



2023-2031 Housing Element Update

Chapter 5 – Housing Resources

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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 planning 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.

Table 5-2 identifies the approved projects and their respective entitlement timelines. 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. Programs 2-1 and 3-4 of the Housing Plan seek to reduce constraints to housing development by assisting developers with development costs for affordable projects and creating a by right approval process for housing developments that include 20 percent of the units as housing affordable to lower-income households.

There are currently 10 projects in the development pipeline as shown in Figure 5-1. These projects are primarily focused in the Keyes and Denair communities. Together, these projects include 247 market-rate units affordable to above moderate-income households. There are no known barriers, within the County's control, which would preclude development in the planning period. The County anticipates all projects listed will be completed during the planning period.

5.2.2 Accessory Dwelling Units (ADU)

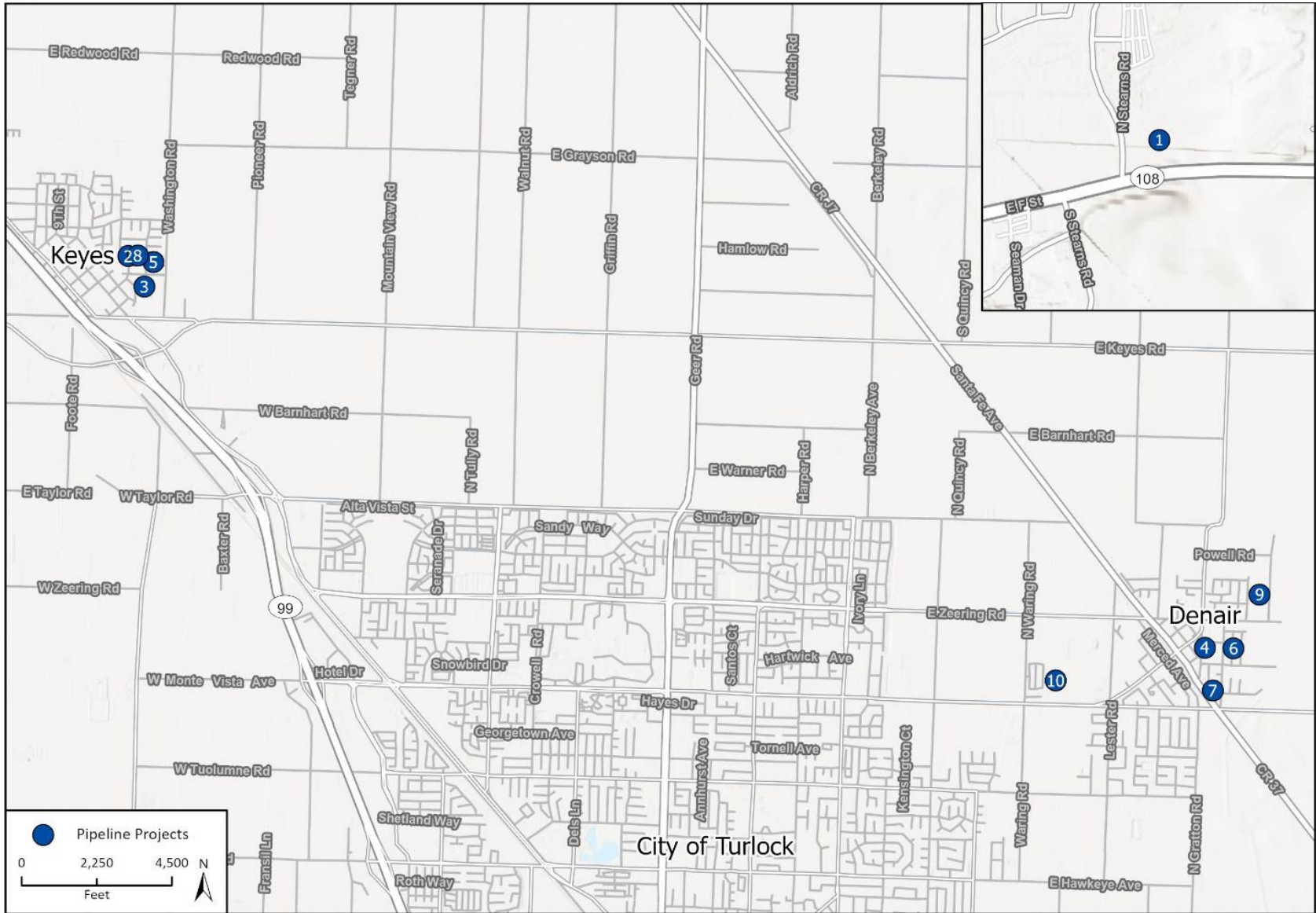
Accessory dwelling units (ADUs) anticipated to be built between 2023 and 2031 are also credited towards the County's RHNA. An ADU is a secondary dwelling unit on residentially zoned property with an existing single-family or multifamily residence. Due to its small square footage, it could provide affordable 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.

Table 5-2 Planned and Approved Projects

| Map ID | Project Name | APN (Assessor Parcel Number) | Zoning | Acreage | Total New Units | Date of Approval | Date of Building Permit Issuance |
|--------------|---------------------------|---|-----------|---------|-----------------|------------------|--|
| 1 | Fairway 7 Estates | 064-081-001 to -013 | R-A | 8.10 | 7 | January 2016 | March, 2023 |
| 2 | Keyes 19 North | 045-075-001 to -027; and 045-076-001 to 037 | R-1 | 11.80 | 3 | September, 2016 | April, 2022 |
| 3 | Gold Star Investments | 045-071-006 | R-1 | 9.54 | 26 | November 2018 | Map recorded November 16, 2023 |
| 4 | WPD Homes, Inc. | 024-024-037 | P-D (356) | 1.32 | 10 | August, 2021 | Parcel Map and air condominium in progress |
| 5 | Orange Grove Estates | 045-021-041 | R-1 | 2.11 | 8 | September, 2006 | Map not yet recorded |
| 6 | Elmwood Estates | 024-055-060 | P-D (367) | 4.82 | 17 | December, 2022 | Map not yet recorded |
| 7 | Isaaco Estates | 024-025-002, -014, -052, -053 | R-A | 3.10 | 11 | September, 2021 | Map not yet recorded |
| 8 | Keyes 19 South | 045-071-005 | R-1 | 6.70 | 26 | September, 2016 | All building permits ready to issue |
| 9 | Hoffman Ranch Subdivision | 024-022-027 | P-D (369) | 15.90 | 67 | June, 2023 | Map not yet recorded |
| 10 | Lazares Subdivision | 024-012-009 | P-D (366) | 18.20 | 72 | August, 2022 | Map not yet recorded |
| Total | | | | | 247 | | |

Figure 5-1 Planned and Approved Projects



Basemap provided by ESRI and its licensors © 2023.

21-12095 EPS
Fig. X Pipeline Projects

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 anticipated units from pipeline projects and ADUs. The County has satisfied approximately 17 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 2,044 units. This total includes 574 very low-income, 398 low-income, 458 moderate-income, and 614 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 | 184 | 614 |
| Total | 2,475 | 247 | 184 | 2,044 |

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 services by public sewer and water facilities, 20,000 square feet for sites services by public water and septic tank facilities or private well and public sewer facilities, and one acre for sites services by private well and sept 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% |
| Keys 19 North | Keys | R-1 | 8.7 | 11.80 | 62 | 5.25 | 61% |
| Gold Star Investments, LLC | Keys | R-1 | 8.7 | 5.87 | 28 | 4.77 | 55% |
| Orange Grove Estates | Keys | 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% |
| Keys 19 South | Keys | 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% |
| 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 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 | 247 |
| ADUs Anticipated | 0 | 0 | 184 | 184 |
| Remaining RHNA | 972 | 458 | 614 | 2,044 |
| 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 | 394 |

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

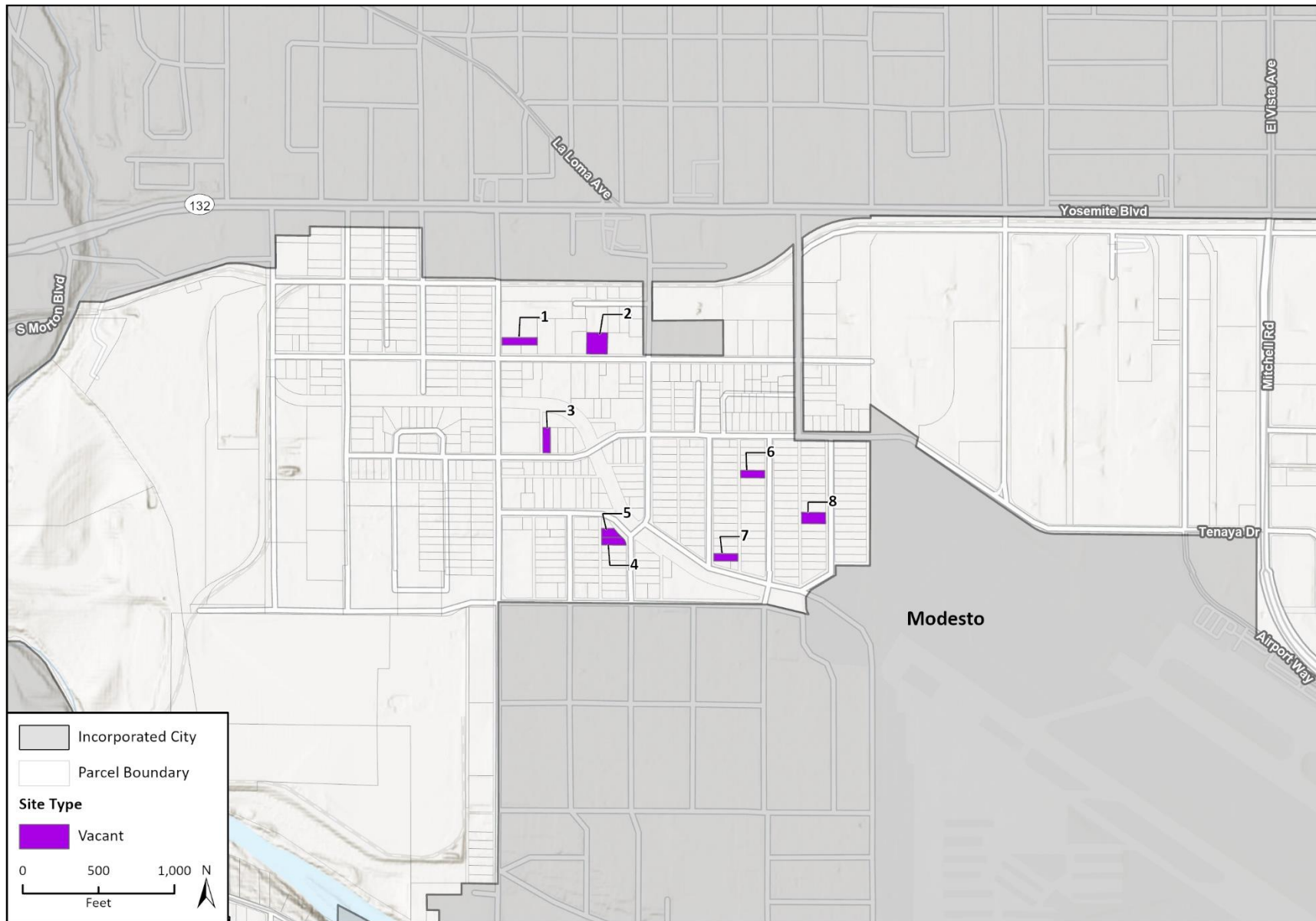
| Category | Number of Parcels | Acreage | Lower Income | Moderate Income | Above Moderate Income | Total |
|------------------|----------------------|-------------|--------------|--------------------|--------------------------|-----------|
| Non-Rezone Sites | 8 | 1.88 | 0 | 18 | 8 | 26 |
| Rezoned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

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 |

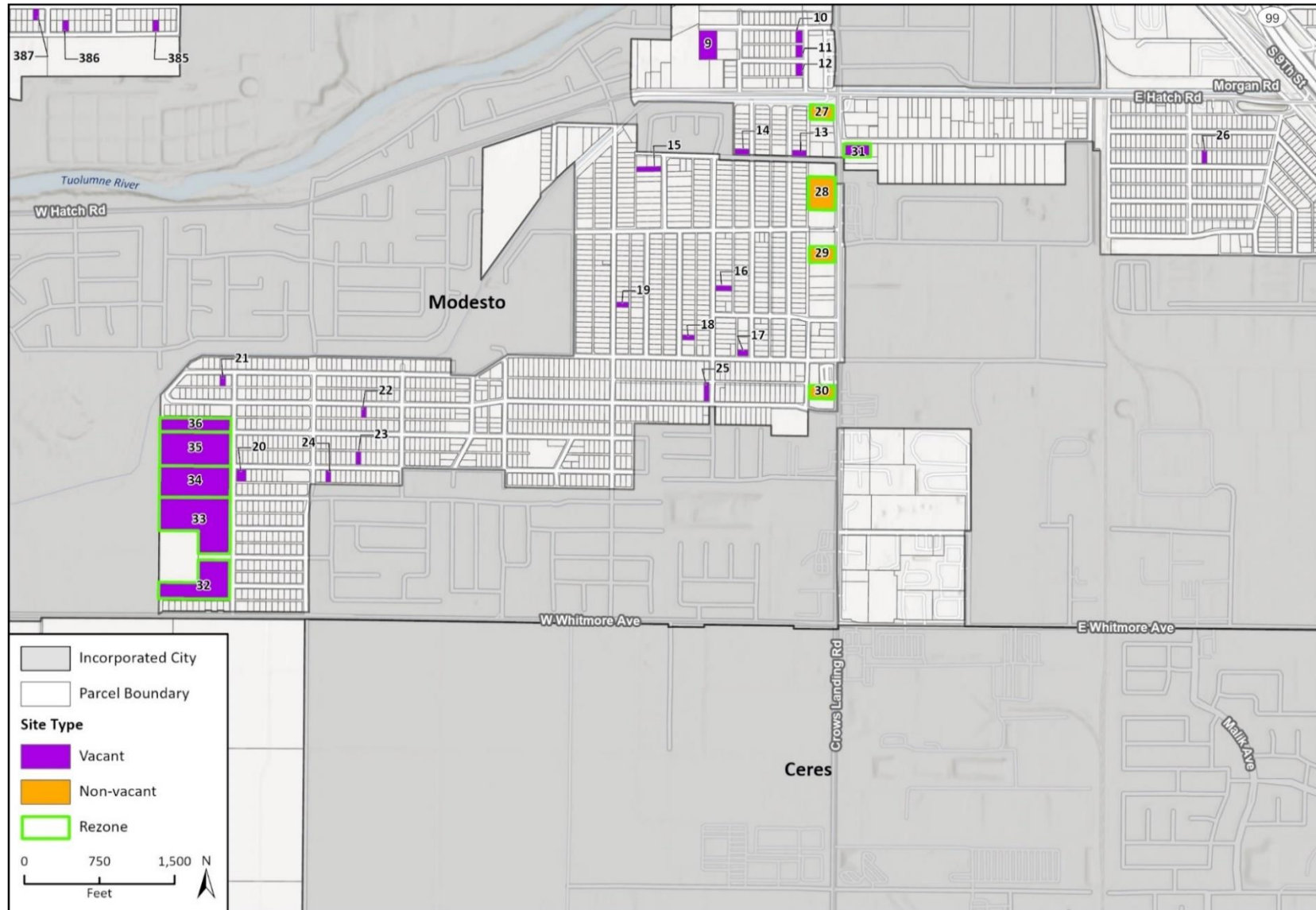
The Sites Inventory identified 4.22 acres of vacant and underutilized land within Bret Harte (as shown in Figure 5-3) which can accommodate 23 housing units. Approximately 24 acres of land over 5 single-family residential zoned parcels surrounding Fairview Park will be rezoned to accommodate residential 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.

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 |

| 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

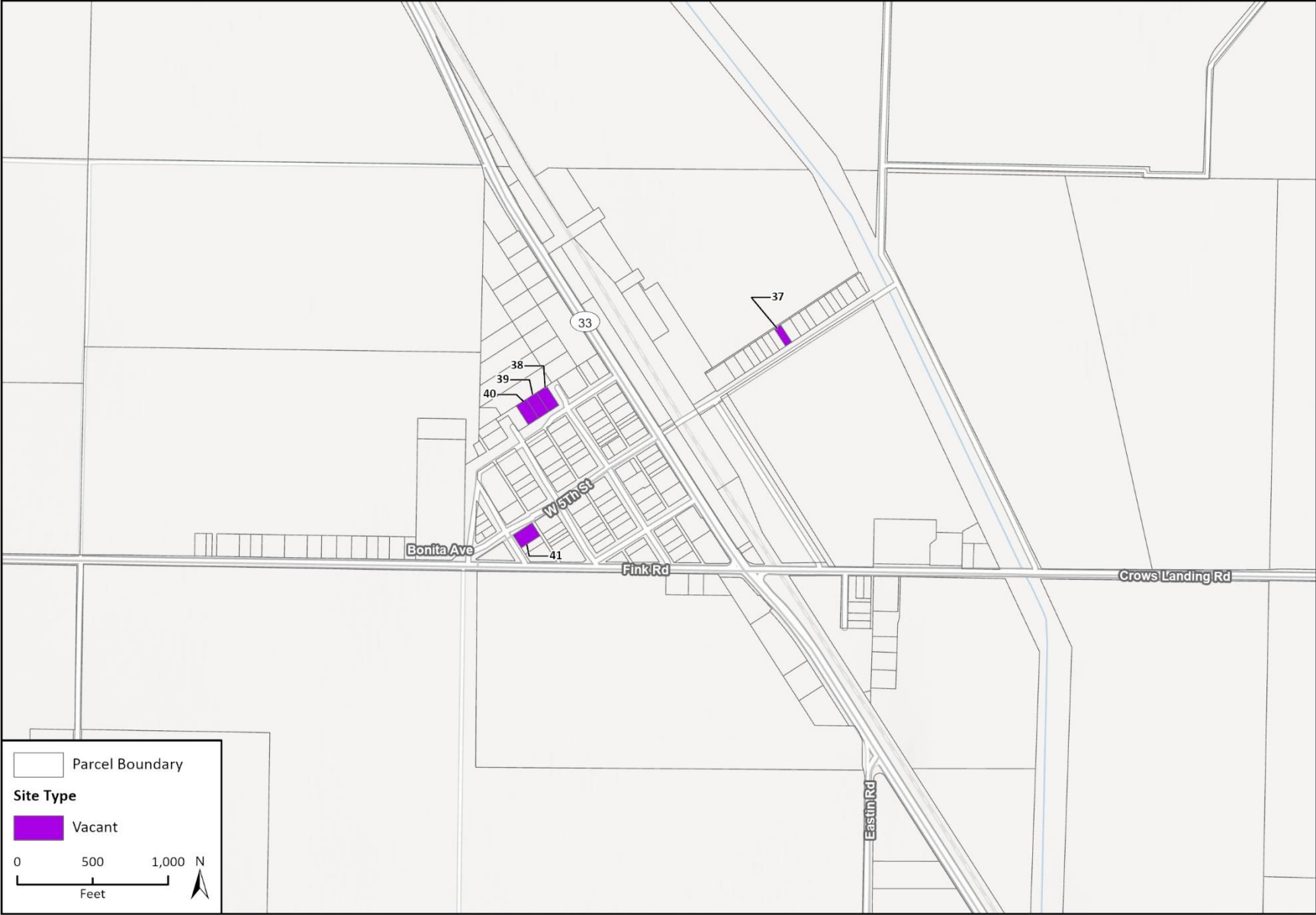
| Category | Number of Parcels | Acreage | Lower Income | Moderate Income | Above Moderate Income | Total |
|------------------|-------------------|-------------|--------------|-----------------|-----------------------|----------|
| Non-Rezone Sites | 5 | 1.34 | 0 | 0 | 5 | 5 |
| Rezoned Sites | 0 |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

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.

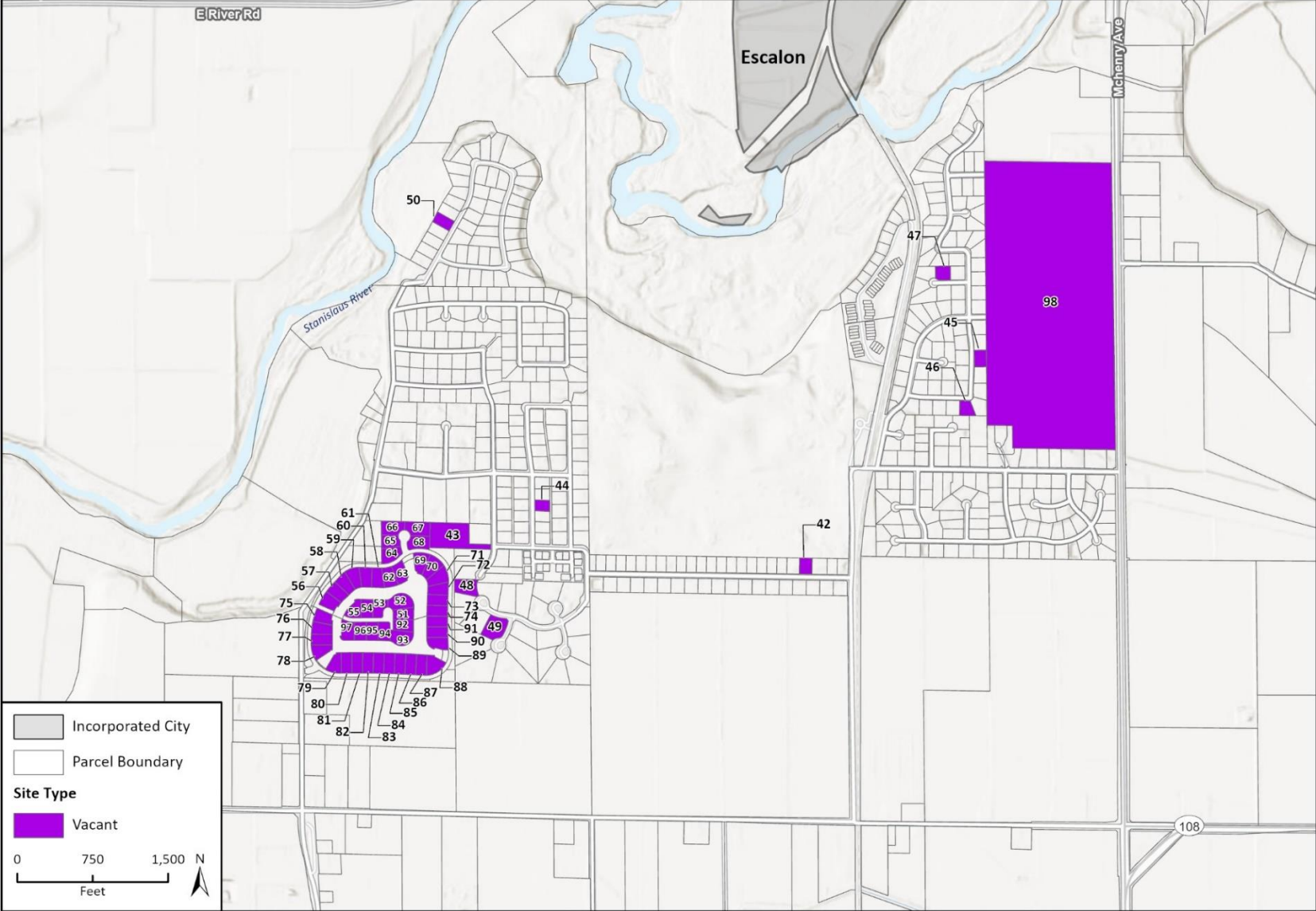
Table 5-16 Residential Sites in Del Rio

| 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 |

Stanislaus County
2023-2031 Housing Element Update

| 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

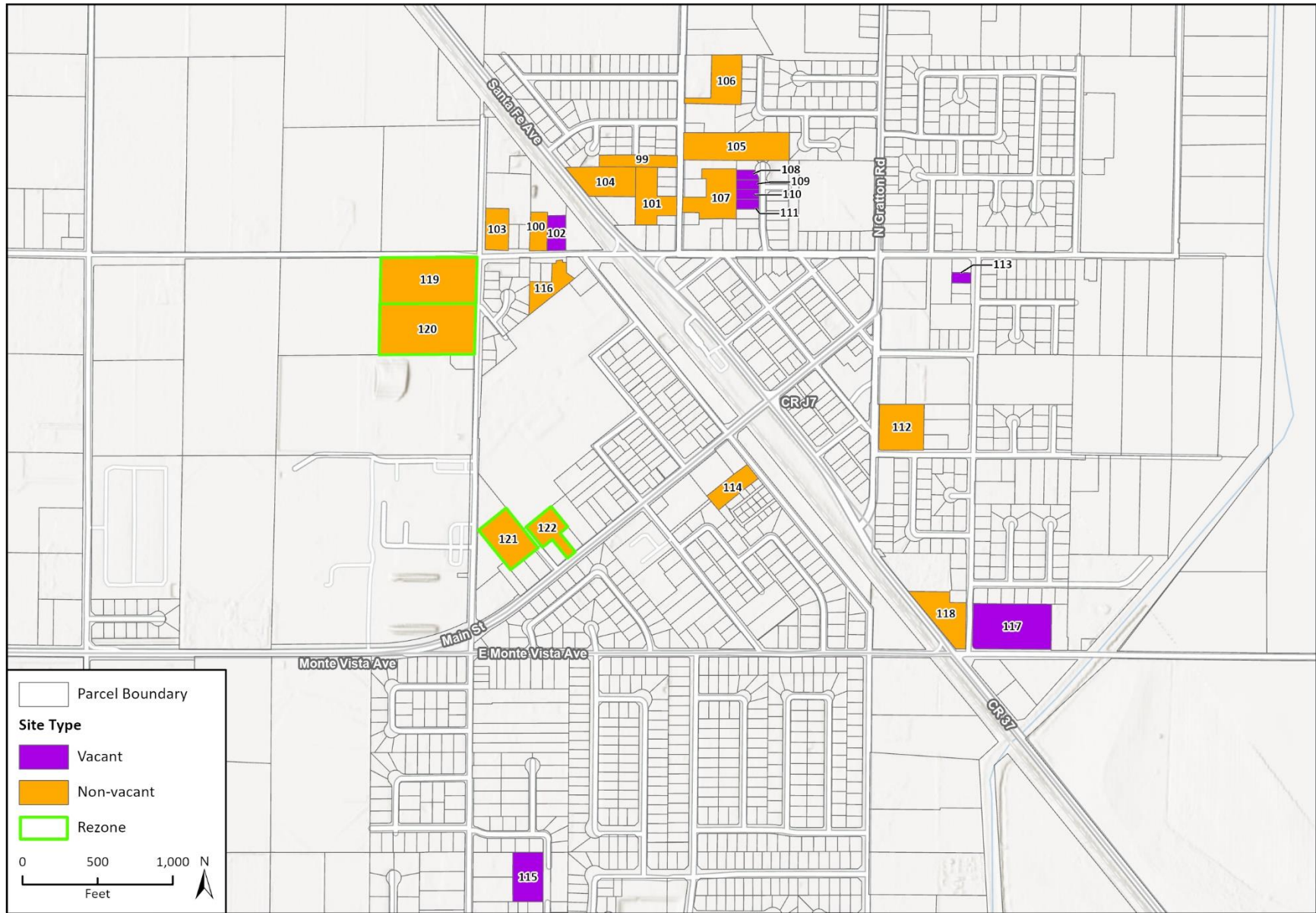
| Category | Number of Parcels | Acreage | Lower Income | Moderate Income | Above Moderate Income | Total |
|------------------|--------------------------|----------------|---------------------|------------------------|------------------------------|--------------|
| Non-Rezone Sites | 20 | 25.53 | 0 | 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).

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.

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 |

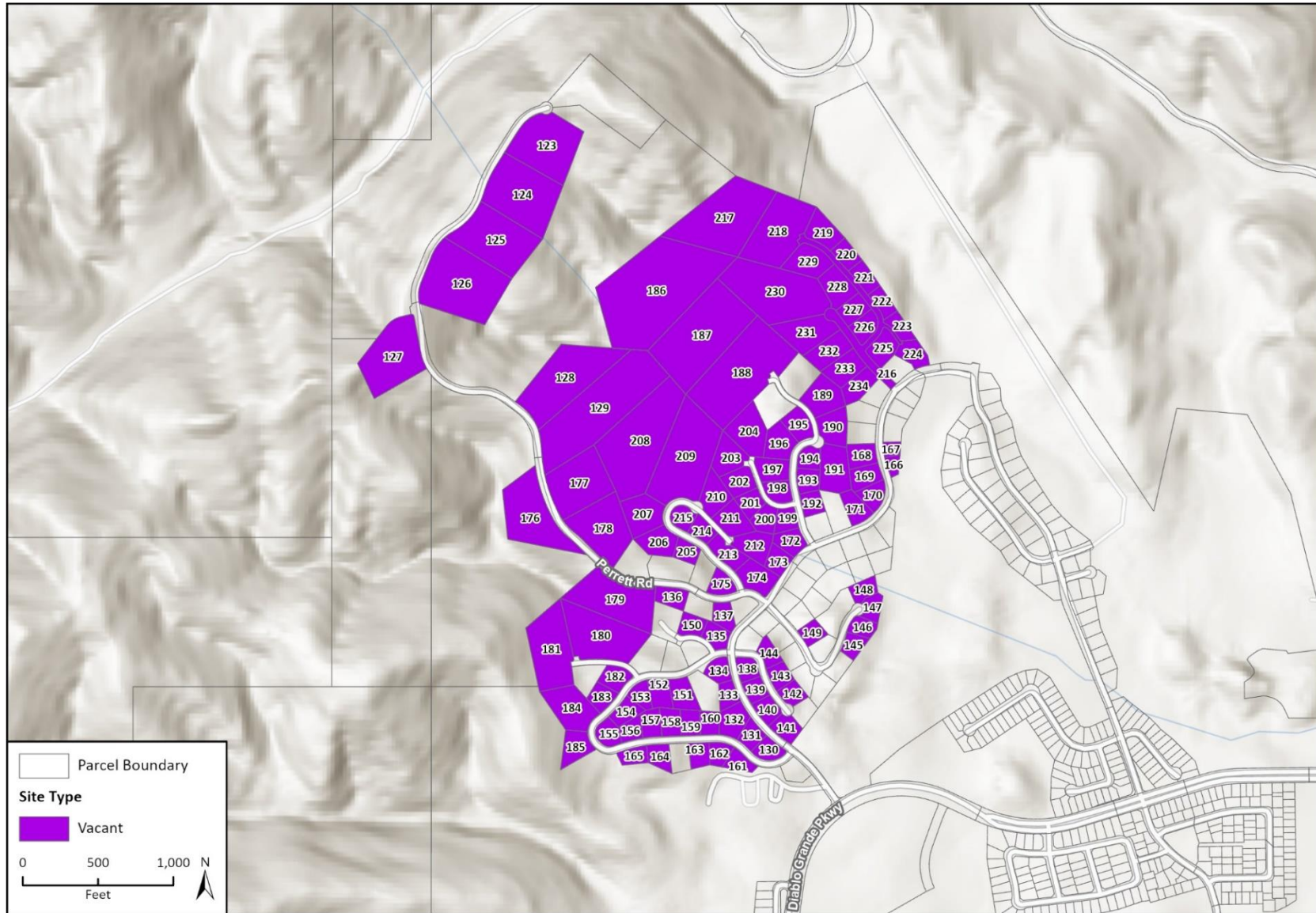
| Site # | Site Address or Street | APN | Acres | Current Use | Current Zone | Proposed Zone | Maximum Density | Total Units | Rezone Site | TCAC Opportunity Category | Infrastructure Availability |
|--------|------------------------|-----------|-------|-------------|--------------|---------------|-----------------|-------------|-------------|---------------------------|-----------------------------|
| 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 |

Stanislaus County
2023-2031 Housing Element Update

| 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 |

| 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

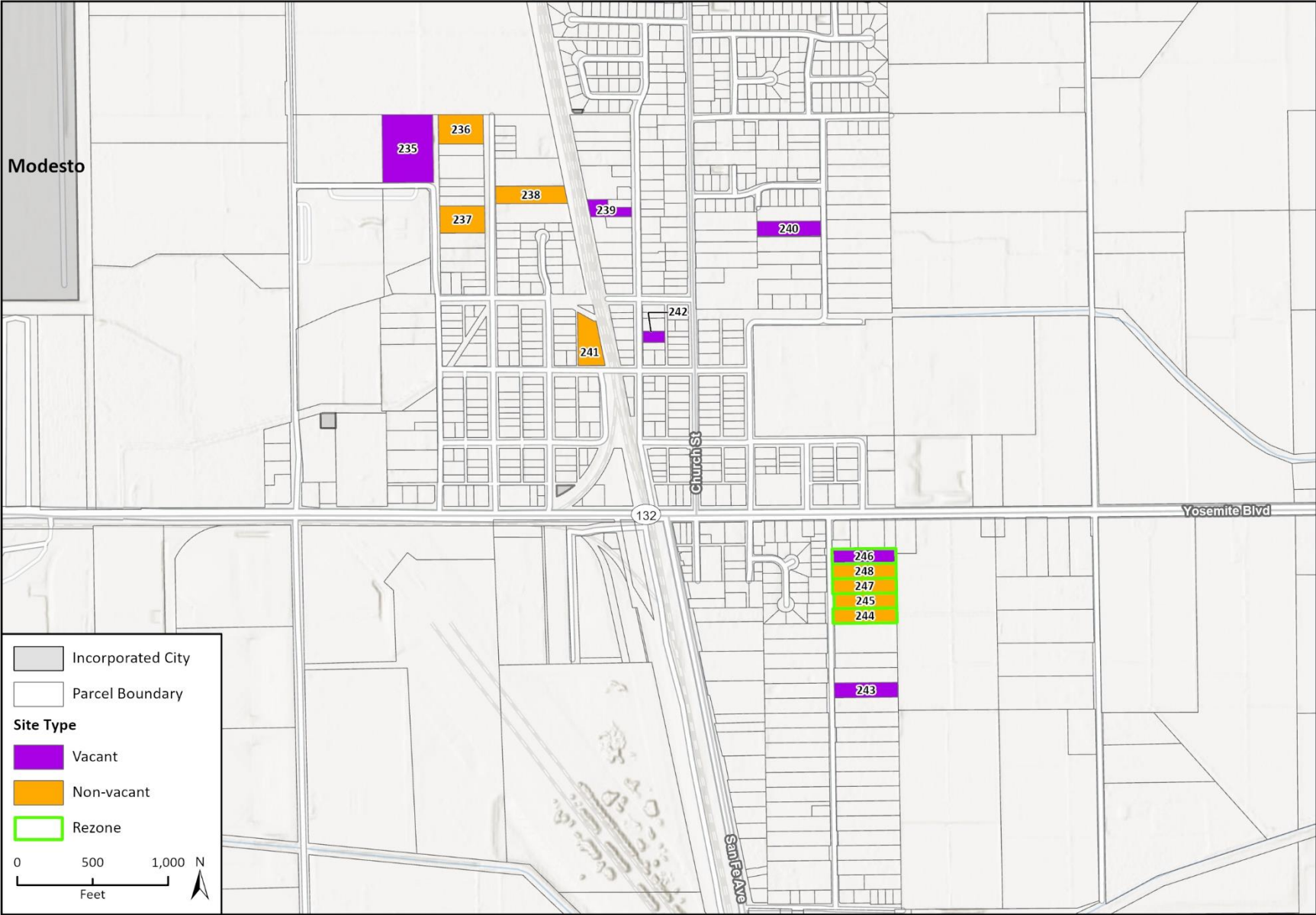
| Category | Number of Parcels | Acreage | Lower Income | Moderate Income | Above Moderate Income | Total |
|------------------|-------------------|--------------|--------------|-----------------|-----------------------|------------|
| Non-Rezone Sites | 9 | 11.11 | 0 | 0 | 35 | 35 |
| Rezoned Sites | 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.

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

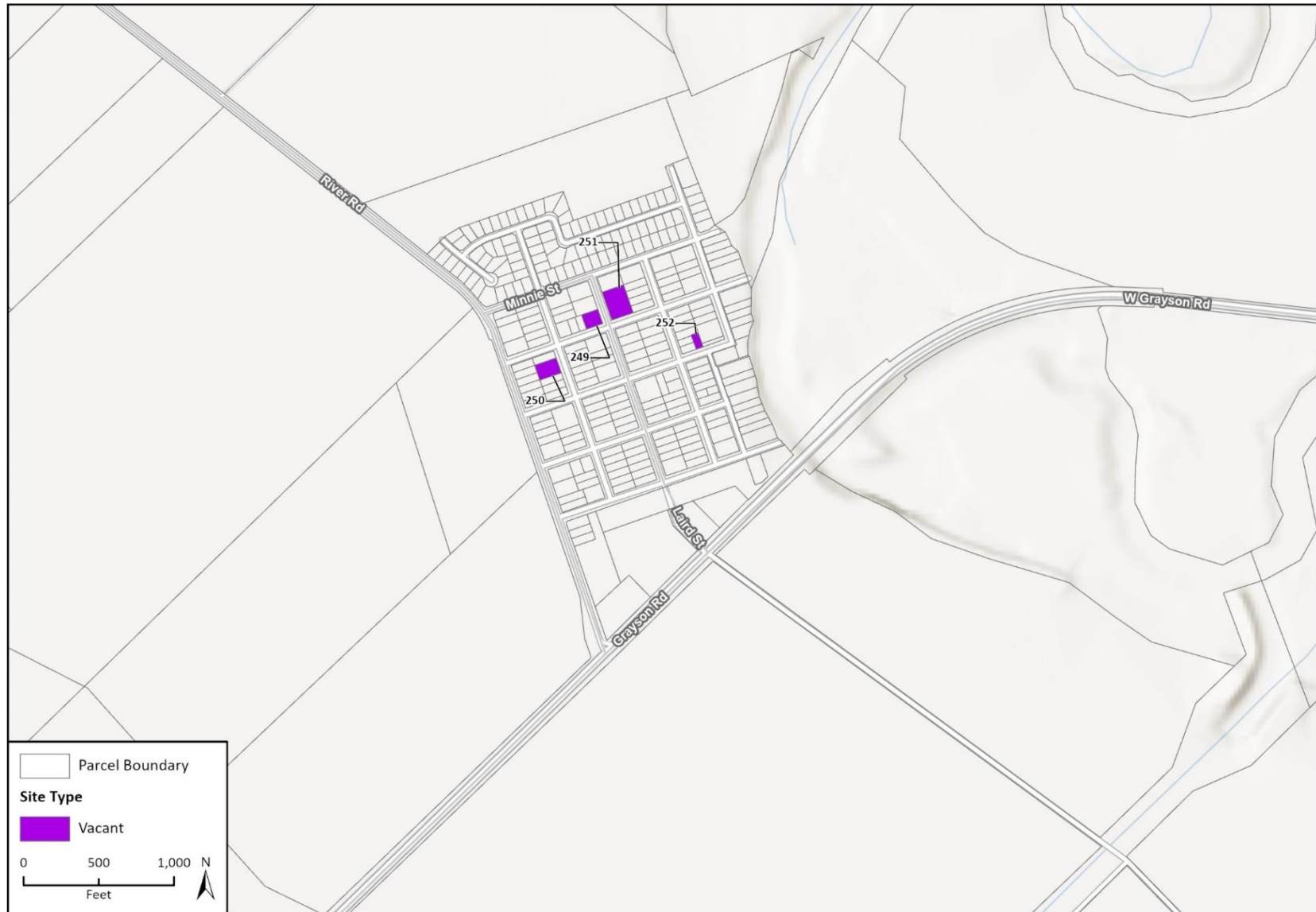
| Category | Number of Parcels | Acreage | Lower Income | Moderate Income | Above Moderate Income | Total |
|------------------|--------------------------|----------------|---------------------|------------------------|------------------------------|--------------|
| Non-Rezone Sites | 4 | 1.41 | 0 | 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.

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

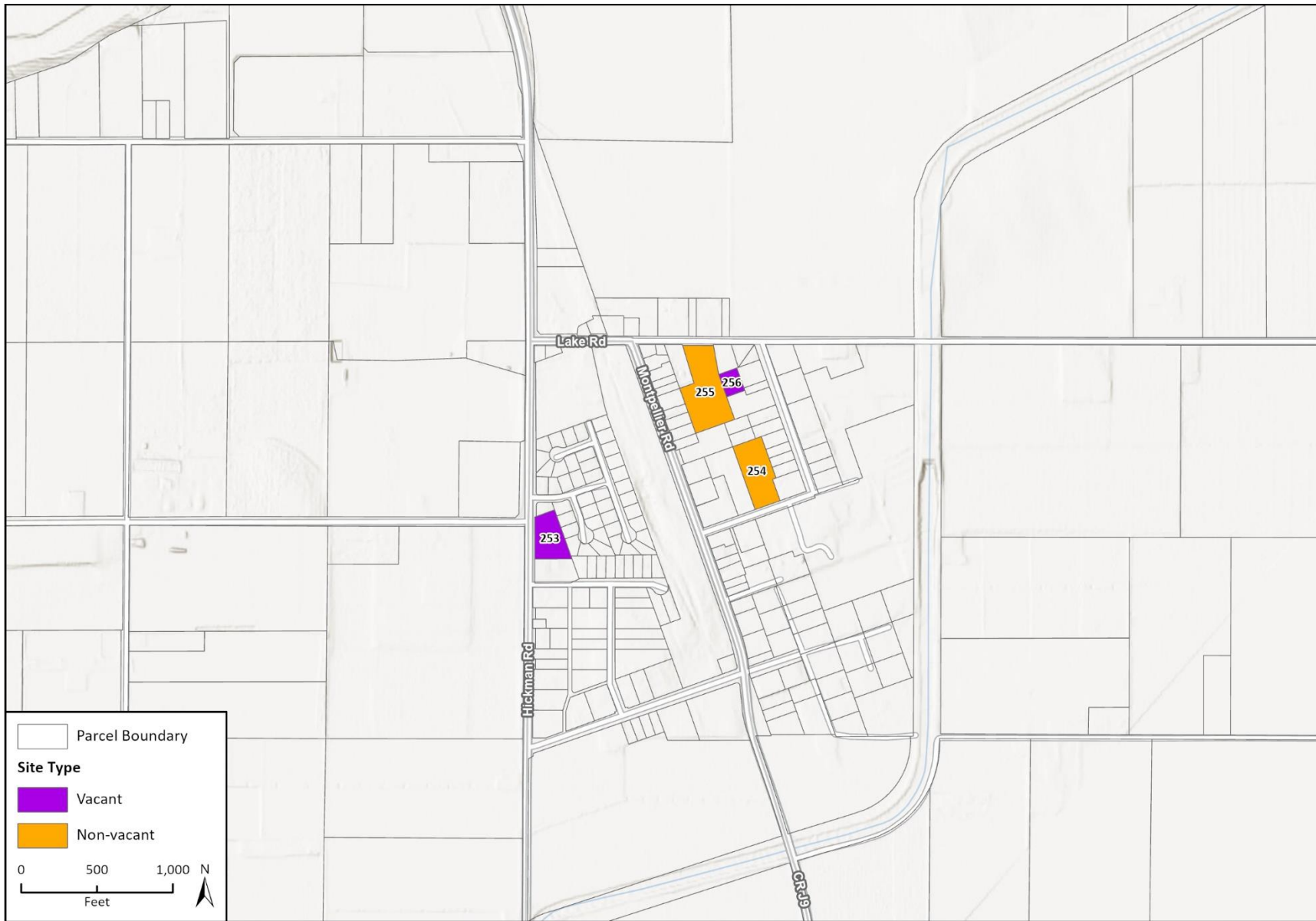
| Category | Number of Parcels | Acreage | Lower Income | Moderate Income | Above Moderate Income | Total |
|------------------|-------------------|-------------|--------------|-----------------|-----------------------|-----------|
| Non-Rezone Sites | 4 | 6.65 | 0 | 0 | 19 | 19 |
| Rezoned Sites | 0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

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

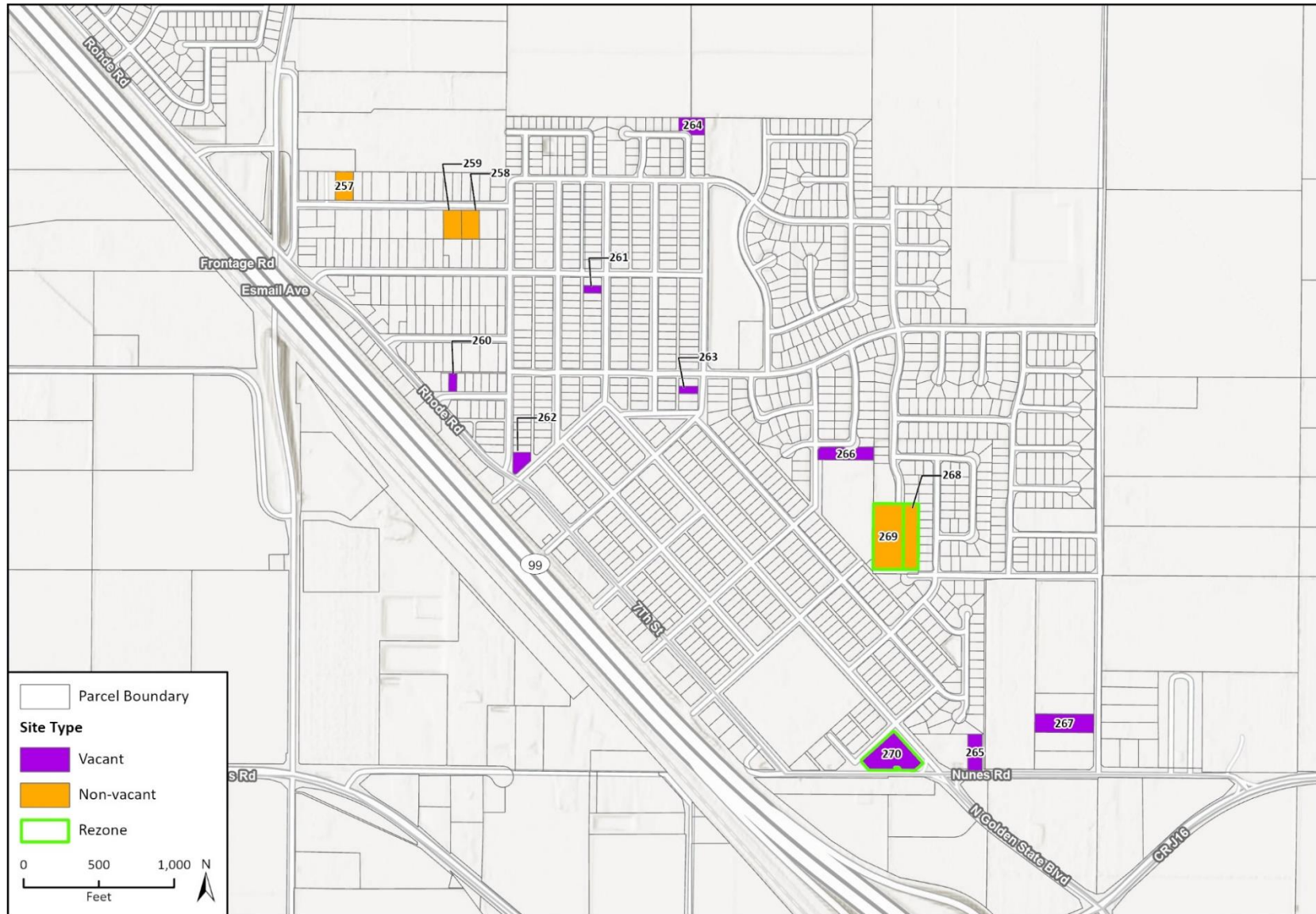
| Category | Number of Parcels | Acreage | Lower Income | Moderate Income | Above Moderate Income | Total |
|------------------|--------------------------|----------------|---------------------|------------------------|------------------------------|--------------|
| Non-Rezone Sites | 11 | 5.05 | 0 | 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.

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 |

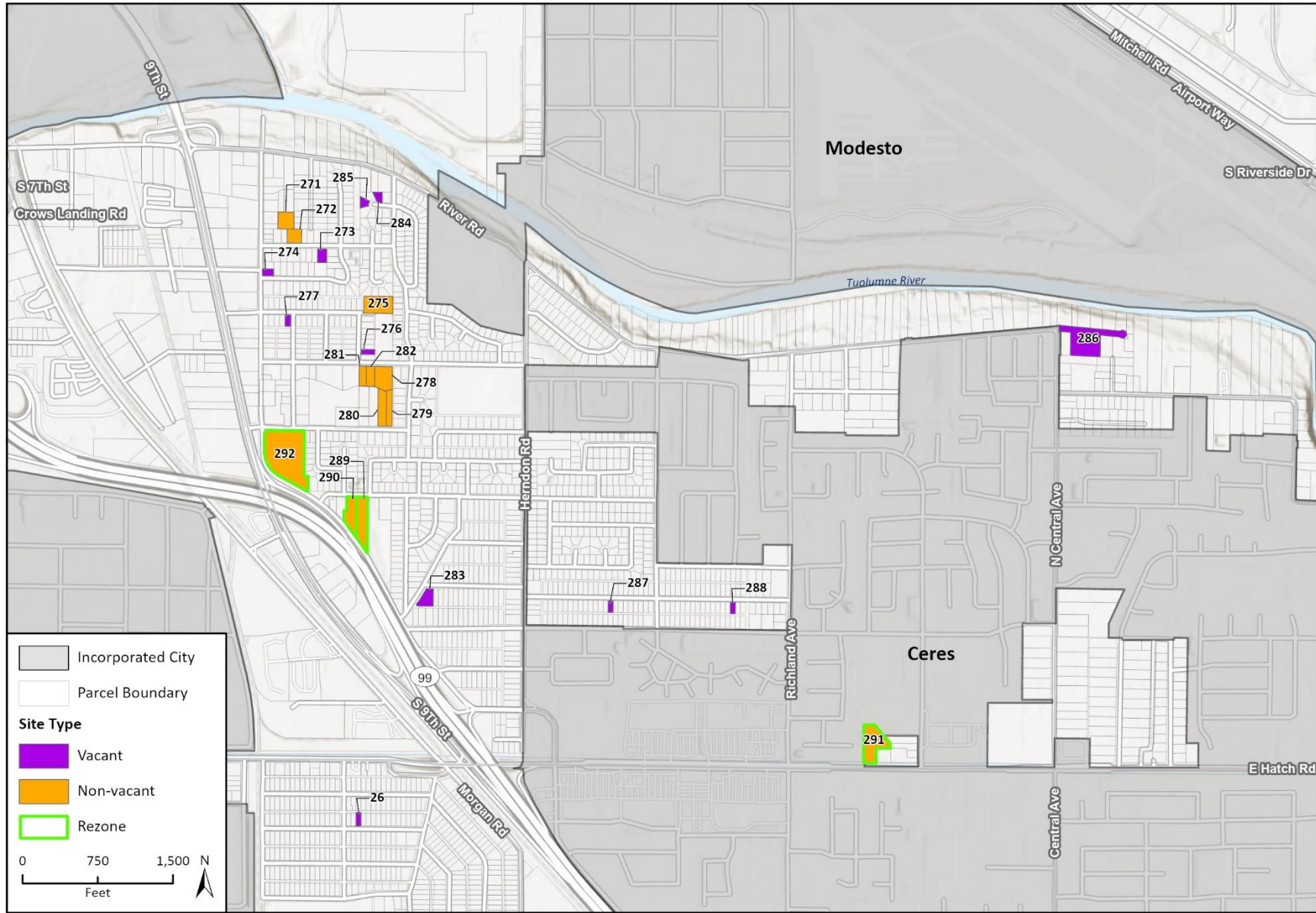
The Sites Inventory identified 22 vacant and single-family home sites with significant undeveloped land suitable for subdivision to accommodate 64 housing units. Many of these sites are small and already zoned for multifamily residential. Four properties totaling approximately 8 acres of land in North 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.

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 |

| 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 |

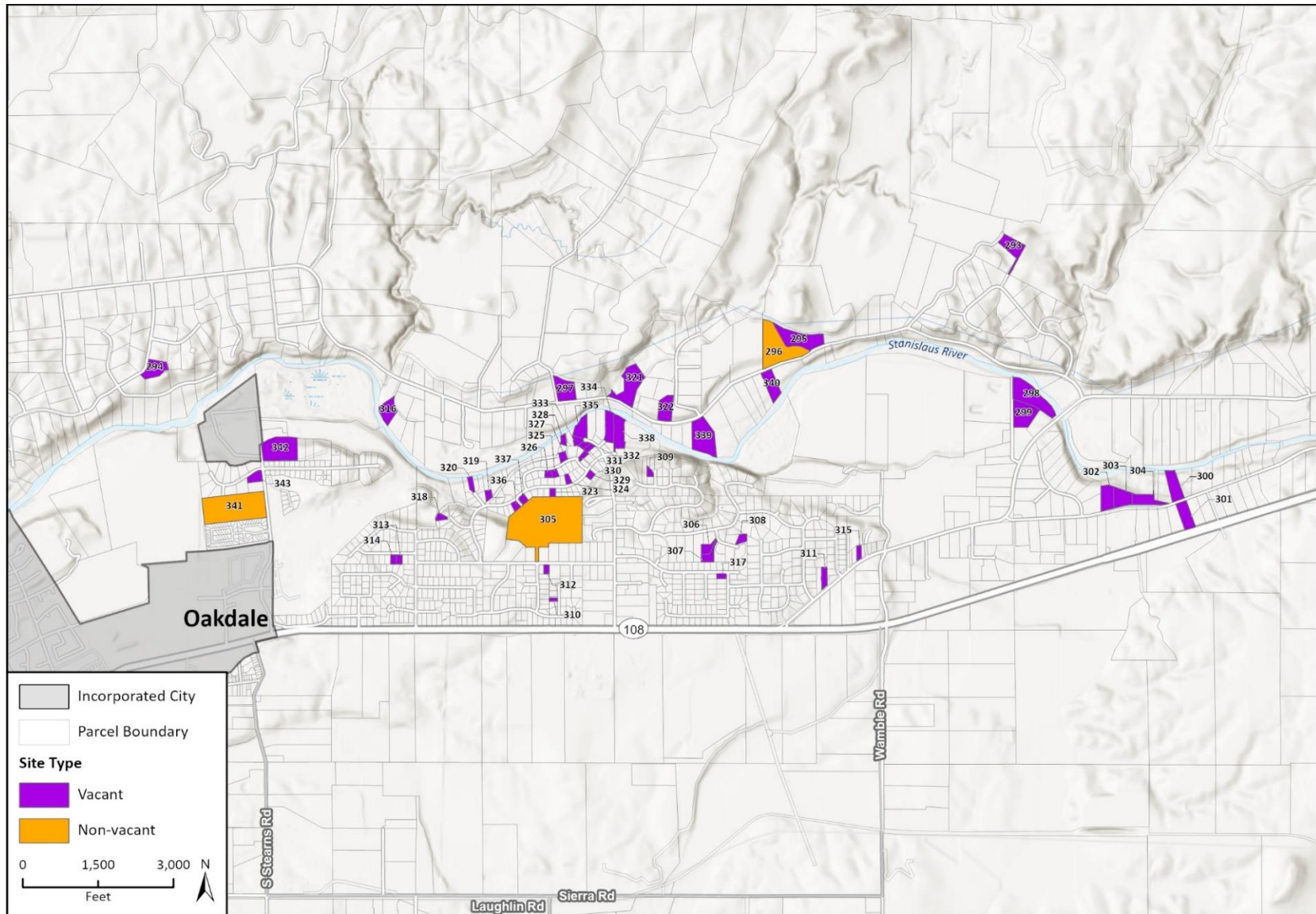
Due to limited sewer capacity, no rezoning is proposed in East Oakdale. The Sites Inventory identified approximately 148 acres across 51 vacant and single-family home sites with significant undeveloped land suitable for subdivision to accommodate an estimated 161 housing units on 51 sites. Figure 5-13 shows sites identified in East Oakdale.

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 |

| 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.

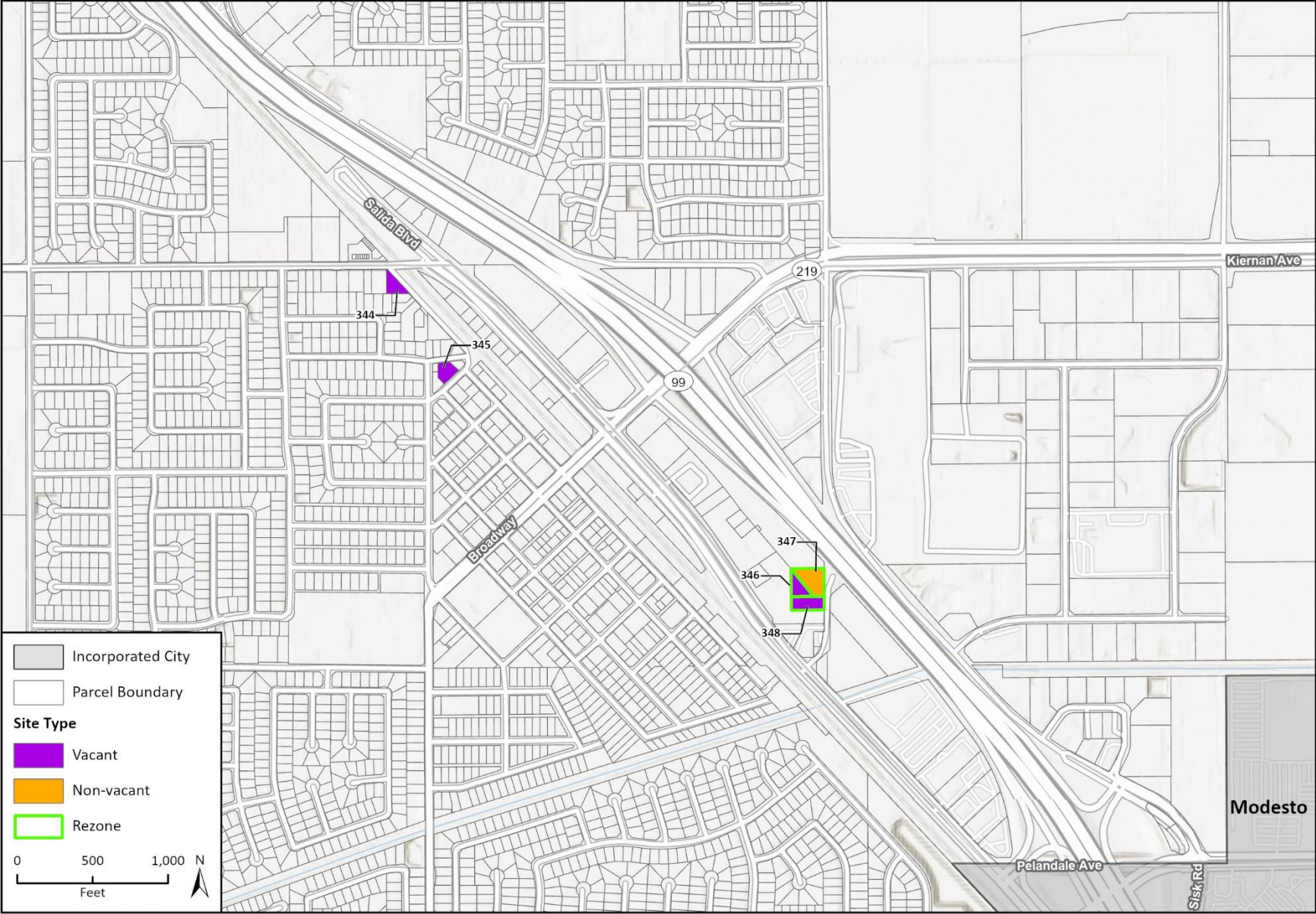
Table 5-33 Residential Capacity in Salida

| 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 |

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)

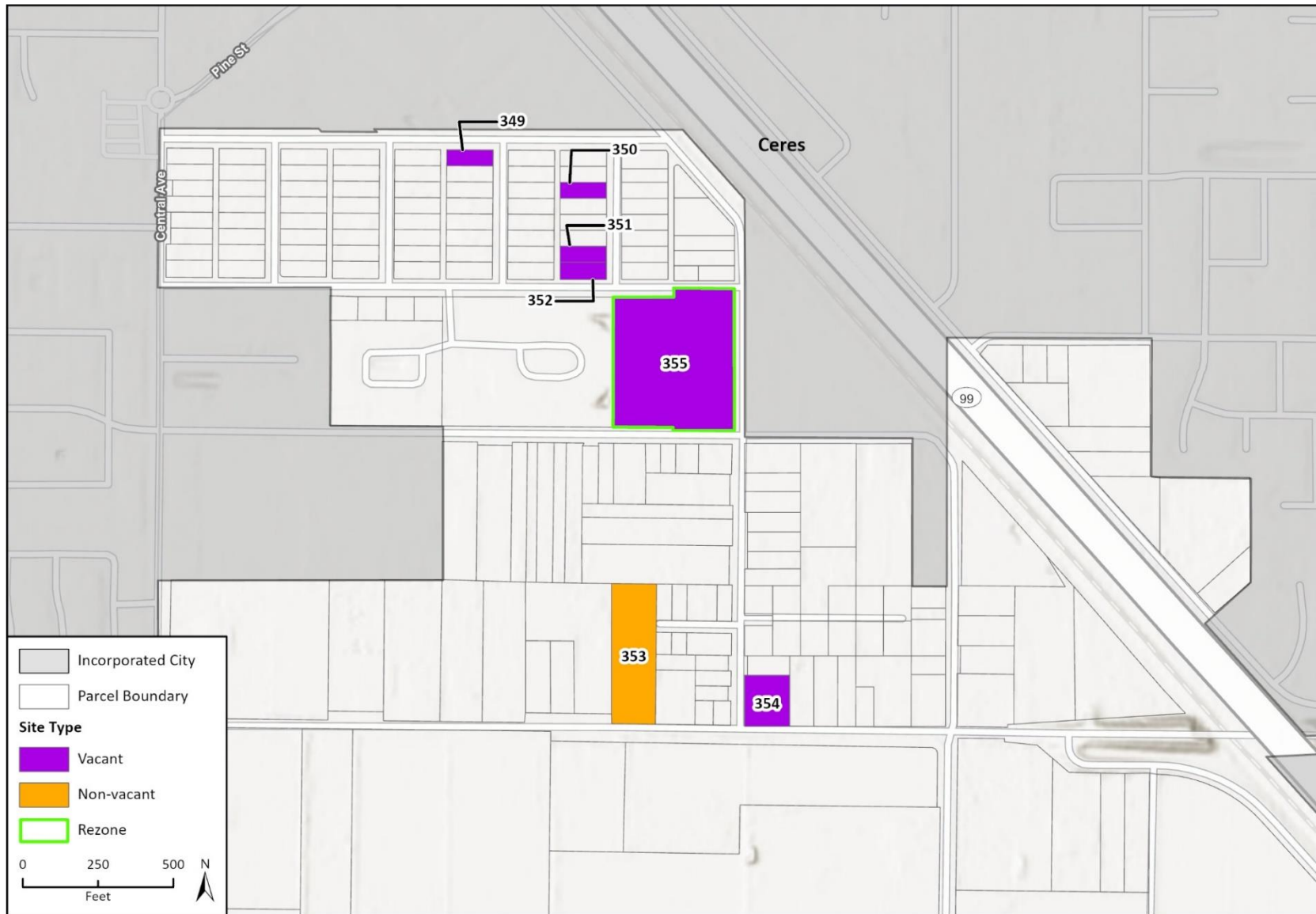
| Category | Number of Parcels | Acreage | Lower Income | Moderate Income | Above Moderate Income | Total |
|------------------|--------------------------|----------------|---------------------|------------------------|------------------------------|--------------|
| Non-Rezone Sites | 6 | 2.93 | 0 | 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.

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.

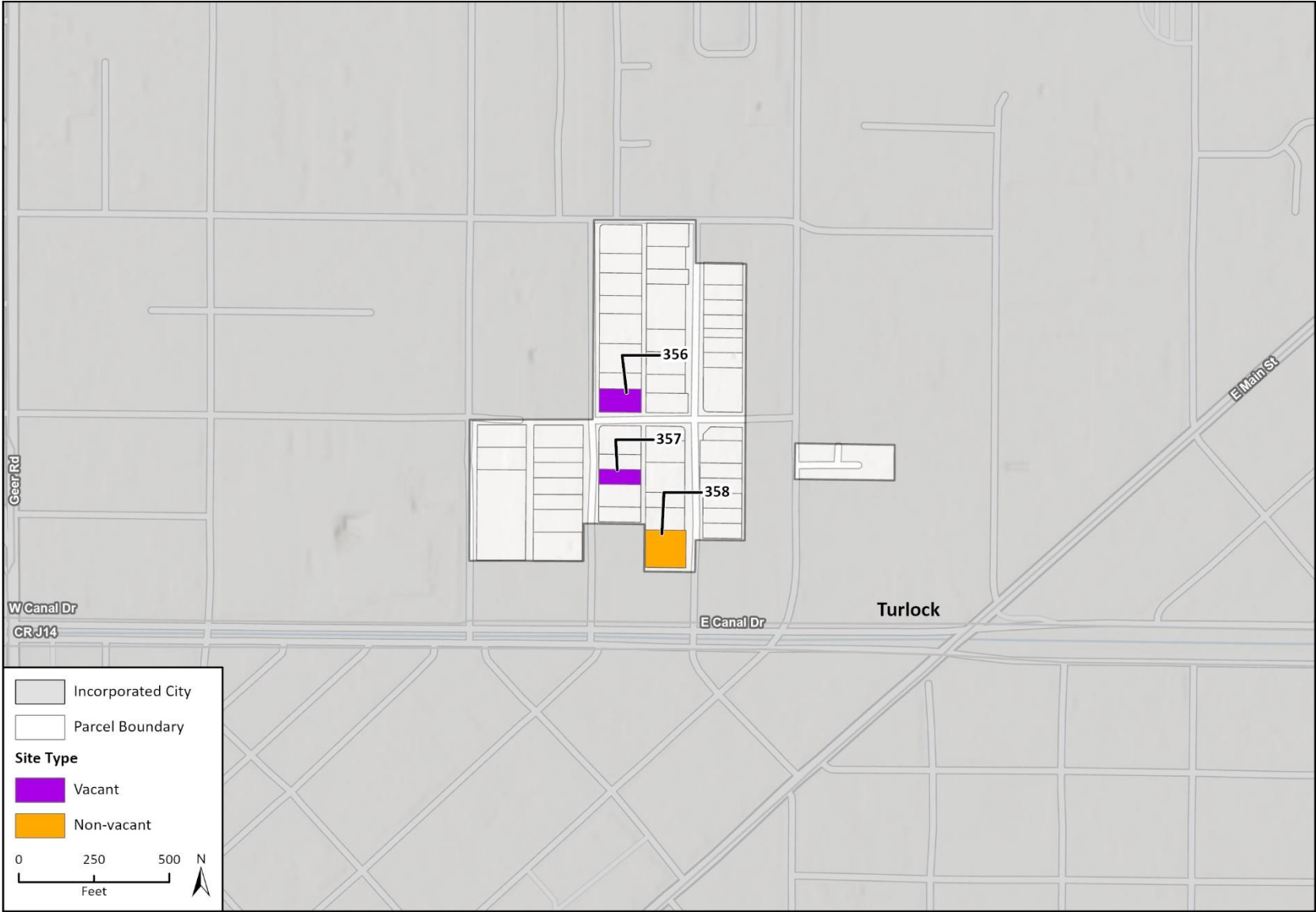
Table 5-37 Residential Capacity in Turlock

| 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 |

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.

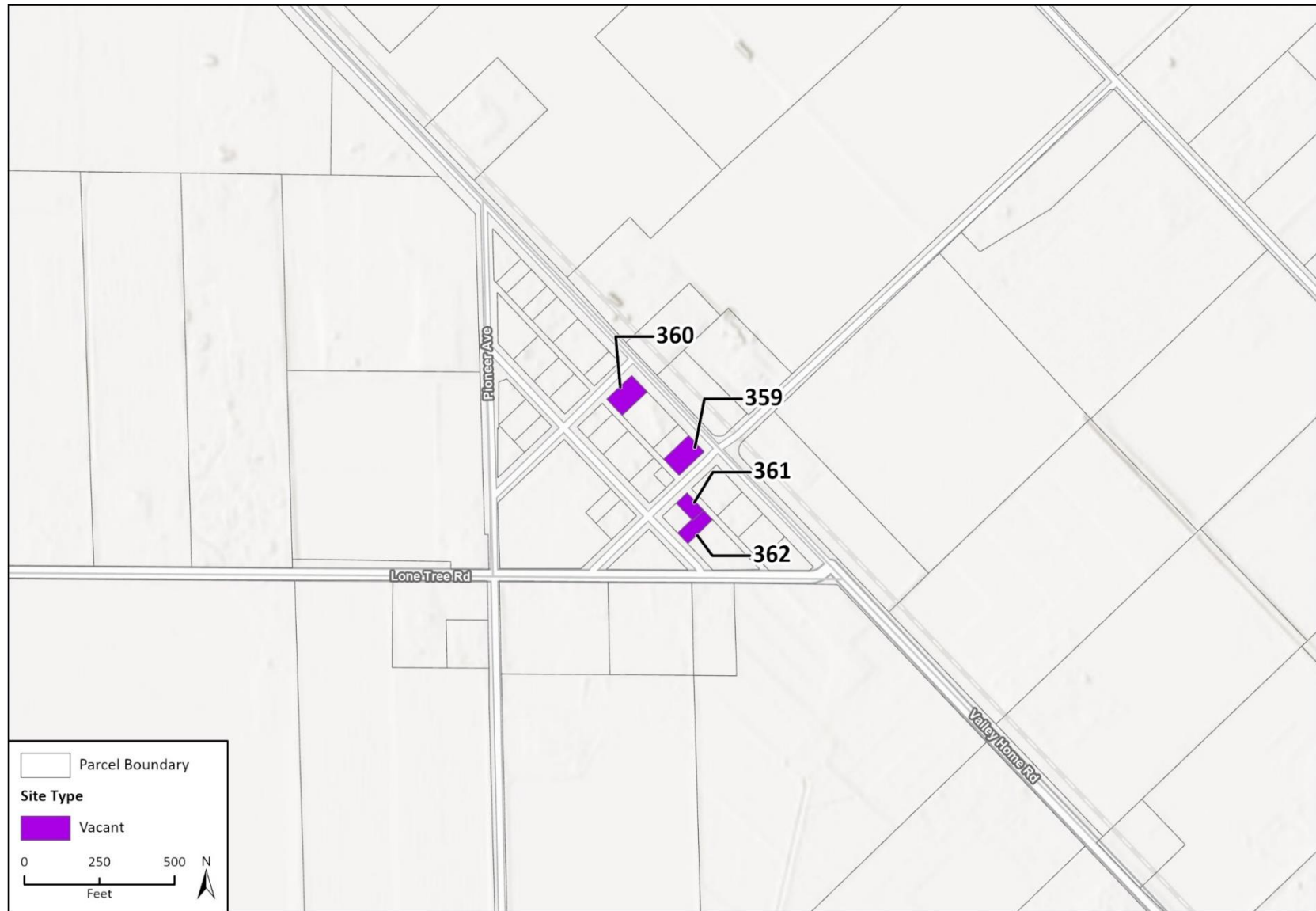
Table 5-39 Residential Capacity in Valley Home

| 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 |

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.

Table 5-42 Residential Sites in West Modesto

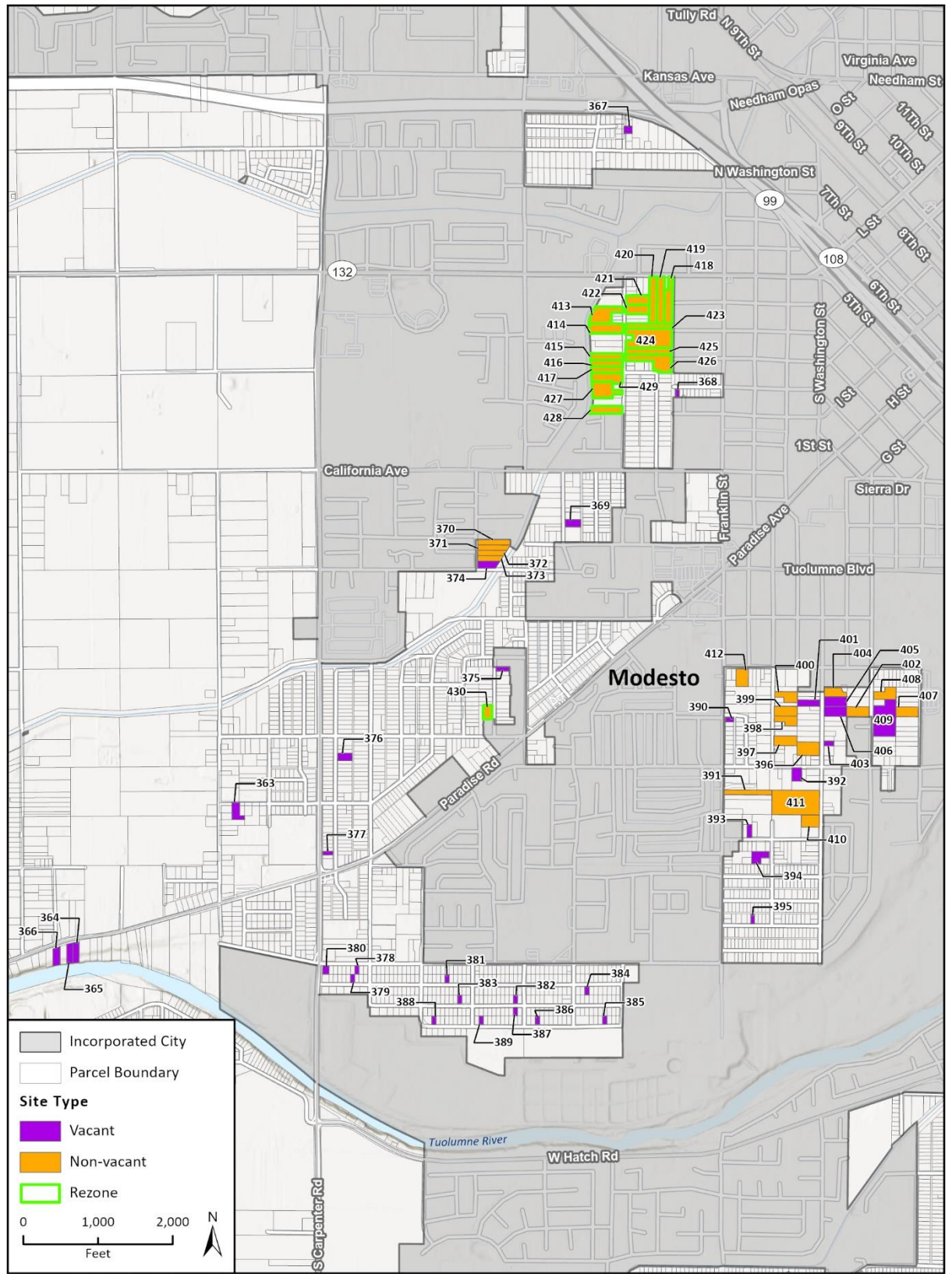
| Site # | Site Address or Street | APN | Acres | Current Use | Current Zone | Proposed Zone | Max Density | Total Units | Rezone Site | TCAC Opportunity Category | Infrastructure Availability |
|--------|------------------------|-----------|-------|----------------------------|--------------|---------------|-------------|-------------|-------------|---------------------------|-----------------------------|
| 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 |

| 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 |

Stanislaus County
2023-2031 Housing Element Update

| 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



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Housing Resources - Fig 5-18 Sites Inventory P

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. 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. 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. 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 |  |

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| 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 |  |

| Site Address | Description | Size (Acres) | Capacity (Units) | Aerial Image |
|-----------------------------------|---|--------------|------------------|---|
| <p>Leon Avenue, West Modesto</p> | <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) | <p>0.94</p> | <p>6</p> |  |
| <p>Sonora Avenue, North Ceres</p> | <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) | <p>0.92</p> | <p>10</p> |  |

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 |

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| 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 045066059 in Keyes will be available for development via the surplus properties process by 2025. The County anticipates parcel 133017006 in Empire (formerly the site of the Empire Community Resource Center) becoming available for development by the end of 2024. 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 |
| 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 |

| Community | Water Provider | Sewer Provider | Adequate Water Capacity | Adequate Sewer Capacity |
|---------------------------|-----------------|--|-------------------------|-------------------------|
| 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. There are no known barriers on these sites 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 of 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.

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

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

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.>