

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 Rezoning to Accommodate RHNA Shortfall/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 combing 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 multifamily residential development and in either a 100-percent residential buildings or mixed use format on commercial properties within the Workforce Housing Overlay proposed C-RMU zone. 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	Turlock	Turlock	Turlock	Modesto	Merced	Oakdale	Turlock	Modesto	Stockton	Stockton	Stockton	Average
Project Name	Avena Bella	Monte Vista	Dejong Apartments	Archway Commons II	The Retreat Apartments	Heritage Oaks	Valley Place	3600 Dale Rd	Park Center Apartments	Grand View Village	Calaveras Quarters Motel Conversion	
Address	500 West Linwood Avenue	1525 W. Monte Vista Avenue	4131 Geer Road	1101 Carver Road	1137 B Street	730 Old Stockton Road	90 Pedras Road	3600 Dale Rd	709 N. Center St	240 E Miner Ave	2654 W March Ln	
APN	044-064-004	071-004-009	071-066-067	514-090-018 / 013	035-010-071	N/A	071-015-023	76-006-041 / 043	13718049	13913028	11002008	
Site Area (Acres)	4.30	11.90	8.58	3.16	4.90	1.51	1.56	1.70	0.96	0.79	2.12	3.77
No. of Units	141	345	261	74	118	50	36	44	51	75	69	
Status	Built	Under Construction	Proposed	Built	Built	Built	Approved	Under Construction	Under Construction	Built	Built	
Year Built	2021	N/A	N/A	2022	2023	2012	2021	N/A	N/A	N/A	2024	
Existing/Prior Use	Vacant	Residential (2 homes and 2 adjacent structures)	Vacant	Vacant/parking	Government Admin Office	Unknown	Vacant	Medical Offices (Dentistry) + Vacant Site	Office building	Hotel	Motel	
Zoning	P-D (Planned Development)	High Density Residential (RH)	High Density Residential (RH)	P-D (Planned Development)	P-D (Planned Development)	Multi-Family Residential (R-3)	High Density Residential (RH)	P-D (Planned Development)	CN (Commercial, Neighborhood)	CD (Commercial, Downtown)	CG (General Commercial)	
Maximum Permitted FAR Prior to Development	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.0	N/A	0.3	
Percent of Maximum FAR Used	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.7%	N/A	78.0%	44.7%
As Built Density (du/ac)	32.79	29.00	30.40	23.34	24.00	33.00	23.08	25.58	52.58	94.94	32.55	36.48
Prior Land value	\$885,000	\$3,978,000	\$3,002,164	N/A	N/A	N/A	\$3,595,000	N/A	N/A	\$659,591	\$1,897,200	
Prior Improvement Value	\$905,000	\$0	\$0	N/A	N/A	N/A	\$0	N/A	N/A	\$11,375	\$9,322,800	
Prior AV Ratio	1.02	0.00	0.00	N/A	N/A	N/A	0.00	N/A	N/A	N/A	4.91	
Site Area (SF)	187,308	520,066	373,745	138,085	213,444	66,211	67,955	93,594	42,192	34,412	96,268	
Prior Non-Residential Building Area (SF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7,010	11,988	N/A	22,536	
Redeveloped Building Area (SF)	69,789	193,895	33,964	70,465	117,224	35,030	20,500	N/A	N/A	N/A	22,536	
Prior Non-Residential FAR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.07	0.28	N/A	0.23	0.20
Prior Year Built	N/A	over 20 years old	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1982	

Turlock Housing Element

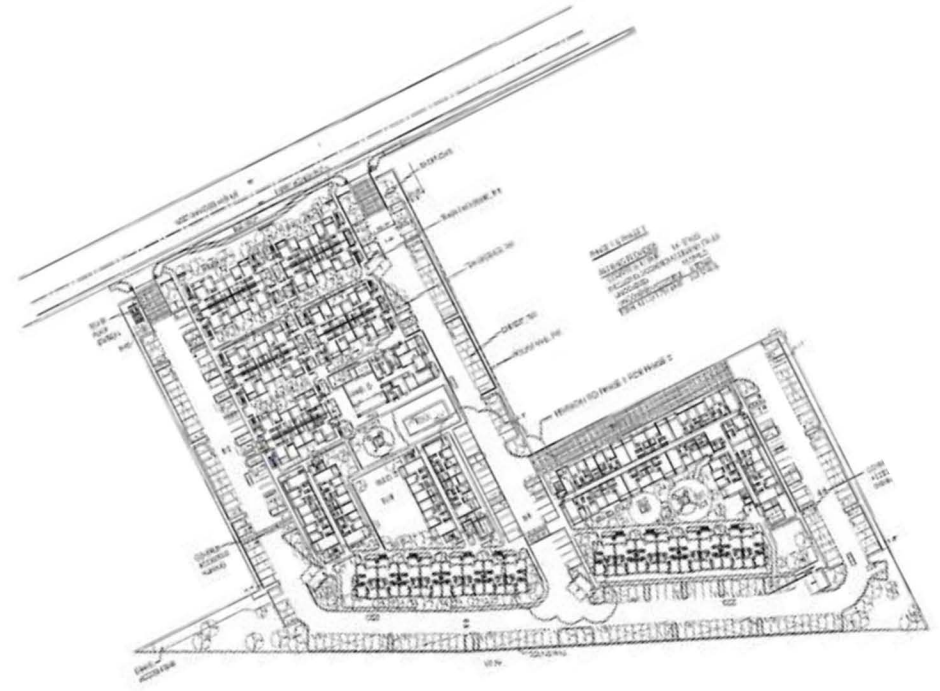
Precedents: High Density Housing Projects in the Region

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

Site Plan

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

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
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On-site Parking:	609
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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)

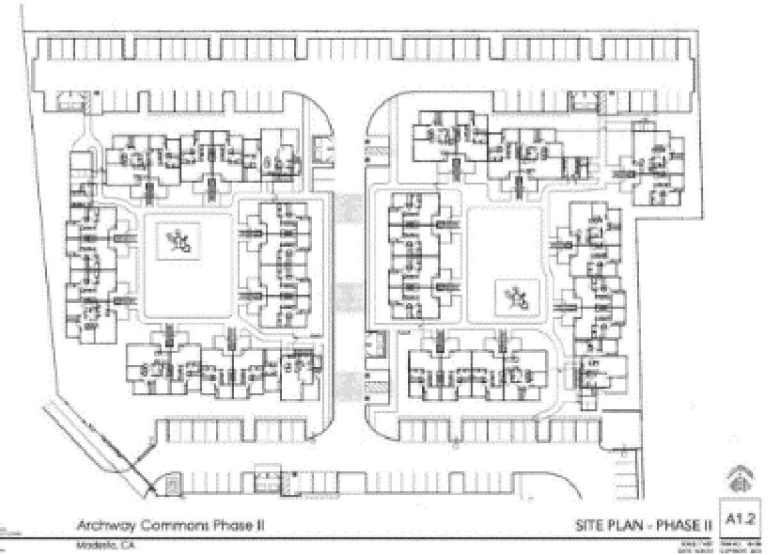


Project Elevation – Front (Building A)

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
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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

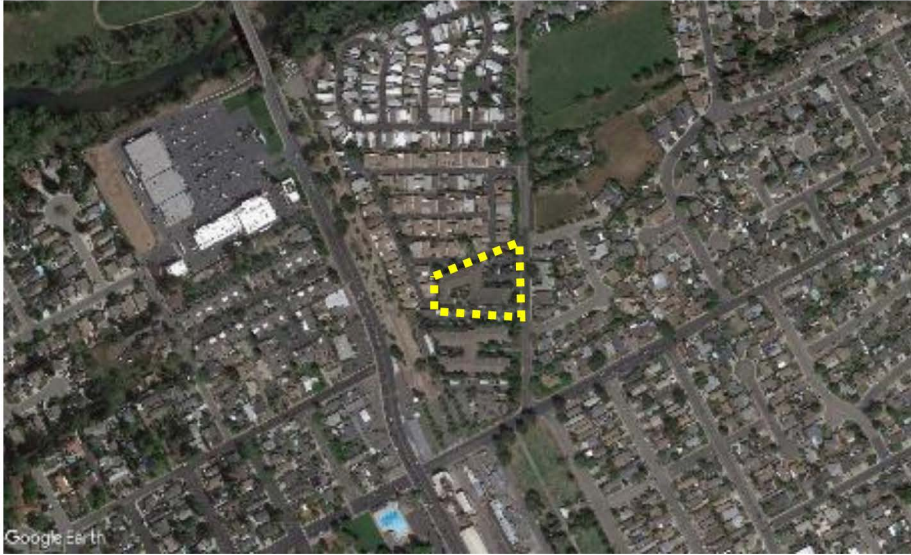


Bird's-eye View



Playground

Oakdale – Heritage Oaks



Site Location



Site Plan

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

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

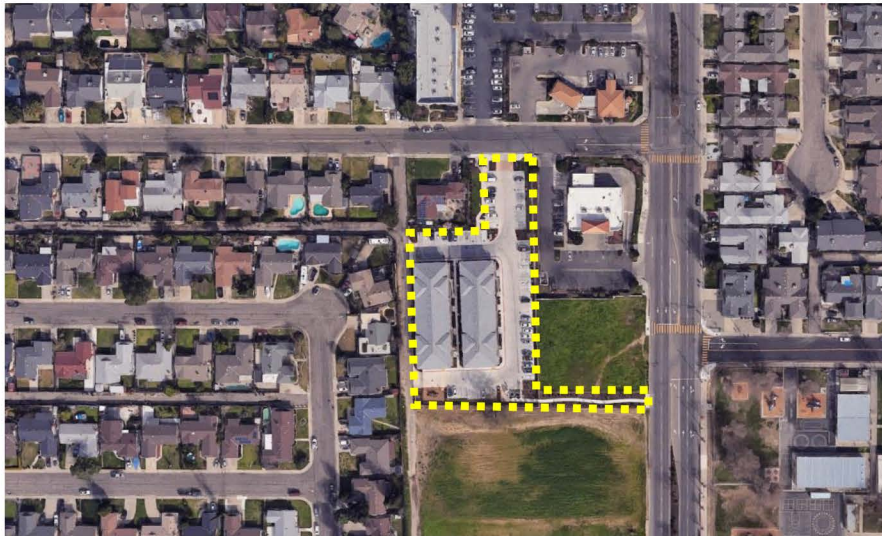


Interior Common Space

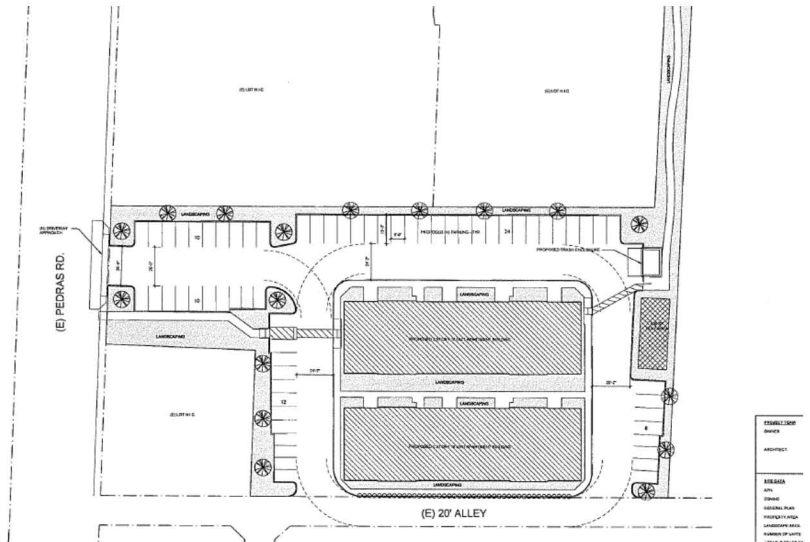


Common Outdoor Space

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



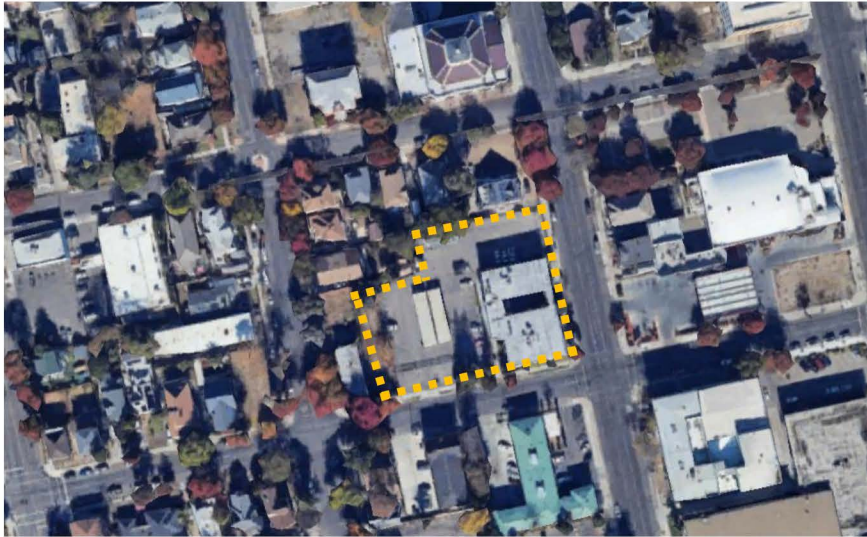
Existing Medical Clinic on site

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

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)

Stockton- Park Center Apartments



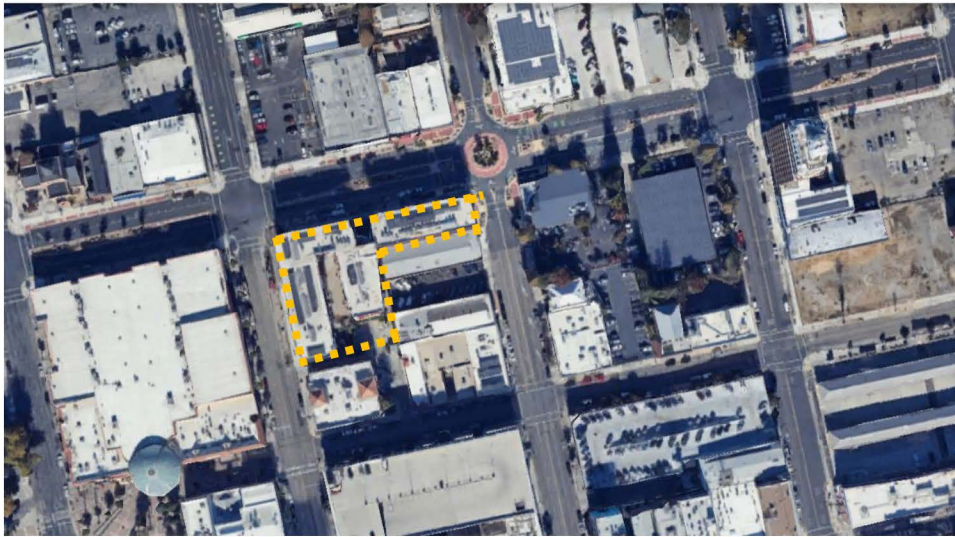
Project Renderings (aerial views)



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

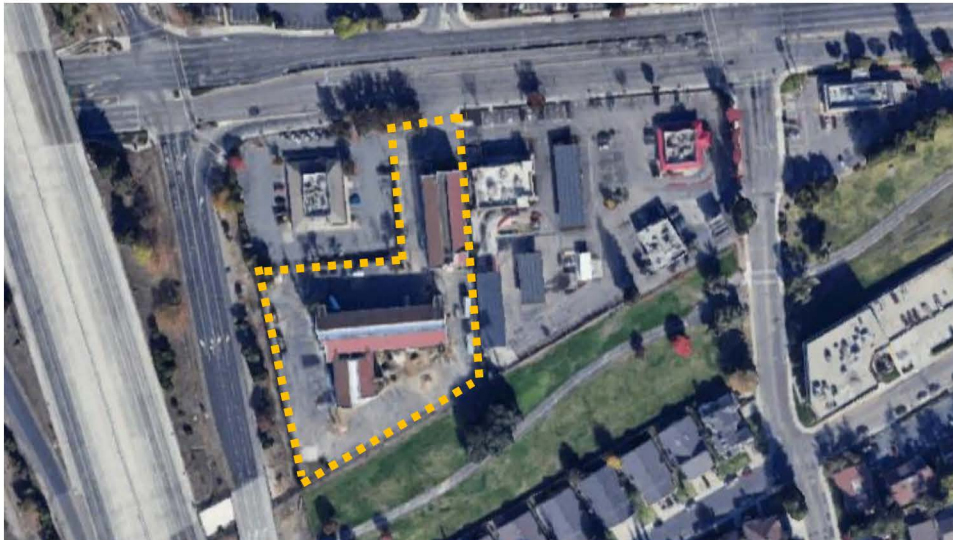


Interior courtyard



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
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Stockton- Calaveras Quarters Motel Conversion



Outdoor community space



Interior units



During Construction



Project inauguration in 2025

Suitability of Non-Vacant Sites

The inventory identifies 98-69 non-vacant sites and 228-231 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. The feasibility of the non-vacant sites on the inventory for redevelopment within the planning period was assessed on the basis of the following criteria:

- Age of Existing Structures: For the purpose of this analysis, sites with existing structures 30 years or older were deemed feasible, in view of the characteristics of survey sites in Turlock and other Central Valley communities. Precedent projects on non-vacant sites in Table F-1 were at least 20 years old, supporting the validity of this factor as to the feasibility of non-vacant sites.
- Assessed Value (A/V) Ratio: As described above, an AV ratio of less than one (meaning existing buildings/structures on site are worth less than the land) is an indicator of redevelopment potential. For the purpose of this analysis, sites with an AV ratio of less than 0.6 were deemed feasible and sites with an AV ratio of less than 0.25 are considered strong candidates for redevelopment. Precedent projects on non-vacant sites in Table F-1 were typically higher than 0.6; however, the sample size was small, and AV ratio is a widely accepted indicator of redevelopment feasibility in real estate economics.
- Existing FAR: A low as-built FAR means that the square footage of buildings is small compared to the overall size of the site, indicating the potential for redevelopment with other uses. A typical suburban community commercial shopping center may have an existing FAR of 0.25. Therefore, for the purpose of this analysis sites with as-built FAR of less than 0.2 were deemed feasible. Precedent projects on non-vacant sites in Table F-1 had an average as built FAR of 0.2, which is consistent with the threshold used in this feasibility analysis.
- As built FAR as a percentage of the maximum permitted FAR under current zoning. Sites that have as built FARs that represent only less than 35 percent of the maximum, indicating strong potential for redevelopment. On average, non-vacant sites in Table F-1 had an as built FAR equivalent to 44.7 percent, which is in line with the threshold used in this feasibility analysis.

These indicators are shown on Tables F-2A and F-2B for each non-vacant site together with other pertinent parcel characteristics. Where actual values are below the threshold, the cell is colored green to show the value indicates redevelopment potential. In general, sites that have at least three indicators of redevelopment potential are considered good candidates for redevelopment within the planning period. The non-vacant sites generally meet at least three of the feasibility criteria; however, in cases where one of the criteria was not met, some sites have been included because other indicators such as extremely low FAR, tenant vacancy, or poor building conditions indicate strong potential for redevelopment within the planning period. For these sites, notes have been included in Table F-2. 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 averageing 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. Additionally, in response to a notification sent to all property owners of sites proposed to be rezoned C-RMU with release of the Public Review Draft Housing Element in September 2024, Development Services staff received expressions of interest from numerous non-vacant site property owners interested in developing housing on their sites, providing an additional indication of redevelopment feasibility.

It is assumed that existing structures will be demolished and the non-vacant sites will be redeveloped with housing during the planning period. The factors described above indicate that the sites are underutilized and that there are incentives for the owners to redevelop with new uses that can command higher rents or sales prices. As noted above, the application of the proposed C-RMU zone to these sites would expand development options for owners and many have expressed interest in redeveloping their sites with housing during the planning period. Further, City is not aware of existing lease agreements, easements, or other factors that would preclude redevelopment of these sites. All of this supports the viability of these sites for redevelopment with housing during the planning period.

Generally, 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 proposed C-RMU zone~~ 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. This is true for all non-vacant sites except for sites located in the Downtown Core, where capacity calculations assume demolition of existing structures and redevelopment of the sites due to smaller parcel size and higher (as built and permitted) development intensity. Further, Chapter 4 Housing Action Plan, includes programs intended to facilitate and incentivize housing development on sites within the ~~workforce housing overlay proposed C-RMU zone~~. Program 1-B, ~~Rezoning to Accommodate RHNA Shortfall Workforce Housing Overlay~~, would adopt Zoning Code amendments in the form of a ~~Workforce Housing Overlay District~~ new C-RMU zone, 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.

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

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	As Built FAR	Max FAR	% of Max FAR Built	Zoning	Site Comments
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)	
	061-011-015-000		N BROADWAY	N/A	Parking Lot	0	5803	0.13	0.90	0.00	3.00		Downtown Core (DC)	
	061-011-016-000		219 N BROADWAY	1947	Office	14852	24427	0.56	0.90	0.61	3.00		Downtown Core (DC)	
									0.88	0.90	0.38	12.74%		
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)	
	043-045-020-000		250 MARKET ST	1935	Commercial	14252	14885	0.34	0.95	0.96	3.00		Downtown Core (DC)	
									0.62	0.60	0.77	25.64%		
3	061-016-002-000	BETHEL KENNETH TR	1ST ST	N/A	Parking Lot	0	4576	0.11	0.12	0.00	3.00	0.00%	Downtown Core (DC)	
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	21.67%	Downtown Core (DC)	
5	061-018-016-000	MORADIAN ROZBELLA	237 S 99 HWY	1961	Commercial	798	8842	0.20	0.43	0.09	3.00	3.00%	Downtown Core (DC)	
6	061-019-026-000	SHANNON ROSEMARIE A TR	203 GOLDEN STATE BLVD	1900	Commercial	5216	73453	1.69	0.23	0.07	3.00	2.33%	Downtown Core (DC)	
7	061-025-018-000	WOODS FAMILY LP	416 EAST MAIN ST	1947	Commercial	760	8397	0.19	0.07	0.09	3.00	3.00%	Downtown Core (DC)	
8	061-018-045-000	PAMMA AND KINDE 2005	10 EAST MAIN ST	1920	Commercial	3851	35060	0.80	0.66	0.11	3.00	3.67%	Downtown Core (DC)	
9	061-018-025-000	STEVENS JIM N TRS & STEVENS SHIRLEY	141 N GOLDEN STATE BLVD	N/A	Parking Lot	0	7592	0.17	0.31	0.00	3.00	0.00%	Downtown Core (DC)	
10	061-016-012-000	RODRIGUEZ MANUEL	28 LANDER AVE	1980	Commercial	1584	10061	0.23	0.79	0.16	3.00	5.33%	Downtown Core (DC)	
11	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	2.67%	Downtown Core (DC)	
12	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)	
	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)	
									0.36	1.02	0.27	27.00%		
13	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)	
	061-029-064-000		609 E OLIVE AVE	1966	Office	2312	7039	0.16	3.23	0.33	0.80		Office Residential (OR)	
									0.48	2.09	0.21	25.87%		
14	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)	
	061-031-001-000		161 N DENAIR AVE	N/A	Commercial	0	4186	0.10	0.27	0.00	0.80		Office Residential (OR)	
	061-031-052-000		742 E OLIVE AVE	1969	Commercial	1752	22468	0.52	0.13	0.08	0.80		Office Residential (OR)	
	061-031-005-000		754 E OLIVE AVE	1920	Commercial	1347	7555	0.17	0.08	0.18	0.80		Office Residential (OR)	
	061-031-006-000		764 E OLIVE AVE	2019	Industrial	888	11246	0.26	2.14	0.08	0.80		Office Residential (OR)	
									1.31	0.55	0.07	8.78%		
15	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)	
	061-024-028-000		401 E OLIVE AVE	1905	Mixed Use	1335	11219	0.26	0.16	0.12	0.80		Office Residential (OR)	
									0.40	0.58	0.15	18.63%		
16	043-049-066-000	FINNEGAN ROBERT	301 THIRD ST	1964	Industrial	6800	19149	0.44	1.02	0.36	1.50		Industrial Residential (IR)	
	043-049-045-000		200 B ST	1925	Industrial	1824	10899	0.25	1.55	0.17	1.50		Industrial Residential (IR)	
									0.69	1.29	0.29	19.13%		
17	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)	
	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)	
									0.52	0.61	0.16	10.65%		
18	043-048-045-000	MARTINEZ JOSE & JUANA	223 5TH ST	1999	Commercial	2664	13985	0.32	0.50	0.19	1.50	12.67%	Industrial Residential (IR)	
19	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	16.67%	Transitional Commercial (TC)	
20	061-019-012-000	BHATIA AMARINDER SINGH	216 N GOLDEN STATE BLVD	1986	Commercial	1160	25361	0.58	0.40	0.05	1.50	3.33%	Transitional Commercial (TC)	
21	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	10.67%	Transitional Commercial (TC)	
22	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	7.33%	Transitional Commercial (TC)	
23	043-048-043-000	ROMO JOSE R MARTINEZ & SENJUNA	314 LANDER AVE	1990	Commercial	240	13810	0.32	0.19	0.02	1.50	1.33%	Transitional Commercial (TC)	
24	043-050-013-000	SILVA ALEJO	441 S CENTER ST	2004	Commercial	128	23036	0.53	0.19	0.01	1.50	0.67%	Transitional Commercial (TC)	
25	043-051-016-000	GUARANTY HOLDINGS OF CALIFORNIA INC	495 S GOLDEN STATE BLVD	1930	Industrial	56168	157792	3.62	0.67	0.36	1.50	24.00%	General Industrial (I)	
26	061-025-006-000	WELLS FARGO BANK	440 E OLIVE AVE	1967	Office	5703	28861	0.66	0.55	0.20	0.80	25.00%	Office Residential (OR)	
27	043-049-058-000	A L GILBERT CO	499 S 1ST ST	1955	Industrial	1974	9251	0.21	0.71	0.21	1.50	14.00%	Industrial Residential (IR)	
28	043-049-011-000	FINNEGAN PROPERTIES	S 1ST ST	1979	Industrial	2890	9075	0.21	0.56	0.32	1.50	21.33%	Industrial Residential (IR)	
29	050-020-013-000	GUTIERREZ JOHN SAEENZ	280 WEST MAIN ST	1997	Office	1440	14973	0.34	0.51	0.10	1.50	6.67%	Transitional Commercial (TC)	
30	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	16.67%	Transitional Commercial (TC)	
31	061-024-063-000	HENDRICKSON ELEANOR L TR	310 MITCHELL AVE	1928	Commercial	6887	15660	0.36	0.58	0.44	1.50	29.33%	Transitional Commercial (TC)	
32	043-049-050-000	ESHO SAMIR & ESHO JANET	225 3RD ST	1966	Industrial	4272	13719	0.31	1.08	0.31	1.50	20.67%	Industrial Residential (IR)	
33	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	17.50%	Office Residential (OR)	
34	061-019-015-000	BALSWICK PROPERTIES	487 N GOLDEN STATE BLVD	1996	Commercial	2575	11851	0.27	1.12	0.22	1.50	14.67%	Transitional Commercial (TC)	
35	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	32.50%	Office Residential (OR)	
North Golden State														
36	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	14.95%	Heavy Commercial/Light Industrial (C-H)	

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

Site No.	APN	Owner	Site Address	Year Built	Existing Land Use	Building (square feet)	Lot (square feet)	Acres	AV Ratio	As Built FAR	Max FAR	% of Max FAR Built	Zoning	Site Comments
37	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	31.48%	Heavy Commercial/Light Industrial (C-H)	
38	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	8.25%	Heavy Commercial/Light Industrial (C-H)	
39	088-013-049-000	GARTON PROPERTIES	2313 N WALNUT RD	1974	Commercial	9200	103122	2.37	0.15	0.09	0.35	25.49%	Heavy Commercial/Light Industrial (C-H)	
40	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	0.00%	Community Commercial (C-C)	
41	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	0.00%	Commercial Office (C-O)	
42	042-005-039-000	JOSEPH JOHN TR	942 N GOLDEN STATE BLVD	1900	Commercial	2098	28538	0.66	0.74	0.07	0.35	21.00%	Heavy Commercial/Light Industrial (C-H)	
43	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	25.51%	Heavy Commercial/Light Industrial (C-H)	
44	042-005-038-000	JOSEPH JOHN TR	1000 N GOLDEN STATE BLVD	1938	Commercial	8182	65059	1.49	0.61	0.13	0.35	35.93%	Heavy Commercial/Light Industrial (C-H)	
45	061-022-001-000	EDGAR RONNIE TR	624 N GOLDEN STATE BLVD	1957	Commercial	3816	27389	0.63	0.92	0.14	0.25	55.73%	Community Commercial (C-C)	Older single-story structure in need of maintenance with large surface parking lot
46	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	19.49%	Community Commercial (C-C)	
47	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	3.26%	Heavy Commercial/Light Industrial (C-H)	
48	061-041-016-000	N/A	693 N GOLDEN STATE BLVD	1986	Commercial	3015	12758	0.29	0.00	0.24	0.25	94.53%	Community Commercial (C-C)	Low AV ratio, older building (40 years old). Empty commercial building with no tenant.
Geer Road														
49	072-018-001-000	VINTAGE PROPERTIES LIMITED PARTNERSHIP	2650 GEER RD	1973	Commercial	3650	23241	0.53	0.75	0.10	0.25	0.40	Community Commercial (C-C)	Older building (52 years old) with a large surface parking lot and extremely low as built FAR.
	2650 GEER RD		1973	Commercial	0	11727	0.27	0.75	0.10	-	Planned Development (PD)			
50	072-057-053-000	MC CORDUCK PROPERTIES LLC	3700 GEER RD	1999	Office	2852	30070	0.69	0.43	0.09	0.80	11.3%	Planned Development (PD)	Low AV and FAR. Empty office building with no tenant.
51	071-028-021-000	VIKING VENTURES LLC	2405 GEER RD	1979	Commercial	26674	101314	2.33	0.35	0.26	-	-	Planned Development (PD)	
52	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	32.00%	Community Commercial (C-C)	
53	072-010-055-000	OUSIP ANTOINE	3012 GEER RD	1956	Commercial	1026	9907	0.23	1.46	0.10	0.25	40.00%	Community Commercial (C-C)	Two redevelopment indicators. Building looks underutilized on google earth. Building placement is in middle of parcel, but assuming existing use does not remain, it could be redevelopable.
54	072-018-002-000	SNOW JACK B & ET UX	2600 GEER RD	1986	Commercial	5936	34837	0.80	1.11	0.17	0.25	68.00%	Community Commercial (C-C)	Small commercial center with vacancies and large surface parking lot
West Main														
55	061-003-027-000	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)	
	1009 WEST MAIN ST		N/A	Commercial	0	30738	0.71	0.00	0.00	0.25	Community Commercial (C-C)			
56	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	36.00%	Community Commercial (C-C)	
57	061-004-049-000	CORTEZ MATILDE ET AL	923 WEST MAIN ST	1951	Commercial	962	8885	0.20	1.56	0.11	0.25	44.00%	Community Commercial (C-C)	Vacant building with parking lot in back.
South Lander														
58	043-047-004-000	FOSTER POULTRY FARMS	6TH & D ST	N/A	Parking Lot	0	20678	0.47	0.73	0.07	0.60	-	General Industrial (I)	
	550 C ST		1964	Industrial	4058	36000	0.83	0.73	0.07	0.60	General Industrial (I)			
59	043-002-019-000	EBRAHIMI SARGES ET AL	700 D ST	1950	Industrial	4260	54710	1.26	0.29	0.08	0.60	12.98%	General Industrial (I)	
60	050-019-010-000	SAMRA NAVTEJ SINGH	1471 LANDER AVE	1982	Mixed Use	2030	18351	0.42	0.49	0.11	0.35	31.61%	Heavy Commercial/Light Industrial (C-H)	
61	043-001-009-000	RODRIGUEZ JOSE G & GREGORIA	645 9TH ST	1938	Commercial	978	17846	0.41	0.32	0.05	0.35	15.66%	Heavy Commercial/Light Industrial (C-H)	
62	050-015-038-000	HOTCHKISS ROBERT LEE ET AL	1105 LANDER AVE	1978	Commercial	2760	36845	0.85	0.52	0.07	0.35	21.40%	Heavy Commercial/Light Industrial (C-H)	
63	043-046-011-000	LAU PING ET AL	690 C ST	1965	Commercial	1263	14162	0.33	0.86	0.09	0.25	35.67%	Community Commercial (C-C)	
64	050-015-030-000	SINGH AMARJIT & BOLA MAMTA	1083 LANDER AVE	1957	Commercial	2952	28419	0.65	0.96	0.10	0.35	29.68%	Heavy Commercial/Light Industrial (C-H)	
65	050-018-039-000	PRICKETT PHILIP & TRUDY TRS	1341 LANDER AVE	1926	Mixed Use	3969	34820	0.80	1.09	0.11	0.35	32.57%	Heavy Commercial/Light Industrial (C-H)	
66	043-004-009-000	SIERRA AIRGAS INC	1302 LANDER AVE	1996	Industrial	3230	26101	0.60	1.44	0.12	0.35	35.36%	Heavy Commercial/Light Industrial (C-H)	
67	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	67.05%	Community Commercial (C-C)	Fenced off lot with multiple tilt up structures, some in poor condition
68	043-046-003-000	TOVAR MARK	680 C ST	1950	Mixed Use	3742	14379	0.33	0.00	0.26	0.35	74.35%	Heavy Commercial/Light Industrial (C-H)	
AVERAGES				1959					0.72	0.17		21.72%		

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-proposed C-RMU zone 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-proposed C-RMU

zone 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 C-RMU zone has not yet been ~~developed~~adopted, ~~so the specific~~ however, proposed standards for building height, lot coverage, setbacks and other parameters are not available for comparison modeled on adopted standards applicable in the City's current Downtown Core (DC) and High Density Residential (R-H) zones, but and the maximum permitted density in the overlay C-RMU zone is higher than for precedent projects in Patterson and Oakdale and higher than the as built density of all precedent projects. Further, the overlay C-RMU zone 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

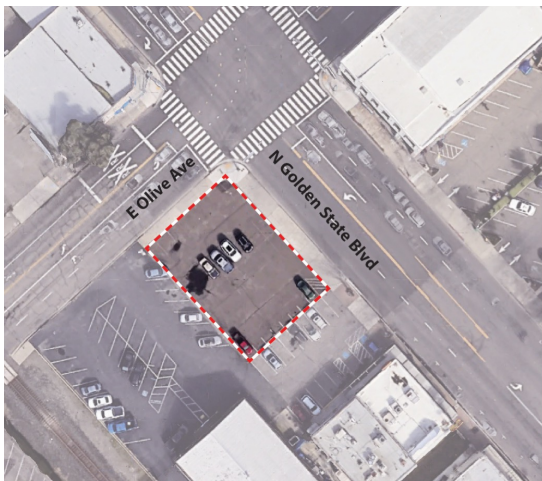
Non-vacant Underutilized Profiles





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

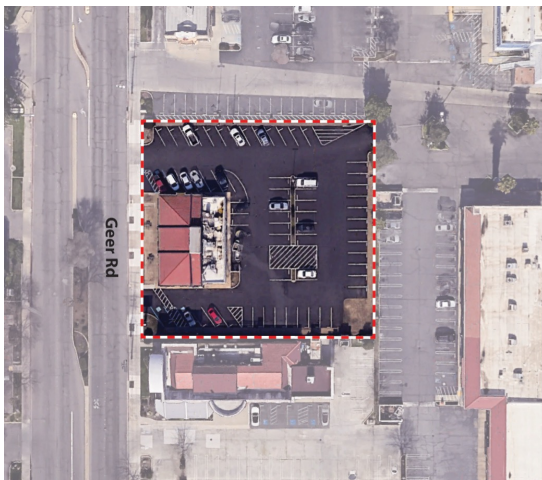
Year Built: 1969

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

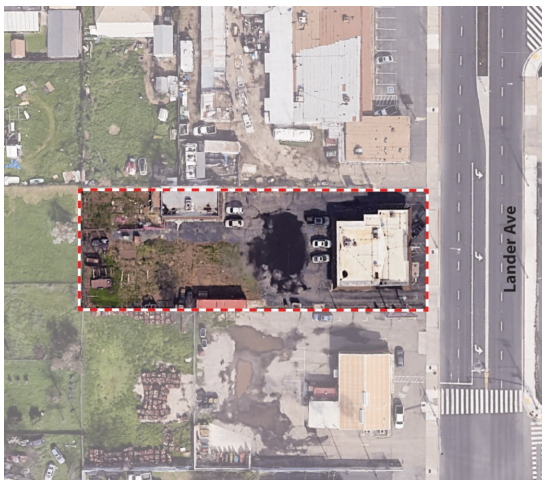
Year Built: 1978

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

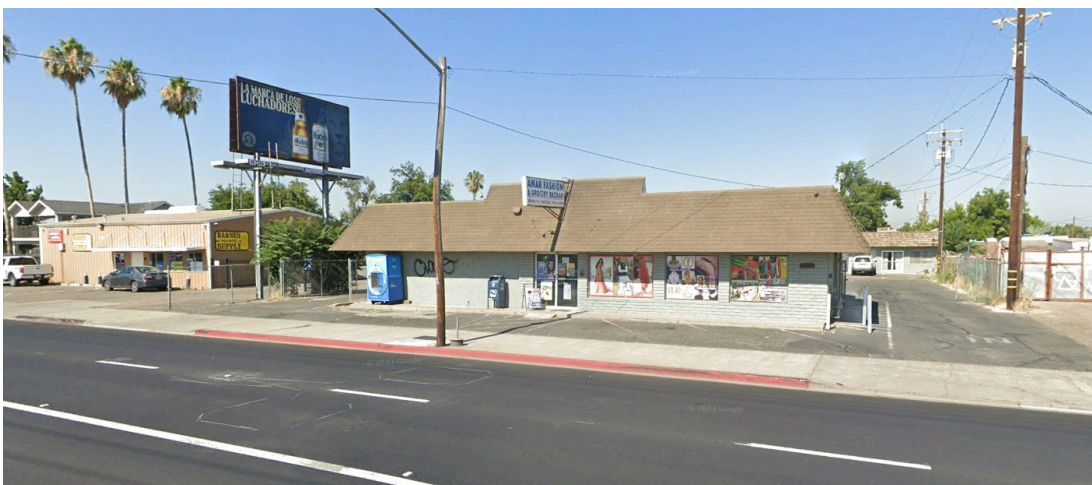
1083 Lander Avenue



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-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 to 12 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.

Residential Potential in Mixed Use Zones

The inventory identifies potential housing opportunity sites in mixed use areas and on parcels that potentially allow for 100 percent non-residential development. These areas, described in Chapter 3 and shown on Maps 3-4 through 3-8, include Downtown Turlock as well as the four opportunity areas where the proposed C-RMU zone will apply: North Golden State Blvd., Geer Road, South Lander, and West Main. In order to assess the likelihood of residential development on sites in these areas, all development activity in Turlock between 2018 and 2025 was reviewed and analyzed. During the 2018-2025 period, mixed use development was only permitted within the downtown area; however, the proposed C-RMU zone would allow for multifamily residential development on commercially-zoned land in the four opportunity areas once adopted. The C-RMU zone would permit 100 percent residential uses, but they are not required. As such, mixed use and 100 percent non-residential developments are possible, although in no case would residential development at less than 20 units per acre be permitted in any mixed use area.

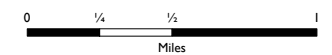
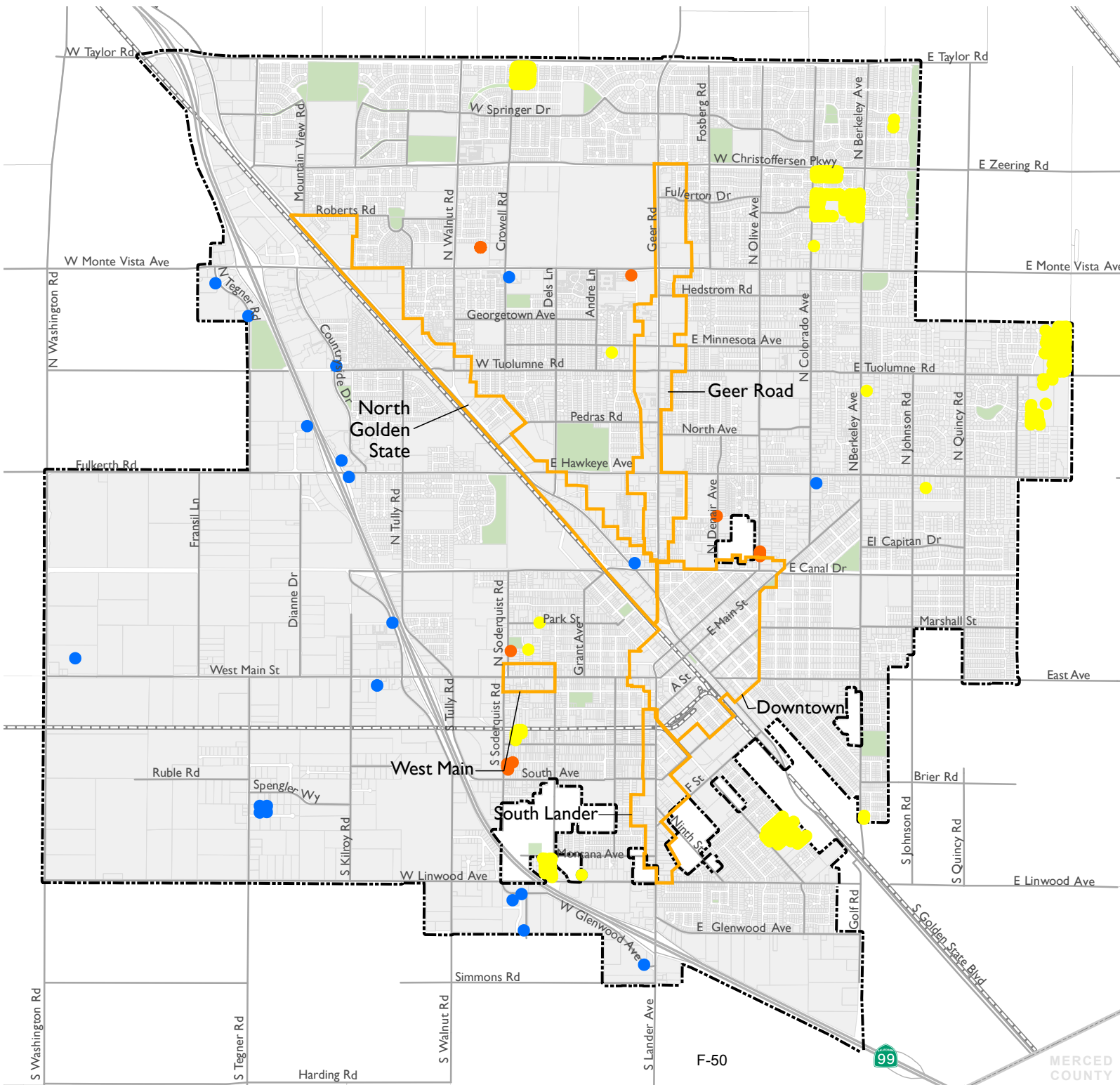
Map F-1 shows the location of development activity in Turlock between 2018 and 2025 in relation to the mixed use areas. Corresponding details for individual developments during this period are shown in Table F-4. Non-residential development took place predominantly on sites zoned exclusively for commercial and industrial uses in the western and southwestern part of the city, with some additional non-residential development along commercial corridors. There was only one mixed use project approved or constructed in the city during the period: 521 West Linwood in the southern part of the city. The project involved development of a group home and a 3,300 square foot learning center for Aspiranet, one of California's largest social services agencies providing foster care and adoption support, residential group home care, support for youth making the transition from foster care to adulthood, mental and behavioral health services, intensive home-based care, and community-based family resources. The data also show that development activity in and immediately adjacent to the downtown area - the only location where mixed use development was permitted during the analysis period - was exclusively residential and that multifamily development was largely concentrated in or within a quarter mile of downtown and the mixed use areas. There was no development activity (residential or non-residential) within the C-H, DC, DCT, IR and OR zones during the 2018-2025 period.

Overall, the data does not indicate strong demand for non-residential uses downtown or in the mixed use areas. By contrast, a survey of owners of sites to be rezoned C-RMU conducted as part of the Housing Element Update generated numerous expressions of interest; in fact, all survey respondents expressed interest in developing housing on their properties and through Program 1-G in the Action Plan, the City will work with downtown property owners to understand barriers to redevelopment and identify regulatory, process, and other incentives to address them. Further, the identified inventory sites in these areas all present viable opportunities for higher density housing projects for the reasons described above, including that they have characteristics comparable to precedent high density residential project sites in Turlock and other Central Valley communities, and that they are located near shops and services, relatively well served by transit, and free of environmental and other development constraints. Additionally, as discussed in Chapter 3, the inventory includes a buffer of 700 units or 12 percent of Turlock's total assessed share of the regional housing need for the planning period to help ensure that there are sufficient sites available to accommodate the City's RHNA obligations at all income levels throughout the planning period in the event that some sites do not develop at the densities anticipated in the inventory.

Map F-1
Residential and Non-Residential Development Activity in Turlock (2018-2025)

- Single Family Residential Building Permits
- Multi Family Residential Building Permits
- Commercial Building Permits
- Opportunity Area

- City Limit
- County
- Freeway
- Major Road
- Road
- Railroad



Source: City Parks, City of Turlock, 2024; Stanislaus County GIS Data, 2021; Dyett & Bhatia, 2021

Map Date: 12/30/2025

MERCED COUNTY

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
042009039000	199 W CANAL DR	CC	2022-0001467	Commercial	NEW PANDA EXPRESS RESTAURANT W/DRIVE THRU	07/26/2023	2024-06-03	1,125,000	0	0	Yes
042014002000	1203 N DENAIR AVE	RH	2021-0000507	Multi Family Residential	NEW DUPLEX W/ATTACHED GARAGES	08/27/2024	2025-07-02	252,955	2	0	Yes
042018002000	1504 COLORADO AVE	CO	2021-0000550	Commercial	NEW MEDICAL SHELL BUILDING	04/20/2022	2023-07-03	1,800,000	0	0	
042026023000	920 N OLIVE AVE	RH	2022-0001558	Multi Family Residential	NEW APARTMENT BUILDING 5 - 3 UNITS	07/23/2024	2025-05-20	300,000	3	0	Yes
042026040000	936 N OLIVE AVE	RH	2022-0000881	Multi Family Residential	NEW APARTMENT BUILDING 1 - 4 UNITS	07/23/2024	2025-05-20	450,000	4	0	Yes
042026040000	926 N OLIVE AVE	RH	2022-0001555	Multi Family Residential	NEW APARTMENT BUILDING 2 - 5 UNITS	07/23/2024	2025-05-20	650,000	5	0	Yes
042026040000	900 N OLIVE AVE	RH	2022-0001556	Multi Family Residential	NEW APARTMENT BUILDING 3 - 5 UNITS	07/23/2024	2025-05-20	650,000	5	0	Yes
042026040000	912 N OLIVE AVE	RH	2022-0001557	Multi Family Residential	NEW APARTMENT BUILDING 4 - 4 UNITS	07/23/2024	2025-05-20	450,000	4	0	Yes
043062086000	1042 S BERKELEY AVE	RL	2022-0001265	Single Family Residential	NEW CUSTOM SFD, 1690 SQFT, 3 BED/2 CAR	02/26/2024		389,725	1	1,690	
043062087000	1052 S BERKELEY AVE	RL	2022-0001405	Single Family Residential	NEW CUSTOM SFD, 1690 SQFT, 3 BED/2 CAR	02/26/2024		389,725	1	0	
043063001000	413 PEPPERCORN DR	PD	2024-0000692	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	07/18/2024	2024-10-29	263,197	1	0	
043063002000	417 PEPPERCORN DR	PD	2024-0000691	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	07/18/2024	2024-10-29	248,342	1	0	
043063003000	421 PEPPERCORN DR	PD	2024-0000690	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 5 BED/2 CAR	07/18/2024	2024-10-24	241,516	1	0	
043063004000	425 PEPPERCORN DR	PD	2024-0000688	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	07/18/2024	2024-10-23	194,035	1	0	
043063005000	429 PEPPERCORN DR	PD	2024-0000558	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	06/11/2024	2024-10-07	225,791	1	0	
043063006000	433 PEPPERCORN DR	PD	2024-0000560	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	06/11/2024	2024-10-01	263,197	1	0	
043063007000	437 PEPPERCORN DR	PD	2024-0000561	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	06/11/2024	2024-09-16	127,103	1	0	
043063008000	439 PEPPERCORN DR	PD	2024-0000482	Single Family Residential	NEW SFD MP 3, ELEV A, 1439 SQFT, 3 BED/2 CAR	05/24/2024	2024-09-12	210,811	1	0	
043063009000	443 PEPPERCORN DR	PD	2024-0000481	Single Family Residential	NEW SFD MP 5, 1667 SQFT, 5 BED/2 CAR	05/24/2024	2024-09-06	241,516	1	0	
043063010000	438 PEPPERCORN DR	PD	2024-0000484	Single Family Residential	NEW SFD MP 7, ELEV A, 1832 SQFT, 4 BED/2 CAR	05/24/2024	2024-08-28	263,197	1	0	
043063011000	434 PEPPERCORN DR	PD	2024-0000483	Single Family Residential	NEW SFD MP 4, ELEV C, 1549 SQFT, 3 BED/2 CAR	05/24/2024	2024-09-24	225,791	1	0	
043063012000	430 PEPPERCORN DR	PD	2024-0000559	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	06/11/2024	2024-09-19	194,035	1	0	
043063013000	426 PEPPERCORN DR	PD	2024-0000557	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 5 BED/2 CAR	06/11/2024	2024-09-24	241,516	1	0	
043063014000	422 PEPPERCORN DR	PD	2024-0000556	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	06/11/2024	2024-10-02	248,342	1	0	
043063015000	418 PEPPERCORN DR	PD	2024-0000695	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	07/18/2024	2024-10-14	225,791	1	0	
043063016000	414 PEPPERCORN DR	PD	2024-0000694	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 5 BED/2 CAR	07/18/2024	2024-10-16	263,197	1	0	
043063017000	410 PEPPERCORN DR	PD	2024-0000693	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	07/18/2024	2024-10-22	210,811	1	0	
043063018000	415 TANDOO RI WAY	PD	2024-0000900	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 3 BED/2 CAR	08/16/2024	2024-12-10	241,516	1	0	
043063019000	419 TANDOO RI WAY	PD	2024-0000899	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	08/16/2024	2024-12-11	210,811	1	0	
043063020000	423 TANDOO RI WAY	PD	2024-0000898	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	08/16/2024	2024-12-16	194,035	1	0	
043063021000	427 TANDOO RI WAY	PD	2024-0001080	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	09/23/2024	2025-01-08	225,791	1	0	
043063022000	431 TANDOO RI WAY	PD	2024-0001306	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-14	194,035	1	0	
043063023000	435 TANDOO RI WAY	PD	2024-0001305	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 5 BED/2 CAR	11/13/2024	2025-03-18	241,516	1	0	
043063024000	439 TANDOO RI WAY	PD	2024-0001304	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-03-18	210,811	1	0	
043063025000	443 TANDOO RI WAY	PD	2024-0001303	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-19	225,791	1	0	
043063026000	444 TANDOO RI WAY	PD	2024-0001084	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	09/23/2024	2025-01-17	194,035	1	0	
043063027000	440 TANDOO RI WAY	PD	2024-0001083	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	09/23/2024	2025-01-17	225,791	1	0	
043063028000	436 TANDOO RI WAY	PD	2024-0001082	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	09/23/2024	2025-01-15	248,342	1	0	
043063029000	432 TANDOO RI WAY	PD	2024-0001081	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	09/23/2024	2025-01-08	210,811	1	0	
043063030000	428 TANDOO RI WAY	PD	2024-0000903	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 4 BED/2 CAR	08/16/2024	2024-12-04	241,516	1	0	
043063031000	424 TANDOO RI WAY	PD	2024-0000902	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 5 BED/2 CAR	08/16/2024	2024-12-03	263,197	1	0	
043063032000	420 TANDOO RI WAY	PD	2024-0000901	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	08/16/2024	2024-12-02	225,791	1	0	
043063033000	421 ANTHOLOGY ST	PD	2024-0000055	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 4 BED/2 CAR	01/30/2024	2024-05-22	248,342	1	0	
043063034000	425 ANTHOLOGY ST	PD	2024-0000054	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	01/30/2024		194,035	1	0	
043063035000	429 ANTHOLOGY ST	PD	2024-0000053	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	01/30/2024	2024-05-14	225,791	1	0	
043063036000	433 ANTHOLOGY ST	PD	2024-0000052	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 4 BED/2 CAR	01/30/2024	2024-05-13	263,197	1	0	
043063037000	437 ANTHOLOGY ST	PD	2024-0000051	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV A, 2 BED/1 CAR	01/30/2024	2024-05-13	127,103	1	0	
043063038000	445 ANTHOLOGY ST	PD	2024-0000050	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	01/30/2024	2024-05-10	210,811	1	0	
043063039000	449 ANTHOLOGY ST	PD	2024-0000049	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	01/30/2024	2024-05-10	241,516	1	0	
043063048000	419 QUARTO DR	PD	2025-0000310	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	04/02/2025	2025-07-16	225,791	1	0	
043063049000	423 QUARTO DR	PD	2025-0000452	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 3 BED/2 CAR	05/08/2025	2025-08-22	248,342	1	0	
043063050000	429 QUARTO DR	PD	2025-0000451	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	05/08/2025	2025-08-22	241,516	1	0	
043063051000	435 QUARTO DR	PD	2025-0000448	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-08-26	225,791	1	0	
043063052000	439 QUARTO DR	PD	2025-0000445	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	05/20/2025	2025-08-26	194,035	1	0	
043063053000	443 QUARTO DR	PD	2025-0000450	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-09-08	241,516	1	0	
043063054000	447 QUARTO DR	PD	2025-0000615	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 3 BED/2 CAR	06/12/2025	2025-10-07	248,342	1	0	
043063055000	451 QUARTO DR	PD	2025-0000650	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	06/20/2025	2025-09-25	127,103	1	0	
043063056000	448 QUARTO DR	PD	2025-0000614	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 5 BED/2 CAR	06/12/2025	2025-10-03	241,516	1	0	
043063057000	444 QUARTO DR	PD	2025-0000613	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	06/12/2025	2025-09-30	210,811	1	0	
043063058000	440 QUARTO DR	PD	2025-0000616	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	06/12/2025	2025-10-01	263,197	1	0	
043063059000	438 QUARTO DR	PD	2025-0000447	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A 3 BED/2 CAR	05/08/2025	2025-09-12	194,035	1	0	
043063060000	434 QUARTO DR	PD	2025-0000449	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	05/08/2025	2025-09-09	225,791	1	0	
043063061000	426 QUARTO DR	PD	2025-0000446	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	05/08/2025	2025-09-08	194,035	1	0	
043063062000	422 QUARTO DR	PD	2025-0000311	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	04/02/2025	2025-07-16	225,791	1	0	
043063063000	421 LEMONGRASS ST	PD	2025-0000768	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	07/21/2025		194,035	1	0	
043063064000	425 LEMONGRASS ST	PD	2025-0001071	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	09/03/2025		225,791	1	0	
043063065000	431 LEMONGRASS ST	PD	2025-0001273	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		194,035	1	0	
043063066000	437 LEMONGRASS ST	PD	2025-0001277	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	10/24/2025		248,342	1	0	
043063067000	445 LEMONGRASS ST	PD	2025-0001275	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		210,811	1	0	
043063073000	432 LEMONGRASS ST	PD	2025-0001276	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	10/24/2025		225,791	1	0	
043063074000	428 LEMONGRASS ST	PD	2025-0001274	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	10/24/2025		194,035	1	0	
043063075000	424 LEMONGRASS ST	PD	2025-0001072	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 3 BED/2 CAR	09/03/2025		241,516	1	0	
043063076000	420 LEMONGRASS ST	PD	2025-0000770	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	07/21/2025		194,035	1	0	
043063077000	416 LEMONGRASS ST	PD	2025-0000772	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	07/21/2025		241,516	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
043063080000	404 LEMONGRASS ST	PD	2025-0000771	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	07/21/2025		210,811	1	0	
043063081000	400 LEMONGRASS ST	PD	2025-0000774	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	07/21/2025		263,197	1	0	
043063082000	409 COCOA ST	PD	2024-0001194	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	10/21/2024	2025-02-12	248,342	1	0	
043063083000	405 COCOA ST	PD	2024-0001195	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	10/21/2024	2025-02-12	241,516	1	0	
043063084000	401 COCOA ST	PD	2024-0001196	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	10/21/2024	2025-02-12	225,791	1	0	
043064001000	471 PEPPERCORN DR	PD	2024-0000277	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	04/01/2024	2024-07-26	225,791	1	0	
043064002000	467 PEPPERCORN DR	PD	2024-0000278	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV A, 3 BED/2 CAR	04/01/2024	2024-08-01	194,035	1	0	
043064003000	463 PEPPERCORN DR	PD	2024-0000279	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	04/01/2024	2024-08-01	241,516	1	0	
043064004000	459 PEPPERCORN DR	PD	2024-0000383	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-16	248,342	1	0	
043064005000	455 PEPPERCORN DR	PD	2024-0000384	Single Family Residential	NEW SFD MP 4, ELEV A, 1549 SQFT, 3 BED/2 CAR	04/29/2024	2024-08-22	225,791	1	0	
043064006000	451 PEPPERCORN DR	PD	2024-0000385	Single Family Residential	NEW SFD MP 7, ELEV B, 1832 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-27	263,197	1	0	
043064007000	447 PEPPERCORN DR	PD	2024-0000480	Single Family Residential	NEW SFD MP 6, ELEV A, 1721 SQFT, 4 BED/2 CAR	05/24/2024	2024-09-06	248,342	1	0	
043064008000	442 PEPPERCORN DR	PD	2024-0000485	Single Family Residential	NEW SFD MP 3, ELEV B, 1439 SQFT, 3 BED/2 CAR	05/24/2024	2024-08-28	210,811	1	0	
043064009000	446 PEPPERCORN DR	PD	2024-0000382	Single Family Residential	NEW SFD MP 5, ELEV C, 1667 SQFT, 4 BED/2 CAR	04/29/2024	2024-08-16	241,516	1	0	
043064010000	450 PEPPERCORN DR	PD	2024-0000381	Single Family Residential	NEW SFD MP 2, ELEV B, 1310 FT, 3 BED/2 CAR	04/29/2024	2024-08-12	194,035	1	0	
043064011000	454 PEPPERCORN DR	PD	2024-0000380	Single Family Residential	NEW SFD MP 1, ELEV A, 884 SQFT, 2 BED/1 CAR	04/29/2024	2024-08-12	127,103	1	0	
043064012000	458 PEPPERCORN DR	PD	2024-0000281	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	04/01/2024	2024-07-24	263,197	1	0	
043064013000	462 PEPPERCORN DR	PD	2024-0000282	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	04/01/2024	2024-07-24	248,342	1	0	
043064014000	466 PEPPERCORN DR	PD	2024-0000283	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	04/01/2024	2024-07-25	210,811	1	0	
043064015000	471 TANDOORI WAY	PD	2025-0000201	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV B, 4 BED/2 CAR	03/03/2025	2025-06-25	248,342	1	0	
043064016000	467 TANDOORI WAY	PD	2025-0000202	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV C, 4 BED/2 CAR	03/03/2025	2025-06-24	263,197	1	0	
043064017000	463 TANDOORI WAY	PD	2025-0000199	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV A, 3 BED/2 CAR	03/03/2025	2025-06-24	225,791	1	0	
043064018000	459 TANDOORI WAY	PD	2024-0001569	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	01/09/2025	2025-05-02	210,811	1	0	
043064019000	455 TANDOORI WAY	PD	2024-0001571	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV B, 4 BED/2 CAR	01/09/2025	2025-04-29	241,516	1	0	
043064020000	451 TANDOORI WAY	PD	2024-0001363	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV C, 3 BED/2 CAR	11/13/2024	2025-03-31	194,035	1	0	
043064021000	447 TANDOORI WAY	PD	2024-0001361	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-03-27	225,791	1	0	
043064022000	448 TANDOORI WAY	PD	2024-0001362	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 3 BED/2 CAR	11/13/2024	2025-04-02	241,516	1	0	
043064023000	452 TANDOORI WAY	PD	2024-0001364	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV B, 3 BED/2 CAR	11/13/2024	2025-04-02	210,811	1	0	
043064024000	456 TANDOORI WAY	PD	2024-0001365	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 5 BED/2 CAR	11/13/2024	2025-04-02	263,197	1	0	
043064025000	460 TANDOORI WAY	PD	2024-0001570	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	01/09/2025	2025-05-05	225,791	1	0	
043064026000	464 TANDOORI WAY	PD	2024-0001568	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV A, 2 BED/1 CAR	01/09/2025	2025-04-21	127,103	1	0	
043064027000	468 TANDOORI WAY	PD	2025-0000200	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV C, 5 BED/2 CAR	03/03/2025	2025-06-25	241,516	1	0	
043064028000	472 TANDOORI WAY	PD	2025-0000198	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV A, 3 BED/2 CAR	03/03/2025	2025-06-30	210,811	1	0	
043064029000	476 TANDOORI WAY	PD	2025-0000197	Single Family Residential	NEW SFD MP 2, 1310 SQFT, ELEV B, 3 BED/2 CAR	03/14/2025	2025-06-30	194,035	1	0	
043064030000	483 ANTHOLOGY ST	PD	2024-0000791	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV C, 3 BED/2 CAR	07/26/2024	2024-11-22	225,791	1	0	
043064031000	477 ANTHOLOGY ST	PD	2024-0000792	Single Family Residential	NEW SFD MP 5, ELEV A, 1667 SQFT, 5 BED/2 CAR	07/26/2024	2024-11-18	241,516	1	0	
043064032000	473 ANTHOLOGY ST	PD	2024-0000793	Single Family Residential	NEW SFD MP 6, ELEV C, 1721 SQFT, 4 BED/2 CAR	07/26/2024	2024-11-18	248,342	1	0	
043064033000	469 ANTHOLOGY ST	PD	2024-0000794	Single Family Residential	NEW SFD MP 2, ELEV B, 1310 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-12	194,035	1	0	
043064034000	465 ANTHOLOGY ST	PD	2024-0000795	Single Family Residential	NEW SFD MP 3, ELEV A, 1439 SQFT, 3 BED/2 CAR	11/12/2024	2024-11-12	210,811	1	0	
043064035000	461 ANTHOLOGY ST	PD	2024-0000796	Single Family Residential	NEW SFD MP 4, ELEV B, 1549 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-07	225,791	1	0	
043064036000	457 ANTHOLOGY ST	PD	2024-0000797	Single Family Residential	NEW SFD MP 2, ELEV C, 1310 SQFT, 3 BED/2 CAR	07/26/2024	2024-11-04	194,035	1	0	
043064037000	453 ANTHOLOGY ST	PD	2024-0000798	Single Family Residential	NEW SFD MP 7, ELEV A, 1832 SQFT, 5 BED/2 CAR	07/26/2024	2024-11-04	263,197	1	0	
043064038000	458 ANTHOLOGY ST	PD	2024-0001003	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV B, 4 BED/2 CAR	09/11/2024		263,197	1	0	
043064040000	464 ANTHOLOGY ST	PD	2024-0001004	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV A, 4 BED/2 CAR	09/11/2024		248,342	1	0	
043064041000	470 ANTHOLOGY ST	PD	2023-0001123	Single Family Residential	NEW SFD MP 5, ELEV C, 1667 SQFT 4 BED/2 CAR	12/19/2023	2025-03-12	241,516	1	0	
043064042000	474 ANTHOLOGY ST	PD	2023-0001124	Single Family Residential	NEW SFD MP 4, ELEV A, 1549 SQFT 3 BED/2 CAR	12/19/2023	2025-03-12	225,791	1	0	
043064043000	478 ANTHOLOGY ST	PD	2023-0001125	Single Family Residential	NEW SFD MP 3, ELEV B, 1439 SQFT, 3 BED/2 CAR	12/19/2023	2025-03-12	210,811	1	0	
043064044000	484 ANTHOLOGY ST	PD	2023-0001126	Single Family Residential	NEW SFD MP 2, ELEV A, 1310 SQFT, 3 BED/2 CAR	12/19/2023		194,035	1	0	
043064089000	1228 IMPRESSION ST	PD	2024-0000247	Single Family Residential	NEW SFD MP 6, 1721 SQFT, ELEV C, 4 BED/2 CAR	03/27/2024	2024-07-15	248,342	1	0	
043064090000	1222 IMPRESSION ST	PD	2024-0000246	Single Family Residential	NEW SFD MP 1, 884 SQFT, ELEV B, 2 BED/1 CAR	03/27/2024	2024-07-09	127,103	1	0	
043064091000	1218 IMPRESSION ST	PD	2024-0000245	Single Family Residential	NEW SFD MP 3, 1439 SQFT, ELEV C, 3 BED/2 CAR	03/27/2024	2024-07-15	210,811	1	0	
043064092000	1212 IMPRESSION ST	PD	2024-0000244	Single Family Residential	NEW SFD MP 5, 1667 SQFT, ELEV A, 4 BED/2 CAR	03/27/2024	2024-07-17	241,516	1	0	
043064093000	1208 IMPRESSION ST	PD	2024-0000243	Single Family Residential	NEW SFD MP 4, 1549 SQFT, ELEV B, 3 BED/2 CAR	03/27/2024	2024-07-11	225,791	1	0	
043064094000	1202 IMPRESSION ST	PD	2024-0000242	Single Family Residential	NEW SFD MP 7, 1832 SQFT, ELEV A, 4 BED/2 CAR	04/01/2024	2024-07-09	263,197	1	0	
044007003000	2120 W MAIN ST	CC	2020-0000953	Commercial	NEW CAR WASH	04/29/2022	2024-08-28	700,000	0	0	
044007003000	2120 W MAIN ST	CC	2020-0000954	Commercial	NEW 2 STORY OFFICE BUILDING	04/29/2022	2024-08-28	200,000	0	0	
044010072000	3165 HUMPHREY CT	I	2022-0000376	Commercial	NEW WAREHOUSE BUILDING	08/31/2022	2023-01-24	650,000	0	0	
044010072000	3185 HUMPHREY CT	I	2022-0001505	Commercial	NEW WAREHOUSE BUILDING 3	05/03/2023	2023-10-05	650,000	0	0	
044010073000	3135 HUMPHREY CT	I	2022-0000375	Commercial	NEW 8100 SQFT SHELL BUILDING	09/20/2022	2023-02-08	650,000	0	8,100	
044010073000	3155 HUMPHREY CT	I	2022-0001504	Commercial	NEW WAREHOUSE BUILDING 2	05/03/2023	2023-08-30	650,000	0	0	
044017054000	270 W GLENWOOD AVE	CC	2022-0000546	Commercial	NEW METAL BLDG FOR TRUCK REPAIR SHOP	12/21/2022	2023-11-06	850,000	0	0	
044068003000	1140 W WENWOOD AVE	PD	2024-0000752	Commercial	NEW WAREHOUSE W/ OFFICES	12/12/2024		485,000	0	0	
044068008000	1750 OLYMPIC DR	PD	2024-0000724	Commercial	NEW WAREHOUSE W/ OFFICES	12/12/2024	2025-10-24	240,000	0	0	
044068011000	1950 OLYMPIC DR	PD	2023-0000270	Commercial	NEW 21,081 SQFT WAREHOUSE BUILDING	02/05/2024	2025-02-24	840,000	0	21.081	
050005064000	700 S SODDERQUIST RD	RM	2022-0001243	Multi Family Residential	NEW 1836 SQFT DUPLEX	10/20/2023	2025-03-11	221,183	2	1,836	
050005065000	1130 ANGELLUS ST	RM	2022-0001074	Multi Family Residential	NEW 2754 SQFT TRIPLEX	11/01/2023	2024-11-19	331,774	3	2,754	
050005066000	710 S SODDERQUIST RD	RM	2022-0001244	Multi Family Residential	NEW 1836 SQFT DUPLEX	10/20/2023	2025-03-25	221,183	2	1,836	
050005067000	720 S SODDERQUIST RD	RM	2022-0001553	Multi Family Residential	NEW 2754 SQFT TRIPLEX	12/05/2023	2025-05-14	331,774	3	0	
050010030000	880 MONTANA AVE	RL	2022-0001396	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	1,240	
050010031000	1403 ESPERANZA CT	RL	2022-0001393	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-25	188,154	1	1,240	
050010032000	1407 ESPERANZA CT	RL	2022-0001397	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	1,218	
050010033000	1411 ESPERANZA CT	RL	2022-0001391	Single Family Residential	NEW SFD MP Y321 ELEV B 3 BED/2 CAR	03/13/2023	2024-07-25	183,569	1	0	
050010034000	1421 ESPERANZA CT	RL	2022-0001392	Single Family Residential	NEW SFD MP Y321 ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,569	1	0	
050010035000	1431 ESPERANZA CT	RL	2022-0001398	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	1,218	
050010036000	1441 ESPERANZA CT	RL	2022-0001525	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	04/21/2023	2024-09-25	183,173	1	0	
050010037000	1451 ESPERANZA CT	RL	2022-0001532	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-24	205,424	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
050010038000	1461 ESPERANZA CT	RL	2022-0001533	Single Family Residential	NEW SFD MP Y421, ELEV B, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-24	205,424	1	0	
050010039000	1471 ESPERANZA CT	RL	2022-0001534	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010040000	1490 ESPERANZA CT	RL	2022-0001526	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	05/12/2023	2024-10-04	183,173	1	0	
050010041000	1480 ESPERANZA CT	RL	2022-0001531	Single Family Residential	NEW SFD MP Y421, ELEV B, 1391 SQFT, 4 BED/2 CAR	05/12/2023	2024-09-27	205,424	1	0	
050010042000	1470 ESPERANZA CT	RL	2022-0001530	Single Family Residential	NEW SFD MP Y421, ELEV A, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010043000	1460 ESPERANZA CT	RL	2022-0001524	Single Family Residential	NEW SFD MP Y322, ELEV A, 1218 SQFT, 3 BED/2 CAR	04/21/2023	2024-09-25	183,173	1	0	
050010044000	1450 ESPERANZA CT	RL	2022-0001529	Single Family Residential	NEW SFD MP Y421, ELEV C, 1391 SQFT, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010045000	1440 ESPERANZA CT	RL	2022-0001528	Single Family Residential	NEW SFD MP Y421, 1391 SQFT, ELEV B, 4 BED/2 CAR	04/21/2023	2024-09-25	205,424	1	0	
050010046000	1430 ESPERANZA CT	RL	2022-0001527	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV A, 3 BED/2 CAR	04/21/2023	2024-09-24	183,173	1	0	
050010047000	1420 ESPERANZA CT	RL	2022-0001399	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV C, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	0	
050010048000	1410 ESPERANZA CT	RL	2022-0001400	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV A, 3 BED/2 CAR	03/13/2023	2024-07-25	183,173	1	0	
050010049000	1406 ESPERANZA CT	RL	2022-0001401	Single Family Residential	NEW SFD MP Y322, 1218 SQFT, ELEV B, 3 BED/2 CAR	03/13/2023	2024-07-26	183,173	1	0	
050010050000	1402 ESPERANZA CT	RL	2022-0001394	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-26	188,154	1	1,240	
050010051000	1403 WEST AVE SOUTH	RL	2022-0001395	Single Family Residential	NEW SFD MP XW327, 1240 SQFT, ELEV B, 3 BED/2 CAR	03/17/2023	2024-07-26	188,154	1	1,240	
050017017000	521 W LINWOOD AVE	RL	2024-00000510	Single Family Residential	NEW 1864 SQFT GROUP HOME FOR ASPIRANET	03/17/2025		1,000,000	1	0	
050017017000	521 W LINWOOD AVE	RL	2024-00000509	Commercial	NEW 3293 SQFT LEARNING CENTER FOR ASPIRANET	03/17/2025		1,400,000	0	3,293	
050036001000	531 JASON DR	PD	2019-00001519	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023		175,000	1	1,502	Yes
050036002000	541 JASON DR	PD	2019-00001528	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	08/31/2023	2024-11-27	175,000	1	1,502	Yes
050036003000	551 JASON DR	PD	2019-00001526	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	08/31/2023	2024-12-03	175,000	1	1,502	Yes
050036004000	561 JASON DR	PD	2019-00001524	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	03/14/2022	2024-11-27	175,000	1	1,502	Yes
050036005000	571 JASON DR	PD	2019-00001523	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT 3 BED/2 CAR	03/14/2022	2024-11-01	175,000	1	1,502	Yes
050036011000	521 JASON DR	PD	2019-00001534	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-03-05	175,000	1	1,502	Yes
050036012000	511 JASON DR	PD	2019-00001532	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-03-05	175,000	1	1,502	Yes
050036013000	501 JASON DR	PD	2019-00001536	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023		175,000	1	1,502	Yes
050036014000	530 JUSTIN DR	PD	2019-00001529	Single Family Residential	NEW CUSTOM SFD, 1502 SQFT, 3 BED/2 CAR	09/15/2023	2025-04-29	175,000	1	1,502	Yes
051036066000	2105 CHRISTINE WAY	RL	2025-00000245	Single Family Residential	NEW CUSTOM SFD, 1496 SQFT, 2 BED/2 BATH	09/18/2025		350,000	1	0	
061003019000	300 ALASKA ST	RM	2022-00001482	Single Family Residential	NEW SFD, 1662 SQFT, 4 BED/2 BATH, NO GARAGE	04/24/2023	2023-12-08	300,000	1	0	Yes
061003040000	300 N SODERQUIST RD	RM	2022-00001562	Multi Family Residential	NEW 5-PLEX APARTMENT BLDG	08/22/2025		300,000	0	0	Yes
061005048000	893 PARK ST	RM	2022-00000136	Single Family Residential	NEW SFD, 385 SQFT, 1 BED/1 BATH	03/14/2025		112,500	1	385	Yes
071002055000	4510 SANDPIPER CIR	RL	2025-00000075	Single Family Residential	NEW SFD MP 3X, 2566 SQFT, ELEV A, 6 BED/2 CAR	02/11/2025	2025-05-21	361,993	1	0	
071002056000	4514 SANDPIPER CIR	RL	2025-00000072	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV B, 3 BED/2 CAR	01/23/2025	2025-05-23	227,618	1	0	
071002057000	4518 SANDPIPER CIR	RL	2025-00000074	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV D, 4 BED/2 CAR	02/04/2025	2025-05-22	279,060	1	0	
071002058000	4522 SANDPIPER CIR	RL	2024-00001147	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV B, 4 BED/2 CAR	10/15/2024	2025-01-30	282,600	1	0	
071002059000	4526 SANDPIPER CIR	RL	2024-00001150	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV A, 3 BED/2 CAR	10/15/2024	2025-01-30	226,258	1	0	
071002060000	4530 SANDPIPER CIR	RL	2024-00001148	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV D, 4 BED/2 CAR	10/15/2024	2025-01-31	279,060	1	0	
071002061000	4534 SANDPIPER CIR	RL	2024-00001151	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV C, 3 BED/2 CAR	10/15/2024	2025-02-04	229,398	1	0	
071002062000	4538 SANDPIPER CIR	RL	2024-00001149	Single Family Residential	NEW SFD MP 3X, 2566 SQFT, ELEV A, 5 BED/2 CAR	10/15/2024	2025-02-11	358,453	1	0	
071002063000	4542 SANDPIPER CIR	RL	2024-00001152	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV B, 3 BED/2 CAR	10/08/2024	2025-02-10	227,618	1	0	
071002064000	4546 SANDPIPER CIR	RL	2024-00001420	Single Family Residential	3 NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	12/13/2024	2025-03-27	279,060	1	0	
071002065000	4550 SANDPIPER CIR	RL	2025-00000073	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV D, 3 BED/2 CAR	01/23/2025	2025-05-19	227,618	1	0	
071002066000	4554 SANDPIPER CIR	RL	2024-00001421	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV A, 4 BED/2 CAR	12/13/2024	2025-03-27	279,060	1	0	
071002067000	4558 SANDPIPER CIR	RL	2024-00001234	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV B, 4 BED/2 CAR	11/07/2024	2025-03-06	279,060	1	0	
071002068000	4562 SANDPIPER CIR	RL	2024-00001232	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV A, 3 BED/2 CAR	11/07/2024	2025-03-06	228,658	1	0	
071002069000	4566 SANDPIPER CIR	RL	2024-00001235	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	11/07/2024	2025-03-12	279,060	1	0	
071002070000	4571 SANDPIPER CIR	RL	2024-00001233	Single Family Residential	NEW SFD MP 2, 1975 SQFT, ELEV B, 4 BED/2 CAR	11/07/2024	2025-03-13	284,642	1	0	
071002071000	4575 SANDPIPER CIR	RL	2024-00001131	Single Family Residential	NEW SFD MP 4, ELEV D, 2495 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-20	356,690	1	0	
071002072000	4581 SANDPIPER CIR	RL	2024-00001133	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV C, 4 BED/2 CAR	10/08/2024	2025-02-24	393,373	1	0	
071002073000	4585 SANDPIPER CIR	RL	2024-00001134	Single Family Residential	NEW SFD MP 4, ELEV A, 2496 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-24	353,070	1	0	
071002074000	4591 SANDPIPER CIR	RL	2024-00001135	Single Family Residential	NEW SFD MP 2, 1978 SQFT, 4 BED/2 CAR	10/08/2024	2025-02-28	287,834	1	0	
071002075000	4595 SANDPIPER CIR	RL	2024-00001136	Single Family Residential	NEW SFD MP 5, ELEV B, 3000 SQFT, 5 BED/2 CAR	10/08/2024	2025-03-04	415,270	1	0	
071002076000	4601 SANDPIPER CIR	RL	2024-00001562	Single Family Residential	NEW SFD MP 1, 1561 SQFT, ELEV D, 3 BED/2 CAR	01/23/2025	2025-05-01	229,378	1	0	
071002077000	4605 SANDPIPER CIR	RL	2024-00001563	Single Family Residential	NEW SFD MP 4, 2908 SQFT, ELEV C, 5 BED/2 CAR	02/04/2025	2025-05-07	406,869	1	0	
071002078000	4611 SANDPIPER CIR	RL	2024-00001566	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV A, 5 BED/2 CAR	01/09/2025	2025-04-25	415,110	1	0	
071002079000	4615 SANDPIPER CIR	RL	2024-00001564	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 4 BED/2 CAR	01/09/2025	2025-04-22	353,070	1	0	
071002080000	4621 SANDPIPER CIR	RL	2024-00001567	Single Family Residential	NEW SFD MP 3, 1958 SQFT, ELEV C, 4 BED/2 CAR	01/09/2025	2025-04-16	282,600	1	0	
071002081000	4586 SANDPIPER CIR	RL	2024-00001237	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV C, 5 BED/2 CAR	11/06/2024	2025-03-18	416,910	1	0	
071002082000	4582 SANDPIPER CIR	RL	2024-00001236	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 5 BED/2 CAR	11/06/2024	2025-03-19	351,230	1	0	
071002083000	4574 SANDPIPER CIR	RL	2024-00001238	Single Family Residential	NEW SFD MP 5, 2832 SQFT, ELEV A, 4 BED/2 CAR	11/06/2024	2025-03-21	393,173	1	0	
071002084000	4533 SANDPIPER CIR	RL	2024-00001422	Single Family Residential	NEW SFD MP 4, 2496 SQFT, ELEV B, 4 BED/2 CAR	12/20/2024	2025-04-02	351,230	1	0	
071002085000	4525 SANDPIPER CIR	RL	2024-00001423	Single Family Residential	NEW SFD MP 5, 3000 SQFT, ELEV C, 6 BED/2 CAR	12/20/2024	2025-04-02	415,310	1	0	
071002086000	4519 SANDPIPER CIR	RL	2024-00001565	Single Family Residential	NEW SFD MP 4, 2846 SQFT, ELEV A, 5 BED/2 CAR	02/04/2025	2025-05-09	402,393	1	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000869	Multi Family Residential	APARTMENT BLDG C - 30 UNITS	08/29/2025		3,608,040	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000870	Multi Family Residential	APARTMENT BLDG D - 30 UNITS	08/29/2025		4,406,040	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000871	Multi Family Residential	APARTMENT BLDG E - 30 UNITS	08/29/2025		4,406,040	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000872	Multi Family Residential	APARTMENT BLDG F - 30 UNITS	08/29/2025		3,774,480	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000873	Multi Family Residential	APARTMENT BLDG G - 30 UNITS	08/29/2025		3,608,040	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000874	Multi Family Residential	APARTMENT BLDG H - 30 UNITS	08/29/2025		3,608,040	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000875	Multi Family Residential	APARTMENT BLDG I - 30 UNITS	08/29/2025		3,608,040	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000876	Multi Family Residential	APARTMENT BLDG J - 30 UNITS	08/29/2025		3,608,040	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000877	Multi Family Residential	APARTMENT BLDG K - 30 UNITS	08/29/2025		4,406,040	30	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000878	Multi Family Residential	APARTMENT BLDG L - 24 UNITS	08/29/2025		2,718,480	24	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000879	Multi Family Residential	APARTMENT BLDG A - 24 UNITS	08/29/2025		2,718,480	24	0	
071004090000	1525 W MONTE VISTA AVE	RH	2022-00000880	Multi Family Residential	APARTMENT BLDG B - 30 UNITS	08/29/2025		4,406,040	30	0	
071028031000	312 W MINNESOTA AVE	RL	2021-00001278	Single Family Residential	NEW CUSTOM SFD, 2668 SQFT, 3 BED/3 CAR	07/29/2022	2024-06-27	405,835	1	2,668	Yes
071034097000	3155 NIAGARA ST 148	PD	2022-00000353	Multi Family Residential	NEW TRIPLEX	09/26/2022		526,967	3	0	Yes
071073003000	1100 W MONTE VISTA AVE	PD	2024-00000924	Commercial	SHELL BUILDING FOR STARBUCKS	02/21/2025		223,300	0	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
072006018000	3700 COLORADO AVE	RL	2022-00000776	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	08/11/2022	2023-03-09	295,500	1	0	
072006019000	3690 COLORADO AVE	RL	2022-00000777	Single Family Residential	NEW SFD MP 2594, ELEV A, 5 BED/2 CAR	08/11/2022	2023-03-09	365,319	1	0	
072006020000	3680 COLORADO AVE	RL	2022-00000779	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	08/11/2022	2023-03-17	262,510	1	0	
072006021000	3670 COLORADO AVE	RL	2022-00001286	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	07/10/2023	2023-12-12	291,300	1	0	
072006022000	3660 COLORADO AVE	RL	2022-00001283	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	06/16/2023	2023-06-16	262,510	1	0	
072006023000	3650 COLORADO AVE	RL	2022-00001287	Single Family Residential	NEW SFD MP 2286, ELEV C, 2301 SQFT, 4 BED/2 CAR	07/05/2023	2023-12-12	324,975	1	2.301	
072006024000	3655 BETHPAGE ST	RL	2022-00000294	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	05/16/2022	2022-11-07	295,500	1	0	
072006025000	3665 BETHPAGE ST	RL	2022-00000293	Single Family Residential	NEW SFD MP 1824, ELEV B, 2 BED/2 CAR	06/10/2022	2022-11-07	266,110	1	0	
072006026000	3675 BETHPAGE ST	RL	2022-00000292	Single Family Residential	NEW SFD MP 2012, ELEV B, 4 BED/2 CAR	06/10/2022	2022-11-07	296,540	1	0	
072006027000	3685 BETHPAGE ST	RL	2022-00000291	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	05/16/2022	2022-10-24	364,379	1	0	
072006028000	3695 BETHPAGE ST	RL	2022-00000290	Single Family Residential	NEW SFD MP 2012, ELEV A, 4 BED/2 CAR	05/16/2022	2022-10-24	296,540	1	0	
072006029000	3705 BETHPAGE ST	RL	2022-00000289	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV B, 5 BED/2 CAR	06/10/2022	2022-10-27	365,179	1	2.632	
072006030000	1307 HAVERFORD DR	RL	2022-00000688	Single Family Residential	NEW SFD MP 2286, ELEV B, 4 BED/2 CAR	07/25/2022	2022-07-25	323,777	1	0	
072006031000	1317 HAVERFORD DR	RL	2022-00000689	Single Family Residential	NEW SFD MP 2594, ELEV A, 5 BED/2 CAR	07/25/2022	2023-01-06	365,319	1	0	
072006032000	1327 HAVERFORD DR	RL	2022-00000690	Single Family Residential	NEW SFD MP 2410, 2610 SQFT, ELEV C, 5 BED/2 CAR	08/16/2022	2023-01-06	343,156	1	2.610	
072006033000	1337 HAVERFORD DR	RL	2022-00001383	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	06/14/2023	2023-10-27	296,540	1	0	
072006034000	1347 HAVERFORD DR	RL	2022-00001382	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	06/14/2023	2023-10-31	364,379	1	0	
072006035000	1357 HAVERFORD DR	RL	2022-00001381	Single Family Residential	NEW SFD MP 2410, ELEV B, 2610 SQFT, 5 BED/2 CAR	07/20/2023	2024-01-25	372,612	1	2.610	
072006036000	1367 HAVERFORD DR	RL	2022-00001436	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED, 2 CAR	12/16/2022	2023-06-16	168,610	1	0	
072006038000	3768 TATE ST	RL	2022-00001520	Single Family Residential	NEW SFD MP 2410, 2755 SQFT, ELEV A, 5 BED/3 CAR	03/15/2023	2023-10-27	401,802	1	0	
072006039000	3758 TATE ST	RL	2022-00001380	Single Family Residential	NEW SFD MP 2410, ELEV C, 2610 SQFT, 4 BED/2 CAR	11/30/2023	2024-05-14	369,272	1	2.610	
072006040000	3748 TATE ST	RL	2022-00001379	Single Family Residential	NEW SFD MP 2012, ELEV A, 4 BED/2 CAR	11/30/2023	2024-05-13	291,300	1	0	
072006041000	3738 TATE ST	RL	2022-00001435	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED, 2 CAR	12/16/2022	2023-05-19	267,710	1	0	
072006042000	3728 TATE ST	RL	2022-00001378	Single Family Residential	NEW SFD MP 2012, ELEV B, 3 BED/2 CAR	04/12/2023	2023-10-03	291,300	1	0	
072006043000	3718 TATE ST	RL	2022-00001344	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/30/2023	2024-04-23	296,540	1	0	
072006044000	3708 TATE ST	RL	2022-00001343	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	12/08/2023	2024-05-07	262,510	1	0	
072006045000	3707 SPYGLASS LN	RL	2022-00001342	Single Family Residential	NEW SFD MP 2012, ELEV C, 4 BED/2 CAR	09/07/2023	2024-03-08	290,260	1	0	
072006046000	3717 SPYGLASS LN	RL	2022-00001341	Single Family Residential	NEW SFD MP 2286, ELEV A, 4 BED/2 CAR	09/07/2023	2024-03-08	323,777	1	0	
072006047000	3727 SPYGLASS LN	RL	2022-00001340	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	09/07/2023	2024-03-26	262,510	1	0	
072006048000	3737 SPYGLASS LN	RL	2022-00001339	Single Family Residential	NEW SFD MP 2594, ELEV C, 5 BED/2 CAR	03/15/2023	2023-09-07	364,379	1	0	
072006049000	3747 SPYGLASS LN	RL	2022-00000775	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	08/16/2022	2023-03-17	296,540	1	0	
072006050000	3757 SPYGLASS LN	RL	2022-00000772	Single Family Residential	7NEW SFD MP 2410, 2610 SQFT, ELEV C, 5 BED/2 CAR	08/29/2022	2023-03-17	366,092	1	2.610	
072006051000	3767 SPYGLASS LN	RL	2022-00000774	Single Family Residential	NEW SFD MP 2410, 2610 SQFT, ELEV B, 4 BED/3 CAR	08/11/2022	2023-02-03	379,688	1	2.610	
072006052000	3777 SPYGLASS LN	RL	2022-00000489	Single Family Residential	NEW SFD MP 1824, ELEV C, 2 BED/3 CAR	07/11/2022	2023-01-19	275,854	1	0	
072006053000	3770 SPYGLASS LN	RL	2022-00000488	Single Family Residential	NEW SFD MP 2594, ELEV B, 5 BED/3 CAR	06/23/2022	2022-12-08	381,166	1	0	
072006054000	3760 SPYGLASS LN	RL	2022-00000487	Single Family Residential	NEW SFD MP 2410, 2755 SQFT, ELEV A, 5 BED/3 CAR	08/11/2022	2022-12-14	401,802	1	2.755	
072006055000	3750 SPYGLASS LN	RL	2022-00001519	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	11/30/2023	2024-07-23	262,510	1	0	
072006056000	3740 SPYGLASS LN	RL	2022-00001338	Single Family Residential	NEW SFD MP 1824, ELEV A, 3 BED/2 CAR	04/12/2023	2023-09-06	266,110	1	0	
072006057000	3730 SPYGLASS LN	RL	2022-00001337	Single Family Residential	NEW SFD MP 2012, ELEV C, 3 BED/2 CAR	07/31/2023	2024-01-19	290,260	1	0	
072006058000	3805 N BERKELEY AVE	RL	2022-00001420	Single Family Residential	NEW SFD MP 2286, 5 BED/3 CAR	11/02/2023	2024-03-26	338,220	1	0	
072006059000	3815 N BERKELEY AVE	RL	2022-00001421	Single Family Residential	NEW SFD MP 2012, ELEV C, 3 BED/2 CAR	12/13/2023	2024-07-10	290,260	1	0	
072006060000	3825 N BERKELEY AVE	RL	2022-00001334	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	12/13/2023	2024-08-06	262,510	1	0	
072006061000	3835 N BERKELEY AVE	RL	2022-00001335	Single Family Residential	NEW SFD MP 2286, ELEV C, 4 BED/2 CAR	12/13/2023	2024-08-09	323,017	1	0	
072006062000	3845 N BERKELEY AVE	RL	2022-00001336	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	12/13/2023	2024-08-23	296,540	1	0	
072006063000	3705 N BERKELEY AVE	RL	2022-00001416	Single Family Residential	NEW SFD MP 2012, ELEV C, 3 BED/2 CAR	08/22/2023	2024-05-07	262,510	1	0	
072006064000	3715 N BERKELEY AVE	RL	2022-00001417	Single Family Residential	NEW SFD MP 2286, ELEV A, 3 BED/2 CAR	08/28/2023	2024-03-26	323,777	1	0	
072006065000	3725 N BERKELEY AVE	RL	2022-00001418	Single Family Residential	NEW SFD MP 2012, ELEV B, 3 BED/3 CAR	12/13/2023	2024-06-07	302,326	1	0	
072006066000	3735 N BERKELEY AVE	RL	2022-00001419	Single Family Residential	NEW SFD MP 2286, ELEV C, 4 BED/3 CAR	12/13/2023	2024-04-23	332,760	1	0	
072006067000	3720 SPYGLASS LN	RL	2022-00001465	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/30/2023	2024-06-18	291,300	1	0	
072006068000	3710 SPYGLASS LN	RL	2022-00001464	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/2 CAR	11/30/2023	2024-06-18	262,510	1	0	
072006069000	3700 SPYGLASS LN	RL	2022-00001523	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/2 CAR	02/22/2023	2023-07-26	369,344	1	0	
072006070000	3696 SPYGLASS LN	RL	2022-00001522	Single Family Residential	NEW SFD MP 2594, ELEV B, 5 BED/3 CAR	03/03/2023	2023-08-21	376,204	1	0	
072006074000	1336 MERION DR	RL	2022-00001268	Single Family Residential	NEW SFD MP 2897, ELEV A, 4 BED/4 CAR	11/30/2022	2023-06-01	432,136	1	0	
072006075000	1326 MERION DR	RL	2022-00001267	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/4 CAR	11/30/2022	2023-05-17	432,136	1	0	
072006076000	1306 MERION DR	RL	2022-00001521	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV A, 5 BED/3 CAR	02/22/2023	2023-07-31	381,306	1	0	
072006077000	3625 BETHPAGE ST	RL	2022-00001517	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/10/2023	2024-01-05	380,366	1	0	
072006078000	3635 BETHPAGE ST	RL	2022-00001518	Single Family Residential	NEW SFD MP 2410, ELEV B, 2610 SQFT, 4 BED/3 CAR	03/15/2023	2023-08-21	382,868	1	0	
072006079000	3645 BETHPAGE ST	RL	2022-00001463	Single Family Residential	NEW SFD MP 2286, ELEV B, 4 BED/2 CAR	03/03/2023	2023-08-21	328,477	1	0	
072006080000	3640 COLORADO AVE	RL	2022-00001284	Single Family Residential	NEW SFD MP 2012, ELEV A, 3 BED/2 CAR	11/02/2023	2024-04-08	291,300	1	0	
072006081000	3630 COLORADO AVE	RL	2022-00001282	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED/2 CAR	11/02/2023	2024-04-08	262,510	1	0	
072006082000	3620 COLORADO AVE	RL	2022-00001285	Single Family Residential	NEW SFD MP 2012, ELEV B, 4 BED/2 CAR	08/28/2023	2024-02-12	296,540	1	0	
072006083000	3610 COLORADO AVE	RL	2022-00001462	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/05/2023	2023-12-12	380,366	1	0	
072009033000	1201 BURMAN DR	RL	2022-00001114	Single Family Residential	NEW CUSTOM SFD, 2126 SQFT, 3 BED/3 CAR	04/06/2023	2023-10-06	400,000	1	2.126	
072078010000	3901 ENCHANTMENT LN	PD	2022-00000495	Single Family Residential	NEW SFD MP 3, ELEV C, 1435 SQFT, 3 BED/2 CAR	08/15/2022	2024-04-09	212,033	1	1.435	
072078020000	3905 ENCHANTMENT LN	PD	2022-00000496	Single Family Residential	NEW SFD MP 4, ELEV A, 1658 SQFT, 3 BED/2 CAR	08/15/2022	2023-04-04	241,370	1	1.658	
072078030000	3909 ENCHANTMENT LN	PD	2022-00000497	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV B, 4 BED/2 CAR	08/15/2022	2023-10-24	260,540	1	1.801	
072078040000	1223 KINSHIP DR	PD	2022-00001409	Single Family Residential	NEW SFD, MP 3, 1435 SQFT, 3 BED/2 CAR	07/12/2023	2023-10-24	212,033	1	0	
072078050000	1237 KINSHIP DR	PD	2022-00001410	Single Family Residential	SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	07/12/2023	2023-10-26	188,380	1	0	
072078060000	1243 KINSHIP DR	PD	2022-00001411	Single Family Residential	SFD MP 4, ELEV B, 1669 SQFT, 4 BED/2 CAR	07/12/2023	2023-10-26	242,807	1	0	
072078070000	1257 KINSHIP DR	PD	2022-00001412	Single Family Residential	SFD MP 3, ELEV C, 1435 SQFT, 3 BED/2 CAR	07/12/2023	2023-10-27	212,033	1	0	
072078080000	1263 KINSHIP DR	PD	2022-00001255	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	01/30/2023	2023-05-10	188,380	1	1.263	
072078090000	1277 KINSHIP DR	PD	2022-00001253	Single Family Residential	NEW SFD MP 4, 1658 SQFT, ELEV A, 4 BED/2 CAR	01/30/2023	2023-05-16	241,370	1	1.658	
072078010000	1283 KINSHIP DR	PD	2022-00001256	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV C, 4 BED/2 CAR	01/30/2023	2023-05-17	260,540	1	1.801	
072078011000	1297 KINSHIP DR	PD	2022-00001252	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	01/30/2023	2023-05-23	212,033	1	1.435	
072078012000	1303 KINSHIP DR	PD	2022-00001257	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	01/30/2023	2023-05-23	188,380	1	1.263	
072078013000	1317 KINSHIP DR	PD	2022-00001254	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV C, 4 BED/2 CAR	01/30/2023	2023-05-25	242,807	1	1.669	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
072078014000	1323 KINSHIP DR	PD	2022-00001317	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	05/10/2023	2023-07-31	212,033	1	1,435	
072078015000	1337 KINSHIP DR	PD	2022-00001315	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	04/25/2023	2023-08-01	242,807	1	1,669	
072078016000	1343 KINSHIP DR	PD	2022-00001318	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	05/10/2023	2023-08-01	188,380	1	1,263	
072078017000	1357 KINSHIP DR	PD	2022-00001314	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	04/25/2023	2023-08-08	212,033	1	1,435	
072078018000	1363 KINSHIP DR	PD	2022-00001319	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	05/10/2023	2023-08-14	242,807	1	1,669	
072078019000	1377 KINSHIP DR	PD	2022-00001316	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	05/10/2023	2023-08-14	188,380	1	1,263	
072078020000	1383 KINSHIP DR	PD	2022-00001320	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	05/10/2023	2023-08-15	212,033	1	1,435	
072078021000	3952 UNISON WAY	PD	2022-00001384	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	06/29/2023	2023-10-05	212,033	1	1,435	
072078022000	3948 UNISON WAY	PD	2022-00001385	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	06/29/2023	2023-10-11	242,807	1	1,669	
072078023000	3944 UNISON WAY	PD	2022-00001386	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	06/29/2023	2023-10-11	212,033	1	1,435	
072078024000	3943 UNISON WAY	PD	2022-00001387	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	06/29/2023	2023-10-18	212,033	1	1,435	
072078025000	3947 UNISON WAY	PD	2022-00001479	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV B, 3 BED/2 CAR	06/29/2023	2023-10-10	188,380	1	0	
072078026000	3951 UNISON WAY	PD	2022-00001388	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV A, 4 BED/2 CAR	06/29/2023	2023-10-05	241,370	1	1,658	
072078027000	3930 DEDICATION DR	PD	2022-00001301	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV B, 3 BED/2 CAR	04/03/2023	2023-07-20	212,033	1	1,435	
072078028000	3926 DEDICATION DR	PD	2022-00001303	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV A, 4 BED/2 CAR	03/22/2023	2023-07-19	260,540	1	1,801	
072078029000	3922 DEDICATION DR	PD	2022-00001305	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV C, 4 BED/2 CAR	03/22/2023	2023-07-11	242,807	1	1,669	
072078030000	3921 DEDICATION DR	PD	2022-00001304	Single Family Residential	NEW SFD MP 5, 1795 SQFT, ELEV B, 4 BED/2 CAR	03/22/2023	2023-07-07	259,756	1	1,795	
072078031000	3925 DEDICATION DR	PD	2022-00001302	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	03/22/2023	2023-07-06	188,380	1	1,263	
072078032000	3929 DEDICATION DR	PD	2022-00001306	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV A, 4 BED/2 CAR	04/03/2023	2023-07-03	241,370	1	1,658	
072078033000	3922 BETHPAGE ST	PD	2022-00001237	Single Family Residential	NEW SFD MP 5, 1801 SQFT, ELEV C, 4 BED/2 CAR	01/24/2023	2023-04-26	260,540	1	1,801	
072078034000	3918 BETHPAGE ST	PD	2022-00001238	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV A, 4 BED/2 CAR	01/24/2023	2023-04-26	241,370	1	1,658	
072078035000	3914 BETHPAGE ST	PD	2022-00001239	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV B, 3 BED/2 CAR	01/24/2023	2023-04-28	212,033	1	1,435	
072078036000	3913 BETHPAGE ST	PD	2022-00001240	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV A, 3 BED/2 CAR	01/24/2023	2023-05-01	188,380	1	1,263	
072078037000	3917 BETHPAGE ST	PD	2022-00001241	Single Family Residential	NEW SFD MP 3, 1435 SQFT, ELEV C, 3 BED/2 CAR	01/24/2023	2023-05-03	212,033	1	1,435	
072078038000	3921 BETHPAGE ST	PD	2022-00001242	Single Family Residential	NEW SFD MP 4, 1669 SQFT, ELEV B, 4 BED/2 CAR	01/24/2023	2023-05-05	242,807	1	1,669	
072078039000	3910 ENCHANTMENT LN	PD	2022-00001413	Single Family Residential	SFD MP 3, 1435 SQFT, ELEV A, 3 BED/2 CAR	08/11/2023	2023-11-09	212,033	1	0	
072078040000	3906 ENCHANTMENT LN	PD	2022-00001414	Single Family Residential	NEW SFD MP 1, 1263 SQFT, ELEV C, 3 BED/2 CAR	08/11/2023	2023-11-14	188,380	1	0	
072078041000	3902 ENCHANTMENT LN	PD	2022-00001415	Single Family Residential	SFD MP 4, ELEV B, 1669 SQFT, 4 BED/2 CAR	08/11/2023	2023-11-20	242,807	1	0	
073014051000	2220 N BERKELEY AVE	RL	2021-00000216	Single Family Residential	NEW CUSTOM SFD, 6385 SQFT, 5 BEDS/3 CAR	01/18/2022	2024-08-23	800,000	1	6,385	
073046010000	4283 TAPESTRY WAY	PD	2023-00000775	Single Family Residential	NEW CUSTOM SFD, 4,570 SQFT, 5 BEDS/3 CAR	02/05/2025		600,000	1	0	
073046012000	4223 TAPESTRY WAY	PD	2023-00001054	Single Family Residential	NEW CUSTOM SFD, 4599 SQFT, 5 BEDS/3 CAR	10/25/2024		600,000	1	0	
073053001000	2897 MARGOT LN	RL	2022-00000060	Single Family Residential	NEW SFD MP 1718, ELEV D, 3 BED/2 CAR	03/23/2022	2022-11-09	203,338	1	0	
073053002000	2887 MARGOT LN	RL	2022-00000037	Single Family Residential	NEW SFD MP 1960 ELEV B, 3 BED/2 CAR	02/22/2022	2022-10-19	221,589	1	0	
073053003000	2877 MARGOT LN	RL	2022-00000036	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	03/09/2022	2022-10-17	293,537	1	0	
073053004000	2867 MARGOT LN	RL	2022-00000035	Single Family Residential	NEW SFD MP 2344, 2345 SQFT, ELEV D, 4 BED/2 CAR	03/09/2022	2022-09-29	263,489	1	2,345	
073053009000	2828 MARGOT LN	RL	2022-00000162	Single Family Residential	NEW SFD MP 2913, ELEV D, 5 BED/2 CAR	03/25/2022	2022-12-15	322,686	1	0	
073053010000	2838 MARGOT LN	RL	2022-00000163	Single Family Residential	NEW SFD MP 1960, ELEV A, 4 BED/2 CAR	03/21/2022	2022-12-08	221,409	1	0	
073053011000	2848 MARGOT LN	RL	2022-00000164	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	03/29/2022	2022-12-19	198,678	1	0	
073053012000	2858 MARGOT LN	RL	2022-00000165	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	03/21/2022	2022-12-15	266,052	1	0	
073053013000	2868 MARGOT LN	RL	2022-00000216	Single Family Residential	NEW SFD MP 2630 ELEV D 4 BED/2 CAR	03/30/2022	2022-12-20	297,724	1	0	
073053014000	2878 MARGOT LN	RL	2022-00000217	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 5 BED/2 CAR	04/13/2022	2023-02-02	326,553	1	2,925	
073053015000	2893 CONTI CT	RL	2022-00000965	Single Family Residential	NEW SFD MP 2630, ELEV D, 2642 SQFT, 5 BED/2 CAR	08/31/2022	2023-04-14	297,724	1	2,642	
073053016000	2883 CONTI CT	RL	2022-00000964	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	08/31/2022		268,452	1	0	
073053016000	2883 CONTI CT	RL	2022-00001183	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	10/17/2022	2023-04-18	221,409	1	0	
073053017000	2873 CONTI CT	RL	2022-00000966	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	09/20/2022		198,678	1	0	
073053017000	2873 CONTI CT	RL	2022-00001184	Single Family Residential	NEW SFD MP 2630, ELEV B, 5 BED/2 CAR	10/17/2022	2023-05-03	298,237	1	0	
073053018000	2863 CONTI CT	RL	2022-00000963	Single Family Residential	NEW SFD MP 1960, ELEV D, 4 BED/2 CAR	08/31/2022	2023-04-21	226,269	1	0	
073053019000	2853 CONTI CT	RL	2022-00000761	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/29/2022	2023-07-10	266,182	1	2,344	
073053020000	2843 CONTI CT	RL	2022-00000762	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	07/29/2022	2023-03-30	298,437	1	0	
073053021000	2833 CONTI CT	RL	2022-00000764	Single Family Residential	NEW SFD MP 1960, ELEV A, 4 BED/2 CAR	07/29/2022	2023-05-23	225,509	1	0	
073053022000	2842 CONTI CT	RL	2022-00000765	Single Family Residential	NEW SFD MP 2913, ELEV D, 4 BED/2 CAR	07/29/2022	2023-03-28	327,986	1	0	
073053023000	2852 CONTI CT	RL	2022-00000766	Single Family Residential	NEW SFD MP 2630, ELEV B, 4 BED/2 CAR	07/29/2022	2023-03-23	298,237	1	0	
073053024000	2862 CONTI CT	RL	2022-00000967	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	08/31/2022		203,338	1	0	
073053024000	2862 CONTI CT	RL	2022-00001182	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	10/17/2022	2023-07-07	221,409	1	0	
073053025000	2605 LEPIN LN	RL	2022-00000564	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 4 BED/2 CAR	07/11/2022	2023-03-03	326,553	1	2,925	
073053026000	2595 LEPIN LN	RL	2022-00000566	Single Family Residential	NEW SFD MP 2630, ELEV A, 5 BED/2 CAR	07/11/2022	2023-03-07	293,537	1	0	
073053027000	2585 LEPIN LN	RL	2022-00000565	Single Family Residential	NEW SFD MP 1960, ELEV D, 3 BED/2 CAR	07/11/2022	2023-02-22	226,269	1	0	
073053028000	2575 LEPIN LN	RL	2022-00000490	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/07/2022	2023-03-06	261,382	1	2,321	
073053029000	2845 MEADOWBROOK LN	RL	2022-00000494	Single Family Residential	NEW SFD MP 1718, ELEV A, 3 BED/2 CAR	07/07/2022	2023-02-22	197,878	1	0	
073053030000	2835 MEADOWBROOK LN	RL	2022-00000492	Single Family Residential	NEW SFD MP 2344, 2321 SQFT, ELEV B, 4 BED/2 CAR	07/07/2022	2023-02-21	266,182	1	2,321	
073053031000	2825 MEADOWBROOK LN	RL	2022-00000491	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 4 BED/2 CAR	07/07/2022	2023-02-22	321,273	1	2,925	
073053032000	2520 LEPIN LN	RL	2022-00001511	Single Family Residential	NEW SFD MP 2630, ELEV B, 4 BED/2 CAR	08/14/2023	2023-12-18	298,237	1	0	
073053035000	2550 LEPIN LN	RL	2022-00001423	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	08/14/2023	2023-12-19	225,509	1	0	
073053036000	2560 LEPIN LN	RL	2022-00001425	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 5 BED/2 CAR	07/11/2023	2023-11-21	326,573	1	0	
073053037000	2570 LEPIN LN	RL	2022-00001426	Single Family Residential	NEW SFD MP 2630, 2642 SQFT, ELEV D, 4 BED/2 CAR	07/11/2023	2023-11-21	292,824	1	0	
073053038000	2580 LEPIN LN	RL	2022-00001427	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	07/11/2023	2024-01-08	225,509	1	0	
073053039000	2581 LATOUR CT	RL	2022-00001470	Single Family Residential	NEW SFD MP 2630 ELEV B, 4 BED/2 CAR	04/03/2023	2023-09-21	293,337	1	0	
073053040000	2571 LATOUR CT	RL	2022-00001469	Single Family Residential	NEW SFD MP 2344, 2333 SQFT, ELEV D, 4 BED/2 CAR	03/03/2023	2023-09-14	263,489	1	0	
073053041000	2561 LATOUR CT	RL	2022-00001477	Single Family Residential	NEW SFD MP 2630 ELEV A 4 BED/2 CAR	03/03/2023	2023-09-13	298,437	1	0	
073053042000	2551 LATOUR CT	RL	2022-00001472	Single Family Residential	NEW SFD MP 2913 ELEV B, 2925 SQFT, 4 BED/2 CAR	03/03/2023	2023-07-24	321,253	1	0	
073053043000	2541 LATOUR CT	RL	2022-00001471	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	03/03/2023	2023-08-02	293,537	1	0	
073053044000	2531 LATOUR CT	RL	2022-00001149	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV A, 5 BED/2 CAR	10/17/2022	2023-08-11	326,573	1	2,925	
073053045000	2521 LATOUR CT	RL	2022-00001146	Single Family Residential	NEW SFD MP 2344, 2333 SQFT, ELEV D, 4 BED/2 CAR	10/17/2022	2023-08-11	268,289	1	2,333	
073053046000	2522 LATOUR CT	RL	2022-00001147	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	10/17/2022		298,437	1	0	
073053046000	2522 LATOUR CT	RL	2022-00001492	Single Family Residential	NEW SFD MP 1960, ELEV B, 3 BED/2 CAR	03/20/2023	2023-03-20	225,689	1	0	
073053047000	2532 LATOUR CT	RL	2022-00001150	Single Family Residential	NEW SFD MP 1960, ELEV B, 4 BED/2 CAR	10/17/2022		225,689	1	0	

Table F-4: Development Activity 2018-25

APN	Address	Zoning	Permit Number	Permit Type	Permit Description	Date	Permit Complete	Estimated Value	Unit Count	Square Feet	Quarter Mile
073053047000	2532 LATOUR CT	RL	2022-00001493	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	01/26/2023	2023-07-24	293,537	1	0	
073053048000	2542 LATOUR CT	RL	2022-00001151	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	10/17/2022	2023-07-25	198,538	1	0	
073053049000	2552 LATOUR CT	RL	2022-00001363	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	03/16/2023	2023-07-21	221,409	1	0	
073053050000	2562 LATOUR CT	RL	2022-00001364	Single Family Residential	NEW SFD MP 1718, ELEV B, 3 BED/2 CAR	04/03/2023	2023-09-08	198,678	1	0	
073053051000	2572 LATOUR CT	RL	2022-00001512	Single Family Residential	NEW SFD MP 1960, ELEV A, 3 BED/2 CAR	04/03/2023	2023-09-07	221,409	1	0	
073053052000	2582 LATOUR CT	RL	2022-00001513	Single Family Residential	NEW SFD MP 1718, ELEV D, 4 BED/2 CAR	05/22/2023	2023-10-06	198,538	1	0	
073053053000	2592 LATOUR CT	RL	2022-00001514	Single Family Residential	NEW SFD MP 2344, ELEV A, 4 BED/2 CAR	05/22/2023	2023-10-06	263,652	1	0	
073053054000	2602 LATOUR CT	RL	2022-00001515	Single Family Residential	NEW SFD MP 2913, 2925 SQFT, ELEV B, 5 BED/2 CAR	05/22/2023	2023-10-18	326,553	1	0	
073053055000	2614 LEPIN LN	RL	2022-00000390	Single Family Residential	NEW SFD MP 2630, ELEV A, 4 BED/2 CAR	05/16/2022	2023-02-08	298,437	1	0	
073053056000	2624 LEPIN LN	RL	2022-00000391	Single Family Residential	NEW SFD MP 2913, ELEV D, 4 BED/2 CAR	05/19/2022	2023-02-07	322,686	1	0	
073053057000	2634 LEPIN LN	RL	2022-00000392	Single Family Residential	NEW SFD MP 1960, ELEV B, 4 BED/2 CAR	05/19/2022	2023-02-06	221,589	1	0	
073053058000	2644 LEPIN LN	RL	2022-00000393	Single Family Residential	NEW SFD MP 1718, ELEV A, 3 BED/2 CAR	06/10/2022	2023-02-07	197,878	1	0	
073053059000	2654 LEPIN LN	RL	2022-00000218	Single Family Residential	NEW SFD MP 1960 ELEV D, 4 BED/2 CAR	03/30/2022	2023-02-02	224,369	1	0	
073053060000	2664 LEPIN LN	RL	2022-00000219	Single Family Residential	NEW SFD MP 2630 ELEV A, 4 BED/2 CAR	04/11/2022	2023-01-30	293,537	1	0	
073054001000	2990 E TUOLUMNE RD	RE	25-0116	Single Family Residential	NEW SFD MP 2286, ELEV A, 2261 SQFT, 5 BED/2 CAR	03/21/2025		325,232	1	0	
073054002000	2970 E TUOLUMNE RD	RE	25-0117	Single Family Residential	NEW SFD MP 2594, ELEV A, 2632 SQFT, 5 BED/3 CAR	03/21/2025		380,032	1	0	
073054003000	2950 E TUOLUMNE RD	RE	25-0118	Single Family Residential	NEW SFD MP 2897, ELEV A, 4 BED/2 CAR	03/21/2025		422,549	1	0	
073054004000	2979 BENTLEY DR	PD	2025-00000564	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/3 CAR	06/25/2025		421,900	1	0	
073055003000	2968 BARON CT	PD	2025-00000562	Single Family Residential	NEW SFD MP 1824, ELEV C, 3 BED/2 CAR	07/02/2025		262,356	1	0	
073055020000	2080 ZANE WAY	RE	2025-00000907	Single Family Residential	NEW SFD MP 2608, ELEV A, 3017 SQFT, 5 BED/3 CAR	09/16/2025		434,506	1	0	
073055021000	2060 ZANE WAY	RE	2025-00000904	Single Family Residential	NEW SFD MP 2286, ELEV A, 2261 SQFT, 4 BED/3 CAR	09/05/2025		334,975	1	0	
073055022000	2040 ZANE WAY	RE	2025-00000618	Single Family Residential	NEW SFD MP 2594, 2632 SQFT, ELEV C, 5 BED/3 CAR	07/16/2025		404,321	1	0	
073055023000	2020 ZANE WAY	RE	2025-00000617	Single Family Residential	NEW SFD MP 1824, ELEV B, 3 BED/3 CAR	07/16/2025		278,500	1	0	
073055024000	2021 ZANE WAY	RE	2025-00000563	Single Family Residential	NEW SFD MP 2286, 2261 SQFT, ELEV A, 4 BED/3 CAR	07/25/2025		330,275	1	0	
073055025000	2041 ZANE WAY	RE	2025-00000619	Single Family Residential	NEW SFD MP 2608, 3017 SQFT, ELEV C, 5 BED/3 CAR	07/16/2025		434,506	1	0	
073055026000	2061 ZANE WAY	RE	2025-00000905	Single Family Residential	NEW SFD MP 2594, ELEV B, 2632 SQFT, 5 BED/3 CAR	09/16/2025		380,932	1	0	
073055027000	2081 ZANE WAY	RE	2025-00000906	Single Family Residential	NEW SFD MP 2594, ELEV A, 2632 SQFT, 5 BED/3 CAR	09/29/2025		380,032	1	0	
073055028000	2111 ZANE WAY	RE	2025-00001171	Single Family Residential	NEW SFD MP 2897, ELEV C, 4 BED/3 CAR	10/08/2025		421,900	1	0	
073055029000	2121 ZANE WAY	RE	2025-00001101	Single Family Residential	NEW SFD MP 2897, ELEV B, 4 BED/3 CAR	09/29/2025		421,900	1	0	
088016003000	1665 COUNTRYSIDE DR	PD	2021-00001279	Commercial	NEW TEXAS ROADHOUSE RESTAURANT	05/16/2022	2023-02-07	750,000	0	0	
088018026000	3085 N TEGNER RD	CT	2022-00001228	Commercial	NEW SHELL BUILDING FOR DRIVE-THRU ONLY STARBUCKS	03/15/2023	2023-08-17	1,000,000	0	0	
088018027000	2701 N TEGNER RD	CT	2022-00000931	Commercial	NEW CAR WASH FOR COSTCO	06/13/2023	2023-12-12	4,773,925	0	0	
088028006000	2530 COUNTRYSIDE DR	CC/RM	2024-00000555	Commercial	NEW 6501 SQFT MISTER CAR WASH	03/28/2025		2,500,000	0	6,501	
088031008000	2000 AUTO MALL DR	CT	2024-00000304	Commercial	NEW 13,000 SQFT BUILDING - PACIFIC MATERIAL HANDLING	07/11/2025		2,400,000	0	13,000	
089010022000	4407 W MAIN ST	I	2022-00001365	Commercial	NEW INTEGRATED FOOD RECOVERY FACILITY - DIVERT	08/28/2023		25,500,000	0	0	
089014044000	2105 MARYANN DR	IBP	2024-00001445	Commercial	NEW TWO STORY METAL BUILDING FOR GRANITE GALLERY	08/11/2025		1,900,000	0	0	
089019021000	2500 FULKERTH RD	CC	2020-00000756	Commercial	NEW 5,014 SQFT SHELL BUILDING	01/27/2022	2023-09-25	1,200,000	0	5,014	

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-54, 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-54, 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-54 to the average asking rent prices in Turlock of Table F-65, 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-54 to the median sale prices of Table F-56, 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-87. 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-54: City of Turlock Housing Affordability by Income Group

Household Size	AMI Limits ¹	Affordable Monthly Payment ²		Housing Costs			Maximum Affordable Price	
		Renter	Owner	Renter ³	Utilities	Taxes & Insurance ⁴	Renter	Owner ⁵
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-65: 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-76: 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-87 Tenure by Units in Structure

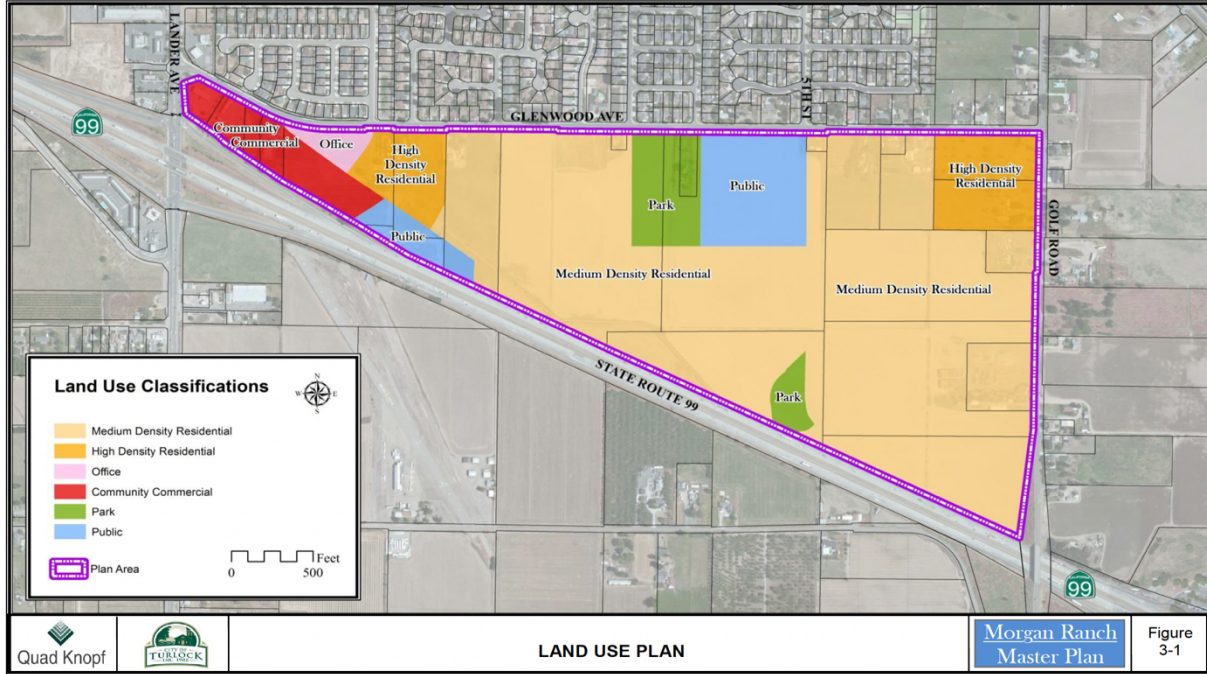
	2010						2022					
	Owner Occupied		Renter Occupied		TOTAL		Owner Occupied		Renter Occupied		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-Family Homes	12,200	94.9%	5,264	52.2%	17,464	76.2%	12,875	94.6%	4,607	41.4%	17,482	70.7%
Multifamily Housing	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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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-9 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 E-98. 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 criterial 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-9](#) 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-98 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 E-109 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 E-109 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 consolidated sites all have multiple indicators of redevelopment potential. As such, there are no characteristics of consolidated sites that would inhibit development.

Table F-109 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					

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

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

City of Turlock

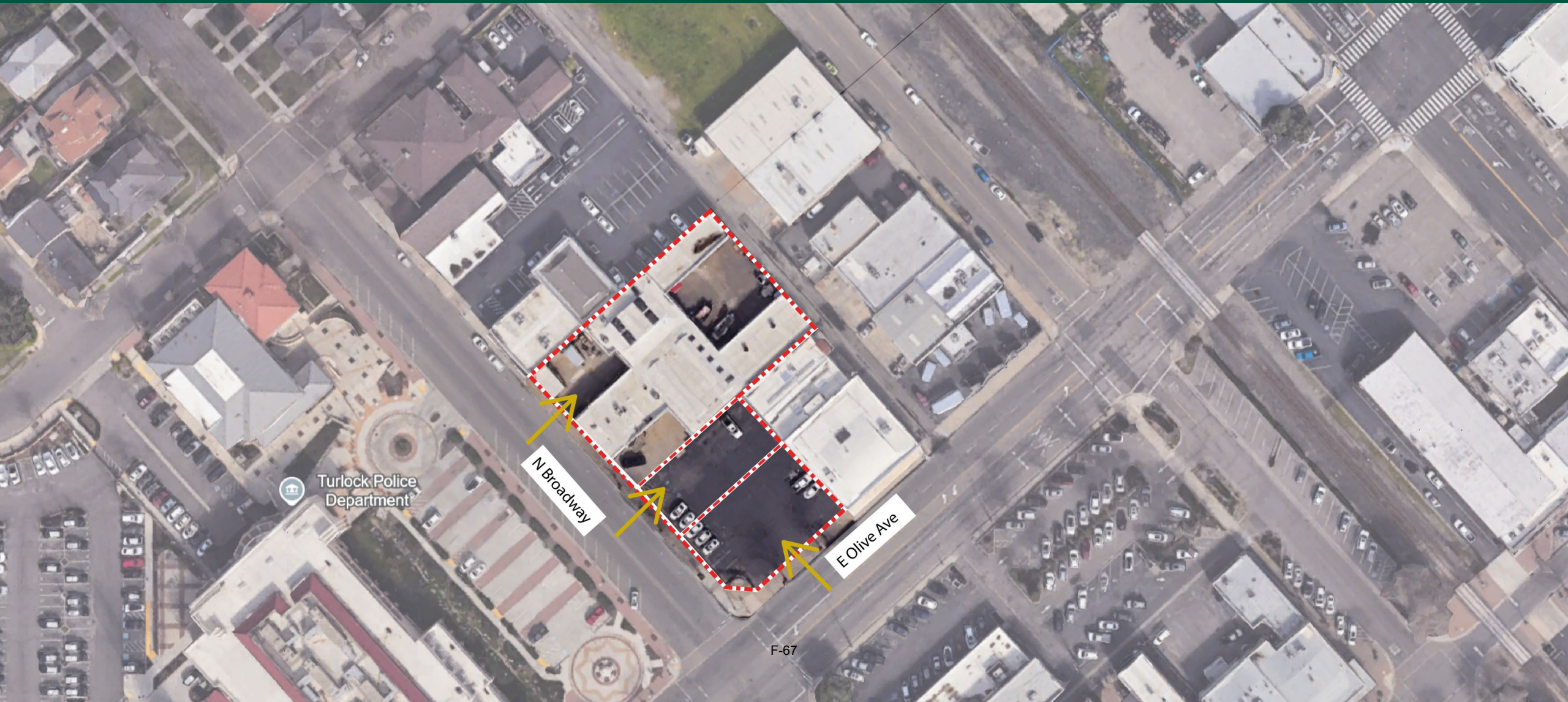
Consolidated Sites





Site A

123 W Olive Ave/ N Broadway/ 219 N Broadway



Turlock Police Department

N Broadway

E Olive Ave

F-67



Site B

107 3rd St/ 250 Market St





Site C

609 & 613 E Main St



F-69



Site D

531 & 609 E Olive Ave



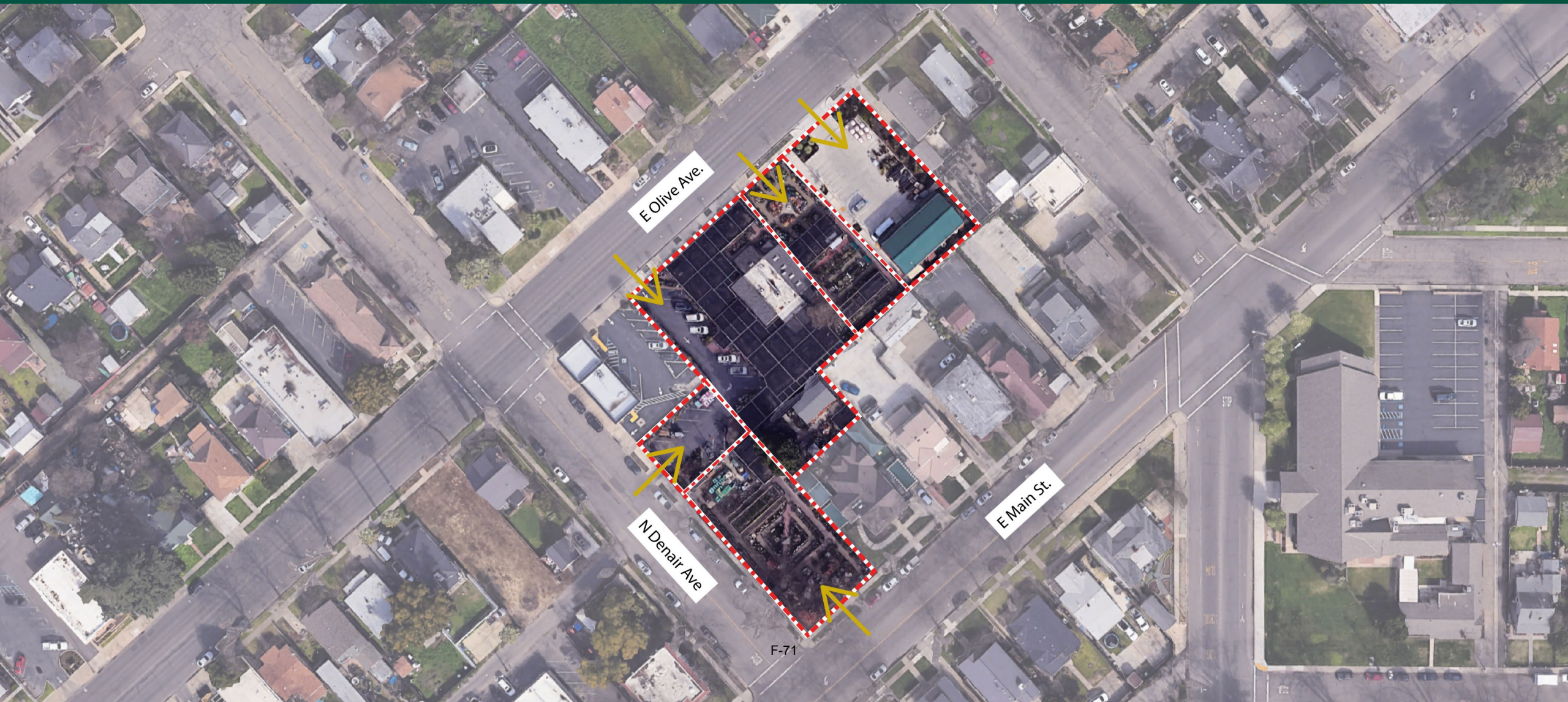
E Main St.

F-70



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



B St.

S Broadway

3rd St.

F-73



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



Divanian Dr

F-77



Site L

1189 & 1199 Pedras Rd





Site M

2020, 2032 & 2040 Divinian Dr



Divinian Dr

F-79



Site N

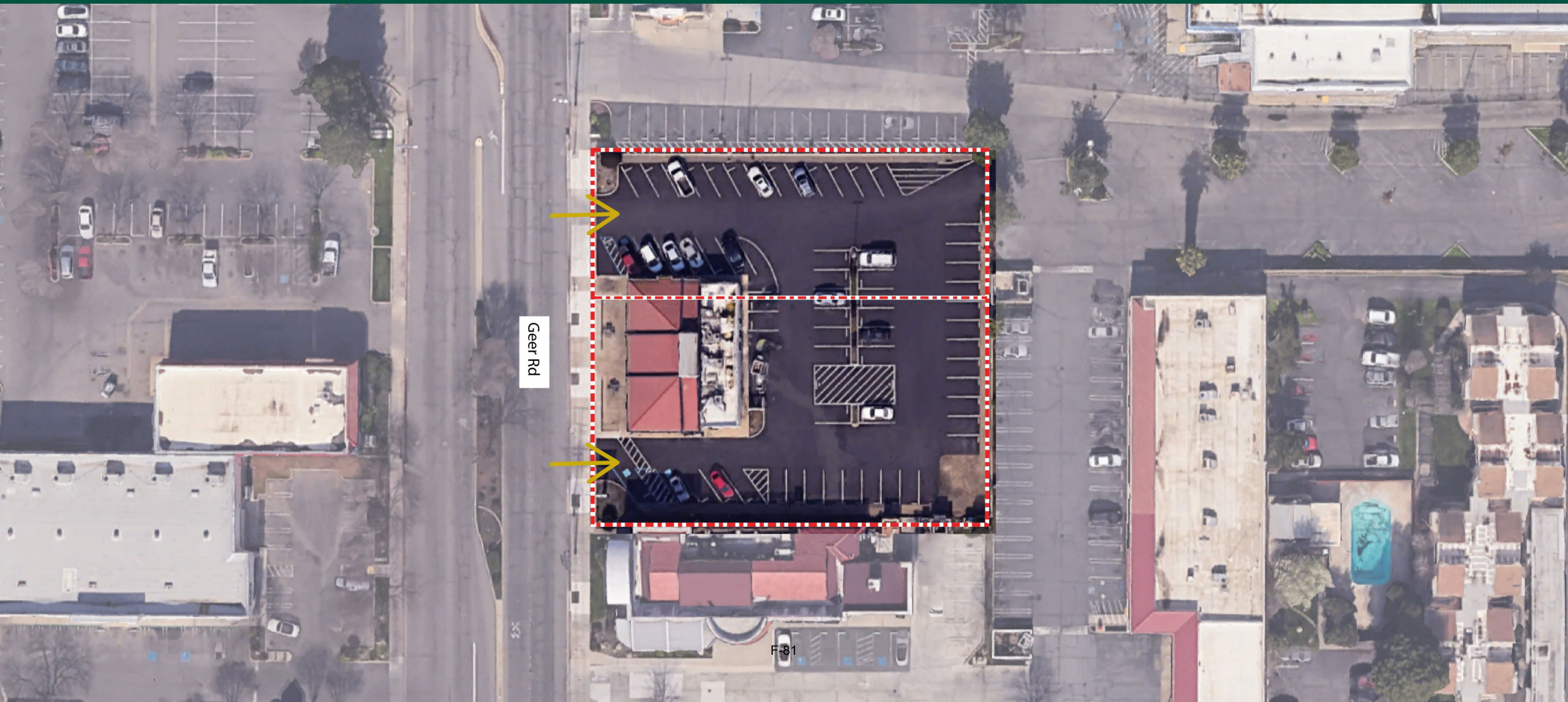
118 E Monte Vista Ave/ 3100 Geer Rd





Site O

2650 Geer Rd





Site P

973 & 1009 W Main St



W Main St.

F-82



Site Q

1090 & 1162 W Main St



W Main St.

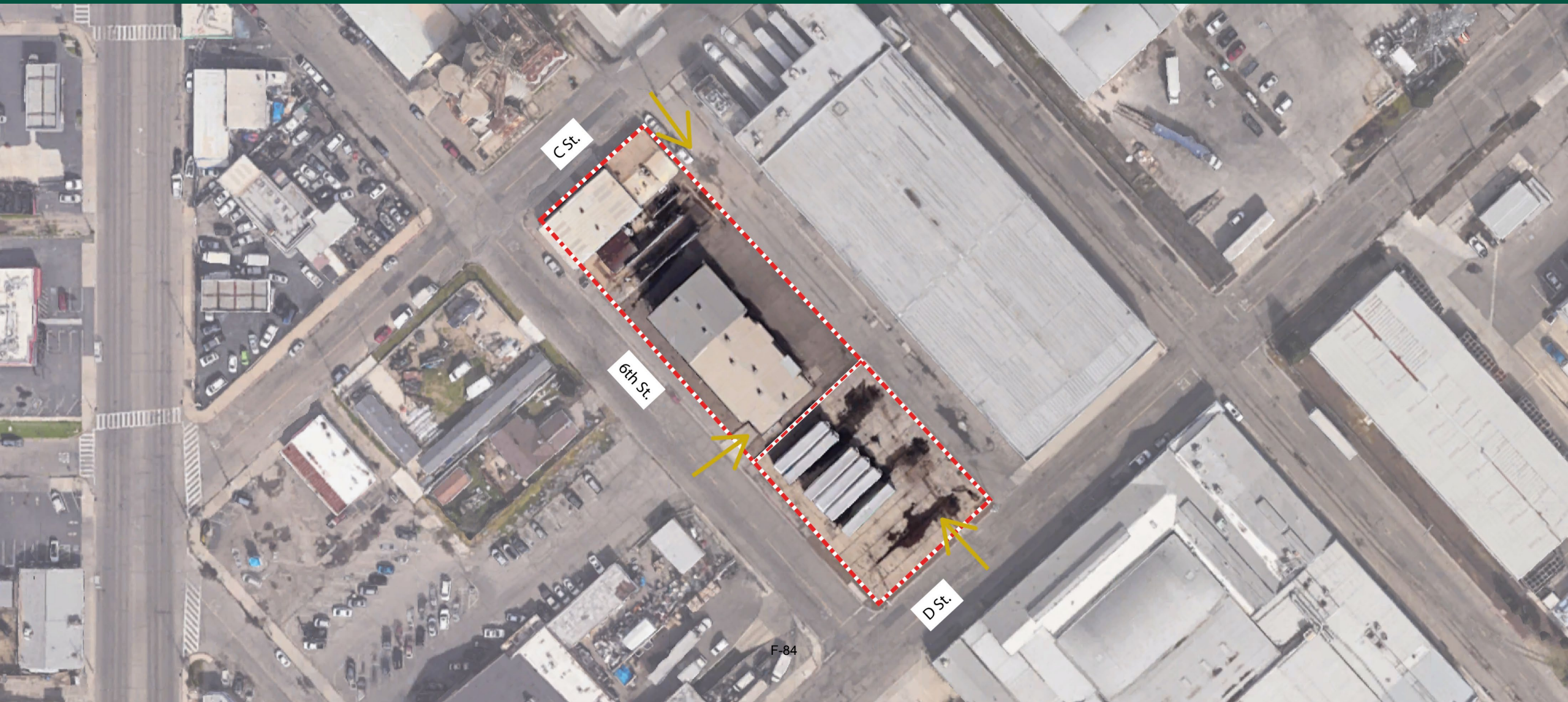
S Soderquist Rd

F-83



Site R

550 C St / 6th & D St



F-84



Site S

Geer Rd



Geer Rd

F-85