

# Appendix I-A3

## DENAIR COMMUNITY PLAN

Adopted by the Stanislaus County Board of Supervisors  
DECEMBER 15, 1998\*







*\*A technical update removing reference to the former Stanislaus County Redevelopment Agency and corrections for a typo were adopted on August 23, 2016, as part of the 2015 General Plan Update. Updates to the Community Plan map to reflect previously approved amendments to the Community Plan and removal of circulation to reflect updates to the Circulation Element were also adopted on August 23, 2016 as part of the 2015 General Plan Update.*

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# Denair

## COMMUNITY PLAN


### Land Use Designations:

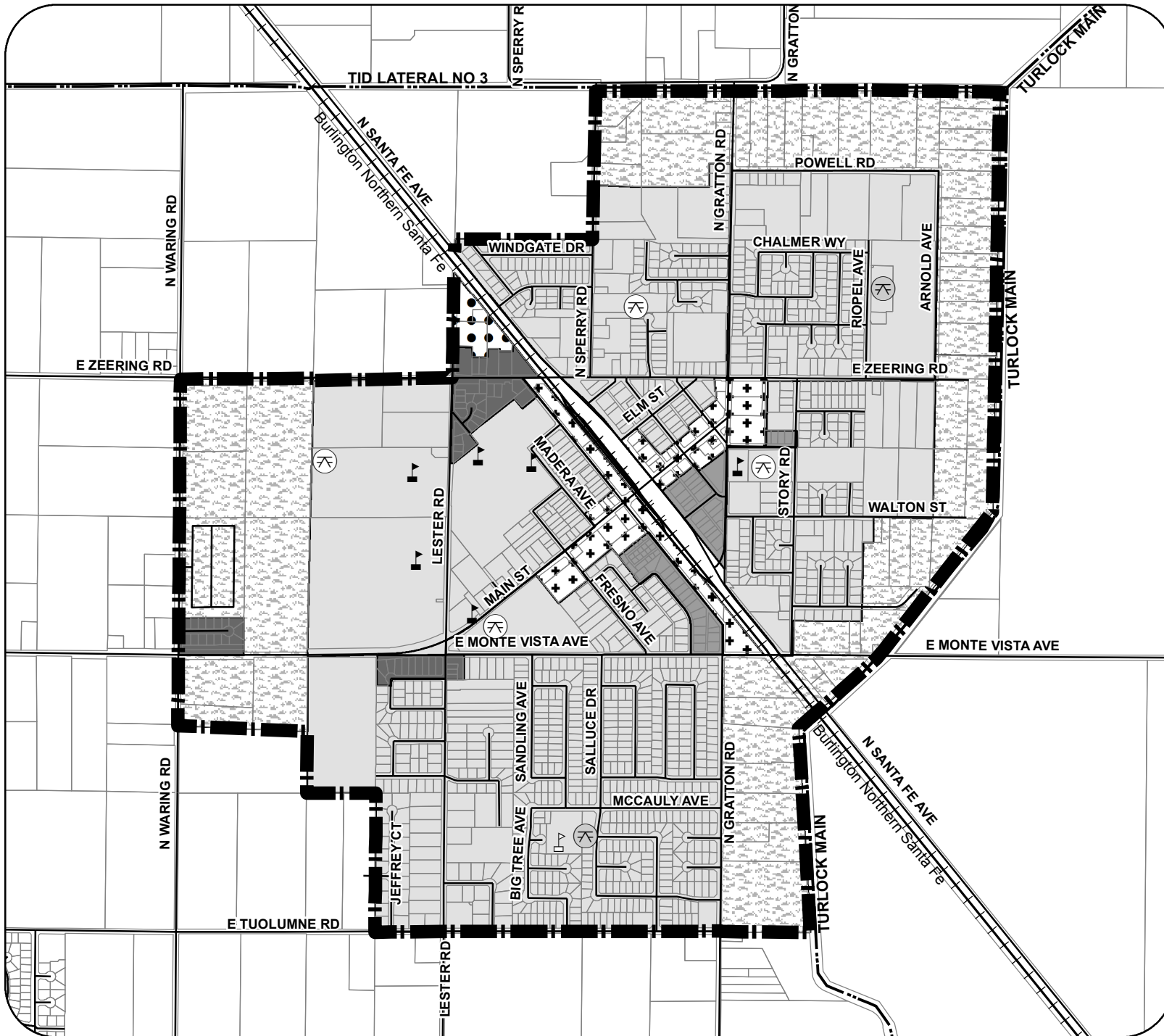
-  Commercial
-  Industrial
-  Residential - Estate
-  Residential - Low
-  Residential - Medium
-  Residential - Medium-High

### Parks and Schools:

-  Existing Park
-  Proposed Park
-  Existing School
-  Proposed School

### Rellevant Boundaries:

-  Community Plan Boundary



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## **DENAIR COMMUNITY PLAN**

**Land Use.** One of the primary land use changes involves establishing an urban buffer area around the community. To achieve an urban buffer, parcels located on the periphery of the Plan area have been designated as Estate Residential (ER). The Estate Residential land use designation will allow for the gradual blending of urban development with surrounding agricultural uses. Estate Residential also promotes a well-defined rural small town characteristic edge between the City of Turlock and the community of Denair where agricultural operations may no longer continue as a viable land use option.

The future growth forecasted for Denair translates into demand for a variety of housing types. Vacant and underutilized parcels within the existing Denair Community Plan area offer the potential for meeting the forecasted population growth housing needs. Suitable locations for Medium Density Residential (MDR) and Medium-High Density Residential (MHDR) housing is within the interior of communities, providing residents convenient access to public services, retail shopping and public transit opportunities. Development of housing at medium and medium-high densities in and around the community's Commercial district would positively influence the overall appearance of the community and add new residents who are likely to shop in Denair's commercial district. As such, Medium and Medium-High Density land use designations have been moved from Denair's periphery to its interior.

With the community's small size and the proximity to competing commercial centers outside the community (City of Turlock), the community's downtown commercial core takes on a neighborhood convenience and specialty commercial focus that meets the convenience goods and services needs of local residents. In addition, the downtown commercial area can become a gathering place for local community events. To provide an opportunity for the revitalization of Denair's historical urban core, the community's commercial area has been centralized and compacted.

**Circulation.** Waring Road, Taylor Road (west of Waring Road) and Zeering Road (west of Waring Road) are classified as Major Roads. Class II bike lanes are designated along major roadways consistent with the Stanislaus Area Association of Governments' *Regional Bicycle Transportation Master Plan*. Additional Class II bike lanes provide connectivity to downtown, school and recreational facilities and to the multi-purpose trail system.

A multi-purpose trail, offering access to a variety of users, including pedestrians, cyclist, and equestrians is planned along the canals on the plans eastern and northern edges. The multi-purpose trail ties into the community's bikeway network.

**Public Facilities.** The community of Denair is devoid of parks and other public outdoor areas for recreating, gathering, and socializing. The County's minimum standard for providing adequate parkland is 3 acres of parkland / 1,000 residents. The Community Plan diagram depicts the general location of future neighborhood and community park sites. The general locations of future park sites are conceptual and indicative of park locations based on service area radius, major streets, and surrounding land uses. Parks should be located in the general vicinity shown in the Community Plan.

The following general standards define the various park designations identified in the Denair Community Plan:

**Neighborhood Park - 3 to 5 acres.** Neighborhood parks are designed to meet local neighborhood needs, and are intended to be within walking or bicycling distance of one-half mile from neighborhood residences. A neighborhood park service area should avoid crossing any major natural or manmade barriers (e.g., railroads, canals, and major roads) that inhibit

access to the park. Neighborhood parks usually emphasize child oriented facilities providing a variety of play spaces and associated amenities.

**Community Park - 10 to 15 acres.** A community park should serve the community and be developed to serve specific recreational needs such as baseball, softball, hard court areas, swimming pool, or recreation center. Patrons of these facilities are expected to drive to the park. As such, community parks should provide adequate parking areas and access from collector and/or major roads. The location of the community park should avoid the need to travel through neighborhoods. Care must be taken when siting a community park to avoid conflicting with nearby residential uses. Community parks can be developed as joint-use facilities able to accommodate seasonal storm drainage basins.

**Setting.** The community of Denair is located in the south central portion of Stanislaus County, east of the City of Turlock. Most of the community is surrounded by productive farmland, though residential development within the City of Turlock lies only a mile to the west. The community is bisected by the Burlington Northern-Santa Fe Railroad.

**Development History and Pattern.** Originally a Quaker settlement, the Denair community was first called Elmwood Colony and then Elmdale. In the early 1900s, the Modesto Bank subdivided 640 acres as a townsite. John Denair, a railroad superintendent, subsequently purchased the townsite, and the town's name was changed, fittingly, to Denair.

The original townsite was surveyed and developed at right angles to the Burlington Northern-Santa Fe Railroad, which runs in a northwest/southeast direction. More recent development patterns have been on the traditional north/south grid, leaving Denair's historic core physically offset from newer development.

**Land Use.** The Denair Community Plan area encompasses 1,013 acres between Taylor Road on the north and Tuolumne Road on the south. The Turlock Irrigation District Main Canal binds Denair on the east while Waring Road generally forms the community's western boundary. The Denair community is buffered by land designated as Estate Residential. This residential land use designation provides a transition from the urbanized environment of the town to surrounding agricultural uses. In the southwest portion of the plan, an agricultural buffer is established between the Denair community and the City of Turlock.

Denair's commercial core area is compact to maximize development opportunities. Higher density residential development is located near the downtown commercial core for easy access to downtown services. The Denair Community Plan contains adequate land to support a population of approximately 8,000 residents. Table 1 provides a summary of land uses within the Denair Community Plan area.

**Table 1: Denair Community Land Use Profile**

Land Use	Developed Acreage	Vacant Land	Total Acreage	Percent of Total
Estate Residential (ER)	132	153	285	28%
Low-Density Residential (LDR)	275	263	538	53%
Medium Density Residential (MDR)	17	0	17	2%
Medium-High Density Residential (MHDR)	6	11	17	2%
Commercial (C)	12	24	36	4%
Industrial (I)	5	0	5	1%
Parks*	0	34	34	3%
Schools**	61	20	81	8%
<b>Total</b>	<b>508</b>	<b>505</b>	<b>1,013</b>	<b>100%</b>

**Notes:**

*\*Parks vacant land acreage is based upon a calculation need of 3 acres / 1,000 population projected in the Community Plan*

*\*\* School vacant land acreage assumes two additional elementary schools will need to be provided.*

**Circulation.** Primary roadways within the community are Monte Vista Avenue, Main Street, Zeering Road, Lester Road, and Santa Fe Avenue. Traffic within the community is relatively light, with most of Denair’s roadways operating at LOS C or better. Signalization of the community’s main intersections (Lester Road at Monte Vista Ave/Main Street, Santa Fe Avenue at Main Street and Zeering Road at Gratton Road) will improve traffic flow. Non-motorized transportation is encouraged via a system of recreational trails and bicycle lanes that connect the community’s residential areas with downtown, recreational and school facilities and along the irrigation canals at the community’s edge.

**Public Services**

**Wastewater Collection and Treatment.** The Denair Community Services District provides wastewater service. Wastewater is conveyed to the City of Turlock Wastewater Treatment Plant for treatment. For the past 13 years, growth in Denair has been restricted due to the capacity of the sewer interceptor between Denair and Turlock Wastewater collection system improvements are underway to improve delivery of wastewater to the City of Turlock Wastewater Treatment Plant.

**Water Service.** The Denair Community Services District provides potable water service to the Denair community. Domestic water is supplied by wells that pump groundwater. Water quality is good and no treatment is provided

**Law Enforcement.** Law enforcement is provided by the Stanislaus County Sheriff’s Department that maintains a sheriff’s substation within the Denair community. The California Highway Patrol shares space with the County Sheriff’s Department in the substation located on East Main Street.

**Fire Protection.** The Denair Fire District (DFD) has the responsibility for fire protection, paramedic services and emergency rescue services to Denair and surrounding areas. The DFD is a volunteer fire department. Response time within the Denair community is 3 to 5 minutes.

**Schools.** Denair is located within the Denair Unified School District. The District has one elementary school (K-4), one middle school (5-8), and one high school (9-12). To accommodate growth, the Community Plan identifies general locations for future school sites.

**Parks and Recreation.** The Denair Community Services District provides park and cultural activity centers services in the community. The community's current parkland inventory does not meet the County standard of 3 acres of parkland per 1,000 residents. The Community Plan illustrates the general location of future park sites, including 1 community Park and 3 neighborhood parks.



## Goals, Policies and Implementation Measures

The following goals, policies and implementation measures are directed specifically toward the Denair community and are intended to guide development within the Denair Community Plan area:

### GOAL ONE

Reinforce Denair's small rural town character.

#### POLICY ONE

The County shall work with the Denair Municipal Advisory Committee, and other interested groups, to develop a Downtown Master Plan for the planning and implementation of programs to support the vitality of the downtown area. The Master Plan should include detailed development guidelines for downtown.

#### POLICY TWO

Promote the vitality of Denair's central business district and preserve Denair's small town character by encouraging it to become a unique shopping district and community events area with a variety of retail commercial, office residential, civic, cultural and recreational uses.

#### POLICY THREE

Reduce the area currently designated for commercial uses in the community as a means of concentrating retail activity in a focused area.

#### IMPLEMENTATION MEASURES

1. Develop gateway treatments to mark the entries to the downtown at Santa Fe Avenue and Main Street and at Gratton Road and Main Street.
2. Create a pleasant pedestrian street environment through attractive streetscape design and features including street trees, lighting, sidewalks and planters.
3. Develop design guidelines for new and existing building renovation in the downtown, in keeping with a small town, pedestrian oriented street character.

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## **GOAL TWO**

Provide a well-defined community edge between Denair and adjacent agricultural land, as well as between Denair and the City of Turlock.

### **POLICY ONE**

Create a greenbelt / buffer around the perimeter of the community that provides clear sense of identity for the community of Denair.

### **POLICY TWO**

The Denair Community Plan should promote very low-density residential uses along the community's edge or periphery in order to reduce conflicts with surrounding agricultural uses, as well as to establish and define a permanent buffer between the community of Denair and the City of Turlock.

### **IMPLEMENTATION MEASURES**

1. Estate Residential shall be designated along the northerly, westerly and easterly periphery of the Denair Community Plan area to reduce urban density toward the edge of the Community Plan area.
2. The sizing of sewer and water lines should be reduced as they approach the northerly, westerly and easterly periphery of the Denair Community Plan area to limit growth influences beyond the Plan area.
3. Landscape design requirements shall be considered for new projects, which develop along the entryways to the community of Denair, in particular to Waring Avenue, Monte Vista Avenue, Gratton Road and Santa Fe Avenue. Landscape design should promote a sense of transition from the surrounding agricultural area to urban setting. Utilization of trees to screen urban uses along these entryways is encouraged.
4. Within the Community Plan area, properties designated Low-Density Residential and located outside the boundaries of the Denair CSD, may be designated, "Low-Density Residential" or "Estate Residential" on the General Plan. (This will allow development of ½ acre lots with public water or 1 acre lots without public water or public sewer.)

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### **GOAL THREE**

Provide for the non-motorized transportation needs of the Denair community.

#### **POLICY ONE**

Provide safe and convenient pedestrian and bicycle facilities to various destinations throughout the community of Denair.

#### **POLICY TWO**

Provide pedestrian and bicycle facilities that link community residents to schools, parks, civic facilities and the community's downtown core in accordance with the Denair Community Plan diagram.

#### **POLICY THREE**

The community pedestrian and bicycle facilities shall connect to regional pedestrian and bicycle facilities.

#### **IMPLEMENTATION MEASURES**

1. Develop irrigation canals as non-motorized transportation enhancement to promote the walking, cycling and other non-motorized means of transportation.
2. The County shall explore a cooperative agreement with the Turlock Irrigation District to use canal right-of-way / easement for multi-purpose recreational trails, as identified on the Denair Community Plan diagram.
3. Bicycle facilities shall be included as part of road improvement projects where said roadways are identified as bike lanes on the Denair Community Plan.

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## **GOAL FOUR**

Provide for the recreational needs of residents of the Denair community.

### **POLICY ONE**

New development shall provide the residents of Denair with adequate parkland facilities to meet the County standard of 3 acres per 1,000 residents.

### **IMPLEMENTATION MEASURES**

1. The County shall work to acquire and develop parkland, including adequate facilities to accommodate one community park. The general location of future park sites is portrayed on the Community Plan diagram.

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