

Appendix F

Additional Analysis and Information in Support of Housing Projections



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Precedent Projects and Capacity Projections

In total, 41 percent of the sites included on the housing sites inventory in Appendix A are non-vacant, meaning they contain buildings or other significant improvements that are permanent and add significantly to the value of the property. Per State law, if the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, analysis is required to demonstrate the viability of sites for redevelopment with housing during the planning period. Accordingly, a survey of recent residential development projects in Turlock and surrounding communities was conducted to establish typical site characteristics for multifamily developments and average as-built densities that can be applied to determine the realistic capacity of sites included in the inventory. The characteristics of sites on the Turlock inventory were also compared to those of the representative multifamily projects to confirm that they are conducive to redevelopment. The survey considered recent residential development projects on comparable sites in Stanislaus Region including Modesto, Merced, Stockton, Patterson, Oakdale, as well as recent developments within Turlock. Profiles of the recent residential precedents are included below, detailing project location, site characteristics prior to redevelopment, and approved/constructed densities.

Table F-1 summarizes the pertinent characteristics of precedent high-density projects surveyed, including project name, location, site size, zoning, number of units, as built density, affordability and construction status. Overall, there were 11 precedent projects selected from across the Stanislaus region to determine the realistic capacity of sites included in the inventory. Four projects are in Turlock, three projects are in Stockton, two projects are in Modesto, one project is in Oakdale, while the last project is in Merced. These cities were selected to reflect local housing market conditions and construction trends. Site areas of precedent projects range from 0.79 acres to 11.9 acres, comparable to sites on the inventory, which range from 0.39 acres to 11.2 acres. Locations of precedent projects are along commercial corridors on arterial roads that provide connectivity and access to transit, suitable for multifamily development. The representative multifamily projects typically have the following characteristics:

Density was a pertinent characteristic examined across precedent projects. The density of the precedent projects ranges from 23 to 33 du/ac along commercial corridors, averaging at 28.83 du/ac. By comparison, City of Turlock standards provide greater maximum density, with up to 40 du/ac allowed under current zoning Downtown and up to 35 du/ac proposed in the North Golden State, Geer Road, West Main, and South Lander areas, under implementation of Program 1-B Workforce Housing Overlay.

Density: The density of the precedent projects ranges from 19 to 33 du/ac along commercial corridors, averaging at 26 du/ac. Projects located within downtowns had densities ranging from 23 to 40.6 du/ac, averaging at 31.8 du/ac.

- Zoning for precedent projects ranges between Planned Development for most cities (Turlock, Modesto, Merced, and Patterson); medium/high density residential for other cities (Turlock and Oakdale); and commercial for other jurisdictions, like Stockton. As noted in Appendix C, for Turlock, the City offers an optional Planned Development process that may be used by property owners and developers proposing residential projects that do not conform to the standards for established zoning districts. Planned Development is not a barrier to housing production in Turlock; rather it is a flexible tool that permits a wider variety of creative and innovative designs tailored to site-specific conditions. Similarly, the City of Modesto also offers a Planned Development zoning designation that allows for tailored, site specific zoning, which encourages flexible and efficient land uses. The City of Merced offers a Planned Development zone as well, to provide a flexible combining zone, which can implement the General Plan and achieve a higher standard and quality of development than the convention zoning regulations. Zoning of other precedent projects is medium/high density residential, permitting up to 35 du/ac in Turlock and 28 du/ac for Oakdale.

Stockton has found success in residential development in zoning where 100 percent nonresidential uses are allowed, in zones CN (Commercial, Neighborhood), CD (Commercial, Downtown), and CG (General Commercial). The City of Turlock's standards would allow mixed use development and 100 percent residential buildings on commercial properties within the Workforce Housing Overlay. As such, with implementation of Program 1-B and appropriate zoning amendments, City standards will be comparable and equally as permissive to those in Stockton.

- ~~**Building Heights:** The building heights of all the precedent projects were 2 or 3 stories, ranging from 28 to 40 feet in height, averaging 33.4 feet.~~
- ~~**Parking:** The projects had a variety in parking ratios, ranging from 0.67 to 1.92 per unit. Projects along commercial corridors had a higher average of 1.52 parking spots per unit, compared to 1.24 per unit for projects located within downtowns.~~

Table F-1 Recently Approved or Constructed Precedent High Density Projects in Stanislaus Region

Location	Location	Name	Address	Parcel	Site Area (Acres)	No. of Units	Status	Existing/Prior Use	Zoning	Density (du/ac)	Prior Land value	Prior Improvement Value	Prior AV Ratio	Site Area (SF)	Prior Building Area (SF)	Redeveloped Building Area (SF)	Prior FAR	New FAR	Year Built	Year Built Prior
Corridors	Turlock	Avena Bella	500 West Linwood Avenue	044-064-004	4.30	141	Built	Vacant	P-D (Planned Development)	32.79	\$885,000	\$905,000	1.02	187,308	N/A	69,789	N/A	0.37	2021	N/A
Corridors	Turlock	Monte Vista	1525 W. Monte Vista Avenue		11.90	345	Under Construction	Residential (2 homes and 2 adjacent structures)	High Density Residential (RH)	29.00	\$3,978,000	\$0	0.00	520,066	11,520	193,895	0.02	0.37	N/A	over 20 years old
Corridors	Turlock	Dejong Apartments	4131 Geer Road		8.58	261	Proposed	Vacant	High Density Residential (RH)	30.40	\$3,002,164	\$0	0.00	373,745	N/A	33,964	N/A	0.09	N/A	N/A
Corridors	Modesto	Archway Commons II	1101 Carver Road	514-090-018; 013	3.16	74	Built	Vacant/parking	P-D (Planned Development)	23.34				138,085	N/A	70,465	N/A	0.51	2022	N/A
Corridors	Merced	The Retreat Apartments	1137 B Street	035-010-071	4.90	118	Built	Government Admin Office	P-D (Planned Development)	24.00				213,444		117,224		0.55	2023	
Corridors	Oakdale	Heritage Oaks	730 Old Stockton Road		1.51	50	Built	Unknown	Multi-Family Residential (R-3)	33.00				66,211		35,030		0.53	2012	
Downtown	Turlock	Valley Place	90 Pedras Road	071-015-023	1.56	36	Approved	Vacant	High Density Residential (RH)	23.08	\$3,595,000	\$0	0.00	67,955	N/A	20,500	N/A	0.30	2021	N/A
Corridor [NEW]	Modesto	3600 Dale Rd	3600 Dale Rd	76-006-041 and 043	1.70	44	Under Construction	Medical Offices (Dentistry) + Vacant Site	P-D (Planned Development)	25.58				93,594	7,010					
Downtown [NEW]	Stockton	Park Center Apartments	709 N. Center St	13718049	0.96	51	Under Construction	Office building	CN (Commercial, Neighborhood)	52.58				42,192	11,988					
Downtown [NEW]	Stockton	Grand View Village	240 E Miner Ave	13913028	0.79	75	Built	Hotel	CD (Commercial, Downtown)	94.94	\$659,591	\$11,375		34,412						
Corridor [NEW]	Stockton	Calaveras Quarters Motel Conversion	2654 W March Ln	11002008	2.12	69	Built	Motel	CG (General Commercial)	32.55	\$1,897,200	\$9,322,800	4.91	96,268	22536	22536			2024	1982

Notes

¹ The buildings are a maximum of 44 feet, but there is one tower is 44 feet, permitted through the Conditional Use Permit process.

Turlock Housing Element

Precedents: High Density Housing Projects in the Region

High Density Housing Projects in the Region

Summary Table

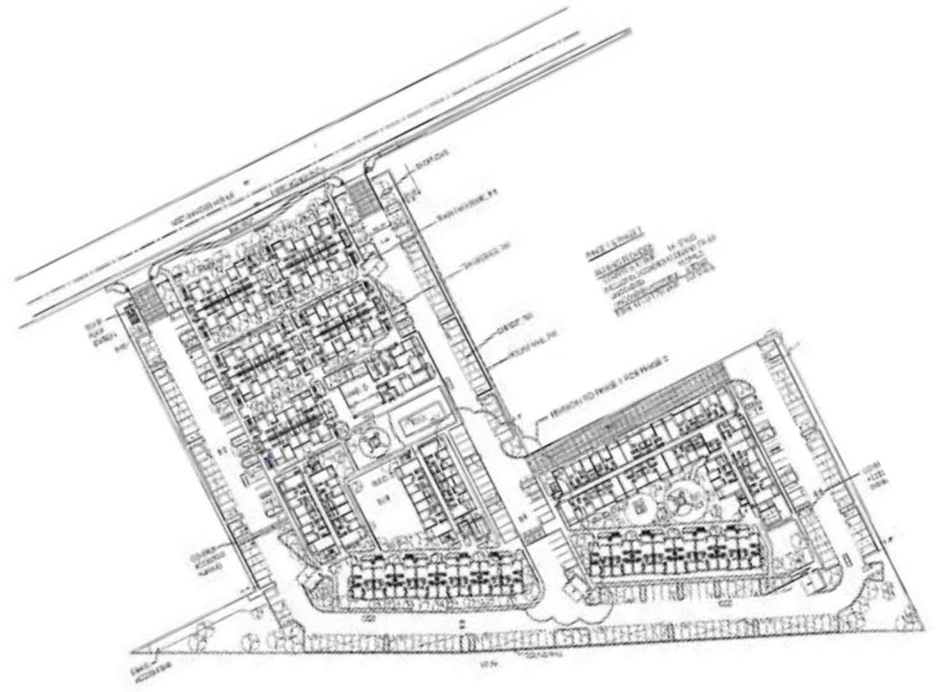
Name	Location	Zoning	Status	Density (du/ac)
Commercial Corridor				
Avena Bella	Turlock	Residential/Planned Dev. District	Built	32.79
Monte Vista	Turlock	High Density Residential (RH)	Under Construction	29
Dejong Apartments	Turlock	High Density Residential (RH)	Proposed	30.4
Archway Commons II	Modesto	Residential /Planned Dev. District	Built	23
The Retreat	Merced	Residential/Planned Dev. District	Built	24
Heritage Oaks	Oakdale	Multi-Family Residential (R-3)	Built	33
3600 Dale Rd	Modesto	Planned Development (P-D)	Under Construction	25.6
Calaveras Quarters Motel Conversion	Stockton	Commercial, General (CG)	Built	32.55
Downtown				
Valley Place	Turlock	High Density Residential (RH)	Built	23
Park Center Apartments	Stockton	Commercial, Neighborhood (CN)	Under Construction	52.6
Grand View Village	Stockton	Commercial, Downtown (CD)	Built	94.94

Turlock – Avena Bella



Site Location

Address:	500 West Linwood Avenue
Location	Commercial Corridor
Prior Use:	Vacant lots/parking
Units Developed (affordable):	141
Status:	Built
Site Area (Acres)	4.30 acres (187,308 SF)
Height of Buildings:	3 stories (40')
Zone:	Planned Development
Project Density:	32.79 du/ac



Site Plan

Project Description: Built across two phases with a total of 141 units, this development has two-to-three-bedroom units.

Onsite Amenities: Outdoor play area, pool, and indoor community room.

On-site Parking: 247 (107 constructed during Phase 2)

Turlock – Avena Bella (continued)



Exterior View



Bird's-eye View



Project Elevation

Turlock – Monte Vista Avenue



Site Location



Site Plan

Address:	1525 W. Monte Vista Ave
Location	Commercial Corridor
Prior Use:	Vacant lot
Units Developed:	348
Status:	Under Construction
Site Area (Acres)	12 acres
Height of Buildings:	3 stories (40')
Zone:	High Density Residential (RH)
Project Density:	29 du/ac

Project Description: Project with a total of 12 three-story buildings approximately 40' in height. Each unit will include a patio or balcony.

Onsite Amenities: Parking, carports, landscaping, clubhouse and pool, and a 900 SF children's outdoor play area.

Open Space:	34,700 SF in porches/decks 28,000 SF in open space 6,000 SF clubhouse/pool
On-site Parking:	609

Turlock – Monte Vista Avenue (continued)



Project Elevation - Left



Project Elevation - Right



Project Elevation

Turlock – Dejong Apartments



Site Location



Site Plan

Address:	4131 Geer Road
Location	Commercial Corridor
Prior Use:	Vacant
Units Developed:	261
Status:	Proposed
Site Area (Acres)	8.58 acres
Height of Buildings:	3 stories (30')
Zone:	High Density Residential (RH)
Project Density:	30.4 du/ac

Project Description: Project with a total of 9 three-story buildings approximately 40' in height. Each unit will include a patio or balcony.

Onsite Amenities: Parking, carports, landscaping, clubhouse and pool, and a 900 SF children's outdoor play area

Open Space:	33,964 SF in patio and rooftop 25,000 SF in open space 6,000 SF clubhouse and pool
On-site Parking:	458

Turlock – Dejong Apartments (continued)



Project Elevation – Front (Clubhouse)

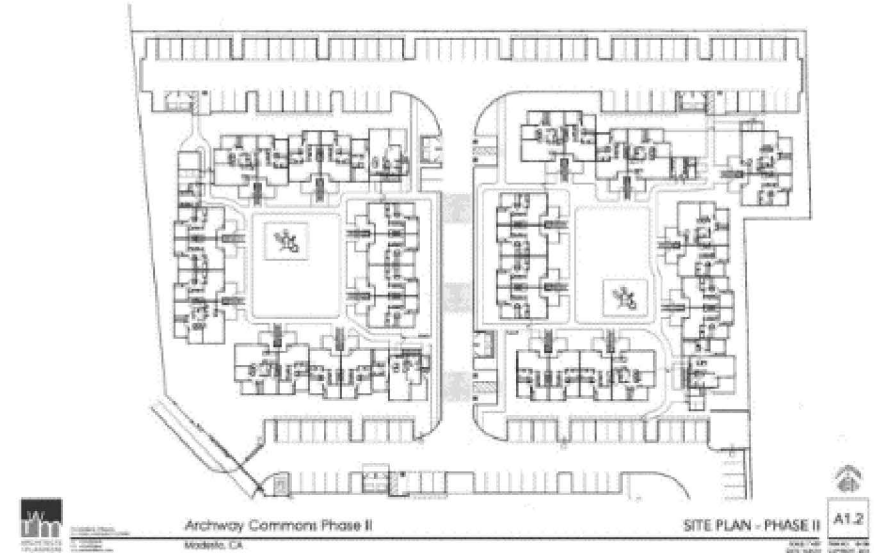


Project Elevation – Front (Building A)

Modesto – Archway Commons II



Site Location



Site Plan

Address:	1101 Carver Road
Location	Commercial Corridor
Prior Use:	Vacant lots/parking
Units Developed (affordable):	74 (76 in 2013 for phase 1)*
Status:	Built
Site Area (Acres)	3.2 acres (138,085 SF)
Height of Buildings:	2 stories (28')
Zone:	P-D (Planned Development)
Project Density:	23 du/ac

*For Phase I: 8 apartments for those who have completed assistance and training program by DST at or 30 percent AMI, 15 apartments for those earning at or below 50 percent AMI, and 53 apartments for those making 80 percent AMI.

For Phase II: 7 apartments for those who have completed assistance and training program by DST at or 30 percent AMI and 64 apartments for those earning at or below 60 percent AMI

Project Description: Archway Commons II is the final phase in a 150 unit combined, two phase projects. The 3.17 acre project site is located along Modesto's western edge and northwest of downtown Modesto. Phase II consists of nine, two-story wood framed buildings consistent with the Phase I design and includes 1-BR/1-BA, 2-BR/1-BA, and 3-BR/2-BA apartments with full kitchen for all units. All ground level units are ADA compliant.

Onsite Amenities: Community center includes a swimming pool, outdoor picnic area, basketball court, common room, computer learning center, management office with reception area, restrooms, maintenance room, two tot lots, courtyard open spaces, initially constructed in Phase I. Gated pedestrian and vehicle access to the property at Carver Road and 9th Street is shared with the Phase I development.

On-site Parking: 243 (107 constructed during Phase 2)

Modesto – Archway Commons (continued)



Common Space



Amenities



Common Space



Bird's-eye view

Merced – The Retreat Apartments



Site Location



Site Plan

Address:	1137 B Street
Location	Commercial Corridor
Prior Use:	Government Administration Building
Units Developed (affordable):	119 (including 30 permanent supportive housing units)
Status:	Built
Site Area (Acres)	4.9 acres (213,444 SF)
Height of Buildings:	3 stories (30')
Zone:	P-D (planned development)
Project Density:	24.3 du/ac

Project Description: The project was completed in 2023. The complex has a total of 119 units comprised of one-, two-, and three-bedroom floorplans ranging from 573 to 1302 square feet. The site is well connected and considered a Transit Oriented Development project.

Amenities: The property includes an expansive clubhouse, a resident lounge with workstations, a professional fitness center, laundry facilities, and an onsite property manager.

Parking: 139

Merced – The Retreat Apartments (continued)



Common Space with Pool



Bird's-eye View



Project Elevation

Patterson – The Villages of Patterson/Stonegate Village



Site Location



Site Plan

Address:	625 Logan Way
Location	Commercial Corridor
Prior Use:	Vacant/Agricultural
Units Developed:	138
Status:	Built
Site Area (Acres)	7.07 Acres
Height of Buildings:	2 stories
Zone:	Medium Density Residential/Planned Development Overlay (5-12 du/ac)
Project Density:	20 du/ac

Project Description: Completed in 2021. Villages of Patterson is a 650-acre Master Planned Community. It is annexed and entitled for the development of 3,100 housing units (mostly single-family homes with some additional apartment duplexes and triplexes). There is no other approved development site in Patterson.

Onsite Amenities: Playground, basketball court, laundry facility, on-site community building for activities from exercise classes to after-school programs for local children.

Parking: 265

Patterson – The Villages of Patterson/Stonegate Village (continued)



Site Entrance



Outdoor Common Space

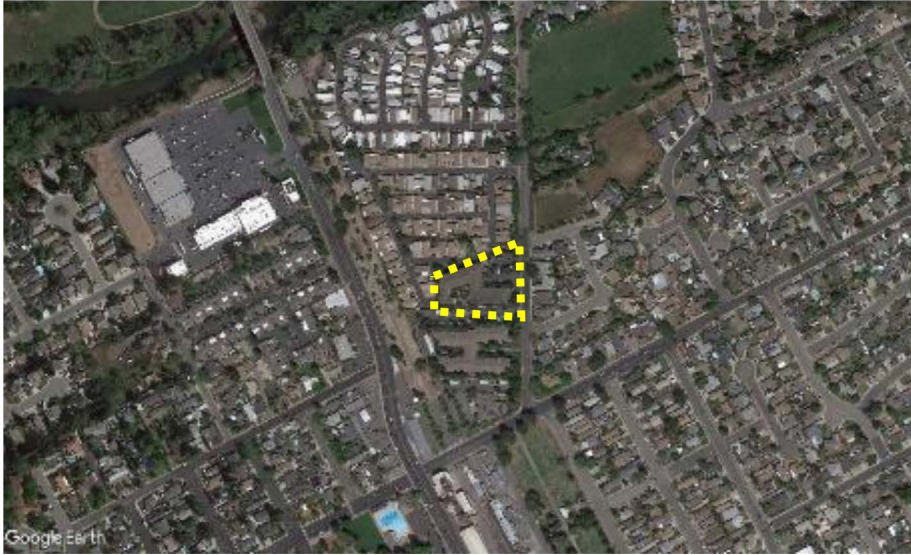


Bird's-eye View



Playground

Oakdale – Heritage Oaks



Site Location

Address:	730 Old Stockton Road
Location	Commercial Corridor
Prior Use:	Unknown
Units Developed (affordable):	50
Status:	Built
Site Area (Acres)	1.52 acre (66,211 SF)
Height of Buildings:	3 stories (40')
Zone:	R-3 (Multi-Family Residential)
Project Density:	33 du/ac



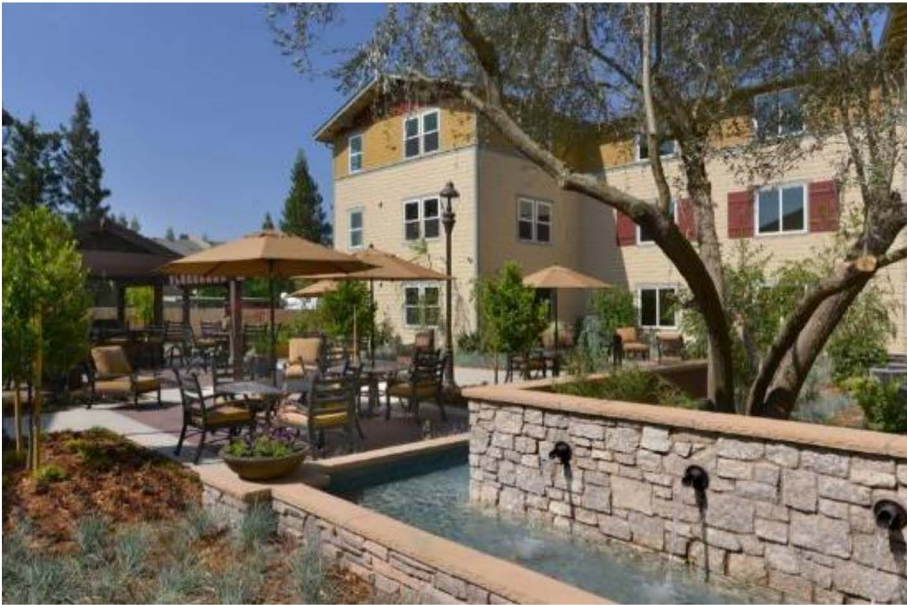
Site Plan

Project Description: An urban-infill apartment complex for low-income seniors aged 55 and older that features Craftsman-inspired buildings with one-to-two-bedroom floor plans. Completed in 2012.

Onsite Amenities: Community room with theater, game room, gourmet kitchen, and outdoor amenities such as a BBQ center, fountain, and lounging areas.

Parking: 43

Oakdale – Heritage Oaks *(continued)*



Common Outdoor Space



Common Room

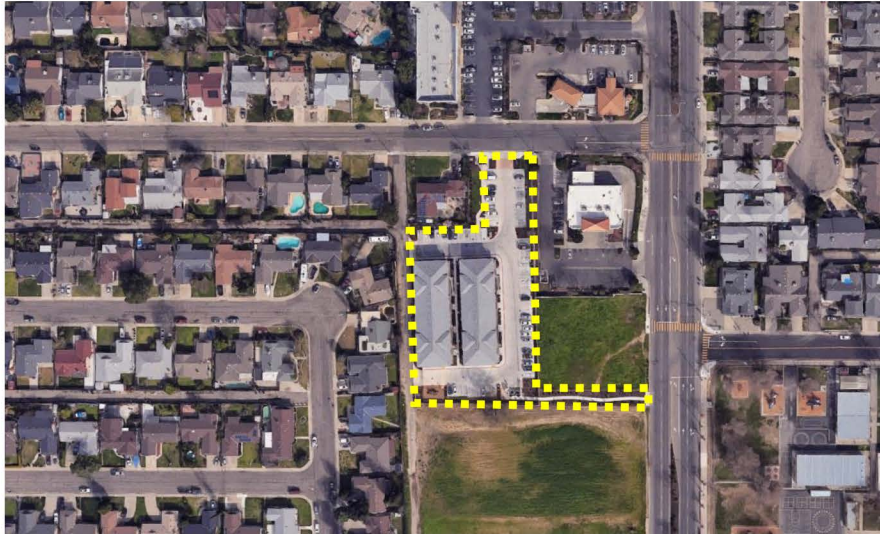


Interior Common Space

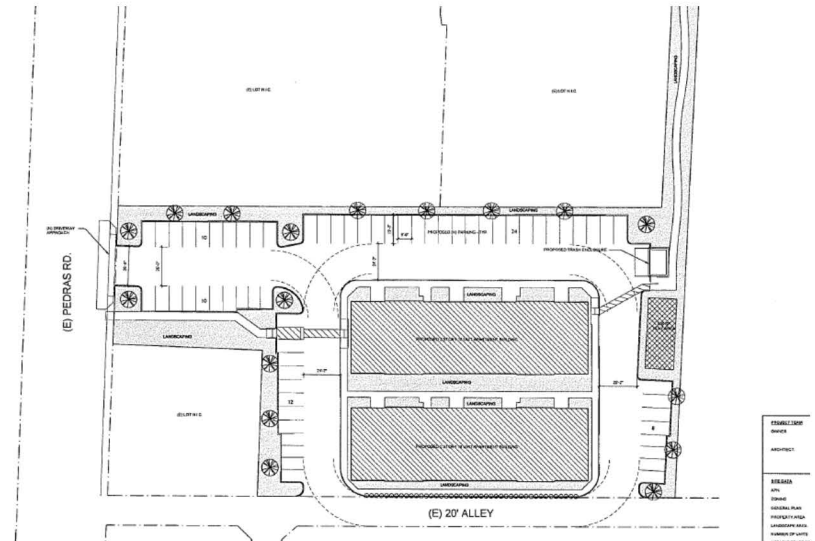


Common Outdoor Space

Turlock – Valley Place



Site Location



Site Plan

Address:	90 Pedras Road
Location	Downtown
Prior Use:	Vacant lot
Units Developed:	36
Status:	Approved
Site Area (Acres)	1.56 Acres (67,955 SF)
Height of Buildings:	2 stories (29')
Zone:	High Density Residential (RH)
Project Density:	23 du/ac

Project Description: Project with a total of 2 two-story buildings approximately 29' in height. Each unit will be approximately 800 square feet in size, including the patio areas.

Onsite Amenities: 900 square foot outdoor play area, paving, approximately 65 parking stalls, striping, and landscaping.

Parking: 65

Turlock – Valley Place (continued)



Apartments



Apartment Entrances



Site Circulation



Play Area

Modesto- 3600 Dale Rd



Site Location



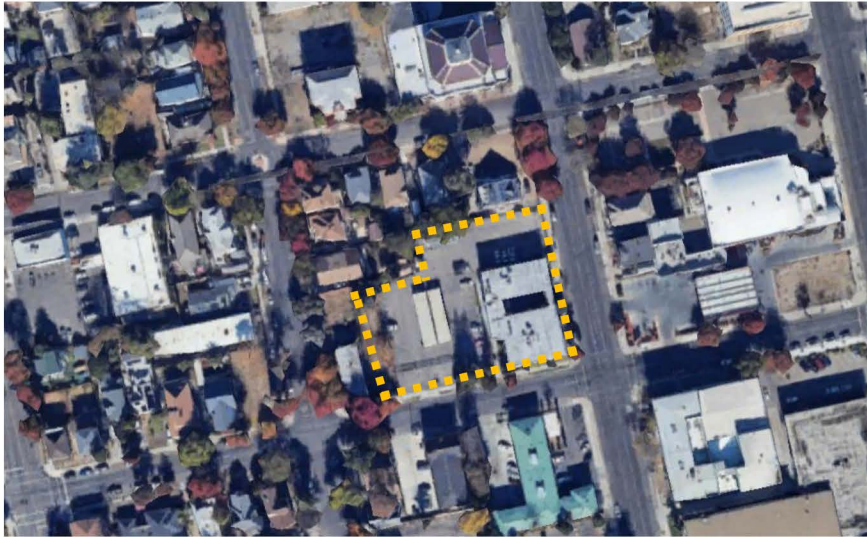
Existing Medical Clinic on site

Address:	3600 Dale Road
Location	Commercial Corridor
Prior Use:	Medical Offices + Vacant Site
Units Developed:	44
Status:	Under Construction
Site Area (Acres)	2.14 Acres (93,594 SF)
Height of Buildings:	Not Available
Zone:	Planned Development (P-D)
Project Density:	25.6 du/ac

Project Description: Project to develop four apartment buildings with a total of 44 multifamily residential units on site.

Parking:	Not Available
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Stockton- Park Center Apartments



Site Location



Existing Office building on-site

Address:	709 N. Center St
Location	Downtown
Prior Use:	Office building
Units Developed:	51
Status:	Approved
Site Area (Acres)	0.96 Acres (42,192 SF)
Height of Buildings:	3 stories
Zone:	Commercial Neighborhood (CN)
Project Density:	52.6 du/ac

Project Description: A permanent supportive housing project for individuals experiencing mental health issues and homelessness. It will comprise of 2 buildings with 51 units, of which 23 will be provided by transforming the existing office space into residential building using adaptive re-use strategies.

On-site Amenities: Community room, computer room, offices for management, residential mental health services

Parking:	20 (on-site)
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Stockton- Park Center Apartments

**UNDER
CONSTRUCTION**



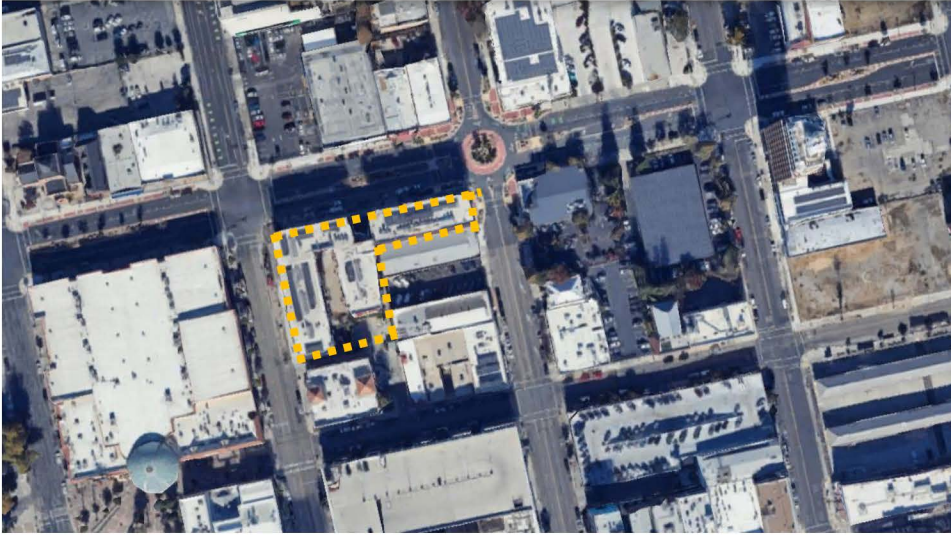
Project Renderings (aerial views)



Ongoing construction



Stockton- Grand View Village



Site Location



Prior Building On-site: Delta Hotel

Address:	240 E Miner Ave
Location	Downtown
Prior Use:	Hotel
Units Developed:	75
Status:	Built
Site Area (Acres)	0.79 Acres (34,412.4 SF)
Height of Buildings:	4 stories
Zone:	Commercial, Downtown (CD)
Project Density:	94.94 du/ac

Project Description: Built in 2024, this property provides 75 affordable housing units in Downtown Stockton.

Onsite Amenities: Onsite daycare center, community room, computer lab, and laundry room. The community is also expected to have a grocery store on site in 2025.

Parking: Not Available

Stockton- Grand View Village



Street view of new affordable housing project

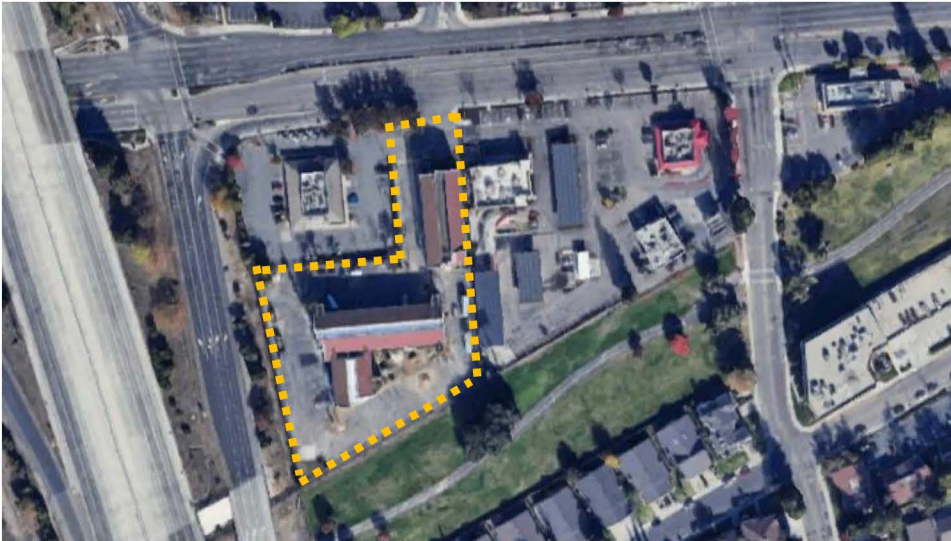


Interior courtyard



Building elevations

Stockton- Calaveras Quarters Motel Conversion



Site Location



Aerial View of building

Address:	2654 W March Ln
Location	Commercial Corridor
Prior Use:	Motel
Units Developed:	69
Status:	Under Construction
Site Area (Acres)	2.12 Acres (187,308 SF)
Height of Buildings:	3 stories
Zone:	Commercial, General (CG)
Project Density:	32.55 du/ac

Project Description: Formerly a 121-room motel, the project involved repurposing the building to accommodate 68 one-bedroom units of affordable, permanent and supportive housing for families and transition-age youth experiencing or at risk of homelessness.

Onsite Amenities: Life-skills and workforce training services.

Parking: 38 spaces

Stockton- Calaveras Quarters Motel Conversion



Outdoor community space



Interior units



During Construction



Project inauguration in 2025

Suitability of Non-Vacant Sites

The inventory identifies 98 non-vacant sites and 228 vacant sites to accommodate lower, moderate, and above moderate RHNA. Profiles of 12 representative non-vacant sites from each of the opportunity areas are provided below, showing aerial views of the sites, photos of existing development, and pertinent site characteristics indicating redevelopment potential. **Table F-2** presents indicators of redevelopment viability for all 98 individual sites, including age of existing structures; AV ratios; existing versus allowable floor area; and proposed zoning.

While the age of existing structures is not available for all sites, available data indicates that the average age of the existing buildings is 62, with 66 percent of the sites having structures more than 50 years old and almost 80 percent are older than 40 years old. Additionally, the data show that existing development represents only a fraction of development permitted under current land use and zoning - 64 percent of the sites currently use less than 30 percent of the typical floor area, and all the sites at averaging at using 27 percent of the maximum allowable floor area. Existing structures on sites within the North Golden State, Geer Road, and West Main opportunity areas tended to use a higher percentage of the allowable FAR. In comparison, the precedent projects (**Table F-1**) had existing buildings that were approximately 20 to 65 years old prior to being redeveloped. The FAR prior to redevelopment of the precedent projects was also comparable to non-vacant sites in the inventory – less than a quarter of the allowed FAR. As such, the non-vacant sites have similar characteristics to those of the precedent sites prior to development, thus confirming the potential for redevelopment.

The methodology for capacity calculations described in Chapter 3 conservatively assumes that all existing non-residential square footage will remain as housing is added to the sites, even though the workforce housing overlay allows for 100 percent residential developments. In other words, the capacity assumptions assume that all non-vacant sites will develop in a mixed-use format and as such account for the possibility of non-residential development. Further, Chapter 4 Housing Action Plan, includes programs intended to facilitate and incentivize housing development on sites within the workforce housing overlay. Program 1-B, Workforce Housing Overlay, would adopt Zoning Code amendments in the form of a Workforce Housing Overlay District, which would permit multifamily housing development at between 20 and 35 dwelling units per acre. Program 1-F, Congregational Overlay, would facilitate production of affordable housing projects on properties owned by religious institutions by adopting a Congregational Overlay and associated development standards that permit residential development at up to 24 dwelling units per acre by-right. Therefore, in view of the foregoing factors and given that the capacity of the inventory exceeds the City RHNA allocation, there is sufficient buffer to ensure the City can meet its RHNA obligations in the event some parcels develop with 100 percent non-residential uses over the planning period.

As further detailed in Chapter 3, opportunity areas were selected due to their location and redevelopment potential. Areas where vacant and underutilized sites cluster are locations where change is most foreseeable and are an important focus of planning activities. Based on this analysis, five “opportunity area” were selected: Downtown, North Golden State, Geer Road, West Main, and South Lander. Details about each area are included accordingly. Downtown Turlock is the city’s business and historic district, with shops, eateries, offices, and potential for redevelopment of underutilized areas along East Olive Avenue, East Main Street, South Center, and North Thor. With its narrow streets, short blocks, and historic buildings, the Downtown area is a walkable environment with transit options. Turlock’s residents indicated in the citywide survey the highest level of support for housing in a mixed-use format in downtown with residential uses located above shops (Appendix G).

The North Golden State corridor extends along North Golden State Boulevard, from West Tuolumne Road down to Geer Road. Today, this segment of the corridor features a variety of service commercial uses, auto-

oriented business, and retail shopping centers, some with large surface parking lots and undeveloped land that could present opportunities for redevelopment. Parcel size varies from 0.3 acres to approximately 11 acres and is generally larger than sites in the Downtown and West Main opportunity areas. There are three clusters of adjacent sites under common ownership offering some of the best opportunities for redevelopment, averaging site size of 1.37 acres. Adjacent sites under common ownership can be developed together, offering economies of scale and helping with the financial feasibility of redevelopment.

The Geer Road corridor extends along Geer Road, from Canal Drive up to Christoffersen Parkway. Existing development along the corridor consists of a mix of single-family and medium density residential, strip malls featuring fast-food restaurants and banks, and large vacant parcels. Current General Plan land use and zoning for the area permits High and Medium Density Residential along Geer Road and Fulkerth Road, as well as Community Commercial on Geer Road between Monte Vista Avenue and Tuolumne Road. Existing buildings in the area are typically 1- and 2-stories in height with surface parking partially screened from view with trees and landscaping. Vacant land along the corridor with zoning that currently permits housing was accounted for above; however, there are also underutilized parcels with commercial zoning that does not currently permit housing. The size of these parcels is relatively small, ranging from 0.2 acres to approximately 5 acres. The large vacant parcels along Geer Road and land zoned for high density residential represent the best opportunity for redevelopment.

The South Lander opportunity area is located south of downtown along Lander Avenue and features a range of auto-related and industrial businesses today, along with single-family housing amidst businesses. Turlock Transit Routes 5 travels on South Golden State Road and Lander Avenue, and provide connection to Downtown, Turlock Transit Center, and shopping and restaurants in Turlock Town Center. There are a number of underused properties, including some with parking lots, that offer redevelopment potential. The size of underutilized parcels varies from 0.20 to 1.55 acres and is generally smaller than sites in other opportunity areas. Base zoning for these parcels is Community Commercial and Heavy Commercial, which does not permit housing; though, the workforce housing overlay would be applied to underutilized commercial sites to help accommodate local need. In the Citywide survey, there was support for adding a mix of housing types in these areas, including apartments, townhomes, duplexes/triplexes, and garden apartments.

The West Main opportunity area extends along West Main Street from North Soderquist Road to West Avenue. Today, it is home to a mix of commercial, residential, and public uses including auto-related business, restaurants, neighborhood retail and services, and Osborn Elementary School. A number of commercial properties along this corridor have large areas of surface parking or older buildings that present opportunities for redevelopment with housing. The Community Commercial zoning district that applies to these sites does not currently permit housing, though, the workforce housing overlay would be applied to underutilized commercial sites to help accommodate local need. In the citywide survey, there was fair support for smaller-scale multifamily housing, such as duplexes/triplexes, garden apartments, townhomes, and 2-3 story apartments.

Table F-3 summarizes zoning standards applicable to precedent high density projects in Turlock and surrounding communities. Several precedent projects had Planned Development (PD) zoning where project-specific standards were established through the development approval process. The workforce housing overlay has not yet been developed, so the specific standards for building height, lot coverage, setbacks and other parameters are not available for comparison, but the maximum permitted density in the overlay is higher than for precedent projects in Patterson and Oakdale and higher than the as built density of all precedent projects. Further, the overlay would permit residential development by right, and as such, overall its standards are at least as supportive of multifamily residential development as those of the precedent projects.

City of Turlock

Non-vacant Underutilized Profiles





Area 1: Downtown

141 N Golden State Boulevard



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 061-018-025-000

Site Area: 0.17 acres

Existing Land Use: Commercial (*Surface Parking Lot*)

FAR: 0.00

AV Ratio: 0.31

Year Built: N/A (*Vacant*)

Commercially zoned property developed as a surface parking lot. The site has a low AV ratio of 0.31 and a as built ration of 0.00 whereas the typical FAR on the site is 3.0, signaling strong redevelopment potential. The site is located within easy walking distance to Downtown Turlock, making it a good location for multifamily housing. **The existing land use poses minimal barriers to residential development, as there are no structures on the property, though loss of parking may require mitigation.**



Area 1: Downtown

326 S Center Street ; 311 S Golden State Boulevard



Aerial



3D Aerial View



Street View



SITE DETAILS

APN: 061-017-002-000; 061-017-003-000

Site Area: 0.52 acres

Existing Land Use: Industrial; Commercial (*Parking Lot*)

FAR: 0.16

AV Ratio: 0.61

Year Built: 1988; N/A (Vacant)

Two adjacent properties under common ownership with a combined area of 0.52 acres. Existing uses consist of a one-story auto glass shop (3,576 SF), and surface parking. The as built FAR is 0.16 whereas the typical FAR on the site is 1.5, which means current development uses only 10 percent of the permitted FAR, signaling strong redevelopment potential. The site is centrally located within 2 blocks of two bus stop for the Turlock Transit's Route 5. Existing use of auto glass shop may impede residential development due to age of structure.



Area 1: Downtown

223 5th Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 043-048-045-000

Site Area: 0.32 acres

Existing Land Use: Commercial

FAR: 0.19

AV Ratio: 0.50

Year Built: 1999

Commercially zoned site with a 2,664 SF existing building functioning as an auto shop, there are 3 additional small structures. The property has a low AV ratio of 0.5 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.19 whereas the typical FAR on the site is 1.5, which means current development uses only about 13 percent of the permitted FAR, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of auto shop may impede residential development due to age and amount of structures on properties.



Area 2: North Golden State

2313 N Walnut Road



Aerial



3D Aerial View



Street View



SITE DETAILS

APN: 088-013-049-000

Site Area: 2.37 acres

Existing Land Use: Commercial

FAR: 0.09

AV Ratio: 0.15

Year Built: 1974

Commercially zoned site without two existing buildings (9,200 SF), an Auto parts store (4,00 SF), and a secondary building. The existing buildings are over 50 years old, and the property has a low AV ratio of less than 0.5 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.09 whereas the typical FAR on the site is 0.35, which means current development uses only about 25 percent of the permitted FAR, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 3. **Existing use of auto parts store and tractor facility pose little risk to residential development, as the underutilization of parcel is significant. Parcel size allows flexibility in design.**



Area 2: North Golden State

2700 N Golden State Boulevard



Aerial



3D Aerial View



Street View



SITE DETAILS

APN: 088-007-004-000

Site Area: 5.15 acres

Existing Land Use: Commercial

FAR: 0.00

AV Ratio: 0.00

Year Built: N/A (Vacant)

Commercially zoned site with no existing structures and is used as parking for the Assyrian American Civic. The site has a typical FAR of 0.25, and the property is located near the Monte Vista Crossings shopping center, and a bus stop for the Turlock Transit's Route 3. **With no structures, there are few direct impediments to residential use aside from potential shared parking agreements.**



Area 2: North Golden State

1318 N Golden State Boulevard



Aerial



3D Aerial View



Street View



SITE DETAILS

APN: 042-010-013-000

Site Area: 1.56 acres

Existing Land Use: Commercial

FAR: 0.05

AV Ratio: 0.67

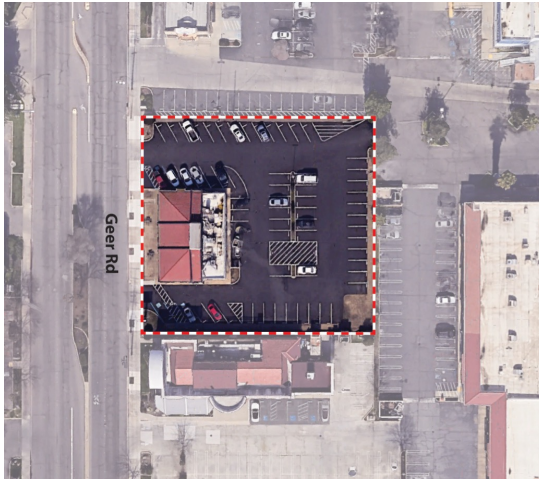
Year Built: 1969

Commercially zoned site with two existing structures. The first one is 4,095 SF building used as a restaurant, and catering. The second 3,302 SF structure is currently without a tenant but has been used as an auto supply store in the past. The existing buildings are over 50 years old, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the site has an as built FAR of 0.05 whereas the typical FAR of the sites is 0.25, which means the current development uses only 20 percent of the permitted FAR, signaling strong redevelopment potential. **The current existing use of a restaurant and catering business may impede residential development, though second structure without a tenant does signal strong redevelopment potential.**



Area 3: Geer Road

2650 Geer Road



Aerial



3D Aerial View



Street View



SITE DETAILS

APN: 072-018-001-000; 072-014-057-000

Site Area: 0.80 acres

Existing Land Use: Commercial

FAR: 0.10

AV Ratio: 0.75

Year Built: 1973

Two adjacent properties under common ownership with a combined area of 0.80 acres. Existing uses consist of a one-story restaurant (3,650 SF), and surface parking (67 spaces). The as built FAR is 0.10 whereas the typical FAR on the site is 0.25, which means current development uses less than half of the permitted FAR, signaling strong redevelopment potential. The site is centrally located within a block of a Walmart, a bus stop for the Turlock Transit's Route 1. Existing use of a one-story restaurant may impede residential development, though it's low density and location make it a strong candidate for redevelopment.



Area 4: West Main

1030 W Main Street



Aerial



3D Aerial View



Street View



SITE DETAILS

APN: 050-002-060-000

Site Area: 0.34 acres

Existing Land Use: Commercial

FAR: 0.09

AV Ratio: 0.67

Year Built: 1960

Commercially zoned site with one 1,296 SF existing building being used as a tire shop. The existing building is over 60 years old, and the property has an AV ratio of 0.67 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.09 whereas the typical FAR on the site is 0.25, which means current development uses less than half, signaling strong redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 6. **Existing use of a tire shop may impede residential development due to the incompatibility of uses.**



Area 4: West Main

1153 W Main Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 061-003-057-000

Site Area: 0.31 acres

Existing Land Use: Commercial (*Restaurant/Retail*)

FAR: 0.16

AV Ratio: 0.99

Year Built: 1946

Commercially zoned site with one 2,188 SF existing building with multiple tenants including a barbershop and a restaurant. The as built FAR is 0.16 whereas the typical FAR on the site is 0.25, which means current development uses half, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 6, and an elementary school. **Existing use includes a small multi-tenant commercial building. Residential development could replace or fix aging structure, making it a suitable candidate for redevelopment.**



Area 5: South Lander

700 D Street



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 043-002-019-000

Site Area: 1.26 acres

Existing Land Use: Industrial

FAR: 0.08

AV Ratio: 0.29

Year Built: 1950

Industrial zoned site with one 4,260 SF existing structure with an auto repair shop. The existing building is over 60 years old, and the property has a low AV ratio of 0.29 providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.29, whereas the typical FAR on the site is 0.60, which means current development uses about 13 percent of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of an older auto repair shop could impede residential development, as there is a small structure on the property. However, age of structure means it is a solid candidate for redevelopment.



Area 5: South Lander

1105 Lander Avenue



Aerial



3D Aerial View



Street View



SITE DETAILS

APN: 050-015-038-000

Site Area: 0.85 acres

Existing Land Use: Commercial

FAR: 0.07

AV Ratio: 0.52

Year Built: 1978

Commercially zoned site with one 2,760 SF existing building being used as a welding supply store . The existing building is over 40 years old, and has a low AV ration of 0.52, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.07 whereas the typical FAR on the site is 0.35, which means current development uses 20 percent of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. **The existing welding store on the site could make it difficult for residential development, as it is a newer structure. However, low FAR suggest strong potential.**



Area 5: South Lander

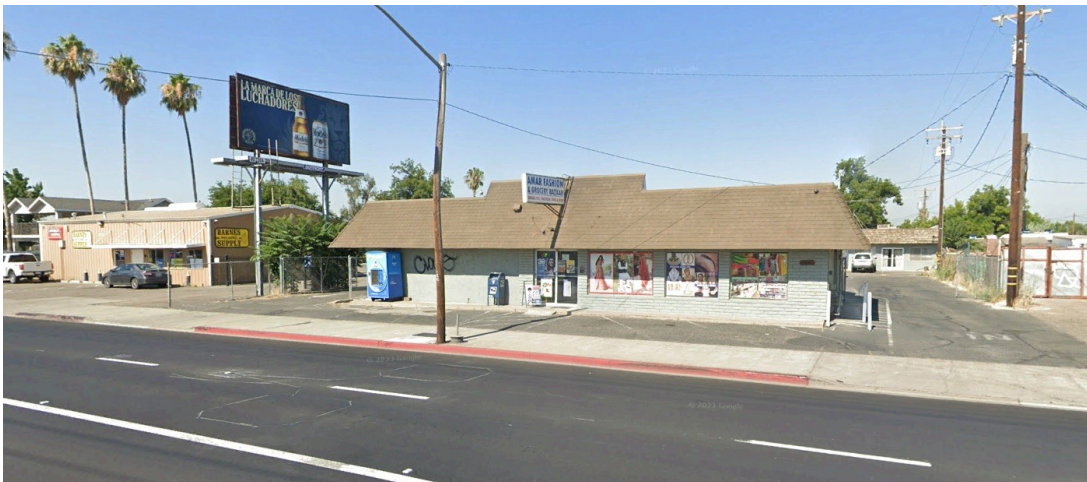
1083 Lander Avenue



Aerial



3D Aerial View



Street View

SITE DETAILS

APN: 050-015-030-000

Site Area: 0.65 acres

Existing Land Use: Commercial

FAR: 0.15

AV Ratio: 0.96

Year Built: 1957

Commercially zoned site with two existing buildings, a 3,226 SF grocery store, and a 200 secondary building. The existing buildings are over 60 years old, providing an incentive for the owner to redevelop with new uses that can command higher rents or sales price. Additionally, the as built FAR is 0.15 whereas the typical FAR on the site is 0.35, which means current development uses less than half of the permitted FAR, signaling redevelopment potential. The site is located within a block of a bus stop for Turlock Transit's Route 5. Existing use of grocery store may impede residential development if there is community resistance, though there is strong redevelopment potential otherwise.

Table F-2 Indicators of Redevelopment Potential for Non-Vacant Sites

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	FAR	Typical FAR	Zoning	Opportunity Area	Available Land (square	Available Land (acres)
DOWNTOWN CORE															
1	061-011-014-000	MOEN LANITA ET AL TRS	123 W OLIVE AVE	N/A	Parking Lot	0	8641	0.20	0.90	0.00	3.00	Downtown Core (DC)	Downtown	8641	0.20
	061-011-015-000		N BROADWAY	N/A	Parking Lot	0	5803	0.13	0.90	0.00	3.00	Downtown Core (DC)	Downtown	5803	0.13
	061-011-016-000		219 N BROADWAY	1947	Office	14852	24427	0.56	0.90	0.61	3.00	Downtown Core (DC)	Downtown	9575	0.22
									0.89	0.90	0.38			0.55	
2	043-045-012-000	MOLINARI THOMAS S & LUZ C	107 3RD ST	1927	Industrial	6464	12042	0.28	0.24	0.54	3.00	Downtown Core (DC)	Downtown	5578	0.13
	043-045-020-000		250 MARKET ST	1935	Commercial	14252	14885	0.34	0.95	0.96	3.00	Downtown Core (DC)	Downtown	633	0.01
								0.62	0.60	0.77				0.14	
3	061-016-002-000	BETHEL KENNETH TR	1ST ST	N/A	Parking Lot	0	4576	0.11	0.12	0.00	3.00	Downtown Core (DC)	Downtown	4576	0.11
4	061-016-030-000	AGUILAR FRANCISCO VALENCIA ET AL	132 1ST ST	1951	Commercial	5600	8650	0.20	0.30	0.65	3.00	Downtown Core (DC)	Downtown	3050	0.07
5	061-018-016-000	MORADIAN ROZBELLA	237 S 99 HWY	1961	Commercial	798	8842	0.20	0.43	0.09	3.00	Downtown Core (DC)	Downtown	8044	0.18
6	061-016-033-000	REYNOSO MIGUEL R	144 1ST ST	1930	Commercial	1830	2947	0.07	0.17	0.62	3.00	Downtown Core (DC)	Downtown	1117	0.03
7	061-019-026-000	SHANNON ROSEMARIE A TR	203 GOLDEN STATE BLVD	1900	Commercial	5216	73453	1.69	0.23	0.07	3.00	Downtown Core (DC)	Downtown	68237	1.57
8	061-018-025-000	STEVENS JIM N TRS & STEVENS SHIRLEY A	141 N GOLDEN STATE BLVD	N/A	Parking Lot	0	7592	0.17	0.31	0.00	3.00	Downtown Core (DC)	Downtown	7592	0.17
9	061-025-018-000	WOODS FAMILY LP	416 EAST MAIN ST	1947	Commercial	760	8397	0.19	0.07	0.09	3.00	Downtown Core (DC)	Downtown	7637	0.18
10	061-018-045-000	PAMMA AND KINDE 2005	10 EAST MAIN ST	1920	Commercial	3851	35060	0.80	0.66	0.11	3.00	Downtown Core (DC)	Downtown	31209	0.72
11	061-016-012-000	RODRIGUEZ MANUEL	28 LANDER AVE	1980	Commercial	1584	10061	0.23	0.79	0.16	3.00	Downtown Core (DC)	Downtown	8477	0.19
12	061-028-021-000	TAG REALTY INC	516 EAST MAIN ST	1910	Mixed Use	1112	6873	0.16	1.17	0.16	3.00	Downtown Core (DC)	Downtown	5761	0.13
13	061-019-023-000	TVAIN INVESTMENT FINANCIAL INC	210 N GOLDEN STATE BLVD	1970	Service Station	1919	25229	0.58	1.48	0.08	3.00	Downtown Core (DC)	Downtown	23310	0.54
14	061-018-047-000	ALQUIST RICHARD B & MARY N	120 S CENTER ST	1969	Commercial	1404	3650	0.08	1.06	0.38	3.00	Downtown Core (DC)	Downtown	2246	0.05
DOWNTOWN (MINUS CORE)															
15	061-028-013-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	609 EAST MAIN ST	1905	Mixed Use	1166	7482	0.17	0.37	0.16	1.00	Downtown Core Transition (DCT)	Downtown	6316	0.14
	061-028-012-000		613 EAST MAIN ST	1916	Mixed Use	3120	8394	0.19	1.66	0.37	1.00	Downtown Core Transition (DCT)	Downtown	5274	0.12
									0.36	1.02	0.27			0.27	
16	061-029-065-000	BEECH JOHN & CHERYL	531 E OLIVE AVE	1920	Mixed Use	2041	13992	0.32	0.95	0.15	0.80	Office Residential (OR)	Downtown	11951	0.27
	061-029-064-000		609 E OLIVE AVE	1966	Office	2312	7039	0.16	3.23	0.33	0.80	Office Residential (OR)	Downtown	4727	0.11
									0.48	2.09	0.21			0.38	
17	061-031-029-000	DE GRAFF JERRY J & MELINDA K TRS	705 EAST MAIN ST	N/A	Commercial	0	11304	0.26	0.14	0.00	1.00	Downtown Core Transition (DCT)	Downtown	11304	0.26
	061-031-001-000		161 N DENAIR AVE	N/A	Commercial	0	4166	0.10	0.27	0.00	0.80	Office Residential (OR)	Downtown	4166	0.10
	061-031-052-000		742 E OLIVE AVE	1969	Commercial	1752	22468	0.52	0.13	0.08	0.80	Office Residential (OR)	Downtown	20716	0.48
	061-031-005-000		754 E OLIVE AVE	1920	Commercial	1347	7555	0.17	0.08	0.18	0.80	Office Residential (OR)	Downtown	6208	0.14
	061-031-006-000		764 E OLIVE AVE	2019	Industrial	888	11246	0.26	2.14	0.08	0.80	Office Residential (OR)	Downtown	10358	0.24
								1.31	0.55	0.07			1.21		
18	061-024-027-000	DELGADO GEORGE L & MARY E	409 E OLIVE AVE	1915	Commercial	1245	6091	0.14	1.00	0.20	0.80	Office Residential (OR)	Downtown	4846	0.11
	061-024-028-000		401 E OLIVE AVE	1905	Mixed Use	1335	11219	0.26	0.16	0.12	0.80	Office Residential (OR)	Downtown	9884	0.23
								0.40	0.58	0.15			0.34		
19	043-049-066-000	FINNEGAN ROBERT	301 THIRD ST	1964	Industrial	6800	19149	0.44	1.02	0.36	1.50	Industrial Residential (IR) Downtown		12349	0.28
	043-049-045-000		200 B ST	1925	Industrial	1824	10899	0.25	1.55	0.17	1.50	Industrial Residential (IR) Downtown		9075	0.21
								0.69	1.29	0.29			0.50		
20	061-017-002-000	SOLAR COOL PROPERTIES LLC	326 S CENTER ST	1988	Industrial	3576	8217	0.19	1.08	0.44	1.50	Transitional Commercial (TC)	Downtown	4641	0.11
	061-017-003-000		311 S GOLDEN STATE BLVD	N/A	Commercial	0	14175	0.33	0.13	0.00	1.50	Transitional Commercial (TC)	Downtown	14175	0.33
								0.52	0.61	0.16			0.43		
21	043-048-045-000	MARTINEZ JOSE & JUANA	223 5TH ST	1999	Commercial	2664	13985	0.32	0.50	0.19	1.50	Industrial Residential (IR) Downtown		11321	0.26
22	061-019-027-000	BALSWICK BRET J & TERRY L	301 N FRONT ST	1920	Industrial	4120	16435	0.38	0.02	0.25	1.50	Transitional Commercial (TC)	Downtown	12315	0.28
23	061-019-012-000	BHATIA AMARINDER SINGH	216 N GOLDEN STATE BLVD	1986	Commercial	1160	25361	0.58	0.40	0.05	1.50	Transitional Commercial (TC)	Downtown	24201	0.56
24	061-026-034-000	BONANDER DONALD E & WENDY D TRS	325 S CENTER ST	1964	Commercial	4610	29685	0.68	0.35	0.16	1.50	Transitional Commercial (TC)	Downtown	25075	0.58

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	FAR	Typical FAR	Zoning	Opportunity Area	Available Land (square	Available Land (acres)
25	061-019-009-000	HECKENDORF JAMES G & VALERIE J TRS	281 E OLIVE AVE	1938	Commercial	1440	13176	0.30	0.27	0.11	1.50	Transitional Commercial (TC)	Downtown	11736	0.27
26	043-048-043-000	ROMO JOSE R MARTINEZ & SENJUNA	314 LANDER AVE	1990	Commercial	240	13810	0.32	0.19	0.02	1.50	Transitional Commercial (TC)	Downtown	13570	0.31
27	043-050-013-000	SILVA ALEJO	441 S CENTER ST	2004	Commercial	128	23036	0.53	0.19	0.01	1.50	Transitional Commercial (TC)	Downtown	22908	0.53
28	043-050-003-000	PADILLA JUAN & BEATRICE TRS	401 S GOLDEN STATE BLVD	2002	Commercial	1600	21383	0.50	0.67	0.07	1.50	Transitional Commercial (TC)	Downtown	19783	0.45
29	061-025-006-000	WELLS FARGO BANK	440 E OLIVE AVE	1967	Office	5703	28861	0.66	0.55	0.20	0.80	Office Residential (OR)	Downtown	23158	0.53
30	043-049-058-000	A L GILBERT CO	499 S 1ST ST	1955	Industrial	1974	9251	0.21	0.71	0.21	1.50	Industrial Residential (IR)	Downtown	7277	0.17
31	043-049-011-000	FINNEGAN PROPERTIES	S 1ST ST	1979	Industrial	2890	9075	0.21	0.56	0.32	1.50	Industrial Residential (IR)	Downtown	6185	0.14
32	061-031-002-000	LESAN R KEN ET AL	700 E OLIVE AVE	1970	Office	1846	7131	0.16	0.83	0.26	0.80	Office Residential (OR)	Downtown	5285	0.12
33	050-020-013-000	GUTIERREZ JOHN SAENZ	280 WEST MAIN ST	1997	Office	1440	14973	0.34	0.51	0.10	1.50	Transitional Commercial (TC)	Downtown	13533	0.31
34	061-024-067-000	NYQUIST ROBERT E & NYQUIST DEBRA A	401 N CENTER ST	1952	Commercial	3255	13058	0.30	0.88	0.25	1.50	Transitional Commercial (TC)	Downtown	9803	0.23
35	043-048-023-000	PETERSON RONALD C ET AL TRS	200 4TH ST	1910	Commercial	1386	7468	0.17	0.69	0.19	1.50	Transitional Commercial (TC)	Downtown	6082	0.14
36	061-011-012-000	PURSLEY BILL R TR	200 N 1ST ST	1981	Commercial	864	5829	0.13	0.60	0.15	1.50	Transitional Commercial (TC)	Downtown	4965	0.11
37	043-050-008-000	ALAMEDA SALLY ET AL TRS	400 S GOLDEN STATE BLVD	1997	Commercial	1104	5515	0.13	0.98	0.20	1.50	Transitional Commercial (TC)	Downtown	4411	0.10
38	043-050-010-000	BAKER LEE R TR	452 S CENTER ST	1958	Commercial	1950	7046	0.16	0.56	0.28	1.50	Transitional Commercial (TC)	Downtown	5096	0.12
39	061-024-063-000	HENDRICKSON ELEANOR L TR	310 MITCHELL AVE	1928	Commercial	6887	15660	0.36	0.58	0.44	1.50	Transitional Commercial (TC)	Downtown	8773	0.20
40	043-049-050-000	ESHO SAMIR & ESHO JANET	225 3RD ST	1966	Industrial	4272	13719	0.31	1.08	0.31	1.50	Industrial Residential (IR)	Downtown	9447	0.22
41	061-030-013-000	GREENBARG JAMES R & GREENBARG STEFANIE	701 E OLIVE AVE	1964	Office	2116	15301	0.35	1.04	0.14	0.80	Office Residential (OR)	Downtown	13185	0.30
42	061-029-075-000	MASUDA ROGER K & LINDA A TRS	523 E OLIVE AVE	1920	Commercial	2360	7018	0.16	1.12	0.34	0.80	Office Residential (OR)	Downtown	4658	0.11
43	061-019-015-000	BALSWICK PROPERTIES	487 N GOLDEN STATE BLVD	1996	Commercial	2575	11851	0.27	1.12	0.22	1.50	Transitional Commercial (TC)	Downtown	9276	0.21
44	061-031-047-000	PIRO LAZAR & FRANCIA	700 EAST MAIN ST	1925	Commercial	1893	6888	0.16	1.10	0.27	1.00	Downtown Core Transition (DCT)	Downtown	4995	0.11
North Golden State															
45	042-006-008-000	R & D KIRKES PROPERTIES LLC	1000 N FRONT ST	1957	Industrial	2158	41255	0.95	0.36	0.05	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	39097	0.90
46	042-008-017-000	H & R AUTO BODY SHOP INC	338 W SYRACUSE AVE	1977	Industrial	4000	36310	0.83	0.45	0.11	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	32310	0.74
47	042-006-011-000	5 STAR CARS LLC	1148 N GOLDEN STATE BLVD	1964	Commercial	1320	45706	1.05	0.43	0.03	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	44386	1.02
48	088-013-049-000	GARTON PROPERTIES	2313 N WALNUT RD	1974	Commercial	9200	103122	2.37	0.15	0.09	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	93922	2.16
49	088-007-004-000	ASSYRIAN AMERICAN CIVIC CLUB OF TURLOCK	2700 N GOLDEN STATE BLVD	N/A	Commercial	0	224301	5.15	0.00	0.00	0.25	Community Commercial (C-C)	North Golden State	224301	5.15
50	042-009-032-000	TURLOCK PENTACOST ASSOCIATION INC	61 W CANAL DR	N/A	Commercial	0	16201	0.37	0.05	0.00	0.35	Commercial Office (C-O)	North Golden State	16201	0.37
51	042-005-024-000	R & D KIRKES PROPERTIES LLC	997 N GOLDEN STATE BLVD	1946	Industrial	9976	37175	0.85	0.77	0.27	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	27199	0.62
52	042-005-039-000	JOSEPH JOHN TR	942 N GOLDEN STATE BLVD	1900	Commercial	2098	28538	0.66	0.74	0.07	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	26440	0.61

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	FAR	Typical FAR	Zoning	Opportunity Area	Available Land (square)	Available Land (acres)
53	088-007-025-000	MWG RE HOLDINGS LLC	2500 N GOLDEN STATE BLVD	1971	Commercial	4320	48384	1.11	0.51	0.09	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	44064	1.01
54	042-005-038-000	JOSEPH JOHN TR	1000 N GOLDEN STATE BLVD	1938	Commercial	8182	65059	1.49	0.61	0.13	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	56877	1.31
55	061-022-001-000	EDGAR RONNIE TR	624 N GOLDEN STATE BLVD	1957	Commercial	3816	27389	0.63	0.92	0.14	0.25	Community Commercial (C-C)	North Golden State	23573	0.54
56	061-041-012-000	FLETCHER K LLC	677 N GOLDEN STATE BLVD	2019	Commercial	23600	75566	1.73	0.64	0.31	0.25	Community Commercial (C-C)	North Golden State	51966	1.19
57	042-010-013-000	YOUHANA EI MATTHEW DANIEL ET AL	1318 N GOLDEN STATE BLVD	1969	Commercial	3302	67782	1.56	0.67	0.05	0.25	Community Commercial (C-C)	North Golden State	64480	1.48
58	087-004-051-000	DENIS BRUCE F TR ET AL	2413 W MONTE VISTA AVE	1978	Commercial	5634	494490	11.35	0.93	0.01	0.35	Heavy Commercial/Light Industrial (C-H)	North Golden State	488856	11.22
59	042-010-020-000	PATEL NARESH M & AMITA N	701 20TH CENTURY BLVD	1946	Commercial	8058	56133	1.29	1.13	0.14	0.25	Community Commercial (C-C)	North Golden State	48075	1.10
60	061-041-016-000		693 N GOLDEN STATE BLVD	1986	Commercial	3015	12758	0.29	0.00	0.24	0.25	Community Commercial (C-C)	North Golden State	9743	0.22
Geer Road															
	072-010-063-000		118 E MONTE VISTA AVE	1971	Commercial	1638	13475	0.31	0.67	0.12	0.25	Community Commercial (C-C)	Geer Road	11837	0.27
61	072-010-064-000	DOO JENNIE TR	3100 GEER RD	2009	Commercial	19727	90911	2.09	0.89	0.22	0.25	Community Commercial (C-C)	Geer Road	71184	1.63
								<u>2.40</u>	<u>0.78</u>	<u>0.20</u>					<u>1.91</u>
	072-018-001-000		2650 GEER RD	1973	Commercial	3650	23241	0.53	0.75	0.10	0.25	Community Commercial (C-C)	Geer Road	19591	0.45
62	072-014-057-000	VINTAGE PROPERTIES LIMITED PARTNERSHIP	2650 GEER RD	1973	Commercial	0	11727	0.27	0.75	0.10	-	Planned Development (PD)	Geer Road	11727	0.27
								<u>0.80</u>	<u>0.75</u>	<u>0.10</u>					<u>0.72</u>
63	072-057-053-000	MC CORDUCK PROPERTIES LLC	3700 GEER RD	1999	Office	2852	30070	0.69	0.43	0.09	-	Planned Development (PD)	Geer Road	27218	0.62
64	071-028-021-000	VIKING VENTURES LLC	2405 GEER RD	1979	Commercial	26674	101314	2.33	0.35	0.26	-	Planned Development (PD)	Geer Road	74640	1.71
65	072-010-058-000	BETTENCOURT TIMOTHY L & LISA K TRS	3000 GEER RD	1978	Commercial	2221	17632	0.40	0.73	0.13	0.25	Community Commercial (C-C)	Geer Road	15411	0.35
66	071-013-046-000	EGLI OTTO ALFRED & CHARLOTTE MARIE TRS	2001 GEER RD	1997	Office	2430	29427	0.68	0.67	0.08	-	Planned Development (PD)	Geer Road	26997	0.62
67	042-012-013-000	GREWAL DALVINDAR S & HARPAL S TRS	1202 GEER RD	1969	Service Station	1150	14451	0.33	0.56	0.08	0.25	Community Commercial (C-C)	Geer Road	13301	0.31
68	072-014-061-000	BEEBE FAMILY LTD PARTNERSHIP	2700 GEER RD	2003	Commercial	3052	39346	0.90	0.99	0.08	-	Planned Development (PD)	Geer Road	36294	0.83
69	071-007-008-000	J & N PETROLEUM INC	2901 GEER RD	1997	Service Station	1376	17238	0.40	1.07	0.08	-	Planned Development (PD)	Geer Road	15862	0.36
70	072-022-001-000	KING OF CENTRAL VALLEY II	2590 GEER RD	2011	Commercial	2563	19588	0.45	1.33	0.13	0.25	Community Commercial (C-C)	Geer Road	17025	0.39
71	072-010-055-000	OUSIP ANTOINE	3012 GEER RD	1956	Commercial	1026	9907	0.23	1.46	0.10	0.25	Community Commercial (C-C)	Geer Road	8881	0.20
72	072-018-002-000	SNOW JACK B & ET UX	2600 GEER RD	1986	Commercial	5936	34837	0.80	1.11	0.17	0.25	Community Commercial (C-C)	Geer Road	28901	0.66
73	072-022-042-000	7-ELEVEN INC	2500 GEER RD	1972	Commercial	2160	16788	0.39	1.08	0.13	0.25	Community Commercial (C-C)	Geer Road	14628	0.34
74	042-012-020-000	AUTOZONE INC	1272 GEER RD	1999	Commercial	7703	62985	1.45	1.08	0.12	0.25	Community Commercial (C-C)	Geer Road	55282	1.27
75	072-022-055-000	DINSMORE FAMILY LP	2480 GEER RD	1987	Commercial	60733	217246	4.99	1.53	0.28	0.25	Community Commercial (C-C)	Geer Road	156513	3.59

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	FAR	Typical FAR	Zoning	Opportunity Area	Available Land (square)	Available Land (acres)
West Main															
	061-003-027-000	76 OLESEN CRAIG D TR ET AL	973 WEST MAIN ST	1980	Commercial	1970	21203	0.49	2.48	0.09	0.25	Community Commercial (C-C)	West Main	19233	0.44
	061-003-028-000		1009 WEST MAIN ST	N/A	Commercial	0	30738	0.71	0.00	0.00	0.25	Community Commercial (C-C)	West Main	30738	0.71
								1.20	1.24	0.04					1.15
	050-002-058-000	77 K & D PARTNERSHIP	1162 WEST MAIN ST	1997	Commercial	11094	40723	0.93	1.17	0.27	-	Planned Development (PD)	West Main	29629	0.68
	050-002-059-000		1090 WEST MAIN ST	N/A	Parking Lot	0	24521	0.56	0.12	0.00	-	Planned Development (PD)	West Main	24521	0.56
								1.49	0.65	0.17					1.24
78	050-002-060-000	DHILLON GURMAIL SINGH & KAUR JASBIR	1030 WEST MAIN ST	1960	Commercial	1296	14643	0.34	0.67	0.09	0.25	Community Commercial (C-C)	West Main	13347	0.31
79	061-003-057-000	TORRES ROBERTO & JOVITA TRS	1153 W MAIN ST	1946	Commercial	2188	13707	0.31	0.99	0.16	0.25	Community Commercial (C-C)	West Main	11519	0.26
80	050-003-046-000	ARRIZON ANGELA	884 WEST MAIN ST	1964	Industrial	4141	23772	0.55	1.13	0.17	0.25	Community Commercial (C-C)	West Main	19631	0.45
81	061-004-049-000	CORTEZ MATILDE ET AL	923 WEST MAIN ST	1951	Commercial	962	8885	0.20	1.56	0.11	0.25	Community Commercial (C-C)	West Main	7923	0.18
South Lander															
	043-047-004-000	82 FOSTER POULTRY FARMS	6TH & D ST	N/A	Parkign Lot	0	20678	0.47	0.73	0.07	0.60	General Industrial (I)	South Lander	20678	0.47
	043-047-005-000		550 C ST	1964	Industrial	4058	36000	0.83	0.73	0.07	0.60	General Industrial (I)	South Lander	31942	0.73
								1.30	0.73	0.07					1.21
83	043-002-019-000	EBRAHIMI SARGES ET AL	700 D ST	1950	Industrial	4260	54710	1.26	0.29	0.08	0.60	General Industrial (I)	South Lander	50450	1.16
84	050-019-010-000	SAMRA NAVTEJ SINGH	1471 LANDER AVE	1982	Mixed Use	2030	18351	0.42	0.49	0.11	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	16321	0.37
85	043-001-009-000	RODRIGUEZ JOSE G & GREGORIA	645 9TH ST	1938	Commercial	978	17846	0.41	0.32	0.05	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	16868	0.39
86	050-031-046-000	YOUNAN EDIK	719 LANDER AVE	1953	Commercial	996	9496	0.22	0.50	0.10	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	8500	0.20
87	050-015-038-000	HOTCHKISS ROBERT LEE ET AL	1105 LANDER AVE	1978	Commercial	2760	36845	0.85	0.52	0.07	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	34085	0.78
88	043-046-002-000	BAINS JASPAL TR	550 LANDER AVE	1964	Commercial	2370	20697	0.48	0.67	0.11	0.25	Community Commercial (C-C)	South Lander	18327	0.42
89	043-001-001-000	MARTINEZ JOSE A ET AL	918 LANDER AVE	1954	Commercial	6395	34789	0.80	0.83	0.18	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	28394	0.65
90	043-046-011-000	LAU PING ET AL	690 C ST	1965	Commercial	1263	14162	0.33	0.86	0.09	0.25	Community Commercial (C-C)	South Lander	12899	0.30
91	050-015-030-000	SINGH AMARJIT & BOLA MAMTA	1083 LANDER AVE	1957	Commercial	2952	28419	0.65	0.96	0.10	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	25467	0.58
92	050-028-020-000	GREWAL SWARNJIT KAUR	511 LANDER AVE	1963	Service Station	1336	14956	0.34	0.91	0.09	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	13620	0.31
93	050-018-039-000	PRICKETT PHILIP & TRUDY TRS	1341 LANDER AVE	1926	Mixed Use	3969	34820	0.80	1.09	0.11	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	30851	0.71
94	043-004-009-000	SIERRA AIRGAS INC	1302 LANDER AVE	1996	Industrial	3230	26101	0.60	1.44	0.12	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	22871	0.53

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	FAR	Typical FAR	Zoning	Opportunity Area	Available Land (square	Available Land (acres)
95	043-046-023-000	SCOTT JOY G TRS ET AL	716 LANDER AVE	1977	Industrial	3500	20879	0.48	1.15	0.17	0.25	Community Commercial (C-C)	South Lander	17379	0.40
96	043-006-007-000	LINDQUIST HAROLD D & JOAN TRS	1488 LANDER AVE	1978	Commercial	3615	21238	0.49	1.24	0.17	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	17623	0.40
97	043-046-003-000	TOVAR MARK	680 C ST	1950	Mixed Use	3742	14379	0.33	0.00	0.26	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	10637	0.24
98	050-027-055-000	VIEIRA STEPHEN J TRS & VIEIRA SANDRA L	415 LANDER AVE	1973	Commercial	1920	11185	0.26	1.58	0.17	0.35	Heavy Commercial/Light Industrial (C-H)	South Lander	9265	0.21

Table F-3 Comparison of Zoning Parameters – Precent Projects and City of Turlock Standards

Location	Name	Address	Zoning	Underlying Zoning Parameters				
				Density	Height	Parking	Setbacks	Open Space
Modesto	Archway Commons II	1101 Carver Road	P-D (Planned Development) ⁶	-	-	-	-	-
Merced	The Retreat Apartments	1137 B Street	P-D (Planned Development) ⁶	-	-	-	-	-
Patterson	The Villages/Stonegate	625 Logan Way	MR (Medium Density Residential)/ Planned Development	5 to12 du/ac	32' / 2 stories ⁴	1 per unit for studio; 1.5 per unit for 1 bedroom; 2 per unit for 2 bedrooms; 2 per unit for 3+ bedrooms ⁵	20' front; 5' side (interior lot); 10' side (street side/corner lot); 20' rear; 5' rear (alley ROW)	-
Oakdale	Heritage Oaks	730 Old Stockton Road	Multi-Family Residential (R-3)	28 du/ac	50' ¹	2 per unit (for first 3 units); 1.5 per unit (for additional units) ³	20' front; 5' side (interior side); 10' (exterior side/corner lot); 10' rear; 5' rear (corner lot)	25% of the lot area should be landscaped
Turlock			Downtown Core (DC)	40 du/ac	60'	Off-street parking not required in the Downtown Core Overlay Zone	0' front; 0' side; 0' rear; 0' side (corner lot)	-

Notes

¹ For all residential uses, twenty-eight (28) dwelling units shall be the maximum allowed per net subdivision acre, unless a density bonus is allowed for low or moderate income housing, and/or senior citizen housing.

² Twenty-five (25) feet for accessory buildings.

³ For existing substandard lots (legal nonconforming) of four thousand (4,000) square feet or less, off street parking requirements shall be two (2) paved spaces, one of which must be covered.

⁴ 12 feet (1 story) for accessory structures.

⁵ One additional guest parking space for each 3 units.

⁶ P-D zoning allows for a case-by-case basis use of special design criteria for maximum utility of the site and maximum design flexibility within density limitations.

Moderate Income Household Affordability Assumptions

Housing affordability can be estimated by comparing the cost of renting or owning a home in Turlock with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price refers to the amount not exceeding 30 percent of household income for households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Turlock are shown in Table F-4, which also shows household and unit size. The affordability of the city's housing stock by tenure and income group is discussed below.

Moderate Income households are those making between 81 and 120 percent of the area median income. Specifically, for Stanislaus County, a 2-person (1 bedroom) household in Turlock ranges from \$54,000 to \$88,900 annually. Based on HCD income limits and affordable housing cost estimates shown on Table F-4, the affordable monthly rent for a 2-person (1 bedroom) household in this income category ranges from \$1,350 to \$2,223 per month and the affordable house price is up to \$263,930. For a 3-person household (2 bedroom) in Turlock, moderate income households range \$60,750 to \$100,000 annually. The affordable monthly rent for a 3-person (2 bedroom) household in this income category ranges from \$1,519 to \$2,500 per month and the affordable house price is up to \$295,608. For a 4-person (3 bedroom) household in Turlock, moderate income households ranges from \$67,500 to \$111,100 annually. The affordable monthly rent for a 4-person (3 bedroom) household in this income category ranges from \$1,688 to \$2,778 per month and the affordable house price is up to \$327,287. When comparing the affordable monthly rent of Table F-4 to the average asking rent prices in Turlock of Table F-5, the results indicate that rental units of appropriate size, up to 3-bedrooms, would be available in a range affordable to 2- to 4-person households in the Moderate income category. However, when comparing the affordable for-sale house prices of Table F-4 to the median sale prices of Table F-6, it is clear that for sale product would not likely be within reach for any Moderate-Income households. For example, the affordable purchase price of a studio for a Moderate-Income household would be \$227,555, which is about \$50,000 lower than the median sales price of \$278,333. As such, all for sale products in the inventory are counted toward Above Moderate Income.

Further, a review of housing built in Turlock since 2010 can be found in Table F-7. This table indicates that the vast majority of multifamily housing built in Turlock since 2010 and during the City's 2015-2023 5th Cycle Housing Element were rental product. From 2010 to 2022, there has been an increase of 1,638 of multifamily units, of which 99.2 percent were rental product. Further, during the 2015-2023 Housing Element Cycle, the City of Turlock saw more housing approved or constructed than any other city in Stanislaus County except Modesto, as shown in Chapter 2 Community Profile Table 2-4. Therefore, for the purpose of realistic projections, the inventory conservatively assumes that on sites zoned for higher density housing that are too small to meet the lower income suitability criteria, on average 70 percent of the units will be affordable to Moderate Income households and 30 percent will be affordable to Above Moderate-income households.

Table F-4: City of Turlock Housing Affordability by Income Group

Household Size	AMI Limits ¹	Affordable Monthly Payment ²		Housing Costs			Maximum Affordable Price	
		Renter	Owner	Utilities		Taxes & Insurance ⁴	Renter	Owner ⁵
				Renter ³	Owner			
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	\$17,750	\$444	\$444	\$240	\$240	\$155	\$204	\$8,992
2 Person (1 Bedroom)	\$20,250	\$506	\$506	\$254	\$254	\$177	\$252	\$13,880
3 Person (2 Bedroom)	\$24,860	\$622	\$622	\$293	\$293	\$218	\$329	\$20,381
4 Person (3 Bedroom)	\$30,000	\$750	\$750	\$332	\$332	\$263	\$418	\$28,589
5 Person (4 Bedroom)	\$35,140	\$879	\$879	\$373	\$373	\$307	\$506	\$36,613
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	\$29,550	\$739	\$739	\$240	\$240	\$259	\$499	\$44,221
2 Person (1 Bedroom)	\$33,800	\$845	\$845	\$254	\$254	\$296	\$591	\$54,412
3 Person (2 Bedroom)	\$38,000	\$950	\$950	\$293	\$293	\$333	\$657	\$59,761
4 Person (3 Bedroom)	\$42,200	\$1,055	\$1,055	\$332	\$332	\$369	\$723	\$65,295
5 Person (4 Bedroom)	\$45,600	\$1,140	\$1,140	\$373	\$373	\$399	\$767	\$67,877
Low-Income (51%-80% AMI)								
1 Person (Studio)	\$47,250	\$1,181	\$1,181	\$240	\$240	\$413	\$941	\$97,435
2 Person (1 Bedroom)	\$54,000	\$1,350	\$1,350	\$254	\$254	\$473	\$1,096	\$114,911
3 Person (2 Bedroom)	\$60,750	\$1,519	\$1,519	\$293	\$293	\$532	\$1,226	\$127,961
4 Person (3 Bedroom)	\$67,500	\$1,688	\$1,688	\$332	\$332	\$591	\$1,356	\$141,010
5 Person (4 Bedroom)	\$72,900	\$1,823	\$1,823	\$373	\$373	\$638	\$1,450	\$149,679
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	\$77,750	\$1,944	\$2,268	\$240	\$240	\$794	\$1,704	\$227,555
2 Person (1 Bedroom)	\$88,900	\$2,223	\$2,593	\$254	\$254	\$908	\$1,969	\$263,930
3 Person (2 Bedroom)	\$100,000	\$2,500	\$2,917	\$293	\$293	\$1,021	\$2,207	\$295,608
4 Person (3 Bedroom)	\$111,100	\$2,778	\$3,240	\$332	\$332	\$1,134	\$2,446	\$327,287
5 Person (4 Bedroom)	\$120,000	\$3,000	\$3,500	\$373	\$373	\$1,225	\$2,627	\$350,820

1. AMI limits based on 2023 HCD State Income Limits for Stanislaus County, other assumptions are derived from Zillow estimates (as of January 2022) and the National Association of Realtors. The 2023 Stanislaus County AMI is \$92,600

2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).

3. Utilities are estimated according to the 2021 Stanislaus County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration, and range/microwave across all unit types [i.e., elevator/high-rise/apartment/walk-up (multi-family), detached house/single family dwelling, mobile/manufactured home, row house/townhouse & semi-detached/duplex]. Costs are assumed equivalent for owners and renters.

4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.

5. Assumed 30-year amortization, 5.84% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2023; Stanislaus Housing Authority Utility Allowance Schedule, 2022; Zillow Mortgage Rates, January 2022; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2022

Table F-5: Average Asking Rents in Turlock, 2024

	Average Size (sf)	Average Rent (\$/mo)	Average Rent (\$/sf/mo)
Studio	429	\$1,096	\$2.55
1-Bedroom (2 Person)	635	\$1,346	\$2.11
2-Bedroom (3 Person)	895	\$1,441	\$1.61
3-Bedroom (4 Person)	1,072	\$1,813	\$1.69

Source: Rental Market Trends in Turlock, CA, Apartments.com, 2024

Table F-6: Median Sales Price by Unit Type

	Studio	1-Bedroom	2-Bedroom	3-Bedroom
Home Value (2022)	\$278,333	\$282,112	\$329,780	\$428,929

Source: Zillow Home Value Index, 2022.

Table F-7 Tenure by Units in Structure

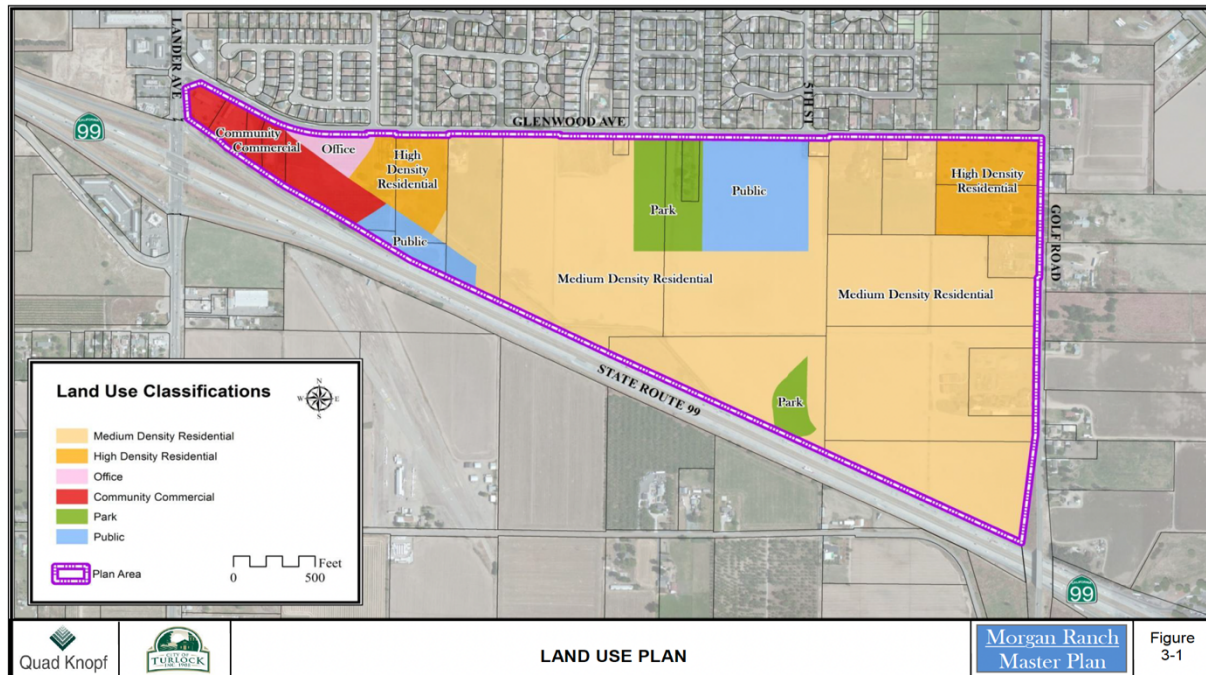
	2010						2022					
	Owner Occupied		Renter Occupied		TOTAL		Owner Occupied		Renter Occupied		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-Family Homes	12,200	94.9%	5,264	52.2%	17,464	76.2%	12,875	94.6%	4,607	41.4%	17,482	70.7%
Multifamily Housing	118	0.9%	4,723	46.9%	4,841	21.1%	130	1.0%	6,349	57.0%	6,479	26.2%
Other ¹	536	4.2%	91	0.9%	627	2.7%	5,981	4.4%	174	1.6%	772	3.1%
TOTAL	12,854	100.0%	10,078	100.0%	22,932	100.0%	13,603	100.0%	11,130	100.0%	24,733	100.0%

¹ Other housing types include mobile homes, boat, RV, vans, etc.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2010-2022), Table B2503

Morgan Ranch Master Plan Area Site Suitability and Realistic Capacity Analysis

The Morgan Ranch Master Plan, adopted in 2015, provides land use locations, development standards, circulation patterns, and backbone infrastructure plans to direct future development of the Morgan Ranch area (Plan Area). The Plan Area is a predominantly undeveloped, roughly triangular area bounded by State Highway 99 to the south, Golf Road to the east, and Glenwood Avenue to the north, as shown in Figure 3-1 of Plan below, and covers approximately 170 acres in southeast Turlock.



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Morgan Ranch Master Plan

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The Plan Area includes 120.2 acres of land classified for Medium Density Residential and 15.7 acres of land classified to High Density Residential. Medium Density Residential (7.5 to 9 du/ac) is the predominant land use classification within the Plan Area and is intended to provide entry-level housing opportunities of single-family homes and duplexes within easy walking and biking distance to neighborhood parks and the new elementary school. Consistent with the Master plan buildout assumptions, the Draft Housing Element assumes 875 single-family homes in these areas, which would be market rate homes affordable to above moderate-income households.

The Morgan Ranch Master Plan also includes a High Density Residential (17 to 40 du/ac) land use classification intended to support compact development, provide housing choices to match changing demographics, and facilitate needed affordable housing with a variety of designs. The High Density Residential applies to four parcels in the Master Plan area, as shown in Figure 3-1 of the from the Master Plan. These four parcels are listed in Table F-8 below. Parcels within the Master Plan area were vetted to confirm their suitability to accommodate lower income RHNA, including that they be of appropriate size, be free from environmental constraints, be zoned to accommodate housing, have appropriate development standards, and be served by public facilities. No parcels are less than 0.5 acres nor larger than 10 acres, as shown on Table F-8. Further, as noted in Appendix C, Housing Constraints, no lower income sites on the inventory are in areas of natural hazard risk. There are 15 sites that contain hazardous material based on a

search of State databases, and all are closed and not located near the Morgan Ranch Master Plan area. Development standards and designations were prepared to be in conformance with the City's General Plan and can be found in Chapter 3 of the Master Plan. The Master Plan also outlines a program of utility infrastructure improvements needed to support development within the area and it establishes mechanisms to fund construction of required improvements. Specifically, the master-planned backbone lines are to be funded by a combination of citywide developer impact fees and a Master Plan impact fee program established concurrently with the Master Plan. The Master Plan also envisions a reimbursement system is planned to reimburse the first developers who will likely need to install more than their fair share of the backbone infrastructure. Additionally, Program 2-D, Morgan Ranch Sewer Lift Station, commits the City to constructing a sewer lift station to assist with the financial feasibility of master plan development. The sewer lift station will consist of two pumps with capacity of 1.2 million gallons per day at the Golf Road/Glenwood Avenue intersection in the eastern part of the master plan area addressing what has been a constraint on development to date. Therefore, the four parcels identified to accommodate lower income RHNA meet the applicable criteria established in State law.

Projected buildout of the four High Density Residential parcels is a total of 450 net new units, all counted toward L/VL RHNA given that the sites meet the applicable criteria established in State law. This projected yield is consistent with the buildout program of the Morgan Ranch Master Plan. The realistic capacity of each of the individual parcels is detailed in Table F-8 below. The assumed density is 29 units per acre, which is consistent with the typical density of recently approved and constructed multifamily in Turlock and peer communities in the Central Valley described above. As shown in Figure 3-1 from the Master Plan, only a portion of two parcels (APNs 044-023-005-000 and 044-023-031-000) is planned for High Density Residential development. Accordingly, capacity is calculated only on the portion of those parcels designated High Density Residential. City staff has recently had inquiries from a local realtor interested in marketing these properties for multifamily development consistent with the Master Plan. There are two existing homes within the Morgan Ranch Master Plan area; both belong to the current owner who intends to relocate upon sale of the property for redevelopment. The sites inventory in Appendix A and the related summary of RHNA capacity in Chapter 3 reflects this.

Table F-8 Morgan Ranch High Density Residential Parcels

<u>APN</u>	<u>Site Address</u>	<u>General Plan Designation</u>	<u>Total Site Acres</u>	<u>High Density Residential Acres</u>	<u>Projected Capacity (units)</u>
<u>044-025-007-000</u>	<u>2125 GOLF RD</u>	<u>High Density Residential</u>	<u>4.9</u>	<u>4.9</u>	<u>142</u>
<u>044-025-006-000</u>	<u>2001 GOLF RD</u>	<u>High Density Residential</u>	<u>4.6</u>	<u>4.6</u>	<u>133</u>
<u>044-023-005-000</u>	<u>500 E GLENWOOD AVE</u>	<u>High Density Residential, Public</u>	<u>5.3</u>	<u>4.3</u>	<u>123</u>
<u>044-023-031-000</u>	<u>432 E GLENWOOD AVE</u>	<u>High Density Residential, Community Commercial, Office, Public</u>	<u>8.0</u>	<u>1.9</u>	<u>55</u>
<u>TOTAL</u>				<u>15.65</u>	<u>453</u>

Source: City of Turlock, 2025; Dyett and Bhatia, 2025

Suitability of Consolidated Sites

In total, there are 19 consolidated sites included on the housing sites inventory in Appendix A. Each consolidated site is comprised of multiple adjacent parcels under common ownership, such that they may be developed together as part of a single project. Table F-9 summarizes the characteristics of each consolidated site together with the number of units projected and the level of affordability. As shown, there are no consolidated sites with an area of less than 0.5 acres where units are projected toward L/VL RHNA. While consolidated sites C, D, F and J are less than 0.5 acres in size, units on these sites are counted toward the Above Moderate income category. To clarify, sites on Table F-9 are not pipeline projects.

Additionally, the aerial images below demonstrate that all of the consolidated sites have ready access to adjacent streets, and none are of odd shapes that would make development difficult. Many of the consolidated sites are vacant, and the non-vacant consolidates sites all have multiple indicators of redevelopment potential. As such, there are no characteristics of consolidated sites that would inhibit development.

Table F-9 Consolidated Sites in Housing Inventory

Site	APN	Owner	Site Address	General Plan Designation	Zoning	Existing Land Use	Parcel Size (acres)	Available Land (acres)	Income Category			Total Units
									Very Low and Low	Moderate	Above Moderate	
A	061-011-014-000	MOEN LANITA ET AL TRS	123 W OLIVE AVE	Downtown	DC	Office	0.20	0.20				
	061-011-015-000	MOEN LANITA ET AL TRS	N BROADWAY	Downtown	DC	Office	0.13	0.13				
	061-011-016-000	MOEN LANITA ET AL TRS	219 N BROADWAY	Downtown	DC	Office	0.56	0.56				
								0.89	32			32
B	043-045-012-000	MOLINARI THOMAS S & LUZ C	107 3RD ST	Downtown	DC	Industrial	0.28	0.28				
	043-045-020-000	MOLINARI THOMAS S & LUZ C	250 MARKET ST	Downtown	DC	Commercial	0.34	0.34				
								0.62	22			22
C	061-028-013-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	609 EAST MAIN ST	Downtown	DCT	Mixed Use	0.17	0.14				
	061-028-012-000	BARRON RICHARD RUIZ & LOPEZ LETICIA TERAN	613 EAST MAIN ST	Downtown	DCT	Mixed Use	0.19	0.12				
								0.27			5	5
D	061-029-065-000	BEECH JOHN & CHERYL	531 E OLIVE AVE	Downtown	OR	Mixed Use	0.32	0.27				
	061-029-064-000	BEECH JOHN & CHERYL	609 E OLIVE AVE	Downtown	OR	Office	0.16	0.11				
								0.38			9	9
E	061-031-029-000	DE GRAFF JERRY J & MELINDA K TRS	705 EAST MAIN ST	Downtown	DCT	Commercial	0.26	0.26				
	061-031-001-000	DE GRAFF JERRY J & MELINDA K TRS	161 N DENAIR AVE	Downtown	OR	Commercial	0.10	0.10				
	061-031-052-000	DE GRAFF JERRY J & MELINDA K TRS	742 E OLIVE AVE	Downtown	OR	Commercial	0.52	0.48				
	061-031-005-000	DE GRAFF JERRY J & MELINDA K TRS	754 E OLIVE AVE	Downtown	OR	Commercial	0.17	0.14				
	061-031-006-000	DE GRAFF JERRY J & MELINDA K TRS	764 E OLIVE AVE	Downtown	OR	Industrial	0.26	0.24				
								1.21	29			29
F	061-024-027-000	DELGADO GEORGE L & MARY E	409 E OLIVE AVE	Downtown	OR	Commercial	0.14	0.11				
	061-024-028-000	DELGADO GEORGE L & MARY E	401 E OLIVE AVE	Downtown	OR	Mixed Use	0.26	0.23				
								0.34			8	8
G	043-049-066-000	FINNEGAN ROBERT	301 THIRD ST	Downtown	IR	Industrial	0.44	0.28				
	043-049-045-000	FINNEGAN ROBERT	200 B ST	Downtown	IR	Industrial	0.25	0.21				
								0.50	12			12
H	061-026-003-000	KENNEDY J PATRICK & PATRICIA A TRS	400 MARSHALL ST	Downtown	OR	Vacant	0.16	0.16				
	061-026-002-000	KENNEDY J PATRICK & PATRICIA A TRS	424 MARSHALL ST	Downtown	OR	Vacant	0.65	0.65				
	061-026-001-000	KENNEDY J PATRICK & PATRICIA A TRS	432 MARSHALL ST	Downtown	OR	Vacant	0.16	0.16				
								0.96			23	23
I	061-025-038-000	KENNEDY J PATRICK & PATRICIA A TRS	401 MARSHALL ST	Downtown	PD	Vacant	0.10	0.10				
	061-025-037-000	KENNEDY J PATRICK & PATRICIA A TRS	407 MARSHALL ST	Downtown	PD	Vacant	0.10	0.10				
	061-025-039-000	KENNEDY J PATRICK & PATRICIA A TRS	219 S THOR ST	Downtown	PD	Vacant	0.14	0.14				
	061-025-058-000	KENNEDY J PATRICK & PATRICIA A TRS	431 MARSHALL ST	Downtown	PD	Vacant	0.69	0.69				
	061-025-061-000	KENNEDY J PATRICK & PATRICIA A TRS	CRANE AVE	Downtown	PD	Vacant	0.46	0.46				
	061-025-060-000	KENNEDY J PATRICK & PATRICIA A TRS	CRANE AVE	Downtown	PD	Vacant	0.26	0.26				
								1.75	42			42
J	061-017-002-000	SOLAR COOL PROPERTIES LLC	326 S CENTER ST	Downtown	TC	Industrial	0.19	0.11				

	<u>061-017-003-000</u>	<u>SOLAR COOL PROPERTIES LLC</u>	<u>311 S GOLDEN STATE BLVD</u>	<u>Downtown</u>	<u>TC</u>	<u>Commercial</u>	<u>0.33</u>	<u>0.33</u>				
								<u>0.43</u>			<u>10</u>	<u>10</u>
K	<u>071-014-013-000</u>	<u>RANCHO RIAD LLC</u>	<u>1810 DIVANIAN DR</u>	<u>Community Commercial</u>	<u>C-C</u>	<u>Vacant</u>	<u>1.74</u>	<u>1.74</u>				
	<u>071-014-012-000</u>	<u>RANCHO RIAD LLC</u>	<u>1814 DIVANIAN DR</u>	<u>Community Commercial</u>	<u>C-C</u>	<u>Vacant</u>	<u>1.35</u>	<u>1.35</u>				
	<u>071-014-011-000</u>	<u>RANCHO RIAD LLC</u>	<u>1828 DIVANIAN DR</u>	<u>Community Commercial</u>	<u>C-C</u>	<u>Vacant</u>	<u>1.49</u>	<u>1.49</u>				
								<u>4.58</u>	<u>128</u>			<u>128</u>
L	<u>071-011-038-000</u>	<u>RANCHO RIAD LLC</u>	<u>1199 PEDRAS RD</u>	<u>Community Commercial</u>	<u>PD</u>	<u>Vacant</u>	<u>3.43</u>	<u>3.43</u>				
	<u>071-011-045-000</u>	<u>RANCHO RIAD LLC</u>	<u>1189 PEDRAS RD</u>	<u>Community Commercial</u>	<u>PD</u>	<u>Vacant</u>	<u>0.69</u>	<u>0.69</u>				
								<u>4.11</u>	<u>115</u>			<u>115</u>
M	<u>071-072-048-000</u>	<u>PIRO ENTERPRISES INC</u>	<u>2020 DIVANIAN DR</u>	<u>Heavy Commercial</u>	<u>PD</u>	<u>Vacant</u>	<u>0.24</u>	<u>0.24</u>				
	<u>071-072-049-000</u>	<u>PIRO ENTERPRISES INC</u>	<u>2032 DIVANIAN DR</u>	<u>Heavy Commercial</u>	<u>PD</u>	<u>Industrial</u>	<u>0.74</u>	<u>0.74</u>				
	<u>071-072-050-000</u>	<u>PIRO ENTERPRISES INC</u>	<u>2040 DIVANIAN DR</u>	<u>Heavy Commercial</u>	<u>PD</u>	<u>Vacant</u>	<u>0.61</u>	<u>0.61</u>				
								<u>1.60</u>	<u>44</u>			<u>44</u>
N	<u>072-010-063-000</u>	<u>DOO JENNIE TR</u>	<u>118 MONTE VISTA AVE</u>	<u>Community Commercial</u>	<u>C-C</u>	<u>Commercial</u>	<u>0.31</u>	<u>0.27</u>				
	<u>072-010-064-000</u>	<u>DOO JENNIE TR</u>	<u>3100 GEER RD</u>	<u>Community Commercial</u>	<u>C-C</u>	<u>Commercial</u>	<u>2.09</u>	<u>1.63</u>				
								<u>1.91</u>	<u>53</u>			<u>53</u>
O	<u>072-018-001-000</u>	<u>VINTAGE PROPERTIES LIMITED PARTNERSHIP</u>	<u>2650 GEER RD</u>	<u>Community Commercial</u>	<u>C-C</u>	<u>Commercial</u>	<u>0.53</u>	<u>0.45</u>				
	<u>072-014-057-000</u>	<u>VINTAGE PROPERTIES LIMITED PARTNERSHIP</u>	<u>2650 GEER RD</u>	<u>Community Commercial</u>	<u>PD</u>	<u>Commercial</u>	<u>0.27</u>	<u>0.27</u>				
								<u>0.72</u>	<u>20</u>			<u>20</u>
P	<u>061-003-027-000</u>	<u>OLESEN CRAIG D TR ET AL</u>	<u>973 WEST MAIN ST</u>	<u>Community Commercial</u>	<u>C-C</u>	<u>Commercial</u>	<u>0.49</u>	<u>0.44</u>				
	<u>061-003-028-000</u>	<u>OLESEN CRAIG D TR ET AL</u>	<u>1009 WEST MAIN ST</u>	<u>Medium Density Residential</u>	<u>C-C</u>	<u>Commercial</u>	<u>0.71</u>	<u>0.71</u>				
								<u>1.15</u>		<u>15</u>	<u>6</u>	<u>21</u>
Q	<u>050-002-058-000</u>	<u>K & D PARTNERSHIP</u>	<u>1162 WEST MAIN ST</u>	<u>Community Commercial</u>	<u>PD</u>	<u>Commercial</u>	<u>0.93</u>	<u>0.68</u>				
	<u>050-002-059-000</u>	<u>K AND D PARTNERSHIP</u>	<u>1090 WEST MAIN ST</u>	<u>Community Commercial</u>	<u>PD</u>	<u>Commercial</u>	<u>0.56</u>	<u>0.56</u>				
								<u>1.24</u>	<u>23</u>			<u>23</u>
R	<u>043-047-004-000</u>	<u>FOSTER POULTRY FARMS</u>	<u>6TH & D ST</u>	<u>Industrial</u>	<u>I</u>	<u>Industrial</u>	<u>0.47</u>	<u>0.47</u>				
	<u>043-047-005-000</u>	<u>FOSTER POULTRY FARMS</u>	<u>550 C ST</u>	<u>Industrial</u>	<u>I</u>	<u>Industrial</u>	<u>0.83</u>	<u>0.73</u>				
								<u>1.21</u>	<u>33</u>			<u>33</u>
S	<u>071-015-017-000</u>	<u>CS INVESTMENTS LLC</u>	<u>GEER RD</u>	<u>High Density Residential, Office</u>	<u>R-H or C-O</u>	<u>Vacant</u>	<u>5.54</u>	<u>5.54</u>				
	<u>071-015-013-000</u>	<u>CS INVESTMENTS LLC</u>	<u>GEER RD</u>	<u>High Density Residential, Office</u>	<u>R-H or C-O</u>	<u>Vacant</u>	<u>0.28</u>	<u>0.28</u>				
								<u>5.82</u>	<u>139</u>			<u>139</u>

Source: City of Turlock, 2025, and Dyett and Bhatia, 2025

City of Turlock

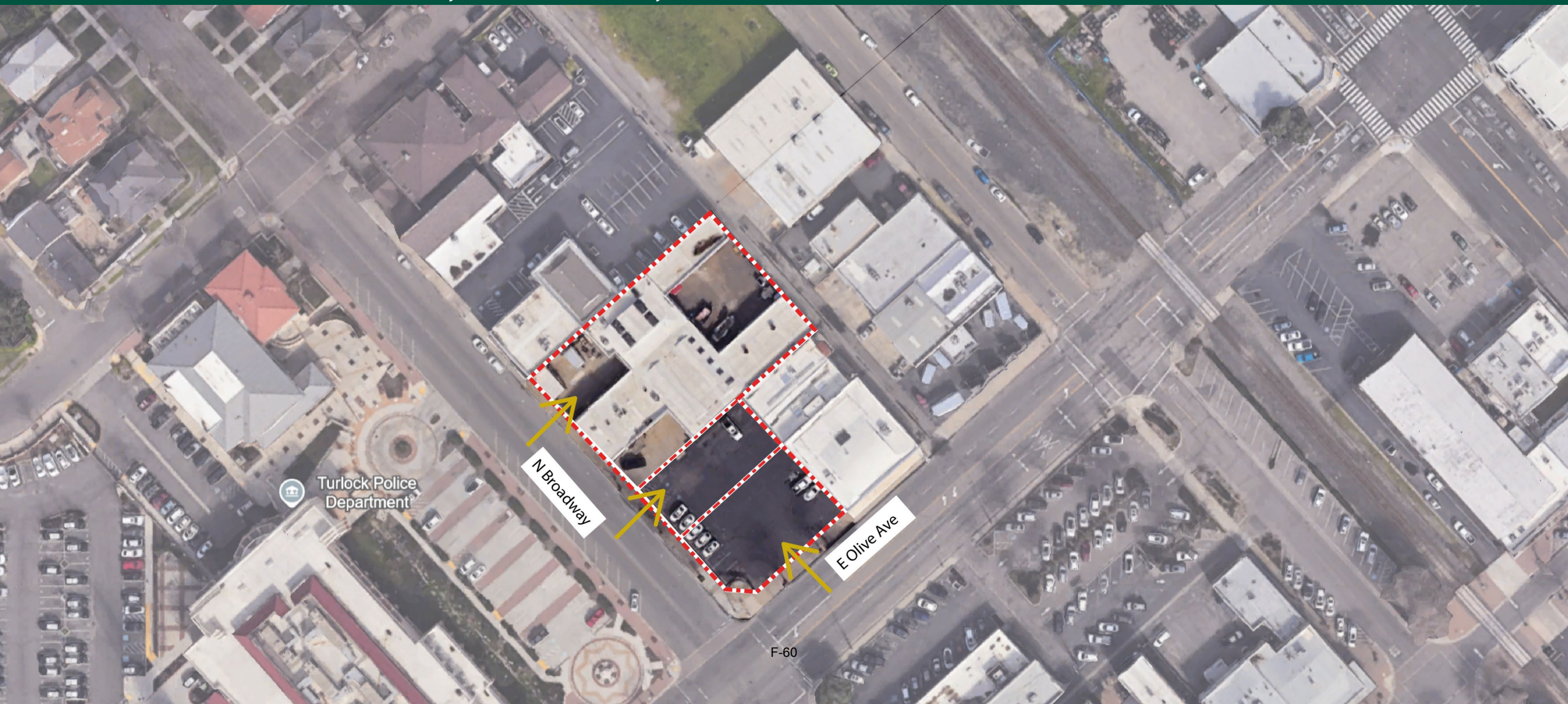
Consolidated Sites





Site A

123 W Olive Ave/ N Broadway/ 219 N Broadway





Site B

107 3rd St/ 250 Market St





Site C

609 & 613 E Main St





Site D

531 & 609 E Olive Ave



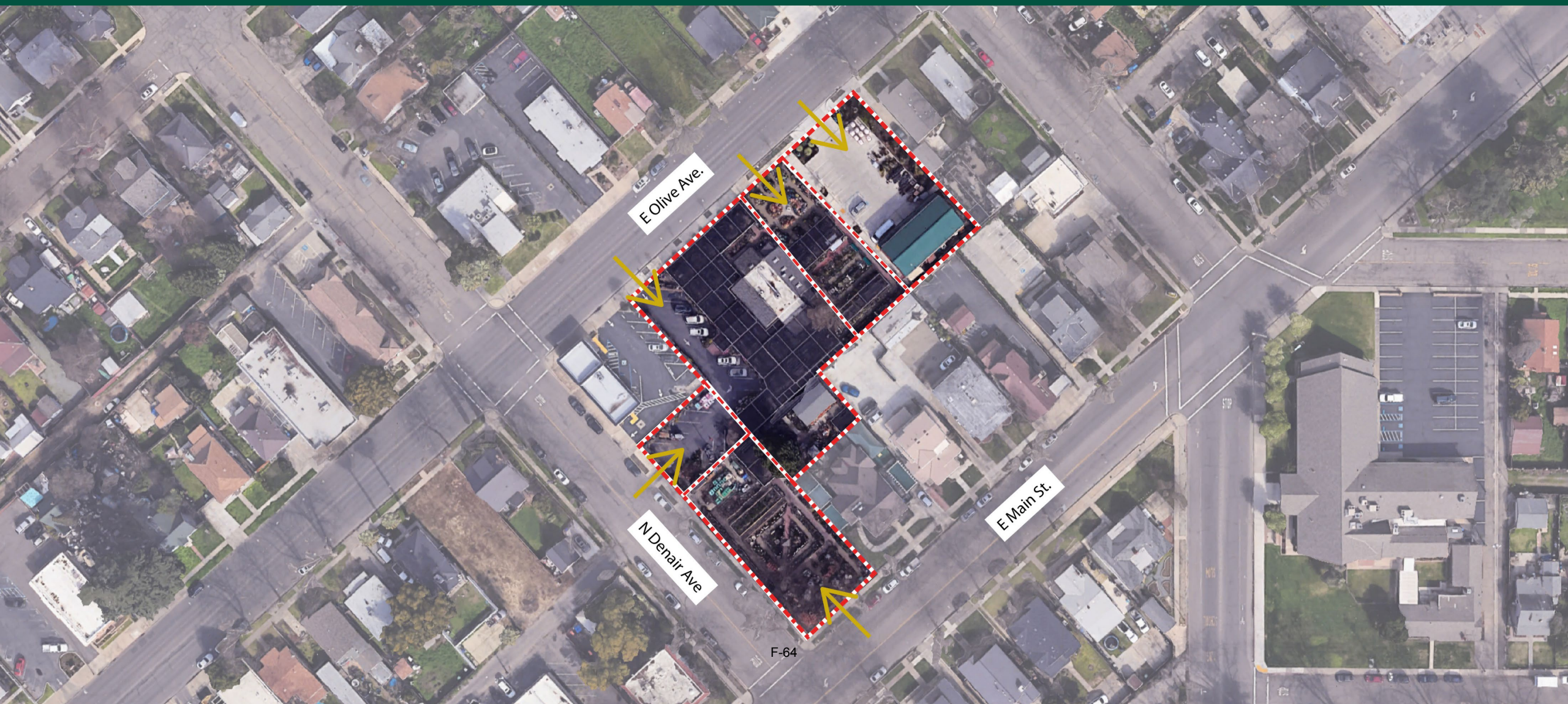
E Main St.

F-63



Site E

705 E Main St/ 161 N Denair Ave/ 742, 754 & 764 E Olive Ave





Site F

409 & 401 E Olive Ave





Site G

531 3rd St/ 200 B St





Site H

400, 424 & 432 Marshall St





Site I

401, 407 and 431 Marshall St/ 219 S Thor St/ Crane Ave





Site J

326 S Center St/ 311 S Golden State Blvd





Site K

1810, 1814 and 1828 Divanian Dr





Site L

1189 & 1199 Pedras Rd





Site M

2020, 2032 & 2040 Divinian Dr





Site N

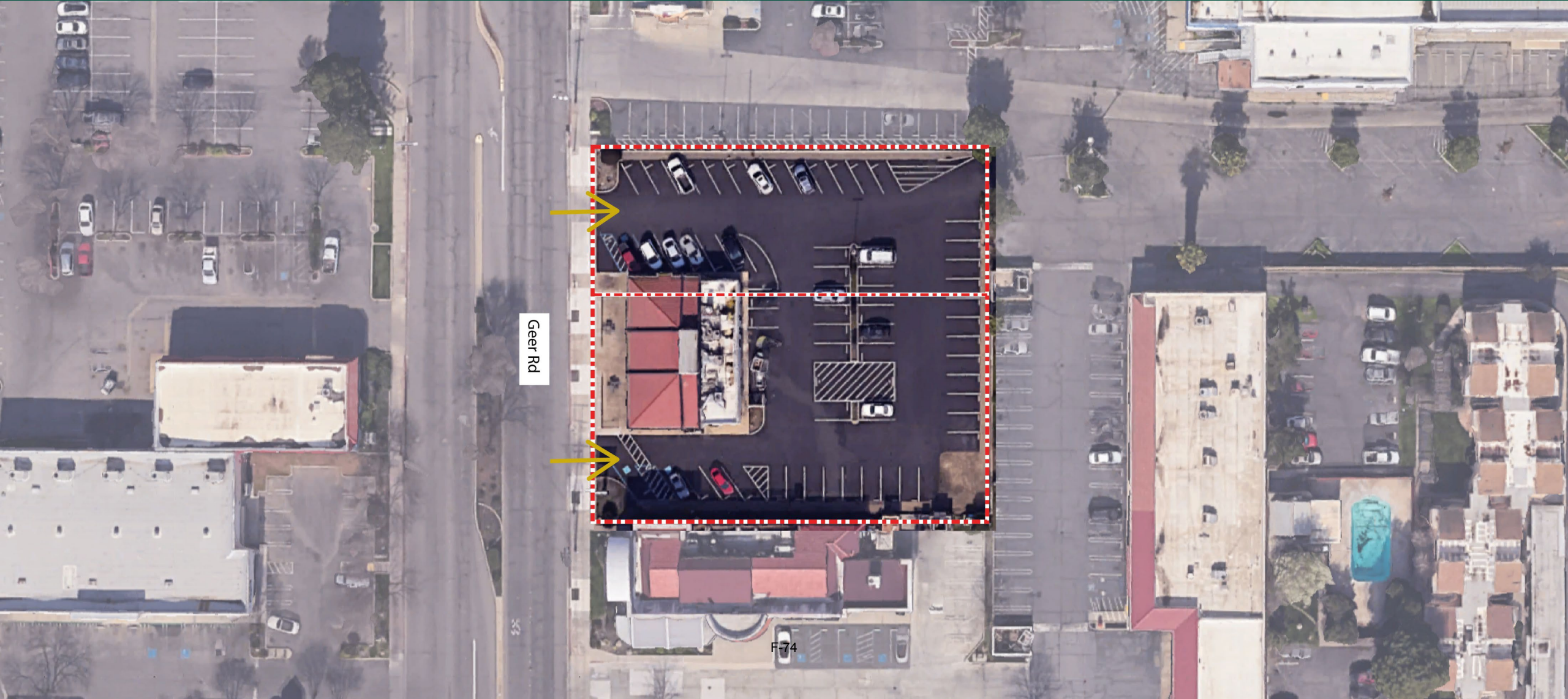
118 E Monte Vista Ave/ 3100 Geer Rd





Site O

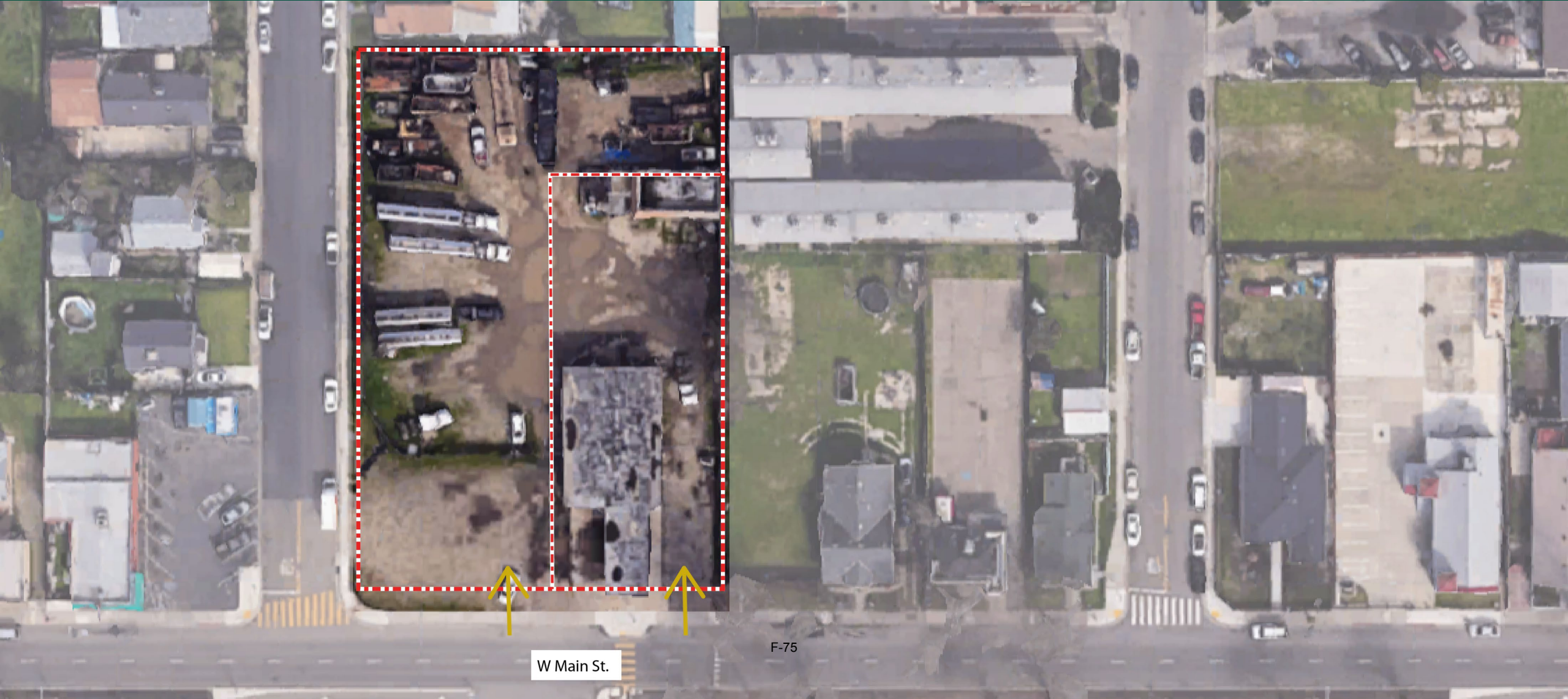
2650 Geer Rd





Site P

973 & 1009 W Main St



W Main St.

F-75



Site Q

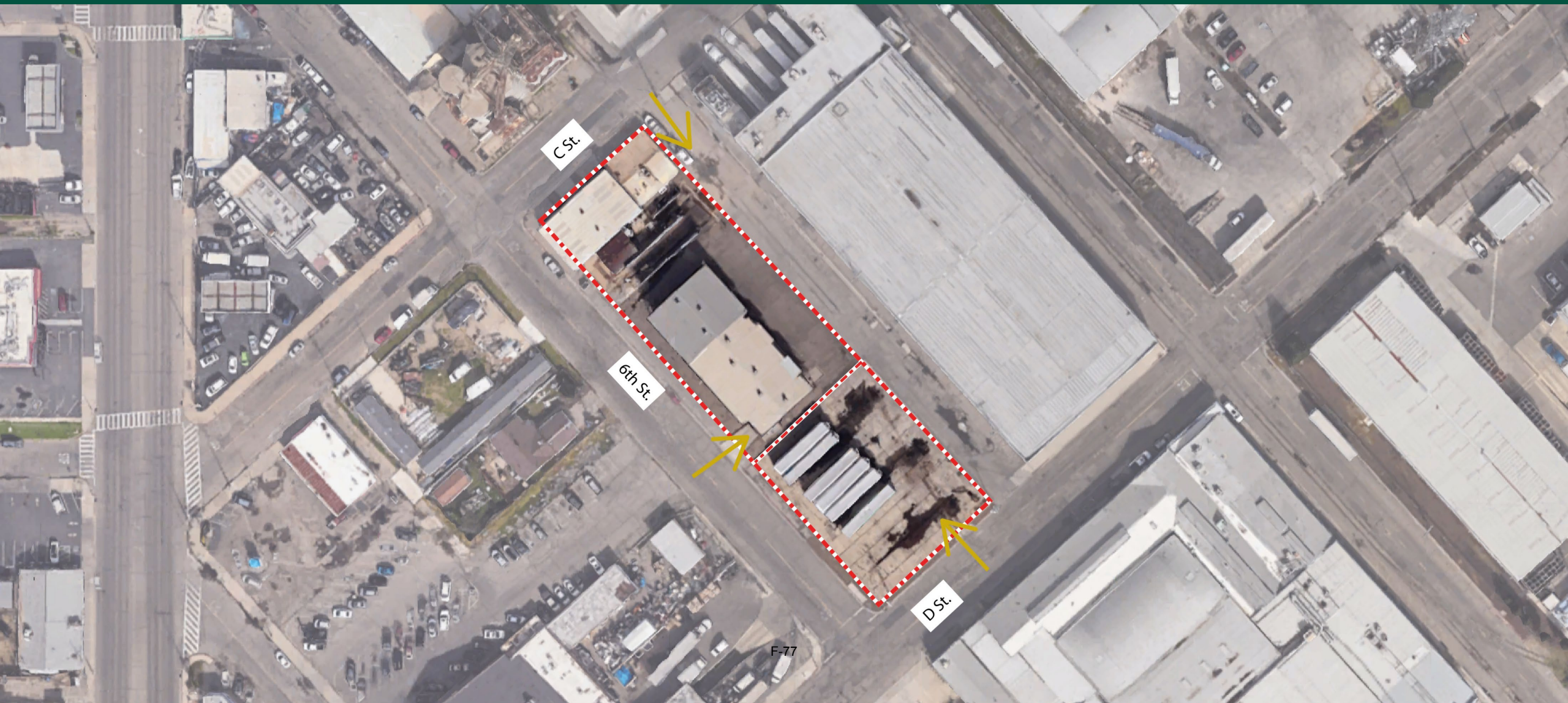
1090 & 1162 W Main St





Site R

550 C St/6th & D St





Site S

Geer Rd

