

5 Housing Resources

This chapter documents the methodology and results of the housing Sites Inventory analysis conducted to demonstrate Stanislaus County's ability to satisfy its share of the region's future housing need. Infrastructure, services, and financial and administrative resources available for the development, rehabilitation, and preservation of housing in the County are also discussed in this chapter.

5.1 Regional Housing Needs Assessment Requirement

State law requires each community to play a role in meeting the region's housing needs. A jurisdiction must demonstrate in its Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of Stanislaus County's land inventory in meeting future housing needs.

This update of the County's Housing Element covers the planning period of December 31, 2023, through December 31, 2031 (called the 6th cycle Housing Element update). The California Department of Housing and Community Development (HCD) is responsible for determining the regional housing need for each region's planning body known as a "council of governments" (COG). After a consultation process between each region's COG and HCD, the final regional housing need for the region is issued by HCD.

Stanislaus County's share of the regional housing need is allocated by the Stanislaus Council of Governments (StanCOG) based on a public methodology detailed in the 6th cycle Regional Housing Needs Allocation Plan based on recent growth trends, income distribution, and capacity for future growth. The RHNA methodology uses weighting of indicators such as opportunity access and job proximity to allocate housing units by different income categories. The County must identify adequate land with appropriate zoning and development standards to accommodate its assigned share of the region's housing needs. The County's share of regional future housing needs is 2,475 total units. The RHNA process does not project the need for extremely low-income units, but pursuant to state law (AB 2634), the County must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The number of units is distributed among five income categories, as shown below in Table 5-1.

Table 5-1 Unincorporated Stanislaus County Housing Needs for 2023-2031

Income Category (% of Stanislaus County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)	275	11.1%
Very Low (30 to 50% of AMI)	299	12.1%
Low (51 to 80% of AMI)	398	16.1%
Moderate (81% to 120% of AMI)	458	18.5%
Above Moderate (> 120% of AMI)	1,045	42.2%
Total	2,475	100.0%

Note: The RHNA does not project the need for extremely low-income units. The County's projected need for extremely low-income units is based on Census data for the income distribution within the county. State law does not mandate separate accounting for the extremely low-income category.

Source: Final Regional Housing Needs Allocation (RHNA), StanCOG, 2022

StanCOG is required to allocate units across income categories to reduce the concentration of lower-income households in historically lower-income communities. The RHNA for each jurisdiction is distributed into four income categories based on the Area Median Income (AMI):

- Very Low Income (less than 50 percent of AMI)
- Low Income (50-80 percent of AMI)
- Moderate Income (80-120 percent of AMI)
- Above Moderate Income (more than 120 percent of the AMI)

The County's very low-income requirement is 574 units. The number of extremely low-income units included here was projected using Census data. According to 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data, developed by the United States Department of Housing and Urban Development (HUD), 24.5 percent of households in the County earned less than 50 percent of the AMI. Among these households, 48 percent earned incomes below 30 percent (extremely low). Therefore, the County's RHNA allocation of 574 very low-income units was distributed as 275 extremely low (48 percent of the 574 very low-income units required by the RHNA) and 299 very low-income units. However, for the purpose of identifying adequate sites for the RHNA allocation, state law does not mandate separate accounting for the extremely low-income category.

5.2 Fulfilling the RHNA Obligation

Jurisdictions can use planned and approved projects, estimated accessory dwelling unit (ADU) production, and the potential development capacity of vacant and underutilized sites to accommodate the RHNA. Vacant and underutilized sites must have adequate zoning for the development of housing across income categories.

5.2.1 Planned or Approved Units

Residential developments planned, approved, and permitted, but not yet built ("pipeline projects") can be credited towards the County's RHNA for the 6th cycle Housing Element provided it can be demonstrated that the units will be built by the end of the 6th cycle's projection period. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Single-

family homes are usually sold at market-rate prices, with no affordability covenants attached to the land. Multifamily or single-family developments that use density bonuses, public subsidies, or other mechanisms that restrict rents or sales prices would be restricted to specified below-market rate prices affordable to households in the various income categories described above. There are currently 10 projects in the development pipeline as shown on Table 5-2 in Figure 5-1. These projects are primarily focused in the Keyes and Denair communities. Together, these projects include 247-252 market-rate units affordable to above moderate-income households.

Once a building permit is issued, construction typically begins within a few months. Subdivisions benefit from pre-approved Master Plans, which streamline building permit reviews and allow for quicker transitions to construction. Subdivision maps are valid for two years after project approval, with the possibility of six additional one-year extensions under State law, allowing a total lifespan of up to eight years. On average, the time between project approval and map recording is five years.

Based on the County's record, there are often significant delays between the date of development approval and the date of building permit issuance. This is the result of developer delays in securing financing and does not result from the County's permitting process. Occasionally, approved projects result in expired entitlements. Of the 10 examples listed in Table 5-2, two expired and required new land-use entitlements. Both projects have received new entitlements:

- *Orange Grove Estates*: Originally approved in 2006, this map expired due to the developer's failure to file a time extension request. A new map was approved in 2018.
- *Isaaco Estates*: Approved in 2016, this map expired for the same reason. A new map was approved in 2021.

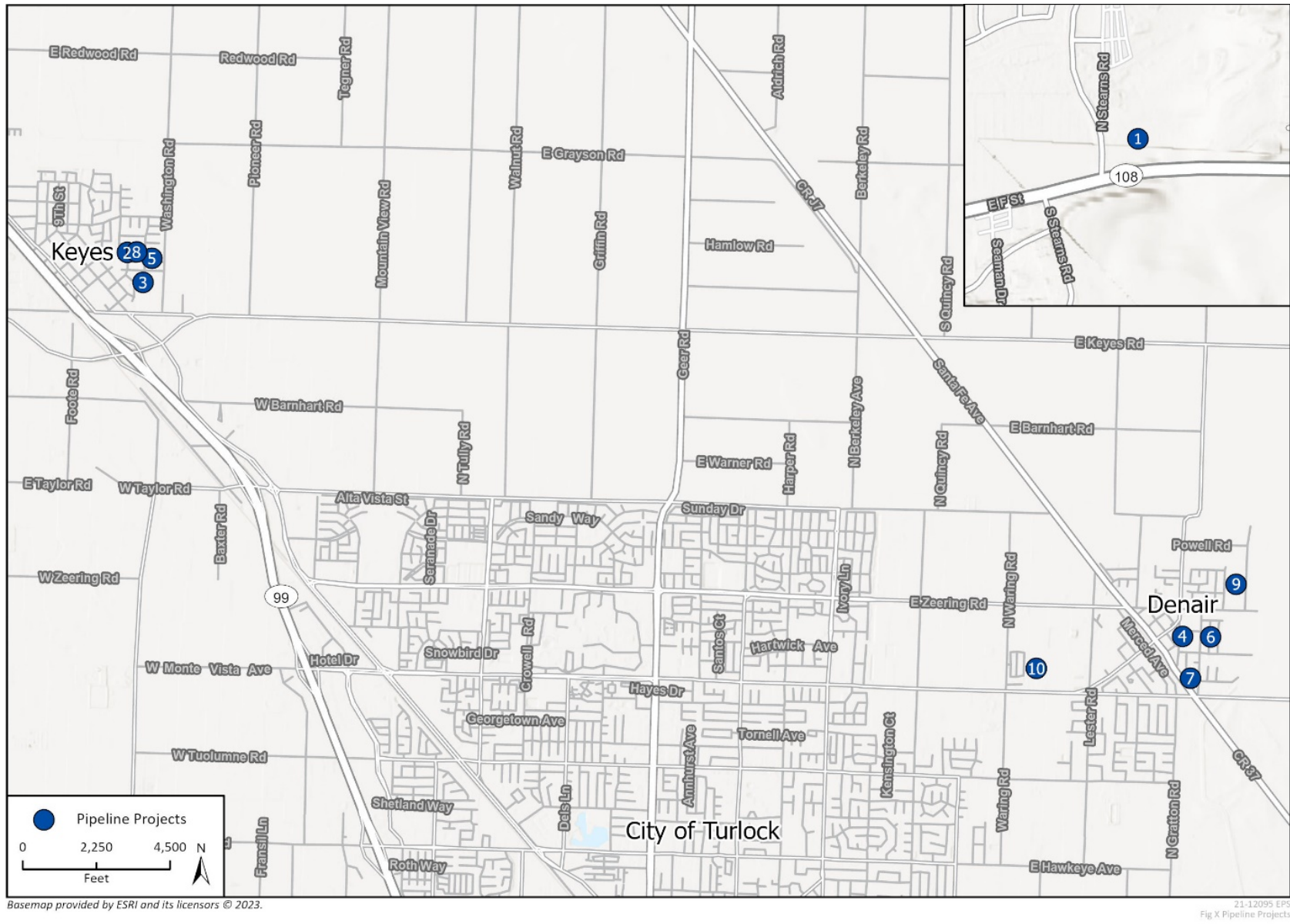
Programs 2-1 and 3-4 of the Housing Plan seek to reduce constraints to housing development by assisting developers with developments costs for affordable projects and creating a ministerial approval process for housing developments that include 20 percent of the units as housing affordable to lower-income households. There are no known barriers, within the County's control, which would preclude development in the planning period. Based on the current status the projects listed in Table 5-2, the County anticipates all pipeline projects will be completed during the planning period.

Table 5-2 Planned and Approved Projects

Map ID	Project Name	APN	Total Units Approved	Total units built	6 th cycle RHNA	Date of Approval	Time Extensions (one-year each)	Grading Permit/BOS Approval	Date of Subdivision Map Recordation	Date of Building Permit Issuance	Status and Estimated Completion Date
1	Fairway 7 Estates	064-081-001 to -013	13	8	6	1/26/16	Two ext. to 1/26/20	2/2/2018 submitted/2/5/18 issued/10/15/21 finalized	9/3/2021	2/8/22	Full build out est. in 2025
2	Keyes 19 North	045-075-001 to -027; and 045-076-001 to 037	64	64	3	10/18/16	Two ext. to 10/18/21	BOS acceptance of improvements 6/15/21	7/1/2021	4/6/22	All 64 lots have been issued building permits (61 in 5 th cycle and 3 in 6 th cycle)
3	Gold Star Inv. (Keyes at Normal)	045-071-006	28	20	28	11/6/18	One ext. to 11/6/21	12/9/2019 issued/8/27/2021 finalized/BOS acceptance of improvements 11/7/23	11/16/23	3/11/24	Remaining 8 units have building permits issued; Construction is nearly complete and permits are all in various phases of being finalized.
4	WPD Homes, Inc.	024-024-037	13	0	13	August, 2021	N/A	N/A	N/A	N/A	(TM PLN2024-0014 – FQC, Inc. – Going to Board in 01/25 to create 11 zero lot line lots for townhomes & UP PM PLN2024-0015 – FQC, Inc. to create to zero lot line lots for townhomes going to PC on 12/19/24.)
5	Orange Grove Estates	045-021-041	8	0	8	7/17/18	Five ext. to 07/17/25	N/A	N/A	Map not yet recorded	Grading permit is under review; Construction anticipated to occur within planning period
6	Elmwood Estates	024-055-060	17	0	17	12/6/22	One ext. to 12/6/25	10/11/24 submitted	N/A	Map not yet recorded	Construction anticipated to occur within planning period

Map ID	Project Name	APN	Total Units Approved	Total units built	6 th cycle RHNA	Date of Approval	Time Extensions (one-year each)	Grading Permit/BOS Approval	Date of Subdivision Map Recordation	Date of Building Permit Issuance	Status and Estimated Completion Date
7	Isaaco Estates	024-025-002, -014, -052, -053	11	0	11	9/28/21	Two ext. to 9/28/25	3/30/22 submitted/8/14/24 issued	N/A	Map not yet recorded	Grading permit issued 9/11/23; Preparing Board item for improvement plans; Construction anticipated to occur within planning period
8	Keyes 19 South	045-071-005	27	1	27	10/18/16	Three ext. to 10/18/21	BOS acceptance of improvements 11/7/23	11/16/2023	4/30/24	Remaining 26 units have building permits being reviewed.
9	Hoffman Ranch Subd.	024-022-027	67	0	67	6/6/23	N/A	N/A	N/A	Map not yet recorded	Currently working on subdivision improvement plans; Recording of the map and construction anticipated to occur within the planning period.
10	Lazares Subd.	024-012-009	72	0	72	08/16/22	One ext. to 08/16/25	6/6/24 submitted/8/8/24 issued	N/A	Map not yet recorded	Grading has begun; Working with Public Works on their Subdivision Improvement Plan; Map recording and construction anticipated to occur within planning period
Total Units			320	93	252						Full build out est. in 2025

Figure 5-1 Planned and Approved Projects



5.2.2 Accessory Dwelling Units (ADU)

Accessory dwelling units (ADUs) anticipated to be built between 2023 and 2031 are also credited towards the County's RHNA. An ADU is a secondary dwelling unit on residentially zoned property with an existing single-family or multifamily residence. Due to its small square footage, it could provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, people with disabilities, and others.

A total of 95 ADUs were permitted between January 2019 and December 2022. Trends in the County indicate that the number of ADU permit applications have been increasing in recent years. The County of Stanislaus Building Permits Division permitted 13 ADUs in 2019, 14 in 2020, 26 in 2021, and 42 in 2022. This overall increase in ADU permits is likely due to recent state legislation that has reduced regulatory barriers to permit and build ADUs. Assuming annual permits will average 23 units per year, the County has assumed 184 ADUs will be permitted between 2023 and 2031. ADUs are often leased for rates affordable to lower-income households due to their typically smaller size and tendency to be rented to friends and family of the property owner. However, given that no restrictions on rent are required, the County assumes all 184 ADUs will be affordable to above moderate-income households.

5.2.3 Remaining Share of RHNA

After counting anticipated units from pipeline projects and anticipated ADUs, the County must demonstrate its ability to meet its remaining housing needs through the identification of sites suitable for housing development. Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2). This inventory of suitable land is called the Sites Inventory.

Table 5-3 shows the remaining RHNA after subtracting ~~431~~ 436 anticipated units from pipeline projects and ADUs. The County has satisfied approximately ~~187~~ percent of its total RHNA allocation for the 2023-2031 planning period. The County must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of an additional ~~2,039~~ 44 units. This total includes 574 very low-income, 398 low-income, 458 moderate-income, and ~~609~~ 14 above moderate-income units.

Table 5-3 Remaining Share of RHNA

Affordability Category	RHNA Allocation	Units Pending or Approved or Under Construction	Estimated ADUs	Remaining RHNA
Very Low	574	0	0	574
Low	398	0	0	398
Moderate	458	0	0	458
Above Moderate	1,045	247 252	184	614 609
Total	2,475	247 252	184	2,044 2,039

5.2.4 Capacity of Identified Residential Sites Under Current Zoning

To demonstrate capacity to accommodate the remaining RHNA, the County has identified sites with zoning suitable for housing development before 2031. Pursuant to Government Code Section 65583.2(c), the County must calculate the realistic development capacity (the realistic number of units that could be built) of the sites identified. On sites where existing residential units are expected to be redeveloped, the number of existing units on the site is subtracted to provide a net unit count that can be applied towards the RHNA. Where existing residences are expected to remain, the estimated capacity of the site was reduced based on the amount of land available for development while maintaining existing structures.

The Sites Inventory includes parcels in five zoning districts with varying allowable densities in the following zones:

- **Rural Residential (R-A).** This zone provides single-family residential uses on larger lots, small-scale agricultural operations, and related development standards. The Zoning Code permits a minimum building site area of 8,000 square feet for sites serviced by public sewer and water facilities, 20,000 square feet for sites serviced by public water and septic tank facilities or private well and public sewer facilities, and one acre for sites serviced by private well and septic tank facilities. The minimum building site area is three acres for sites with Estates Residential Land Use designation.
- **Single Family Residential (R-1).** This zone provides for single-family residential uses and related activities at densities up to eight dwelling units per acre if served by public water and sewer, or two dwelling units if served by a septic system.
- **Medium Density Residential (R-2).** This district provides for low-density residential uses and related activities as permitted in the R-1 zone and for multifamily dwellings at densities up to 14 dwelling units per acre.
- **Multiple-Family Residential (R-3).** This district provides for any residential uses and related activities as permitted in the R-1 and R-2 zone and for multifamily dwellings and apartment houses at densities up to 25 dwelling units per acre.
- **Planned Development (P-D).** Planned Development zoning provides opportunities for larger-scale projects incorporating creative and cohesive design concepts. The district is intended to allow modification of requirements established by other districts and diversification in the relationship of different uses, buildings, structures, lot sizes and open spaces, while ensuring compliance with, and implementation of the General Plan. The P-D-zoned sites included in the inventory are already subdivided and allow one dwelling unit per parcel.

In addition to zoning districts listed above, additional residential capacity has been identified in the Diablo Grande Specific Plan (DGSP). The DGSP sites included in the inventory are subdivided and allow one dwelling unit per parcel.

The County assumes the realistic development capacity of the identified sites may be less than the full development capacity allowed by the parcel's zoning and land use designation. This conservative assumption is based on site-specific conditions and development standards that may reduce the development potential of a given site. Parking requirements, the necessity of flood control infrastructure, and irregularly shaped parcels all impact the ability to achieve the maximum density allowed by the zoning code. A detailed discussion of the suitability of identified sites is presented in Sites Inventory Methodology and Justification.

Residential Development Trends

Due to the rural land use patterns and lack of infrastructure in unincorporated areas of the county, there are few examples of multifamily development. To support density assumptions for the Sites Inventory, the County reviewed nine single-family projects and 10 multifamily projects developed in incorporated communities in Stanislaus County within the last 10 years. As shown in Table 5-4 below, the incorporated communities of Stanislaus County have seen multifamily residential development across a variety of scales and zoning districts. While new multifamily developments are less common in the unincorporated areas of the County, Programs 3-1, 3-6, and 3-7 of the Housing Plan are intended to facilitate multifamily development similar to the recent projects identified. Site characteristics of example projects used to establish development trends in the past decade, including zoning district, previous uses, and percent of allowable density achieved, are consistent with the assumptions made for the Sites Inventory.

Table 5-4 Typical Densities of Residential Projects in Stanislaus County

Project	Locality	Zoning	Max Density	Site Acreage	Total Units	Achieved Density (du/acre)	Percent Yield
Fairway 7 Estates	East Oakdale	R-A (Well and Septic)	1.0	8.10	8	0.99	100%
Keyes 19 North	Keyes	R-1	8.7	11.80	62	5.25	61%
Gold Star Investments, LLC	Keyes	R-1	8.7	5.87	28	4.77	55%
Orange Grove Estates	Keyes	R-1	8.7	1.89	8	4.23	50%
Elmwood Estates	Denair	Will rezone to new P-D	8.7	4.82	17	3.53	41%
Isaaco Estates	Denair	R-A	5.4	2.86	11	3.85	73%
Keyes 19 South	Keyes	R-1	8.7	5.10	26	5.10	59%
Hoffman Ranch Subdivision	Denair	Will rezone to new P-D	8.7	15.90	76	4.78	55%
Lazares Subdivision	Denair	R-A (Public Water and Sewer)	5.4	18.20	69	3.79	70%
Single Family Average						4.03	63%
Oak Leaf Meadows	Oakdale	R-2	14	3.25	56	17.2	123%
Stonegate Village	Patterson	Medium Density Residential	12	7.00	138	19.7	164%
Avena Bella, Phase 2	Turlock	Planned Development	30	2.20	61	27.7	92%
Archway Commons Phase 1	Modesto	Planned Development	29	4.50	76	16.9	58%
Archway Commons Phase 2	Modesto	Planned Development	29	3.17	74	23.3	80%
3313 Coffee	Modesto	Planned Development	29	0.9	15	16.3	56%
0 Vine Street	Modesto	Planned Development	29	0.6	35	62.0	214%

Project	Locality	Zoning	Max Density	Site Acreage	Total Units	Achieved Density (du/acre)	Percent Yield
3600 Dale	Modesto	Planned Development	29	1.7	44	25.6	88%
112 James Street	Modesto	R-3	29	0.3	7	25.6	88%
WPD Homes Duplexes	Denair	Planned Development	14	0.77	10	13.0	92%
Multi-family Average						24.7	106%

On average, multifamily developments throughout the County achieved densities of 25 dwelling units per acre and on average achieved over 100 percent of the maximum density allowed on the site. Typically, single-family developments throughout the unincorporated areas of the County achieved densities of approximately 63 percent of the maximum density allowed on the site. Finally, a recent duplex project in Denair by WPD Homes will construct 10 units on a 0.77 acre lot for an achieved density of 13 dwelling units per acre or 92 percent of the maximum density allowed. It is anticipated that this trend will continue in the unincorporated County as land becomes available for subdivision and development. Table 5-5 summarizes the Sites Inventory Density Assumptions by zone.

Table 5-5 Sites Inventory Density Assumptions by Zone

Zoning District	Maximum Density	Realistic Density Assumption	Assumption Basis
R-A ("Estate" General Plan designation)	0.33	0.25	Based on typical percentage of maximum density achieved across single-family projects (63%).
R-A (served by one of either public water or public sewer)	2.2	1.7	Based on typical percentage of maximum density achieved across single-family projects (63%).
R-A (served by public water and sewer)	5.4	3.4	Based on typical percentage of maximum density achieved across single-family projects (63%).
R-1	8.7	5.5	Based on typical percentage of maximum density achieved across single-family projects (63%).
R-2	14.0	10.5	Conservative assumption of 75% of the maximum density in the R-2 zone. The WPD homes project is similar to the type of development expected in the R-2 zone achieving 92% of the maximum density.
R-3	25.0	16	Conservative assumption of 64% of maximum density of the R-3 zone. The typical percentage of maximum density achieved across multifamily projects in the County was approximately 106%.
P-D (Del Rio Community Plan)	1.0	0.8	Based on the expected buildout of the Del Rio Community Plan area. Surrounding area is developed at approximately 2 dwelling units per acre.
P-D	1 unit/parcel	1 unit/parcel	Subdivided; allows 1 dwelling unit per parcel.
DGSP	1 unit/parcel	1 unit/parcel	Subdivided; allows 1 dwelling unit per parcel.

Programs 3-1 through 3-9 of this Housing Element will ensure that sites in inventory develop at anticipated densities, by the following actions:

- Rezone sites to accommodate the shortfall of available capacity in accordance with the housing Sites Inventory.
- Update the County's density bonus ordinance.
- Review all residential zoning districts and land use designations to determine feasibility for additional development in low-density neighborhoods.
- Continue to offer free Pre-Application Review process for developers or applicants that submit a planning application.
- Develop objective standards for multifamily housing, including requirements for parking, and identify objective standards to support streamlined housing approval.

Table 5-6 shows the assumed realistic capacity of sites for each zone district.

Table 5-6 Realistic Capacity of Sites with Current Zoning

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
R-A	205.22	0.33 – 5.4	0.25 – 3.4	0	0	317	317
R-1	21.87	8.7	5.5	0	0	109	123
R-2	17.3	14.0	10.5	0	90	36	126
R-3	14.21	25.0	16.0	0	135	32	167
P-D (Del Rio CP)	81.9	1.0	0.8	0	0	65	65
P-D	25.91	1 unit/parcel*	1 unit/parcel*	0	0	48	48
DGSP	155.31	1 unit/parcel*	1 unit/parcel*	0	0	112	112
Total	521.72			0	225	719	944
Remaining RHNA after Credits (see Table 3-3)				972	458	614	2,044
Shortfall (Surplus) of Zoned Capacity				972	233	(105)	1,100

* There are currently 48 vacant P-D parcels and 112 vacant parcels in the Diablo Grande Specific Plan area available for development.

Based on the methodology detailed above, the Sites Inventory identifies vacant and underutilized sites with existing zoning that have the capacity to accommodate over 100 percent of the County's remaining RHNA for above-moderate income units, and 49 percent of the remaining RHNA for moderate income units. There remains a shortfall of capacity to accommodate 972 housing units affordable to lower-income households and 233 housing units affordable to moderate-income households.

5.2.5 Rezoning to Accommodate a Shortfall of Residential Capacity

To accommodate this shortfall of capacity, the County is obligated to rezone land suitable to facilitate the development of at least 972 housing units affordable to lower-income households and 233 housing units affordable to moderate-income households. The rezone program will allow the development of higher-density multifamily housing as detailed in Program 3-1 of the Housing Plan.

The County anticipates beginning the rezone process for all properties identified in the Sites inventory with outreach and public hearings beginning Spring 2024 and continuing through Winter 2024.

The Sites Inventory includes 48 sites that will be rezoned to facilitate additional residential development. All sites will be rezoned to allow a maximum density of at least 25 dwelling units per acre and require a minimum density of 20 dwelling units per acre. The County assumes that for all sites identified to be rezoned, the realistic residential density of the site is equal to the required minimum density of the relevant zone district. Table 5-7 summarizes the capacity of sites proposed for rezoning.

Table 5-7 Realistic Capacity of Rezoned Sites

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
R-3	82.99	25	20	1,068	268	54	1,390
Planned C-1	5.30	25	20	36	60	8	104
Total Units	88.29			1,104	328	62	1,494

5.3 Adequacy of the Sites Inventory

The sites identified in the inventory can accommodate 944 residential units based on the residential densities allowed under current zoning. In addition, the County will apply 247,252 units from planned and approved housing projects and 184 units of anticipated ADU production. Capacity for an additional 1,494 units will be accommodated on sites to be rezoned following the adoption of this Housing Element.

In total, the Sites Inventory has identified sites to accommodate the development of 2,438 units. This would give the County a 14 percent buffer for lower-income units to ensure that the Sites Inventory has adequate capacity to accommodate the RHNA for lower-income levels throughout the planning period. The County can accommodate more than 60 percent of its RHNA for lower-income units on vacant land suitable for residential development.

Through Program 3-2, the County will monitor development on sites listed in the inventory and how this development contributes to or detracts from overall progress toward meeting its share of the RHNA. A summary of the results of the residential Sites Inventory is presented in Table 5-8.

Table 5-8 Adequacy of Residential Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	972	458	1,045	2,475
Planned and Approved Units	0	0	247,252	247,252
ADUs Anticipated	0	0	184	184
Remaining RHNA	972	458	614,609	,0442,039
Total Units on Vacant/Underutilized Sites (Not to be Rezoned)	0	225	719	944
Total Units on Rezoned Sites	1,104	328	62	1,494
Total Units on Vacant Sites	564	170	498	1,232
Total Units on Non-Vacant Sites	540	383	283	1,206
Total Units	1,104	553	781	2,438
Total Unit Surplus	132	95	167,172	394,399

5.4 Sites Inventory by Community

The Sites Inventory identifies residentially zoned vacant and underutilized properties in various unincorporated communities throughout the County as well as non-residential sites suitable for rezoning to accommodate higher density residential development. It should be noted that Measure E, which limits redesignation or rezoning of land in the unincorporated area from agricultural or open space use to residential use, represents a constraint to the availability of sites for the development of housing. This Measure is at odds with the County's ability to meet the State mandated RHNA. Measure E is discussed further in *Section 2.1.11 Growth Management*.

Overall, the intention of the Stanislaus County sites inventory is to focus development within existing communities where infrastructure and services are in place to support multifamily development. The sites identified in this inventory have a potential development capacity of 2,438 units. The following discussion of the Sites Inventory is divided into 17 unincorporated areas:

- Airport
- Bret Harte
- Crow's Landing
- Del Rio
- Denair
- Diablo Grande
- Empire
- Grayson
- Hickman
- Keyes
- North Ceres
- South Ceres
- Oakdale
- Salida
- Turlock
- Valley Home
- West Modesto

5.4.1 Airport

The Airport community is part of unincorporated Stanislaus County and shares a border with the City of Modesto which provides water and sewer service to the area. Most of the community is zoned for residential uses, with the largest portion zoned R-3 multifamily. The properties identified in the Sites Inventory are vacant and fall within the multifamily zone. No rezoning is proposed. Table 5-9 summarizes available capacity in the Airport neighborhood and Table 5-10 details all residential sites in this area.

Table 5-9 Summary of Residential Capacity in Airport

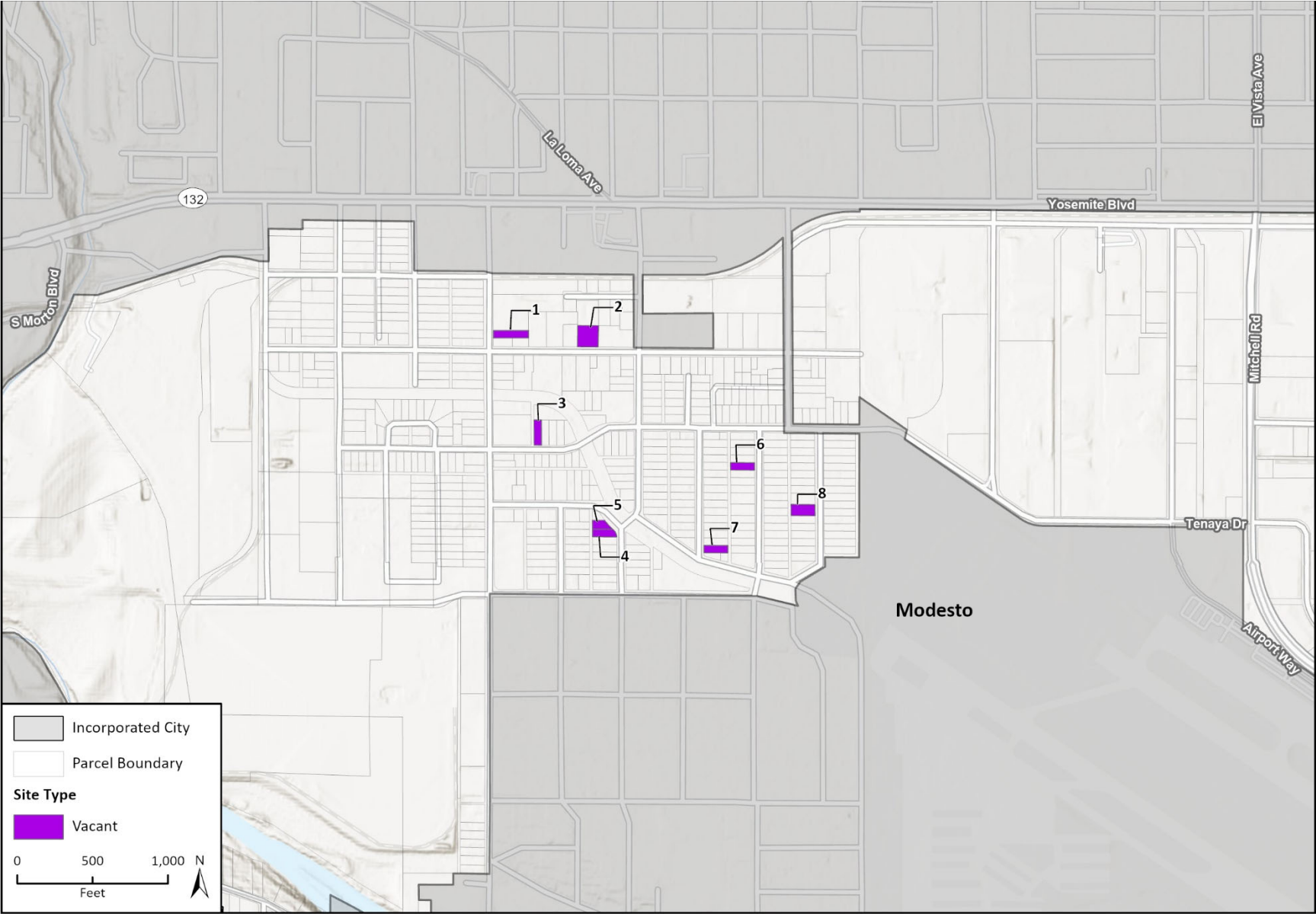
Category	Number of Parcels	Acreage	Lower-Income	Moderate- Income	Above Moderate- Income	Total
Non-Rezone Sites	8	1.88	0	18	8	26
Rezoned Sites	0	0.0	0	0	0	0
Total	8	1.88	0	18	8	26

The Sites Inventory identified 1.88 acres of vacant and underutilized land within the Airport community (as shown in Figure 5-2) which can accommodate 26 housing units on eight sites. Of these 26 units, 18 units are assigned to the moderate-income category and eight units are assigned to the above moderate-income category. No sites are identified for rezone in this community. The County did not assume any lower-income units in this community due to small parcel size and lower TCAC opportunity category scores of identified sites. The TCAC Resource categories for the sites in this community are High Segregation and Poverty.

Table 5-10 Residential Sites in Airport

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
1	240 S SANTA CRUZ AVE	035027003	0.27	Vacant	R-3	No Change	25	4	No	High Segregation and Poverty	YES - Current
2	1409 MONO DR	035027020	0.45	Vacant	R-3	No Change	25	7	No	High Segregation and Poverty	YES - Current
3	TENAYA DR	035034011	0.19	Vacant	R-3	No Change	25	3	No	High Segregation and Poverty	YES - Current
4	507 KERR AVE	035038017	0.18	Vacant	R-3	No Change	25	2	No	High Segregation and Poverty	YES - Current
5	505 KERR AVE	035038018	0.15	Vacant	R-3	No Change	25	2	No	High Segregation and Poverty	YES - Current
6	409 EMPIRE AVE	035039005	0.18	Vacant	R-3	No Change	25	2	No	High Segregation and Poverty	YES - Current
7	430 THRASHER AVE	035039019	0.18	Vacant	R-3	No Change	25	2	No	High Segregation and Poverty	YES - Current
8	419 S CONEJO AVE	035040025	0.28	Vacant	R-3	No Change	25	2	No	High Segregation and Poverty	YES - Current

Figure 5-2 Sites Identified in Airport



5.4.2 Bret Harte

Bret Harte is an unincorporated community south of the City of Modesto. The Sites Inventory groups together the Bret Harte, Crater, Olivero, and Parklawn neighborhoods and the commercial corridor of Crows Landing Road into the “Bret Harte” area. This area is also known more largely as the South Modesto area. Sites identified in this area are vacant residential properties or occupied by aging auto sales and service uses. The City of Modesto provides sewer and water service to portions of the unincorporated Bret Harte area. Table 5-11 summarizes available capacity in the Bret Harte neighborhood and Table 5-12 details all residential sites in this area.

Table 5-11 Residential Capacity in Bret Harte

Category	Number of Parcels	Acreage	Lower-Income	Moderate- Income	Above Moderate- Income	Total
Non-Rezone Sites	18	4.22	0	0	23	23
Rezone Sites	10	29.67	481	101	8	590
Total	28	33.89	481	101	31	613

The Sites Inventory identified 4.22 acres of vacant and underutilized land within Bret Harte (as shown in Figure 5-3) which can accommodate 23 housing units. Approximately 24 acres of land over 5 single-family residential zoned parcels surrounding Fairview Park will be rezoned to accommodate residential development at 25 dwelling units per acre. An additional five General Commercial (C-2) zoned sites encompassing five acres along Crows Landing Road will be rezoned to Neighborhood Commercial (C-1) which will be modified to allow mixed-use development at a maximum density of 25 dwelling units per acre as described in Program 3-1. The Crows Landing Road commercial corridor is also the subject of the City of Modesto’s Southwest Modesto Plan which will serve as a blueprint for future development, with guidance on land use, economic development, transportation, and infrastructure extending to the unincorporated area. The Southwest Modesto Plan and Modesto’s Housing Plan both modeled a blend of high-density residential and commercial development on several vacant and underutilized sites along the Crows Landing Road corridor. Including the proposed rezoning, an estimated 613 housing units are projected in the Bret Harte community. Of these 613 units, 481 units are assigned to the lower-income category, 101 units are assigned to the moderate-income category and 31 units are assigned to the above moderate-income category. Larger sites (i.e. between two and eight acres), were identified for rezone in this community to meet the size requirement for lower-income units. The TCAC Resource categories for the sites in this community are Low.

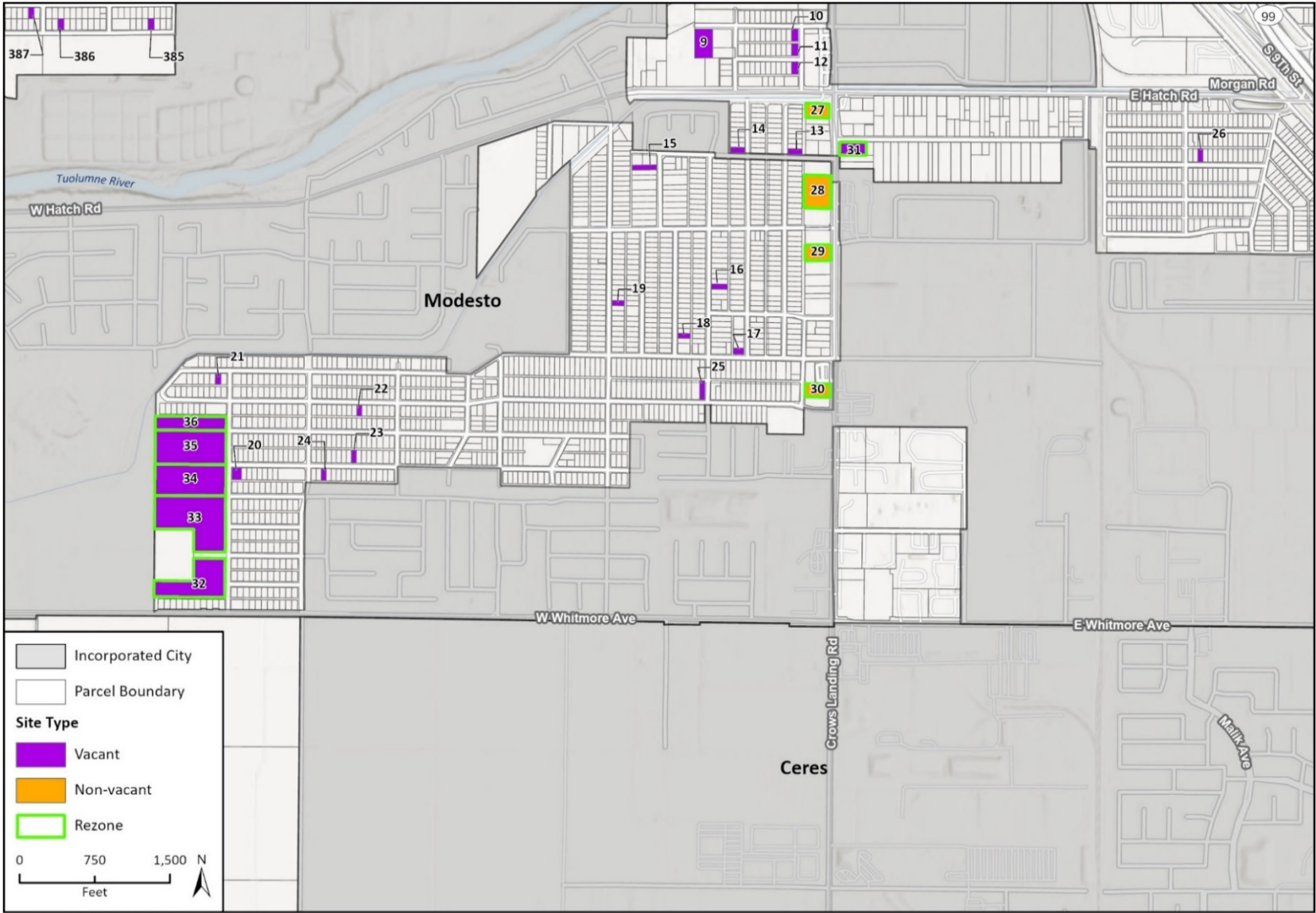
Table 5-12 Residential Sites in Bret Harte

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
9	CRATER AVE	038023014	1.18	Vacant	R-1	No Change	8.7	6	No	Low Resource	YES - Current
10	200 CRATER AVE	038026011	0.19	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
11	201 GLACIER AVE	038026012	0.19	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
12	200 GLACIER AVE	038026033	0.19	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
13	1534 EUREKA ST	056011022	0.19	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
14	1529 SPOKANE ST	056012010	0.18	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
15	1607 PORTLAND AVE	056014003	0.28	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
16	1744 SEATTLE ST	056019051	0.19	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
17	1825 SPOKANE ST	056020009	0.15	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
18	1818 DENVER ST	056021026	0.14	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
19	1760 DALLAS ST	056023033	0.15	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
20	TUCSON & LASSEN AVE	056034002	0.26	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
21	1604 GLENN AVE	056037032	0.14	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
22	1228 IMPERIAL AVE	056039010	0.13	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
23	1231 LASSEN AVE	056040024	0.15	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
24	1406 LASSEN AVE	056040035	0.14	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
25	401 IMPERIAL AVE	056047020	0.22	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
26	909 DOVER AVE	086004052	0.15	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
27	1511 CROWS LANDING RD	056011028	0.77	Commercial	C-2	C-1	25	15	Yes	Low Resource	YES - Current
28	1627 CROWS LANDING RD	056017021	2.03	Commercial	C-2	C-1	25	40	Yes	Low Resource	YES - Current
29	1715 CROWS LANDING RD	056018002	0.93	Commercial	C-2	C-1	25	18	Yes	Low Resource	YES - Current
30	1943 CROWS LANDING RD	056048052	0.75	Commercial	C-2	C-1	25	15	Yes	Low Resource	YES - Current

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Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
31	1540 CROWS LANDING RD	086010034	0.82	Vacant	C-2	C-1	25	16	Yes	Low Resource	YES - Current
32	TUCSON AVE	056032069	4.32	Vacant	R-1	R-3	25	86	Yes	Low Resource	YES - Current
33	TUCSON AVE	056033049	7.12	Vacant	R-1	R-3	25	142	Yes	Low Resource	YES - Current
34	LASSEN & MARIN AVE	056034001	5.10	Vacant	R-1	R-3	25	102	Yes	Low Resource	YES - Current
35	LASSEN & INYO AVE	056035001	5.55	Vacant	R-1	R-3	25	111	Yes	Low Resource	YES - Current
36	YUMA & TUCSON AVE	056036036	2.28	Vacant	R-1	R-3	25	45	Yes	Low Resource	YES - Current

Figure 5-3 Sites Identified in Bret Harte



5.4.3 Crows Landing

Crows Landing is a small community located where State Route 33 intersects with Fink Road/Crows Landing Road in southwest Stanislaus County. The majority of the community is zoned for agriculture, with some commercial, industrial, and rural residential zones. All sites identified for the inventory are vacant parcels in the rural residential zone. Water is provided by the Crows Landing Community Services District, and sewage is handled by individual septic systems. Table 5-13 summarizes available capacity in Crow's Landing and Table 5-14 details all residential sites in this area.

Table 5-13 Residential Capacity in Crow's Landing

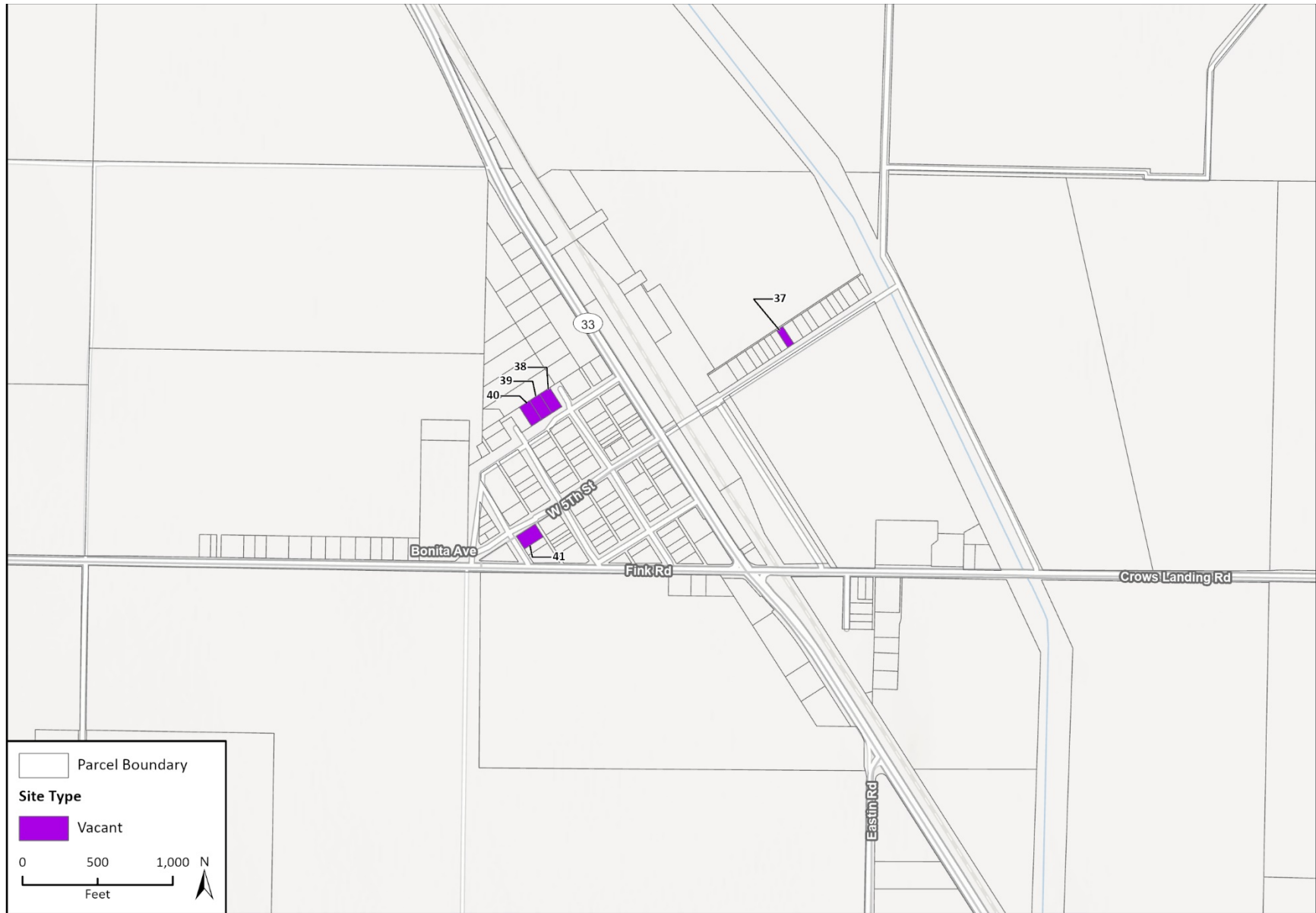
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	5	1.34	0	0	5	5
Rezoned Sites	0	0.00	0	0	0	0
Total	5	1.34	0	0	0	5

Due to the age and limited capacity of the existing water system and the lack of adequate sewer service for additional multifamily development in Crows Landing, no sites are proposed for rezoning. The Sites Inventory identified four vacant rural residential properties in the area suitable for the development of five housing units, as shown in Figure 5-4. All five units are assigned to the above moderate-income category. No sites are identified for rezone in this community. The County did not assume any lower-income units in this community due to small parcel size and lower TCAC opportunity category scores of identified sites. The TCAC Resource categories for the sites in this community are Low.

Table 5-14 Residential Sites in Crows Landing

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
37	E 5TH ST	027005011	0.16	Vacant	R-A	No Change	2.2	1	No	Low Resource	YES - Potential
38	4TH ST	027011003	0.28	Vacant	R-A	No Change	5.4	1	No	Low Resource	YES - Potential
39	4TH ST	027011004	0.28	Vacant	R-A	No Change	5.4	1	No	Low Resource	YES - Potential
40	4TH ST	027011005	0.28	Vacant	R-A	No Change	5.4	1	No	Low Resource	YES - Potential
41	I ST	027014011	0.34	Vacant	R-A	No Change	5.4	1	No	Low Resource	YES - Potential

Figure 5-4 Sites Identified in Crow's Landing



5.4.4 Del Rio

Del Rio is a community located in north-central Stanislaus County. Residential developments are a combination of planned developments and large, Rural Residential-zoned lots. Water is provided by the Del Este/City of Modesto system. There is no community sewer system, but some individual package treatment plants exist. Table 5-15 summarizes available capacity in Del Rio and Table 5-16 details all residential sites in this area.

Table 5-15 Residential Capacity in Del Rio

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	57	114.35	0	0	131	131
Rezoned Sites	0	0.00	0	0	0	0
Total	57	114.35	0	0	131	131

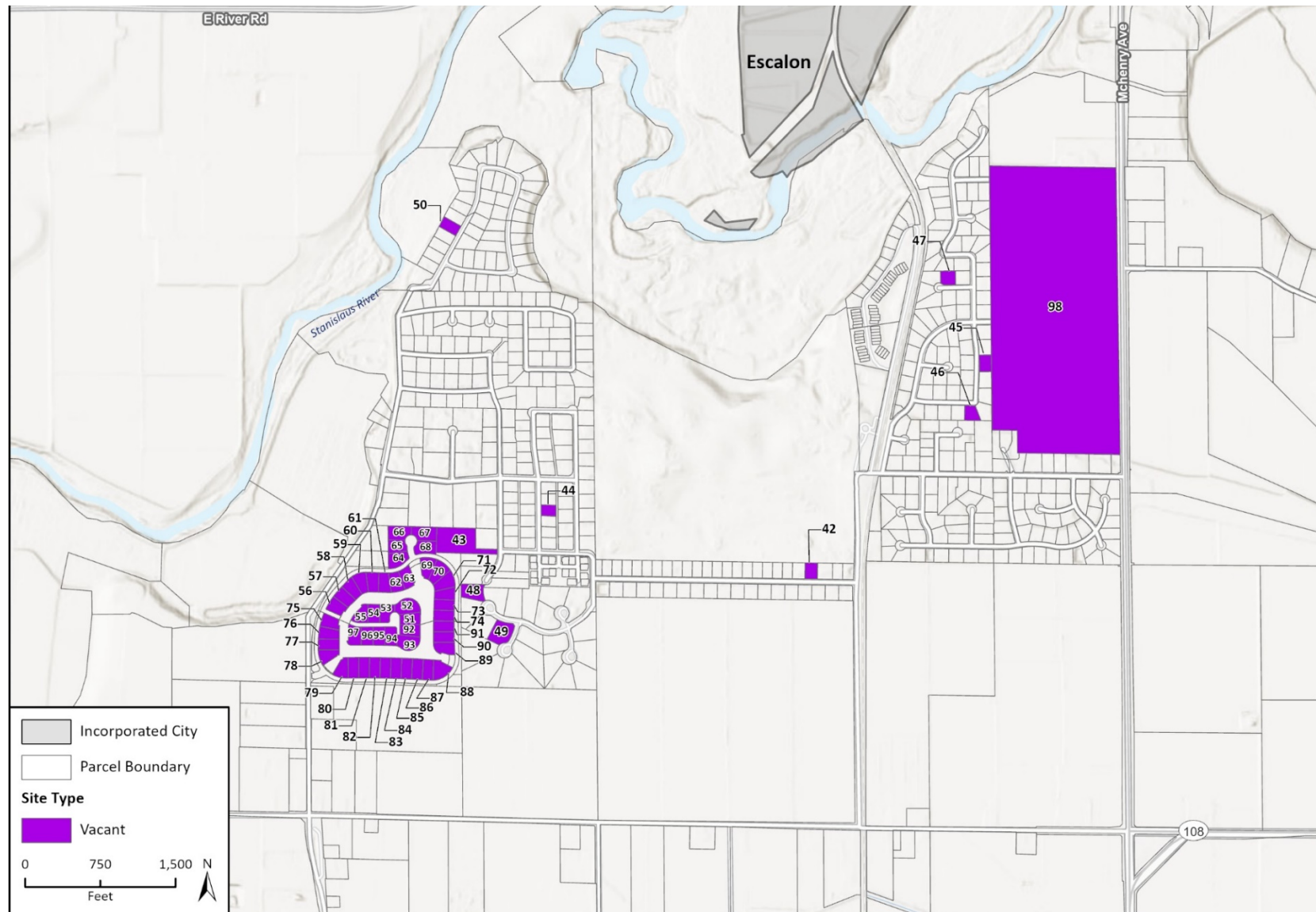
Due to limited sewer capacity, only rural residential development is proposed in the Del Rio area. The Sites Inventory identified 114.35 acres of vacant land across 57 sites in the Del Rio community, as shown in Figure 5-5 which can accommodate 131 housing units. All 131 units are assigned to the above moderate-income category. No sites are identified for rezone in this community. The County did not assume any lower-income units in this community due to low density zoning of the identified sites. The TCAC Resource categories for the sites in this community are Moderate.

Table 5-16 Residential Sites in Del Rio

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
42	0 COUNTRY CLUB DR	004007051	0.46	Vacant	R-1	No Change	8.7	2	No	Moderate Resource	YES - Potential
43	HILLCREST DR	004059055	2.52	Vacant	R-A	No Change	5.4	8	No	Moderate Resource	YES - Potential
44	OAKMONT DR	004078015	0.38	Vacant	R-A	No Change	5.4	1	No	Moderate Resource	YES - Potential
45	SPY GLASS DR	004085020	0.46	Vacant	R-A	No Change	5.4	1	No	Moderate Resource	YES - Potential
46	7116 SPY GLASS DR	004085024	0.46	Vacant	R-A	No Change	2.2	1	No	Moderate Resource	YES - Potential
47	ATHERTON CT	004086026	0.47	Vacant	R-A	No Change	5.4	1	No	Moderate Resource	YES - Potential
48	AVENIDA DEL RIO	004088004	0.79	Vacant	R-A	No Change	2.2	1	No	Moderate Resource	YES - Potential
49	CORTE DE ORO	004088007	1.00	Vacant	R-A	No Change	5.4	3	No	Moderate Resource	YES - Potential
50	7409 RIVER NINE DR	004093005	0.49	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
51	0 ISLE DR	004100001	0.53	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
52	0 ISLE DR	004100002	0.74	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
53	0 ISLE DR	004100003	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
54	0 ISLE DR	004100004	0.5	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
55	0 ISLE DR	004100005	0.5	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
56	0 LAGO CIR	004100006	0.52	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
57	0 LAGO CIR	004100007	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
58	0 LAGO CIR	004100008	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
59	0 LAGO CIR	004100009	0.52	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
60	0 LAGO CIR	004100010	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
61	0 LAGO CIR	004100011	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
62	0 LAGO CIR	004100012	0.54	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
63	0 LAGO CIR	004100013	0.55	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
64	0 MONUMENT CT	004100014	0.62	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
65	0 MONUMENT CT	004100015	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
66	0 MONUMENT CT	004100016	0.68	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
67	0 MONUMENT CT	004100017	0.75	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
68	0 MONUMENT CT	004100018	0.64	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
69	0 LAGO CIR	004100019	0.57	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
70	0 LAGO CIR	004100020	0.62	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
71	0 LAGO CIR	004100021	0.60	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
72	0 LAGO CIR	004100022	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
73	0 LAGO CIR	004100023	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
74	0 LAGO CIR	004100024	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
75	0 LAGO CIR	004101001	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
76	0 LAGO CIR	004101002	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
77	0 LAGO CIR	004101003	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
78	0 LAGO CIR	004101004	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
79	0 LAGO CIR	004101005	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
80	0 LAGO CIR	004101006	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
81	0 LAGO CIR	004101007	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
82	0 LAGO CIR	004101008	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
83	0 LAGO CIR	004101009	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
84	0 LAGO CIR	004101010	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
85	0 LAGO CIR	004101011	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
86	0 LAGO CIR	004101012	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
87	0 LAGO CIR	004101013	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
88	0 LAGO CIR	004101014	0.61	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
89	0 LAGO CIR	004101015	0.53	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
90	0 LAGO CIR	004101016	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
91	0 LAGO CIR	004101017	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
92	0 ISLE DR	004101018	0.53	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
93	0 ISLE DR	004101019	0.67	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
94	0 ISLE DR	004101020	0.51	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
95	0 ISLE DR	004101021	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
96	0 ISLE DR	004101022	0.50	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
97	0 ISLE DR	004101023	0.57	Vacant	P-D	No Change	PD	1	No	Moderate Resource	YES - Potential
98	7111 MC HENRY AVE	004102005	81.90	Vacant	P-D	No Change	PD	65	No	Moderate Resource	YES - Potential

Figure 5-5 Sites Identified in Del Rio



5.4.5 Denair

Denair is a small community located east of Turlock. The majority of the community is zoned for residential and general agriculture, with increased densities concentrated around the commercial core along Main Street. All sites identified for the inventory are located within vacant parcels in the rural residential zone. Water and sewer service is provided by the Denair Community Services District. Table 5-17 summarizes available capacity in Denair and Table 5-16 details all residential sites in this area.

Table 5-17 Residential Capacity in Denair

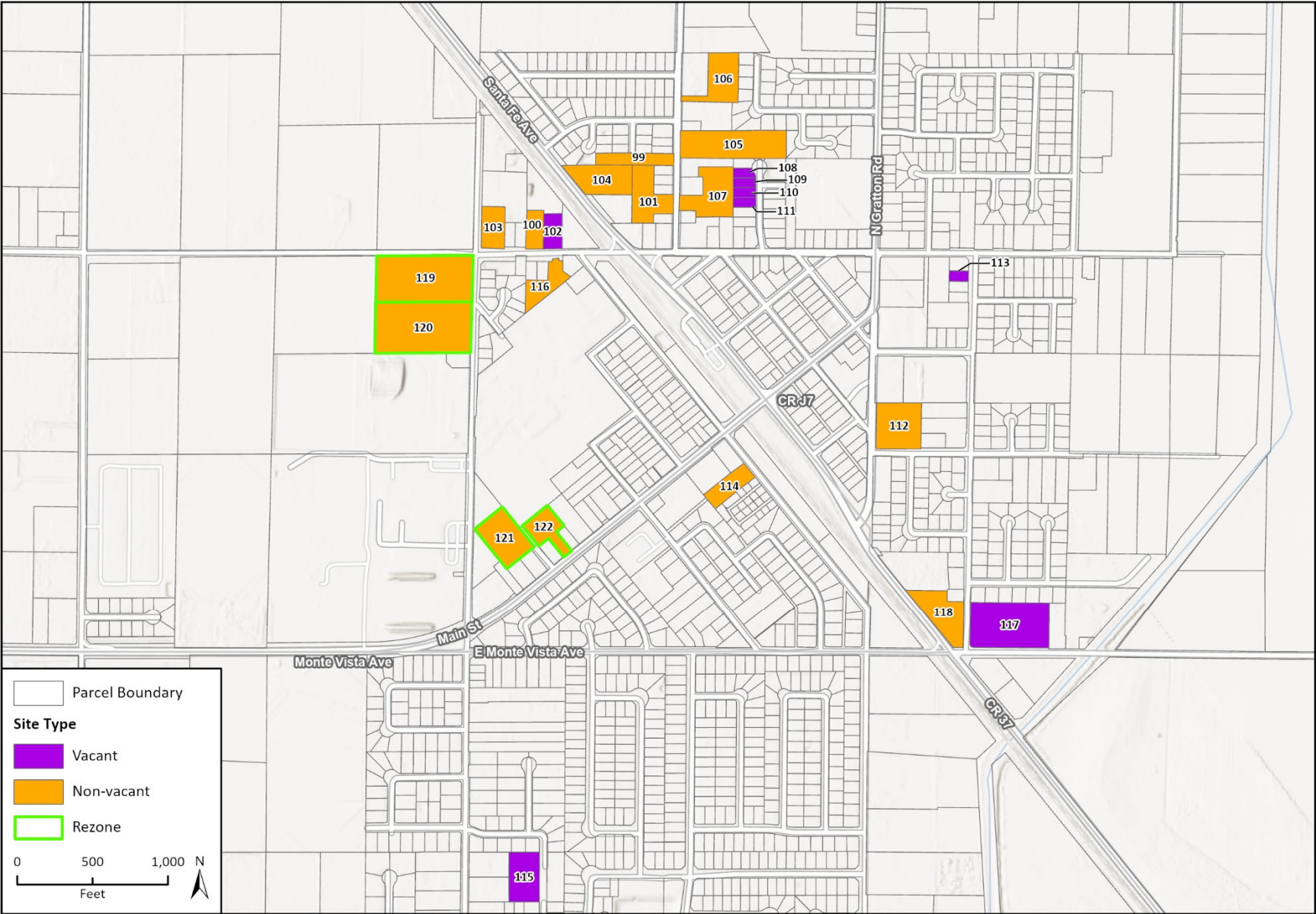
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	20	25.53	0	26	68	94
Rezoned Sites	4	12.41	127	13	25	165
Total	24	37.94	127	39	93	259

The Sites Inventory identified 20 vacant and single-family home sites with significant undeveloped land suitable for subdivision to accommodate 94 housing units. Four properties totaling approximately 12 acres of land in Denair will be rezoned to facilitate residential development at 25 dwelling units per acre. The proposed rezoning will facilitate the development of an estimated 165 housing units. Sites identified in Denair to accommodate a total of 259 housing units are shown in Figure 5-6). Of these 259 units, 127 units are assigned to the lower-income category, 39 units are assigned to the moderate-income category and 93 units are assigned to the above moderate-income category. Larger sites (i.e. between one and five acres), were identified for rezone in this community to meet the size requirement for lower-income units. The TCAC Resource categories for the sites in this community Low, Moderate, High, and Highest.

Table 5-18 Residential Sites in Denair

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
99	4141 SPERRY RD	024014007	0.96	Single Family W/Extra Land	R-A	No Change	5.4	2	No	Moderate Resource	YES - Current
100	4109 ZEERING RD	024015003	0.68	Single Family W/Extra Land	R-2	No Change	14	4	No	Highest Resource	YES - Current
101	4109 SPERRY RD	024015010	1.67	Single Family W/Extra Land	R-A	No Change	5.4	4	No	Moderate Resource	YES - Current
102	4125 ZEERING RD	024015024	0.67	Vacant	R-2	No Change	14	7	No	Highest Resource	YES - Current
103	4009 ZEERING RD	024015026	0.99	Single Family W/Extra Land	R-2	No Change	14	5	No	Highest Resource	YES - Current
104	4140 N SANTA FE AVE	024015028	1.76	Single Family W/Extra Land	R-A	No Change	5.4	5	No	Moderate Resource	YES - Current
105	4216 SPERRY RD	024016004	2.99	Single Family W/Extra Land	R-A	No Change	5.4	9	No	Moderate Resource	YES - Current
106	4308 SPERRY RD	024016009	1.69	Single Family W/Extra Land	R-A	No Change	5.4	5	No	Moderate Resource	YES - Current
107	4100 SPERRY RD	024017003	2.00	Single Family W/Extra Land	R-A	No Change	5.4	6	No	Moderate Resource	YES - Current
108	4105 CHICA AVE	024017034	0.21	Vacant	R-A	No Change	5.4	1	No	Moderate Resource	YES - Current
109	4101 CHICA AVE	024017035	0.22	Vacant	R-A	No Change	5.4	1	No	Moderate Resource	YES - Current
110	4021 CHICA AVE	024017036	0.22	Vacant	R-A	No Change	5.4	1	No	Moderate Resource	YES - Current
111	4017 CHICA AVE	024017037	0.22	Vacant	R-A	No Change	5.4	1	No	Moderate Resource	YES - Current
112	3640 GRATTON RD	024024016	2.10	Single Family W/Extra Land	R-A	No Change	5.4	6	No	Low Resource	YES - Current
113	3911 STORY RD	024024040	0.21	Vacant	R-A	No Change	5.4	1	No	Low Resource	YES - Current
114	3613 MERCED AVE	024031035	0.95	Single Family W/Extra Land	R-3	No Change	25	9	No	Highest Resource	YES - Current
115	0 DERR RD	024050026	1.53	Vacant	R-A	No Change	5.4	5	No	High Resource	YES - Current
116	4124 E ZEERING RD	024059019	1.04	Single Family W/Extra Land	R-2	No Change	14	6	No	Highest Resource	YES - Current
117	3252 STORY RD	024053041	3.62	Vacant	R-A	No Change	5.4	12	No	Low Resource	YES - Current
118	3225 STORY RD	024025004	1.80	Single Family W/Extra Land	R-A	No Change	5.4	4	No	Low Resource	YES - Current
119	3833 LESTER RD	024012004	4.52	Single Family W/Extra Land	R-A	R-3	25	57	Yes	Highest Resource	YES - Current
120	3817 LESTER RD	024012005	4.94	Single Family W/Extra Land	R-A	R-3	25	62	Yes	Highest Resource	YES - Current
121	3325 KERN ST	024033002	1.84	Single Family W/Extra Land	R-A	R-3	25	29	Yes	Highest Resource	YES - Current
122	4165 MAIN ST	024033026	1.11	Single Family W/Extra Land	R-A	R-3	25	17	Yes	Highest Resource	YES - Current

Figure 5-6 Sites Identified in Denair



5.4.6 Diablo Grande

Diablo Grande is a developing master-planned community in the hills southwest of Patterson. The sites identified in this cycle are in the northeast corner of the community. Household water and sewer utilities are provided by the Western Hills Water District. Table 5-19 summarizes available capacity in Diablo Grande and Table 5-20 details all residential sites in this area.

Table 5-19 Residential Capacity in Diablo Grande

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	112	155.31	0	0	112	112
Rezoned Sites	0	0.00	0	0	0	0
Total	112	155.31	0	0	112	112

The Sites Inventory identified 112 vacant properties in Diablo Grande suitable for the development of 112 housing units during this housing cycle as shown in Figure 5-7. All 112 units are assigned to the above moderate-income category. No sites are identified for rezone in this community. The County did not assume any lower-income units in this community due to low density zoning, lower TCAC opportunity category scores, and environmental constraints of the identified sites. The TCAC Resource categories for the sites in this community are Low.

Table 5-20 Residential Sites in Diablo Grande

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
123	0 PERRETT RD	025023003	3.45	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
124	0 PERRETT RD	025023004	3.99	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
125	0 PERRETT RD	025023005	3.68	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
126	0 PERRETT RD	025023006	4.95	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
127	0 PERRETT RD	025023007	3.41	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
128	0 PERRETT RD	025023009	4.39	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
129	0 PERRETT RD	025023010	6.71	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
130	20780 MORTON DAVIS CIR	025025002	0.52	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
131	9451 MORTON DAVIS DR	025025003	0.51	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
132	20740 MORTON DAVIS DR	025025004	0.80	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
133	9421 MORTON DAVIS DR	025025005	0.47	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
134	20420 MORTON DAVIS DR	025025006	0.53	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
135	0 MORTON DAVIS DR	025025007	0.55	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
136	9460 PERRETT RD	025025008	0.60	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
137	0 PERRETT RD	025025010	0.53	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
138	0 RUSS CT	025025012	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
139	0 RUSS CT	025025013	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
140	0 RUSS CT	025025014	0.52	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
141	0 RUSS CT	025025015	0.59	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
142	9321 RUSS CT	025025017	0.47	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
143	9341 RUSS CT	025025018	0.49	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
144	9361 RUSS CT	025025019	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
145	9240 FOXY CT	025025027	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
146	9220 FOXY CT	025025028	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
147	9200 FOXY CT	025025029	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
148	9201 FOXY CT	025025030	0.49	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
149	9321 FOXY CT	025025034	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
150	9541 BOAR HEAD LN	025025047	0.52	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential

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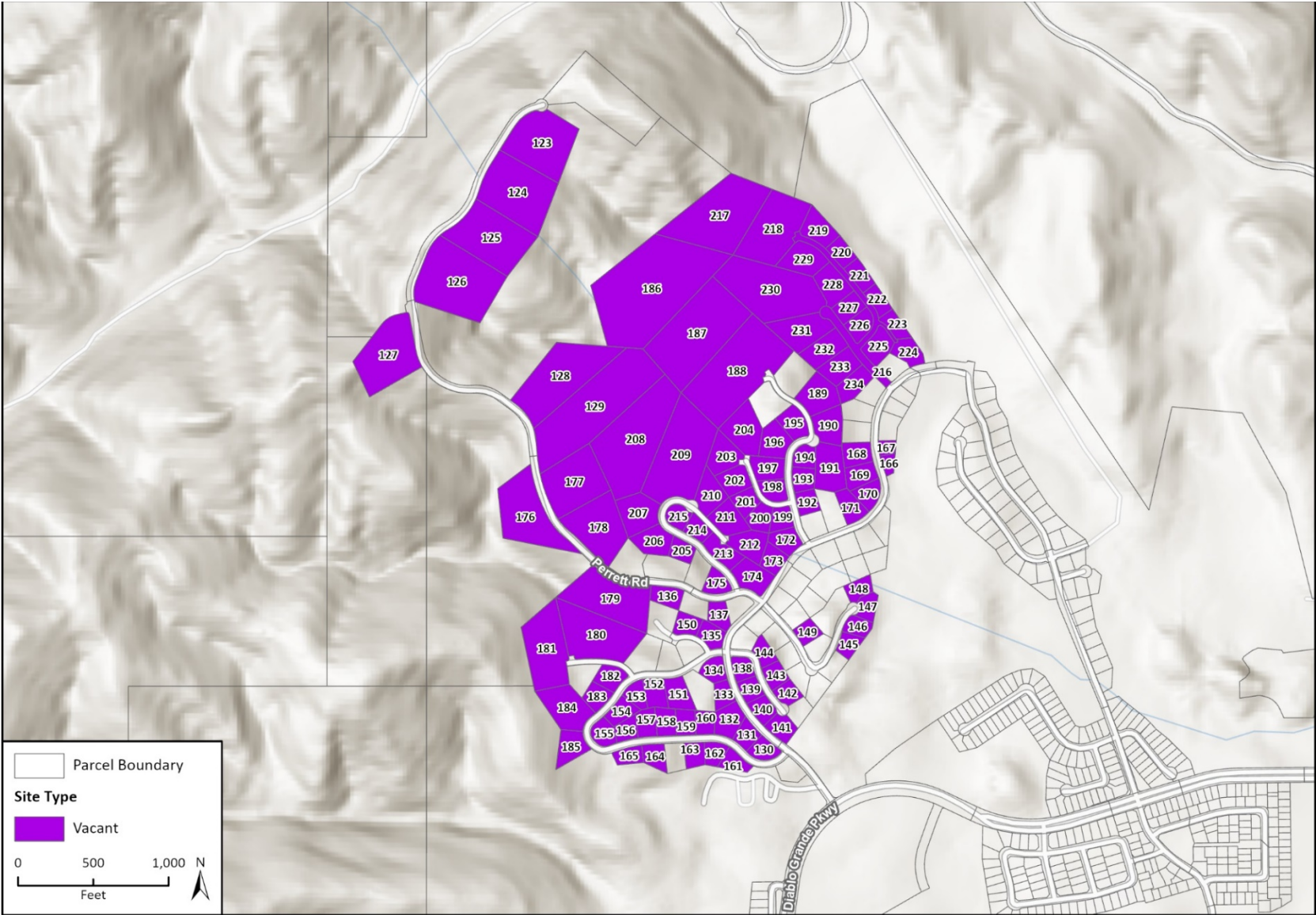
Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
151	20460 MORTON DAVIS CIR	025025053	0.76	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
152	20480 MORTON DAVIS CIR	025025054	0.61	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
153	20500 MORTON DAVIS CIR	025025055	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
154	20520 MORTON DAVIS CIR	025025056	0.56	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
155	0 MORTON DAVIS CIR	025025057	0.55	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
156	20600 MORTON DAVIS CIR	025025058	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
157	20620 MORTON DAVIS CIR	025025059	0.54	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
158	20640 MORTON DAVIS CIR	025025060	0.56	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
159	20660 MORTON DAVIS CIR	025025061	0.50	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
160	20700 MORTON DAVIS CIR	025025062	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
161	0 MORTON DAVIS CIR	025025063	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
162	20739 MORTON DAVIS CIR	025025064	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
163	20661 MORTON DAVIS CIR	025025065	0.49	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
164	20621 MORTON DAVIS CIR	025025067	0.55	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
165	20601 MORTON DAVIS CIR	025025068	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
166	0 MORTON DAVIS DR	025026008	0.24	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
167	0 MORTON DAVIS DR	025026009	0.25	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
168	0 MORTON DAVIS DR	025026019	0.66	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
169	0 MORTON DAVIS DR	025026020	0.66	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
170	0 MORTON DAVIS DR	025026021	0.56	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
171	0 MORTON DAVIS DR	025026022	0.67	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
172	0 MORTON DAVIS DR	025026025	0.63	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
173	0 MORTON DAVIS DR	025026026	0.56	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
174	0 MORTON DAVIS DR	025026027	0.98	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
175	0 PERRETT RD	025026028	0.53	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
176	0 PERRETT RD	025027001	3.34	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
177	0 PERRETT RD	025027002	3.03	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
178	0 PERRETT RD	025027003	2.82	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
179	0 PERRETT RD	025027008	3.33	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
180	9661 SCHNEIDER LN	025027012	3.34	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
181	9691 SCHNEIDER LN	025027013	3.03	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
182	9600 SCHNEIDER LN	025027015	0.61	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
183	20521 MORTON DAVIS CIR	025027016	0.55	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
184	20541 MORTON DAVIS CIR	025027017	1.66	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
185	20561 MORTON DAVIS CIR	025027018	0.83	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
186	0 GRIFFITHS CT	025028007	9.12	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
187	0 GRIFFITHS CT	025028008	5.88	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
188	20081 GRIFFITHS CT	025028009	5.85	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
189	20120 GRIFFITHS CT	025028011	1.21	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
190	20140 GRIFFITHS CT	025028012	0.96	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
191	9461 GRIFFITHS CT	025028013	1.36	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
192	9321 GRIFFITHS LN	025028014	0.50	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
193	9411 GRIFFITHS LN	025028015	0.52	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
194	9431 GRIFFITHS LN	025028016	0.48	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
195	20121 GRIFFITHS LN	025028017	0.72	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
196	9440 GRIFFITHS LN	025028018	0.92	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
197	9420 GRIFFITHS LN	025028019	0.75	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
198	9400 GRIFFITHS LN	025028020	0.55	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
199	20281 DENIS LN	025028021	0.49	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
200	20261 DENIS LN	025028022	0.58	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
201	20241 DENIS LN	025028023	0.55	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
202	20221 DENIS LN	025028024	0.74	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
203	20201 DENIS LN	025028025	0.99	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
204	20200 DENIS LN	025028026	1.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
205	20401 PERRETT CT	025041001	0.48	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
206	20381 PERRETT CT	025041002	0.92	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
207	20371 PERRETT CT	025041003	1.35	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
208	20351 PERRETT CT	025041004	5.65	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential

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Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
209	20341 PERRETT CT	025041005	4.76	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
210	20331 PERRETT CT	025041006	0.94	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
211	20321 PERRETT CT	025041007	0.92	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
212	20301 PERRETT CT	025041008	0.92	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
213	0 PERRETT CT	025041009	0.72	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
214	20340 PERRETT CT	025041010	0.47	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
215	0 PERRETT CT	025041011	0.48	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
216	0 WILD BOAR PL	025042002	1.77	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
217	19960 BOAR LN	025042004	4.88	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
218	20000 BOAR LN	025042005	3.29	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
219	20010 BOAR LN	025042006	0.89	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
220	20040 BOAR LN	025042007	0.53	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
221	20030 BOAR LN	025042008	0.53	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
222	20040 BOAR LN	025042009	0.46	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
223	9222 BOAR CT	025042010	0.47	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
224	9201 BOAR CT	025042011	0.65	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
225	9220 BOAR CT	025042012	0.77	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
226	9351 WILD BOAR PL	025042013	0.61	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
227	20035 WILD BOAR PL	025042014	0.61	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
228	20025 WILD BOAR PL	025042015	1.00	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
229	20015 WILD BOAR PL	025042016	1.14	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
230	9390 WILD BOAR PL	025042017	4.67	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
231	9370 WILD BOAR PL	025042018	1.57	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
232	9350 WILD BOAR PL	025042019	1.01	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
233	9340 WILD BOAR PL	025042020	0.92	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential
234	9320 WILD BOAR PL	025042021	0.75	Vacant	S-P	No Change	SP	1	No	Low Resource	YES - Potential

Figure 5-7 Sites Identified in Diablo Grande



5.4.7 Empire

Empire is a community adjacent to the eastern boundary of the City of Modesto. The majority of the community is zoned for residential uses, with commercial uses concentrated along Yosemite Boulevard and Santa Fe Avenue. Water and sewer service is provided by the City of Modesto. Table 5-21 summarizes available capacity in Empire and Table 5-22 details all residential sites in this area.

Table 5-21 Residential Capacity in Empire

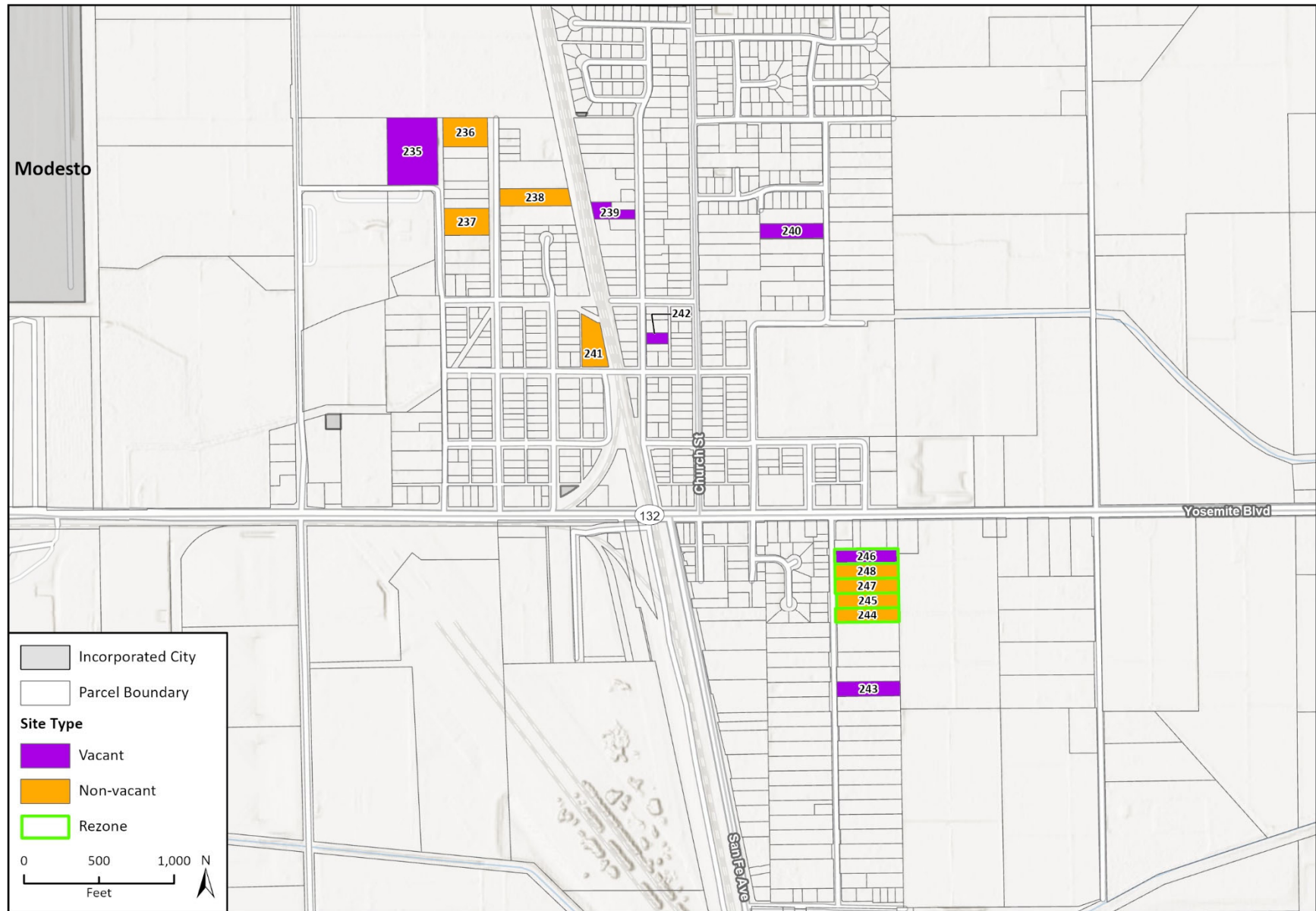
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	9	11.11	0	0	35	35
Rezoned Sites	5	4.77	17	46	8	71
Total	14	15.88	17	46	43	106

The Sites Inventory identified 9 vacant and single-family home sites with significant undeveloped land suitable for subdivision to accommodate 35 housing units. Five parcels along Abbie Street with vacant land suitable for subdivision will be rezoned to allow residential development at 25 dwelling units per acre facilitating an estimated 71 housing units; one of the parcels identified for rezone is owned by the County and is currently vacant. Sites identified in Empire to accommodate a total of 106 housing units are shown in Figure 5-8. Of these 106 units, 17 units are assigned to the lower-income category, 46 units are assigned to the moderate-income category and 43 units are assigned to the above moderate-income category. Larger sites (i.e. between one and four acres), were identified for rezone in this community to meet the size requirement for lower-income units. The TCAC Resource categories for the sites in this community are Low.

Table 5-22 Residential Sites in Empire

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
235	FRAZINE RD	133001014	3.48	Vacant	R-A	No Change	5.4	11	No	Low Resource	YES - Current
236	451 B ST	133002001	1.33	Single Family W/Extra Land	R-A	No Change	5.4	2	No	Low Resource	YES - Current
237	401 B ST	133002018	1.23	Single Family W/Extra Land	R-1	No Change	8.7	6	No	Low Resource	YES - Current
238	420 B ST	133003007	1.24	Single Family W/Extra Land	R-A	No Change	5.4	3	No	Low Resource	YES - Current
239	401 E ST	133004039	0.56	Vacant	R-1	No Change	8.7	3	No	Low Resource	YES - Current
240	343 N ABBIE ST	133005008	0.96	Vacant	R-A	No Change	5.4	3	No	Low Resource	YES - Current
241	4841 2ND ST	133007045	1.10	Single Family W/Extra Land	R-1	No Change	8.7	5	No	Low Resource	YES - Current
242	E ST	133008027	0.25	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
243	O S ABBIE ST	133017065	0.96	Vacant	R-A	No Change	2.2	1	No	Low Resource	YES - Current
244	124 S ABBIE ST	133017002	0.96	Single Family W/Extra Land	R-A	R-3	25	13	Yes	Low Resource	YES - Current
245	114 S ABBIE ST	133017003	0.93	Single Family W/Extra Land	R-A	R-3	25	13	Yes	Low Resource	YES - Current
246	18 S ABBIE ST	133017006	0.96	Vacant	R-A	R-3	25	19	Yes	Low Resource	YES - Current
247	100 S ABBIE ST	133017004	0.96	Multi-family w/ Extra Land	R-A	R-3	25	13	Yes	Low Resource	YES - Current
248	32 S ABBIE ST	133017005	0.96	Multi-family w/ Extra Land	R-A	R-3	25	13	Yes	Low Resource	YES - Current

Figure 5-8 Sites Identified in Empire



5.4.8 Grayson

Grayson is a small community located northeast of the intersection of Highway 33 and Grayson Road, in the western portion of Stanislaus County. The majority of the community is zoned single-family residential. The City of Modesto serves Grayson with household water and the Grayson Community Service District provides sewer service. The City of Modesto is upgrading and expanding the aging potable water infrastructure in Grayson and anticipates completion of capital improvements by the end of 2025. Table 5-23 summarizes available capacity in Grayson and Table 5-24 details all residential sites in this area.

Table 5-23 Residential Capacity in Grayson

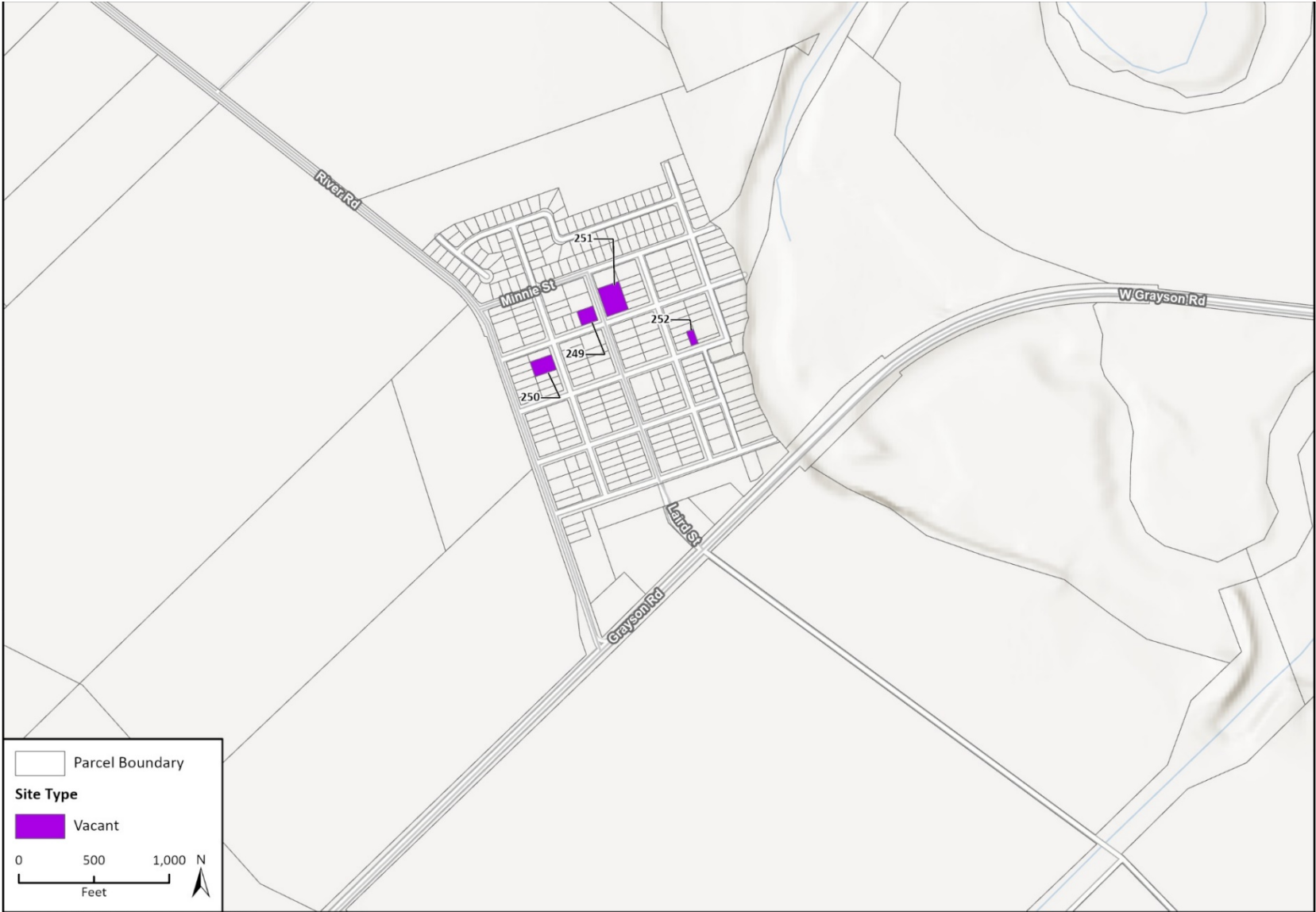
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	4	1.41	0	0	6	6
Rezoned Sites	0	0.00	0	0	0	0
Total	4	1.41	0	0	6	6

Due to the age and limited capacity the existing sewer system for additional multifamily development in Grayson, no sites are proposed for rezoning. The Sites Inventory identified 1.41 acres of vacant land zoned for single-family residential suitable to accommodate six housing units on four sites. Figure 5-9 shows sites identified in Grayson. All six units are assigned to the above moderate-income category. No sites are identified for rezoning in this community. The County did not assume any lower-income units in this community due to low density zoning and lower TCAC opportunity category scores of the identified sites. The TCAC Resource categories for the sites in this community are Low.

Table 5-24 Residential Sites in Grayson

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
249	8517 LAIRD ST	016027003	0.26	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Potential
250	8609 WILSON ST	016027021	0.36	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Potential
251	8512 LAIRD ST	016028002	0.68	Vacant	R-1	No Change	8.7	3	No	Low Resource	YES - Potential
252	0 AMELIA ST	016028059	0.11	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Potential

Figure 5-9 Sites Identified in Grayson



5.4.9 Hickman

Hickman is a small community located just south of Waterford. The community is mostly zoned for residential, planned development, or agricultural uses. The City of Waterford provides domestic water service and wastewater is handled by package treatment and individual septic systems. Table 5-25 summarizes available capacity in Hickman and Table 5-26 details all residential sites in this area.

Table 5-25 Residential Capacity in Hickman

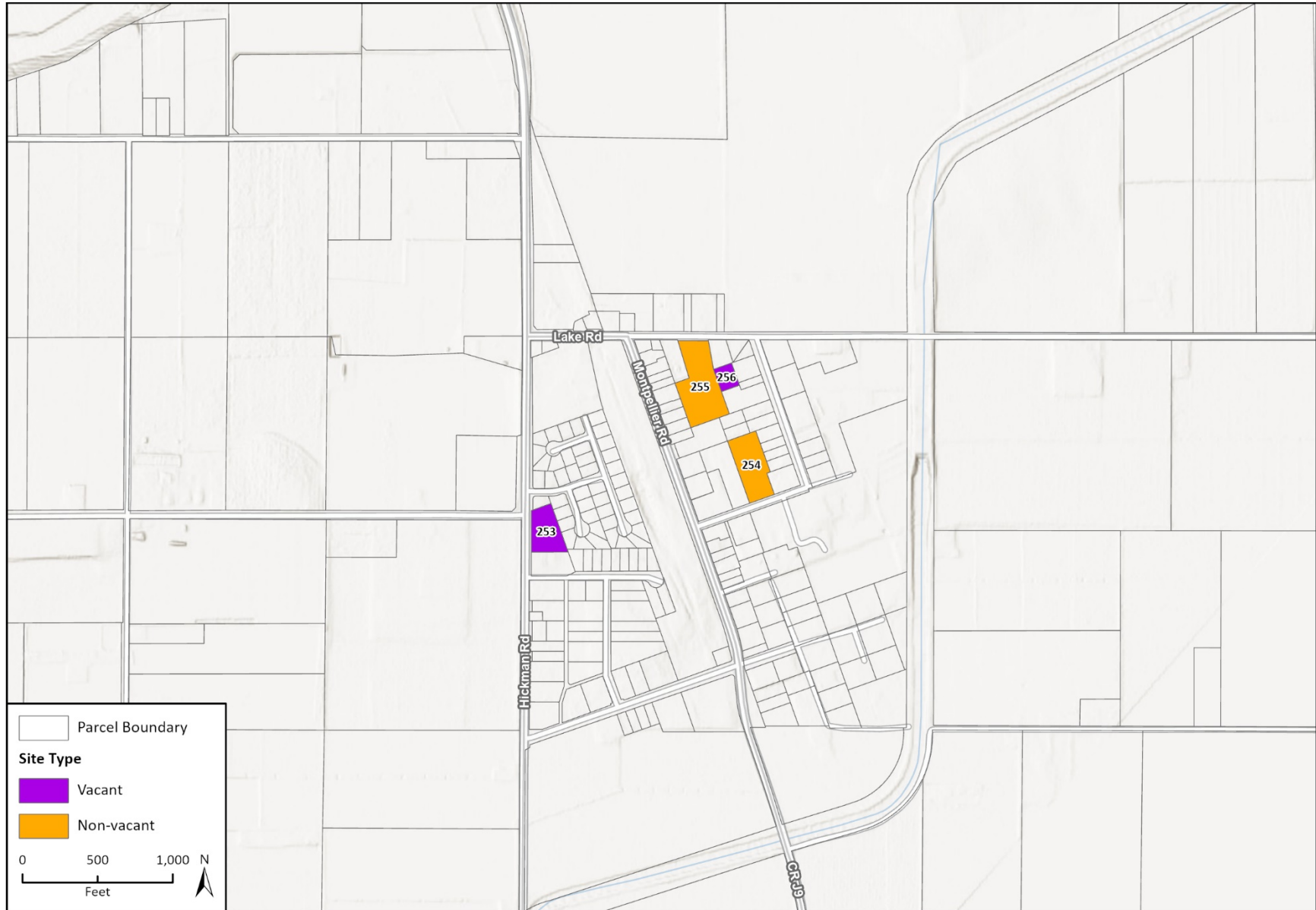
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	4	6.65	0	0	19	19
Rezoned Sites	0	0.00	0	0	0	0
Total	4	6.65	0	0	19	19

Due to limited sewer capacity, no rezoning is proposed in Hickman. The Sites Inventory identified 6.65 acres across four vacant and single-family home sites with significant undeveloped land suitable for subdivision to accommodate 19 housing units on four sites. Figure 5-10 shows sites identified in Hickman. All 19 units are assigned to the above moderate-income category. No sites are identified for rezone in this community. The County did not assume any lower-income units in this community due to low density zoning of the identified sites. The TCAC Resource categories for the sites in this community Low and High.

Table 5-26 Residential Sites in Hickman

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
253	910 HICKMAN RD	019042064	1.33	Vacant	R-1	No Change	8.7	7	No	High Resource	YES - Potential
254	13255 4TH ST	019045037	1.93	Single Family W/Extra Land	R-A	No Change	5.4	5	No	Low Resource	YES - Potential
255	13248 LAKE RD	019045056	2.93	Single Family W/Extra Land	R-A	No Change	5.4	6	No	Low Resource	YES - Potential
256	0 LAKE RD	019045057	0.46	Vacant	R-A	No Change	5.4	1	No	Low Resource	YES - Potential

Figure 5-10 Sites Identified in Hickman



5.4.10 Keyes

Keyes is a community located east of State Route 99 between Ceres and Turlock. The majority of the community is zoned for single-family residential with a multifamily district along Anna Avenue and Highway Commercial along 7th Street. Keyes has both public water and sewer available through the Keyes Community Services District. Table 5-27 summarizes available capacity in Keyes and Table 5-28 details all residential sites in this area.

Table 5-27 Residential Capacity in Keyes

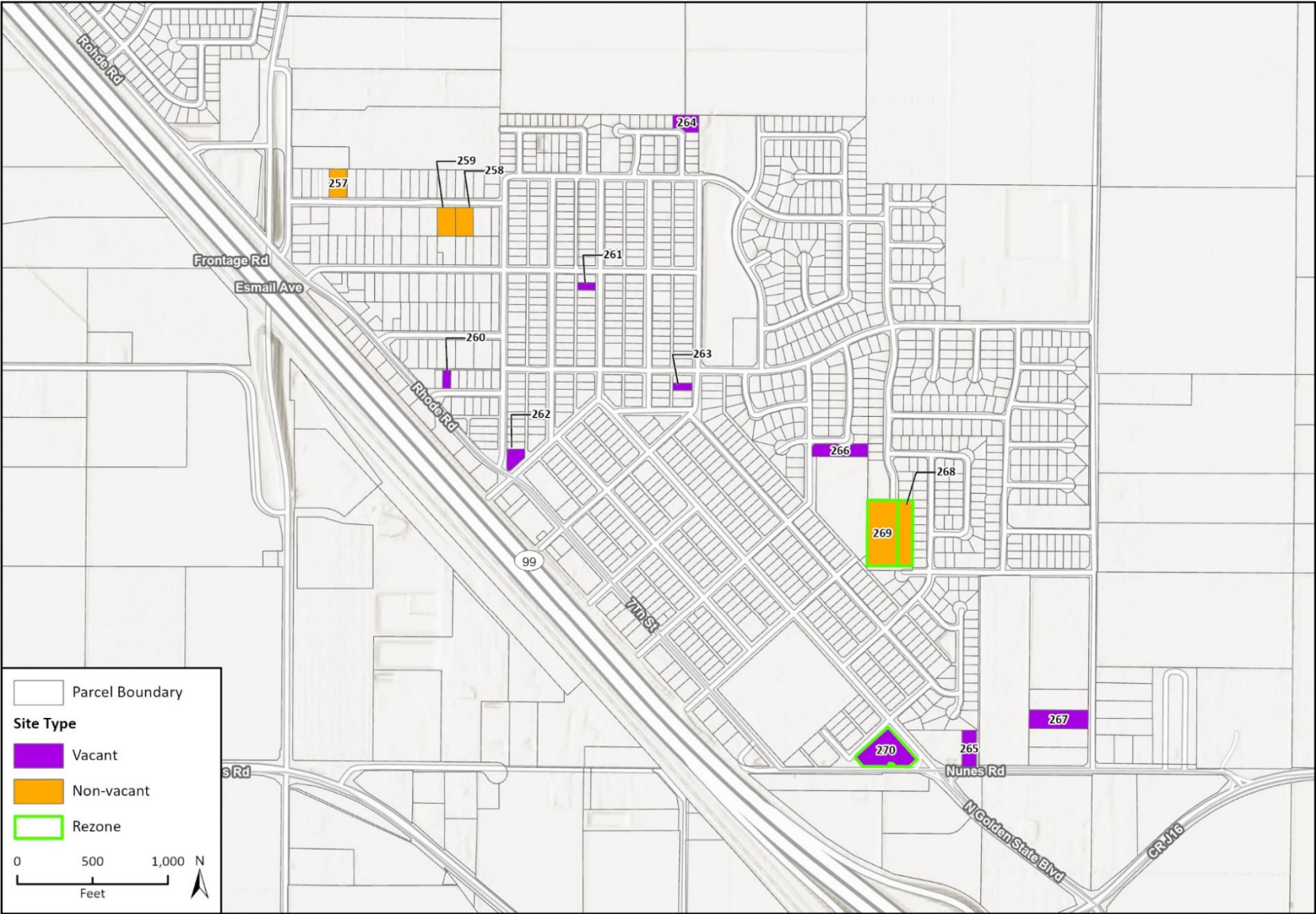
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	11	5.05	0	20	16	36
Rezoned Sites	3	4.45	58	18	2	78
Total	14	9.5	58	38	18	114

The Sites Inventory identified 11 vacant and single family home sites with significant undeveloped land suitable for subdivision to accommodate 36 housing units. Three properties totalling approximately four acres of land in Keyes will be rezoned to facilitate residential development at 25 dwelling units per acre. The proposed rezoning will facilitate the development of an estimated 78 housing units. Including the proposed rezoning, an estimated 114 housing units are projected on the sites in Keyes shown in Figure 5-11. Of these 114 units, 58 units are assigned the lower-income category, 38 units are assigned to the moderate-income category and 18 units are assigned to the above moderate-income category. Larger sites (i.e. between one and two acres), were identified for rezone in this community to meet the size requirement for lower-income units. The TCAC Resource categories for the sites in this community are High. A number of sites do not have sufficient data to determine TCAC category.

Table 5-28 Residential Sites in Keys

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
257	4021 ANNA AVE	045014004	0.52	Single Family W/Extra Land	R-3	No Change	25	6	No	High Resource	YES - Current
258	4212 ANNA AVE	045014015	0.52	Single Family W/Extra Land	R-3	No Change	25	5	No	Insufficient Data	YES - Current
259	4204 ANNA AVE	045014016	0.53	Single Family W/Extra Land	R-3	No Change	25	5	No	Insufficient Data	YES - Current
260	4205 LUCINDA AVE	045016004	0.15	Vacant	R-1	No Change	8.7	1	No	Insufficient Data	YES - Current
261	5305 9TH ST	045019014	0.14	Vacant	R-1	No Change	8.7	1	No	High Resource	YES - Current
262	4305 LIZZIE AVE	045020001	0.29	Vacant	R-1	No Change	8.7	1	No	Insufficient Data	YES - Current
263	5405 10TH ST	045020046	0.15	Vacant	R-1	No Change	8.7	1	No	High Resource	YES - Current
264	BLACKBERRY WAY	045064073	0.41	Vacant	R-1	No Change	8.7	2	No	High Resource	YES - Current
265	4821 NUNES RD	045065001	0.53	Vacant	R-3	No Change	25	8	No	High Resource	YES - Current
266	0 BRIANNA AVE	045066059	0.70	Vacant	R-1	No Change	8.7	3	No	High Resource	YES - Current
267	5911 WASHINGTON RD	045071002	1.11	Vacant	R-A	No Change	5.4	3	No	High Resource	YES - Current
268	4701 NORMA WAY	045021019	1.00	Single Family W/Extra Land	R-1	R-3	25	14	Yes	High Resource	YES - Current
269	4701 MAUD AVE	045021020	2.00	Single Family W/Extra Land	R-1	R-3	25	35	Yes	High Resource	YES - Current
270	0 9TH ST	045033007	1.45	Vacant	H-1	R-3	25	29	Yes	Insufficient Data	YES - Current

Figure 5-11 Sites Identified in Keys



5.4.11 North Ceres

North Ceres is an urbanized area adjacent to the northern boundary of the City of Ceres within the City's sphere of influence. The Sites Inventory groups together the Bystrom, Ceres-River Road, Hatch/Stonum, and Ceres/Herndon neighborhoods into the "North Ceres" area. Water service is provided to portions of the unincorporated North Ceres area by both the cities of Modesto and Ceres and sewer service by the City of Ceres. The area is bordered along the north by the Tuolumne River Regional Park (TRRP), 100 acres of parkland that runs along seven river miles of the Tuolumne River. The South Ceres area connects to the City of Modesto via the 9th Street Bridge which is a gateway into Modesto's downtown. Stanislaus County has been awarded a Caltrans Sustainable Transportation Planning Grant for the 9th Street Corridor to address problems with land use compatibility, pedestrian/bike access (lack of sidewalks and bike lanes), and stormwater facilities improvements. The planning effort will include opportunities for expand residential units within the corridor area. Table 5-29 summarizes available capacity in the North Ceres neighborhood and Table 5-30 details all residential sites in this area.

Table 5-29 Residential Capacity in North Ceres

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	18	9.36	0	39	25	64
Rezoned Sites	4	7.97	97	18	1	116
Total	22	17.33	97	57	26	180

The Sites Inventory identified 22 vacant and single-family home sites with significant undeveloped land suitable for subdivision to accommodate 64 housing units. Many of these sites are small and already zoned for multifamily residential. Four properties totaling approximately 8 acres of land in North Ceres will be rezoned to facilitate residential development at 25 dwelling units per acre. The proposed rezoning will facilitate the development of an estimated 116 housing units. Including the proposed rezoning, an estimated 180 housing units are projected on the sites in North Ceres shown in Figure 5-12. Of these 180 units, 97 units are assigned the lower-income category, 57 units are assigned to the moderate-income category and 26 units are assigned to the above moderate-income category. Larger sites (i.e. between 0.5 and five acres), were identified for rezone in this community to meet the size requirement for lower-income units. The TCAC Resource categories for the sites in this community are designated High Segregation and Poverty, Low, and High.

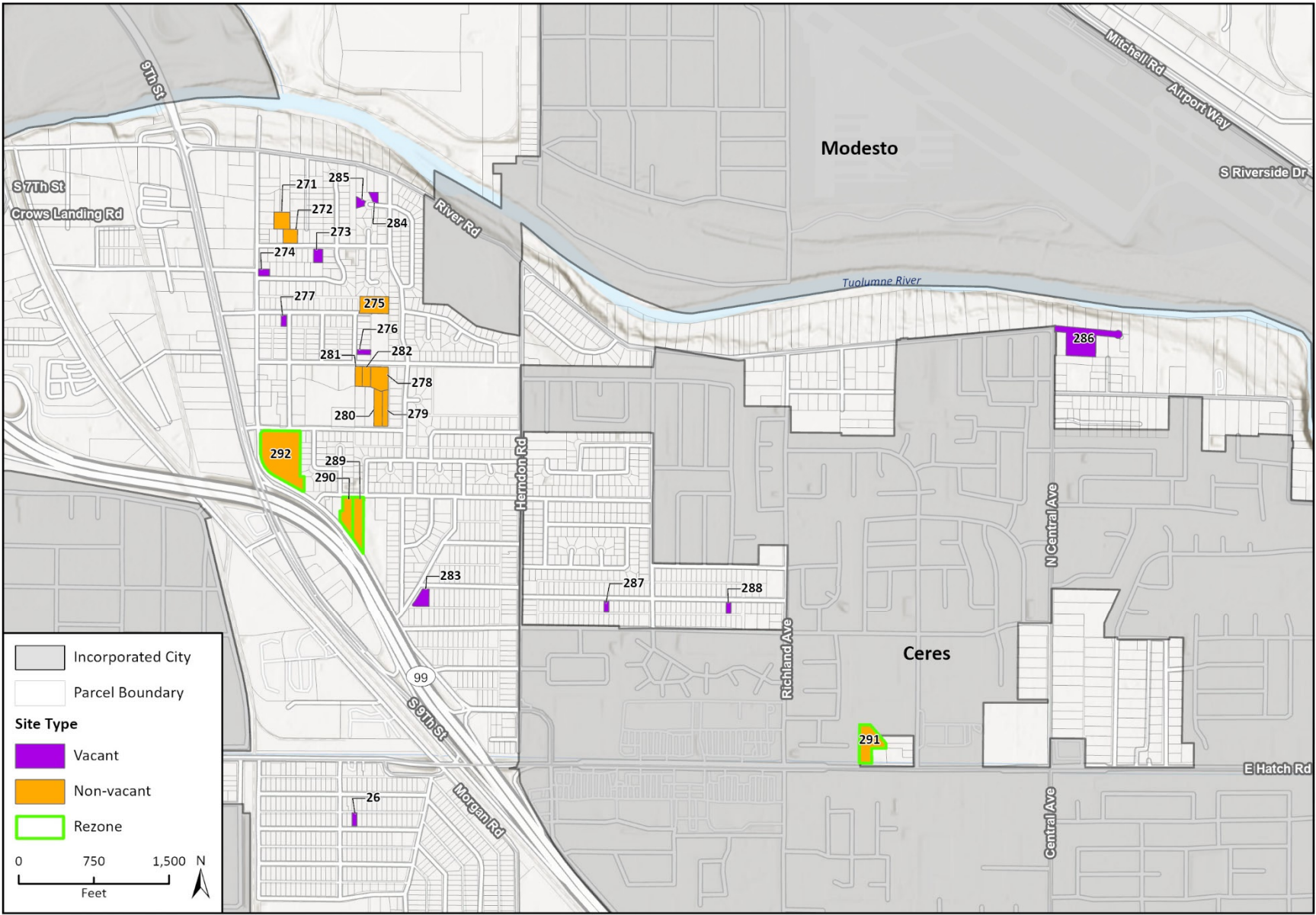
Table 5-30 Residential Sites in North Ceres

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
271	456 BYSTRUM RD	038008009	0.62	Single Family W/Extra Land	R-3	No Change	25	7	No	High Segregation and Poverty	YES - Current
272	805 SOUZA AVE	038011006	0.46	Single Family W/Extra Land	R-3	No Change	25	5	No	High Segregation and Poverty	YES - Current
273	818 SOUZA AVE	038011010	0.29	Vacant	R-3	No Change	25	4	No	High Segregation and Poverty	YES - Current
274	703 ERICKSON AVE	038011020	0.18	Vacant	R-3	No Change	25	2	No	High Segregation and Poverty	YES - Current
275	901 LOMBARDO AVE	038015018	1.13	Single Family W/Extra Land	R-A	No Change	5.4	3	No	High Segregation and Poverty	YES - Current
276	PERFIDIA AVE	038015022	0.16	Vacant	R-1	No Change	8.7	1	No	High Segregation and Poverty	YES - Current
277	720 LOMBARDO AVE	038015039	0.14	Vacant	R-1	No Change	8.7	1	No	High Segregation and Poverty	YES - Current
278	916 SONORA AVE	038016008	0.92	Single Family W/Extra Land	R-3	No Change	25	10	No	High Segregation and Poverty	YES - Current
279	923 LATIMER AVE	038016009	0.47	Single Family W/Extra Land	R-3	No Change	25	5	No	High Segregation and Poverty	YES - Current
280	915 LATIMER AVE	038016010	0.70	Single Family W/Extra Land	R-3	No Change	25	7	No	High Segregation and Poverty	YES - Current
281	850 SONORA AVE	038016045	0.33	Single Family W/Extra Land	R-3	No Change	25	4	No	High Segregation and Poverty	YES - Current
282	854 SONORA AVE	038016046	0.39	Single Family W/Extra Land	R-3	No Change	25	4	No	High Segregation and Poverty	YES - Current
283	1102 LEO AVE	038042001	0.49	Vacant	R-1	No Change	8.7	2	No	High Segregation and Poverty	YES - Current
284	PARSONS CT	038051005	0.18	Vacant	R-1	No Change	8.7	1	No	High Segregation and Poverty	YES - Current
285	PARSONS CT	038051007	0.17	Vacant	R-1	No Change	8.7	1	No	High Segregation and Poverty	YES - Current
286	LIVE OAK CT	039005032	2.47	Vacant	R-A	No Change	5.4	5	No	High Resource	YES - Current
287	1414 HOLM AVE	039030033	0.13	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
288	1620 HOLM AVE	039031055	0.13	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
289	854 PECOS AVE	038039016	1.19	Single Family W/Extra Land	R-A	R-3	25	22	Yes	High Segregation and Poverty	YES - Current
290	838 PECOS AVE	038039031	0.87	Single Family W/Extra Land	R-A	R-3	25	10	Yes	High Segregation and Poverty	YES - Current

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Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
291	1809 E HATCH RD	039025019	1.51	Single Family W/Extra Land	R-A	R-3	25	22	Yes	Low Resource	YES - Current
292	822 BYSTRUM RD	038017041	4.40	Mobile home Parks	P-D	R-3	25	62	Yes	High Segregation and Poverty	YES - Current

Figure 5-12 Sites Identified in North Ceres



5.4.12 East Oakdale

East Oakdale is an urbanized area located east of the City of Oakdale off State Highway 120. The area is mostly rural residential surrounded by agricultural operations. Domestic water services are provided by the Oakdale Irrigation District and wastewater is handled with a combination of private septic and package treatment systems. Table 5-31 summarizes available capacity in East Oakdale and Table 5-32 details all residential sites in this area.

Table 5-31 Residential Capacity in East Oakdale

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	51	148.23	0	0	161	161
Rezoned Sites	0	0.00	0	0	0	0
Total	51	148.23	0	0	161	161

Due to limited sewer capacity, no rezoning is proposed in East Oakdale. The Sites Inventory identified approximately 148 acres across 51 vacant and single-family home sites with significant undeveloped land suitable for subdivision to accommodate an estimated 161 housing units on 51 sites. Figure 5-13 shows sites identified in East Oakdale. All 161 units are assigned to the above moderate-income category. The TCAC Resource categories for the sites in this community range from High to Highest.

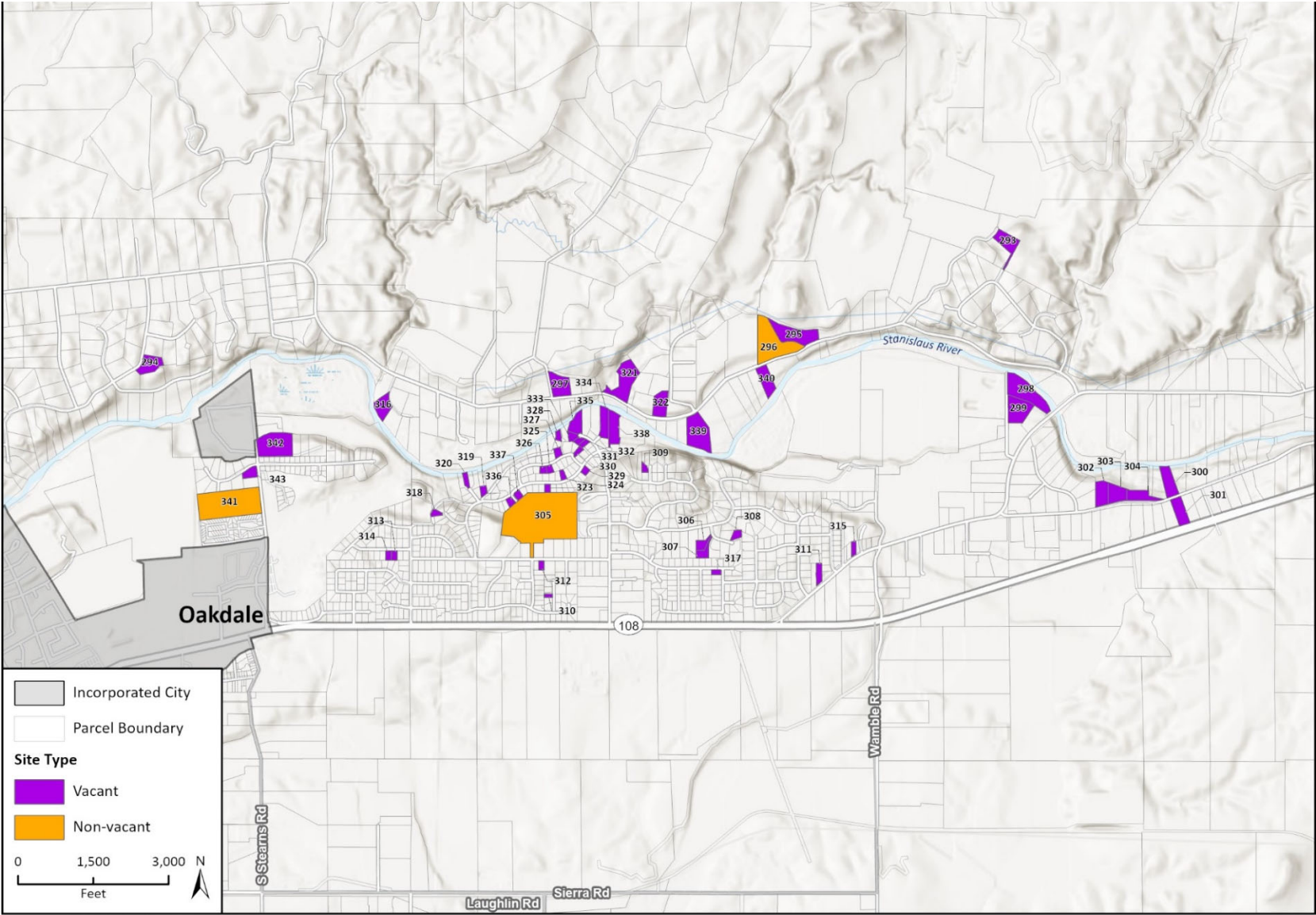
Table 5-32 Residential Sites in East Oakdale

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
293	0 SARATOGA HILLS DR	002022038	3.25	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
294	OAK VIEW DR	006081099	3.01	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
295	RODDEN RD	010001078	5.85	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
296	11727 RODDEN RD	010001079	9.71	Single Family W/Extra Land	R-A	No Change	0.33	2	No	Highest Resource	YES - Potential
297	RODDEN RD	010003008	3.67	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
298	0 GRAY RD	010009002	6.80	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
299	0 GRAY RD	010009036	4.68	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
300	LANCASTER RD	010012022	3.15	Vacant	R-A	No Change	0.33	1	No	High Resource	YES - Potential
301	13124 LANCASTER RD	010012034	2.85	Vacant	R-A	No Change	0.33	1	No	High Resource	YES - Potential
302	0 LANCASTER RD	010012042	2.82	Vacant	R-A	No Change	0.33	1	No	High Resource	YES - Potential
303	12919 LANCASTER RD	010012043	2.75	Vacant	R-A	No Change	0.33	1	No	High Resource	YES - Potential
304	0 LANCASTER RD	010012044	2.49	Vacant	R-A	No Change	0.33	1	No	High Resource	YES - Potential
305	10661 DIXON RD	010021095	30.05	Single Family W/Extra Land	R-A	No Change	2.2	48	No	Highest Resource	YES - Potential
306	9821 BLACK OAK CT	010025104	1.05	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
307	9817 BLACK OAK CT	010025105	1.20	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
308	0 BLACK OAK CT	010025109	0.74	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
309	RIVER OAK CIR	010030023	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
310	SOMMER PL	010033042	0.28	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
311	11761 ORANGE BLOSSOM RD	010034026	1.06	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
312	DIXON RD	010050001	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
313	BUCKMEADOWS DR	010052003	0.51	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
314	BUCKMEADOWS DR	010052004	0.51	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
315	ORANGE BLOSSOM RD	010057007	0.61	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
316	0 CIMARRON TRAIL	010065007	2.69	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
317	11320 WILD OAK CT	010068016	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
318	FOX BOROUGH CT	010069009	0.56	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential

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Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Maximum Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
319	10203 ATLAS RD	010071009	0.57	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
320	10019 RIVER RANCH CT	010071015	0.66	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
321	0 RODDEN RD	010074009	6.11	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
322	0 RODDEN RD	010074016	3.03	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
323	0 FOX BOROUGH DR	010075007	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
324	0 FOX BOROUGH DR	010075018	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
325	0 GOLDSBOROUGH CIR	010075026	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
326	0 GOLDSBOROUGH CIR	010075027	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
327	0 GOLDSBOROUGH CIR	010075040	0.62	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
328	0 GOLDSBOROUGH CIR	010075043	0.51	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
329	0 FOX BOROUGH DR	010076005	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
330	0 GOLDSBOROUGH CIR	010076009	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
331	0 SAVANNAH CT	010076014	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
332	0 SAVANNAH CT	010076015	0.46	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
333	0 SAVANNAH CT	010076016	0.67	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
334	0 NEWBERRY CT	010076022	2.39	Vacant	R-A	No Change	2.2	3	No	Highest Resource	YES - Potential
335	0 SAVANNAH CT	010076028	2.11	Vacant	R-A	No Change	2.2	3	No	Highest Resource	YES - Potential
336	0 HIDDEN HILLS DR	010077009	0.54	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
337	0 HIDDEN HILLS DR	010077011	0.53	Vacant	R-A	No Change	2.2	1	No	Highest Resource	YES - Potential
338	0 DILLWOOD RD	010081005	3.20	Vacant	R-A	No Change	2.2	5	No	Highest Resource	YES - Potential
339	RODDEN RD	010082003	6.52	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
340	RODDEN RD	010083003	3.00	Vacant	R-A	No Change	0.33	1	No	Highest Resource	YES - Potential
341	624 STEARNS	064010010	13.98	Single Family W/Extra Land	R-A	No Change	2.2	44	No	Highest Resource	YES - Potential
342	N STEARNS RD	064014001	7.22	Vacant	R-A	No Change	0.33	11	No	Highest Resource	YES - Potential
343	2321 JACKIE CT	064035014	1.22	Vacant	R-A	No Change	0.33	2	No	Highest Resource	YES - Potential

Figure 5-13 Sites Identified in East Oakdale



5.4.13 Salida

Salida is a community located north of Modesto. The community has a variety of zoning, with a substantial portion of planned developments allowing for single-family residential development. Domestic water service is provided by the City of Modesto and sewer service by the Salida Sanitary District. While the Salida Community Plan (SCP) Amendment area allows for the build out of approximately 5,000 dwelling units, the plan for the Amendment area was adopted without the environmental analysis required under the California Environmental Quality Act (CEQA). Because significant additional environmental review is required prior to the implementation and build-out of the SCP Amendment area, the Plan's capacity has not been included in the Sites Inventory and only capacity in the Existing Salida Community Plan area has been included. Table 5-33 summarizes available capacity in Salida outside of the SCP area and Table 5-34 details all residential sites in this area. Figure 5-14 shows sites identified in Salida.

Table 5-33 Residential Capacity in Salida

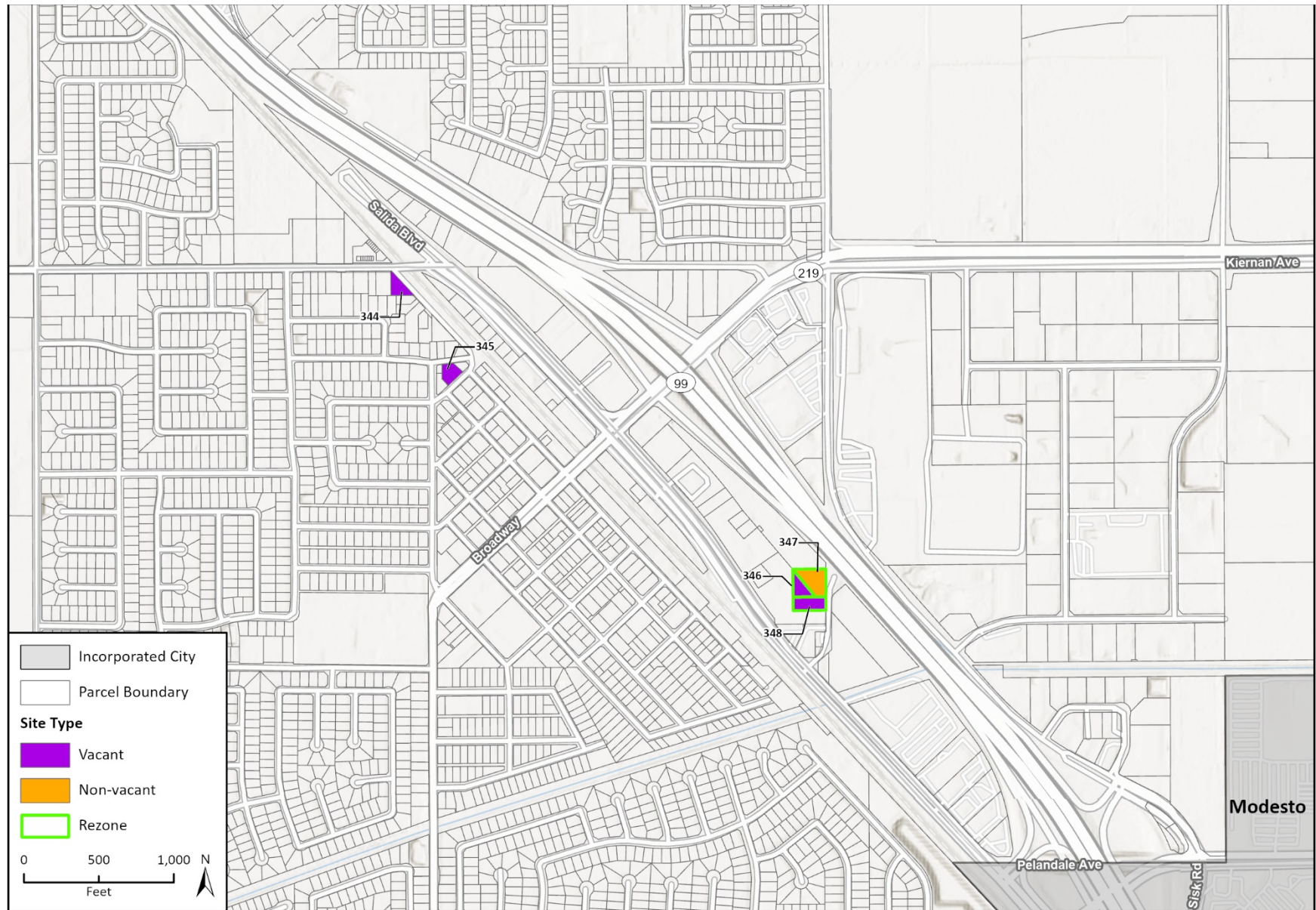
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	2	0.60	0	5	2	7
Rezoned Sites	3	1.4	0	18	3	21
Total	5	2	0	23	5	28

The Sites Inventory identified approximately two acres across five vacant and single-family home sites with significant undeveloped land suitable for subdivision to accommodate an estimated 28 housing units. Of these 28 units, 23 units are assigned to the moderate-income category and five units are assigned to the above moderate-income category. The County did not assume any lower-income units in this community due to small parcel size and infrastructure constraints of the identified sites. TCAC Resource levels in this community range from Low to Moderate.

Table 5-34 Residential Sites in Salida

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
344	5367 ELM ST	135004042	0.30	Vacant	R-2	No Change	14	3	No	Low Resource	YES - Current
345	4545 MASON AVE	135046004	0.30	Vacant	R-3	No Change	25	4	No	Low Resource	YES - Current
346	HOPE LN	135041010	0.32	Vacant	C-2	R-3	25	6	Yes	Moderate Resource	YES - Current
347	4573 HOPE LN	135041011	0.62	Single Family W/Extra Land	C-2	R-3	25	6	Yes	Moderate Resource	YES - Current
348	4549 HOPE LN	135041012	0.46	Vacant	C-2	R-3	25	9	Yes	Moderate Resource	YES - Current

Figure 5-14 Sites Identified in Salida



5.4.14 South Ceres (Laurel/Central)

South Ceres (Laurel/Central) is an urbanized area adjacent to the southern boundary of the City of Ceres within the City's sphere of influence. The Laurel/Central neighborhood is located east of Central Avenue, west of Highway 99, north of E. Service Road, and south of Industrial Way in an unincorporated pocket on the southside of the City of Ceres. Residential uses surround the neighborhood and industrial development surrounds the neighborhood to the north and east, along Highway 99. The area is mostly residential with several small agricultural properties. The area lacks both domestic water and sewer utilities but has the potential to be served by the City of Ceres for both services. Table 5-35 summarizes available capacity in South Ceres and Table 5-36 details all residential sites in this area.

Table 5-35 Residential Capacity in South Ceres (Laurel/Central)

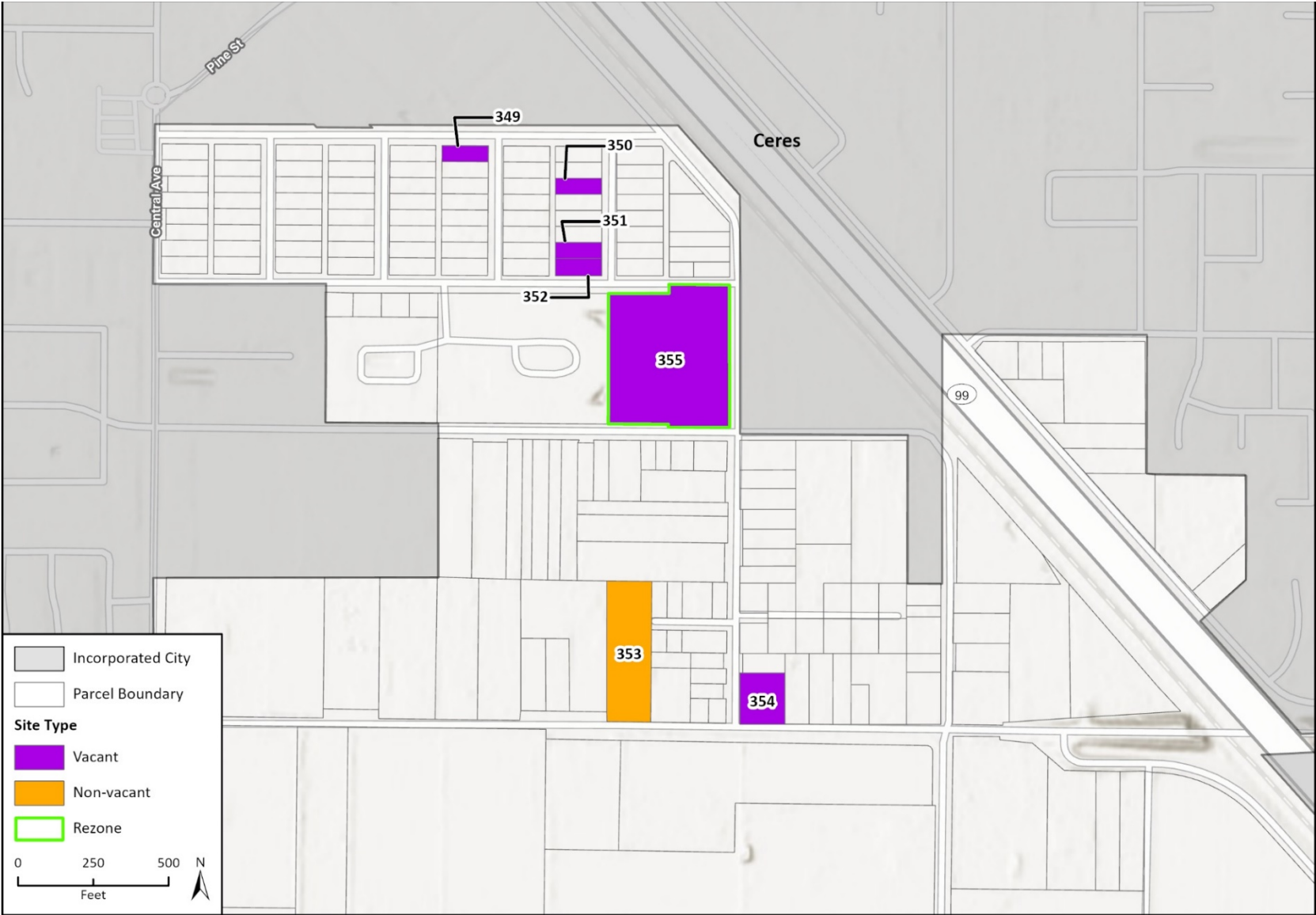
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	6	2.93	0	1	9	10
Rezoned Sites	1	4.18	76	7	0	83
Total	7	7.71	76	8	9	93

The Sites Inventory identified six vacant and underutilized sites with significant undeveloped land suitable for subdivision to accommodate 10 housing units. In addition, one four-acre site in South Ceres will be rezoned to facilitate residential development at 25 dwelling units per acre. The proposed rezoning will facilitate the development of an estimated 83 housing units. Including the proposed rezoning, an estimated 93 housing units are projected on the sites in South Ceres shown in Figure 5-15. Of these 93 units, 76 units are assigned the lower-income category, eight units are assigned to the moderate-income category and nine units are assigned to the above moderate-income category. One larger site was identified for rezone in this community to meet the size requirement for lower-income units. The TCAC Resource categories for the sites in this community are Low.

Table 5-36 Residential Sites in South Ceres

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
349	3601 HEMLOCK AVE	053030047	0.19	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
350	3611 LARCH AVE	053031004	0.19	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
351	3625 LARCH AVE	053031008	0.19	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
352	3627 LARCH AVE	053031009	0.20	Vacant	R-2	No Change	14	2	No	Low Resource	YES - Current
353	2449 E SERVICE RD	053036006	1.58	Single Family W/Extra Land	R-A	No Change	5.4	4	No	Low Resource	YES - Current
354	3950 COLLINS RD	053037033	0.58	Vacant	R-A	No Change	5.4	1	No	Low Resource	YES - Current
355	3703 COLLINS RD	053031023	4.18	Vacant	P-D	R-3	25	83	Yes	Low Resource	YES - Current

Figure 5-15 Sites Identified in South Ceres



5.4.15 Turlock (Kenwood/Star)

The Kenwood/Star area is a County island within the City of Turlock. The Sites Inventory identified three vacant sites zoned for multifamily residential within the area. These sites are suitable to accommodate an estimated 10 housing units. Sewer is currently provided by private septic, with some connections to the City of Turlock, but recent American Rescue Plan Act (ARPA) funding is slated to bring municipal sewer service to the area by 2026. Water utilities are provided by the City of Turlock. Figure 5-16 shows sites identified in Turlock. Table 5-37 summarizes available capacity in Turlock and Table 5-38 details all residential sites in this area.

Table 5-37 Residential Capacity in Turlock

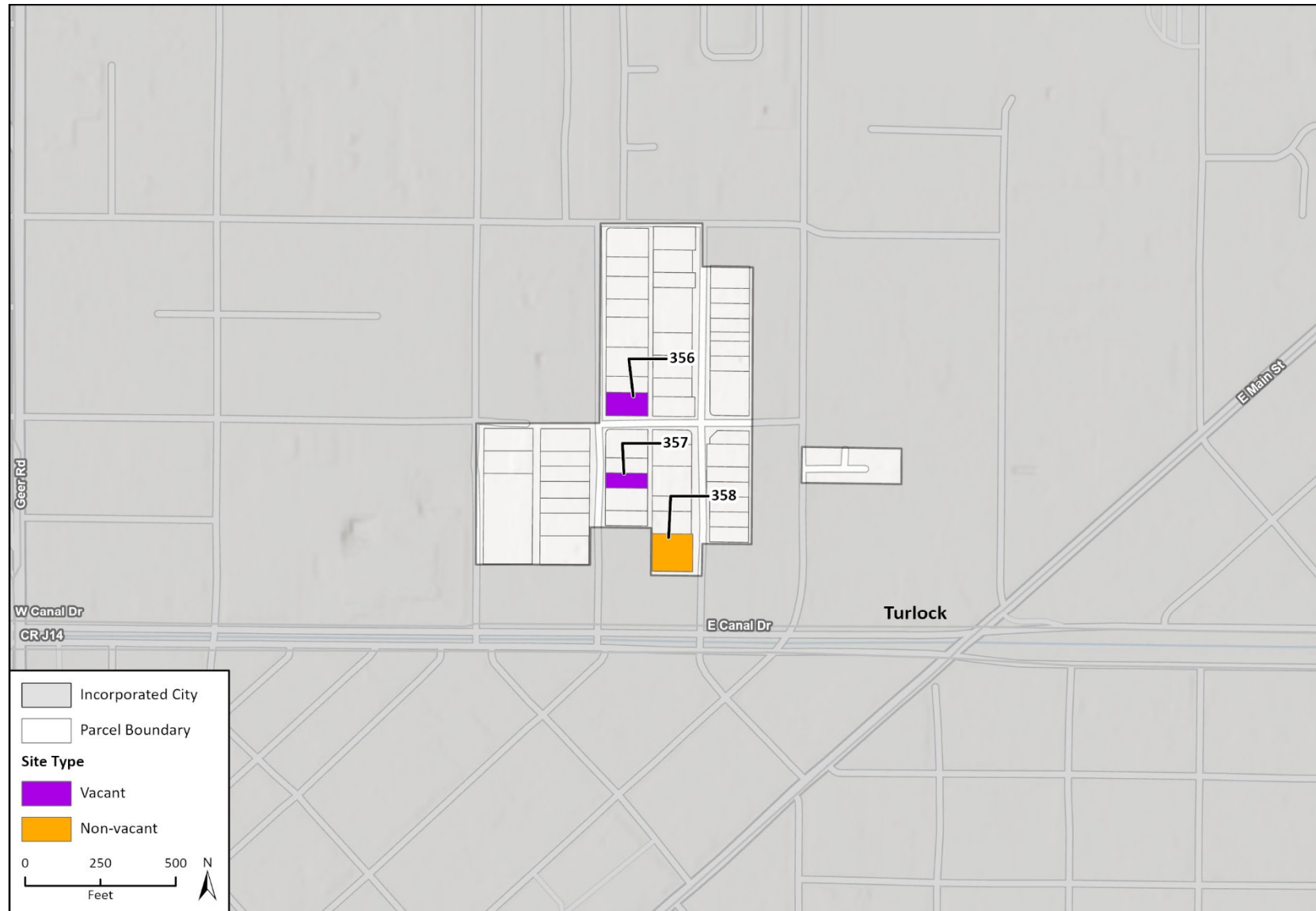
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	3	0.80	0	7	3	10
Rezoned Sites	0	0	0	0	0	0
Total	3	0.80	0	7	3	10

The Sites Inventory identified three vacant and underutilized sites with significant undeveloped land suitable for subdivision to accommodate 10 housing units. Of these 10 units, seven units are assigned to the moderate-income category and three units are assigned to the above moderate-income category. One larger site was identified for rezone in this community to meet the size requirement for lower-income units. The County did not assume any lower-income units in this community due to small parcel size of identified sites. The TCAC Resource categories for the sites in this community are Moderate.

Table 5-38 Residential Sites in Turlock (Kenwood/Star)

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
356	1000 MITCHELL AVE	042021005	0.25	Vacant	R-3	No Change	25	4	No	Moderate Resource	YES - Current
357	940 MITCHELL AVE	042024024	0.16	Vacant	R-3	No Change	25	2	No	Moderate Resource	YES - Current
358	859 KENWOOD AVE	042024032	0.39	Single Family W/Extra Land	R-3	No Change	25	4	No	Moderate Resource	YES - Current

Figure 5-16 Sites Identified in Turlock (Kenwood/Star)



5.4.16 Valley Home

Valley Home is a small rural community in northeastern Stanislaus County, located north of Oakdale and west of the Woodward Reservoir. Multifamily housing development in Valley Home is not expected due to the lack of public sewer and water services. As a result, no rezoning is proposed in Valley Home. The Sites Inventory identified four rural residential parcels each suitable for the development of one housing unit. Figure 5-17 shows sites identified in Valley Home. Table 5-39 summarizes available capacity in Valley Home and Table 5-40 details all residential sites in this area.

Table 5-39 Residential Capacity in Valley Home

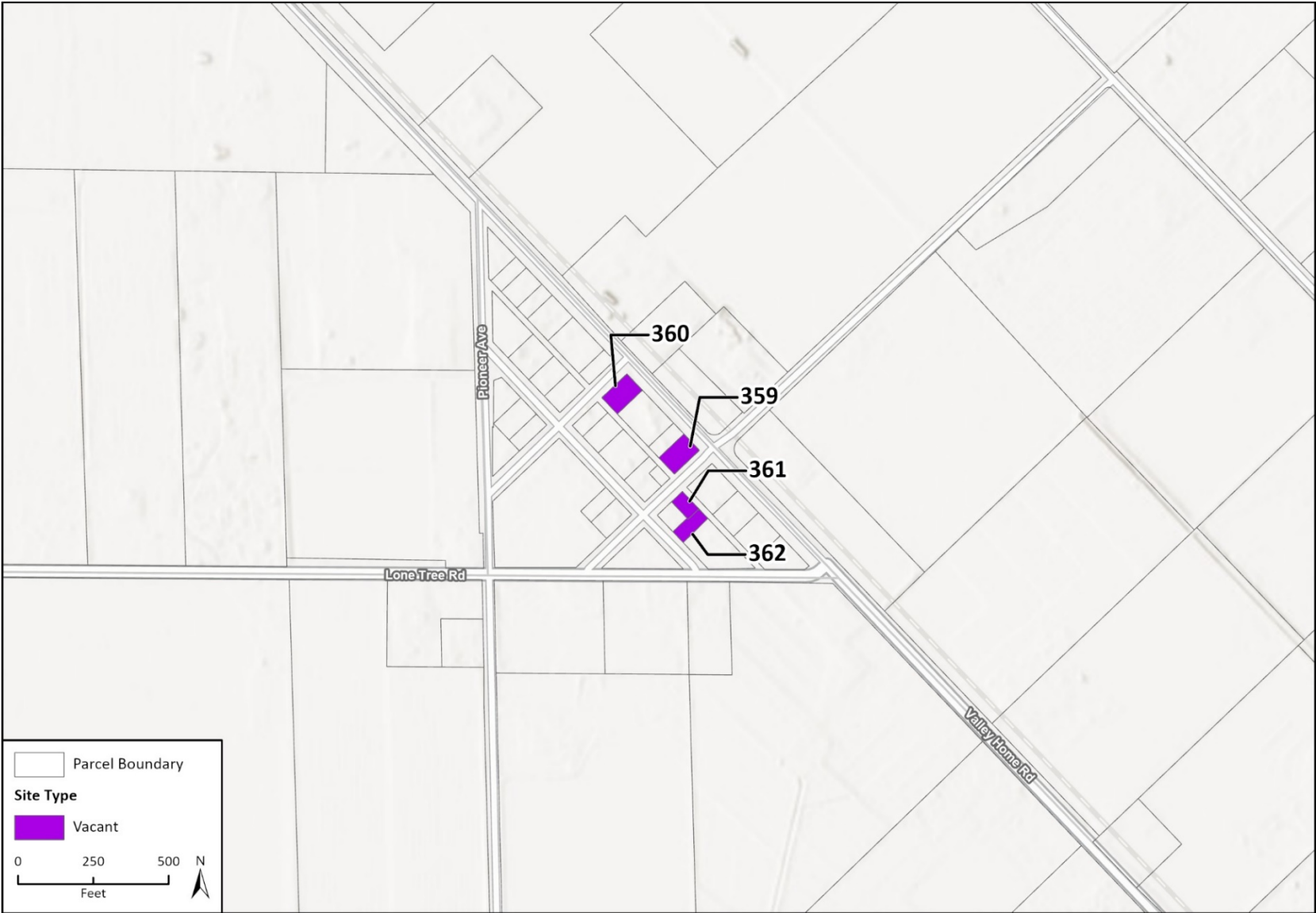
Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	4	0.61	0	0	4	4
Rezoned Sites	0	0.00	0	0	0	0
Total	4	0.61	0	0	4	4

The Sites Inventory identified four vacant to accommodate four housing units. All four units are assigned to the above moderate-income category. No sites are identified for rezone in this community. The County did not assume any lower-income units in this community due to low density zoning and smaller parcel size of the identified sites. The TCAC Resource categories for the sites in this community are Highest.

Table 5-40 Residential Sites in Valley Home

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
359	VALLEY HOME RD	002006047	0.20	Vacant	R-1	No Change	8.7	1	No	Highest Resource	YES - Potential
360	13137 VALLEY HOME RD	002006061	0.20	Vacant	R-1	No Change	8.7	1	No	Highest Resource	YES - Potential
361	4702 MICHIGAN AVE	002006066	0.09	Vacant	R-1	No Change	8.7	1	No	Highest Resource	YES - Potential
362	13042 MINNESOTA AVE	002006067	0.12	Vacant	R-1	No Change	8.7	1	No	Highest Resource	YES - Potential

Figure 5-17 Sites Identified in Valley Home



5.4.17 West Modesto

West Modesto is an urbanized area in the City of Modesto's Sphere of Influence and includes properties zoned for various densities of residential development. The Sites Inventory groups together the Elm/Emerald, Spencer/Marshall, Rouse/Colorado, California/Briggs, Robertson Road, Beverly/Waverly neighborhoods into the "West Modesto" area. The West Modesto area is an unincorporated area located along the southwest edges of the City of Modesto, north of the Tuolumne River, south of Maze Boulevard, and east of Carpenter Road. Figure 5-18 shows the sites identified in West Modesto. The County, in partnership with the City of Modesto, is extending sewer service to the Spencer/Marshall and Rouse/Colorado neighborhoods, which are currently served by septic systems, by the end of 2026. The West Modesto area is also the subject of the City of Modesto's Southwest Modesto Plan which will serve as a blueprint for future development, with guidance on land use, economic development, transportation, infrastructure extending to the unincorporated area. The Plan includes opportunity sites to incorporate higher densities for a variety of housing types. Table 5-41 summarizes available capacity in West Modesto and Table 5-42 details all residential sites in this area.

Table 5-41 Residential Capacity in West Modesto

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Non-Rezone Sites	50	32.34	0	109	92	201
Rezoned Sites	18	23.44	248	107	15	370
Total	68	55.78	248	216	107	571

The Sites Inventory identified approximately 32 acres of vacant land and underutilized properties suitable for subdivision in West Modesto across 50 properties. These sites can accommodate an estimated 201 housing units. A total of approximately 23 acres of land across 18 parcels will be rezoned to accommodate the development of 370 housing units at densities up to 25 dwelling units per acre. Including the proposed rezoning, an estimated 571 housing units are projected in West Modesto. Of these 571 units, 248 units are assigned to the lower-income category, 216 units are assigned to the moderate-income category, and 107 units are assigned to the above moderate-income category. Larger sites (i.e. between 0.5 and five acres), were identified for rezone in this community to meet the size requirement for lower-income units. The TCAC Resource categories for the sites in this community are Low.

Table 5-42 Residential Sites in West Modesto

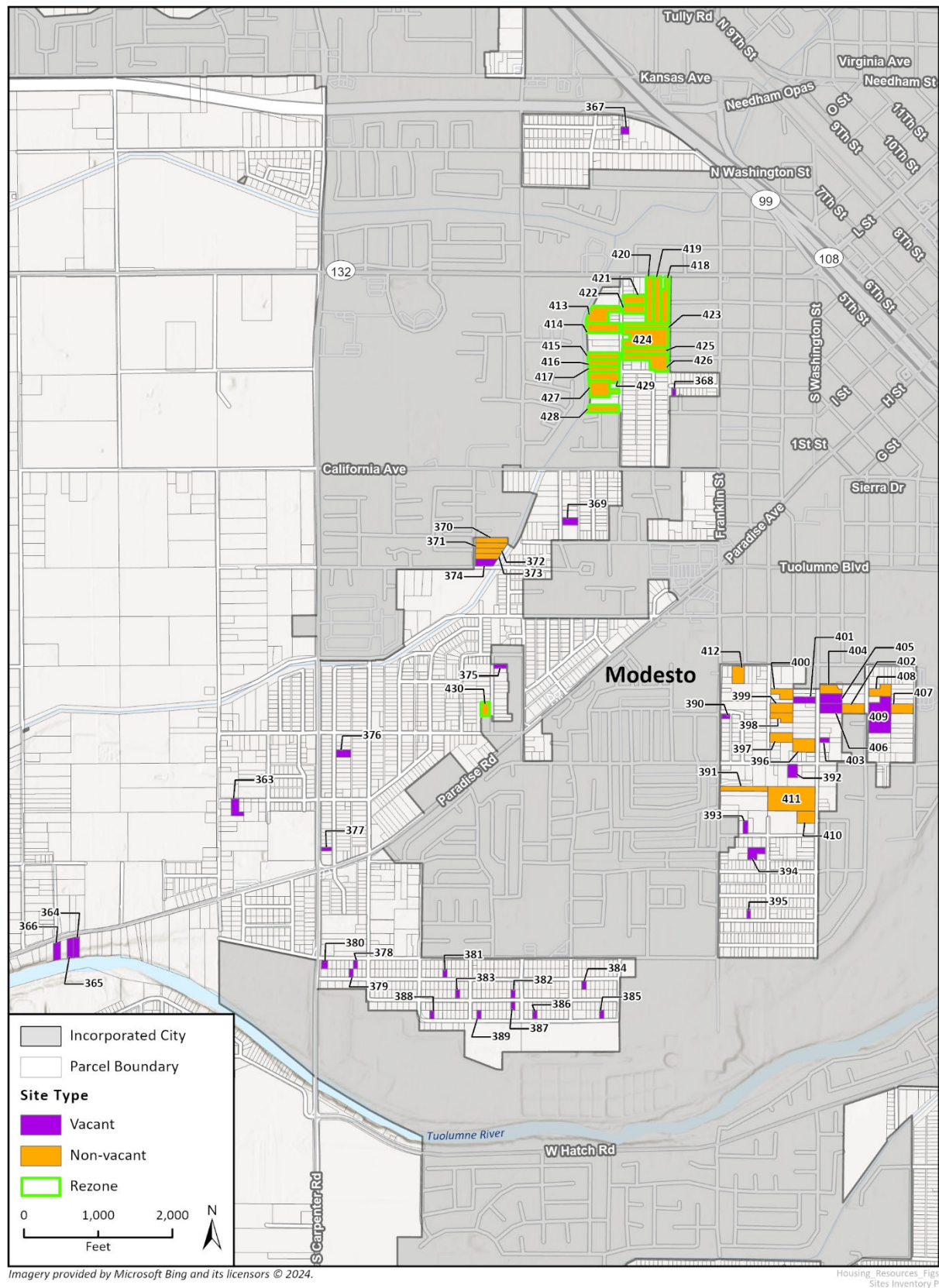
Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
363	WAVERLY DR	017016015	0.63	Vacant	R-A	No Change	0.33	1	No	Low Resource	YES - Current
364	0 PARADISE RD	017033015	0.52	Vacant	R-A	No Change	0.33	1	No	Low Resource	YES - Current
365	0 PARADISE RD	017033016	0.52	Vacant	R-A	No Change	0.33	1	No	Low Resource	YES - Current
366	0 PARADISE RD	017033018	0.52	Vacant	R-A	No Change	2.2	1	No	Low Resource	YES - Current
367	622 ELM WAY	029016003	0.25	Vacant	R-A	No Change	0.33	1	No	Low Resource	YES - Current
368	433 SPRUCE ST	030010013	0.13	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Planned
369	0 SEYBOLD AVE	030014028	0.48	Vacant	R-1	No Change	8.7	2	No	Low Resource	YES - Current
370	924 PANAMA DR	030015027	0.71	Single Family W/Extra Land	R-3	No Change	25	8	No	Low Resource	YES - Current
371	1000 PANAMA DR	030015028	0.69	Single Family W/Extra Land	R-3	No Change	25	7	No	Low Resource	YES - Current
372	1004 PANAMA DR	030015029	0.61	Single Family W/Extra Land	R-3	No Change	25	7	No	Low Resource	YES - Current
373	1008 PANAMA DR	030015030	0.53	Single Family W/Extra Land	R-3	No Change	25	5	No	Low Resource	YES - Current
374	1012 PANAMA DR	030015031	0.60	Vacant	R-3	No Change	25	9	No	Low Resource	YES - Current
375	1312 RITSCH LN	037004060	0.24	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
376	1520 VICTORIA DR	037005025	0.45	Vacant	R-1	No Change	8.7	2	No	Low Resource	YES - Current
377	VICTORIA DR	037010012	0.16	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current
378	ROBERTSON RD	037020009	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
379	KENNETH ST	037020037	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
380	2236 ROBERTSON RD	037020079	0.22	Vacant	R-2	No Change	14	2	No	Low Resource	YES - Current
381	2021 KENNETH ST	037021040	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
382	1905 DONALD ST	037021068	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
383	2009 DONALD ST	037021080	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
384	1728 KENNETH ST	037022050	0.16	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
385	1713 JOHN ST	037024025	0.16	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
386	1827 JOHN ST	037024037	0.16	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
387	1904 DONALD ST	037025021	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
388	2033 JOHN ST	037025040	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
389	0 JOHN ST	037025053	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Current
390	1420 ELSIE ST	037030059	0.16	Vacant	R-1	No Change	8.7	1	No	Low Resource	YES - Current

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Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
391	719 SUTTER AVE	037031015	0.97	Single Family W/Extra Land	R-2	No Change	14	5	No	Low Resource	YES - Current
392	1202 ROUSE AVE	037031029	0.55	Vacant	R-2	No Change	14	5	No	Low Resource	YES - Planned
393	1323 FIGARO AVE	037032007	0.27	Vacant	R-2	No Change	14	2	No	Low Resource	YES - Planned
394	0 LEON AVE	037032045	0.68	Vacant	R-3	No Change	25	10	No	Low Resource	YES - Planned
395	1317 AVALON AVE	037034039	0.15	Vacant	R-2	No Change	14	1	No	Low Resource	YES - Planned
396	620 COLORADO AVE	037039016	1.26	Single Family W/Extra Land	R-2	No Change	14	9	No	Low Resource	YES - Planned
397	615 LEON AVE	037039027	0.94	Single Family W/Extra Land	R-2	No Change	14	6	No	Low Resource	YES - Planned
398	601 LEON AVE	037039031	0.77	Single Family W/Extra Land	R-2	No Change	14	5	No	Low Resource	YES - Planned
399	527 LEON AVE	037039032	0.94	Single Family W/Extra Land	R-2	No Change	14	6	No	Low Resource	YES - Planned
400	517 LEON AVE	037039035	0.83	Single Family W/Extra Land	R-2	No Change	14	6	No	Low Resource	YES - Planned
401	COLORADO AVE	037039039	0.60	Vacant	R-2	No Change	14	6	No	Low Resource	YES - Planned
402	528 ROSELAWN AVE	037040012	0.91	Single Family W/Extra Land	R-2	No Change	14	7	No	Low Resource	YES - Planned
403	COLORADO AVE	037040021	0.20	Vacant	R-2	No Change	14	2	No	Low Resource	YES - Planned
404	507 COLORADO AVE	037040028	0.74	Single Family W/Extra Land	R-2	No Change	14	5	No	Low Resource	YES - Planned
405	0 COLORADO AVE	037040056	0.91	Vacant	R-2	No Change	14	9	No	Low Resource	YES - Planned
406	525 COLORADO AVE	037040057	0.91	Vacant	R-2	No Change	14	9	No	Low Resource	YES - Planned
407	532 SUNSET AVE	037041014	0.91	Single Family W/Extra Land	R-1	No Change	8.7	3	No	Low Resource	YES - Planned
408	519 ROSELAWN AVE	037041035	0.92	Single Family W/Extra Land	R-1	No Change	8.7	3	No	Low Resource	YES - Planned
409	ROSELAWN AVE	037041036	3.12	Vacant	R-1	No Change	8.7	17	No	Low Resource	YES - Planned
410	812 COLORADO AVE	037032011	0.92	Single Family W/Extra Land	R-A	No Change	5.4	3	No	Low Resource	YES - Planned
411	718 COLORADO AVE	037031011	4.85	Single Family W/Extra Land	R-A	No Change	5.4	16	No	Low Resource	YES - Planned
412	1406 SOUTH AVE	037030002	0.89	Single Family W/Extra Land	R-1	No Change	8.7	4	No	Low Resource	YES - Planned
413	207 SPENCER AVE	030004005	1.66	Single Family W/Extra Land	R-A	R-3	25	28	Yes	Low Resource	YES - Planned
414	227 SPENCER AVE	030004009	1.35	Single Family W/Extra Land	R-A	R-3	25	18	Yes	Low Resource	YES - Planned
415	323 SPENCER AVE	030004013	0.87	Single Family W/Extra Land	R-A	R-3	25	13	Yes	Low Resource	YES - Planned
416	333 SPENCER AVE	030004014	0.84	Single Family W/Extra Land	R-A	R-3	25	12	Yes	Low Resource	YES - Planned
417	337 SPENCER AVE	030004015	0.82	Single Family W/Extra Land	R-A	R-3	25	12	Yes	Low Resource	YES - Planned
418	523 MAZE BLVD	030005001	1.31	Single Family W/Extra Land	R-1	R-3	25	22	Yes	Low Resource	YES - Planned
419	531 MAZE BLVD	030005003	1.45	Single Family W/Extra Land	R-1	R-3	25	22	Yes	Low Resource	YES - Planned

Site #	Site Address or Street	APN	Acres	Current Use	Current Zone	Proposed Zone	Max Density	Total Units	Rezone Site	TCAC Opportunity Category	Infrastructure Availability
420	539 MAZE BLVD	030005004	1.44	Single Family W/Extra Land	R-1	R-3	25	22	Yes	Low Resource	YES - Planned
421	128 SPENCER AVE	030005011	0.90	Single Family W/Extra Land	R-1	R-3	25	13	Yes	Low Resource	YES - Planned
422	204 SPENCER AVE	030005012	0.88	Single Family W/Extra Land	R-1	R-3	25	12	Yes	Low Resource	YES - Planned
423	226 SPENCER AVE	030005015	0.94	Single Family W/Extra Land	R-1	R-3	25	15	Yes	Low Resource	YES - Planned
424	310 SPENCER AVE	030005016	3.54	Single Family W/Extra Land	R-1	R-3	25	66	Yes	Low Resource	YES - Planned
425	320 SPENCER AVE	030005018	1.24	Single Family W/Extra Land	R-1	R-3	25	20	Yes	Low Resource	YES - Planned
426	533 TRUMAN AVE	030005026	2.01	Single Family W/Extra Land	R-1	R-3	25	30	Yes	Low Resource	YES - Planned
427	415 SPENCER AVE	030008003	1.51	Single Family W/Extra Land	R-A	R-3	25	27	Yes	Low Resource	YES - Planned
428	511 SPENCER AVE	030008006	0.98	Single Family W/Extra Land	R-A	R-3	25	12	Yes	Low Resource	YES - Planned
429	405 SPENCER AVE	030008016	1.20	Single Family W/Extra Land	R-A	R-3	25	20	Yes	Low Resource	YES - Planned
430	1427 RITSCH LN	037004061	0.50	Single Family W/Extra Land	R-1	R-3	25	6	Yes	Low Resource	YES - Planned

Figure 5-18 Sites Identified in West Modesto



5.5 Sites Inventory Methodology and Justification

Land suitable for residential development must be appropriate and available for residential use in the planning period. Characteristics such as the availability of infrastructure, physical features (e.g., susceptibility to flooding, slope instability, or erosion) and location (proximity to transit, job centers, and community services) should also be considered when evaluating the suitability of sites. The following section details the criteria and process by which suitable sites were identified for inclusion in the inventory, the suitability of many of these sites for affordable housing, the suitability of non-vacant sites for new housing development, and the ability of mixed-use zoning to support residential development.

5.5.1 Suitable Sites for Affordable Housing

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards for the purpose of estimating potential units by income range. In the unincorporated areas of Stanislaus County, HCD has established a density standard of 20 or more units per acre (primarily for higher density multifamily developments) that would facilitate the development of housing in the low- and very low-income category.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower-income units. Government Code Section 65583.2 establishes that sites between 0.5 and 10 acres in size zoned for residential development at greater than 20 units per acre are suitable for lower-income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels.

State law also requires jurisdictions to demonstrate sufficient infrastructure availability (either currently or in the near future) for any sites identified for the development of housing affordable to lower-income households. This is due to the increased development costs associated with the permitting and development of on-site wells and/or wastewater treatment systems, making residential development infeasible. As is typical of other Central Valley counties, municipal infrastructure in Stanislaus County is usually only available on sites within or adjacent to established communities. Similarly, HCD guidance on identifying sites suitable for housing affordable to lower-income households recommends these sites be identified in areas close to other amenities such as grocery stores, transit stops, personal services, employment opportunities, and healthcare providers. In an agricultural county like Stanislaus, these amenities are typically available within established communities.

The location of housing opportunity sites for each income category were chosen to facilitate the development of mixed-income neighborhoods and to increase the availability of affordable housing in proximity to transit, retail, and other services. While many of the opportunity sites identified for the development of housing affordable to lower-income households are in low-resource areas according to TCAC, this is due to the lack of centralized water and sewer services, transit, employment opportunities, and other services available in higher-resource areas. Furthermore, as discussed in Chapter 4: Housing Constraints, Measure E limits the conversion of land from agriculture to residential use in higher-resource areas of the County. While the majority of low- and very low-income units

projected in the sites inventory are in low-resource census tracts, these tracts have higher access to goods and services, due to their proximity to urban services in the City of Modesto and City of Ceres.

5.5.2 Non-vacant Sites

The housing element must analyze the extent to which existing uses may impede additional residential development. The Sites Inventory accommodates approximately 58 percent of its lower-income RHNA, 37 percent of its moderate-income RHNA, and 54 percent of its above moderate-income RHNA on vacant sites. As a result of insufficient available vacant land, the County identified the remaining 42 percent of the lower-income RHNA, 63 percent of its moderate-income RHNA, and 36 percent of its above moderate-income RHNA on nonvacant sites.

Nonvacant sites selected for inclusion in the inventory were chosen because they represent the highest potential for becoming available for residential development and add significant quantities of units to the County's housing stock.

Redevelopment Trends of Nonvacant Sites

Table 5-43 summarizes the recent redevelopment trends on non-vacant parcels throughout Stanislaus County. All non-vacant parcels identified in the Sites Inventory have characteristics which are similar or which more strongly indicate a high likelihood of redevelopment than the pre-construction conditions of recent projects in Stanislaus County. A discussion of the factor for inclusion in the Sites inventory is included below.

A parcel's improvement-to-land value ratio (ILR) can be used to identify properties that are likely to be redeveloped during the planning period. A ratio of less than 1.0 indicates that the real estate market values the land itself more highly than any structure on that land. These underutilized parcels represent opportunities for property owners and developers to invest in improvements that increase the overall value of the property. It should be noted that the ILR value ratio of a property does not necessarily consider development standards or environmental constraints that may impact the feasibility of redevelopment on the site.

The average ILR of recent projects on nonvacant sites is 0.95. One of these projects redeveloped a site with an ILR of 3.25, much higher than 1.0, indicating that development is occurring on sites with ILR values much higher than what is assumed on the Sites Inventory.

It should be noted that the Assessor's records do not contain data for some properties, especially older properties that have not undergone a reassessment (due to a change in ownership or significant improvements). For parcels identified as vacant or surface parking but do not have information on assessed land and improvement values, it would be reasonable to assume the ILR to be zero or very close to zero.

The age of a structure is useful in demonstrating that a site has a higher likelihood of redevelopment. New construction on the site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the upcoming housing cycle. Development trends demonstrate that successfully redeveloped nonvacant sites had structures which were greater than 35 years old.

FAR values lower than what is permitted by the Zoning Ordinance indicate underutilization, especially in downtown areas or upzoned corridors. Conversely, developed sites with higher FAR are less likely to redevelop as the land and demolition costs would be high. Development trends demonstrate that successfully redeveloped nonvacant sites had an average FAR of 0.13, although some projects' FARs were 0.36, 0.30, and as high as 0.80.

Additionally, all sites identified for lower-income units meet state size and density requirements to facilitate the development of lower-income units.

Table 5-43 Redevelopment Trends of Non-Vacant Sites

Locality	Project Name	Previous Use	Zoning	Site Acreage	Total Units	ILR ¹	Year Built ²	FAR ³
Keyes	Keyes 19 North	Two Single Family Dwellings with Extra Land	R-1	13.20	62	0.74	1978	0.03
Keyes	Gold Star Investments	Single Family with Extra Land	R-1	9.54	28	0.07	–	–
Denair	WPD Homes	Single Family with Extra Land	P-D (356)	1.32	10	0.54	1930	0.05
Keyes	Orange Grove Estates	Single Family with Extra Land	R-1	2.11	8	1.51	1988	0.02
Denair	Elmwood Estates	Single Family with Extra Land	Rezoned to P-D	4.82	17	1.18	1950	0.01
Denair	Isaaco Estates	Two Single Family Dwellings with Extra Land	R-A	3.10	11	3.25/ 0.05	1963	0.03
Keyes	Keyes 19 South	Single Family with Extra Land	R-1	6.70	26	0.29	1992	0.02
Denair	Lazares Companies	Single Family with Extra Land	R-A	18.20	69	0.93	1908/ 1979	0.01
Modesto	Archway Commons I	Industrial	P-D	4.50	76	-	-	0.36
Modesto	1612 Sisk Road.	Motel	C-3	6.72	150	-	1972	0.30
Modesto	1208 9 th Street	Commercial Building, Medical Office	UGD	0.20	14	1.0	1982	0.82
Modesto	7 th Street Village	Warehouse	TD	0.93	79	2.1	1957	0.16
Modesto	3313 Coffee Mixed-Use	School	P-D	0.19	17	–	1970s	0.10
Average						1.06	1969	0.16

¹ “ILR” or “improvement-to-land value ratio” is calculated by dividing the improvement value by the land value. If the yield is less than one, the land is worth more than the improvements built on it.

² “Year Built” refers to the year the existing nonvacant use (e.g single-family home, motel, commercial building) was built.

³ “FAR” or “Floor Area Ratio” is calculated by dividing a building’s gross floor area by the total lot size.

Because of the County’s rural land use pattern, the most common existing land use to be redeveloped with housing in the County were single-family houses on lots with a significant portion of vacant land. The recent redevelopment of eight sites throughout the County has shown that these types of rural residential properties are likely to redevelop with larger-scale residential projects. For example, the Keyes 19 and Gold Star Investments projects in Keyes developed 62 and 28 units respectively on lots formerly occupied by single-family homes. Similarly, the Lazares Subdivision and the WPD Homes projects in Denair developed 69 and 10 units respectively on sites occupied by single-family homes. An existing unit will remain on the site after construction of the WPD Homes project.

The recent Archway Commons and 1612 Sisk Road projects, developed within the City of Modesto, demonstrate the feasibility of redevelopment of service commercial and hotel/motel uses. The Archway Commons project developed 150 units of affordable housing in two phases on the site of a former commercial trucking yard. The 1612 Sisk Road project is in the process of converting a former hotel to 150 units of supportive housing.

In addition to the specific housing project discussed above, two ongoing planning efforts by the City of Modesto, the Southwest Modesto Plan and the Modesto Housing Plan, have identified West Modesto and the Crows Landing Road corridor for public investment to support the development of multifamily housing. The Modesto Housing Plan explores ways to expand housing choice while responding to shifting household needs, growing demand for walkable neighborhoods, and the need for housing at different price points. The Housing Plan provides planning and policy guidance to remove barriers and boost housing production. The Housing Plan includes “test-fit” middle housing design and feasibility case studies on several commercial corridors in and just outside of the City of Modesto, including Crows Landing Road. The Study found that, with small adjustments to the development standards applicable on corridor adjacent sites, numerous housing typologies are feasible.

Similarly, the Southwest Modesto Plan intends to serve as a blueprint for future development, with guidance on land use, economic development, transportation, infrastructure, and other issues for the Southwest Modesto Plan Area. The Plan Area includes opportunity sites along the Crows Landing Corridor and is intended to facilitate the revitalization and housing development throughout Southwest Modesto.

Nonvacant Site Selection

To identify potential sites for additional development, geospatial data was used to identify nonvacant but underutilized properties within the unincorporated areas of the County. To further justify the redevelopment potential of nonvacant sites and to evaluate the extent existing uses could impede development, the County identified sample sites to represent all of the inventoried nonvacant sites included. These sample sites were selected because they represent the typical pre-construction characteristics of nonvacant sites identified in the Sites Inventory. Parcels were chosen as sites likely to be redeveloped during the planning period if they fell into the following categories:

Vacant Buildings

Vacant buildings have potential for redevelopment as these properties are underutilized, providing an incentive for property owners to redevelop. On some properties in the Sites Inventory, the existing conditions or design of the buildings are outdated for current market demand, resulting in vacancies. Substantial improvements may be needed to make these structures leasable in their current configuration, which provides incentive for property owners to redevelop the sites with new buildings.

Single-Family Home with Extra Land

The recent development trends in the County (shown in Table 5-44) Table 5-43 summarizes the recent redevelopment trends on non-vacant parcels throughout Stanislaus County. All non-vacant parcels identified in the Sites Inventory have characteristics which are similar or which more strongly indicate a high likelihood of redevelopment than the pre-construction conditions of recent projects in Stanislaus County. A discussion of the factor for inclusion in the Sites inventory is included below.

A parcel’s improvement-to-land value ratio (ILR) can be used to identify properties that are likely to be redeveloped during the planning period. A ratio of less than 1.0 indicates that the real estate market values the land itself more highly than any structure on that land. These underutilized parcels represent opportunities for property owners and developers to invest in improvements that increase the overall value of the property. It should be noted that the ILR value ratio of a property does not

necessarily consider development standards or environmental constraints that may impact the feasibility of redevelopment on the site.

The average ILR of recent projects on nonvacant sites is 0.95. One of these projects redeveloped a site with an ILR of 3.25, much higher than 1.0, indicating that development is occurring on sites with ILR values much higher than what is assumed on the Sites Inventory.

It should be noted that the Assessor's records do not contain data for some properties, especially older properties that have not undergone a reassessment (due to a change in ownership or significant improvements). For parcels identified as vacant or surface parking but do not have information on assessed land and improvement values, it would be reasonable to assume the ILR to be zero or very close to zero.

The age of a structure is useful in demonstrating that a site has a higher likelihood of redevelopment. New construction on the site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the upcoming housing cycle. Development trends demonstrate that successfully redeveloped nonvacant sites had structures which were greater than 35 years old.

FAR values lower than what is permitted by the Zoning Ordinance indicate underutilization, especially in downtown areas or upzoned corridors. Conversely, developed sites with higher FAR are less likely to redevelop as the land and demolition costs would be high. Development trends demonstrate that successfully redeveloped nonvacant sites had an average FAR of 0.13, although some projects' FARs were 0.36, 0.30, and as high as 0.80.


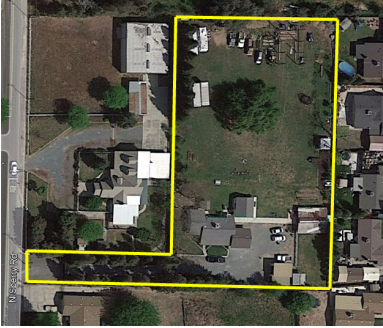

Additionally, all sites identified for lower-income units meet state size and density requirements to facilitate the development of lower-income units.


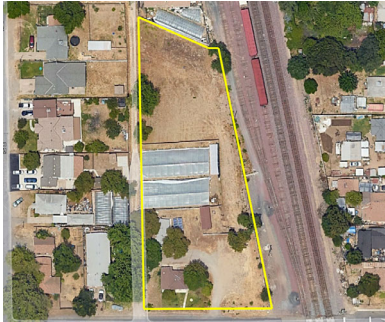

Table 5-43 demonstrate that parcels occupied by one or two single-family homes with a significant amount of excess land are commonly redeveloped. Each of the recently redeveloped single-family properties had a low FAR (less than 0.10) and structures which were more than 35 years old. Projects on several of the recently redeveloped sites maintained the existing structures and only redeveloped vacant portions of the site. While many of these sites are likely to be redeveloped in their entirety, the estimated capacity of all sites with an existing single-family home is based on the amount of land available for development if the existing residences remained on the site.

Of the 88 nonvacant sites identified in the inventory, 81 sites have one or two single-family homes with a large portion of undeveloped land. All sites with existing single-family homes identified in the inventory have floor area ratios of less than 0.1 and no structures less than 35 years old.



Table 5-44 discusses eight of the 81 single-family sites with significant undeveloped land included in the inventory.

Table 5-44 Single Family with Extra Land Representative Sites

Site Address	Description	Size (Acres)	Capacity (Units)	Aerial Image
Santa Fe Avenue, Denair	<p>Existing single-family residential use, with 1.76 acres of undeveloped land.</p> <p>Existing single-family home was built in 1947 and has an ILV of 0.92 and a FAR of 0.03, lower than the average FAR of pipeline projects.</p> <p>Recent projects with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> WPD Homes (FAR: 0.03, year built: 1930 and previous use: SFR with extra land) Elmwood Estates (ILR: 1.18, previous use: SFR with extra land, year built: 1950, and FAR 0.01) Lazares Companies Subdivision (ILR: 0.93 and previous use: SFR with extra land) 	1.76	5	
Sperry Road, Denair	<p>Existing single-family residential use in Denair, with 1.69 acres of undeveloped land.</p> <p>Existing single-family development was built in 1935 and has an ILV of 0.96 and a FAR of 0.02, lower than the average FAR of pipeline projects.</p> <p>Recent projects with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> WPD Homes (FAR: 0.03, year built: 1930 and previous use: SFR with extra land) Elmwood Estates (ILR: 1.18, previous use: SFR with extra land, year built: 1950, and FAR 0.01) Lazares Companies Subdivision (ILR: 0.93 and previous use: SFR with extra land) 	1.69	5	
4 th Street, Hickman	<p>Existing single-family residential use in Hickman, with 1.93 acres of undeveloped land.</p> <p>The existing single-family development was built in 1956 and has an ILR of 0.76 and a FAR of 0.02, lower than the average FAR of pipeline projects.</p> <p>Recent projects with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> WPD Homes (FAR: 0.03, ILR: 0.54, and previous use: SFR with extra land) Elmwood Estates (ILR: 1.18, previous use: SFR with extra land, year built: 1950, and FAR 0.01) Lazares Companies Subdivision (ILR: 0.93, previous use: SFR with extra land, and density 3.79) 	1.93	5	

Site Address	Description	Size (Acres)	Capacity (Units)	Aerial Image
Colorado Avenue, West Modesto	<p>Existing single-family residential use in West Modesto, with 4.85 acres of undeveloped land.</p> <p>The existing single-family home was built in 1942 and has an ILR of 0.60 and a FAR of 0.01, lower than the average FAR of pipeline projects.</p> <p>Recent projects with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> WPD Homes (FAR: 0.03, ILR: 0.54, year built: 1930, and previous use: SFR with extra land) Elmwood Estates (previous use: SFR with extra land, year built: 1950, density: 3.52, and FAR 0.01) Lazares Companies Subdivision (ILR: 0.93, previous use: SFR with extra land, and density 3.79) 	4.85	16	
2 nd Street, Empire	<p>Existing single-family residential use in Empire, with 1.10 acres of undeveloped land.</p> <p>The existing single-family home was built in 1930 and has an ILV of 0.71 and a FAR of 0.01, lower than the average FAR of pipeline projects.</p> <p>Recent projects with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> WPD Homes (FAR: 0.03, year built: 1930, and previous use: SFR with extra land) Elmwood Estates (previous use: SFR with extra land, ILR: 1.18, year built: 1950, and FAR 0.01) Lazares Companies Subdivision (previous use: SFR with extra land, ILR: 0.93) 	1.1	5	
Roselawn Avenue, West Modesto	<p>Existing single-family residential use in west Modesto, with 0.60 acres of undeveloped land.</p> <p>The existing single-family home was built in 1935 and has a FAR of 0.03, lower than the average FAR of pipeline projects.</p> <p>Recent projects with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> WPD Homes (FAR: 0.03, year built: 1930, and previous use: SFR with extra land) Isaaco Estates (FAR: 0.03 and previous use: two SFR with extra land) 	0.92	3	

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Site Address	Description	Size (Acres)	Capacity (Units)	Aerial Image
Leon Avenue, West Modesto	<p>Existing single-family residential use in West Modesto, with 0.61 acres of undeveloped land.</p> <p>The existing single-family development was built in 1938 and has a FAR of 0.04, lower than the average FAR of pipeline projects.</p> <p>Recent projects with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> ▪ WPD Homes (FAR: 0.03, year built: 1930, and previous use: SFR with extra land) ▪ Isaaco Estates (FAR: 0.03 and previous use: two SFR with extra land) 	0.94	6	
Sonora Avenue, North Ceres	<p>Existing single-family residential use in North Ceres, with 0.68 acres of undeveloped land.</p> <p>The existing single-family home was built in 1940 and has a FAR of 0.02, lower than the average FAR of pipeline projects.</p> <p>Recent projects with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> ▪ WPD Homes (FAR: 0.02, year built: 1930, and previous use: SFR with extra land) ▪ Orange Grove Estates (FAR: 0.02 and previous use: SFR with extra land) ▪ Elmwood Estates (FAR: 0.01, acreage: 1.18, year built: 1950, and previous use: SFR with extra land) 	0.92	10	

Multifamily and Mobile Home Parks with Extra Land Three sites with existing multifamily or mobile home development are included in the Sites Inventory. The sites at 32 and 100 South Abbie Street in Empire are two of five adjacent parcels which were studied as part of a feasibility analysis for the development of an affordable housing project in Empire. County staff is currently going through the Surplus Land Act process to develop the former Empire library site (a County-owned site adjacent to 32 and 100 South Abbie Street) with high-density residential units; the County has also reached out to the surrounding property owners to discuss the possibility of including the four parcels south of the County's property as part of a larger residential project on Abbie Street. A preliminary analysis found that an affordable housing development on the County owned site and a portion of four adjacent parcels, including 32 and 100 South Abbie Street would be financially feasible, competitive in grant application processes, and generally a high-value location given its proximity to Empire Elementary, Empire Head Start Center, Golden Valley Health Center, and Empire Public Library. The Sites inventory assumes that all existing multifamily units would remain on site and any additional construction would take place on the significant vacant portions of each lot. The Sites inventory conservatively assumes that, once rezoned to R-3 zoning, each site has a capacity of 13 dwelling units for a total of 26 units.

In addition to the two sites in Empire, a small mobile home park at 822 Bystrum Road in North Ceres is suitable for the development of an estimated 62 dwelling units on the vacant portion of the site allowing the existing dwelling units to remain. The existing use of the site is significantly underutilized with only a small portion occupied by an aging mobile home park. Stanislaus County has been awarded a Caltrans Sustainable Transportation Planning Grant to address problems with land use compatibility, pedestrian/bike access (lack of sidewalks and bike lanes), and stormwater facilities improvements along the 9th Street Corridor. Planned improvements to the corridor will further increase the viability and amenity of this site for the development of housing affordable to lower income households.

Table 5-45 discusses the three multifamily or mobile home park sites with significant undeveloped land included in the inventory.

Underutilized Commercial/Mixed-Use Sites

A small group of four underutilized commercial sites along Crows Landing Road were included in the Sites Inventory as candidates for multifamily residential development. Each of these sites had improvement-to-land value ratios less than 1.0, floor area ratios less than 0.25, and structures greater than 40 years old. These sites will be rezoned to Neighborhood Commercial (C-1) which will be modified to allow mixed-use development between 20 and 25 dwelling units per acre as described in Program 3-1. The Crows Landing Road commercial corridor is also the subject of the City of Modesto's Southwest Modesto Plan which will serve as a blueprint for future development, with guidance on land use, economic development, transportation, and infrastructure extending to the unincorporated area. The Southwest Modesto Plan and Modesto's Housing Plan both modeled a blend of high-density residential and commercial development on several vacant and underutilized sites along the Crows Landing Road corridor.

Table 5-46 discusses the redevelopment potential of Commercial/Mixed-Use sites included in the inventory.

Table 5-45 Multifamily and Mobile Home Park with Extra Land


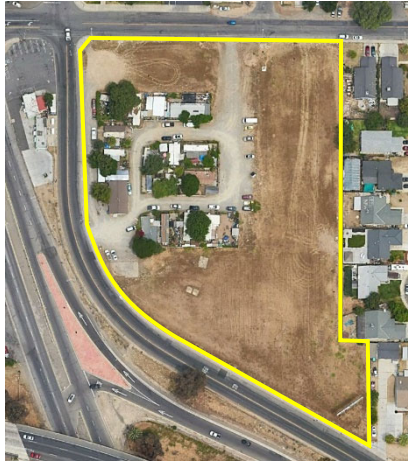


Site Address	Description	Size (Acres)	Capacity (Units)	Aerial Image
South Abbie Street, Empire	<p>Site encompasses 5 parcels for a combined total area of 4.77 acres. Existing single- and multifamily residential use, with 3.56 acres of developable land. Existing single- and multifamily buildings were built between 1907 and 1972 and with an average ILV (of nonvacant sites) of 1.98 and a FAR of 0.18.</p> <p>The County is currently in discussions with property owners and affordable housing developers to construct an estimated 61 dwelling units on the vacant portion of the site. For the purposes of the Sites Inventory, the capacity of each of the five parcels was estimated as if each site would be developed independently; the total capacity of all sites developed together is likely higher than the inventory's estimate.</p>	1.76	61	
Bystrum Road, North Ceres	<p>Existing mobile home park in North Ceres, with 3.1 acres of undeveloped land. The existing mobile home park was built in 1948 covers a small portion of the lot. An estimated 62 multifamily units can be built on the vacant portion of the property, allowing the existing mobile homes to remain on the site. Stanislaus County has been awarded a Caltrans Sustainable Transportation Planning Grant to address problems with land use compatibility, pedestrian/bike access (lack of sidewalks and bike lanes), and stormwater facilities improvements along the 9th Street Corridor.</p>	4.4	62	

Table 5-46 Underutilized Commercial/Mixed-Use Representative Sites

Site Address	Description	Size (Acres)	Capacity (Units)	Aerial Image
Crows Landing Road, Bret Harte	<p>This parcel is located in Bret Harte and has existing commercial uses. The existing development was built in 1963 and has an ILR of 0.59 a FAR of 0.04, both lower than the average ILR and average FAR of pipeline projects. Development trends with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> ▪ WPD Homes (ILR: 0.54 and FAR 0.03) ▪ Archway Commons (previously commercial / industrial; developed at 16.9 du/ac) 	0.77	12	
Crows Landing Road, Bret Harte	<p>This parcel is located in Bret Harte and has an existing commercial use. The existing development was built in 1968 and has an ILR of 0.84 a FAR of 0.06, both lower than the average ILR and average FAR of pipeline projects. Development trends with similar predevelopment characteristics:</p> <ul style="list-style-type: none"> ▪ Elmwood Estates (ILR: 1.18) ▪ Lazares Companies Subdivision (ILR: 0.93) ▪ Archway Commons (previously commercial / industrial; developed at 16.9 du/ac) 	0.93	14	

Summary

Of the 430 sites included in the Sites Inventory, 342 are vacant and 88 are nonvacant. The predominant existing use of sites is single-family with extra land (81 sites), followed by commercial (4 sites), and multifamily with extra land or mobile home park (3 sites). The County anticipates development of these uses, particularly in West Modesto, to accommodate high-density residential uses. The County will continue to advocate for residential uses in these areas in line with the vision expressed in the County's General Plan, which strongly advocates for high-density residential and a variety of mixed uses in these areas. Nonvacant sites included on the Sites Inventory have comparable predevelopment characteristics with redevelopment potential for high density residential.

The County does not consider existing uses in these areas to impede housing development. While many of these sites are likely to be redeveloped in their entirety, the estimated capacity of all sites with an existing single-family home is based on the amount of land available for development if the existing residences remained on the site. Table 5-47 summarizes the existing uses of non-vacant sites.

Table 5-47 Existing Uses of Inventory Sites

Existing Use	Number of Sites	Gross Acreage	Available Acreage	Number of Units
Single-family with extra Land	83	154.01	128.4	1,030
Multifamily or mobile home park with extra Land	3	6.32	4.40	88
Commercial	4	4.48	4.48	88
Vacant	342	445.20	445.20	1,232
Total	430	610.01	582.48	2,438

Table 5-48 summarizes the conditions on each of the nonvacant sites included in the Sites Inventory.

Table 5-48 Nonvacant Sites Analysis Summary

Site Address	APN	Single Family w/ Extra Land	Vacant Buildings	ILR of <1.0	Year Built (>30 years old)	FAR < 0.30
4141 SPERRY RD	024014007	Yes	No	1.35	1970	0.06
4109 ZEERING RD	024015003	Yes	No	0.00	1944	0.09
4109 SPERRY RD	024015010	Yes	No	1.52	1953	0.02
4009 ZEERING RD	024015026	Yes	No	0.0	1920	0.03
4140 N SANTA FE AVE	024015028	Yes	No	0.92	1947	0.03
4216 SPERRY RD	024016004	Yes	Yes	0.48	1920	0.01
4308 SPERRY RD	024016009	Yes	No	0.96	1935	0.02
4100 SPERRY RD	024017003	Yes	No	0.98	1950	0.01
3640 GRATTON RD	024024016	Yes	No	2.04	1925	0.01
3613 MERCED AVE	024031035	Yes	No	0.00	1915	0.02
4124 E ZEERING RD	024059019	Yes	No	0.00	1930	0.05
451 B ST	133002001	Yes	No	0.00	1955	0.04
401 B ST	133002018	Yes	No	1.63	1930	0.02
420 B ST	133003007	Yes	No	0.31	1950	0.03
4841 2ND ST	133007045	Yes	No	0.71	1930	0.01
13255 4TH ST	019045037	Yes	No	0.76	1956	0.02

Site Address	APN	Single Family w/ Extra Land	Vacant Buildings	ILR of <1.0	Year Built (>30 years old)	FAR < 0.30
13248 LAKE RD	019045056	Yes	No	1.89	1988	0.02
4021 ANNA AVE	045014004	Yes	No	0.00	1945	0.05
4212 ANNA AVE	045014015	Yes	No	0.00	1945	0.03
4204 ANNA AVE	045014016	Yes	No	0.00	1945	0.04
456 BYSTRUM RD	038008009	Yes	No	0.00	1950	0.05
805 SOUZA AVE	038011006	Yes	No	0.00	1938	0.03
901 LOMBARDO AVE	038015018	Yes	No	4.28	1953	0.05
916 SONORA AVE	038016008	Yes	No	0.00	1940	0.02
923 LATIMER AVE	038016009	Yes	No	0.00	1930	0.04
915 LATIMER AVE	038016010	Yes	No	0.00	1938	0.02
850 SONORA AVE	038016045	Yes	No	0.00	1983	0.03
854 SONORA AVE	038016046	Yes	No	0.00	1983	0.03
11727 RODDEN RD	010001079	Yes	No	0.00	1943	0.00
10661 DIXON RD	010021095	Yes	No	0.89	1974	0.00
624 STEARNS	064010010	Yes	No	1.62	1974	0.00
2449 E SERVICE RD	053036006	Yes	No	2.07	1910	0.02
859 KENWOOD AVE	042024032	Yes	Yes	0.00	1925	0.06
924 PANAMA DR	030015027	Yes	No	0.00	1925	0.05
1000 PANAMA DR	030015028	Yes	No	0.00	1920	0.04
1004 PANAMA DR	030015029	Yes	No	0.00	1925	0.05
1008 PANAMA DR	030015030	Yes	No	0.00	1925	0.05
719 SUTTER AVE	037031015	Yes	No	0.00	1960	0.04
620 COLORADO AVE	037039016	Yes	No	0.00	1935	0.02
615 LEON AVE	037039027	Yes	No	0.00	1938	0.04
601 LEON AVE	037039031	Yes	No	0.00	1927	0.05
527 LEON AVE	037039032	Yes	No	0.00	1935	0.02
517 LEON AVE	037039035	Yes	No	0.00	1920	0.03
528 ROSELAWN AVE	037040012	Yes	Yes	0.00	1914	0.02
507 COLORADO AVE	037040028	Yes	No	0.00	1927	0.03
532 SUNSET AVE	037041014	Yes	No	0.00	1918	0.02
519 ROSELAWN AVE	037041035	Yes	No	0.00	1935	0.03
812 COLORADO AVE	037032011	Yes	Yes	0.56	1927	0.03
718 COLORADO AVE	037031011	Yes	No	0.60	1942	0.01
1406 SOUTH AVE	037030002	Yes	No	0.00	N/A	0.00
3833 LESTER RD	024012004	Yes	No	0.00	1960	0.01
3817 LESTER RD	024012005	Yes	No	0.00	1909	0.01
3325 KERN ST	024033002	Yes	No	0.00	1950	0.01
4165 MAIN ST	024033026	Yes	No	0.00	1950	0.02
3225 STORY RD	024025004	Yes	No	0.94	1971	0.02
124 S ABBIE ST	133017002	Yes	No	0.00	1972	0.02
114 S ABBIE ST	133017003	Yes	No	0.00	1949	0.03

Site Address	APN	Single Family w/ Extra Land	Vacant Buildings	ILR of <1.0	Year Built (>30 years old)	FAR < 0.30
100 S ABBIE ST	133017004	No	No	3.22	1967	0.08
32 S ABBIE ST	133017005	No	No	2.21	1907	0.05
4701 NORMA WAY	045021019	Yes	No	0.00	1947	0.02
4701 MAUD AVE	045021020	Yes	No	0.00	1955	0.01
854 PECOS AVE	038039016	Yes	No	0.86	1932	0.02
838 PECOS AVE	038039031	Yes	No	0.00	1938	0.02
1809 E HATCH RD	039025019	Yes	No	0.00	1961	0.02
822 BYSTRUM RD	038017041	No	No	0.30	1948	0.01
4573 HOPE LN	135041011	Yes	No	0.00	1939	0.03
207 SPENCER AVE	030004005	Yes	No	0.00	1915	0.02
227 SPENCER AVE	030004009	Yes	No	0.00	1925	0.03
323 SPENCER AVE	030004013	Yes	No	0.00	1925	0.03
333 SPENCER AVE	030004014	Yes	No	0.00	1947	0.02
337 SPENCER AVE	030004015	Yes	No	0.00	1924	0.03
523 MAZE BLVD	030005001	Yes	No	0.00	1936	0.02
531 MAZE BLVD	030005003	Yes	No	0.00	1925	0.02
539 MAZE BLVD	030005004	Yes	No	0.00	1986	0.03
128 SPENCER AVE	030005011	Yes	No	0.00	1926	0.03
204 SPENCER AVE	030005012	Yes	No	0.00	1929	0.03
226 SPENCER AVE	030005015	Yes	No	0.00	1924	0.03
310 SPENCER AVE	030005016	Yes	No	0.00	1960	0.01
320 SPENCER AVE	030005018	Yes	No	0.00	1915	0.04
533 TRUMAN AVE	030005026	Yes	No	0.00	1946	0.05
415 SPENCER AVE	030008003	Yes	No	0.00	1948	0.02
511 SPENCER AVE	030008006	Yes	No	0.00	1920	0.03
405 SPENCER AVE	030008016	Yes	No	0.00	1920	0.02
1427 RITSCH LN	037004061	Yes	No	0.00	N/A	0.00
1511 CROWS LANDING RD	056011028	No	No	0.59	1963	0.04
1627 CROWS LANDING RD	056017021	No	No	0.74	1956	0.04
1715 CROWS LANDING RD	056018002	No	No	0.84	1968	0.06
1943 CROWS LANDING RD	056048052	No	Yes	0.29	1980	0.23

5.5.3 Suitability of Publicly Owned Sites

The Sites Inventory identifies two sites that are owned by the County listed in Table 5-49. These sites are vacant and are considered highly developable.

The County will maintain a list of publicly owned properties with potential for residential development. Additionally, the County will prioritize the development of these parcels for affordable housing development, particularly for extremely low-income households and residents with special housing needs, such as seniors and persons with disabilities.

Per Program 3-1, the County will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California law.

The County anticipates parcel 133-017-006 in Empire (formerly the site of the Empire Community Resource Center) becoming available for development by the end of 2024. **As of December 2024, the County is moving forward with negotiations with interested parties to dispose of the site in Empire. Negotiations are anticipated to occur through July 2025. The County anticipates disposal of this site by the end of 2025.** The County anticipates parcels 045-064-044, 045-064-057 and ~~0586059~~ in Keyes will be available for development via the surplus properties process by 2025 ~~start the SLA process in January 2026.~~ There are no known conditions (e.g., governmental, nongovernmental, or environmental constraints) to preclude development on these sites.

County staff is currently going through the Surplus Land Act process to develop the former Empire Community Resource Center site (a County-owned site adjacent to 32 and 100 South Abbie Street) with high-density residential units; the County has also reached out to the surrounding property owners to discuss the possibility of including the four parcels south of the County’s property as part of a larger residential project on Abbie Street. This project could develop an affordable apartment complex on the County-owned site as well as the rear portion of APNs 133017002, 133017003, 133017006, 133017004, and 133017005.

Table 5-49 Publicly Owned Sites

APN	Community	Ownership	General Plan	Zone	Existing Use	Acres	Realistic Density (du/acre)	Realistic Capacity (units)
045066059	Keyes	County	LDR	R-1	Vacant	0.70	5.5	3
133017006	Empire	County	HDR	R-3*	Vacant	0.96	20	19
Total Units								22

*Site is currently zoned R-A and will be rezoned to R-3. The capacity listed is based on the allowable density of the R-3 district.

5.6 Availability of Infrastructure and Services

There are many community service districts and water districts in the County's unincorporated areas which provide water and sewer services. Each unincorporated community and sewer or water system is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure, and status of long-range planning. Some sewer or water systems in the unincorporated County have existing treatment facilities or water supplies that are adequate to serve growth at buildout of the General Plan, while some do not. It is not always feasible for water and sewer service providers to plan, finance, and build facilities with substantial unused capacity, so new development is subject to impact fees that help fund improvements.

Infrastructure issues in the unincorporated area include limitations on water supply and sewer capacity and water quality issues. Increased residential development can exceed the current capacity of existing infrastructure. Since the previous Housing Element, the County has successfully provided upgrades and new connections to infrastructure in several areas identified for residential development, which will be continued into this Housing Element.

Since infrastructure projects are costly, the County is committed to utilizing its allocation of federal Community Development Block Grant funding to support priority sewer infrastructure development

and to look for other sources of funding available for infrastructure development. Infrastructure projects that have occurred since the previous Housing Element adoption include the completion of sewer infrastructure projects in the Airport and Parklawn neighborhood and the partial completion of sewer infrastructure in the Spencer/Marshall neighborhood. The Spencer/Marshall neighborhood sewer project is part of the West Modesto Sewer Infrastructure (WMSI) Project. The WMSI Project also includes the Beverly/Waverly and Rouse/Colorado neighborhoods. Environmental for the entire WMSI project has been completed and the County is working to use American Recovery Act funds to complete the sewer infrastructure for the Rouse/Colorado neighborhood. The County is actively seeking State Water Board funding to assist with the sewer infrastructure development in the Spencer/Marshall and Rouse/Colorado neighborhoods. Additional sewer expansion projects in the Rouse/Colorado and Spencer/Marshall neighborhoods are underway and will be completed by the end of 2026. With the completion of these sewer projects, the City of Modesto will serve all sites identified in the City's Sphere of influence with adequate water and sewer service. Program 3-9 of the Housing Plan will prioritize and expansion of services for affordable housing projects.

While the availability of sewer and water infrastructure is an issue for development in some areas of the County, the combination of existing sewer and water capacity and planned system expansion and improvements will result in adequate capacity and adequate infrastructure to serve future development on the sites identified in this housing Sites Inventory. Sites in areas not already or soon served by municipal water and sewer systems were not allocated to fulfill the County's RHNA for units affordable to lower- or moderate-income households.

The following is a description of each of the community service districts that serve unincorporated areas. Table 5-50 summarizes the availability of infrastructure in the unincorporated County.

Table 5-50 Availability of Infrastructure

Community	Water Provider	Sewer Provider	Adequate Water Capacity	Adequate Sewer Capacity
Airport	City of Modesto	City of Modesto	Category 1	Category 1
Bret Harte	City of Modesto	City of Modesto	Category 1	Category 2
Crows Landing	Crows Landing CSD	Individual Septic	Category 3	Category 3
Del Rio Community Plan Area I	City of Modesto	Individual Septic and Package Treatment	Category 1	Category 2
Del Rio Community Plan Area II	Individual Well	Individual Septic	Category 3	Category 3
Denair	Denair CSD	Denair CSD	Category 1	Category 1
Diablo Grande	Western Hills Water District	Western Hills Water District	Category 1	Category 1
Empire	City of Modesto	Empire Sanitary District	Category 1	Category 1
Grayson	City of Modesto	Grayson CSD	Category 2	Category 2/3
Hickman	City of Waterford	Individual Septic and Package Treatment	Category 1	Category 3
Keyes	Keyes CSD	Keyes CSD	Category 1	Category 1
North Ceres	City of Ceres / City of Modesto	City of Ceres	Category 1	Category 1
East Oakdale	Oakdale Irrigation District	Individual Septic and Package Treatment	Category 1	Category 3

Community	Water Provider	Sewer Provider	Adequate Water Capacity	Adequate Sewer Capacity
Salida Community Plan	City of Modesto	Salida Sanitary District	Category 1	Category 1
Salida Community Plan Amendment Area (no sites identified)	Individual Well	Individual Septic	Category 3	Category 3
South Ceres	City of Ceres	City of Ceres	Category 1	Category 1
Turlock (Kenwood/Star)	City of Turlock	Individual Septic (Planned Connections to City of Turlock)	Category 1	Category 2
Valley Home	Individual Well	Individual Septic	Category 3	Category 3
West Modesto	City of Modesto	City of Modesto (Sewer improvement project underway)	Category 1	Category 2

Category 1 – Adequate as is to support development projected in the Sites Inventory.

Category 2 – Adequate, however some improvements are likely.

Category 3 – Inadequate as is, requires significant improvements.

Note: No lower- or moderate-income units are located in areas classified as Category 3.

5.6.1 Sanitary Districts

Empire Sanitary District (sewer): Area of 427 acres (428 acres including the sphere of influence); serves 1,488 residential and commercial customers. The City of Modesto accepts sewage from the ESD's sewer collection system. No significant population growth is anticipated in the near future due to limited infrastructure and resources.

Salida Sanitary District (sewer): Area of 1,485 acres (1,530 acres including the sphere of influence). This district serves 4,038 residential customers and 253 commercial, industrial, and other uses. The sanitary district currently has adequate capacity to provide the necessary sewer services to customers, with three tanks operating below capacity levels. The sanitary district has enough capacity to provide the necessary sewer services to customers, with three tanks operating below capacity levels.

5.6.2 Community Service Districts

Crows Landing CSD (water): Area of 124 acres; serves 500 residential customers. While there are several vacant lots in the community, significant population growth is not anticipated in this area. The water distribution system needs improvement and system upgrades, as the water system is currently at capacity. The CSD has limited financial resources to address deficiencies.

Denair CSD (sewer and water): Area of 674 acres (1,056 including the sphere of influence); serves 4,873 people. The CSD has four groundwater wells, five lift stations, and an above-ground steel water tank that serves customers within existing boundaries. For any future growth, additional groundwater wells and/or pipelines will be necessary. The CSD has purchased sewer capacity from the City of Turlock to serve future development, but due to limited infrastructure and resources, no significant population growth is expected. Current demand can be met with existing facilities, financial resources, and infrastructure. Significant intensification of development within district boundaries may require expansion of water and sewer infrastructure.

Grayson CSD (sewer): Area of 100 acres (104 including the sphere of influence); serves 240 residential and one commercial customer. The District received a Proposition 1 Small Community Wastewater Grant from the California State Water Resources Control Board on November 18, 2016. The \$500,000 planning grant was intended to assist with the development of the Grayson CSD Wastewater Treatment Facility Planning Project. The project will consolidate the wastewater treatment of Westley and Grayson. A new secondary wastewater treatment facility will be constructed in the current location of the Grayson Wastewater Treatment Plant, which will collect and treat the combined wastewater flow from both communities. The wastewater treatment facility will be abandoned, and Westley and Grayson will only have one facility to operate and maintain. Due to limited capacity, no significant population growth is anticipated. The CSD has capacity to serve its existing service area, with necessary financial resources to fund existing service levels.

Keyes CSD (water and sewer): Area of 478 acres (793 acres including the sphere of influence). This CSD serves approximately 1,350 customers providing sewer, water, and lighting services. The CSD can serve residents in the existing service area and the identified parcels with water and sewer service with no infrastructure needs or deficiencies. Lift station improvements, force main modifications, additional water wells, and additional wastewater disposal capacity and/or alternative sources of domestic water are needed before major growth outside of the existing service area can occur.

5.7 Environmental Constraints

As noted in Chapter 2, *Housing Constraints*, environmental constraints to housing development in Stanislaus County include the risk of wildfire in the Diablo Grande area and flooding in southern portions of West Modesto. These constraints are addressed in the 2035 County General Plan, adopted in 2016, with policies to reduce or mitigate risks for development.

The County also certified an Environmental Impact Report (EIR) for the 2035 General Plan that evaluated the potential impacts of future developments. Environmental clearance for future development projects may tier from the EIR, thereby expediting the approval process. Mitigation measures are set forth in the EIR and include measures to minimize impacts associated with potential flooding and other environmental constraints.

Out of the sites identified in the Sites Inventory, those located in Diablo Grande and West Modesto are subject to environmental constraints as described below. Excluding Diablo Grande and West Modesto, there are no known barriers on sites located in any of the other unincorporated communities previously discussed related to shape, access, contamination, easements, property conditions, likelihood of disposition of rights-of-way, Williamson Act contracts, conservation easements, or environmental contamination.

5.7.1 Wildfire

The easternmost edge of the County and areas west of Interstate 5 are areas in fire hazard severity zones. Diablo Grande is a community in the mountainous region of western Stanislaus County, where 112 sites identified for above moderate-income housing lie in high fire hazard severity zones. No sites identified for housing development affordable to lower- or moderate-income households are in areas with elevated risk of wildfire. These sites are zoned for low-density, estate-type residential development according to the Diablo Grande Specific Plan.

Of the CDPs in the County, Orange Blossom and Knights Ferry are within a moderate fire severity zone and Diablo Grande is within a high fire hazard severity zone. However, no sites identified for housing

development affordable to lower- or moderate-income households are in areas with elevated risk of wildfire. The potential impacts of a wildfire would not preclude development of housing in Stanislaus County.

5.7.2 Drought

It is unlikely that drought would impact the physical structures of buildings and facilities across Stanislaus County. Water availability may be impacted by drought, and is discussed above in Section 5.6. The potential impact of a drought would not preclude development of housing in the County.

5.7.3 Flood

In West Modesto, sites located in the southern portion of the community are located within the flood hazard area due to their proximity to the Tuolumne River. Of the sites identified in West Modesto, 11 sites are located within the one percent annual flood hazard zone and six are located in the 0.2 percent annual flood hazard zone. No sites with known flood risk will be rezoned for higher-density residential. In western parts of Stanislaus County, there is a higher number of acres located within the San Joaquin River floodplains. There has been little to no development within the floodplains. The community of Grayson borders the boundary of the 100-year floodplain. The County is continually working to reduce flooding risks by enforcing Federal floodplain regulations when reviewing building permits. While there is a small percentage of current and future housing located in the floodplain, flooding is not a constraint to development on any sites identified in the Sites Inventory.

5.7.4 Williamson Act

Much of the land within the County is under Williamson Act contracts. However, no housing opportunity sites identified in the Sites Inventory are subject to Williamson Act restrictions. The Williamson Act would not preclude development on any sites identified in the Sites Inventory.

5.7.5 Environmental Hazards and Toxic Releases

The Sites Inventory does not include any sites with known hazardous waste contamination. As such, environmental contamination or toxic release does not preclude development on any sites identified in the County's Sites Inventory. As discussed in Chapter 4, Housing Constraints, the County ensures that the necessary steps are taken to clean up residual hazardous wastes on any contaminated sites proposed for redevelopment or reuse. If it is found that there is possible contamination on a site, soil evaluations are required as needed to ensure that risks are assessed, and appropriate remediation is provided. Developing housing on these sites can involve costs to remediate contaminated soil or groundwater or demolish buildings containing hazardous materials. Remediation of hazardous material that requires removal can result in additional costs that may pose a constraint on development. The remediation cost is typically on the developer to address the clean-up. Grants for brownfield assessment are available through the U.S. Environmental Protection Agency.

5.8 Financial Resources for Affordable Housing

5.8.1 Existing Financial Resources

Stanislaus County is the lead entity of the Stanislaus Urban County, which is a HUD-designated entitlement jurisdiction for the purpose of receiving Community Development Block Grant (CDBG) and Emergency Solution Grant (ESG) funds. The Stanislaus Urban County consists of the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, and the unincorporated area of the County. As of July 1, 2023, Stanislaus County took over administration of Home Investment Partnership Program (HOME) funds as the lead entity of the new Stanislaus HOME Consortium, which comprises Stanislaus Urban County and the City of Turlock.

As the Stanislaus Urban County lead, Stanislaus County also receives a non-completive allocation of the State's Permanent Local Housing Allocation (PLHA) funding. The following is an overview of the County's use of State and Federal funding sources.

Community Development Block Grant (CDBG)

The CDBG program is administered by HUD and provides funding to jurisdictions to undertake community development and housing projects.

Projects proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing, a suitable living environment, and expanded economic opportunity, principally for persons of low- and moderate-income. Each activity must meet one of the three following national objectives:

- Benefit to low-and moderate-income families;
- Aid in the prevention or elimination of slums or blight; or
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Stanislaus County uses CDBG funds to carry out a variety of public services and to provide for sewer infrastructure needed to preserve existing housing and allow for new housing opportunities .

Emergency Solutions Grant (ESG)

The ESG program is administered by HUD intended to supplement state, local, and private efforts to improve the quality and quantity of emergency shelters and transitional facilities for people experiencing homelessness. Part of this program looks to provide case management and financial assistance to prevent homelessness, as well as permanently re-house people experiencing homelessness. The ESG program provides funding to:

- Engage homeless individuals and families living on the street;
- Improve the number and quality of emergency shelters for homeless individuals and families;
- Help operate these shelters;
- Provide essential services to shelter residents;
- Rapidly re-house homeless individuals and families; and
- Prevent families/individuals from becoming homeless.

Stanislaus County utilizes ESG funds to assist homeless individuals find housing through temporary or permanent shelter, or with housing search, placement, and rental assistance.

Home Investment Partnership Program (HOME)

The HOME program is administered by HUD, and it provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

Stanislaus County will utilize HOME funds to assist with the development of affordable housing and rehabilitation of existing housing.

Permanent Local Housing Allocation (PLHA)

Administered at the state level by HCD, PLHA provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. Stanislaus County has established a five-year plan to use PLHA funds for the predevelopment, development, acquisition, rehabilitation, and preservation of multifamily rental housing and permanent supportive housing. The County will also make PLHA funding available to assist with the development and preservation of Accessory Dwelling Units (ADUs) affordable to extremely low-, very low-, low-, or moderate-income households and to provide fiscal incentives to cities approving affordable housing projects.¹ All PLHA funding will be available to the Urban County areas of Ceres, Hughson, Newman, Oakdale, Patterson, Waterford, and the unincorporated areas of the County.

5.8.2 Potential Financial Resources

The County is actively exploring a diverse range of funding avenues to facilitate the development of affordable housing. One notable approach involves the establishment of Enhanced Infrastructure Financing Districts (EIFDs). EIFDs are a type of Tax Increment Financing (TIF) district that cities and counties may form to help fund economic development projects. TIF works by freezing the property tax revenues that flow from a designated project area to the city, county, and other taxing entities at the “base level” in the current year. Additional tax revenue in future years (the “increment”) is diverted into a separate pool of money, which can be used either to pay for improvements directly or to pay back bonds issued against the anticipated TIF revenue.

¹ https://www.stancounty.com/planning/pdf/plha_5year_plan.pdf

Several legislative measures have passed in the years following the dissolution of tax-increment financing under the auspices of California Redevelopment Law that modified SB 628 and EIFD requirements: Assembly Bill 733 (2017) allows for EIFDs to fund climate change adaptation projects, including but not limited to projects that address conditions that impact public health (such as decreased air and water quality, temperatures higher than average, etc.) and extreme weather events (such as sea level rise, heat waves, wildfires, etc.); Senate Bill 1145 (2018) allows EIFDs to also fund infrastructure maintenance costs; Assembly Bill 116 (2019) allows for EIFDs to issue bonds without public vote however does increase public engagement requirements.

Additionally, the County is pursuing resources provided by the Community Development Financial Institutions Fund (CDFI Fund). This federal program offers financial support and technical assistance to community development financial institutions that play a pivotal role in driving economic growth and development, particularly in underserved areas. Collaborating with CDFIs enables the County to access additional capital for housing projects, especially those aimed at addressing the needs of low-income individuals and families.

5.9 Administrative Resources

This section describes administrative resources available to support housing development. These include building, code enforcement, housing programs, and partnerships with non-profit organizations that help Stanislaus County achieve the goals and objectives of this Housing Element update.

5.9.1 County of Stanislaus

The County plays a crucial role in facilitating housing production by providing strategic planning, regulatory frameworks, and financial support to encourage the development of new housing units. This involves zoning regulations that allocate land for residential use, streamlining permitting processes to expedite construction, and incentivizing developers through various mechanisms. Additionally, the County identifies suitable sites for housing development, coordinates infrastructure improvements, and collaborates with public and private partners to secure funding for projects. Multiple County departments play a role in these efforts including the Planning and Community Development Department which oversees Building Permit Services, Community Development Services, and Planning Services, and the Department of Environmental Resources which oversees the inspection and permitting of new wells and septic systems.

The Building Permit Services provides administration of building permits in compliance with minimum standards set forth within the California Code of Regulations Title 24 for new and existing buildings being altered, repaired and/or constructed; oversees the County's One-Stop-Shop permitting process; assigns new addresses; provides floodplain administration for construction permits; calculates and collects Public Facilities Fees for the County; and administers the Dangerous Building Abatement program.

The Community Development Services provide administration of federal entitlement, state, and local funding supporting various community development, public service, emergency solutions, and housing programs. Funding includes CDBG, ESG, and PLHA programs identified above.

The Planning Services provides administration of the County's General Plan; Zoning and Subdivision Ordinances; Stanislaus County Planning Commission and Airport Land Use Commission; land use

entitlement permitting; environmental reviews/compliance; and the local administration of the Surface Mining and Reclamation Act and California Land Conservation Act (Williamson Act).

5.9.2 San Joaquin Valley Regional Planning Agencies Policy Council

The Stanislaus County Council of Governments (StanCOG) is one of the agencies of the San Joaquin Valley Regional Planning Agencies Policy Council. The Policy Council provides a platform for the Valley to connect on regional issues that impact each agency such as transportation, air quality, and advocacy efforts. The council works to identify successful action items implemented by regional planning agencies that can result in a vision for the entire Valley.

5.9.3 Non-Profit Organizations

The local housing authority, non-profit housing developers, and service providers are a critical resource for accomplishing the goals and objectives of this Housing Element. This can be accomplished through private/public partnerships.

5.10 Opportunities for Energy Conservation

Stanislaus County, through the Sustainable Communities Planning Grant funds and in partnership with various cities, developed the Stanislaus Regional Sustainability Toolbox (RST). This toolbox includes multiple planning tools to achieve greenhouse gas reductions in the region. Some of the planning tools include City of Hughson Model Climate Action Plan, City of Newman Non-motorized Transportation Plan, City of Patterson Sustainable Development Ordinance, and a County-wide Greenhouse Gas Emissions Inventory.

According to the US Department of Energy, in 2015, 55 percent of energy was used for heating and cooling. Water heating, appliances, electronics, and lighting accounted for the remaining 45 percent of total consumption. These numbers hold true in Stanislaus County considering the average temperatures range from 38 degrees in the winter to over 100 degrees in the summer, with residents spending an average of \$126 per month on electricity². As energy consumption runs high, there are many opportunities for active and passive energy conservation such as: the design of new housing and the rehabilitation of existing homes, the choice of appliances, the use of construction materials, and the location and types of landscaping materials. Reducing home energy costs and conservation play a part in housing affordability. Examples of energy conservation policies and standards include but are not limited to the following:

- Conservation and Open Space Element Policy Thirty-Two: New construction by the County shall meet or exceed code requirements for energy conservation.
- Section 20.52.250 of the Stanislaus County Subdivision Ordinance, requiring that to the extent feasible, subdivisions are designed to provide passive or natural heating and cooling opportunities.

²<https://www.energysage.com/local-data/electricity-cost/ca/stanislaus-county/#:~:text=The%20average%20electric%20rates%20in,the%20course%20of%20the%20year.>

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