1.1 Location

The proposed project site is a 454-acre area located in an unincorporated area of Stanislaus County, adjacent to the north-eastern boundary of the City of Modesto, in the central San Joaquin Valley. Stanislaus County is bounded by San Joaquin County to the north, Calaveras, Tuolumne, and Mariposa Counties to the east, Merced County to the south, and Santa Clara and Alameda Counties to the west.¹ (See Exhibit 1.1, Context and Setting Project Location Map)

The project site is located within Modesto’s Sphere of Influence. Modesto is located approximately 30 miles southeast of Stockton, 70 miles south of Sacramento, and 80 miles east of Oakland. Nearby Central Valley communities include Salida, Ripon, and Manteca to the northwest, Riverbank to north, and Ceres, Turlock, and Merced to the south.

The project site is located about four miles northeast of Modesto’s downtown core. Highway 99 is located six miles to the west. Kiernan Avenue (State Route 219) is one mile to the north. The site is bounded by the planned Claratina Avenue on the north,² Oakdale Road on the west, Sylvan Avenue on the south, and Roselle Avenue on the east.

1.2 Proposed Land Uses

The Land Use Diagram (LUD) (Exhibit 3.1, Chapter 3.0) for the TSP better illustrates the arrangement, placement and size of proposed land uses and the collector-based street system tying them together. The LUD for the TSP depicts a 454-acre study area.

Footnotes:
1. 480 gross acres. 26 acres on perimeter arterial streets measured from centerline. 454 net acres
2. Claratina has not been constructed east of Coffee Rd. A street name change from Claratina to Pelandale Ave may be considered in the future.
that is presently part of the Roselle-Claribel Community Planning District (CPD). This plan includes a mixture of various types of residential development and associated densities, regional, general and neighborhood oriented commercial sites, professional office space, neighborhood and linear park spaces, and a proposed school site. A Land Use Summary Table, (Table 3.1, Chapter 3.0) follows the LUD and offers a more statistical profile by which to examine the land plan.

The project study area is presently designated as Village Residential in the General Plan. This designation gives a blanket density of 5.1 dwelling units per gross acre, which is higher than previous, more conventional single-family residential subdivision development found elsewhere throughout the City of Modesto and near this project area. The Village Residential designation allows for a mixture of uses with predominantly single family residential, but also with multi-family and senior housing, commercial uses, schools, and parks. Village Residential allows commercial development that is not regionally oriented. The TSP includes an amendment to the General Plan to redesignate approximately 67 acres from Village Residential to Regional Commercial.

1.2.1 Residential Density and Pattern
Within the project study area, residential densities would range from a low of 1-3 to a high of 18-24 dwelling units per acre. The overall average for the entire Village Residential Designated land is projected to range between 4.5 to 7.8 dwelling units per gross acre (4.8 to 8.4 units per net acre). The General Plan Amendment for the TSP also addresses a density in excess of the 5.1 units per gross acres. The following are the main residential components of the plan:

- **Very Low Density Residential (VLDR)** - Already existing within the study area is approximately 23 acres of large lot residential with another 10 acres proposed, or nearly 8% of the total site.
- **Low Density Residential (LDR)** - A variety of single-family home styles and configurations ranging from between 3,000 to 5,000 square feet to over 5,000 square feet in lot size, and comprising nearly 165 acres, or about 36% of the total site.
- **Medium Density Residential (MDR)** - About 46 acres is designated for medium density housing, providing a variety of housing types to include detached small lot single family homes, rowhouses/townhouses and duplex/triplex/fourplex, making up about 10% of the total site.
- **Medium High Density Residential (MHDR)** - About 42 acres is designated for higher-density housing, most likely multi-family garden apartments, making up about 9% of the total site.

1.2.2 Commercial Intensity and Pattern
Land use allocated to local-oriented commercial (neighborhood-based (NC) and community-serving (GC)) and office space amounts to 4.7% of the total project area. A small 2.0-acre site has been reserved for the potential need for professional office space as the TSP builds out and matures. This amounts to less than 1% (.004) of the entire site. Combined with the regional serving commercial site, about 19.4% of the entire project area is designated for some form of commercial or office oriented development. The floor area ratio (FAR) anticipated for the locally based and regional commercial is anticipated to be between .25-.30.

1.2.3 Educational Facilities
A 13.5-net acre elementary school site has been designated on the LUD, and is about 3.0% of the total project area. The school site is located next to a designated dual use park basin site and is centrally located within the TSP.

1.2.4 Parks and Open Space
A large approximately 19 acre dual-use basin neighborhood park, a smaller 4-acre landscaped buffer area (surrounding the City of Modesto reservoir) and over 11 acres of paseo/greenway combine for a total of
Exhibit 1.1 - Context and Setting Project Location
34.0 acres of green space, or 7.4% of the overall project site.

1.2.5 Streets
Proposed collector and local residential streets, amounting to just over 31 acres, split the final land use component (7.4% overall) of the project site.

1.2.6 Build-out and Phasing
The residential capacity at full build out for the TSP is estimated to be between 1,855 and 3,241 residential units. Project phasing is expected to be sequenced as such:

✦ Phase One: About 364 acres
  ✦ Approximately 80 acres of office, general and regional-serving commercial and
  ✦ About 284 acres being a mixture of residential, park and open space areas.

✦ Phase Two will likely be the remaining about 90 acres of the project area located in the north-eastern corner and be a mix of
  ✦ commercial, and
  ✦ residential areas.