

*County. However, the agreement between Turlock and the County lapsed without renewal. This policy advocates renegotiation of the agreement without provision of a sales tax revenue pass-through.*

- 2.9-l County island incorporation.** Work with Stanislaus County to identify possible revenue tools for underwriting necessary improvements in order to encourage incorporation of County islands.

*Development standards in the islands differ from those in the surrounding areas. Incorporation should be made a condition of project approval on any property in any of the islands. See also policies in Section 3.1, Growth Strategy, for timing strategies related to County island incorporation.*

- 2.9-m Work with StanCOG on regional issues.** Continue to participate with StanCOG on matters of mutual concern to the City and County. These include programs such as regional expressway studies, housing needs determination, the Regional Transportation Plan (RTP), the Sustainable Communities Strategy (SCS), and others.

## 2.10 URBAN RESERVE

The General Plan Diagram classifies land in the Turlock Study Area for a variety of land uses, which the City believes addresses future community needs through the year 2030. Land classified as Urban Reserve in this General Plan is that which is believed may remain committed to agricultural uses for the foreseeable future. On the other hand, land outside current city limits that is believed to be necessary to accommodate future growth is designated as master plan areas. It is the City's intent that land classified as Urban Reserve should remain agricultural in use over the course of the planning period (through 2030), but may eventually give way to urban uses as the community's economic needs continue to evolve over time (likely beyond the time horizon of this General Plan). The timing of conversion of Urban Reserve land to urban uses may be reconsidered if development occurs at a substantially slower or faster pace than projected in this Plan. However, this conditions would generally give way to another update of the General Plan.

Policies that address the timing and circumstances for the reclassification of land classified Urban Reserve to specific land use classifications to accommodate urban uses are outlined below. The conversion of Urban Reserve land to urban uses is treated in more detail in Chapter 3: New Growth Areas and Infrastructure.



*Land in Urban Reserve is predominantly agricultural in nature, and is anticipated to remain as such through the buildout of this General Plan.*

## POLICIES

### Guiding Policies

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- 2.10-a Consider needs beyond the year 2030.** Ensure the City's ability to accommodate future urban growth and development beyond the 2030 time horizon of the General Plan.

### Implementing Policies

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- 2.10-b Reclassifying Urban Reserve land.** Land classified Urban Reserve, located within the Study Area but situated outside the city's Sphere of Influence, may not be reclassified to accommodate specific urban uses and annexed until the following occurs:
- a) the City Council finds that the City has less than a four year supply of vacant land for development in its inventory and all master plans identified in this General Plan have been fully developed; or
  - b) the City Council, by a 4/5ths affirmative vote, finds in the public interest to reclassify property to accommodate an industrial or commercial use that will be the source of significant employment. A comprehensive General Plan Amendment shall accompany any secondary residential use in this area.

*In either case, the reclassification must take place as part of a master planning process, or, ideally, trigger an update to the General Plan.*