restrooms
Homelessness
Homes
Mixed use homes/businesses
Prevent/address homelessness
Homelessness; garbage; abandoned vehicles; graffiti; rescue workers
Affordable housing
N/A
Keep clean
More markets
Clean up the area of trash and unkept properties. Better lighting monitor landlord of housing discrepancies
This part of town feels so different from the rest of the City it could be its own district with a different personality.
more lighting, better cross walks
housing
less dangerous homeless
add high rise 4-5 story apartments
Love Lander's trees; should have on Golden State from Fulkerth on
Limit smoke/liquor stores & other addictive behavior shops; does not attract good crowds, makes it undesirable to travel to/shop there
Variety of affordable housing; neighborhood parks
Businesses/stores need a better look
Looks way better than before; not sure what else can be done
Address homeless; cleanup ghetto neighborhood; address crime/drug problem
Fix roads all around; reduce homelessness
Add trees; deal with homeless crossing the street
More housing I& resources for kids & their families
Same as VV Main; Park w lots of equipment
Build south of 99
Road conditions; retail development; sidewalks
Need community rec centers, public swimming pools (YMCA centers?)
Increase police presence; decrease homeless population
Better roads - no camps
Better roads
Not there
Less homeless/drug users
Duplexes
New housing - needs clean up
Repair & street/road markings

Question 5D: "What improvements would you like to see in South Lander?"

Security

More housing

No more industrial shops, existing should improve image to improve image to not look so run down

Add bike paths

Widen roadway south of 99 on/off ramps

More retail (not just north & westside; beautify more trees, murals, art by local artists

Clean up; "Don't live south of the train tracks" should not be accepted

Build townhouses/apartments

Thank you for im

More housing

Traffic

EV charging

Reduce crime

homeless shelter, low income housing

Street repair & crime prevention

lights for safety

Clean up; crime

clean it up

more lighting

Much more lighting & more landscaping

Build alternative homeless housing

Homeless

Continue road repair

More apartments

n/a

No more homeless

No opinion

Fix roads; less homeless

No more homeless

More trees!

4-5 story apartments, granny flats

Less crime

Apartments - than homes

Add 4-5 & 2-3 story apart/condos; make it safe

Rundown-needs reviving, eyesore

Enhance existing areas; infill w desirable businesses; park area

Townhomes & mixed use buildings w housing above shops

Trader Joes; health food store; bike lanes

Ciity doing an amazing job here; more greenery

Townhomes

Homeless cleanup the area

Homeless housed/sheltered elsewhere; traffic light-Lander & Glenwood

More police; cleanup existing buildings, etc

Cleanup

Have property owners maintain, upkeep, clean properties

More inviting businesses-less dumpy places

Get rid of old rundown buildings, homeless

Question 5D: “What improvements would you like to see in South Lander?”

More trees, less pavement & commercial signage
 Crime activity, more code enforcement
 Clean the streets they are so dirty
 Sidewalks
 Identify empty buildings for redevelopment
 Cleanup homeless
 Improvement made are good; keep clean & add flowers
 More landscaping; too industrial
 Garden apartments, townhomes, 4-5 story apart/condos
 Single family housing; large & small housing; affordable
 Multi unit apartments; police surveillance
 Modernized homes; increased street lighting for safety
 Build low income & Section 8 housing for the poor
 Deprived area, needs clean up; put resources to clean up and make safe
 Address homelessness; small # of homeowners do not look after their property
 More housing
 Decrease homelessness
 Same as above
 Cleanup blighted property
 Neighborhood sidewalks
 Public surveillance
 Move the homeless; fix the roads
 Aesthetics; widen Lander; add mixed use housing
 Commercial
 Fix shuttered/rundown homes & business
 More business
 Fix; better street lights
 Better quality
 Major facelift; more affordable housing
 Housing
 Not familiar with this area
 Housing for homeless "shelters"
 widen Lander to Hilmar
 Affordable housing, local businesses, parking
 Multi use, Affordable housing
 Infill everything
 Cleaned up the homeless
 develop roads to handle traffic
 Beautification
 Homeless
 Sidewalks, curb appeal
 Housing
 Less homeless people and crime
 paint and improvements
 More housing, ADU
 Clean up remove homeless and druggings, paint stop parking on lawns
 Opportunity here; Scandinavian theme (enclosed pictures); like Kingsburg!

Question 5D: “What improvements would you like to see in South Lander?”

Hide/beautify industrial w trees; sidewalks
 Homeless
 Homeless
 clean it up
 Homeless, transit connections to downtown and ACE Station
 Traffic and homeless
 Looking better, street/median improvement; mixed use, out with the old
 Single & multi family housing; parks; stores; schools as needed
 Nothing - new improvements look good
 Low income housing/apartments/condos
 Fast foods; medical facility w dental/eye; neighborhood grocery; fruit stands
 Light industrial stations, transfer facilities
 single family homes
 Lander needs the store owners to keep the front of their businesses cleaner
 Buildings repair
 Clean up, more safety
 Less crime; more police presences & more parks
 Development of housing could benefit this area
 Ugliest & dirties part of town
 Rezone Turlock air park for mixed residential/commercial
 More business development in commercial zones
 AFFORDABLE HOUSING
 single family homes
 STOP TURNING RESIDENTIAL HOUSING INTO BUSINESSES
 MEDICAL HOSPITAL
 cleaned up area
 GET RID OF HOMELESS, IMPROVE SIGNAL LIGHTS
 APARTMENTS AND TOWNHOUSE BY SAVEMART
 LESS SMOKE SHOPS
 PLACE MORE UPSCALE BUSINESSES TO ATTRACT RESIDENTS FROM OTHER SIDE OF TOWN
 DEVELOP AFFORDABLE HOUSING
 Address Homeless, abandoned vehicles, garbage, crime
 Keep cleaning it up, add commercial
 single homes, gated community due to crime
 clean up trash and homeless
 keep it clean, regulate
 safety
 sidewalks, clean up area
 Clean air; monitor speed especially near schools
 Get rid of homeless & crime
 Planned nicer housing development; needs a facelift
 Remove homeless
 Maintain; no new shops
 Redevelopment of business to attract customers from south cities
 Unused land, garden apt, single family homes
 Same as above
 Facelift; heavy manufacturing & automotive related here

Question 5D: “What improvements would you like to see in South Lander?”

Affordable housing; resources
 Apartments complexes would be good for this area
 Same as West Main
 Single family housing
 Homeless clean up; revamp shopping centers
 All forms of multi family units; bus & bike lanes
 Develop as a semi industrial area along with current establishments
 Developers remove old buildings; shopping & eateries; positive development
 Updated development; combined business w new commerce & community focused residential
 Affordable housing
 Underutilized land can be used for redevelopment
 Homeless & mentally ill housing & jobs; Senior Ctr; skate park
 Improve commercial buildings' look; plant trees
 Remove homeless/blight
 Housing
 Family oriented; housing structures
 Include parks in future development & staff to maintain
 More single family homes
 More police
 Same as West Main
 Homes, shops trees
 No opinion
 Crime; homelessness
 Housing
 More housing
 same
 Affordable housing
 The homeless along Lander
 Light up crosswalks, fix roads
 More affordable housing; better homeless facilities
 Safety
 Single family housing
 Crime
 Homes built
 Safety
 Needs updating, landscape, sidewalks
 I avoid this area; accosted by panhandlers
 New housing site
 Fix the roads (notice a theme)
 Drug dear central, gangland; more police, sidewalks, trees, lawns
 Finish infrastructure & incentivize better & more cohesive design
 Consider mixed use housing with commercial uses at ground level and residential uses on 2nd and 3rd stories. Also include 2 & 3 story apartment projects
 ADD MORE PLACES TO SHOP
 DUPLEXES/TRIPLEXES/COMMERCIAL BUSINESS
 Lower crime
 safer

Question 5D: “What improvements would you like to see in South Lander?”

CONSTRUCTION OF HOUSING ABOVE SHOPS

AFFORDABLE HOUSING

Quality business expansion

Homeless

Homeless, crime

roads, cleaning up neighborhoods and crime

Beautification and clean up

single fam housing

more housing

potholes

infill

Police ignore crime

Plant trees and landscape

Needs lots of help

install sidewalks

Increase police to combat crime

cleanup the city trees, better landscaping

strip mall, more housing

cleanup homeless

Better roads, more police

roads

Homeless

decrease homeless and dirt/garbage

Better maintain roads

safety

Townhomes

Beautify the area

homeless

fix roads, make it look nicer

sidewalks, crosswalks

sidewalks

more efficient traffic lights

Commercial on the bottom/housing on top

Keep improving pedestrian area

High rise housing/3-5 story apartments & condos

More police officers on patrol; more trees

More lighting; affordable housing

HOUSES WITH STORES BELOW

BUS SERVICES TO DOCTORS AND SHOPPING

CLEAN UP VISUALLY MORE PLEASING

MIXED USE HOUSING AND SHOPS

HOMELESS

MORE FAMILY RESTAURANTS

Address homeless & crime

Shopping opportunities

Clean walls

Clean it up with better business; don't just build - improve

Question 5D: “What improvements would you like to see in South Lander?”

Remove homeless; enforce; infill

Safety, homeless are allowed anywhere and can stay/do anything they want

The area I grew up in was solidly middle-class. This area has been neglected - lighting, gutters, street repair needed.

Parking for RVs, boats, etc., to keep residential streets and neighborhoods cleared of the above

enforce rules regarding upkeep of existing businesses and homes. Ensure all new multi-family dwellings have plenty of off street parking and green spaces. Same for businesses.

Trash almost all over

Better lighting & beautification - looks rundown

Add trees; park

Affordable housing

Promote & build business

Remove homeless

More housing

Cleanup & improve area

Remove homeless camps

Looks better than it used to

Blight & deterioration, need infrastructure & appeal

Need more info to make informed choices

Community garden

Please repair potholes

Many illegal structures/trailers behind houses. Check/regulate

Stop the speed ways

Make it attractive; increase police for stop sign violations

Thank you for new road surface, helps traffic

Less homeless

Better lighting & beautification; looks rundown

Keep vagrants away

Beautification, ugly, looks like Turlock is a dumpy town

More police presence; remove trash & unhoused

Downtrodden; safety & homeless must be addressed

Infrastructure for future development

more legitimate businesses and less taco trucks

satellite police station

more houses

Okay as is

Ample space but current housing is junky

Needs more commercial stores

discourage homeless camps

Trees

More walking paths; invest in public parks

No homeless/trash/fecal matter

Maintain roadways & healthy trees

Take down eyesore buildings

Develop empty lands for housing

Clean streets & surrounding areas; increase security

More policing

Question 5D: “What improvements would you like to see in South Lander?”

Same as above
 Update shopping areas; streets, housing & safety upgrades
 crime, accidents
 Reduce crime & make it more inviting by new businesses.
 Community Safety
 County roads are really tough.
 More restaurants
 Address blight; neglected & underutilized properties
 Traffic control; landscape beautification
 Clean it
 Homeless
 Modernize, new businesses
 Geer & West Main proposals
 Update the area so it does not look rundown.
 Area is run down, get rid of old buildings
 Better street parking
 More streetlights, bike lanes, light signals for pedestrians.
 Reduce crime/homelessness
 Attract business; more affordable housing
 Feels like a dangerous area; never go there; hard on business
 better lighting, police patrol
 street lights
 enhance welcome to Turlock including new signage and landscaping
 sidewalks, bike lanes
 homeless shelter one that offers storage of items
 more parks
 do not add more hotels/motels
 less homeless
 more development
 safety
 Offer for Foster Farms to build employee housing in this area
 multi-family apartments
 homelessness
 housing
 4-5 story affordable housing
 homelessness
 more lighting
 affordability
 business development
 improve bad neighborhoods
 TOO MANY ACCIDENTS HERE
 light commercial
 houses
 led illuminated and crosswalks
 low income housing
 too much crime

Question 5D: “What improvements would you like to see in South Lander?”

more commercial development with shopping, food, services. Providers to ease traffic at N golden state and countryside
 homeless, more police patrol
 don't develop other side of freeway
 garden apartments, 2-3 story apartments
 more police
 reduce crime
 clean up
 street lights
 less homeless
 no homeless camps, stop illegals
 more businesses
 better lighting
 Same as far as stop lights in sync to get flow of traffic moving especially to and from freeway on/off
 more single homes
 crime
 clean it up keep eye out for blight and address
 Morgan Ranch
 too many poor people and gangs
 trees and nice lighting
 cameras
 reduce homeless
 less sketchy businesses
 better yard maintenance
 mix houses with shops
 improve parks
 clean it up
 town homes
 low income housing
 infill projects-rental homes/apts, tesla superchargers and dealership
 more support for local businesses to develop and approve area
 roads
 ADA access, sidewalks, ramps, crosswalks, bike paths, missing middle housing, mixed use development,
 Lots of areas for new upscale development, remove wreckers - eyesores and redevelop for future town expansion
 Traffic light timing along Lander for better flow - consider more widening
 No housing
 Revamp Soderquist ballfield, promote/incentivize remodeling/gentrification of low income housing, repair roads
 More parking, better streets, more police
 Clean it up
 more shopping
 all of these areas could use some form of housing - one could be as you call it grandma or elderly housing - walking distance to downtown
 Safer from crime
 Need two lanes
 Cheaper more affordable homes

Question 5D: “What improvements would you like to see in South Lander?”

small businesses
 less traffic
 Housing growth
 More shopping centers
 Go after homeless criminals robbing this area without any consequences
 Single family homes to improve this area & larger lot size to preserve rural Turlock
 Combined shops/housing, shrink underused lots and replace with denser building layout to utilize space property. Add apartments and build up.
 Parking & stores
 Develop vacant property
 Same as West Main area
 Don't know
 Looks pretty bad, it needs a makeover
 Same as above
 Code enforcement, police presence
 clean up the homeless
 improved landscape curbs
 remodel abandoned factories and more greenery like parks or trees
 more failed roadway designs, better putting in more commercial because the blend of residential and commercial is not good for homeowners and buyers
 Could use cleaning up, build homes, businesses, apartments 2 lanes
 Clean up the businesses to keep the area clean
 Need to bulldoze and redo
 more business
 Don't feel knowledgeable enough to comment
 homeless
 Safety
 protection for business owners (female)
 cleaned up
 revamped for businesses
 safety and security
 prevent homelessness, build houses
 business owners need to clean up their properties/trash everywhere better lighting, homeless
 duplexes and triplexes, no apartments
 stop lights
 homeless park with showers and campgrounds
 No new housing until roads are in decent shape
 Pave the roads and either house the homeless or remove them all from our town
 Homeless addressed
 Single family homes, granny homes
 No opinion
 It's pretty rough over there
 mixed use
 get rid of homeless, more police funding, get rid of dispensaries
 no more construction
 apartments close to freeway
 road repair near Foster Farms, 5th and F Street

Question 5D: “What improvements would you like to see in South Lander?”

Crime and Drugs

develop underused land for housing

let it go to low income housing

More apartments in this area

housing

paved

make cheaper homes

less growth in that area

remove druggies

repair the condition of the streets and provide sidewalks in areas were there are none.

lightning and gardens

housing

additional mix use buildings

less homeless and less garbage on the streets

less mischief, more lightning, and more parks

need to fix some of the access in some street that were done.

construct housing with 2 bedroom to 5 bedrooms with yards(gardens)

Construction of housing for homeless, cleaning, security and crossing on street

green initiative

cheap housing

Infill lots, remove and rebuild wasted properties

fix the street because there is a lot of accidents

clean it up

new housing, accessible to our economy

homeless prevention, cleanup housing

fix the roads

its already dumpy not much can be done for it

multi-purpose

housing for low income housing

clean it up and make it more family friendly smoke shops everywhere

No repeated stores

Houses

Duplexes/triplexes

Roads need repairing, crime needs to be a major concern, example getting rid of the homeless bums

Homeless & trash

More police protection & clean it up. Fix roads

No more construction

Vagrancy, petty crime, vandalism, safety - this answer is same for all areas

Remove homeless

restaurants, retail stores

bypass South Lander roadways due to traffic congestion

housing

clean up

build affordable housing

drive out bums and junkies

need housing development

4-5 story

Question 5D: “What improvements would you like to see in South Lander?”

get rid of homeless
remove homeless
safety
more markets
trash housing
make owners make their businesses look mor presentable to make Turlock look good
cleaner, less homeless, more trees less loud cars
more landscaping
clean blight
safety on the street, they cross and at night you can not see them
fix the roads
homelessness
homelessness
Apartments
traffic
roadway repairs, trash maintenance, homelessness
maintenance, homelessness
swimming pool
Homeless clean up
Repave roads
Clean-up and renew
Roads
More affordable housing, better roads and safe activieties for children of that area, better traffic signals/signs
Better signage for businesses in strip facilities
Looks like south crowslanding in Modesto/ Like Mexico.All the flags by every business. Store fronts need to be updated. Move out homeless
No change
Clean up, Red of Homelessness , revamp existing business
More housing
low income housing
defects
should improve street lighting
sidewalks, street lighting and help the homeless
Additional traffic signals and speed bumps to reduce traffic speed.
more construction of different types
fix all the side walks
more markets, fix the streets and railroads
dark streets and dangerous
too much crime-clean area
yes
Duplexes, triplexes,Allow ADU'S if permitted- but contact neighbors first to avoid shoot outs.yes,I'm serious. No town homes ever
To much crime
same
take care of the crap roads
Better roads, homeless , clean up, safety

Question 5D: “What improvements would you like to see in South Lander?”

Unsafe area at night

Homeless housing

Paint curbing on turn lanes Montana north bound gets hit by many trying to make left turn

Ready to develop my parcel when water & sewer is available

Shopping

roadway repairs

take care of homeless

arrest everyone that needs it

more police, gangs

homelessness

no more houses

clean up

traffic congestion

RESTAURANTS AND SINGLE FAMILY HOMES OR TOWNHOMES

IS BEING IMPROVED

low income housing

4-5 story apartments

ban anything over 3 stories

public safety

More housing

4-5 story apartments

address homeless problem

clean area up

sounds at crosswalks

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

I believe the county islands should be targeted for expanded housing and of course county budgets tapped to promote it. Much of these properties are under utilized for their prime locations.

South Turlock off Golden State Boulevard

In the outer areas of Turlock

All

Maintain what we have before you add more liability. People in power need to worry about making things better not creating more problems with wasteful spending. Expansion is good but only when you can afford to maintain what you have. That's why we left California.

East - East Ave

Out west of Tegner to Washington

Along Taylor Road. Not all homeless are equal. We need to give priority to Veterans. Drug testing must be a prerequisite along with providing treatment programs.

I would like to see Turlock become the best city in the valley. I do not believe that we should be building low income housing.

The senior citizens should be aware when places come up for rent where they are paying a high cost to live. They should be treated better.

No

Question 6: "Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"

No more houses, with people moving here, will have to build on every piece of land.

Drive through Ripon, notice roads, sidewalks, downtown, medians & cleanliness-Turlock was like this now it is more like Modesto, a once nice city that turned ugly

Make sure the world knows that Turlock is not a sanctuary city for the people who have been invading our country with no regard for our laws & rule of law!

Fix the traffic lights first before addressing new housing, more people. More people=more traffic & terrible lighting system will take us hours to get around and more accidents.

Need more apts like Denair Maner; housing for low income, seniors, handicapped; if it wasn't for D Maner I might be homeless, I had to sell my mobile home when they raised the space rent

Some potential areas for housing-Taylor Rd, near the ARCO, with a cross intersection at Golden State (Golden State to Taylor Rd)

We need more police before more growth! No more houses & no more low income houses, single family houses only!

We don't need anymore housing - brings more problems for us all

No

I don't want to lose the "buffer" zone from Ag. We need farm land and a buffer between housing. Where will you get the water for new housing, is sewer system prepared for new housing?

Every new development should have a duplex at street intersection; use eminent domain to develop empty lots/parcels within the incorporated area of the city

West Main & South Lander are appropriate; other areas too congested already

Turlock does not need more new housing; need to focus more on water system; no more new homes; tired of water, clothes smelling like chlorine

If government assistance is provided they should be required to be drug & crime free

None limit growth

No

Note: Livermore is a good example of town houses & their city's redevelopment

We don't need more housing-this use to be a good town & the bigger it gets crime rises

Land along Colorado south of Hawkeye

No

Stop adding new housing; improve street conditions, sidewalks, bike lanes; no more drive thru/fast food restaurants

No

County pockets

No

No

No more

Whatever financial budget assigned to homeless homes please divert to taxpayers kids future development

Stop taking farm land out of commission

N. Golden State

There is a lot of free space to build housing west of Hwy 99

South of E Glenwood; expand NE Turlock, south of Taylor, affordable homes w/o consideration of required sewer & water there; NW of Turlock W of 99 & S of Taylor Rd; s/b market driven not forced through government regulation & subsidy.

Open field at Geer & Christofferson; investment in own homes; wealthy buy homes to rent, prevents those able to buy from buying a home causing economic disparity

No idea

South of East Avenue

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

Wherever it would be easy for redevelopment; construction of new houses & shopping areas
Near Quincy
East side towards Denair; Keep industrial west of 99, develop schools & parks east, with Taylor/Monte Vista/Fulkerth as access
E Monte Vista Ave, between Geer & Johnson
Hawkeye & Geer; corners around Taylor Rd; around Costco, South Golden State, etc
NW corner Geer/Hawkeye; nice condo on east side; 2-3 story apartment Corner Hawkeye & Geer; mixed use housing Golden State & Olive (old Jura's)
Vacant areas off of E Main in the vicinity of 1000 E Main going north
GS where cannery used to be and empty, no business or buildings tear down; focus on building houses where businesses don't exist, don't need to tear something down to put same thing up
Geer & Hawkeye
1. large NE corner at Geer & Monte Vista; 2. large NW corner lot-Geer & Hawkeye
No
No input
Allow more expansion of city boundaries to all more homes growth toward Denair & west of Costco
Southeast master plan needs to be developed
Promote more in fill in all areas
Expand the city limits/borders
Salida Golden State lado sur
Northeast area is a blanket of RI - duplexes and granny flats would make it more recession proof, needs grocery store and small shopping area
expand City boundaries off of Tuolumne toward Denair with middle income housing options
not affordable housing, that will only draw more homelessness
see if churches and faith centers would be willing to downsize and sell their buildings or land for the purpose of low income housing.
South Golden State
Geer going North across and north of CSUS. affordable retirement vilages or adu's
Linwood Ave
along Monte Vista toward/past Ceres and toward Denair
areas that do not impact agriculture
single family home behind Food Maxx
NE corner Geer & Monte Vista
west main
Vacant school district sites
North east Turlock; East of 99 & west of Geer Rd.
West Main west of Fransil
Establish the boundaries of the city; walking areas on the side of Geer & Taylor Rd
Empty lots on Del's Ln across from Donnelly Park, more apartments could go there
W Main to the west & Linwood to the west; lots of multiple family units with access to freeway
Bring Keyes into Turlock & do multi-family there
In Fill vacant lots
Build homes behind college not apartments
No
Triangle property at Colorado & E Main

Question 6: "Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"

Don't need more housing that bring more cars/traffic congestion; need more affordable housing (rents/housing too high); building more places no one can afford won't help

North Golden State

None that I can think of

Not being specific, but within city limits (older areas) there is considerable open space that could and should be developed.

No

Any unused land - fill in projects

Corner of Georgetown & Crowell; more duplexes on corner lots in neighborhoods that are single family homes; build-up multi-story housing is better than sprawl

Westside of I99

N/A

No opinion

West side

Allow pets in certain parks-adjacent to new housing

Generally need housing that is suitable for first time homeowners - affordable

Fulkerth Rd to Linwood Ave (south)

N/A

Parcel by the hospital

Marshall/Thor parcels

N/A

Land on Quincy and Monte Vista north of Larsa banquet Hall, Northeast corner of Geer and Monte Vista Northwest corner of Monte Vista and Walnut

West side of Highway 99

There are lots of open lots around Countryside Drive, though Commercial around them, could have mixed-use shops with housing above shops or town houses nearby

Help people build ADUs

LEAVE ALONE AND RESIST STATE MANDATE

Sr housing near shopping, medical ctrs & hospital; housing for students & commuters in north Turlock; housing for internationals/immigrants should be near Fulkerth - W Main (by theater)

More housing is not in Turlock's best interest, s/b gradual; state mandates aren't in best interest of Turlock's small town feel & safety; growth more crime/gangs/depreciation of current home values

No - Stop building apartments in single home residential areas

Empty lots throughout Turlock, vacant for decades, surrounded by housing: Fulkerth & Tully; Johnson & Hawkeye

I am not in support of new population if we don't solve the water problem.

Not much land left in Turlock; maybe Denair & Turlock can start getting closer to each other "to fill the gap". But that will depend on the county, unsure how that works.

No - any new housing should be single family and not a developer new housing is destroying Turlock

East Turlock; South-East Turlock; South Golden St

East Turlock; South-East Turlock; South Golden St

East Ave towards Santa Fe

More low income housing & services; less-way less high cost; pushes up the cost of living for everyone & then you get more homeless

You already screwed up by building all the shopping stores out by Home Depot. What kind of moron didn't plan ahead for all that traffic.

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

none

Taylor Rd needs improvement, potholes & flooding during rainy days

Vary areas for shopping center; bad choices were made when EVERYTHING was developed on Countryside Dr, now congested all the time

Recommend building up (apartments) rather than building out (single family homes)

Geer & Monte Vista, across from the college

None

More infill projects before expansion of city

No - stop building apartments in single home residential areas

N/W corner Geer & Hawkeye; north of Hawkeye between Colorado & Berkeley

East of Taylor Rd & Geer Rd

Don't know

More on Fulkerth; also more on Countryside

The north side has enough homes; the wealthy or those above 120% AMI can buy a home, those 0-80% AMI have the most difficulty-build homes for them.

Improve roads & attract businesses/offices for area

East of E Avenue

Westside Turlock

Monte Vista & Geer

Address water quality-tastes like chlorine, plants, pets, people are affected by what use to be delicious water-now must buy water

?Why are our nursing facilities leaving or closing?

Monte Vista at Stan State main entrance. Overhead walkway to cross Monte Vista for students. They cross at random and its unsafe.

Geer & Monte Vista

Geer & Christopherson

Any unincorporated Stanislaus County land

Glenwood/Golf Link/Lander; North Lander/99

Undeveloped land on Geer across from CSUS; land on Geer near Christofferson

Open land corner Hawkeye & Geer - apartments, condos, townhomes, duplexes, triplexes

Clean up derelict homes & yards

n/a

East Turlock

I do not support growth at this time. Housing should not happen until roads & homeless issues are taken care of!

Down E Glenwood Ave & Golden State going South

East Turlock

Sorry it is late - got mixed in mail

Northeast area

E Berkeley / N Hawkeye

West side of freeway on main

Geer & Monte Vista-affordable apartments for students; add eateries/services students need; similar to living situation at Cal Poly in Poly Canyon

Leave the farmland alone; move out west Linwood; bike lanes-current bike lanes in Turlock run out

Soderquist area bet S Ave & Main St; Tully Rd bet Canal & Soderquist also Golden State

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

North Golden State

Boxwood

More community events; holidays to bring the community together

A triangle piece on E Avenue across from the taco trucks

Please slow growth; Turlock has slowly eroded middle-upper class as it has grown

Entertainment Way (off of Monte Vista)

W of 99; changes made there do not change existing neighborhoods or add to existing road congestion; very little friction from a NIMBY perspective

Golden State area 4-5 story apartments

Make residents responsible if you rent or own; maintain a clean & safe community; help if they can't afford to or physically unable to maintain their property

Get rid of Garton Tractor move north on Golden State; allow for multi-unit homes & business

Continue building along Taylor Rd

The roads on Glenwood; homeless housing; apartment buildings

Build affordable condos & garden apartments on Geer towards the rural & country side

High density apartments near Stan State

West Main area west of 99

All multi-family areas of town; people would like to rent; not just in the lower income edges

West of freeway

Geer Rd bet Monte Vista & Christopherson; put new post office there; can Las Palmas facility go to Grayson Rd (Old Honor Farm site)

By the fleas market

N Golden State, N of Monte Vista; S of Christopherson

Corner of Hawkeye & Geer

Don't forget to add infrastructure to support new housing

Road improvement; S Berkeley Ave & new housing

Undeveloped land bordering Hwy 99 i.e. Golf Link Rd, Harding, E Glenwood

S. Golden State has looked so bad for so long. Maybe some type of clean up and again a green belt setion alon this long stretch.

East Avenue, Daubenberger, Quincy & Marshall

Stop building homes until crime, homelessness and infastructure can support more people. Affordable housing attracts low income low income brings (much of the time) more problems. Solve what you have first.

Not on West Tuolumne

By Costco

Preserve the farmland

You have seated land in and out of Turlock city for almost 60 years

S Golden State Blvd

Also plan for neighborhood green spaces

Golden State Blvd

Diane Dr. south of Dustbowl all the way to Main St.

Geer & Christoffersen, Geer & Monte Vista , Geer hawkeye

Linwood

Monte Vista Ave and Geer Rd, Christoffersen, Geer and Hawkeye, N Walnut Rd

E Monte Vista Lots currently for sale-single fam homes, not close; cute like Sunny Ln & Shady Ln w some custom lots

Question 6: "Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?"

Form was poorly designed - had to hide personal info when mailed

Berkeley and Canal

Geer and Christoffersen

Current available areas are not desirable to live unless one moves to the eastern boundary

W Lindwood to Main; Lander to 99; infill potential scattered throughout; annex county islands

Reduce red tape/fees; low income can't afford to pay high fees; perhaps a 2 year large fee reduction to encourage building - "Permit Fee Holiday" period

Apts or condos at Monte Vista/Geer; housing at Christofferson & Geer; garden apts/sr living Zeering east of the park

Taylor Rd, Berkeley Ave, Golden State

Denair, West Side, Santa Fe

Strong job growth, good retail, safety

West side of 99 or North side of Taylor Rd

Daubenburger area toward East Ave; build single family

homes west of Hwy 99

North Turlock, rest of Turlock is a shit hole

This is a useless survey; need to provide a basic context for citizens to understand the Turlock environment & what the options mean, hold a forum, or already may be planned, or this is a pro forma exercise.

Lower existing housing costs; build housing away from business area; promote family & communities

New development will make Turlock too crowded; Turlock has a nice feel of a small city, new homes will lose that, crime will increase

NEAR COSTCO AND COLLEGE

TRAFFIC MANAGEMENT

no

JUST FIX OUR STREETS

ALL OPEN LOTS SHOULD BE CONSIDERED FOR MEDIUM TO HIGH DENSITY HOUSING

THE CORNER OF GEER AND MONTE VISTA

NORTH OF TAYLOR RD

EMPTY LOTS NEAR UNIVERSITY

developed vacant land

Off Colorado, off Berkeley

Taylor RD, Hawkeye

E monte Vista, Geer and monte vista, Colorado and E Main St, Merritt, East Ave, Daubenberger,

new land added to plan land cost & fees make housing expensive

West of Hwy 99

I grew up and have property in Turlock, it is a wonderful town, looks out dated. Ideas are a step in the right direction

No new housing; Trader Joes, Sprouts, Whole Foods between Fulkerth & Tuolumne on Countryside

Between Hwy 99 & Glenwood Ave & west of Golf Link Rd; land west of Hwy 99 between Taylor & Fulkerth; East of Washington should be annexed for more housing

Open land on Countryside between Tuolumne & Fulkerth; excellent for mixed use housing above retail; no need for big box stores with giant parking lots

NW corner Christopherson & Geer; area around Hobby Lobby, Ten Pin Fun Center; NE corner of Fulkerth & Tully north of Food Max

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

Corner of Fulkerth & Tully (NE)

Corner of Monte Vista & Geer (NE)

Open lots behind Bonanders & on Olive St and East Ave including off streets

Tuolumne & Warner Rd; Taylor & Warner Rd; Zeering & Warner Rd

Geer & Monte Vista, Geer & Christopherson, Geer & Hawkeye intersections; parcel on Colorado near Toscana, site of the old Jura's (Olive & Golden State); lots of infill spots

North Golden state can be re-envisioned-parks/bike/road & more pedestrian friendly with shops & housing
Between Denair & Turlock

Do not need more single family units - expensive & make our city bigger while adding little economic opportunity or value.

Both sides of West Main, South Lander & Geer; all affordable housing; more senior and assisted living housing

Plenty of empty lots & land in existing hoods ready for infill

Funding assistance to repair dilapidated homes/businesses; enabling funds for beautiful & unique city

Don't change farmlands to new housing zones

Infill projects

Expand City to the east and northwest

Land should not be taken through eminent domain

North Golden State, Taylor Rd, West Monte Vista, E Tuolumne Rd, E Hawkeye Ave, Fransil Ln, Diane Drive

Towards Quincy, Daubenberger, Cannel

Abandoned factory/office buildings

Monte Vista, Daubenberger, East Ave, Tuolumne, Hawkeye

Lower fees so any type of housing can be built in all locations

Around college - east area

None

Taylor Road

Monte Vista & Geer

East Ave - Briar Rd; S Johnson-S Daubenberger including Farmer's Market

Before developing new areas complete existing empty lots; annex land not farmed or adjacent to development, ie E Glenwood

County island SW off Lander

3-4 story apartment buildings on Christoffersen, between Sutter Gould & Mountain View

THE BRIDGE GOING TO THE FREEWAY ON GOLDEN STATE

GEER/FULKERTH

GEER/MONTE VISTA

GEER/CHRISTOFFERSEN

Houses built in some of the empty lots. where homes are living and lot of crime

S Golden State Blvd

ROADS

Between Fulkerth and W. Linwood

AREA NEAR COLLEGE/PITMAN HIGH SCHOOL CONDOS

Monte Vista/ Geer Rd

lower price of vacant buildings

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

Golden State BLVD
Golf to ca 99, s. Daubenberger to E Linwood
to crowded already
looks into Mobile housing, cheap housing
Near by Hobby Lobby
Fulkerth Rd and Tully
Geer Rd
Use fund to improve current housing Problems
other side of the highway 99
East Ave from Colorado to south Johnson
more second story housing above business downtown
Tegner Rd
any current vacant shopping center
west of 99 by Costco area
N Golden State BLVD
Follow the general plans
Monte Vista Ave and Geer Rd
Where ever we have nice streets and plenty of parking
Lander Rd
Lander & High St
Before you build new homes, fix the roads, We need housing that seniors can afford.
Make commercial properties more presentable; 2-3 story dwelling units
Geer Rd and Monte Vista Avenue
make Turlock walkable
More housing by college & NW Turlock near movie theater; more family indoor entertainment & large indoor sports center for basketball, tennis, pickle ball, et
Thank you for seeking feedback; want walkable neighborhood with park/store access; would like to sell family home for mixed use, garden apt or condo in Turlock
Zoning for high rise housing in the open area south of East Glenwood Ave
Utilize vacant lots; make affordable for land owner to replace/build housing; get rid of geese at college & Donnelly Park
Geer Rd & Hawkeye
STAY MOSTLY INSIDE THE CITY AND IMPROVE DENSITY
ROADS ARE PACKED NOW-FIX WHAT WE HAVE BEFORE BUILDING MORE
INDUSTRIAL AREAS
E Main at Colorado - large vacant lot
Monte Vista Crossing; Geer Road
No
Infill; preserve existing ag land
Near the mayor's home an dcouncil members Monez's house, who both feel there is no homeless issues and that they are the fabric of the community.
There are several open lots in and around the downtown area that could serve as single family homesites. I believe they were the sites of single family homes in the past.
Make it easy to add granny flats
Reduce capital facility fees and building fees to encourage building on current empty lots
East Glenwood Avenue and Golf Road

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

The best locations should be determined by City Council and the Planning Commission & office

W.Tuolumne Rd

South Golden State

Yes, outside of Turlock

Main & Colorado

Marshall - Palm - Crane

No

No

Absolutely not

Fill in open spaces before building on ag land

I am sure there are spots all over I cannot list at this time.

South side of town renewal

Fill the island-behind Colorado/Hawkeye, E Main & Colorado; Monte Vista, Fulkerth & Tully

No other areas - too crowded already

West of Hwy 99

Keyes - Delhi

E. Glenwood Avenue south of freeway to Golf Rd

Infill any areas, do not approve of losing agricultural acreage

Anywhere safe - think families with young children

Fill in vacant city lots & make process easier

More easily fill in city limits where there are empty lots

Any area of Turlock that has raw, unused land; fantastic job downtown, need on all of Turlock

East Avenue

North Turlock, north of college; along Golden State south of downtown

More low density residential (Tuolumne & Zeering); more homes north of Taylor

Christofferson. Great area for housing-good proximity to Gallo Winery. Turlock has potential needs improvements. Cost of housing makes goal to living in Berkeley area not seems possible, even making \$90k a year.

There are lots of empty land between West Main and Linwood that could be used for housing

Trader Joes & healthy food options

West of commerce areas?

empty lots within many East Side housing developments

W. Main St, N. Washington Rd

Please stop building homes in Turlock (too crowded)

E. Glenwood; Baywood - 5th

Empty or abandoned places

None that I can think of

Hawkeye Avenue

South Golden State

New housing should be smaller yards, condos duplexes for less water waste

Housing in the Fulkerth area west of 99 between Dustbowl/Amazon & Costco

Not sure

No

Can't think of any

I am fine with whatever, as long as not half way houses for criminals.

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

Fill in empty lots.

Where housing goes does not matter just make it affordable.

Taylor Rd near the ARCO; with a cross intersection at Golden State to Taylor.

Eastside toward Denair; Industrial west of 99; develop schools & parks east; Taylor, Monte Vista, Fulkerth as access.

Hawkeye & Geer, around Taylor Rd, Costco, So Golden State, etc.

NW Corner Geer & Hawkeye; mixed housing Olive & Golden State; Condo on Eastside

There is a lot of free space to build housing west of 99.

Expand the city limits/borders

vacant area on E Main near 1000 E Main

Near Quincy

Golden State where canary used to be

South East Master Plan needs to be developed

Where there is population and ease for development, efforts should be made to construct new housing and shopping areas.

County pockets

corner Geer and Monte Vista, Northwest corner lot at Geer and Hawkeye

promote more infill in all areas

Geer and Christofferson

Geer and Hawkeye

south of Turlock south of E. Glenwood Continue expansion in N.E. Turlock, south of Taylor Rd, N.W. of Turlock, west of Highway 99 and south of Taylor

LOT @DOWNTOWN - BIG OAK TREE

MAKE SMALL LOTS OK FOR TINY HOMES. MAKE BUILDING PERMITS SIMPLE WITH LOCAL LAWS AND BUILDING STANDARDS LOTS OR SPACES VACANT IN THE CITY

ANY PLACE THAT DOESN'T FORCE OUT SOME OTHER BUSINESS

undeveloped vacant land

North of Taylor Road

West of Highway 99, Fulkerth Rd to Monte Vista Ave to Washington Rd

NE toward Denair

more infill of vacant lots around town

W. Monte Vista Ave

NW corner of Geer & Hawkeye Ave

Northeast and East side of Turlock

South Golden State corridor

West Monte Vista Ave, west of the Costco area

East Ave to Santa Fe Rd

OUTSIDE CITY LIMITS OR OUTSKIRTS OF TOWN (LOTS OF LAND AVAILABLE

VOTES TAXES IN MULTIPLE TIMES WITH MONEY GOING IN GENERAL FUND-SHOULD HAVE GONE TO ROADS

I like the complete neighborhood concept-shopping plaza with homes around edge-new homes good-make sure there is no big box stores-parking for vehicles

Padres (divine gardens)

build single family homes off N Waring between Hawkeye and Tuolumne and off N Daubenberger & Canal single family homes

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

B2

by new Amazon

East Avenue and corner of Berkeley

Tuolumne to Santa Fe

Marshall Street near downtown

SW Turlock, west of 99

Around Quincy Road and to the East of Turlock. Also to the West in the direction of the new Amazon facility

The old Tri Valley location that burned down is good for a homeless apartment type complex and also for a rail station stop off for Amtrack etc. Utilize this eyesore. The stop at East & Golden State needs to be redone to keep people from blocking intersection from east to G.S. Blvd

West Main

The open lot in front of CSU Stanislaus and next to CVS as well as the open land near Walmart and Foodmaxx

I think the city could look at empty lots, see if they can be purchased and put similar house on them as neighbor

Hawkeye across from Walgreens, Golden State off Pedras, Golden State and Taylor, Main and Walnut, Lander across from Arco

East of 99 and south east, Quincy

no more housing on east Turlock

South Golden State on vacant lots

empty lots on W Main and Olive for single family homes out Lander

Geer Road-Golden State open lands now available

East of Geer - Monte Vista

Monte Vista and East side

don't allow single family home in middle of single family homes to turn into a four plex

Northeast corner Monte Vista / Geer

empty building near D street, build condos or low income apartments

empty lots on Geer Road

West Linwood area by Cunningham/freeway

empty lots

Restore and improve existing areas on outskirts and make them profitable before thinking about expansions. Improve what you have then expand. The old sawmill is prime example of wasted potential and unused land.

Underdeveloped property @ Monte Vista & Geer (N.E. corner). North Golden State corridor has huge properties for housing & re-development. Road condition in spots needs to be addressed. Stop adding traffic lights & use roundabouts where feasible for better traffic flow.

No more housing, there is more than enough housing and it's taking away from the country feeling and bringing in more traffic.

Less housing there is plenty do not need anymore ghetto housing. Also let's not make this another Modesto ghetto

Promote new business development, push out/demo old unoccupied or dilapidated businesses/homes etc., repair roads

Too many people & houses already

Southeast Turlock - South of East Avenue and East of Berkeley for single family homes

Around the fairgrounds

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

East of Stan State Geer Rd & Monte Vista huge lot its been unuseable for 30 years. Build - college housing on it and let them pay rent college is free now

Modular homes specifically for 1st time buyers not seniors only. This way our children can afford to live in Turlock.

South west of W. Main all the way to the freeway

If you would make building and remodeling less cumbersome. The time it takes to permit and build anything is costly and prohibitive.

Empty lot on Geer/Monte Vista. All of downtown. Geer Road next to Savemart shop/housing combo on Geer next to and across from Walgreens

Yes

We do not need anymore rundown ugly apartments or duplexes in Turlock.

Miscellaneous empty lots around town could become high density housing units

East Monte Vista

The platinum triangle, this never got built out, remove Taylor green belt and build north, build east of Waring Road and impede on Denair. Turlock proper should start at Merced county line and infill all areas. Where's LAFCO in all this? The city is confined to a box, expand the box and fill in the areas

More modular home parks, affordable not just senior

need to bulldoze South Lander and put all the homes down there

west of hwy 9 Fulkerth to Taylor Rd

Don't feel knowledgeable enough to comment

Around Stan State and Crossroads/99 corridor

Marshall street near Bonander Dealership

Geer across from CSUS

Infill lots within City limits

Monte Vista and Christoffersen

No Turlock is big enough

Taylor Road, towards Denair

fuera de la ciuda East Avenue

No new housing until roads are in decent shape

Pave the roads and either house the homeless or remove them all from our town

No opinion

No comment. That's the redevelopment agency's job.

Empty lots by Marshall & Thor

north Golden State

NO!

Large land on corner of Geer and Monte Vista

West Palm

Lander towards Hilmar

Do not use any new housing for homeless. Give working families barely able to make it the opportunity afford housing

East side of Turlock if possible more houses, West main but no two story apartments close to Main Street (traffic noise, trucks)

Within City limits, build apartments and condo up to 3 stories high, fill in the unutilized spots with available lots

outside of town

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

south and north Golden State

south Golf Rd

west Linwood Ave

Fransil Rd next to Amazon

out of town

High St, there is a lot which can have apartments on the corner of Soderquist that has a home that is in bad state.

East Ave towards Denair

South Golden State

Children and youth are very important, instruction with the real moral values. One nation under god, sorry for writing in this area.

Work on the south part of Lander, passing the freeway 99

Golf and Glenwood high density housing 4-5 story apartments and south Golden State

West Main, Lander

Marshal and Thor all Golden State northy sure fix

farming areas with poor drainage or soils

Monte vista and east Tuolumne

The open fields on the North and East part of Turlock Its frustrating that my growing family can't buy a bigger house because there are 5-10 cash offers for every home that I can't compete with. As a full time firefighter its extremely disapointing

keep N Golden State commercial

please keep a green belt between Turlock and Denair, Modesto Riverbank area is horrible, we don't want to duplicate that

stop urban spread

fix the bad street first

Utilize vacant buildings, land in Turlock. Old factories on Golden State

No!

What about over by the Foster Farm chicken factory. Also you could upgrade the area and fix the streets all at the same time. This really needs to be done because the town area is getting bigger. So if and when we have more visitors it will upgrade the town.

No

No

in some housing tracts there are one or more vacant lots. These should be filled in first before any more tract homes are built. Streets are becoming unsafe (speeding) due to road holes etc hire more police

where is water going to come from for new houses

city should buy auction properties to build multi use

build housing for homeless low income near Bonander Automotive on empty lot of for seniors Crane Ave

there are pockets of empty land that could be filled in however, the permit process is cumbersome for the average person to even upgrade much less develop. so big companies are the only ones to build and transfer charge as much as they want

areas if roadways that are in poor condition

East Turlock current farming operations are almost impossible with all the people trespassing ignoring warnings illegally parking

Fulkerth Rd

N. Tully Road

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

why not develop the area near the new Amazon and Dustbowl

build up not out, save farmland

area out near Hobby Lobby

west side of Highway 99

no-taking too much farmland

utilize open buildings in creating new condos

Golden State and Countryside

some other town

corner of Geer and Hawkeye

Taylor Rd

do not do anything

Thanks for keeping our parks clean and mowed

Northeast and East Turlock

Monte Vista Ave

Monte Vista Ave on the west side of highway 99, any vacant land

Repave the roads that lead into up to & near all housing (new & old)

I hate to say it but how about 10-20 acres of farmland close to New Amazon warehouse

There is lots of space on geer past university for single family homes/ condos/townhouses

Ownership encourages concern for p keep, neighborhood feel etc. Less rental, more smaller ownership possible

Not at this time

Tenant property toward Denair homes

I don't feel like I know enough as citizen about city planning

Highway 99, Taylor Road towards Keyes

NE to Quincy Road

No

Area around Golf Rd and Glenwood Ave

Turlock has several placed, but I do not know the addresses.

Geer Road

Marshall and Thor St., all along north and south of Golden State

no

more houses on lots

By area new housing is too expensive

no

I for see Ceres and Turlock with out clear borders, you have it covered! I have to see new housing on farmland. San Jose - you don't want

Repair and replace roads

Avoid using farm land

We have plenty of homeless

I don't have other area to build - but how will re-zoning land that is privately owned affect the owner and the neighboring community.

No

No

Geer, Monte Vista, Crane & Thor

8 street city island

Monte Vista towards Denair

Question 6: “Are there other areas you think are appropriate for new housing? Please identify with a street name or landmark?”

Parks need benches, water fountains sidewalks and more attractive

On Olive there are houses with large backyards and Main

Taylor & Geer, Fulkerth, West Main

The only thing our money should be use for is roads and law enforcement. No new laws or ordinances are required. Maintain our city and stay out of our way.

West of freeway

no more housing

more police

whatever money is budgeted for homeless divert to tax payers kids future development

preserve farmland

LOWER THE CITY REGULATINS/LICENSING FEES & ALLOW PRIVATE INDUSTRY TO BUILD HOUSES AT A LOWER COST. IT WILL CREATE JOBS, HOUSING & DECREASE THE ISSUES

LANDER

SOUTH EAST TURLOCK

QUIT TRYING TO HELP THOSE WHO WILL NOT HELP THEMSELVES. REWARD THOSE WHO ARE PRODUCTIVE MEMEBERS OF SOCIETY THEN THOSE LESS FORTUNATE WILL HAVE OPPORTUNITIES DUE TO A BETTER COMMUNITY

BEFORE ANYTHING ELSE IS BUILT, LETS GET THE HOMELSS TAKING CARE OF AND THE NOISE, NOISE , NOISE UNDER CONTROL

EVERYWHERE

LOTS OF EMPTY PARCELS IN AND AROUND TURLOCK. ALSO A LOT OF UNITS/BUILDINGS THAT NEED TO BE OCCUPIED FIRST. TOO MUCH COMMERCIAL WITHOUT AFFORDABLE RESIDENTAL AREA. SHOULD THINK OUT OF THE BOX TO FILL EMPTY AREAS; MAYBE TURN SOME INTO AFFORDABLE LIVING AREA

vacant, undeveloped land

North of Taylor Road

the sales yard property

Encourage in-fill projects and county island

Empty lot next to railroad on Golden State Blvd, Golden State and East F St

vacant land

Morgan Ranch

Monte Vista Avenue and Christofferson Parkway

Develop vacant land with homes

No. Rebuild old communities on the West side.

North on Geer Rd and North Golden State Blvd

by movie theater

make sure people with low/no vision are accommodated

City of Turlock

Planning Commission Study Session Preliminary
Sites Inventory for the Housing Element

July 18, 2024





Meeting Objectives

- Provide an overview of requirements for sites inventory
- Recap community outreach and process to date
- Present preliminary sites inventory and key strategies
- Receive feedback from Planning Commission



Presentation Outline

- Housing Element Background
- Capacity Under Current Zoning
- Community Outreach and Site Identification
- Strategies to Accommodate RHNA
- Discussion



Housing Element Background



Housing Element Overview



- State-mandated element
- City's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions





What is RHNA?

- RHNA = Regional Housing Needs Allocation
- Total number of new housing units that City must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
 - Very Low < 50% area median income (AMI)
 - Low 50 – 80% AMI
 - Moderate 80 – 120% AMI
 - Above Moderate > 120% AMI
- Stanislaus County AMI = \$92,600 (family of 4, 2022)

Turlock RHNA Allocation

Turlock RHNA Allocations					
CYCLE	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (> 120% of Area Median Income)	TOTAL
6th (2023-31)	1,305	903	1,096	2,498	5,802



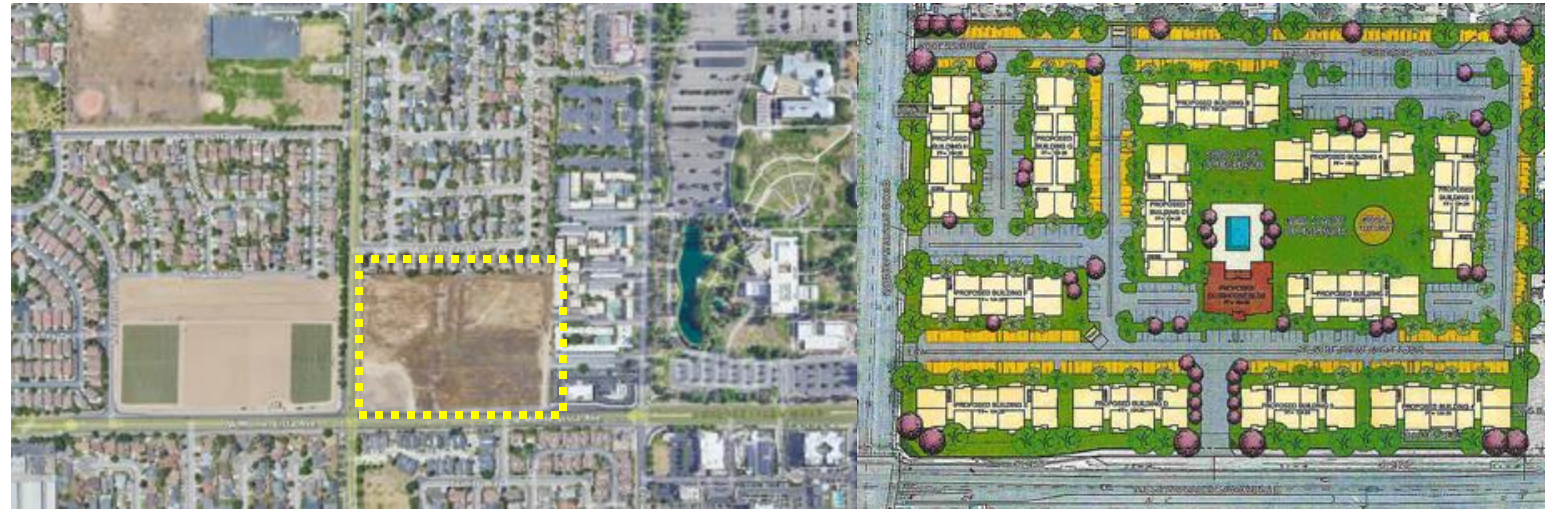


Requirements for Inventory and Site Suitability

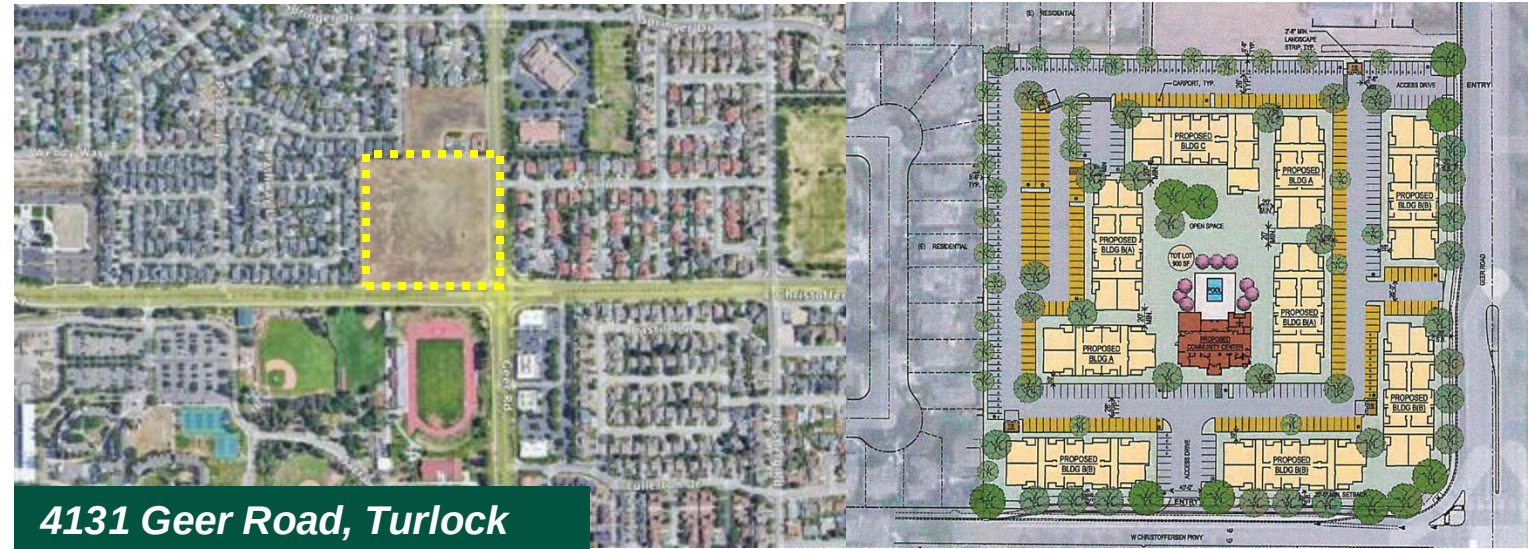
- City is required to zone for sufficient capacity to meet RHNA
- Special requirements for lower income RHNA sites
 - Site size parameters (0.5 to 10 acres)
 - Absence of environmental constraints
 - Proximity to transit
 - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability

Realistic Capacity Projections

- 35 dwelling units per acre (du/ac) in Downtown Core and High Density Residential
- 22 du/ac for non-vacant sites along commercial corridors



*Site Area: 12 acres
Project Density: 29 du/ac*



*Site Area: 8.58 acres
Project Density: 30.4 du/ac*





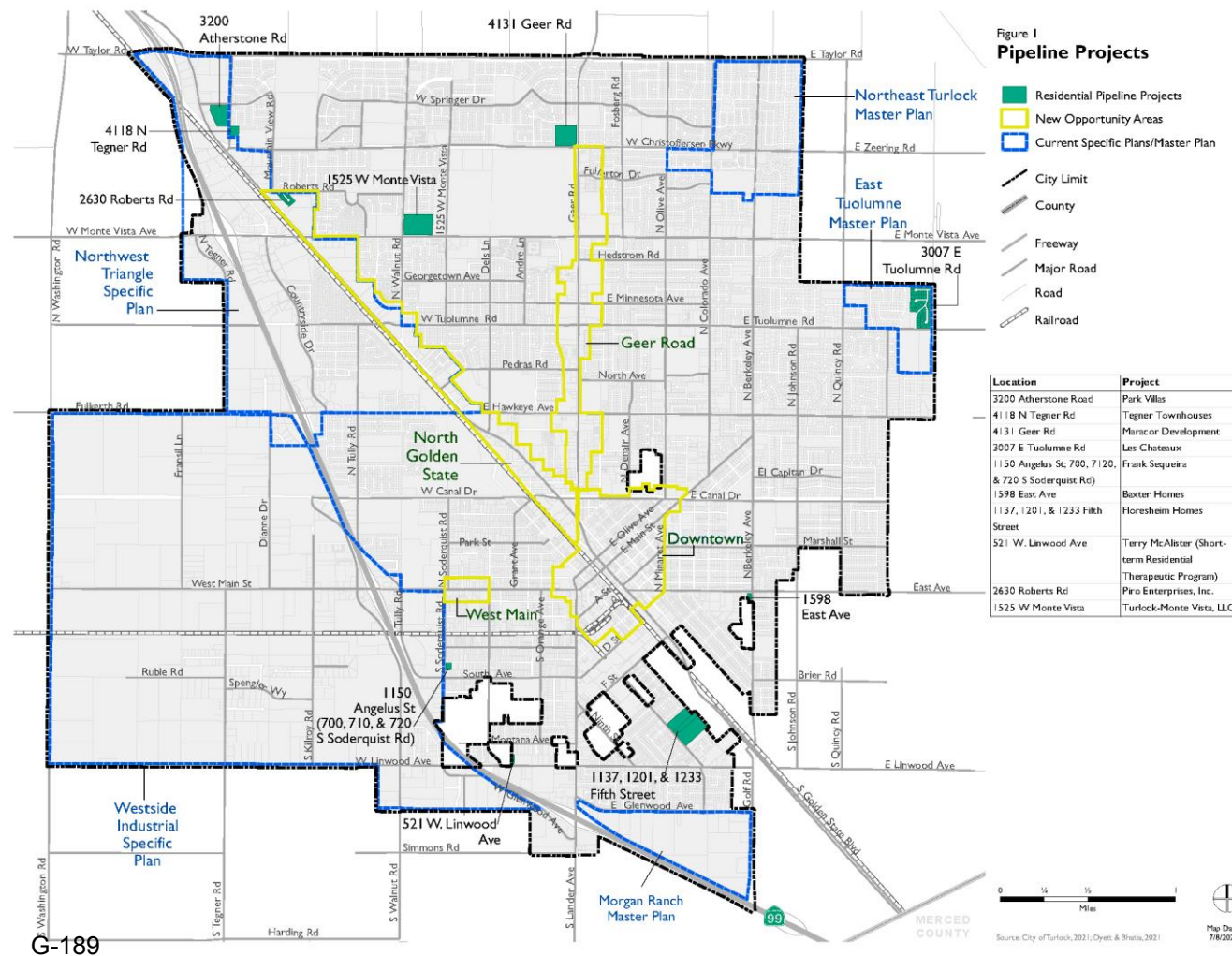
Capacity Under Current Zoning



Pipeline Projects

- Projects permitted and constructed after June 2023 can be counted toward RHNA
- Ten projects recently approved or currently under construction in Turlock

Very Low and Low	Moderate	Above Moderate	Total Capacity
443	410	238	1,091





- | Very Low and Low | Moderate | Above Moderate | Total Capacity |
|------------------|----------|----------------|----------------|
| 497 | 101 | 763 | 1,361 |



Sites Inventory

 Above Moderate Income

 Moderate Income

Low/Very Low Income

 New Opportunity Areas

☐ Current Specific Plans/Master Plan City Limit

County

100

 Freeway Major Road

Road

100

 Railroad

Miles

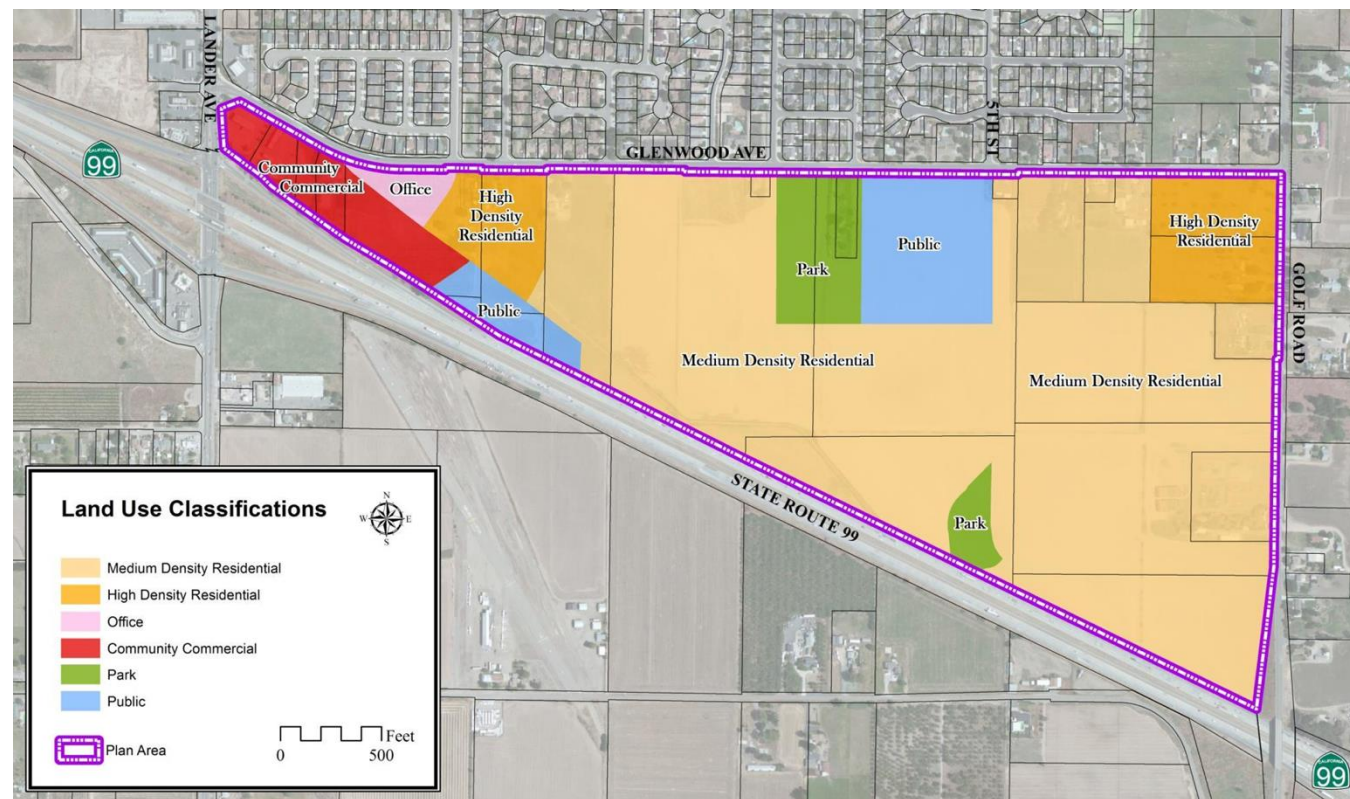
Source: City of Turlock, 2021; Dyett &



Morgan Ranch Master Plan

- MDR (120 acres) envisions single-family homes and duplexes
- HDR (15 acres) envisions apartment, townhomes, and condominiums

Very Low and Low	Moderate	Above Moderate	Total Capacity
144	196	985	1,325





Downtown

- Capacity for new housing on vacant and underused parcels downtown
- High density permitted in core, Low/Med permitted in Transitional and Office-residential districts
- Lower income RHNA assigned to sites meeting criteria in State law

Very Low and Low	Above Moderate	Total Capacity
492	595	1,087





Accessory Dwelling Units

- ADUs can count toward RHNA
- On average since 2018, the City had issued construction permits for 8 ADUs each year
- Increase in permits since 2021, so projection is for 10/year for a total of 80 by 2031

Recent ADU Approvals

Year	ADU Building Permits Issued
2018	4
2019	4
2020	2
2021	5
2022	12
2023	8
Total	47
Annual Average (2018-2023)	7.83

Summary of Capacity Under Current Zoning

Units Accommodated Under Current Zoning				
	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	443	410	238	1,091
Morgan Ranch Master Plan	144	196	985	1,325
Downtown	492		595	1,087
ADUs	48	24	8	80
Vacant Residential Land	497	101	763	1,361
SUBTOTAL	1,624	731	2,589	4,944
RHNA	2,208	1,096	2,498	5,802
Difference	-584	-365	91	-858

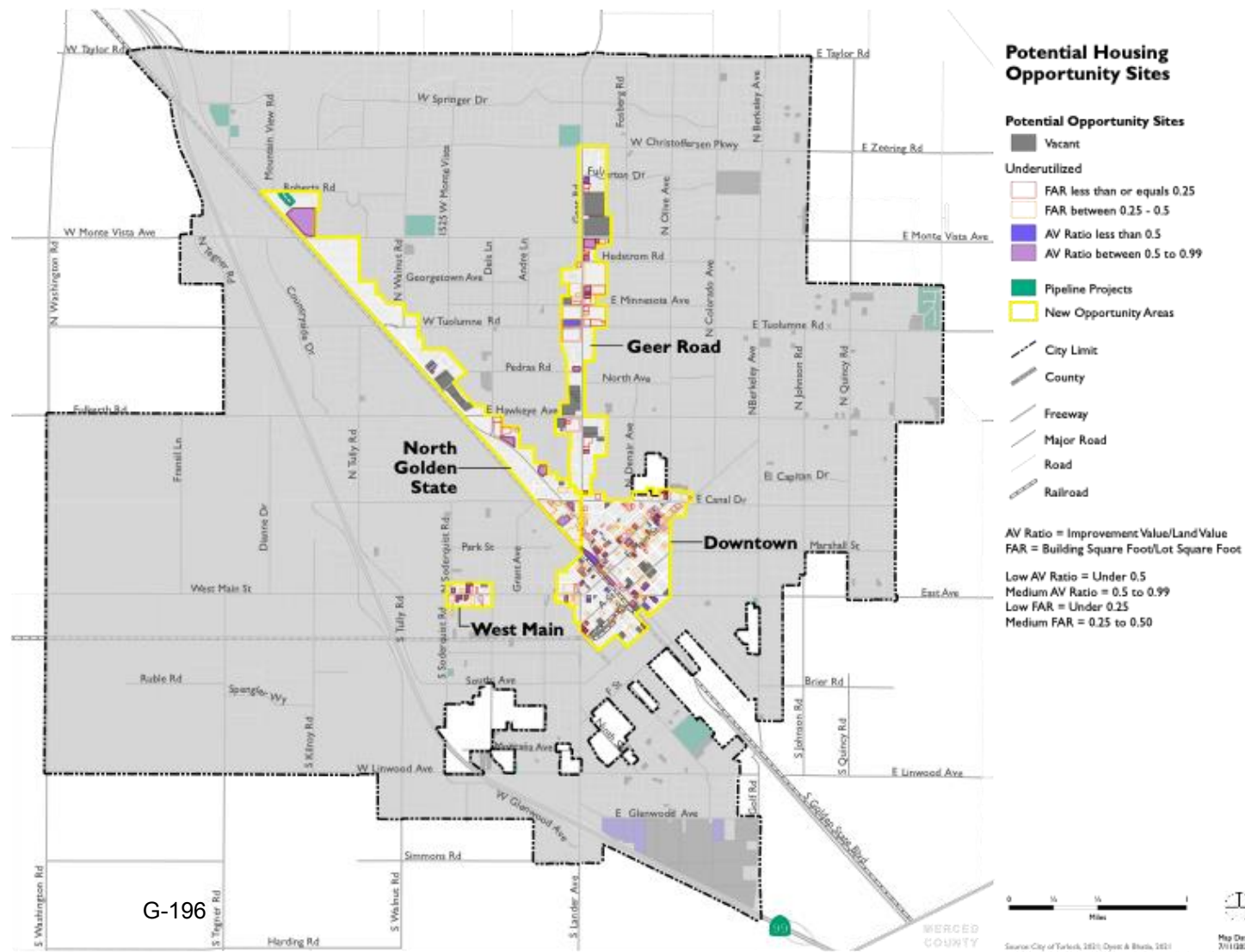


Community Outreach



Opportunity Area Identification

- Need to identify additional locations for lower and moderate income housing
- Areas shown at right have clusters of vacant and underused properties with potential for housing
- Community survey gauged community sentiment on new housing in these areas





Community Survey Recap

- Objective: collect community input on how and where to accommodate new housing and address other community priorities
- Available from February 1 and March 1, 2024
- Paper survey mailed to over 30,000 addresses in Turlock, including property owners and renters
- Over **1,500 survey responses** received



The City of Turlock
Housing Element Update

Community Survey

We want to hear from you!

The City of Turlock is undertaking a targeted update to elements of our long-range plan (called the General Plan) to comply with new State law. Turlock is required by law to plan for at least 5,802 new homes by 2031 to keep pace with housing demand and to incorporate strategies for building resilience to natural hazards and addressing disparities between neighborhoods. The effort will focus on meeting projected housing needs, addressing risks from natural hazards, and improving quality of life in disadvantaged neighborhoods of the city. We want to hear from you to make sure the updates to these elements reflect the priorities of our community. Please take this survey and share your thoughts on how to address these issues and opportunities we face as a community.

The survey should take 10 minutes and you could win one of three \$100 Visa gift cards by participating! Just complete the survey and enter your e-mail on the last page. The survey will remain open until March 1, 2024.

Please return this survey by mail no later than March 1 2024, or scan this QR Code to access the project website.



For more information or to sign up for e-mail updates, visit the project website at: bit.ly/TurlockHousingElementUpdate

You may also contact:
planning@turlock.ca.us
(209) 668-5640

SCAN ME

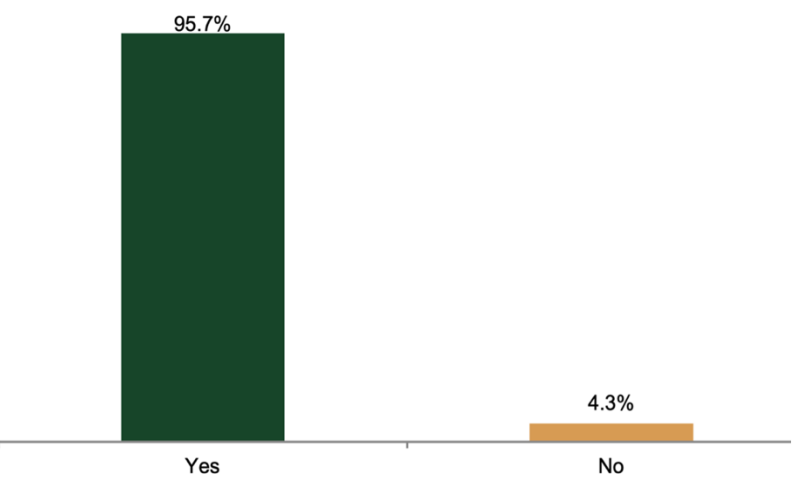
Thank you for your participation!



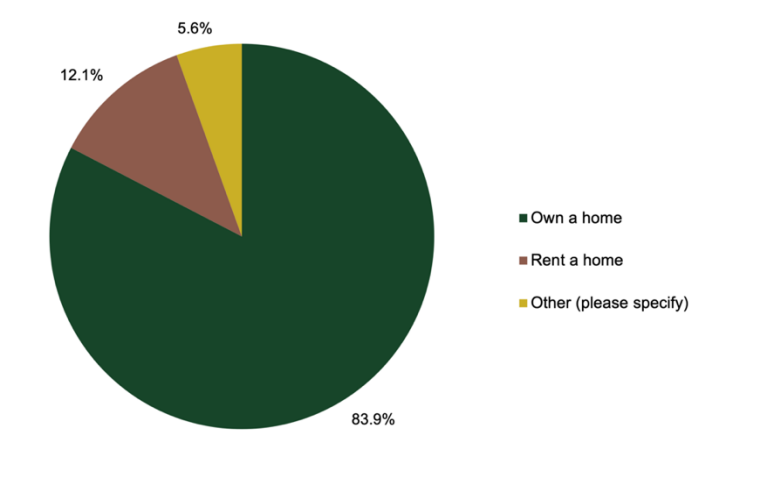


Demographics of Respondents

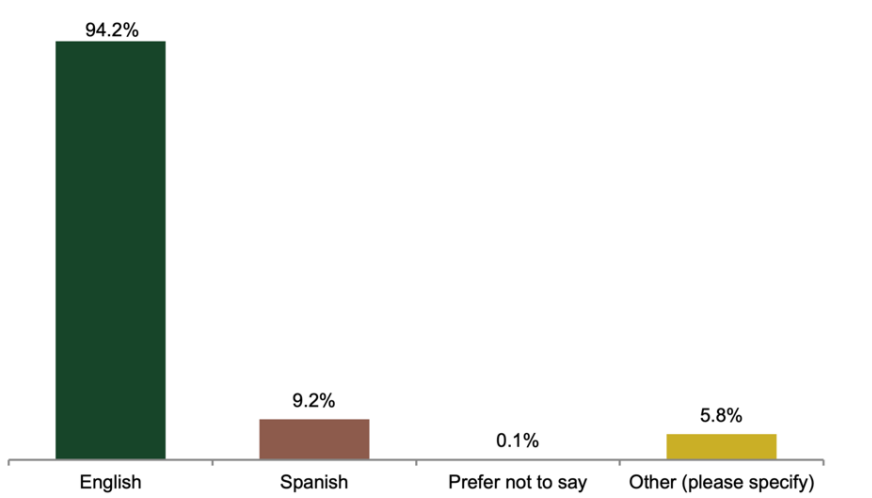
“Are you a resident of Turlock?”



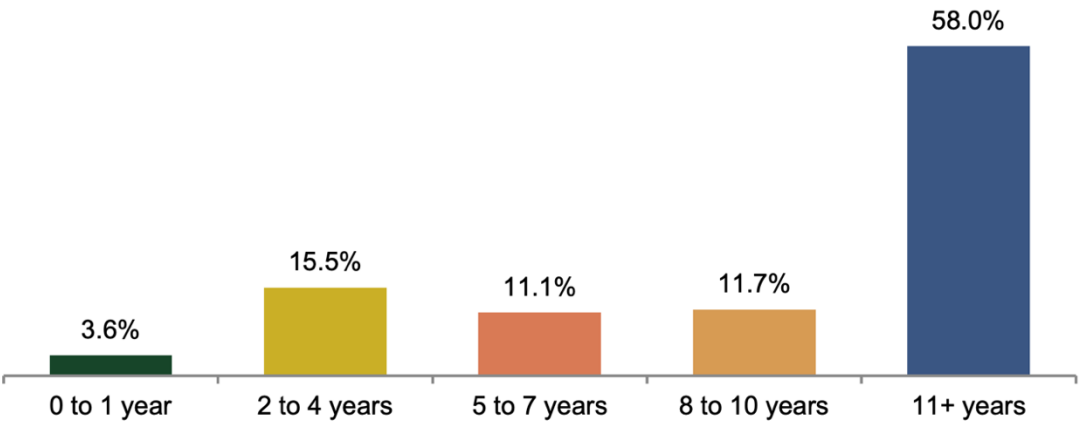
“Do you own or rent your home?”



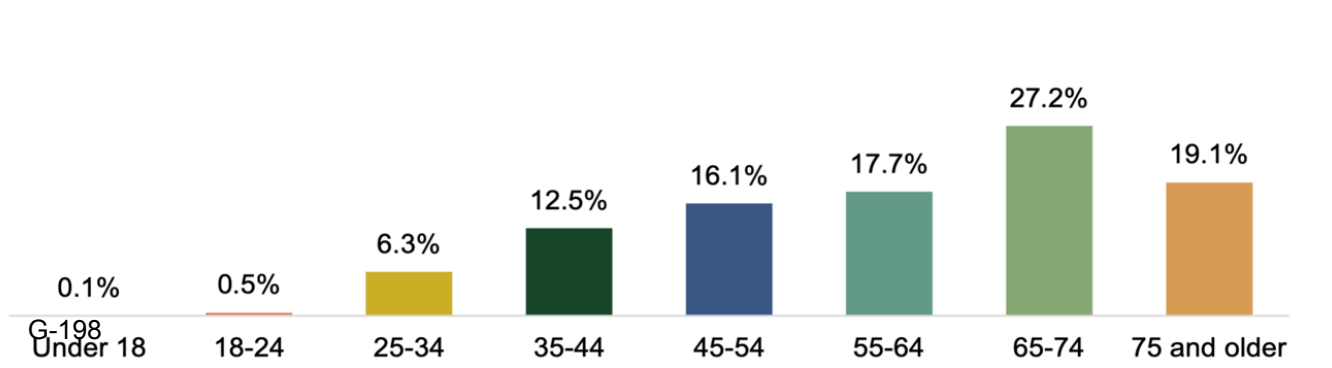
“What language do you speak at home?”



“How long have you lived at your current address?”



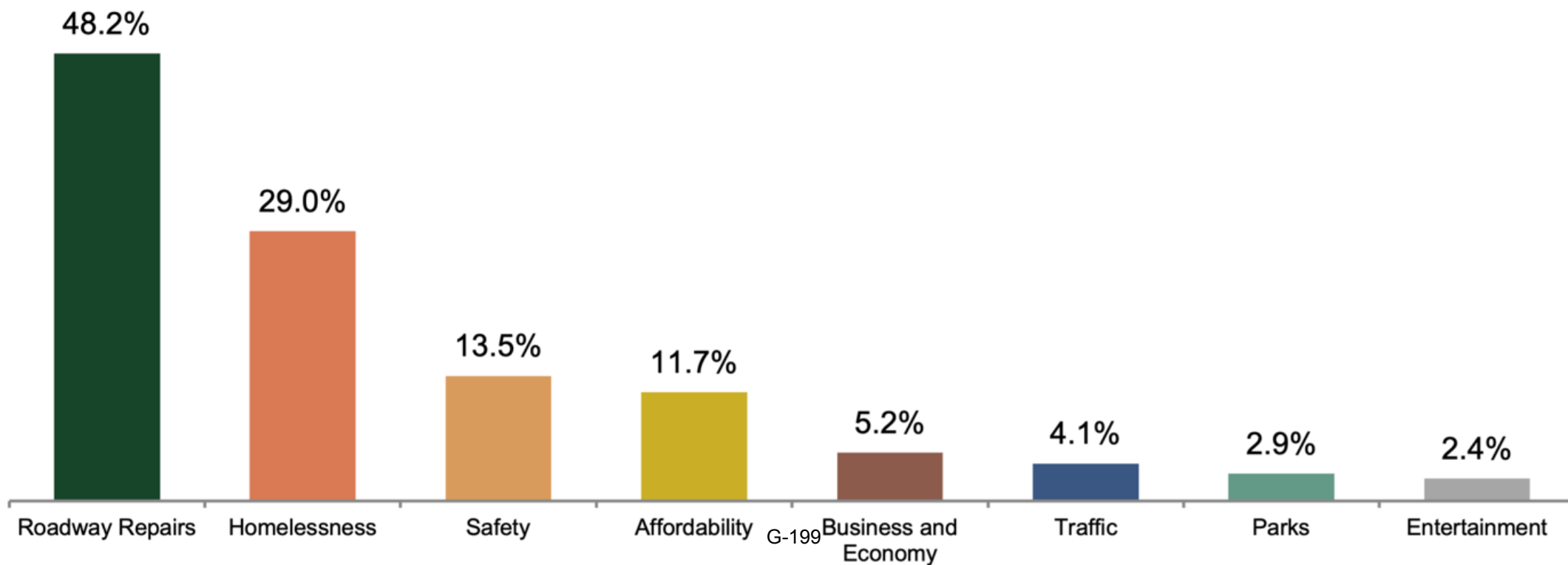
“What is your age?”





Survey Results

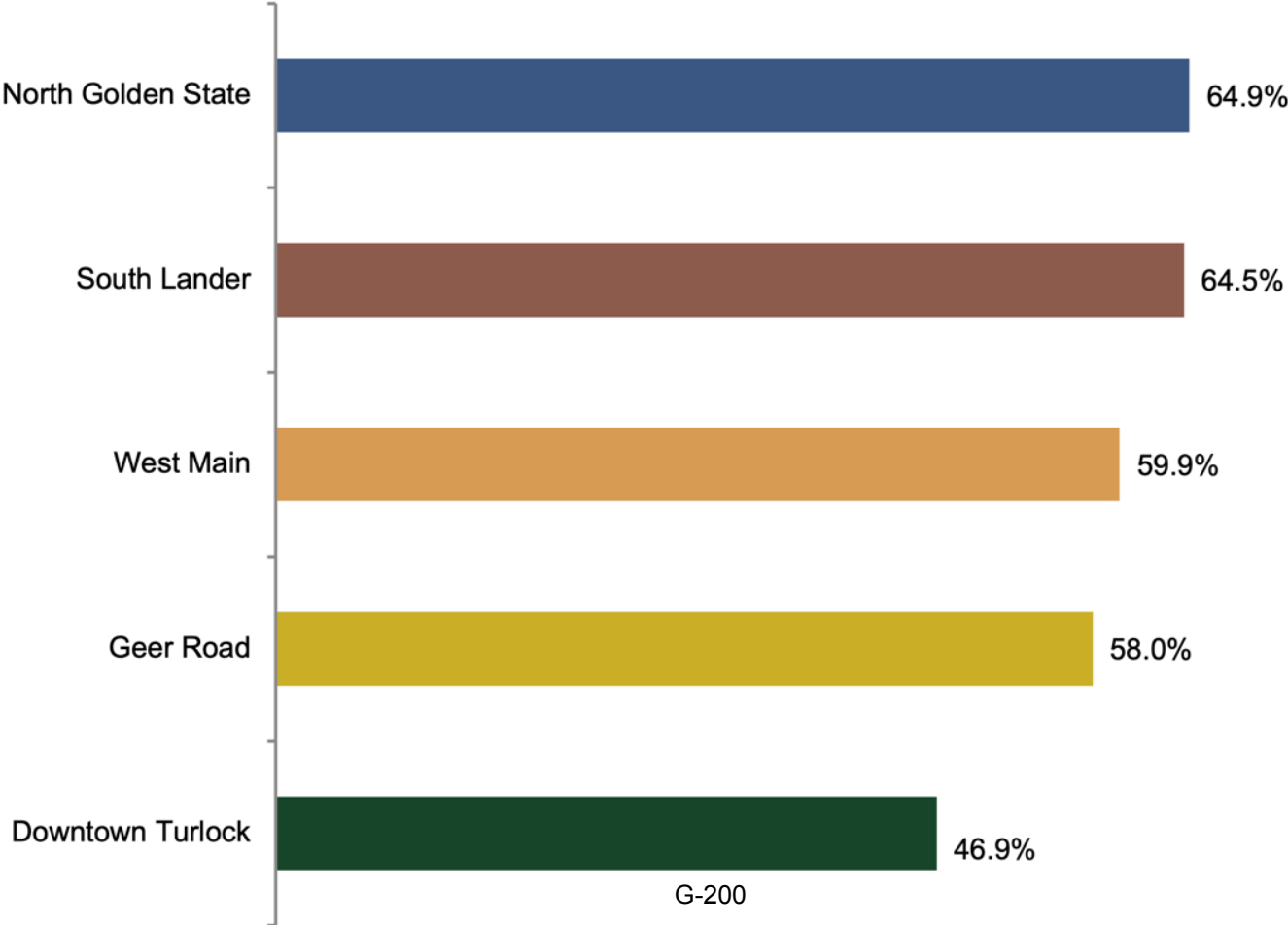
"What is the most important thing that should be done to improve Turlock over the next 10 years?"





Survey Results

“Do you support adding new housing in the areas shown on the other sheet?”





Rezoning Strategies



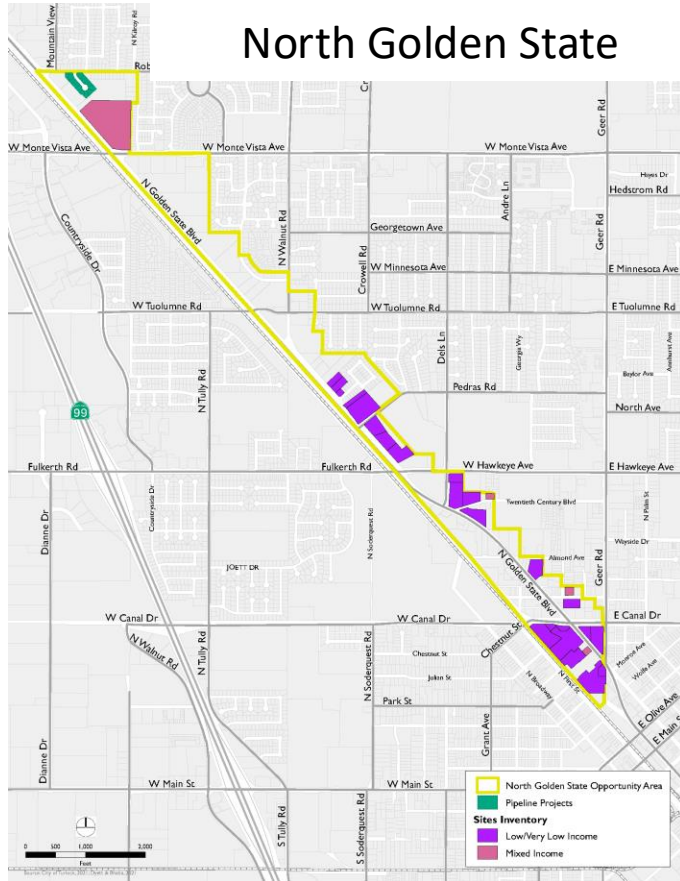
Workforce Housing Overlay

- Create a Workforce Housing Overlay that applies to underutilized commercial properties in 3 opportunity areas
- Owners continue to have right to develop commercial consistent with base zoning, but have option to build housing if they want
- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI

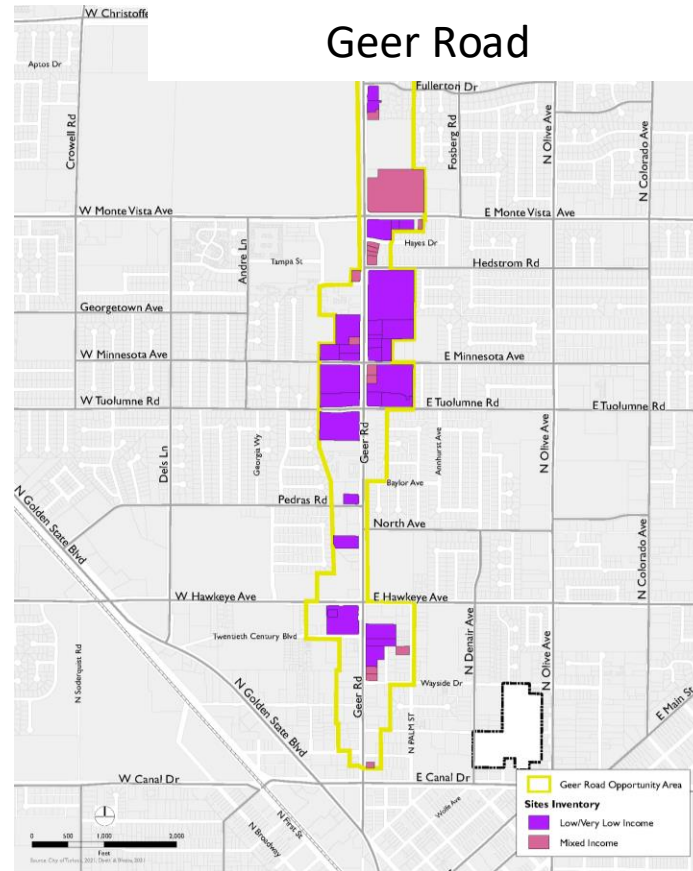


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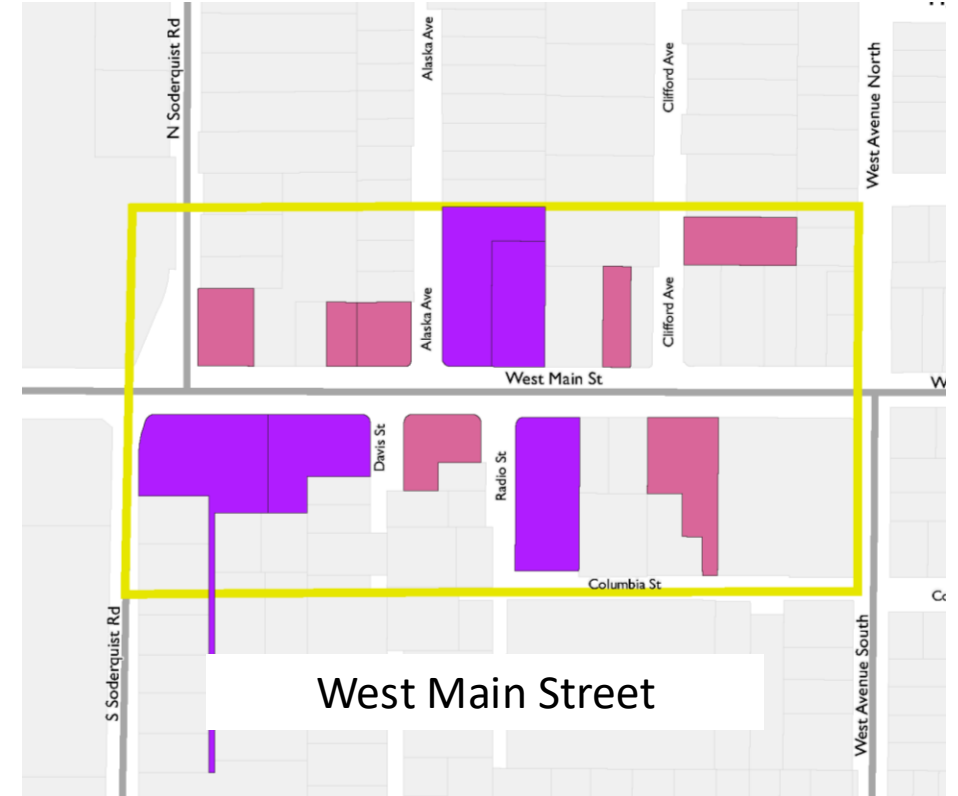
North Golden State



Geer Road



West Main Street



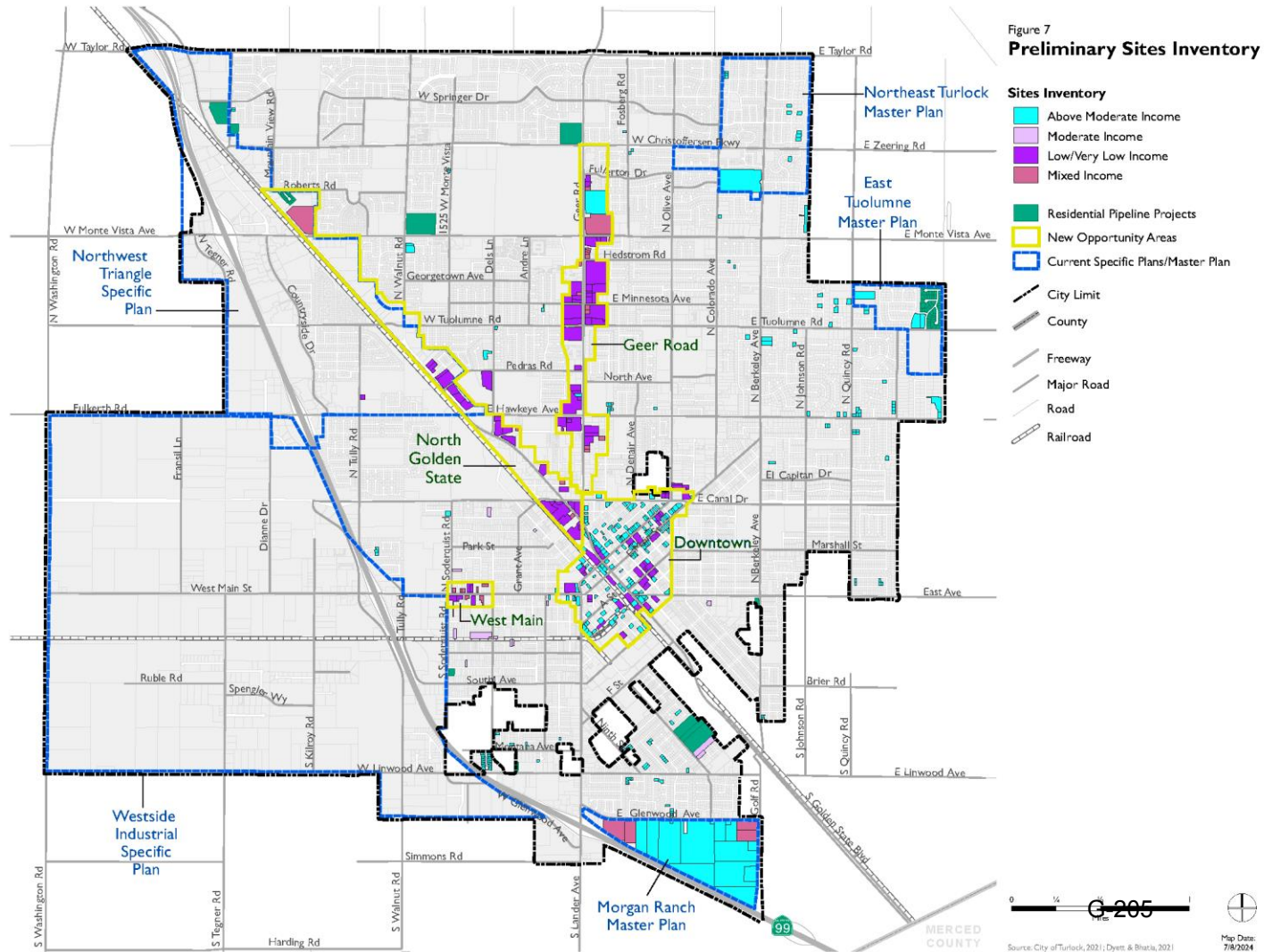


Turlock Preliminary Inventory

Location/Strategy	Very Low and Low	Moderate	Above Moderate	Total
Units Accommodated Under Current Zoning				
Pipeline Projects	443	410	238	1,091
Morgan Ranch Master Plan	144	196	985	1,325
Downtown	492		595	1,087
ADUs	48	24	8	80
Vacant Residential Land	497	101	763	1,361
Subtotal (A)	1,624	731	2,589	4,944
RHNA	2,208	1,096	2,498	5,802
% RHNA	74%	67%	104%	85%
Rezoning				
North Golden State	980	297	126	1,403
Geer Road	970	215	91	1,276
West Main	63	27	11	101
Subtotal (B)	2,013	539	228	2,780
GRAND TOTAL (A+B)	3,637	1,270	2,817	7,724
RHNA	2,208	1,096	2,498	5,802
% RHNA	165%	116%	113%	133%

- Overlay creates adequate capacity to meet RHNA obligations at all levels with a buffer
- State recommends a buffer of 15-30%
- Buffer required in case some sites don't develop at densities anticipated

Turlock Preliminary Inventory



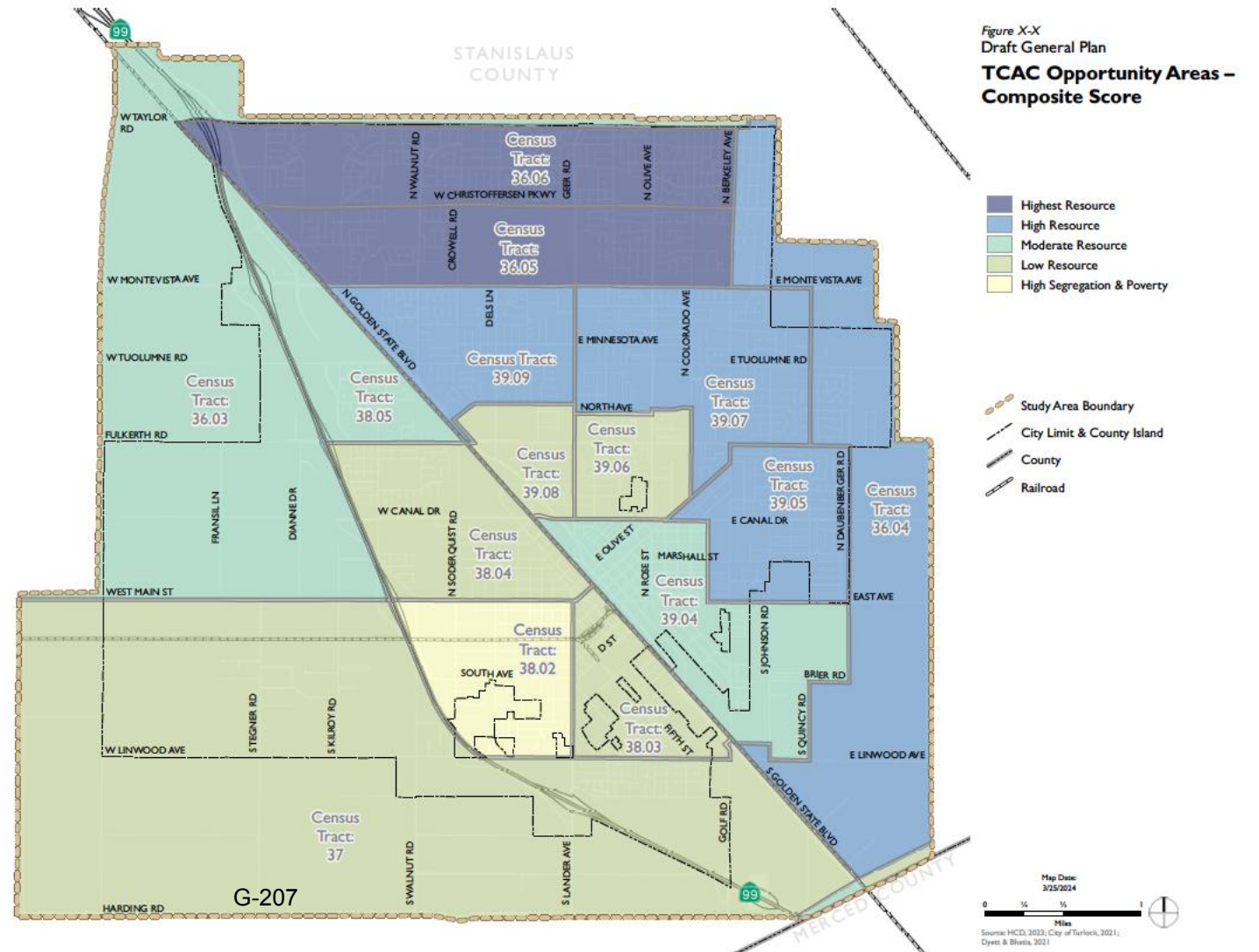
- Map of sites shows distribution of sites
- Lower and Moderate income sites concentrated near transit and services per State guidance



Additional Strategies

Purpose and Need

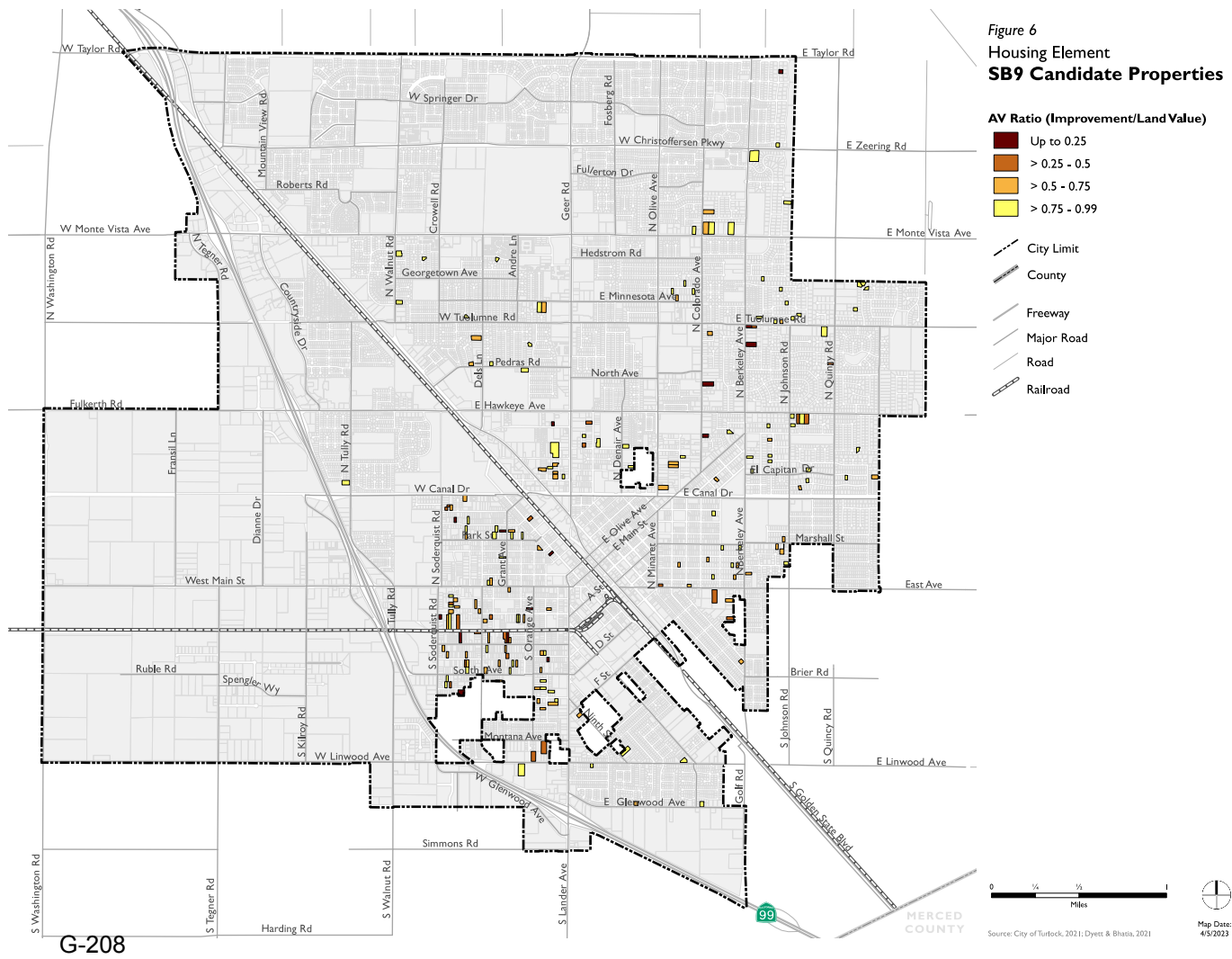
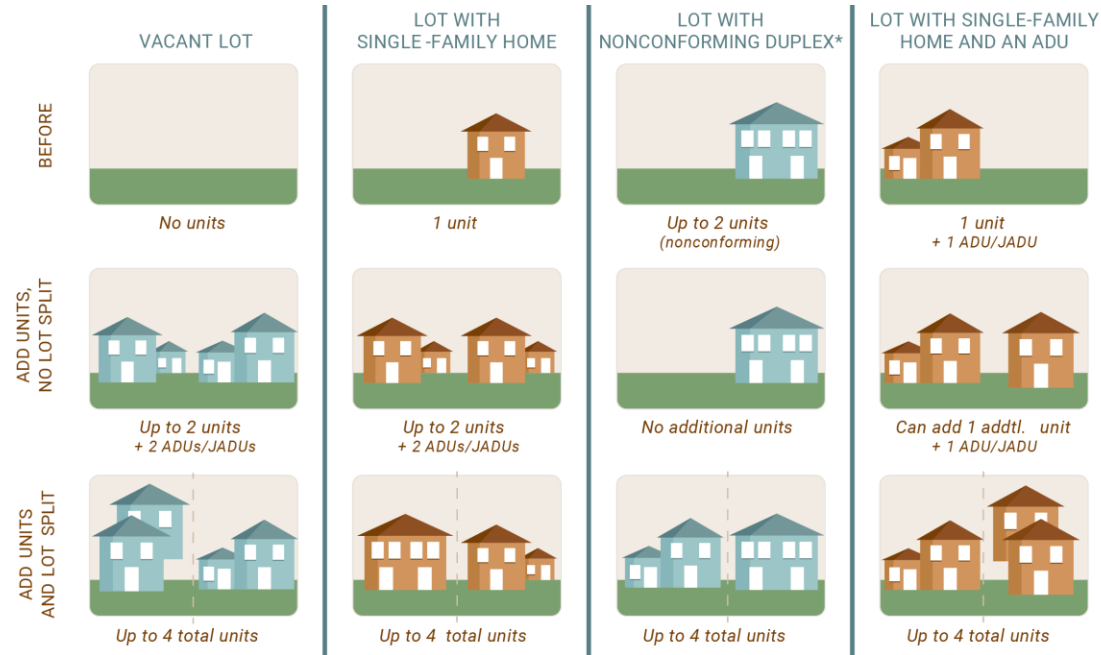
- State law requires that sites inventory expand housing opportunities for disadvantaged groups in high resource areas





SB 9 Housing

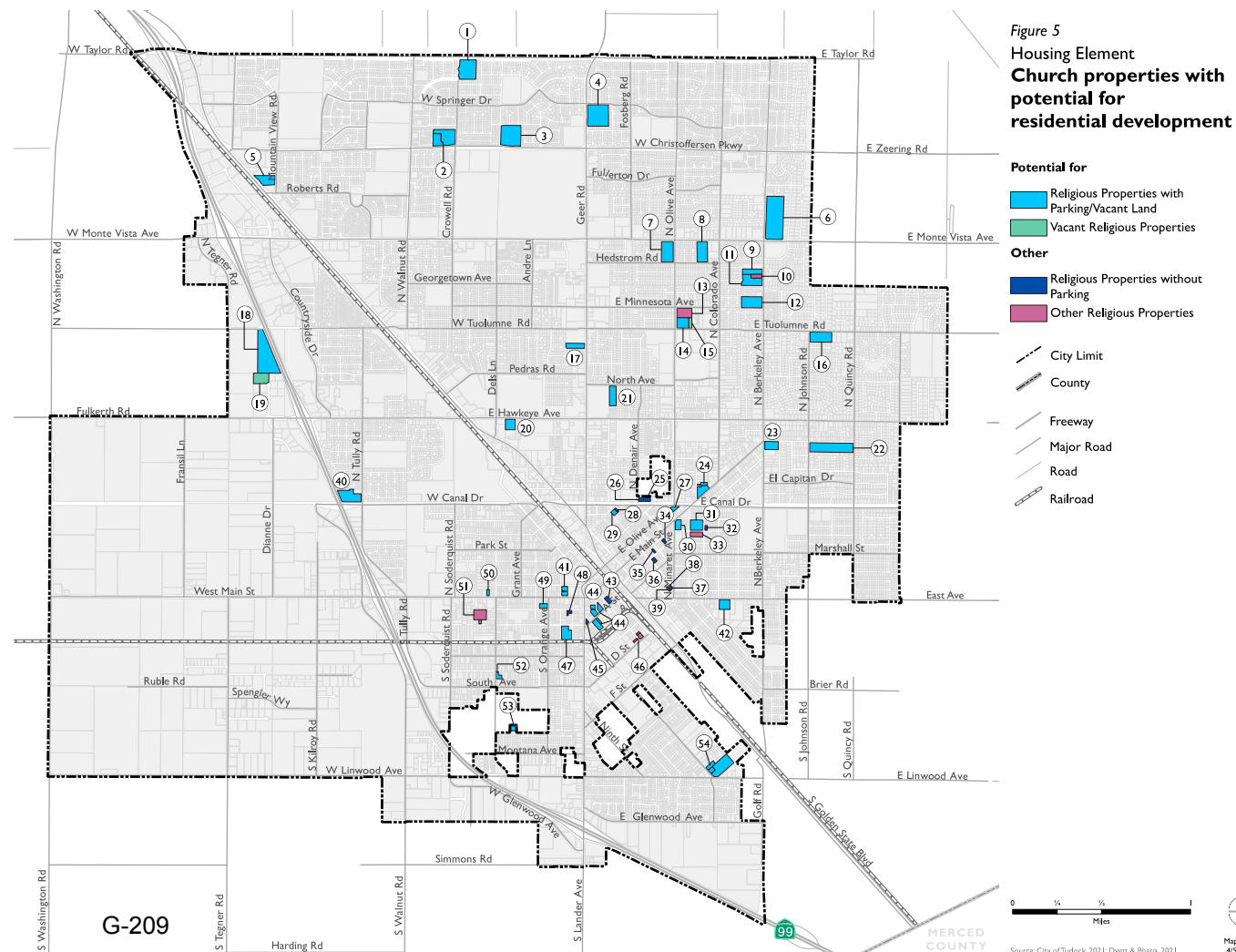
- Senate Bill 9 enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property





Congregational Overlay

- New State law provides incentives to religious organizations to develop affordable housing
- Over 40 religious properties throughout Turlock
- Strategy: overlay that permits the development of affordable multifamily housing on religious properties if they choose





Discussion



Discussion

- Are the sites and densities proposed appropriate to include in the Draft Housing Element?
- Are there other sites or areas that should be included in the inventory?
- Should the Draft Housing Element incorporate an **SB9 housing ordinance** and/or a **congregational housing** overlay that provide property owners with options to develop different types of housing if they wish?
- Should the City develop programs to incentivize and facilitate **ADU production** beyond the annual rate of 8 ADUs per year that has been seen since 2018?

City of Turlock

Planning Commission Review of 2023-31
Housing Element

November 7, 2024





Meeting Objectives

- Introduce the 2023-31 Public Review Draft Housing Element
- Hear comments from the Commission and community
- Receive a recommendation to formally submit to the State for legally-mandated 90-day review



Presentation Outline

1. Recap of Legal Requirements for Housing Element and the Process for Developing the Draft
2. Overview of Draft Housing Element
 - Organization
 - Inventory
 - Housing Action Plan
3. Next Steps and Timing



Legal Requirements for Housing Element



Housing Element Overview



- State-mandated element
- City's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions





What is RHNA?

- RHNA = Regional Housing Needs Allocation
- Total number of new housing units that City must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
 - Very Low < 50% area median income (AMI)
 - Low 50 – 80% AMI
 - Moderate 80 – 120% AMI
 - Above Moderate > 120% AMI
- Stanislaus County AMI = \$92,600 (family of 4, 2022)

Turlock RHNA Allocation

Turlock RHNA Allocations					
CYCLE	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (> 120% of Area Median Income)	TOTAL
6th (2023-31)	1,305	903	1,096	2,498	5,802
	22.5%	15.6%	18.9%	43%	100%





Requirements for Inventory and Site Suitability

- City is required to zone for sufficient capacity to meet RHNA
- High density housing (>20 du/ac) is deemed “affordable” by State
- Special requirements for lower income RHNA sites
 - Site size parameters (0.5 to 10 acres)
 - Absence of environmental constraints
 - Proximity to transit
 - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability



Community Involvement

- Pop-up outreach at National Night Out event held at Columbia Park
- Focus group discussions with architects, builders, service providers
- Citywide community survey, received over 1,500 respondents
- Planning Commission and City Council decision-maker meetings





Overview of Draft Housing Element



Housing Element Organization

- Draft Housing Element (Vol. 1)
 - Chapter 1: Introduction
 - Chapter 2: Community Profile
 - Chapter 3: Housing Resources
 - Chapter 4: Housing Action Plan
- Housing Element Appendices (Vol. 2)
 - Appendix A: Sites Inventory
 - Appendix B: Housing Needs Assessment
 - Appendix C: Constraints Analysis
 - Appendix D: Assessment of Fair Housing
 - Appendix E: Fifth Cycle Accomplishments
 - Appendix F: Additional Analysis and Information in Support of Housing Projections
 - Appendix G: Outreach Materials



- | Very Low and Low | Moderate | Above Moderate | Total Capacity |
|------------------|----------|----------------|----------------|
| 6 | 361 | 770 | 1,137 |



Inventory Summary Under Current Zoning

Units Accommodated Under Current Zoning				
	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
SUBTOTAL	1,226	518	2,506	4,250
RHNA	2,208	1,096	2,498	5,802
Difference	-982	-578	-8	-1,552

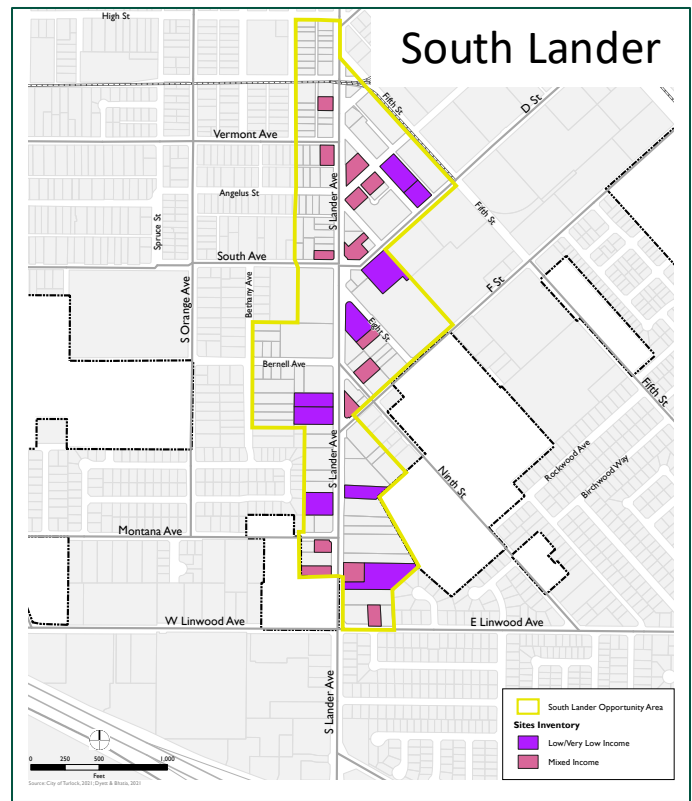
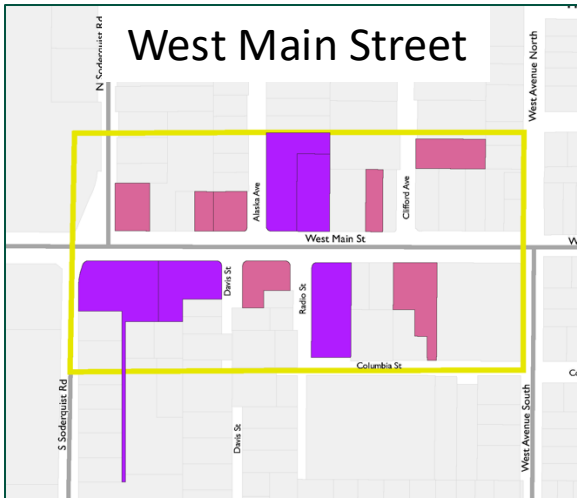
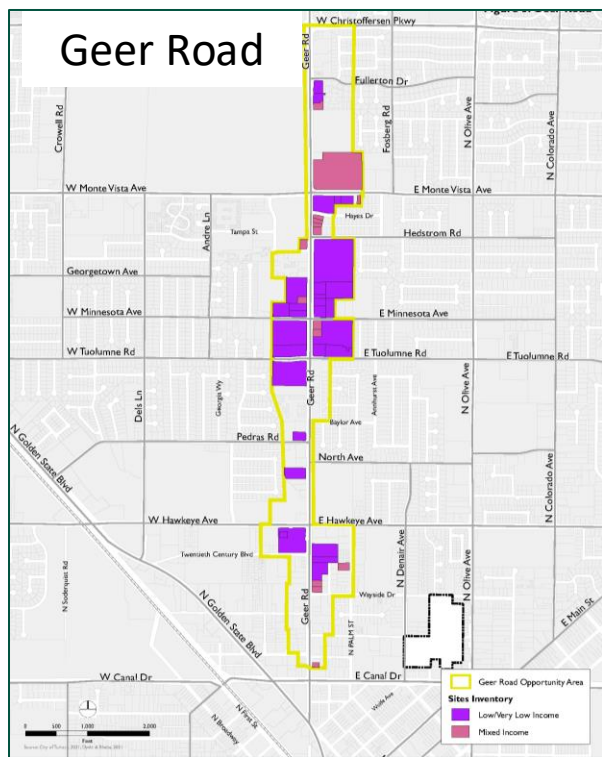
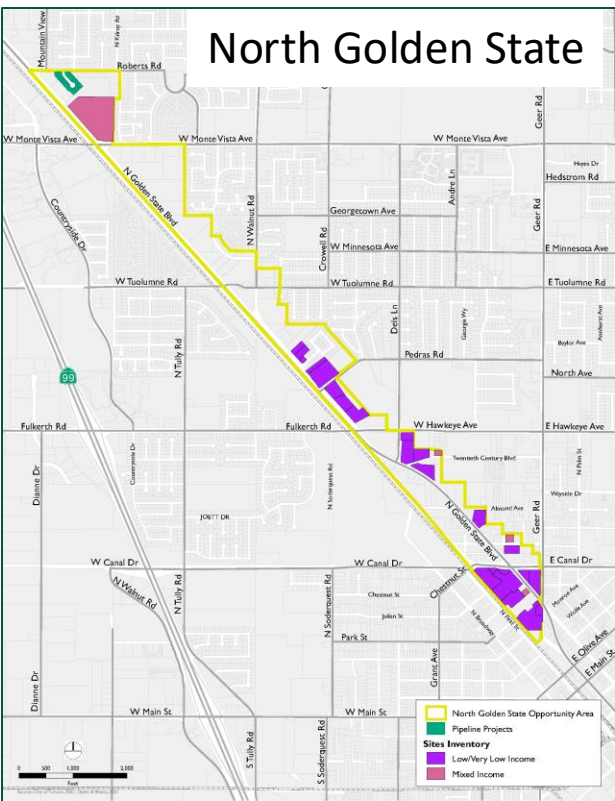


Workforce Housing Overlay

- Adopt a Workforce Housing Overlay that applies to underutilized commercial properties in four opportunity areas
- Owners continue to have right to develop commercial consistent with base zoning, but have option to build housing if they want
- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI



Workforce Housing Overlay



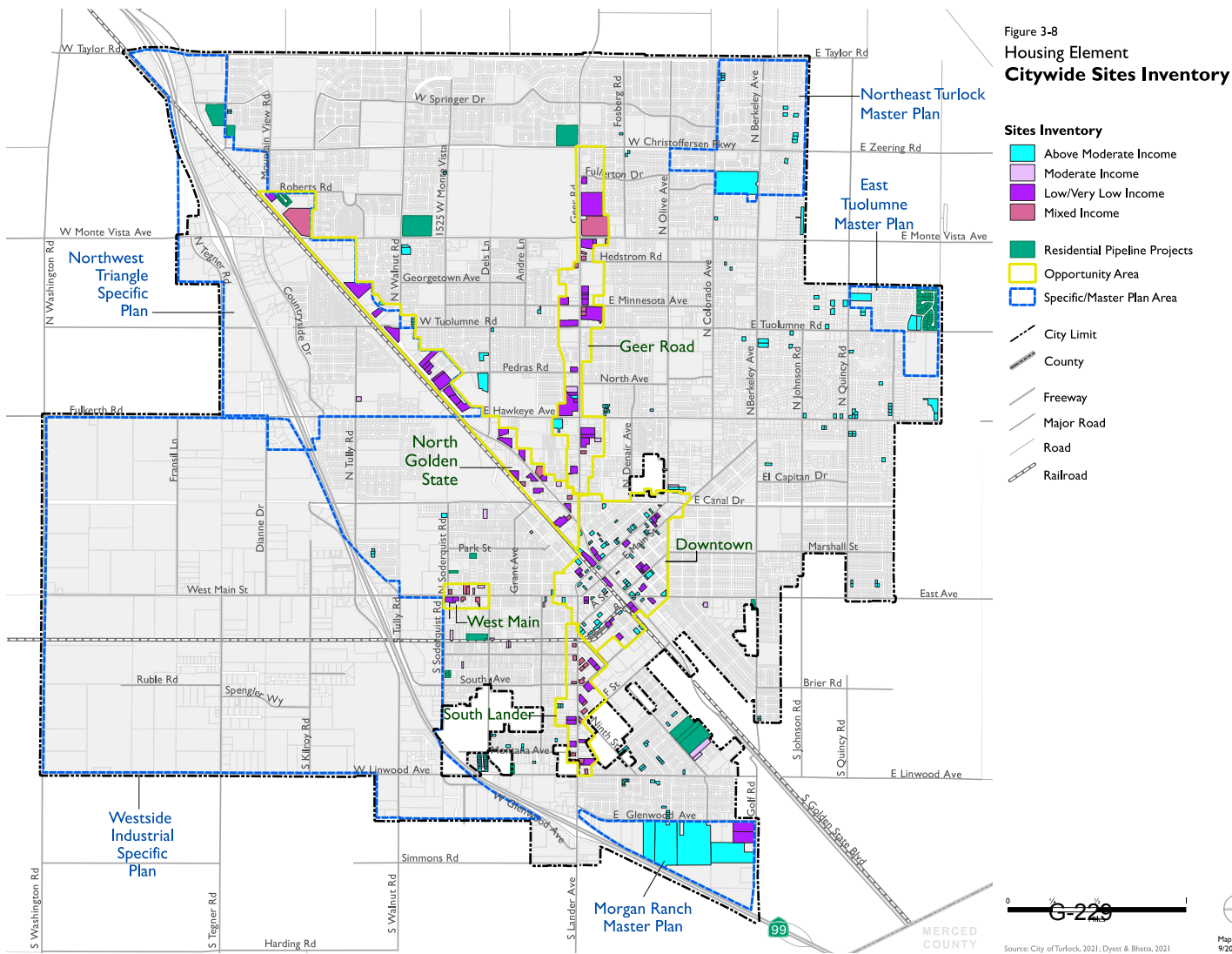


Housing Element Sites Inventory

Location/Strategy	Very Low and Low	Moderate	Above Moderate	Total
Units Accommodated Under Current Zoning				
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
Subtotal (A)	1,226	518	2,506	4,250
RHNA	2,208	1,096	2,498	5,802
% RHNA	56%	47%	100%	73%
Rezoning				
North Golden State	850	265	111	1,226
Geer Road	475	243	100	818
South Lander	196	86	30	312
West Main	23	32	10	65
Subtotal (B)	1,544	626	251	2,421
GRAND TOTAL (A+B)	2,770	1,144	2,757	6,671
RHNA	2,208	1,096	2,498	5,802
% RHNA	125%	104%	110%	115%

- Overlay creates adequate capacity to meet RHNA obligations at all levels with a buffer
- State recommends a buffer of 15-30%
- Buffer required in case some sites don't develop at densities anticipated

Turlock Sites Inventory



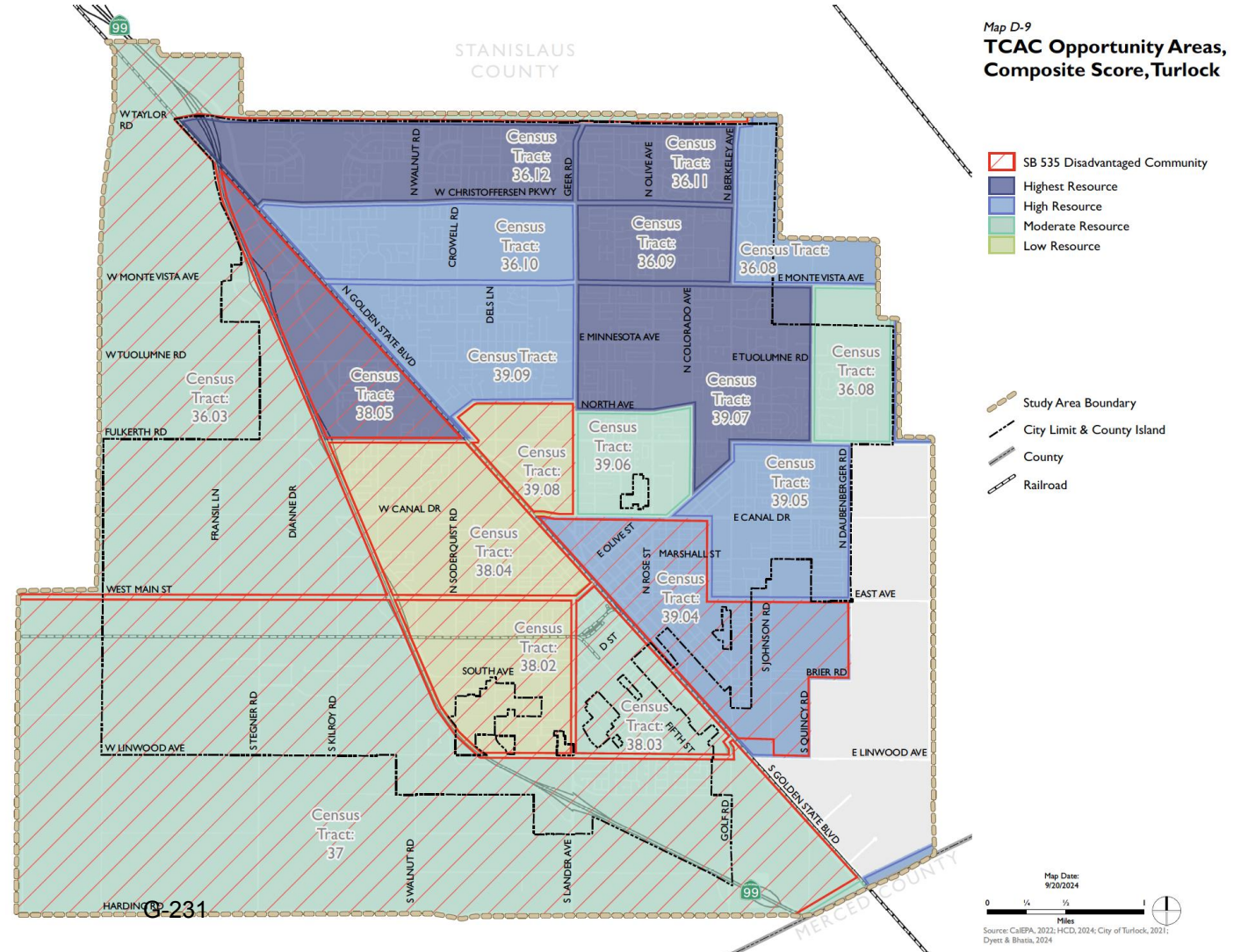
- Map of sites shows distribution of sites
- Lower and Moderate income sites concentrated near transit and services per State guidance



Additional Strategies

Purpose and Need

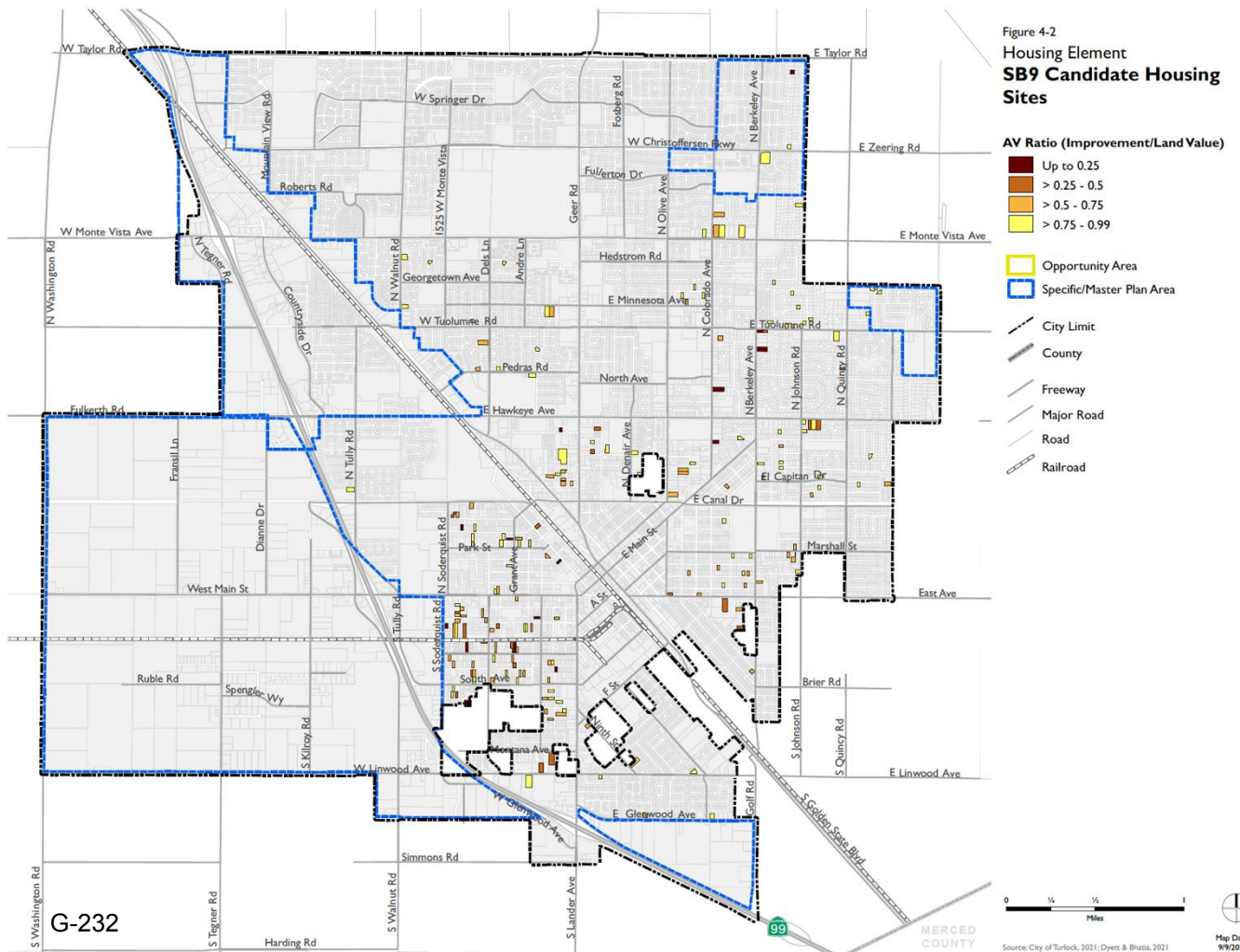
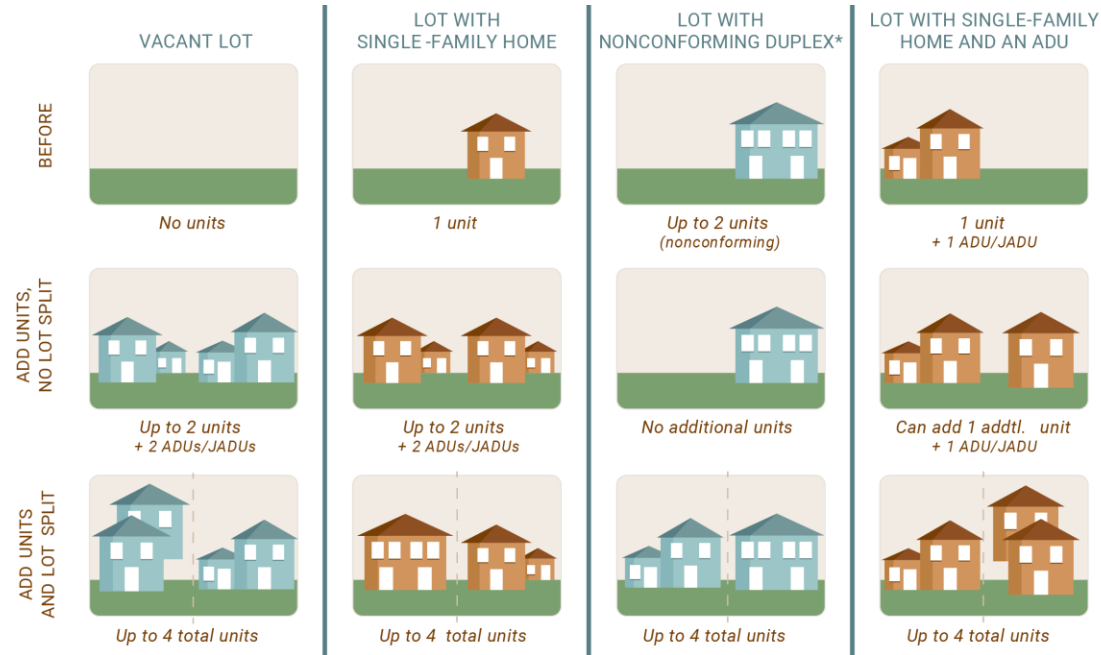
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SB 9 Housing

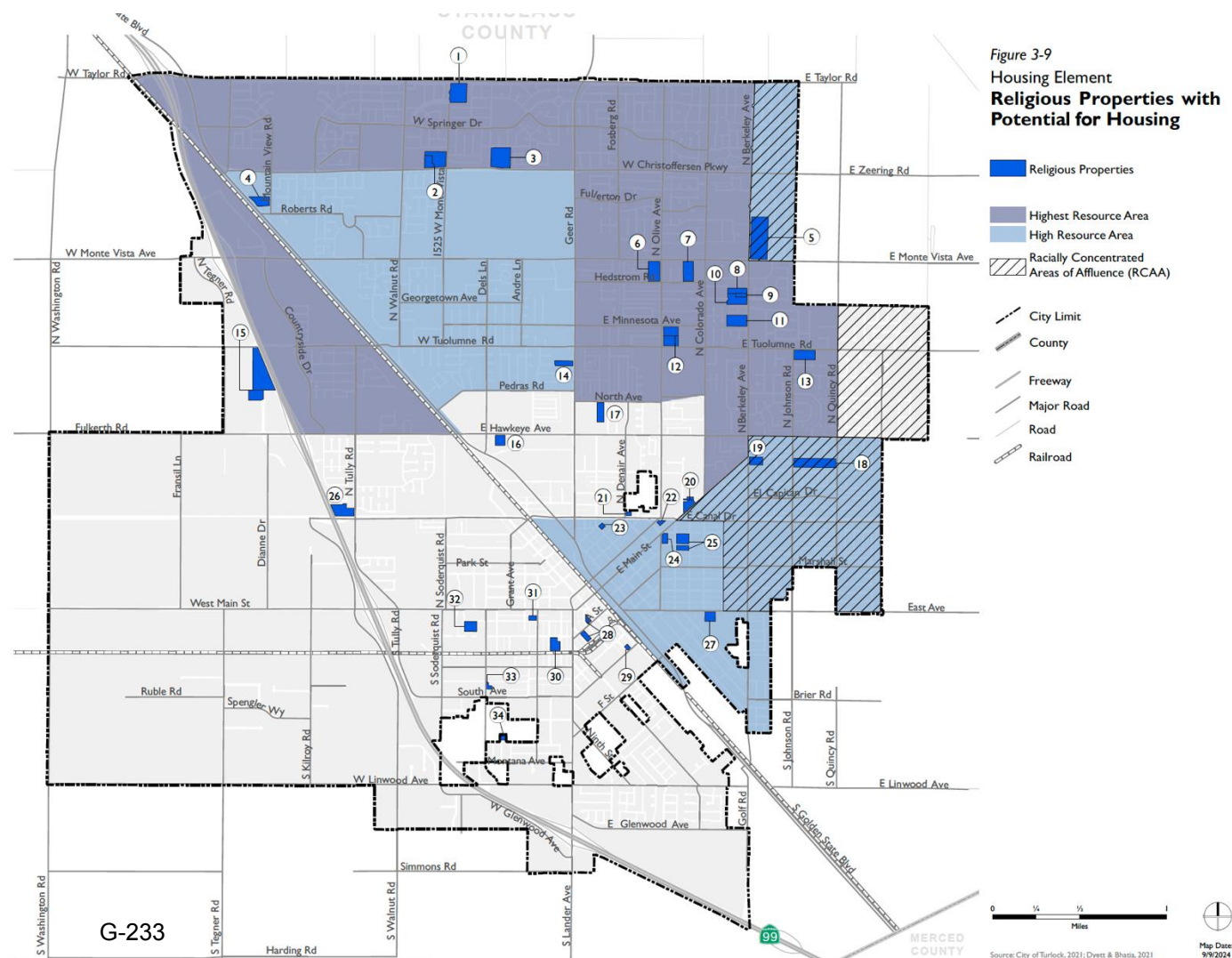
- Senate Bill 9 enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property





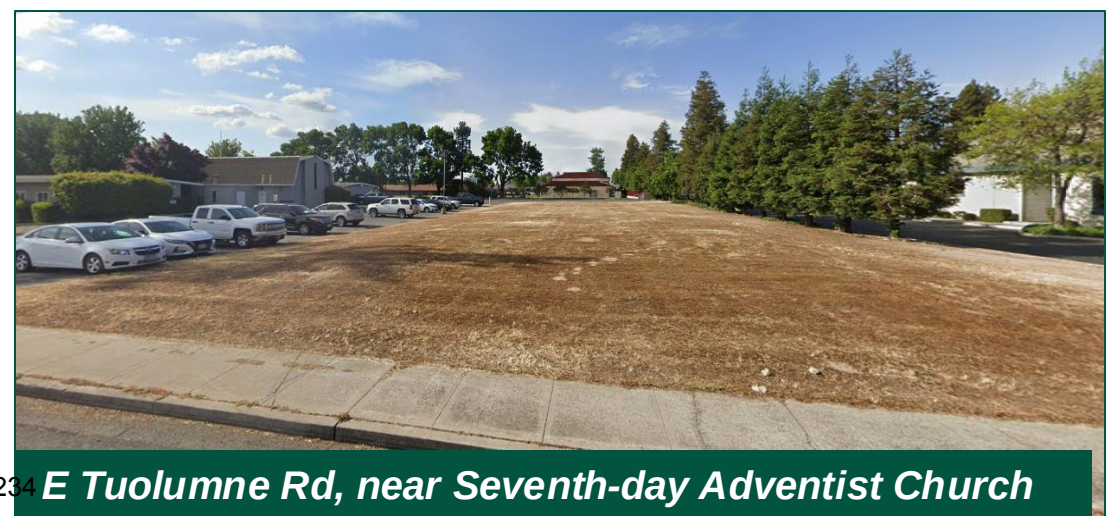
Congregational Overlay

- New State law provides incentives to religious organizations to develop affordable housing
- At least 32 churches with vacant land and/or surface parking that could be redeveloped with housing
- Strategy: overlay that permits the development of affordable multifamily housing on religious properties if they choose





Congregational Overlay





Homeownership Programs

- Small Lot Subdivision Ordinance
 - City will identify locations for small lot subdivisions, adopt ordinance to increase supply of entry level homes and expand options for homeownership
- First Time Homebuyers Program Refinements
 - City will benchmark FTHP to other programs, identify recommended refinements, and amend recommendations to increase participation in FTHB program



Housing Action Plan

Housing Goals

- **Goal #1** Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents
- **Goal #2** Remove or Reduce Constraints to Housing Production
- **Goal #3** Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods
- **Goal #4** Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs
- **Goal #5** Affirmatively Further Fair Access to Housing for All in Turlock
- **Goal #6** Monitor the Effectiveness of Housing Programs



Goal #1: Increase Housing Supply and Balance Housing Types

GOAL

- Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents

PROGRAMS

- Six (6) programs
- Adoption of
 - Workforce Housing Overlay
 - SB 9 Ordinance
 - Small Lot Subdivision Ordinance
 - Congregational Overlay
- Promotion of ADU/JADU construction



Goal #2: Remove or Reduce Constraints

GOAL

- Remove or Reduce Constraints to Housing Production

PROGRAMS

- Twelve (12) programs
- Morgan Ranch lift station
- Objective standards for multifamily and mixed-use development
- Continue predevelopment consultation and design review at staff level
- Zoning Code “cleanup” for compliance with new State law:
 - Live/work units
 - Manufactured housing
 - Zoning for people with disabilities
 - LBNC, transitional/supportive housing



Goal #3: Neighborhood Preservation and Enhancement

GOAL

- Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods

PROGRAMS

- Eight (8) programs
- Continue loans for housing rehabilitation and for acquisition and rehabilitation of property for affordable housing
- Expand participation in First Time Homebuyers Program
- Prepare anti-displacement strategy, targeting seniors on fixed income and low-income households
- Community land trust collaboration
- Programs for neighborhood clean-up and place-based improvements



Goal #4: Provide Range of Housing Types for Special Needs Households and Individuals

GOAL

- Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs

PROGRAMS

- Seven (7) programs
- Continue to facilitate production of affordable housing for special needs groups
- Services for disabled and zoning amendments to support senior independent living
- Promote availability of rental and mortgage assistance via non-profits
- Continue to address homelessness in partnership with non-profits
- Promote availability of services and public service grants



Goal #5: Affirmatively Further Fair Access to Housing

GOAL

- Affirmatively Further Fair Access to Housing for All in Turlock

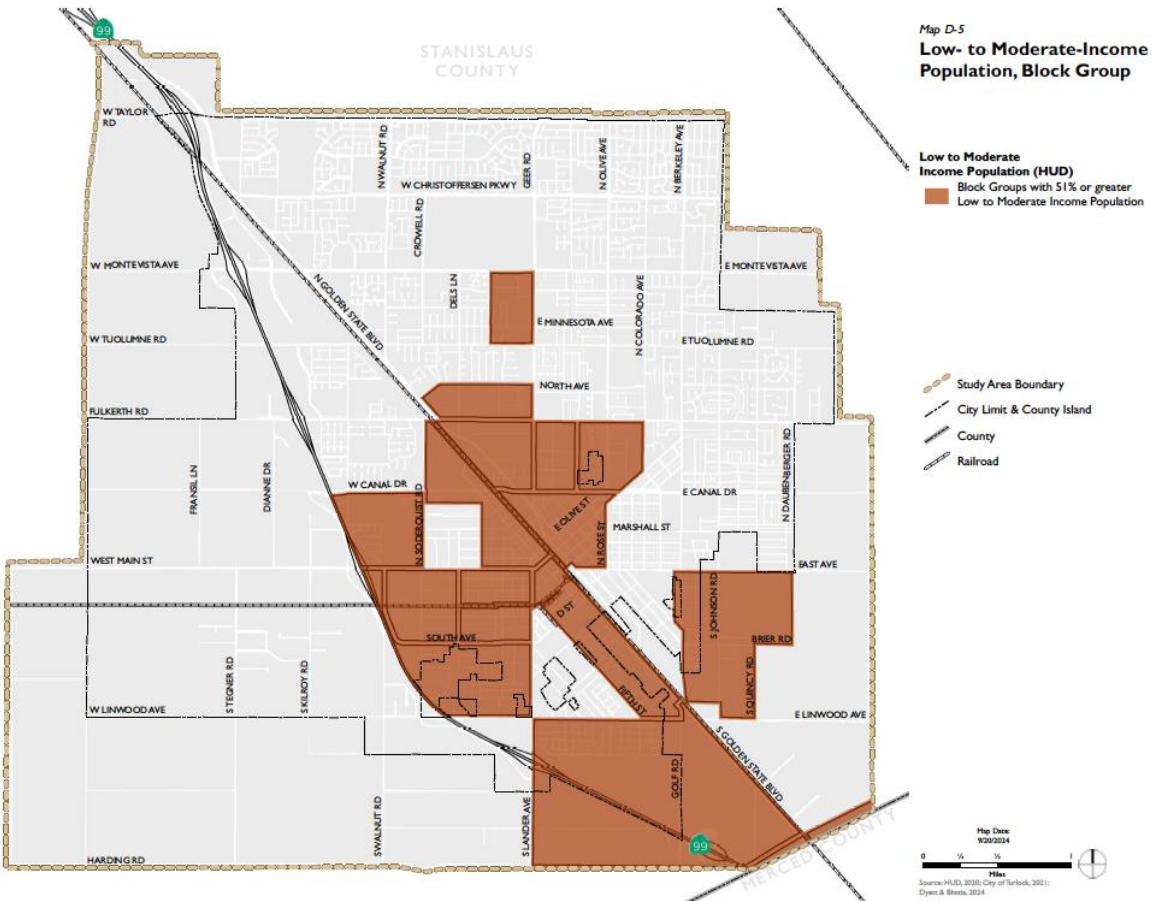
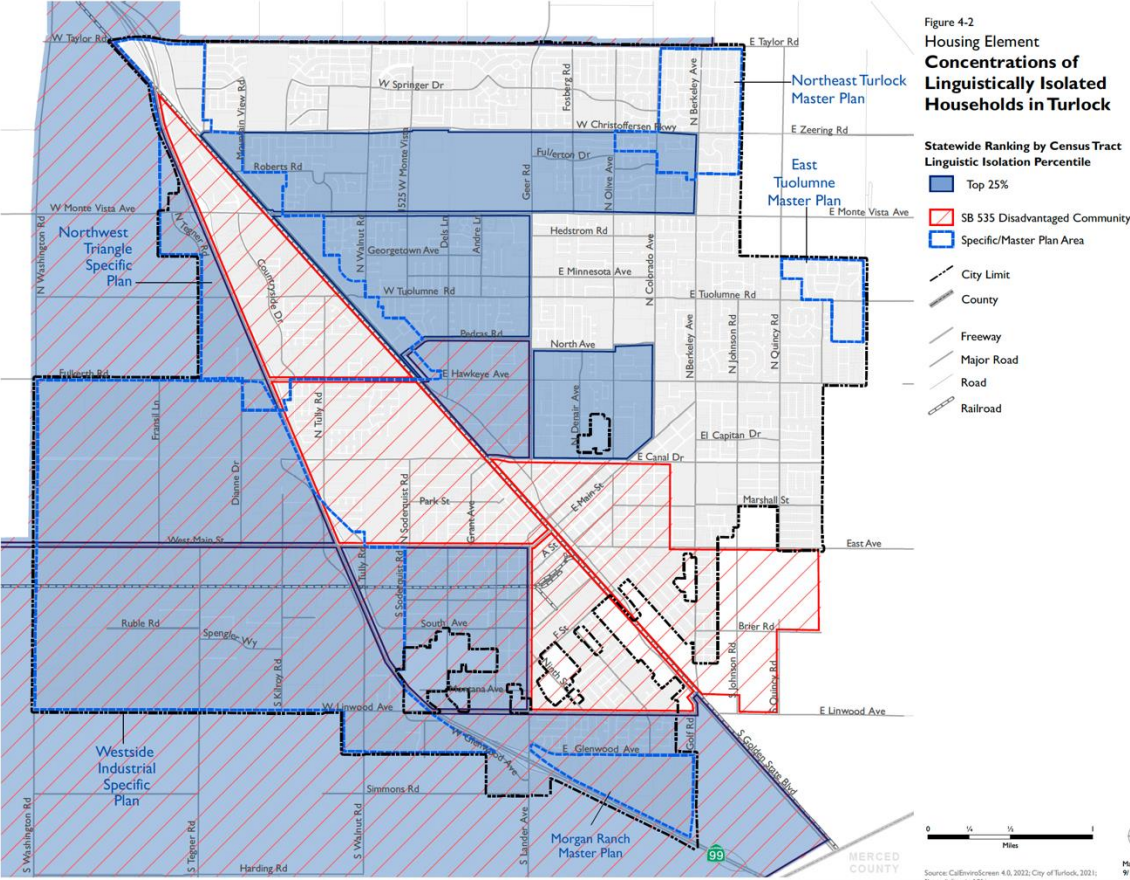
PROGRAMS

- Six (6) programs
- Fair housing training for landlords
- Mediation/enforcement services via Project Sentinel, particularly in area with linguistically isolated households
- Increase access to opportunity with workforce development initiatives
- Participate in home sharing/tenant matching program





Linguistically Isolated Households



Goal #6: Monitor Effectiveness of Programs

GOAL

- Monitor the Effectiveness of Housing Programs

PROGRAMS

- Four (4) programs
- Annual Review
- Ensure Adequate Sites Available to Meet City's Share of RHNA
- Monitor ADU and JADU Trends
- Development and Replacement Unit Requirements





Community Comments



Public Review of Draft Housing Element

Draft Housing Element released Oct 3

Public Comment Period Oct 3 – Nov 2

Planning Commission Study Session Oct 3



Property Owner Outreach

- Notification sent to owners of sites with Workforce Housing Overlay on Draft Inventory
- Survey of non-vacant commercial site owners
 - 4 responses to survey and 5 calls to staff
 - All owners interested in developing housing on property in next 5 to 10 years
 - Barriers include zoning and permitting, financing, and water connections
 - Participants noted streamlined permitting, discussion with City staff, and funding mechanisms may facilitate housing development on property



Staff Recommended Revisions

- An implementation timeline for Housing Action Plan prepared
- Staff recommends revisions to implementation timing of certain programs in the action plan to better space them out
- Revisions reflect what can realistically be accomplished based on staff resources and time needed to prepare materials

	2024				2025				2026		
Housing Action Plan Programs	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Rezoning to Accommodate RHNA											
1-B Workforce Housing Overlay											
2-E By Right Rezoning of Sites from Prior Inventories											
Omnibus Code Clean Up Items											
2-F Live-Work Units											
2-G Manufactured Housing											
2-H Zoning for People with Disabilities											
2-I Low-Barrier Navigation Centers											
2-J Transitional and Supportive Housing											
2-K Expand Online Transparency											
Goal 1: Increasing Housing Supply											
1-A Inventory of Available Sites											
1-C SB 9 Housing Ordinance											
1-D Small Lot Subdivision Ordinance											
1-E ADU/JADU Awareness											
1-F Congregational Overlay											
Goal 2: Removing Barriers to Housing											
2-A Predevelopment Consultation											
2-B Objective Standards for Multifamily and Mixed Use Development											
2-C Design Review											
2-D Morgan Ranch Sewer Lift Station											
2-L Water and Sewer Priority											



Next Steps



Next Steps and Timing

Planning Commission Recommendation	Nov 7
City Council Review Approval to Submit to HCD	Nov 12
HCD Review (90 days)	Nov 15 – Feb 13
Planning Commission Study Session on Workforce Housing Overlay	Jan 2025
Adoption Hearings	Mar 2025

City of Turlock

City Council Review of 2023-31 Housing Element

January 28, 2024





Timeline and Process

Community Survey	Feb – May
Review of Draft Sites Inventory	July 18
Draft Housing Element released	Oct 3
Public Comment Period	Oct 3 – Nov 2
Planning Commission Review	Nov 7
City Council Review	Jan 28, 2025
HCD Review	Jan 31 – May 1, 2025
Adoption Hearings	May/June 2025



Meeting Objectives

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- Hear comments from the Council and community
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Housing Element Overview



Housing Element Overview



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Key Housing Element Components

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions





Housing Element Organization

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Sites Inventory



Requirements for Inventory and Site Suitability

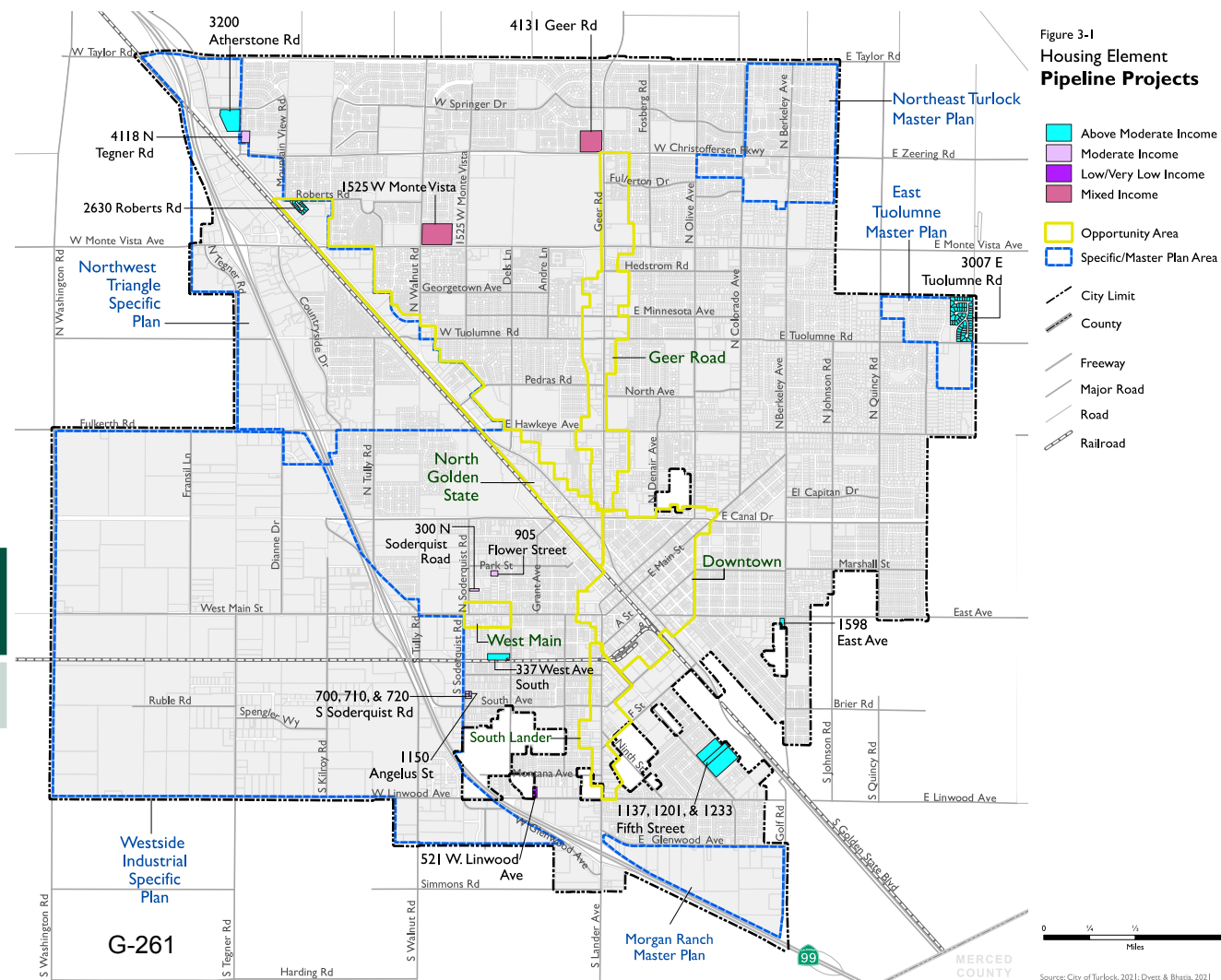
- City is required to zone for sufficient capacity to meet RHNA
- High density housing (>20 du/ac) is deemed “affordable” by State
- Special requirements for lower income RHNA sites
 - Site size parameters (0.5 to 10 acres)
 - Absence of environmental constraints
 - Proximity to transit
 - Availability of infrastructure and utilities
- Must affirmatively further fair housing
- Past performance to demonstrate viability



Pipeline Projects

- Projects permitted and constructed after June 2023 can be counted toward RHNA
- Fourteen projects recently approved or currently under construction in Turlock

Very Low and Low	Moderate	Above Moderate	Total Capacity
6	361	770	1,137



Inventory Capacity Under Current Zoning

Units Accommodated Under Current Zoning				
	VERY LOW AND LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
SUBTOTAL	1,226	518	2,506	4,250
RHNA	2,208	1,096	2,498	5,802
Difference	-982	-578	-8	-1,552



Rezoning Strategy

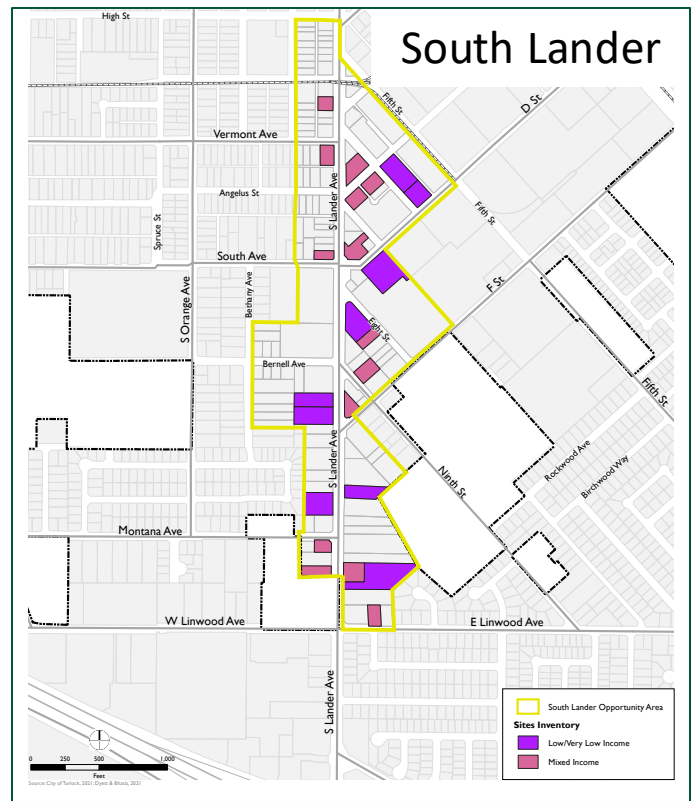
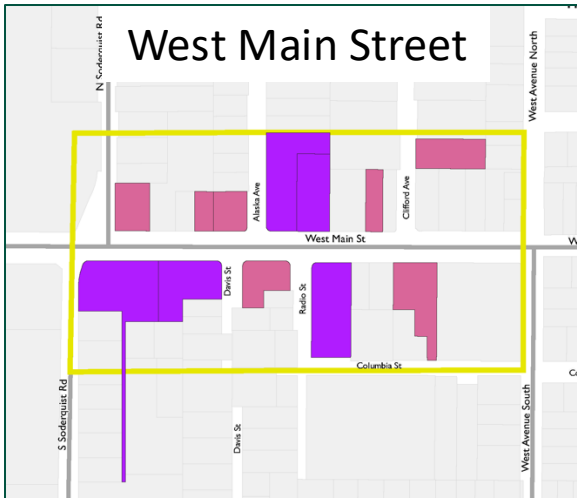
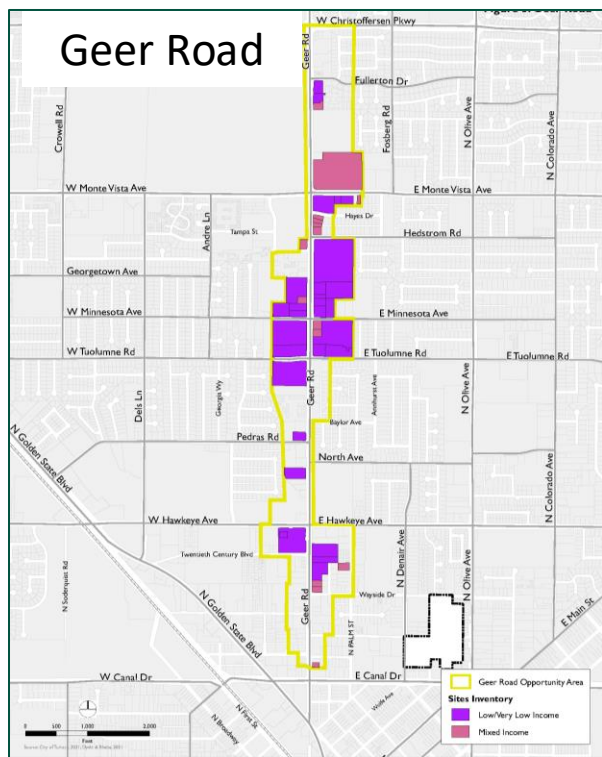
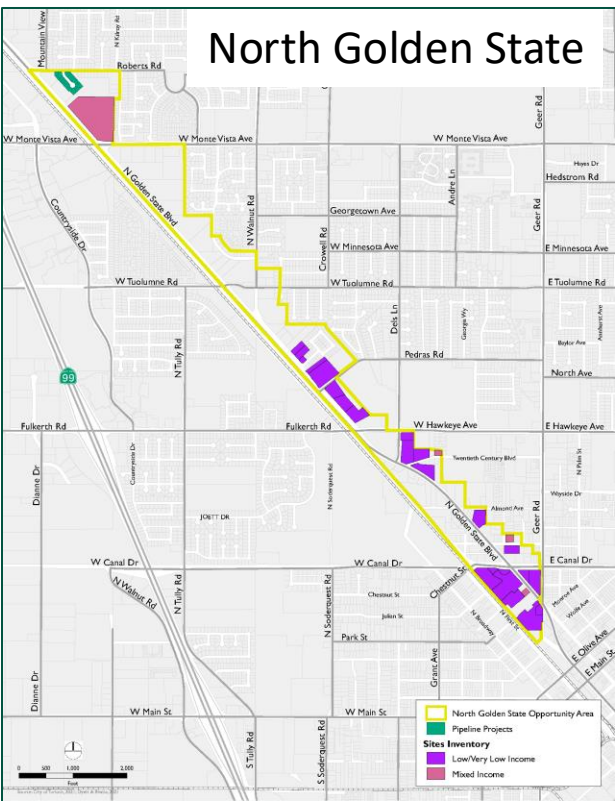


Workforce Housing Overlay

- Adopt a Workforce Housing Overlay that applies to underutilized commercial properties in four opportunity areas
- Owners continue to have right to develop commercial consistent with base zoning, but have option to build multifamily housing if they want
- Objective: meet RHNA obligations and provide housing for service workers, teachers, public servants and others who work in Turlock and earn less than 80% AMI



Workforce Housing Overlay



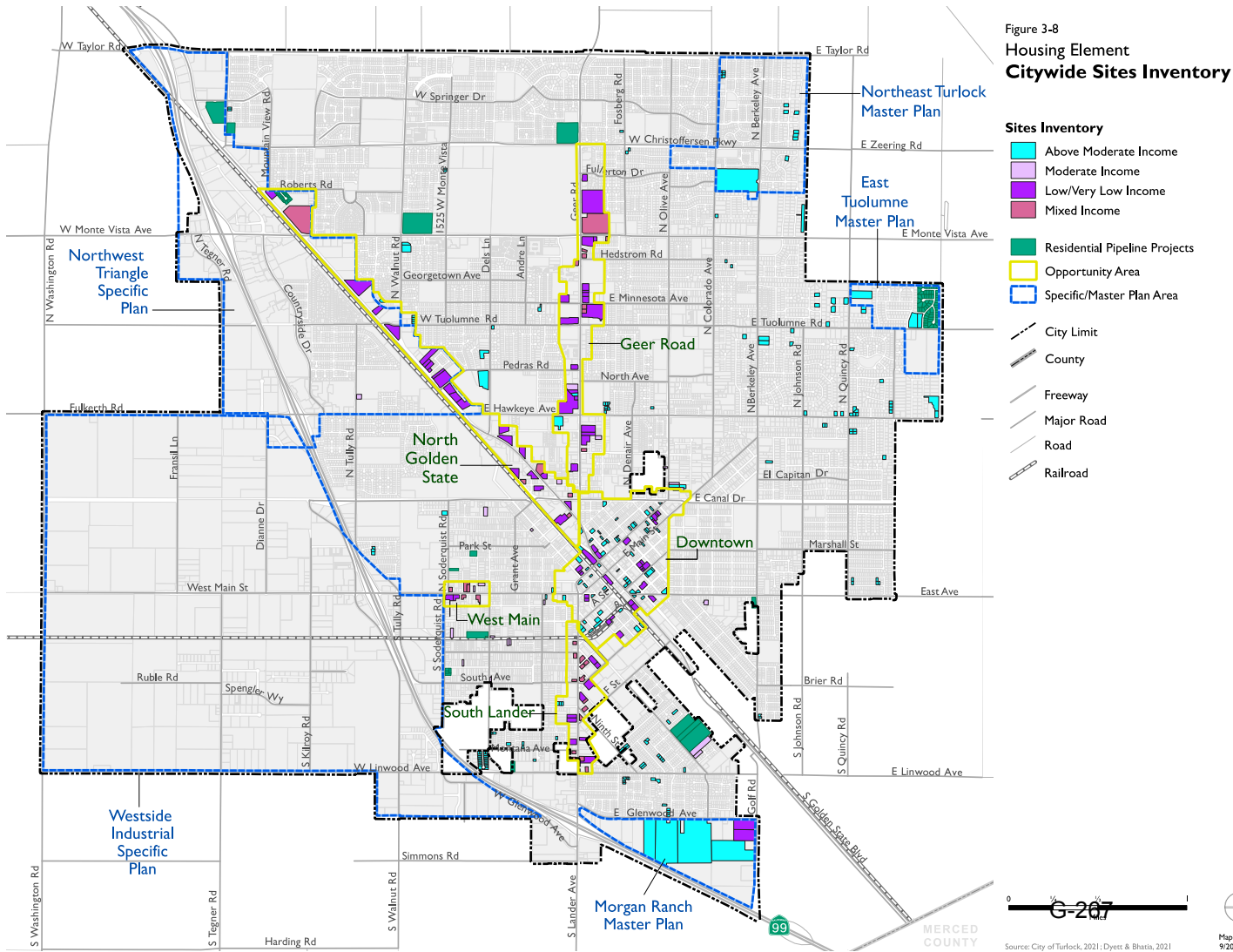


Housing Element Sites Inventory

Location/Strategy	Very Low and Low	Moderate	Above Moderate	Total
Units Accommodated Under Current Zoning				
Pipeline Projects	6	361	770	1,137
Morgan Ranch Master Plan	450		875	1,325
Downtown	329		277	606
ADUs	48	24	8	80
Vacant Residential Land	393	133	576	1,102
Subtotal (A)	1,226	518	2,506	4,250
RHNA	2,208	1,096	2,498	5,802
% RHNA	56%	47%	100%	73%
Rezoning				
North Golden State	850	265	111	1,226
Geer Road	475	243	100	818
South Lander	196	86	30	312
West Main	23	32	10	65
Subtotal (B)	1,544	626	251	2,421
GRAND TOTAL (A+B)	2,770	1,144	2,757	6,671
RHNA	2,208	1,096	2,498	5,802
% RHNA	125%	104%	110%	115%

- Overlay creates adequate capacity to meet RHNA obligations at all levels with a buffer
- State recommends a buffer of 15-30%
- Buffer required in case some sites don't develop at densities anticipated

Turlock Sites Inventory



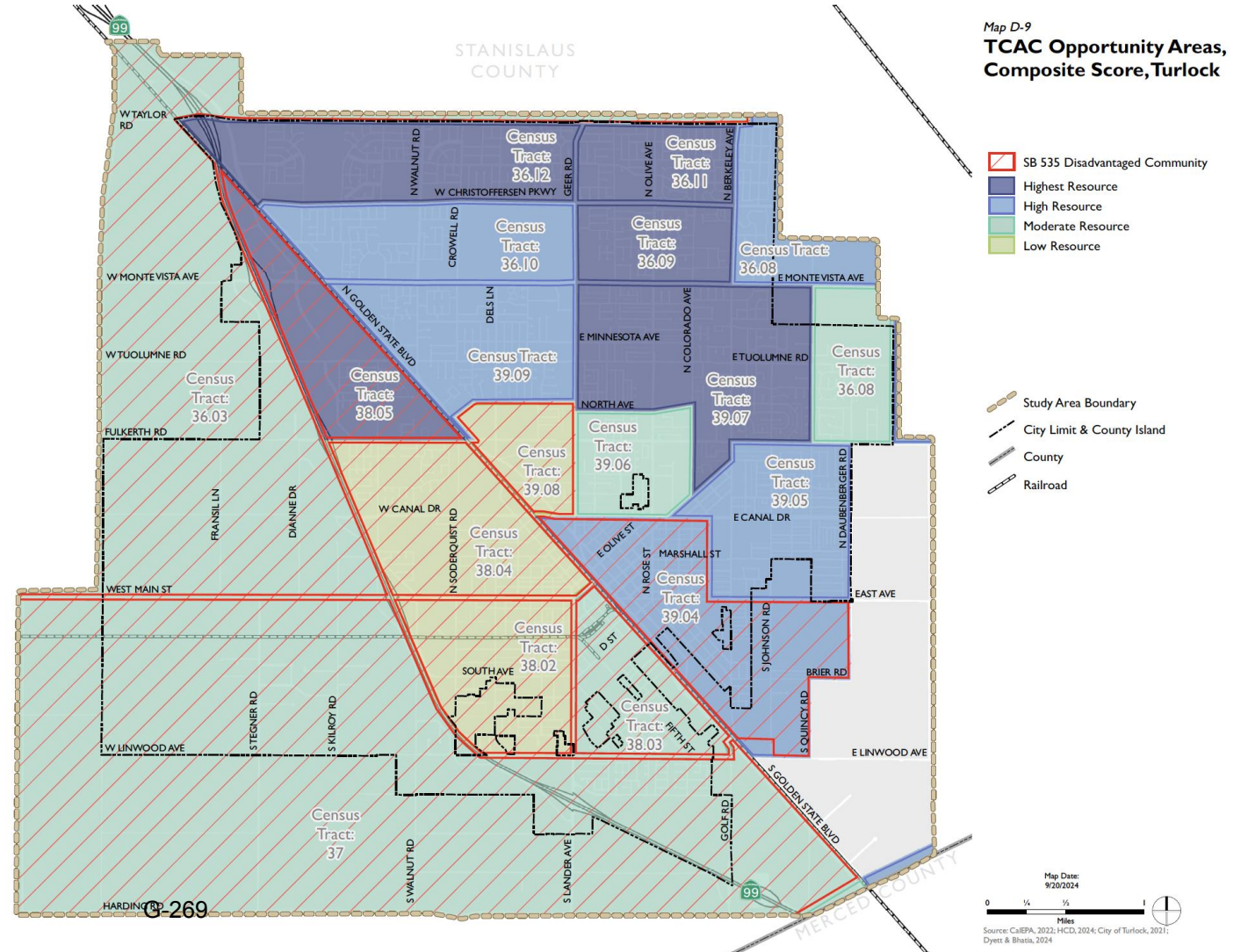
- Map of sites shows distribution of sites
- Lower and Moderate income sites concentrated near transit and services per State guidance



Additional Strategies

Purpose and Need

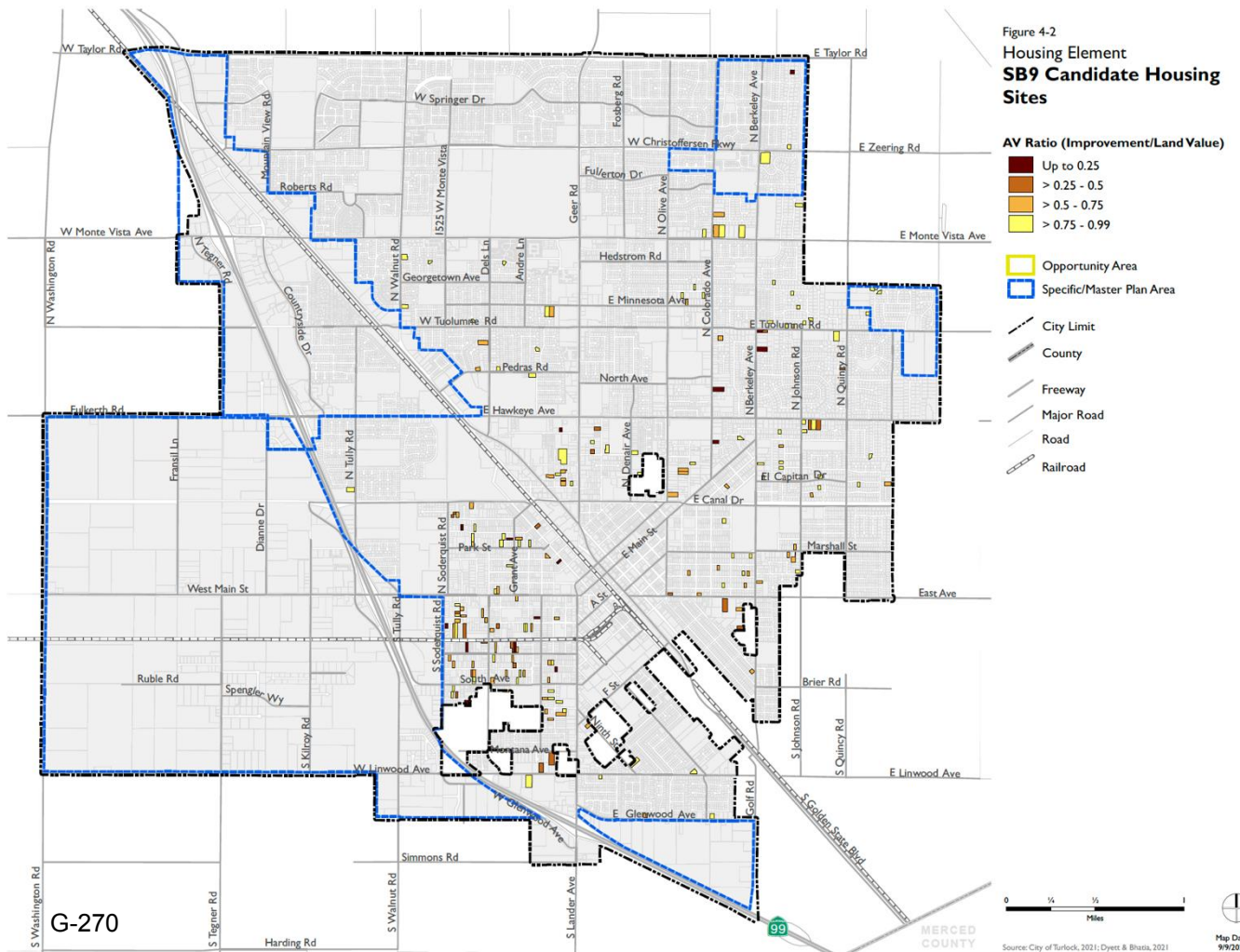
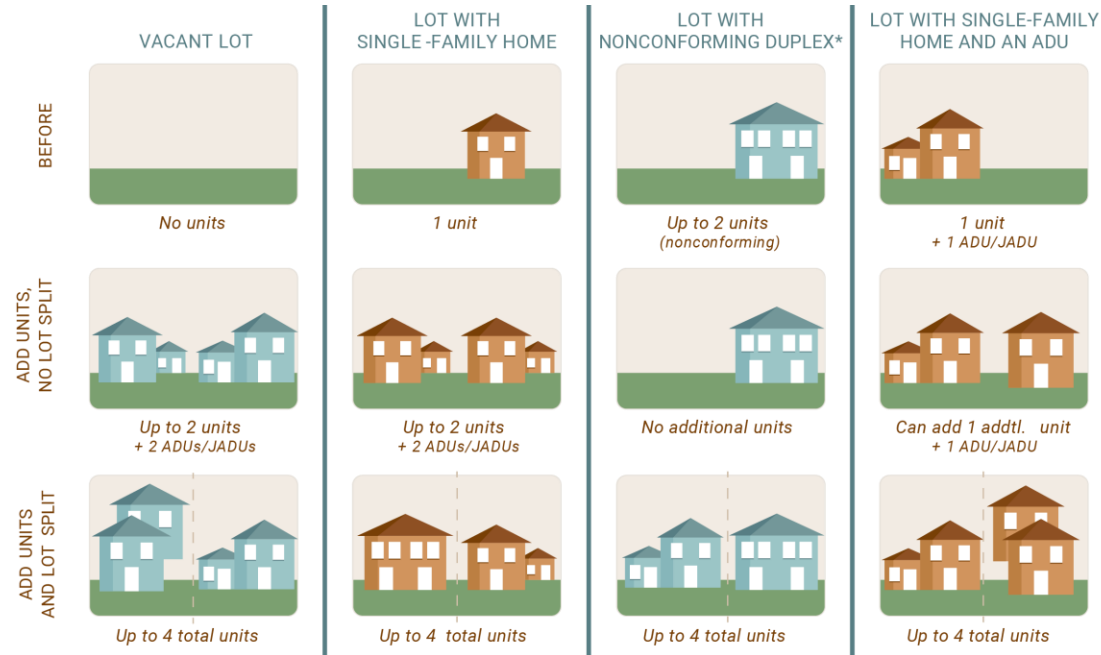
- State law requires that sites inventory expand housing opportunities for disadvantaged groups in high resource areas





SB 9 Housing

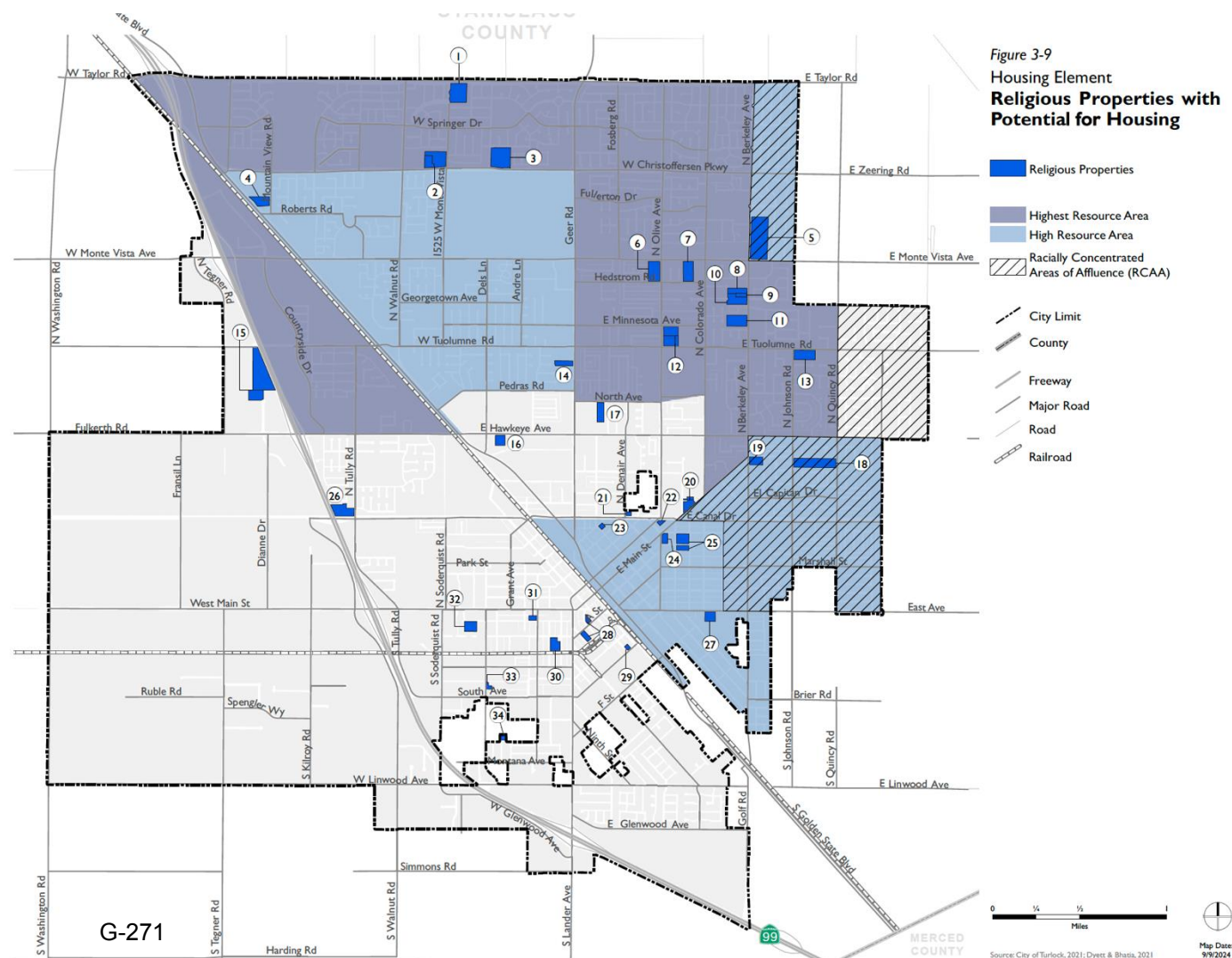
- Senate Bill 9 enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property





Congregational Overlay

- New State law provides incentives to religious organizations to develop affordable housing
- At least 32 churches with vacant land and/or surface parking that could be redeveloped with housing
- Strategy: overlay that permits the development of affordable multifamily housing on religious properties *if they choose*





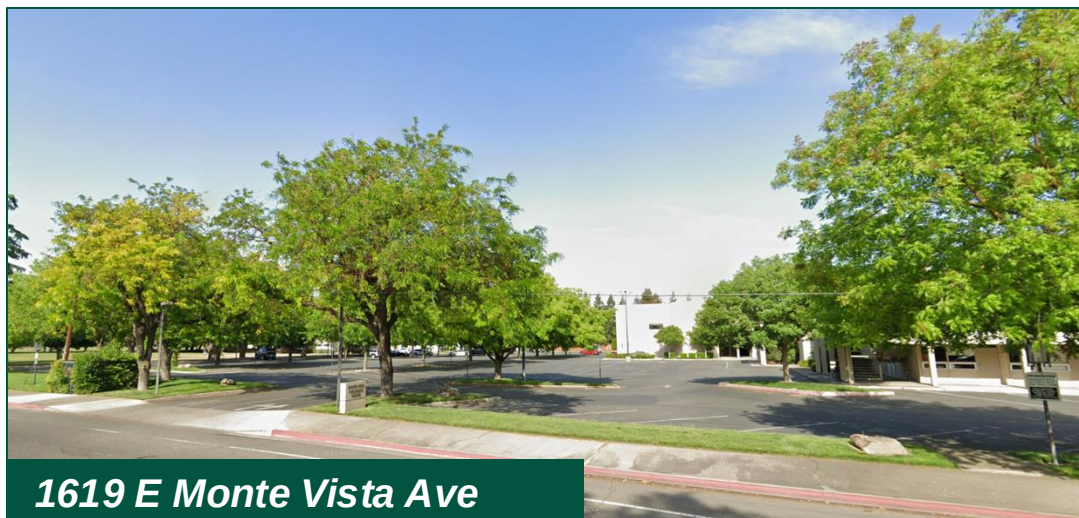
Congregational Overlay



1225 W Christoffersen Pkwy



2813 N Berkeley Ave



1619 E Monte Vista Ave



G-272 E Tuolumne Rd, near Seventh-day Adventist Church



Housing Action Plan

Housing Goals

- **Goal #1** Increase Housing Supply in Turlock and Promote a Balance of Housing Types and Prices to Meet the Needs of Local Residents
- **Goal #2** Remove or Reduce Constraints to Housing Production
- **Goal #3** Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods
- **Goal #4** Provide a Range of Housing Types and Services to Meet the Needs of Individuals and Households with Special Needs
- **Goal #5** Affirmatively Further Fair Access to Housing for All in Turlock
- **Goal #6** Monitor the Effectiveness of Housing Programs





Implementation

- Action Plan contains 43 programs to be implemented over the 8-year planning period
- Timing, responsible department, and funding source indicated for each
- An implementation timeline for Housing Action Plan prepared showing sequence in view of available staff resources

Housing Action Plan Programs	2024				2025				2026		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Rezoning to Accommodate RHNA											
1-B Workforce Housing Overlay											
2-E By Right Rezoning of Sites from Prior Inventories											
Omnibus Code Clean Up Items											
2-F Live-Work Units											
2-G Manufactured Housing											
2-H Zoning for People with Disabilities											
2-I Low-Barrier Navigation Centers											
2-J Transitional and Supportive Housing											
2-K Expand Online Transparency											
Goal 1: Increasing Housing Supply											
1-A Inventory of Available Sites											
1-C SB 9 Housing Ordinance											
1-D Small Lot Subdivision Ordinance											
1-E ADU/JADU Awareness											
1-F Congregational Overlay											
Goal 2: Removing Barriers to Housing											
2-A Predevelopment Consultation											
2-B Objective Standards for Multifamily and Mixed Use Development											
2-C Design Review											
2-D Morgan Ranch Sewer Lift Station											
2-L Water and Sewer Priority											



Community Comments



Outreach Recap

- Draft Housing Element released Oct 3, 2024
- Notification sent to owners of sites with Workforce Housing Overlay on Draft Inventory
- Several overlay site owners have expressed interest in developing housing
- Planning Commission reviewed the Draft Housing Element and recommended submittal to HCD



Next Steps



Next Steps and Timing

City Council Meeting Jan 28

HCD Review (90 days) Jan 31 – May 1

Planning Commission Study Session on Mar 2025
Workforce Housing Overlay

Adoption Hearings May/June 2025