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PHYSICAL, ENVIRONMENTAL & RESILIENCY CONDITIONS

Stanislaus County’s physical environment refers to the natural and built elements that define the landscape and spaces where residents live, work, and play—land use, infrastructure, natural hazards, recreational areas, etc. These factors are important for determining the quality of life, health, and general well-being of the community and play a pivotal role in shaping the county’s social and economic dynamics. Effective management and planning of the physical environment is crucial for sustainable and resilient economic development and enhancing the overall well-being.

Infrastructure

Transportation

Four major **highways** in Stanislaus County provide an excellent transportation network. State Route 99 (SR 99) is the state’s major north-south highway and runs through the heart of the county, connecting cities of Modesto, Turlock, and Ceres. Interstate 5 (I-5) is located on the county’s western edge and serves as a key north-south route for regional and long-distance travel. State Routes 108 and 132 are important east-west corridors that provide access to the Sierra Nevada range and connect the county to neighboring regions.

International and domestic **air services** are available at several nearby airports including Sacramento (SMF), San Francisco (SFO), Oakland (OAK), San Jose (SJC), and Fresno (FAT). The Modesto City-County Airport (MOD) offers general aviation services and some charter flights.

Crows Landing Industrial Business Park & Airfield <https://www.crowsbizpark.biz/>

The **Crows Landing Industrial Business Park** is one of Stanislaus County’s most significant long-term economic development assets. Located just two miles south of Patterson and adjacent to Interstate 5, this 1,500-acre former naval airfield is being transformed into a **regional employment center** with the potential to generate up to **15,000 jobs**.

The site is master planned for **light industrial, logistics, business park, and aviation-compatible uses**, and offers large parcel flexibility—including opportunities for facilities over one million square feet. With access to major transportation corridors and an available labor force, Crows Landing is uniquely positioned to attract **emerging industries** in advanced manufacturing, ag-tech, and green logistics.

Phased development is underway, with **Phase 1 (2017–2026)** already in motion, focusing on logistics, light industrial, and public-use airport infrastructure. Initial investments in roads, water, and stormwater systems are being advanced to make priority areas **shovel-ready** for near-term development.

This project exemplifies the County’s commitment to creating job centers where people live, reducing long commutes, and building a future-ready industrial base.

The county is reasonably close to several major **deepwater ports**. The nearby Ports of Stockton, Oakland, and West Sacramento are the most significant for export logistics.

Freight rail services are provided by Union Pacific Railroad (UP) which operates mainline tracks traversing the county and connecting to major markets. BNSF Railway runs parallel to the UP lines, providing additional freight capacity. Modesto and Empire Traction Company (MET) is a short-line railroad operating in the Modesto area. MET serves the Beard Industrial District with switching services and connections to both UP and BNSF.

Amtrak San Joaquin stations in Modesto and Turlock provide **passenger rail** service to major cities such as Sacramento, Stockton, and Bakersfield. The Altamont Corridor Express (ACE) is planned to extend commuter rail service into Stanislaus County, with proposed stations in Modesto, Ceres, and Turlock which will enhance commuter connectivity to the Bay Area. Construction has begun on the extension and service is expected by 2026.

Public transportation options include Stanislaus Regional Transit Authority (StanRTA) with a bus service connecting cities (Modesto and Turlock) with rural areas within the county. Turlock Transit offers fixed-route and Dial-A-Ride services within the city. The Amtrak thruway bus offers connections to nearby Amtrak train stations and other regional destinations. Greyhound operates a station in Modesto, providing long-distance bus services to destinations throughout California and beyond. FlixBus offers affordable intercity bus routes. Yosemite Area Regional Transportation System (YARTS) provides seasonal bus service between the county and Yosemite National Park.

Active transportation (walking and biking) is encouraged in that some cities have been expanding bike lanes and paths to promote cycling as a sustainable transportation option. The Virginia Corridor Trailway is a popular multi-use path in Modesto for walking, running, and cycling.

Public Services

Municipal water services in Stanislaus County are delivered through a network of city utilities, special districts, and irrigation districts, each tailored to the specific requirements of the communities they serve. Collaborative efforts and strategic projects, such as the integration of surface water supplies, enhance water quality and ensure a reliable supply for users. The Stanislaus County Department of Environmental Resources oversees groundwater resources and provides support to ensure sustainable use. The Stanislaus Local Agency Formation Commission (LAFCO) conducts Municipal Service Reviews and Sphere of Influence updates for cities and special districts, ensuring that water services are effectively managed and meet community needs.

The City of Modesto operates its municipal water system, sourcing water from both groundwater wells and surface water supplies.

Modesto Irrigation District (MID) provides irrigation water to approximately 3,100 agricultural customers and drinking water to the city of Modesto. The district sources water from the Tuolumne River and operates several reservoirs and canals to manage water distribution.

The cities of Turlock and Ceres are diversifying their water portfolio by partnering in the Stanislaus Regional Water Authority's Regional Surface Water Supply Project to construct a new

water treatment plant to use surface water from the Tuolumne River and enhance the cities' water quality and supply reliability.

Turlock Irrigation District (TID) supplies irrigation water to agricultural lands and collaborates with the City of Turlock in the Regional Surface Water Supply Project.

Eastside Water District serves over 73,000 acres in Merced and Stanislaus Counties, supports agricultural irrigation through groundwater management and is actively exploring groundwater recharge opportunities.

Rock Creek Water District, in the northeastern county, supplies water for agricultural purposes.

Wastewater treatment infrastructure in Stanislaus County is comprised of a network of municipal facilities and individual systems designed to effectively manage and treat wastewater and safeguard public health and the environment.

The City Modesto operates its own wastewater treatment plant, which processes sewage from residential, commercial, and industrial sources within the city. The facility employs advanced treatment methods to meet state and federal water quality standards.

The Turlock Regional Water Quality Control Facility (TRWQCF) is designed to treat an average of 20 million gallons per day (MGD) and currently handles approximately 10.3 MGD. The facility has implemented a recycled water program to beneficially reuse treated wastewater within the county.

The City of Riverbank's Wastewater Treatment Plant consists of eight percolation-evaporation basins and two aeration treatment ponds, processing an average of 1.6 million gallons of wastewater per day. The city is planning the Riverbank Regional Recycled Water Project which will upgrade and expand the existing facility to produce high-quality recycled water for agricultural irrigation.

The City of Hughson operates a wastewater treatment facility that serves the local population. The facility's operations are regulated by the California Regional Water Quality Control Board to ensure compliance with environmental standards.

The City of Patterson's Water Quality Control Facility (WQCF) consists of three separate treatment systems subject to regulatory oversight to maintain water quality and environmental compliance.

The City of Newman's wastewater treatment facility serves approximately 4,639 equivalent dwelling units (EDUs), including residential, commercial, and industrial connections.

Salida Sanitary District serves the unincorporated community of Salida, with an "Intermittent Cycle Extended Aeration System." The facility treats wastewater for a population of approximately 13,000, maintaining the collection system and lift stations necessary to convey wastewater from homes and businesses to the treatment plant.

In rural and unincorporated regions of Stanislaus County, individual septic systems are commonly used for wastewater treatment. These systems consist of a septic tank, distribution box, and drain field, all connected by pipes.

Solid waste services in Stanislaus County are managed by the Department of Environmental Resources (DER), which oversees waste collection, recycling, and disposal to ensure

environmental protection and public health. The county has agreements with three franchised garbage collection companies, each serving designated areas.

Stanislaus County promotes recycling through curbside recycling, which is available in most areas of the county. The county also operates a Household Hazardous Waste Collection Facility in Modesto. In compliance with California's Senate Bill 1383, the county has implemented organic waste collection services for residents.

Energy

Electric power services in Stanislaus County are primarily provided by three entities: Pacific Gas and Electric Company (PG&E), Modesto Irrigation District (MID), and Turlock Irrigation District (TID). Each of these providers offers their residential and business customers programs and services on energy efficiency, financial assistance, and renewable energy options.

Pacific Gas and Electric Company (PG&E) is an investor-owned utility that supplies electricity and natural gas to business and residential customers throughout a significant portion of northern and central California, including areas within Stanislaus County.

Modesto Irrigation District (MID) is a public utility that provides electric service to over 120,000 customers in the Modesto area.

Turlock Irrigation District (TID) is a public utility that delivers electricity to more than 240,000 people in the Turlock area and surrounding communities through a diverse mix of generation resources, including hydropower, wind, and natural gas.

Renewable energy initiatives are underway in Stanislaus County to meet its energy needs and contribute to the state's clean energy goals.

The county benefits from abundant sunlight, making it an ideal location for **solar power projects**. Notable initiatives include the Proxima Solar Project. Proposed by NextEra Energy Resources, this project aims to generate up to 200 megawatts (MW) of solar energy, complemented by 150 MW of battery storage. Spanning approximately 1,100 acres, it represents a significant investment in the county's renewable energy infrastructure.

In June 2024, the San Francisco Public Utilities Commission's CleanPowerSF program committed to a new 20 MW solar project in Stanislaus County, coupled with a 15 MW battery energy storage system. This initiative aims to provide clean and reliable electricity to approximately 385,000 customers in San Francisco. How Stanislaus could be participating may be an opportunity.

Project Nexus, developed by UC Merced and funded with \$20 million by the California Department of Water Resources, involves installing solar panels over irrigation canals in Stanislaus County to produce renewable energy and reduce water evaporation.

The Stanislaus River and its tributaries host several **hydroelectric facilities** including the Tri-Dam project, a collaboration between the Oakdale and South San Joaquin Irrigation Districts, generating significant hydroelectric power for the region. The North Fork Stanislaus River Hydroelectric Development project features the New Spicer Meadow Reservoir and the Collierville Powerhouse, which can generate up to 253 MW of electricity.

Broadband

Broadband services in Stanislaus County are provided by a variety of internet service providers (ISPs) *that* offer residents and businesses multiple options for high-speed internet connectivity. Major *service providers are* AT&T (DSL and fiber-optic), Spectrum (*cable*), Xfinity (*cable*), Frontier Communications (DSL and fiber), Conifer Communications (fixed wireless). Broadband availability *and speed* vary across Stanislaus County, with urban areas like Modesto and Turlock having more options and higher speeds compared to rural regions.

California's Middle-Mile Broadband Initiative is the state's open-access middle-mile network intending to connect underserved regions to the internet and enhance broadband infrastructure across California, including Stanislaus County.

Public Spaces

The county maintains several **community parks** that provide residents with recreational spaces, including playgrounds, sports fields, and picnic areas. The Dos Rios State Park opened to the public in 2024. This 1,600-acre state park is southwest of Modesto, where the San Joaquin and Tuolumne rivers converge. The park features restored floodplains, native plantings, and opportunities for outdoor recreation, including hiking and wildlife observation. There is also a diverse selection of **recreational facilities** that cater to a variety of interests.

- Woodward Reservoir Regional Park north of Oakdale is a 2,900-acre park featuring a large reservoir ideal for boating, fishing, and camping.
- Modesto Reservoir Regional Park is located east of Waterford and provides opportunities for boating, fishing, swimming, camping, picnic spots and wildlife viewing.
- Frank Raines OHV Park in the western foothills caters to off-highway vehicle enthusiasts with designated trails and camping facilities.
- Laird Park, along the San Joaquin River encompasses 97 acres with 30 acres developed for recreational use, e.g., picnic areas, sports fields, and river access for fishing and boating.
- La Grange OHV Park offers trails for motorcycles and ATVs, and camping options. Basso Bridge, part of the La Grange Regional Park, offers river access with a parking lot, restrooms, informal boat launch, fishing, gravel beach area for swimming, trails, and picnic tables.

Public plazas in Stanislaus County foster community engagement and cultural vibrancy by providing venues for cultural events, social interactions, and recreational activities. The design and use of public plazas reflect the character and heritage of each city within the county.

- Tenth Street Plaza (downtown Modesto) is a vibrant mix of retail shops, restaurants, and entertainment venues. The plaza hosts various events throughout the year, including concerts, festivals, and community gatherings, contributing to the city's cultural and social vitality.
- McClatchy Square (Modesto, near the historic McHenry Mansion and Museum) offers gardens and seating areas. The square serves as a venue for public art displays and community events, enhancing the cultural fabric of Modesto.

- Ceres Community Center Plaza (Ceres), adjacent to the Ceres Community Center, this plaza provides an open space for community events, farmers markets, and social gatherings with seating areas and landscaping.
- Graceda Park (Modesto) features open spaces and hosts the annual "Concert in the Park" series by the Modesto Band of Stanislaus County (MoBand).
- Patterson Downtown Plaza (Patterson) serves as a gathering place for community events, including the annual Apricot Fiesta. The space is designed to accommodate activities and promote social interaction and cultural expression.

Community and cultural centers play a pivotal role in fostering cultural appreciation and community engagement throughout Stanislaus County. They provide residents and visitors with opportunities to experience and participate in the arts and offer diverse programs and events.

- Stanislaus Arts Council, based in Modesto, supports and promotes local artists and cultural initiatives. The council maintains a comprehensive directory of non-profit arts and culture organizations in the county, including dance companies, performing arts groups, and visual arts studios.
- Gallo Center for the Arts, located in downtown Modesto, is a premier performing arts venue featuring two theaters, the 1,248-seat Mary Stuart Rogers Theater and the 440-seat Foster Family Theater. The center hosts a wide array of performances, including concerts, theater productions, and dance performances.
- Carnegie Arts Center in Turlock offers exhibitions, rotating art exhibits, classes, and performances that cater to all age groups.
- Modesto-Stanislaus Poetry Center is dedicated to promoting poetry throughout Stanislaus County. The non-profit organization organizes various poetry-related activities, including the Modesto Poetry Festival and the Poetry on Sunday Series at the Carnegie Arts Center.
- West Side Theatre in Newman is a historic venue that hosts live music, theater productions, and community events serving as a platform for local and regional artists.
- State Theatre of Modesto offers a range of cultural programming, including independent films, live performances, and educational events.

Environmental Threats

The most likely and critical environmental risks in Stanislaus County are noted in **Summary of Hazard Significance**. The county and cities of Stanislaus County prepared a multi-jurisdictional hazard mitigation plan (MJHMP) to guide hazard mitigation planning and better protect the people and property of the County from the effects of hazard events. The MJHMP was prepared in accordance with the Federal Emergency Management Agency (FEMA) guidelines and demonstrates the communities' commitment to reducing risks and providing necessary resources in times of need.

Summary of Hazard Significance		
Hazard	Probability	Magnitude of Severity
Ag Pest, Disease	Likely	Limited
Cyber Attack	Likely	N/A
Drought	Likely	Critical
Earthquake	Occasional	Critical
Flood, Levee, Dam Failure	Likely	Critical
Landslide	Occasional	Negligible
Pandemic, Epidemic	Occasional	Critical
Weather-Dense Fog	Likely	Critical
Weather-Heat	Highly Likely	Critical
Weather-Heavy Rain	Highly Likely	Critical
Weather-High Winds	Highly Likely	Critical
Wildfire	Occasional	Negligible
2022 Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan		

Stanislaus County has been included in FEMA disaster declarations in recent years. These declarations have facilitated federal support for Stanislaus County's recovery from natural disasters, underscoring the importance of disaster preparedness and resilience in the region. Notable declarations include:

- Major Disaster Declaration DR-4683-CA (January 2023) due to severe winter storms, flooding, landslides, and mudslides
- Emergency Declaration EM-3591-CA (January 2023) in response to ongoing severe weather
- Major Disaster Declaration DR-4558-CA (August 2020) following the August 2020 wildfires

Climate Resilience and Economic Development

Climate change poses growing risks to Stanislaus County's health, infrastructure, and economy, particularly through rising temperatures, worsening drought conditions, and increased wildfire **risk**. By 2050, the county could experience two to three additional extreme heat waves per year, **and** wildfire acreage is projected to increase significantly, especially in the county's eastern and northern areas.

These risks threaten key industries such as agriculture, logistics, and tourism, while also impacting worker health and water reliability. Recognizing that climate resilience is essential to long-term economic strength, the jurisdictions consider climate-related risks and vulnerabilities as part of broader land use, infrastructure, and site development planning.

Local Climate Action Priority Areas (recommend by State of California)	
Priority Area	Description / Relevance to Economic Development
1. Land Use & Transportation	Promote infill and compact development; align jobs and housing near transit; reduce emissions and sprawl.
2. Infrastructure & Site Development	Integrate resilient water, energy, and transportation systems; support green infrastructure; avoid high-risk development zones.
3. Public Health & Heat Resilience	Address urban heat, especially in vulnerable neighborhoods; increase tree canopy, shade, and access to cooling infrastructure.
4. Equity & Community Engagement	Prioritize outreach to underserved communities; align investment with environmental justice and equity principles.
5. General Plans & Hazard Mitigation	Embed climate adaptation into General Plans, Housing and Safety Elements, and Local Hazard Mitigation Plans (LHMPs).

The Strategy recognizes that economic resilience is increasingly tied to how communities prepare for climate-related risks such as extreme heat, drought, and wildfires. While this Strategy does not serve as a climate adaptation plan, it reinforces local efforts that align with the **State's Scoping Plan**, including integrating climate risk into land use and infrastructure planning, supporting infill development, and promoting investment in disadvantaged communities. These principles help ensure economic growth strategies remain durable, equitable, and future-ready.

Capital Improvements

Summarized here are the intended investments for capital improvements that will ensure the county and cities have a robust and resilient infrastructure to help existing businesses expand, attract private sector investment, and provide a safe environment for residents, workers, and visitors. The capital improvement projects presented here are planned or underway and will serve to revitalize areas within the jurisdictions, including housing developments, community parks, and commercial and potential industrial developments in the **Economic Opportunity Sites**. Additional details on capital improvements included in each jurisdiction's **Economic Development Brief** included in this section.

Summary Capital Improvement Projects (Reported by Jurisdiction)		
Jurisdiction	Project	Project Summary
Stanislaus County	North County Corridor Phase 1	Phase 1 begins at the Claribel & Oakdale Rd intersection. Includes construction of a new four-lane access-controlled expressway, a new interchange at Roselle Avenue, grade separated structures over the BNSF RR line, Terminal Avenue & the Modesto Irrigation District Main Canal. Also new frontage roads to maintain access to adjacent properties
	ACE Ceres-Merced Extension	Extension would include track upgrades, new track, new bridges & a second mainline track along 34 miles of the UPRR Fresno Subdivision between Ceres & Merced. New Turlock, Livingston & Merced Stations along the extension alignment. New layover & maintenance facility in Merced.
	SR 132 West	Creating a safer & more efficient transportation route by decreasing congestion & volume on the highway. Will improve connectivity for SR

		132 & SR 99 through Downtown Modesto. Will make use of the existing right-of-way.
City of Ceres	Measure L Projects	<ul style="list-style-type: none"> • Mitchell Road raised median, traffic signal improvement • Design review for future SR 99 Service/Mitchell Rd interchange • New bike lanes on Herndon Ave, El Camino Ave, Eastgate Blvd
City of Hughson	Measure L Projects	<ul style="list-style-type: none"> • Hughson Ave sidewalk- bike & ped • Santa Fe project • Euclid Avenue overlay • Pavement management program
City of Modesto	Downtown Fire Flow Pipeline Improvements	New 8-inch diameter pipelines (\$724,750) New 12-inch diameter pipelines (\$11,077,500) Upsize to 8-inch diameter pipes (\$19,383,000)
	TOD In Downtown	ACE Train transit-oriented development (\$96 million)
	Tuolumne River Regional Park	The Tuolumne River, originating in Yosemite National Park, is a vital natural resource for Stanislaus County, providing water, power, and supporting agriculture and diverse wildlife, including the largest naturally reproducing chinook salmon population in the San Joaquin Valley. Despite its importance, public access is limited, prompting the creation of the Tuolumne River Regional Park (TRRP) over 40 years ago, with only a portion developed for recreation.
City of Newman	Measure L Projects	Local streets & roads, traffic management, bike & pedestrian safety- StanCOG Pavement Management Program
	Downtown Plaza	Design and planning for plaza and SBDC building to west
City of Oakdale	Measure L Projects	<ul style="list-style-type: none"> • Olive Street improvements • J Street—Sierra to 5th Street improvements • Cloverland Way—A to C Street improvements
	Greger Sports Park	Soccer fields, future gym, restrooms, lighted tennis/pickleball courts & parking
City of Patterson	Measure L Projects	<ul style="list-style-type: none"> • Pedestrian controlled crosswalk safety project—Ward Ave & Mackilhaffy Dr. • I-5/Sperry Avenue traffic interchange project—Westley & Crows Landing intersections. Two phases. • Sperry Avenue improvements—Phase 2 overlay & road reconstruction along Sperry Avenue between American Eagle Ave & Ward Ave.
City of Riverbank	Measure L Projects	<ul style="list-style-type: none"> • Oakdale Road Overlay Project • Improvements on Riverside Drive—between 3rd & 4th Street • Townsend Overlay Project—between Terminal & 8th Street • Silverock Road Overlay Project—between Patterson & Oakdale
City of Turlock	Surface Water Distribution System Improvements	2.3-million-gallon tank, 12 million gallon/day pump station, detention basin & stormwater pump station
	Columbia Pool Improvements	Install pool, mechanical equipment, water & sewer, landscape & irrigation
	Water Main & Sewer Replacement	Install 9,200 lateral feet of 8" water mains & service laterals; 700 LF of 8" sewer mains, 48" diameter manholes
City of Waterford	Capital Projects	<ul style="list-style-type: none"> • Slurry seal of County Gardens Subdivision • Water well at Tim Bell & Vineyard • Interconnection of Waterford & Hickman water systems • Traffic signal at Pasadena & Yosemite Blvd.

Economic Opportunity Sites

During the research and preparation of the CEDS, individual meetings were held with each city and the county (Feb-May) to review and prepare individual **Economic Development Briefs** identifying priority opportunity sites within the jurisdiction, infrastructure needs, capital improvement projects, and economic development initiatives. These profiles provide critical ground-level context to ensure the CEDS aligns with real-time local priorities and opportunities.

Economic Opportunity Sites (Sites) were identified by each city and the County as locations with the potential to support job creation, private investment, and long-term economic growth. Each jurisdiction selected its Sites based on a combination of factors, including:

- Alignment with local and regional planning priorities
- Current level of development readiness (e.g., zoning, entitlements, and infrastructure)
- Suitability for new or infill development, revitalization, or site enhancement

These areas reflect a mix of industrial, commercial, retail, and visitor-serving opportunities, and were prioritized based on their potential to contribute meaningfully to economic resilience and place-based prosperity.

It is important to note that these Sites and areas represent a selected set of priority sites; cities and the County may have additional locations with economic potential that were not included in this initial round of review.

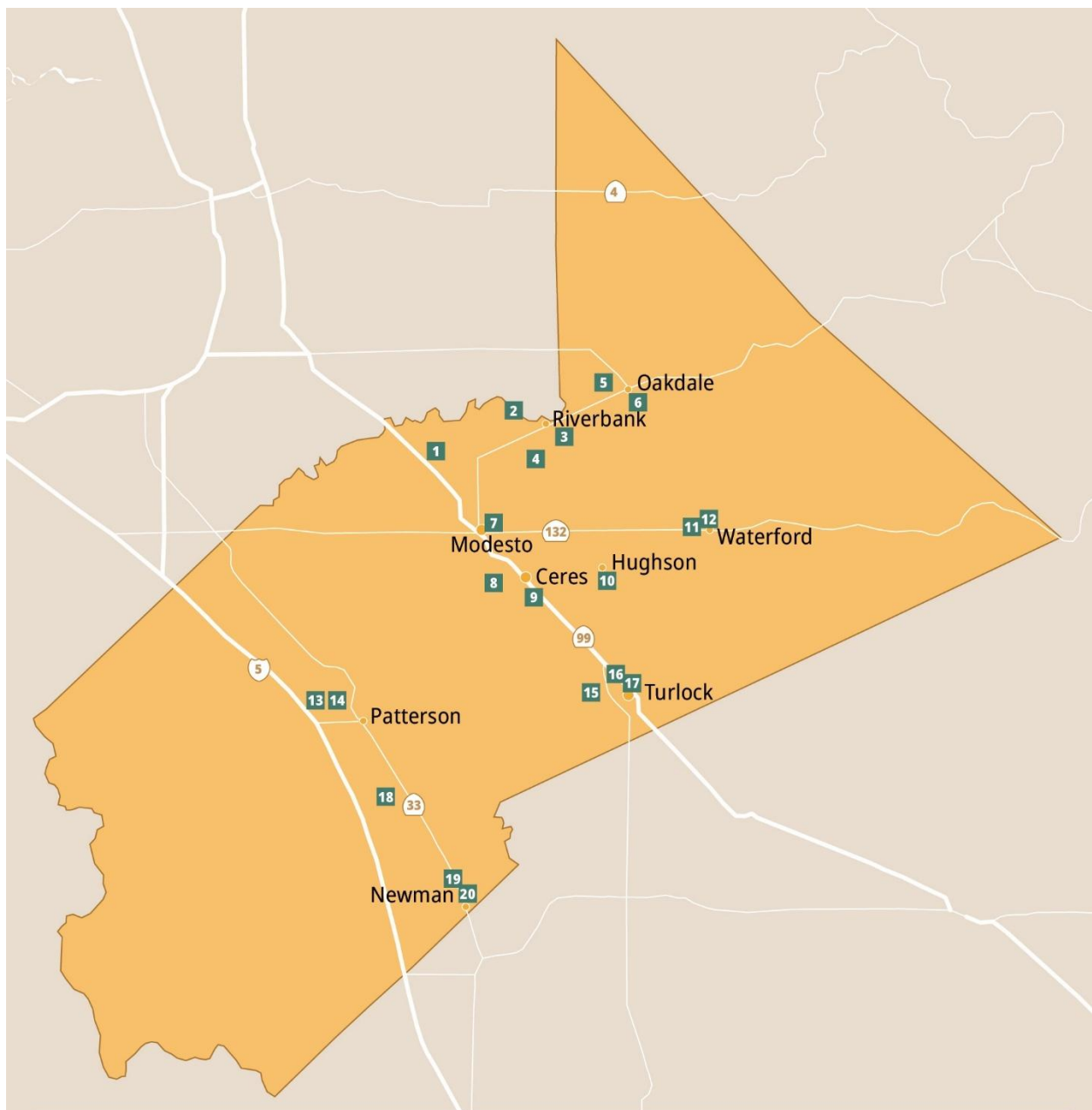
Economic Development Briefs

Each individual **Economic Development Brief** (10) is included in the Appendix Physical, Environmental & Resilience Conditions, Economic Development Brief for reference.

Economic Opportunity Sites

The limited availability of shovel-ready industrial and commercial land is a well-documented barrier to economic growth in Stanislaus County. By highlighting these Economic Opportunity Areas (Sites), cities and the County have a shared foundation to being convening around action strategies for planning, infrastructure investment, and site development.

The Stanislaus County Opportunity Sites Map identifies the location of 20 potential economic opportunity areas throughout the County followed by a brief description of each site. These are further documented in the Appendix Physical, Environmental & Resilience Conditions, Economic Opportunity Sites.



STANISLAUS COUNTY OPPORTUNITY SITES

- | | |
|--|---|
| 1 Kiernan Business Park, Modesto | 12 Vacant Commercial Properties North Side, Waterford |
| 2 River Walk Specific Plan, Riverbank | 13 Arambel Business Park, Patterson |
| 3 Riverbank Industrial Area, Riverbank | 14 Baldwin Ranch Master Planning Area, Patterson |
| 4 Tivoli Modesto, Modesto | 15 West Side Industrial Specific Plan, Turlock |
| 5 Crane Crossing Specific Plan, Oakdale | 16 ACE Ceres-Merced Extension Project, Stanislaus County |
| 6 South Oakdale Industrial Specific Plan, Oakdale | 17 Turlock Town Center, Turlock |
| 7 Old County Courthouse Redevelopment, Modesto | 18 Crows Landing Industrial Park, Stanislaus County |
| 8 West Landing Specific Plan, Ceres | 19 NW Newman Master Plan Area, Newman |
| 9 Copper Trails Specific Plan, Ceres | 20 Hwy 33 Specific Plan, Newman |
| 10 Tully Road Industrial Subdivision, Hughson | |
| 11 Vacant Commercial Properties & Former Burger King, Waterford | |

Crows Landing Industrial Business Park & Airfield (Stanislaus County) a former air facility property, this 1,528-acre business park is envisioned as a vibrant, regional employment center. General land uses include 350 acres for light industrial/manufacturing, 349 for logistics/distribution, 78 acres as a business park, and 370 acres for airports uses (runways, taxiways, hangars). The project includes a phasing plan to be developed over the next 20-30 years.

ACE Ceres-Merced Extension Project (Stanislaus County) extension would include track upgrades, new track, new bridges & a second mainline track along 34 miles of the UPRR Fresno Subdivision between Ceres & Merced. New Turlock, Livingston & Merced Stations along the extension alignment. New layover & maintenance facility in Merced.

West Landing Specific Plan (Ceres) approved in 2011 but still undeveloped, the West Landing Specific Plan area encompasses 906-acres of developed, underdeveloped and agricultural land that is now part of the western city limits. Plan includes a mix of residential totaling approximately 420-acres, 85-acres of retail, 85-acres of office and 130-acres of industrial uses. The industrial area is primarily built out, with opportunities for business parks and varying densities of residential.

Copper Trails Specific Plan (Ceres) 535 acres of unincorporated land within the southeast area, adjacent to the Ceres city limits. Future development could result in up to 2,392 dwelling units and 1.1 million square feet of regional commercial development just west of SR 99 and north of Gondring Road.

Tully Road Industrial Subdivision (Hughson) a subdivision application to divide 46.44 acres into thirty-four industrial lots. Project is located at the south end of the City, just south of the existing California Trus facility.

Kiernan Business Park (Modesto) an attractive opportunity site due to its 614 acres of planned high-quality business and industrial space. Located adjacent to Modesto and close to Highway 99, it offers excellent accessibility. The development includes a mix of business park, office, regional commercial, medical campus, mixed-use, and residential areas, making it a versatile and strategic location for investment.

Courthouse Redevelopment (Modesto and Stanislaus County) The redevelopment of the Downtown Courthouse block and its alignment to the current Downtown Master Plan. The current Courthouse site in downtown Modesto is central to the City's downtown, with initiatives aimed at enhancing green spaces along I Street and infrastructure plans to retain the current building's historical elements along with new mixed-use developments. A thorough evaluation of the space will guide its potential re-development and alignment of the Downtown Master Plan, while improvements aim to foster a vibrant and welcoming downtown area for residents and visitors. The County currently is part owner of the building.

Tivoli Specific Plan (Modesto) Tivoli Modesto is considered an Opportunity Site because it offers a unique chance for development and investment in a growing area. The Tivoli Specific Plan (TSP) aims to foster attractive and distinctive development, ensuring public facilities and services are adequately provided. It includes a mix of residential, commercial, and recreational spaces, promoting a vibrant community.

Hwy 33 Specific Plan (Newman). Updated in January 2022, the Highway 33 Specific Plan provides direction for parcels along the Hwy 33 corridor, primarily comprised of commercial, office and business park uses. The corridor runs north-south and does pass through the central downtown area.

Northwest Newman Master Plan Area (Newman) this master planned area consists of a mix of residential, business park, community commercial, office, parks and school uses within a 362-acre area north and west of town. The area is adjacent to existing manufacturers including DIGZ Prefab & Modular Homes and Westside Landscape & Concrete. The area is partially outside city limits, but within its sphere of influence.

South Oakdale Industrial Specific Plan (Oakdale) adopted in May 2006, the South Oakdale Industrial Specific Plan is located at the south end of town in an area within city limits and primarily undeveloped. The plan includes 383 acres of industrial, 68 acres of office and 56 acres of general commercial uses.

Crane Crossing Specific Plan (Oakdale) located across two separate areas on the western edge of town, the Crane Crossing Specific Plan outlines low, medium and high-density residential uses with some supporting general commercial uses along Highway 108/West F Street. There are 168 acres targeted for residential and 64 acres allotted for general commercial and flex uses. The plan was adopted in March 2014.

Arambel Business Park (Patterson) the Arambel Business Park represents the expansion of the existing West Patterson Business Park (WPBP) to include parcels located north and west of the WPBP. There is a Restoration Hardware fulfillment center located at Arambel, with opportunity sites located west and north of the fulfillment center. Adopted in 2012, Arambel has 652 acres of light industrial area, 87 acres as a business park, and 35 acres general commercial.

Baldwin Ranch Master Planning Area (Patterson) adopted in 2022, the Baldwin Ranch Master Plan proposes almost 1,300 acres to be developed with a range of housing densities, a mixed-use town center, a commercial center and 317-acres of light industrial uses along the western edge, fronting the east side of Rogers Road. The plan area is located on the north end of town, adjacent to the existing edge of development within the city.

Riverbank Industrial Area (Riverbank) former Army Ammunition Plant located in SE portion of City, east of Claus Rd, north of Claribel Rd. Location of Aemetis carbon sequestration and bio jet fuel facility. Area is served by BNSF rail spur. Being touted as a “green” industrial park, but still in possession of Army and contamination cleanup is required before they turn over to the City. Warehouses are being used, with leases coordinated by City (City is receiving those funds).

River Walk Specific Plan (Riverbank) adopted in 2024, the River Walk Specific Plan is a mixed-use development project encompassing almost 1,000 acres in the northwest corner of the City. The land uses proposed include a variety of housing densities, Mixed-Use, and Parks/Recreation, including all infrastructure and utilities necessary to service the development. The RWSP estimates between 2,432 – 2,682 residential units, and 375,000 and 875,000 square feet of Mixed-Use for commercial, office, service, or retail use, as well as some transitional care facilities. A large portion of the RWSP is intended to be an age-restricted active adult community, while a portion will not be age restricted.

Turlock Regional Industrial Park & West Side Industrial Specific Plan (Turlock) includes more than 1,700 acres of industrially zoned parcels with the balance of acreage divided between Business Park and Commercial zoned parcels. The City has invested more than \$14 million in water and sewer infrastructure to make large areas of the park “shovel ready”. Adopted in 2006.

Turlock Town Center (Turlock) a 8.37 acre neighborhood shopping center that is fully-leased with a grocery and drug-anchored retail center in the City. 29 retail suites and five retail pads. Currently listed for sale at \$48.8 million.

Vacant Commercial Properties and former Burger King on Yosemite Boulevard (Waterford) two vacant parcels (APN 080-045-027 and 080-045-051) totaling 4.19 acres with frontage improvements. Two parcels to the west at 11900 Yosemite Blvd is a vacant Burger King drive-thru. Zoning is Commercial Highway.

Vacant Commercial Properties on north side of Yosemite Boulevard (Waterford) two vacant parcels (APN 080-065-022 and 080-047-003) are each just over one-half acre with frontage along Yosemite Blvd. Zoning is Commercial Highway.