

CITY OF PATTERSON



Researched for:



www.ci.patterson.ca.us

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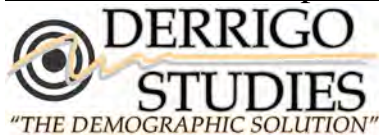
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STANISLAUS
COUNTY,
CALIFORNIA

Demographic
Marketing
Report

Researched and Prepared By:



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March 2017

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CHAPTER I

INTRODUCTION

DEMOGRAPHIC ANALYSIS REPORT ON THE CITY OF PATTERSON, STANISLAUS COUNTY, CALIFORNIA

Purpose of Report:

Derrigo Studies is a consulting firm with over thirty years of experience in land development advisory on commercial and residential uses. In this report, Derrigo Studies examined the potential of the City of Patterson to become the next retail attraction south of Tracy along Interstate (5). Derrigo Studies analyzed a portion of Stanislaus and Merced Counties to determine the relative viability of Patterson to recruit the interest of retailers.

Project Location:

The project location is the City of Patterson and its customized retail tenant trade area:

- ▶ Community Retail Tenant Trade Area

Please reference pages 11 to 14, Vicinity Map, Market Aerial Illustration, and Demographic Aerial Illustration for location of subject region.

Executive Summary:

This report was completed for the City of Patterson. The project is to analyze the city's future possibilities including statistics on a Community Retail Tenant Trade Area defined to service prospective retailers within the city. Our findings are summarized as follows:

- ◆ Located immediately off of Interstate (5), the City of Patterson has an average daily traffic count of 41,500 just south of its main artery "Sperry Avenue".
- ◆ The trade area is lacking national tenant sit-down restaurants and discount soft-good retailers. Trade area residents must drive approximately 20 to 35 minutes to fill this restaurant and retail demand.
- ◆ In addition to agriculture, the City of Patterson is also home to several major distribution centers including Kohl's, CVS Pharmacy, Grainger, Amazon, Restoration Hardware, Brake Parts Inc. and Platt Electrical Equipment. This employment base attracts thousands of employees to the City of Patterson on a daily basis.
- ◆ Residential activity in Patterson's trade area is continuing to increase with approximately 6,803 units currently in process. *At build out of active units, the Community Retail Tenant Trade Area will have an additional 23,878 people, an impressive 48% increase in population. At build out of Patterson's current general plan, the trade area's population will be over 100,000 people.*
- ◆ Demographic estimates for the Community Retail Tenant Trade Area are listed on the following page:



**TRADE AREA DEMOGRAPHIC CHARACTERISTICS
TRADE AREA BOUNDARIES PAGES 12 & 13**

	Community Retail Tenant Trade Area
MARCH 2017 UPDATED POPULATION	49,210
TOTAL POPULATION AT BUILD OUT OF ALL CURRENTLY ACTIVE UNITS	73,088
TOTAL POPULATION AT BUILD OUT OF PATTERSON'S GENERAL PLAN	100,982
AVERAGE PERSONS PER HOUSEHOLD (2017)	3.51
MEDIAN HOUSEHOLD INCOME (2017)	\$55,227
AVERAGE HOUSEHOLD INCOME (2017)	\$67,404
MEDIAN VALUE OF HOUSING (2017)	\$208,440
Source: Basis of Estimates, page 10	

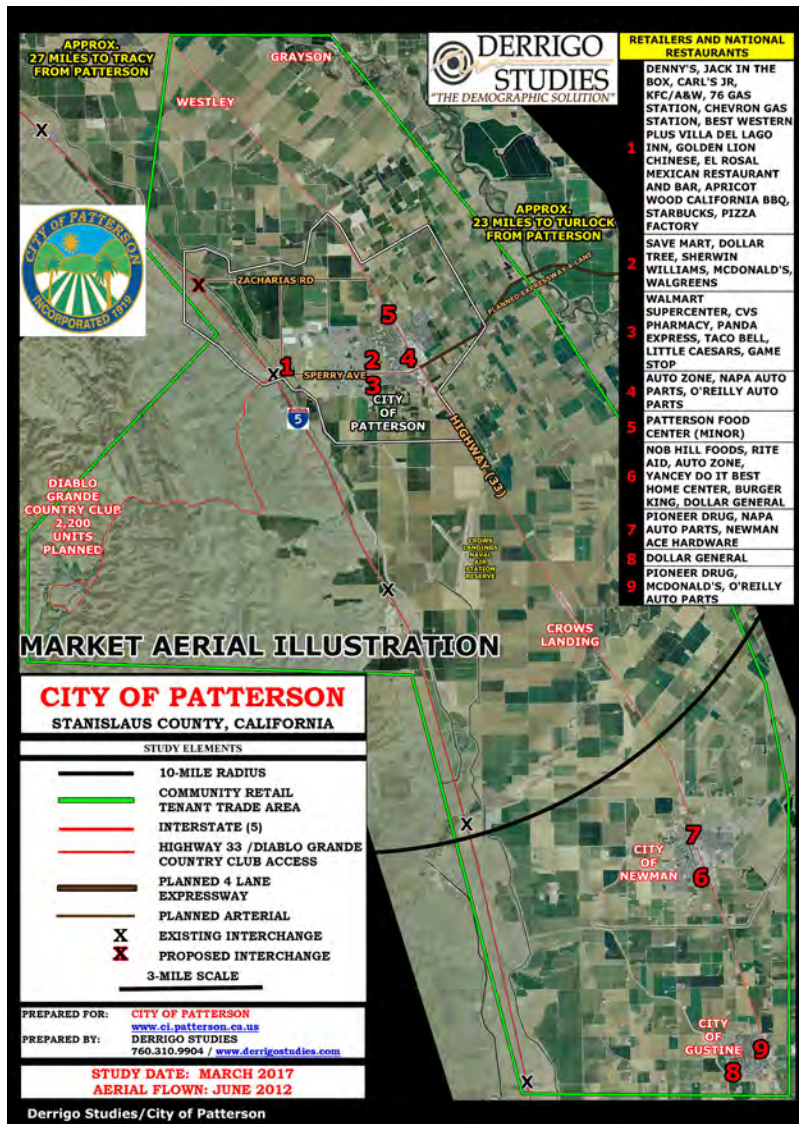
City of Patterson:

The City of Patterson is located within Stanislaus County roughly 27 miles south of Tracy and 23 miles west of Turlock. Mainly an agriculture region, Patterson is known as “The Apricot Capital” with its agriculture base including orchards of apricots, almonds, and walnuts.

In addition to its agriculture industry, Patterson is also home to several distribution centers for national and global companies including Amazon, Grainger, CVS Pharmacy, Kohl’s along with the recently constructed Restoration Hardware and



Brake Parts Inc. distribution centers and Platt Electrical Equipment Supplier (numbers 7 and 8). These industrial parks make Patterson a major employment base in the subject region while attracting over 5,000 employees on a workday basis. This base will continue to grow with the city's recently approved annexation of another 1.5 million square feet of commercial and 13.5 million square feet of industrial uses (highlighted here in orange, full size aerial on page 14).



Along with Patterson's growing employment base is the need for additional housing and retail uses. To determine the retail customer base for the City of Patterson, a Community Retail Tenant Trade Area (CRTTA) has been defined. Boundaries of the CRTTA are highlighted here in green and are generally Westley on the north, roughly 3 miles east of Highway (33) on the east, south to the City of Gustine and the Diablo Mountain Range on the west; see full size aerial on page 12. This area covers the rural towns of Gustine, Newman, Crows Landing, Patterson, Grayson and Westley. Interstate (5) and Highway (33) serve as the trade area's primary north/south roadways. Currently, Patterson is the retail hub and attraction for the trade area's population of over 49,000. Field research concludes that retail sales not captured by the trade area's commercial centers are primarily being serviced by retail centers in Turlock, an approximate 20 to 35 minute drive time east of trade area.

Existing Demographics:

The aerial on page 13 breaks down the study area into Census Tracts (snapshot here however please reference large aerial for visual aid). Existing demographic statistics are outlined for each Census Tract including population, number of housing units, average persons per household, median and average household income and median value of housing. Each estimate is customized for the trade area under review as outlined in Chapter II – Trade Area Analysis, page 8. By breaking down Patterson's CRTTA, Derrigo Studies is able to provide the most accurate demographic numbers possible including existing population of 49,210. To get an idea of the ethnicity makeup for the City of Patterson, the following breakdown applies per the 2010 Census; White 23.4%, Hispanic 58.6%, Black or African American 7.7%, Asian 5.2% and others 5.1%. A total of eight Census Tracts fall within the CRTTA, the City of Patterson is represented by 32.01 and 32.02. Total population for Patterson is estimated at 24,024 (roughly 50% of trade area's total population).



Retail:

Anchor retail competition is highlighted with "red" numbers on this aerial illustration, full size page 12. Field research concludes that Patterson is the main "retail hub" in the CRTTA. The only existing freeway commercial site in the trade area is at number 1. Retailers in operation at this location partially include Denny's, Jack in the Box, Carl's Jr, KFC / A&W, 76 Gas Station, Chevron Gas Station, Best Western Plus Villa De Lago Inn, Golden Lion Chinese, El Rosa Mexican Restaurant and Bar, Starbucks and many more! The only anchor soft goods retailer in the trade area is at number 3. Walmart Supercenter joined CVS in 2013 while at the adjacent number 2 Savemart, Dollar Tree, Sherwin Williams, Walgreens along with shop / pad users are in operation. Number 4 on aerial has three auto supply stores including Auto Zone, NAPA, and O'Reilly Auto Parts.

Additional retailers in the CRTTA are located in the rural cities of Newman and Gustine over ten miles south of Patterson. The City of Newman's population is roughly 12,233. Retailers serving this area include, numbers 6 and 7, Nob Hill Foods, Rite Aid, Auto Zone, Yancey Do It Best Home Center, Pioneer Drug, Napa Auto Parts, Newman Ace Hardware and Dollar General.

Three miles further south along Highway (33) is the City of Gustine with approximately 7,168 people. At numbers 8 and 9, four retailers are in operation including Dollar General, Pioneer Drug, a recently completed O'Reilly Auto Parts, and McDonalds. Overall, a total of 9 existing centers are located within the study area. A detailed listing of retailers in each center is outlined on the aerial legend, page 12.



The trade area population's retail demand is partly serviced by the retailers within these nine major commercial centers, most recently the Walmart Supercenter. Due to the lack of additional retail tenants, residents must travel to Turlock or Tracy to service a large portion of their retail needs. To determine the leakage of potential retail dollars leaving the CRTTA, a



Retail Gap Analysis has been completed. This analysis provides important data that can be utilized to setup a retail development strategy. By determining those retail groups currently not meeting the needs of Patterson’s CRTTA, the city can begin to establish an affective retailer recruitment strategy. The chart listed below highlights the results on a few retail groups (full analysis under separate cover and available upon request).

Retail Industry Group	NAICS Code	Demand (Potential Sales)	Supply (Actual Sales)	Retail Gap
Electronics & Appliance Stores	4431	\$9,463,842	\$668,386	-\$8,795,456
Bldg Materials, Garden Equip. & Supply Stores	444	\$11,111,028	\$6,320,518	-\$4,790,510
Health & Personal Care Stores	446,4461	\$30,458,567	\$14,152,214	-\$16,306,353
Gasoline Stations	447,4471	\$34,850,090	\$15,178,591	-\$19,671,499
Apparel & Apparel Accessories Stores	448	\$23,760,270	\$3,586,933	-\$20,173,337
Food Services & Drinking Places	722	\$39,077,101	\$15,508,071	-\$23,569,030

The “Retail Gap” column highlighted in yellow displays dollars that are either in surplus, positive value, or leakage, negative value. Note all retail groups displayed are showing a leakage supporting the premise that Patterson’s trade area is losing retail sales to Turlock and Tracy.

Access to Patterson:

Approximately 23 miles west of Freeway (99) and the City of Turlock, Patterson is easily accessible via W. Main Avenue in a 20-minute drive time. W. Main Avenue has improvements planned to be a 4 – 6 lane Expressway that will connect to Sperry Avenue. These planned improvements will provide a major east/west artery connecting Interstate (5) and Freeway (99).



Interstate (5) and Highway (33) extend north and south through the study area. Highway (33) is a two-lane artery running parallel with Interstate (5). This highway connects Patterson to small towns throughout the CRTTA including Westley, Grayson, Crows Landing, Newman, and Gustine.

Interstate (5) is the region’s primary access route with an average daily traffic count of 41,500 south of the Sperry Avenue interchange. A second interchange is planned along Interstate (5) in Patterson at Zacharias Road. Upon completion, this

improvement will further enhance access to future commercial and industrial centers. Interstate (5) connects Patterson to northern cities including Tracy, Lathrop, Livermore, and Stockton. South of Patterson, Interstate (5) extends over 250 miles before it encounters the next incorporated city, *over a 4-hour drive time!* Key traffic counts provided by the City of Patterson for the region are listed above. Blue numbers are for 2006 (count on I-5 at Sperry Avenue updated by Caltrans to 41,500).

Residential Activity:

Outlined below is an aerial illustration giving a snapshot of residential activity in the City of Patterson, full size on page 14. Growth potential for Patterson is substantial with the general plan projecting roughly 18,945 units at total build out (approximately 6,445 units already exist).



Overall ten projects are active with roughly 4,487 units in the development process. The Villages of Patterson is the largest with 3,100 units, phase 1 projected to break ground in 2017. Patterson Gardens recently completed its 36 units while Rosewood, Bella Flora and Ivy Terrace currently have product for sale. Prices range from \$230,000 to \$452,000 whereas sizes include 1,145 square feet to 3,568 square feet. Two projects poised to service the region near Patterson's distribution centers are Keystone Ranch and Valley Grove representing over 1,000 units. Just west of the aerial coverage is Diablo Grande Country Club approved in Stanislaus County. Diablo Grande Country Club is on approximately 3,400 acres and at build out will have roughly 2,200 residential units. The mixed-use project will include golf courses, swim and tennis facilities, a hotel and executive conference center, a winery, vineyards, town center and shopping center. The only roadway accessing Diablo Grande is out of Patterson, Sperry Avenue / Del Puerto Canyon Road. Currently, Belgrande by DR Horton is selling product in Diablo Grande while working on 118 homes.

All residential activity represents roughly 6,803 units. For a summary of the projected population, see the chart below (details on each residential project are in Chapter IV, page 15).

Break Down of Unit Build Out							
Trade Area	2017 Population	Build Out of All Active Units	% Increase	Active Unit Build Out Population	General Plan Remaining Units	Total % Increase	Total Build Out of All Active Units and Patterson's General Plan
Community Retail Tenant	49,210	6,803	48%	73,088	7,947	105%	100,982

Methodology:

This section describes the research methodologies.

(1) MARKET AERIAL ILLUSTRATION AND CITY OF PATTERSON AERIAL ILLUSTRATION:

This information is gathered by field research then plotted on an aerial. Surveying this data allows an analysis to define both existing and future retail uses and needs. Study elements researched and plotted include defining a primary retail trade area, existing and planned major roadways along with existing and planned retailer locations. The City of Patterson Aerial outlines details on the city's current retail environment, industrial uses, residential activity and projected land uses.

(2) DEMOGRAPHIC AERIAL ILLUSTRATION AND TRADE AREA CALCULATION CHARTS:

Demographic data is broken down by Census Tracts on an aerial photo. This data consists of estimated updates on population, number of housing units, average persons per household, median, and average household income and finally median value of housing. All of this data is estimated and gathered in several different ways depending on the area that is being studied. For details on how DDS arrives at these figures in this study, please reference "Basis of Estimates".

The Existing Demographic Chart displays data outlined on the Demographic Aerial Illustration. This analysis is completed on the trade area and calculates an updated population estimate. Also calculated per trade area is the number of housing units. With respect to average persons per household, median, and average household income and median value of housing, this analysis outlines averages for the trade area.

The next chart is the "Future Population Chart". On each trade area there is both an "Existing Demographic Chart" and a "Future Population Chart". The two tie together in the following manner - Column 5 on the Existing Demographic Chart provides an updated estimated population number for the subject area. By taking this number over to Column 4 on the Future Population Chart, we can now move forward in defining further population growth.

CHAPTER II

TRADE AREA ANALYSIS

PREPARED BY: DERRIGO STUDIES
 LOCATION: PATTERSON, STANISLAUS COUNTY, CALIFORNIA
 DATE: MARCH 2017

COMMUNITY RETAIL TENANT TRADE AREA - EXISTING DEMOGRAPHICS

CENSUS TRACT NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS JUNE 2012	COMMUNITY RETAIL TENANT TRADE AREA			APPH 2017	MEDIAN HOUSEHOLD INCOME 2017	AVERAGE HOUSEHOLD INCOME 2017	MEDIAN VALUE OF HOUSING 2017
			% WITHIN	POPULATION	HOUSING UNITS				
20.00	7,168	2,350	100.00%	7,168	2,350	3.05	\$45,240	\$54,080	\$132,000
32.01	5,293	1,450	100.00%	5,293	1,450	3.65	\$44,200	\$60,320	\$203,500
32.02	18,731	4,995	100.00%	18,731	4,995	3.75	\$66,560	\$80,080	\$242,000
33.00B	2,083	595	100.00%	2,083	595	3.50	\$52,000	\$72,800	\$264,000
33.00A	875	250	100.00%	875	250	3.50	\$67,600	\$83,200	\$495,000
33.00C	1,296	425	100.00%	1,296	425	3.05	\$78,000	\$83,200	\$341,000
34.00	848	265	100.00%	848	265	3.20	\$33,280	\$67,600	\$275,000
35.00	12,233	3,495	100.00%	12,233	3,495	3.50	\$48,880	\$57,200	\$162,800
TOTAL									
POPULATION: 48,526 48,526									
TOTAL HOUSING UNITS: 13,825 13,825									
TRADE AREA WEIGHTED AVERAGES:						3.51	\$55,227	\$67,404	\$208,440

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

PREPARED BY: DERRIGO STUDIES
 LOCATION: PATTERSON, STANISLAUS COUNTY, CALIFORNIA
 DATE: MARCH 2017

COMMUNITY RETAIL TENANT TRADE AREA - FUTURE POPULATION

	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD		ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A). JUNE 2012 POPULATION						48,526
(B). UNITS RECENTLY BUILT	195	X	3.51	=	684	
(C). ACTIVE UNITS	6,803	X	3.51	=	23,878	
(D). GENERAL PLAN UNITS	7,947	X	3.51	=	27,894	
(E). MARCH 2017 UPDATED POPULATION						49,210
(F). TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE UNITS						73,088
(G). TOTAL POPULATION AT BUILD OUT OF PATTERSON'S GENERAL PLAN						100,982

SOURCE: (1)=NUMBER OF UNITS ESTIMATED BASED ON PLANNED RESIDENTIAL PROJECTS
 (2),(4)=SEE EXISTING DEMOGRAPHIC CHART-COMMUNITY RETAIL TENANT TRADE AREA
 (3)=(1) X (2)

BASIS OF ESTIMATES

(A). POPULATION ESTIMATES JUNE 2012:

Housing units multiplied by Average Persons Per Household estimate.

(B). NUMBER OF HOUSING UNITS JUNE 2012:

Derrigo Studies counted rooftops on 2012 color aerial photograph.

(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2017:

Gathered 2010 Census figures and adjusted by Derrigo Studies where needed.

(D). MEDIAN AND AVERAGE HOUSEHOLD INCOME ESTIMATES 2017:

Gathered 2010 Census figures and adjusted by Derrigo Studies where needed.

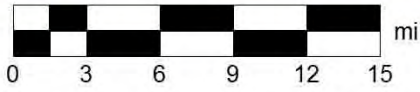
(E). MEDIAN VALUE OF HOUSING ESTIMATES 2017:

Gathered 2010 Census figures and adjusted by Derrigo Studies where needed.

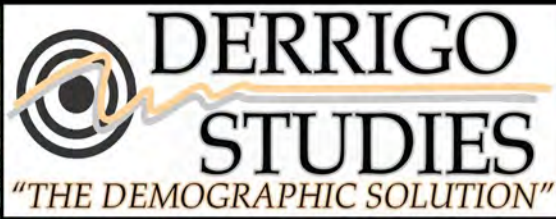
The information contained in this study is obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

CHAPTER III

EXHIBITS



APPROX.
27 MILES TO TRACY
FROM PATTERSON



RETAILERS AND NATIONAL RESTAURANTS

- 1** DENNY'S, JACK IN THE BOX, CARL'S JR, KFC/A&W, 76 GAS STATION, CHEVRON GAS STATION, BEST WESTERN PLUS VILLA DEL LAGO INN, GOLDEN LION CHINESE, EL ROSAL MEXICAN RESTAURANT AND BAR, APRICOT WOOD CALIFORNIA BBQ, STARBUCKS, PIZZA FACTORY
- 2** SAVE MART, DOLLAR TREE, SHERWIN WILLIAMS, MCDONALD'S, WALGREENS
- 3** WALMART SUPERCENTER, CVS PHARMACY, PANDA EXPRESS, TACO BELL, LITTLE CAESARS, GAME STOP
- 4** AUTO ZONE, NAPA AUTO PARTS, O'REILLY AUTO PARTS
- 5** PATTERSON FOOD CENTER (MINOR)
- 6** NOB HILL FOODS, RITE AID, AUTO ZONE, YANCEY DO IT BEST HOME CENTER, BURGER KING, DOLLAR GENERAL
- 7** PIONEER DRUG, NAPA AUTO PARTS, NEWMAN ACE HARDWARE
- 8** DOLLAR GENERAL
- 9** PIONEER DRUG, MCDONALD'S, O'REILLY AUTO PARTS



MARKET AERIAL ILLUSTRATION

CITY OF PATTERSON
STANISLAUS COUNTY, CALIFORNIA

STUDY ELEMENTS	
	10-MILE RADIUS
	COMMUNITY RETAIL TENANT TRADE AREA
	INTERSTATE (5)
	HIGHWAY 33 / DIABLO GRANDE COUNTRY CLUB ACCESS
	PLANNED 4 LANE EXPRESSWAY
	PLANNED ARTERIAL
	EXISTING INTERCHANGE
	PROPOSED INTERCHANGE
3-MILE SCALE	

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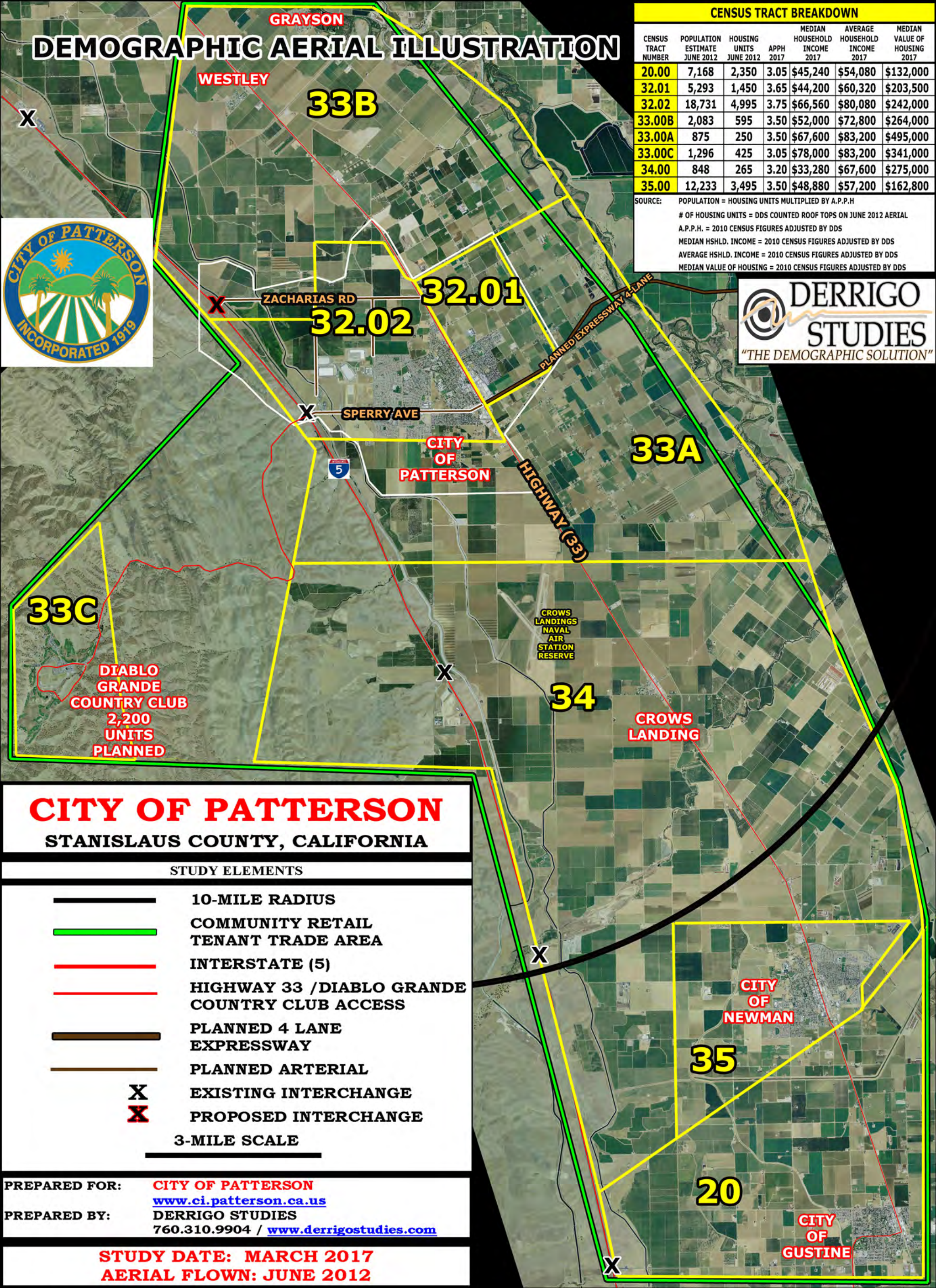
STUDY DATE: MARCH 2017
AERIAL FLOWN: JUNE 2012

DEMOGRAPHIC AERIAL ILLUSTRATION

CENSUS TRACT BREAKDOWN









CENSUS TRACT NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS JUNE 2012	APPH 2017	MEDIAN HOUSEHOLD INCOME 2017	AVERAGE HOUSEHOLD INCOME 2017	MEDIAN VALUE OF HOUSING 2017
20.00	7,168	2,350	3.05	\$45,240	\$54,080	\$132,000
32.01	5,293	1,450	3.65	\$44,200	\$60,320	\$203,500
32.02	18,731	4,995	3.75	\$66,560	\$80,080	\$242,000
33.00B	2,083	595	3.50	\$52,000	\$72,800	\$264,000
33.00A	875	250	3.50	\$67,600	\$83,200	\$495,000
33.00C	1,296	425	3.05	\$78,000	\$83,200	\$341,000
34.00	848	265	3.20	\$33,280	\$67,600	\$275,000
35.00	12,233	3,495	3.50	\$48,880	\$57,200	\$162,800

SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H.
 # OF HOUSING UNITS = DDS COUNTED ROOF TOPS ON JUNE 2012 AERIAL
 A.P.P.H. = 2010 CENSUS FIGURES ADJUSTED BY DDS
 MEDIAN HSHLD. INCOME = 2010 CENSUS FIGURES ADJUSTED BY DDS
 AVERAGE HSHLD. INCOME = 2010 CENSUS FIGURES ADJUSTED BY DDS
 MEDIAN VALUE OF HOUSING = 2010 CENSUS FIGURES ADJUSTED BY DDS



CITY OF PATTERSON STANISLAUS COUNTY, CALIFORNIA

STUDY ELEMENTS

-  10-MILE RADIUS
-  COMMUNITY RETAIL TENANT TRADE AREA
-  INTERSTATE (5)
-  HIGHWAY 33 / DIABLO GRANDE COUNTRY CLUB ACCESS
-  PLANNED 4 LANE EXPRESSWAY
-  PLANNED ARTERIAL
-  EXISTING INTERCHANGE
-  PROPOSED INTERCHANGE

3-MILE SCALE

PREPARED FOR: **CITY OF PATTERSON**
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 760.310.9904 / www.derrigostudies.com

STUDY DATE: MARCH 2017
AERIAL FLOWN: JUNE 2012

CITY OF PATTERSON

STUDY ELEMENTS

40K AVERAGE DAILY TRAFFIC COUNTS

— PLANNED MAJOR ARTERIAL

X EXISTING INTERCHANGE

X PROPOSED INTERCHANGE

1-MILE SCALE

**TO TURLOCK
APPROX. 23 MILES**



COMMERCIAL PROPERTY

1	DENNY'S, JACK IN THE BOX, CARL'S JR, KFC/A&W, 76 GAS STATION, CHEVRON GAS STATION, BEST WESTERN PLUS VILLA DEL LAGO INN, GOLDEN LION CHINESE, EL ROSAL MEXICAN RESTAURANT AND BAR, APRICOT WOOD CALIFORNIA BBQ, STARBUCKS, PIZZA FACTORY
2	PLANNED FREEWAY COMMERCIAL
3	PLANNED FREEWAY COMMERCIAL
4	PLANNED FREEWAY COMMERCIAL
5	WALMART SUPERCENTER, CVS PHARMACY, PANDA EXPRESS, TACO BELL, LITTLE CAESARS, GAME STOP
6	SAVEMART, DOLLAR TREE, SHERWIN WILLIAMS, MCDONALD'S
7	AUTO ZONE, NAPA AUTO PARTS, O'REILLY AUTO
8	WALGREENS, (PLANNED COMMUNITY RETAIL)
9	FLYING J TRAVEL CENTER



MAJOR EXISTING INDUSTRIAL TENANTS

1	AMAZON FULFILLMENT
2	GRAINGER DISTRIBUTION CENTER
3	CVS DISTRIBUTION CENTER
4	KOHL'S DISTRIBUTION CENTER
5	BUICK, CHEVROLET, GMC CAR DEALERSHIPS, J & M EQUIPMENT
6	FORD CAR DEALERSHIP
7	RESTORATION HARDWARE DISTRIBUTION CENTER
8	BRAKE PARTS INC. DISTRIBUTION CENTER, PLATT ELECTRICAL EQUIPMENT SUPPLIER

CITY OF PATTERSON AERIAL ILLUSTRATION
STUDY DATE: 3/2017 AERIAL FLOWN: 6/2012

CHAPTER IV

SUBDIVISION ACTIVITY LISTING

AREA	PROJECT NAME	APPLICANT/DEV.	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
PATTERSON	IVY TERRACE CONDOS	ADROIT DEVELOPMENT	CONDO	UC	60	48		12				230-245	1145-1308	888.720.8556		
PATTERSON	PATTERSON COMMONS	SCOTT MULVEY	CONDO	TM	40					40				925.382.4478		
PATTERSON	PATTERSON GARDENS	MANY BUILDERS	SF	RB	36		36									PROJECT SOLD OUT AND COMPLETED
PATTERSON	WILDING RANCH	BRIGHT HOMES	SF	FM	44				44			270+	1854-2275	209.526.8242		PROJECT TO BREAK GROUND IN 2017
PATTERSON	VILLAGES OF PATTERSON	MULTIPLE	MIX	TM	3,100					3,100				949.752.6000	VILLAGES OF PATTERSON	PROJECT TO BREAK GROUND IN 2017
PATTERSON	VALLEY GROVE	VALLEY GROVE LLC	SF	DP	273						273					PROJECT RECENTLY SUBMITTED TO CITY AND UNDER REVIEW
PATTERSON	MAGNOLIA GREEN	MOSTAFA KHWELED	SF	RB	30		30									PROJECT COMPLETED
PATTERSON	PATTERSON HOUSING	JOHN MARQUEZ	SF	DP	177						177			408.778.1717		UNDER CITY REVIEW
PATTERSON	ROSEWOOD / BELLA FLORA	LEGACY HOMES / JKB LIVING, INC.	SF	FM	100	29		5	66			350-452	2073-3568	209.894.2666		PROJECT TO START NEXT PHASE IN 2017. BELLA FLORA #888.901.3580
PATTERSON	KEYSTONE RANCH	KEYSTONE COPORATION	MIX	DP	770						770			909.747.7910		95 ACRES. ADJACENT TO EMPLOYMENT BASE OF 4,000+ EMPLOYEES
STANISLAUS COUNTY	BELGRANDE @ DIABLO GRANDE	DR HORTON	MIX	FM	2,200	425	20	10	82	1,663		299-399	2002-3300	925.588.3957	DIABLO GRANDE	DR HORTON WORKING ON INTEREST LIST FOR NEXT PHASE

AREA	PROJECT NAME	APPLICANT/DEV.	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
GUSTINE	SOUTHEAST ANNEXATION	CITY OF GUSTINE	SF	DP	300						300			209.854.6471		250 ACRES NEAR SULLIVAN AND MILLS ROADS. PER CITY, ANNEXATION IS 3/4 OF THE WAY THROUGH APPROVAL PROCESS
NEWMAN	SHERMAN RANCH	SCM HOMES INCORPORATED	SF	UC	300	140	50		110					209.862.9462		
NEWMAN	MEADOWS RANCH	SOUZA	SF	FM	106				106							
NEWMAN	MONTE VISTA ESTATES	GEORGE SOUZA	SF	FM	40	7			33							ALL LOTS ARE FINISHED
NEWMAN	ORCHARD HILLS	INVISION HOMES	SF	FM	16	4			12							
TOTALS					7,592	653	136	27	453	4,803	1,520					