



April 16, 2026

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: DISPOSITION BY STANISLAUS COUNTY AND ACQUISITION BY THE CITY OF MODESTO OF A .70-ACRE PORTION OF THE UNITED COMMUNITY CENTER AND PARK, LOCATED IN THE COMMUNITY OF GRAYSON, FOR THE PURPOSES OF IMPROVING THE CITY OPERATED WATER SYSTEM OF THE COMMUNITY OF GRAYSON.

Stanislaus County ("County") is proposing to dispose of a .70-acre portion of a County owned property commonly known as the United Community Center and Park ("park"), to allow the City of Modesto ("City") to utilize the property for storm drainage purposes to support the City operated water system serving the Grayson community. The area to be disposed of is located on the eastern edge of the park, identified as Assessor's Parcel Number 016-034-014 and generally located on Mary Street, between Grayson Road and Martha Street, in the Community of Grayson (see Attachment B – *Grayson Disposition Exhibit*).

As required by State of California Government Code (GC) Section 65402(c), this project is being brought to the Planning Commission for a determination of conformity with the County's adopted General Plan, prior to property disposition by the County or acquisition by a public agency. (See Attachment A – *General Plan Consistency Request Received from Andrew Johnson, Director of the General Services Agency, Stanislaus County, dated February 26, 2026.*) Although not requested by the City of Modesto, this memo is also requesting that the General Plan Consistency finding also be applied to the acquisition of the property by the City, as required by CA GC Section 65402(b).

Overview and Background

The County maintains certain lands for public park and recreational purposes. The proposed transaction involves only a vacant and unimproved portion of the park property, located east of the park and the City's well site, and will not impact existing recreational facilities, park programming, or public access to the remaining park land. As a condition of the sale, the City has agreed to grant a Road Easement Deed to the County.

The existing water system that currently serves the community of Grayson is owned and operated by the City. The City is continually working to improve the system to help aid in fire flow capacity, supply/pumping capacity, and system reliability. To accomplish this, the City has constructed below-ground improvements for a new well (Grayson Well 69), located at the Southeast corner of Mary Street and Charles Street, which included clearing and grubbing of the project site, drilling of a new well, well casing installation, and partial grading to level the project site. The scope of work for installing new water main improvements also added new fire hydrants, water valves, and improved water services for the Grayson community. The City has constructed surface improvements to the new well site (Grayson Well 69). These improvements consist of the installation of a new pump head, pump, and electrical building, perimeter fencing, well site lighting, Mary Street improvements near the site, park-facing lighting, drivable access for park maintenance vehicles, and relocation of park irrigation onto park property. During construction, it was determined that the well site would require a new storm drain basin.

Because this information was identified during construction, the initial proposed site for the well was not designed with adequate capacity to house a basin. As a result, the City requested that the County sell the park property to the City near the well site. The park property will be used to accommodate the Grayson Well 69 surface improvements project.

The Board of Supervisors approved the disposition on January 27, 2026. The City of Modesto City Council approved a Purchase and Sale Agreement for the Subject Property on November 25, 2025.

The property acquisition site is surrounded by agricultural uses to the south and the Community of Grayson to the north.

Immunity from County Zoning

The proposed disposition site has a General Plan designation of Low-Density Residential and a zoning designation of Planned Development (P-D) (272). P-D (272) was approved on November 12, 2002 by the Board of Supervisors (REZ 2002-16) to allow creation of the Grayson Community Center, a well, and a park with a picnic and tot lot area and soccer and baseball fields. The Land Use Element of the General Plan discusses the siting of public facilities and services in Stanislaus County and permits public buildings and facilities in virtually all of the various zoning districts provided specific criteria can be met. Generally, a use permit would be required, which allows public review of the request and allows Planning Commission review to ensure suitable locations. However, California Government Code Section 53091 grants cities and counties mutual immunity from their respective zoning and building codes. The proposed project is considered to be immune from the County's zoning ordinance and will not be required to go through the County's use permit process. The property disposition and acquisition are still required to be presented to the County's Planning Commission for a conformity review with the County's General Plan. The City of Modesto is responsible for completing environmental review in compliance with the California Environmental Quality Act.

General Plan Conformity Analysis

As stated above, State law requires real property acquisition or disposition by a public entity to be brought to the Planning Commission for a determination of General Plan Consistency, prior to acquisition or disposition.

The Stanislaus County General Plan contains several Elements (including, but not limited to, Land Use, Conservation and Agriculture) which identify goals, policy measures and implementation measures that are directly applicable to proposed acquisition site, project and any activities associated with it. Staff suggests that the proposed project will help carry out the following General Plan goals, policies, and implementation measures:

Land Use Element

Goal Two: Ensure compatibility between land uses.

Policy Fourteen: Uses shall not be permitted to intrude into or be located adjacent to an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.

Policy Six: Preserve and encourage upgrading of existing unincorporated urban communities.

Goal Four: Ensure that an effective level of public service is provided in unincorporated areas.

Policy Twenty-Four: Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc.

Goal Six: Promote and protect healthy living environments.

Policy Twenty-nine: Support the development of a built environment that is responsive to decreasing air and water pollution, reducing the consumption of natural resources and energy, increasing the reliability of local water supplies, and reduces vehicle miles traveled by facilitating alternative modes of transportation, and promoting active living (integration of physical activities, such as biking and walking, into everyday routines) opportunities.

Conservation/Open Space Element

Goal Two: Conserve water resources and protect water quality in the County.

Policy Eight: The County shall support efforts to develop and implement water management strategies.

Policy Nine: The County will investigate additional sources of water for domestic use.

Housing Element

Program 3-9 Infrastructure: Infrastructure availability is crucial to the development of housing to meet the County's share of the RHNA. This program will facilitate the prioritization and expansion of services for affordable housing projects.

Action 3-9b: Continue to assess and prioritize the infrastructure needs of underserved communities.

The proposed property disposition is supported by many of the General Plan goals and policies aimed at upgrading existing communities and their infrastructure and helping to conserve and improve water resources in the County. The size and design of the project are such that it will not conflict with surrounding agricultural uses and the use will help improve the Community of Grayson's water system.

RECOMMENDATION:

Staff recommends that the Planning Commission find that the disposition by Stanislaus County and acquisition by the City of Modesto of a .70-acre portion of the United Community Center and park, located in the Community of Grayson, for the purposes of improving the City of Modesto operated water system of the Community of Grayson, to be in conformance with the Stanislaus County General Plan.

Attachments:

- Attachment A - General Plan Consistency Request Received from Andrew Johnson, Director of the General Services Agency, Stanislaus County, dated February 26, 2026
- Attachment B - Grayson Disposition Exhibit



GENERAL SERVICES AGENCY

ANDREW JOHNSON
DIRECTOR/PURCHASING AGENT

AL VALENCIA
ASSISTANT DIRECTOR

BRAD DIEMER
PURCHASING MANAGER

CARA KIELY, CPA
FISCAL MANAGER

CODY NELSON
REAL ESTATE PROGRAM MANAGER

February 27, 2026

Angela Freitas and Kristin Doud
Department of Planning and Community Development
Stanislaus County 1010 10th Street Suite 3400
Modesto, CA 95354

SUBJECT: Request for Government Code Section 65402 General Plan Consistency Finding Proposed Sale of APN 016-034-014-000 (Portion) to the City of Modesto

Dear Angela and Kristin,

I am writing to request a determination of General Plan consistency pursuant to California Government Code Section 65402(c) regarding the proposed sale of real property in Grayson from the County of Stanislaus to the City of Modesto.

On January 27, 2026, the County of Stanislaus and the City of Modesto entered into a Purchase and Sale Agreement for the fee simple title to a portion of Assessor's Parcel Number 016-034-014-000. This property is associated with the Grayson Well Site project. The agenda item can be found here: <https://www.stancounty.com/bos/agenda/2026/20260127/B06.pdf>

The purpose of this land transfer is to support necessary public utilities. Specifically, the City of Modesto will use the acquired property for storm drainage improvements that are needed for Grayson's wellsite system. As a condition of this sale, the City of Modesto has agreed to grant a Road Easement Deed back to the County.

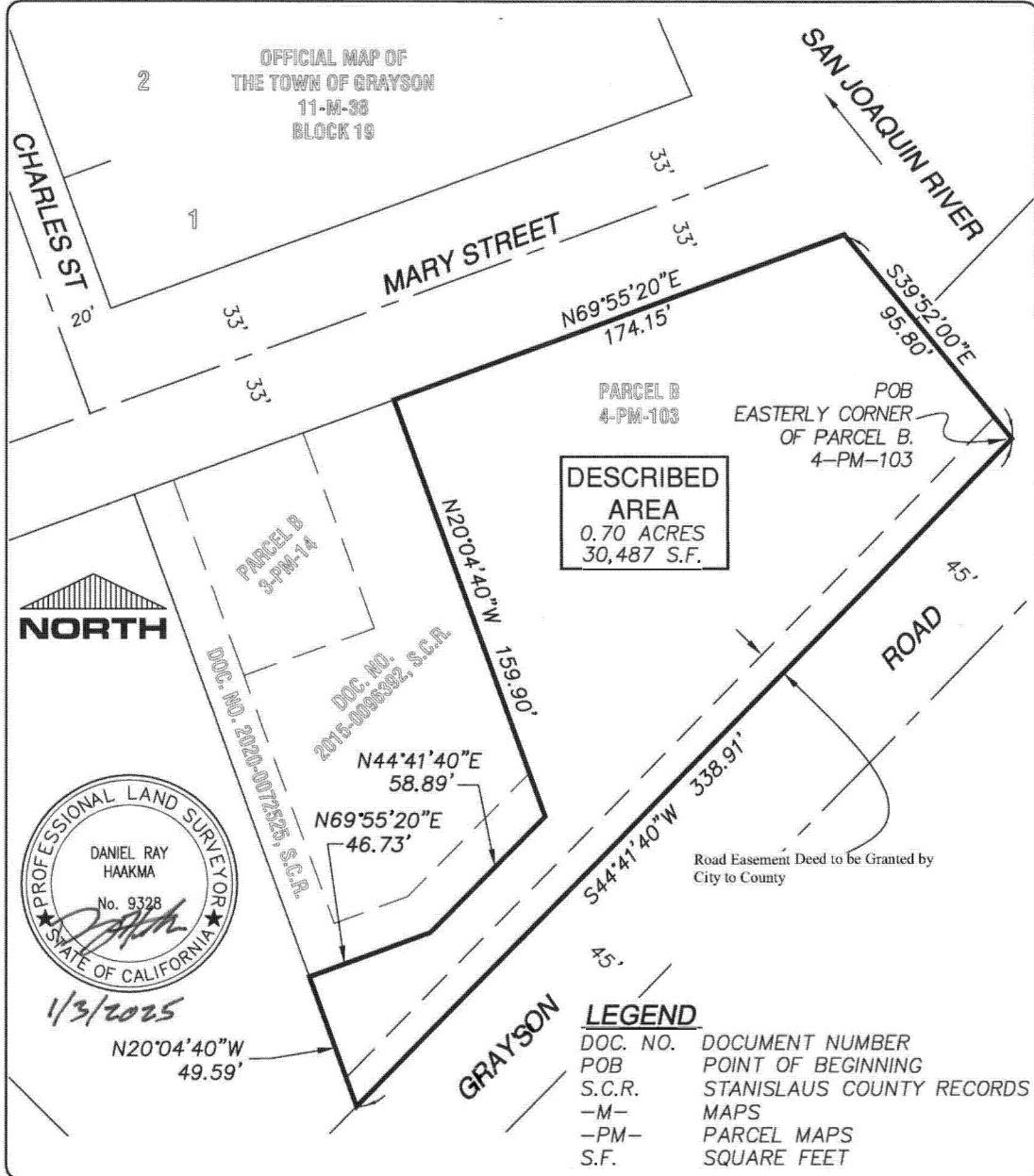
Because this transaction involves the disposition of real property by the County and the acquisition of property by another local agency, we request that your department review this transfer and the intended use of the site to find it in conformance with the Stanislaus County General Plan in accordance with Government Code Section 65402(c).


Thank you for your time and assistance with this matter.

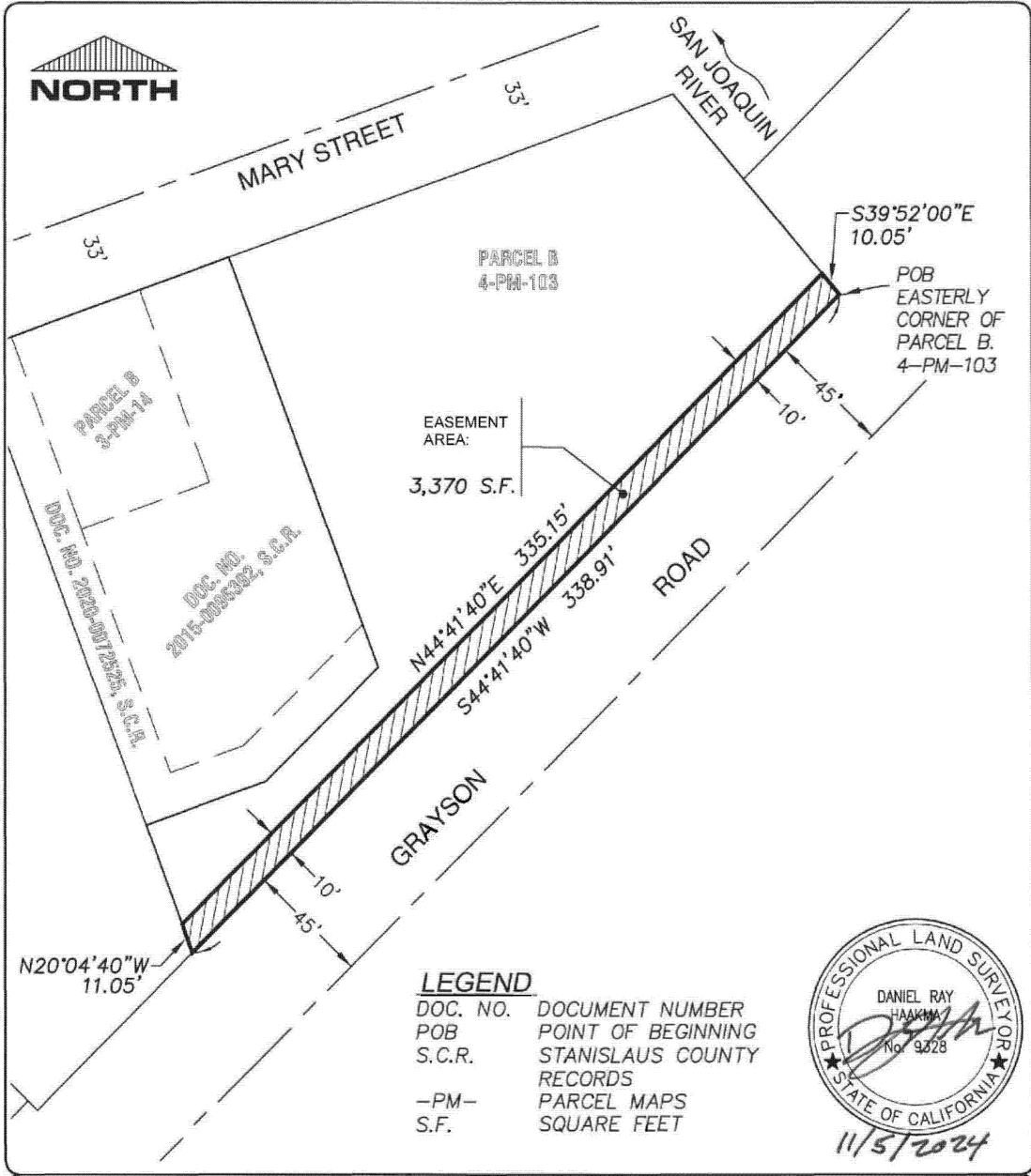
Sincerely,


Andrew Johnson
Stanislaus County General Services Agency Director/Purchasing Agent

ATTACHMENT A



PREPARED BY: M.K.	EXHIBIT 2-2	 MODESTO CALIFORNIA
DATE: 12/12/2024	PLAT TO ACCOMPANY LEGAL DESCRIPTION COUNTY OF STANISLAUS LAND TO THE CITY OF MODESTO	
SCALE: 1" = 50'	PROJECT: GRAYSON WELL SITE	PROJECT NUMBER 101081
SHEET: 1 OF 1		



PREPARED BY: D.H.	EXHIBIT 3-2	
DATE: 11/5/2024	PLAT TO ACCOMPANY LEGAL DESCRIPTION	
SCALE: 1" = 50'	PROJECT: GRAYSON WELL SITE	PROJECT NUMBER 101081
SHEET: 1 OF 1		