

TURLOCK GENERAL PLAN UPDATE



Existing Conditions and Key Issues: Turlock General Plan Report #1

March 2009

Prepared for the City of Turlock by

DYETT & BHATIA
Urban and Regional Planners

Table of Contents

Chapter 1: Introduction and Key Findings	1-1
1.1 Purpose.....	1-1
1.2 Contents and Organization.....	1-2
1.3 Public Outreach and Participation.....	1-2
1.4 Key Findings and Planning Implications.....	1-3
1.5 Regional Location and Planning Boundaries.....	1-8
Chapter 2: Demographic, Economic, and Fiscal Conditions.....	2-1
2.1 Demographic Conditions and Trends.....	2-1
2.2 Economic Conditions and Trends.....	2-10
2.3 Market Based Real Estate Demand.....	2-14
2.4 Fiscal Conditions.....	2-19
2.5 Appendix A: CSU Stanislaus.....	2-25
2.6 Appendix B: Employment Growth by Industry.....	2-28
Chapter 3: Land Use.....	3-1
3.1 Historical Growth and Urbanization Pattern.....	3-1
3.2 Existing Land Use Pattern and Magnitude of Uses.....	3-1
3.3 Zoning Ordinance.....	3-5
3.4 Special Jurisdictions.....	3-7
3.5 Current Plans.....	3-7
3.6 Other Jurisdictions.....	3-13
3.7 Planning Issues and Implications.....	3-18

Chapter 4: Growth and Development Potential.....	4-1
4.1 City Growth Trends	4-1
4.2 Ongoing and Proposed Development.....	4-3
4.3 Growth Projections and Land Demand	4-9
4.4 Existing Land Supply and Development Capacity.....	4-11
4.5 Demand Versus Supply	4-18
Chapter 5: Transportation and Circulation.....	5-1
5.1 Introduction	5-1
5.2 Commute Trends in the City of Turlock	5-2
5.3 Street and Highways.....	5-5
5.4 Pedestrian and Bicycle Routes.....	5-19
5.5 Public Transportation.....	5-22
5.6 Railroads	5-25
5.7 Airports.....	5-26
5.8 Planning Issues and Implications.....	5-28
Chapter 6: Public Facilities and Services.....	6-1
6.1 Parks, Recreation, and Open Space	6-1
6.2 Public Education.....	6-7
6.3 Community and Social Services.....	6-11
6.4 Police Services.....	6-13
6.5 Fire Services	6-14
6.6 Water Supply	6-16
6.7 Wastewater Collection, Treatment, and Disposal	6-19
6.8 Stormwater and Flood Control	6-22
6.9 Solid Waste Collection and Disposal.....	6-24
6.10 Electricity	6-25

Chapter 7: Environmental Resources and Hazards.....7-1

7.1 Agriculture.....7-1

7.2 Geology, Seismic Hazards, and Soils 7-8

7.3 Biological Resources.....7-11

7.4 Cultural Resources.....7-15

7.5 Air Quality7-20

7.6 Flooding.....7-27

7.7 Fire Threats.....7-28

7.8 Hazardous Materials and Contaminated Sites7-28

Figures

Figure 1-1: Greater Regional Context..... 1-5

Figure 1-2: North San Joaquin Valley Context.....1-7

Figure 1-3: Planning Areas..... 1-9

Figure 3-1: Historical Growth..... 3-2

Figure 3-2: Existing Land Use..... 3-3

Figure 3-3: Current Zoning 3-6

Figure 3-4: Economic Development Areas..... 3-8

Figure 3-5: Current General Plan Land Use Designations3-10

Figure 3-6: Master and Specific Plan Areas3-11

Figure 3-7: Other Jurisdictions’ Plans3-14

Figure 4-1: Year Housing Built 4-1

Figure 4-2: Residential Building Permit Issuances 4-1

Figure 4-3: Valuation of New Development..... 4-2

Figure 4-4: Current Development Projects 4-8

Figure 4-5: Development Opportunity Sites: Existing Land Use4-12

Figure 4-6: Development Opportunity Sites: Current General Plan Land Use Designation4-14

Figure 4-7: Areas for Growth and Change.....4-15

Figure 5-1: Major Employment Centers 5-3

Figure 5-2: Travel Patterns to Employment Destinations..... 5-4

Figure 5-3: Existing Circulation System 5-6

Figure 5-4: General Plan Circulation System..... 5-7

Figure 5-5: A.M. Peak-Hour Level of Service5-13

Figure 5-6: P.M. Peak-Hour Level of Service5-14

Figure 5-7: Existing Average Daily Traffic and Levels of Service.....5-17

Figure 5-8: Existing and General Plan Designated Truck Routes.....5-18

Figure 5-9: Existing Bikeways & Trails..... 5-20

Figure 5-10: General Plan Designated Bikeways..... 5-21

Figure 5-11: Bus Line Service (BLST) Fixed Route System 5-23

Figure 5-12: Regional Fixed Route Transit Systems..... 5-24

Figure 5-13: Existing Rail and Air Facilities..... 5-27

Figure 6-1: Parks, Open Space, and Recreation 6-2

Figure 6-2: Parks Walkability Analysis..... 6-5

Figure 6-3: Schools and School Districts..... 6-8

Figure 6-4: Community Center and Social Service Facilities6-12

Figure 6-5: Police and Fire Infrastructure.....6-15

Figure 6-6: Projected Water Supply6-17

Figure 6-7: Water Infrastructure.....6-18

Figure 6-8: Wastewater Infrastructure..... 6-20

Figure 6-9: Projected Wastewater Flows 6-21

Figure 6-10: Stormwater Infrastructure 6-23

Figure 7-1: Farmland..... 7-4

Figure 7-2: Crop Pattern..... 7-5

Figure 7-3: California Land Conservation (Williamson Act)..... 7-6

Figure 7-4: Potential Growth Areas and Opportunity Sites and Farmland.....7-7

Figure 7-5: Soils.....7-10

Figure 7-6: Wetlands7-12

Figure 7-7: Historical Sites 7-18

Figure 7-8: Fire Severity Areas 7-29

Figure 7-9: Hazardous Materials and Sites..... 7-33

Tables

Table 2-1: Historical Population Growth in Stanislaus County (1990-2008) 2-2

Table 2-2: Population by Age..... 2-3

Table 2-3: Projected Population by Age Group in Stanislaus County..... 2-3

Table 2-4: Population by Race 2-4

Table 2-5: Educational Attainment for Population 25 Years and Over 2-5

Table 2-6: Median Household Income (2008\$) 2-6

Table 2-7: Jobs to Employees Ratio and Jobs to Housing Unit Ratio..... 2-7

Table 2-8: Summary of Employed Residents’ Place of Work and Residence in 2000 2-8

Table 2-9: Commute Time to Work (1990-2007) 2-8

Table 2-10: Summary of Historical and Projected Population (1990-2030) 2-9

Table 2-11: Employment Industries in Stanislaus County and Other Cities (2007)..... 2-11

Table 2-12: City of Turlock Top 10 Major Employers..... 2-11

Table 2-13: Stanislaus County Top 25 Major Employers..... 2-12

Table 2-14: Employment Growth in Industry Sector in Stanislaus County and Other Cities (2001-2007) 2-13

Table 2-15: Historical and Projected Employment (1990-2030)..... 2-13

Table 2-16: Land Use Density Assumptions..... 2-14

Table 2-17: Residential Land Use (2000-2008)..... 2-15

Table 2-18: Turlock Development Demand by Residential Land Use (2008-2030)..... 2-15

Table 2-19: Building Space Allocation for Non-Residential Growth by Land Use Type..... 2-15

Table 2-20: Supportable Additional Square Feet by Nonresidential Land Use (2008-2030) 2-15

Table 2-21: Consumer Retail Expenditures by Turlock Residents (2008\$) 2-16

Table 2-22: Potential Future Retail Demand from Employees (2008\$)..... 2-17

Table 2-23: Estimated Retail Demand by Businesses and Institutions..... 2-17

Table 2-24: Summary Retail Sales and Expenditures (2008\$)..... 2-17

Table 2-25: Turlock Development Demand (2008-2030)	2-18
Table 2-26: General Fund Revenues	2-20
Table 2-27: General Fund Expenditures	2-22
Table A-1: Total CSU Stanislaus FTES (2003-2007).....	2-25
Table A-2: CSU Stanislaus Freshman Enrollment by Region (2003-2007)	2-25
Table A-3: Student Ethnicity and Enrollment Status (2003-2007).....	2-26
Table A-4: CSU Stanislaus Degrees Awarded.....	2-26
Table A-5: Growing Disciplines (2003-2007)	2-27
Table A-6: CSU Stanislaus Proposed Master Plan (2027)	2-27
Table B-1: Employment by Industry and Land Use – Slow Growth Scenario (2008-2030).....	2-29
Table B-2: Employment by Industry and Land Use – Fast Growth Scenario (2008-2030).....	2-30
Table 3-1: Existing Land Use	3-1
Table 3-2: Downtown Overlay Zone Specifications.....	3-5
Table 3-3: Turlock Master and Specific Plans	3-9
Table 4-1: Commercial and Residential Building Permits and Valuation, 1999-2008	4-2
Table 4-2: Current Residential and Mixed Use Development Projects, February 2009.....	4-3
Table 4-3: Current Commercial and Public Development Projects, February 2009.....	4-5
Table 4-4: Land Use Density Assumptions	4-9
Table 4-5: Residential Land Demand for Added Households (2008-2030)	4-10
Table 4-6: Non-Residential Land Demand for Added Businesses (2008-2030).....	4-10
Table 4-7: Turlock Development Demand (2008-2030)	4-10
Table 4-8: Current Land Use of Opportunity Sites.....	4-11
Table 4-9: Summary of Opportunity Sites’ Development Capacity as Currently Designated.....	4-16
Table 4-10: Development Capacity of Vacant and Underutilized Opportunity Sites	4-17
Table 4-11: Summary of Land Supply versus Demand.....	4-18
Table 5-1: Means of Transportation and Carpooling Statistics.....	5-2
Table 5-2: Travel Time to Work.....	5-2
Table 5-3: City and State Commuter Statistics.....	5-2

Table 5-4: Expressway Design and Access Standards 5-5

Table 5-5: Intersection LOS Criteria and Definitions5-10

Table 5-6: Roadway LOS Criteria and Definitions..... 5-11

Table 5-7: Existing Intersection LOS Results.....5-11

Table 5-8: Existing Roadway LOS Results 5-15

Table 5-9: Accident Statistics, 2007 and 2008.....5-16

Table 6-1: Park Facilities Summary..... 6-1

Table 6-2: Park Facility Details 6-3

Table 6-3: Actual Park Acreage and Ratios, 1992 and 2008..... 6-4

Table 6-4: Parks and Recreation Staffing..... 6-6

Table 6-5: Turlock and Denair Public School Enrollment 6-7

Table 6-6: Enrollment and Capacity in Turlock and Denair Unified School Districts..... 6-9

Table 6-7: Turlock USD Estimated Budget for Capital Facilities Plan 6-9

Table 6-8: Police Department Personnel, 20096-13

Table 6-9: Fire Department Personnel, 20096-14

Table 6-10: Waste Generation in Turlock, 2008..... 6-24

Table 6-11: TID Infrastructure Inventory 6-25

Table 6-12: Electricity Demand by Land Use 6-25

Table 6-13: Electricity Demand Characteristics (2007 Actuals)..... 6-25

Table 6-14: Energy Suppliers (2007 Actuals) 6-26

Table 7-1: Sensitive Biological Resources Potentially Found in Planning Area.....7-14

Table 7-2: Turlock Properties in the California Historic Property Data File.....7-19

Table 7-3: State and National Criteria Air Pollutant Standards, Effects, and Sources.....7-21

Table 7-4: Air Quality and Summary (2002-2007) for the Planning Area7-24

Table 7-5: 2006 Sources of Air Pollutants in Stanislaus County7-26

Table 7-6: Hazardous Sites Identified by the California Department of Toxic Substances Control.....7-31

Table 7-7: Hazardous Sites Identified by the State Water Resources Board7-32

