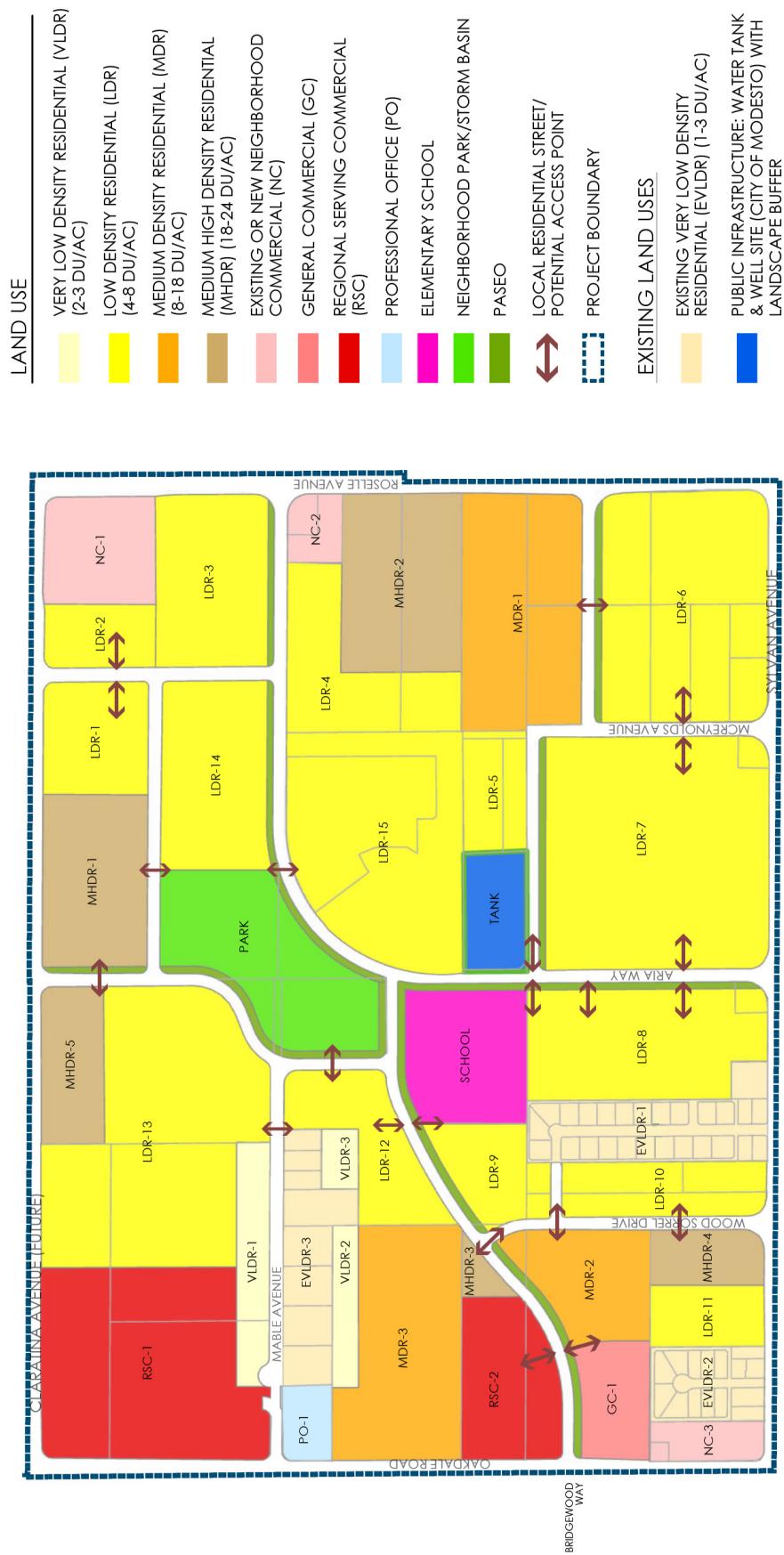


## Exhibit 3.1 Land Use Diagram


 TIVOLI SPECIFIC PLAN  
MODESTO, CALIFORNIA

 LAND USE DIAGRAM  
AMENDED 2025

MAY 13, 2025

 CREDIT: O'DELL ENGINEERING, DAHIN GROUP  
0 0.1 0.2 0.3 Miles

## CHAPTER 3 ♦ SPECIFIC PLAN ELEMENTS

Table 3.2 TSP Permitted Land Uses

| Tivoli Specific Plan Permitted Land Uses   | Land Use Zones (P = Permitted; C = Conditional) |     |     |      |    |    |    |     | Comments   |
|--|---|-----|-----|------|----|----|----|-----|--|
|  | VLDR  | LDR | MDR | MHDR | PO | NC | GC | RSC |  |
| <b>Residential and Related Uses</b>  |   |     |     |      |    |    |    |     |  |
| Residential: Single-Family Detached Home, 10,000 SF min. and greater lot   | P   |     |     |      |    |    |    |     |  |
| Residential: Single-Family Detached Home, 3,000-12,000 SF  |   | P   |     |      |    |    |    |     | Existing lots may exceed 12,000 SF   |
| Residential: Single-Family Detached Home 2,000 SF to less than 3,000 SF lot  |   |     | P   |      |    |    |    |     |  |
| Residential: Apartments, Condominiums, Townhomes, Duplex, Triplex, other Multi-Family Residential (including senior housing) |   |     | P   | P    | P  | P  | P  |     | Multi-family residential as an accessory with limited scale to commercial and office use |
| Residential Related Facility: Boarding House, Lodging House  |   | P/C | P/C | P/C  |    |    |    |     | Permitted up to 3.4 or more requires CU  |
| Residential Related Facility: Homeless Shelter (large scale)   |   |     |     |      |    | C  | C  | C   |  |
| Residential Related Facility: Transitional Housing   |   | P/C | P/C | P/C  |    |    |    |     | 2 week - 6 month stay. Six persons or less permitted. 7 or more requires CUP             |
| <b>Commercial and Other Uses</b>   |   |     |     |      |    |    |    |     |  |
| Accountant   |   |     |     |      | P  | P  | P  | P   |  |
| Animal Grooming (small animal only)  |   |     |     |      |    | P  | P  | P   |  |
| Antennas/Cell Towers   |   |     |     |      |    | C  | C  | C   |  |
| Antique Store  |   |     |     |      |    | P  | P  | P   |  |
| Apparel Store  |   |     |     |      |    | P  | P  | P   |  |
| Appliance Store (radio, television & electronic device store (sales & repair)  |   |     |     |      |    |    | P  | P   |  |
| Appliance Store (kitchen, laundry, small appliance)  |   |     |     |      |    | P  | P  | P   |  |
| Architect  |   |     |     |      | P  | P  | P  | P   |  |
| Art Studio, Gallery  |   |     |     |      |    | P  | P  | P   |  |
| Art Supply Store   |   |     |     |      |    | P  | P  | P   |  |
| Attorney   |   |     |     |      | P  | P  | P  | P   |  |
| Auto & Truck Rental  |   |     |     |      |    |    | P  | P   |  |
| Automotive, Audio and Security System Sales and Installation   |   |     |     |      |    |    | C  | C   | *  |
| Automotive, Car Wash and/or Detailing  |   |     |     |      |    |    | C  | C   |  |
| Automotive, Parts and Accessories (retail only, includes marine, motorcycle, and/or trailer parts and accessories)           |   |     |     |      |    | P  | P  | P   |  |
| Automotive, Tune-up, Smog & Mini-lube (minor repair only)  |   |     |     |      |    | P  | P  | P   | *  |
| Automotive, Gas Stations   |   |     |     |      |    | P  | P  | P   |  |
| Automotive, Tire and Wheel, Service and Minor Repair (excluding tire rebuilding, recapping and retreading)                   |   |     |     |      |    | P  | P  | P   | *  |

\* A noise study must be prepared when adjacent to residential use.



## CHAPTER 3 ♦ SPECIFIC PLAN ELEMENTS

| Tivoli Specific Plan Permitted Land Uses  | Land Use Zones (P = Permitted; C = Conditional) |     |     |      |    |    |    |     | Comments  |
|---|---|-----|-----|------|----|----|----|-----|---|
|   | VLDR  | LDR | MDR | MHDR | PO | NC | GC | RSC |   |
| Automotive, Window Tinting  |   |     |     |      |    |    | P  | P   |   |
| Bail Bond Office  |   |     |     |      | P  | P  | P  | P   |   |
| Bakery, Retail  |   |     |     |      |    | P  | P  | P   |   |
| Banquet Hall  |   |     |     |      |    | C  | C  | C   |   |
| Bar, Cocktail Lounge, Sports Bar, Pub   |   |     |     |      |    |    | C  | C   |   |
| Barber  |   |     |     |      |    | P  | P  | P   |   |
| Beauty Shop, Salon, Hair and/or Nails, Skin Care  |   |     |     |      |    | P  | P  | P   |   |
| Bed and Breakfast Home  | P   | P   |     |      |    |    |    |     | No more than two rooms used for B&B   |
| Big box/Discount/High volume store * (applies to entire center)   |   |     |     |      |    |    |    | C*  | Typically minimum 100,000 sf  |
| Bookkeeping Services  |   |     |     |      | P  | P  | P  | P   |   |
| Bookstore   |   |     |     |      |    | P  | P  | P   |   |
| Broadcasting Studio   |   |     |     |      |    |    | P  | P   |   |
| Building Materials Store, including lumber (indoor lumber storage only), roofing, insulation, awnings, glass, weatherstripping, doors |   |     |     |      |    |    |    | P   |   |
| Business Services (Duplicating, Addressing, Mailing, Blueprinting, Photocopying)  |   |     |     |      |    | P  | P  | P   |   |
| Camera Store  |   |     |     |      |    | P  | P  | P   |   |
| Catering and Food Prep  |   |     |     |      |    | P  | P  | P   |   |
| Church, Temple, Synagogue   | C   | C   | C   | C    | C  | C  | C  | C   |   |
| Computer and Home Electronics Store (Sales & Repair)  |   |     |     |      |    | P  | P  | P   |   |
| Dancing Establishment/Club  |   |     |     |      |    |    | C  | C   |   |
| Day Care, Adult   |   | P/C | P/C | P/C  | C  | P  | P  | P   | 24-hour care for 3 or fewer persons is permitted. 4 or more in one dwelling requires CUP (for residential zones). |
| Dental Office or Laboratory   |   |     |     |      | P  | P  | P  | P   |   |
| Department Store  |   |     |     |      |    |    | P  | P   |   |
| Drug Store, Pharmacy  |   |     |     |      | P  | P  | P  | P   |   |
| Dry Cleaning & Laundry  |   |     |     |      |    | P  | P  | P   |   |
| Electronic Appliance Store (sales, installation, and repair)  |   |     |     |      |    | P  | P  | P   |   |
| Engineer Office   |   |     |     |      | P  | P  | P  | P   |   |
| Fabric Store (including Upholstery material)  |   |     |     |      |    | P  | P  | P   |   |
| Film Processing, Photographic Studio  |   |     |     |      | P  | P  | P  | P   |   |
| Financial Services: Banks, Credit Unions, Savings & Loan, Stockbrokers  |   |     |     |      | P  | P  | P  | P   |   |
| Firearms, Sales & Service   |   |     |     |      | P  | P  | P  | P   |   |
| Firearms, Sales & Service, with Indoor Target Range   |   |     |     |      |    |    |    | C   |   |
| Floor Covering Store  |   |     |     |      |    |    | P  | P   |   |



## CHAPTER 3 ♦ SPECIFIC PLAN ELEMENTS

| Tivoli Specific Plan Permitted Land Uses  | Land Use Zones (P = Permitted; C = Conditional) |     |     |      |    |    |    |     | Comments  |
|---|---|-----|-----|------|----|----|----|-----|---|
|   | VLDR  | LDR | MDR | MHDR | PO | NC | GC | RSC |   |
| Florist   |   |     |     |      |    | P  | P  | P   |   |
| Fortune Telling   |   |     |     |      |    | P  | P  |     |   |
| Funeral Home  |   |     |     |      |    | C  | C  |     |   |
| Furniture Repair, Upholstery  |   |     |     |      |    | P  | P  |     |   |
| Furniture Store   |   |     |     |      | P  | P  | P  |     |   |
| Gift, Novelty, or Souvenir Store  |   |     |     |      | P  | P  | P  |     |   |
| Grocery store, Produce market, Supermarket  |   |     |     |      | P  | P  | P  |     | In RSC, is not primary anchor and must be concurrent with or after primary anchor                   |
| Hardware Store  |   |     |     |      | P  | P  | P  |     | Typically 20,000 sf or less   |
| Health Club/Fitness Center  |   |     |     |      | P  | P  | P  |     |   |
| Hobby/Toy store   |   |     |     |      | P  | P  | P  |     |   |
| Home Business in a residence  | P   | P   | P   | P    |    |    |    |     |   |
| Hotel/Motel   |   |     |     |      | P  | P  | P  |     |   |
| Housewares/Small Appliance Store (Including: Pictures, Frames, Lamps, Shades, Window Shades, Draperies, Curtains, Microwave, Irons, Toasters) |   |     |     |      | P  | P  | P  |     |   |
| Insurance Sales & Services  |   |     |     |      | P  | P  | P  | P   |   |
| Interior Design   |   |     |     |      | P  | P  | P  |     |   |
| Janitorial Service  |   |     |     |      |    | P  | P  |     |   |
| Jewelry Store (Sales & Repair)  |   |     |     |      | P  | P  | P  |     |   |
| Laboratory (Research & Testing)   |   |     |     |      | P  | P  | P  | P   |   |
| Leather Goods, Luggage Store (sales & Repair)   |   |     |     |      | P  | P  | P  | P   |   |
| Library   |   |     |     |      | P  | P  | P  |     |   |
| Liquor Store (off-premise consumption)  |   |     |     |      | P  | P  | P  |     |   |
| Locksmith Shop  |   |     |     |      |    | P  | P  |     |   |
| Massage Therapist   |   |     |     |      | P  | P  | P  | P   | PD ID Card (need 500 hrs training certification and approval of establishment by Police Department) |
| Medical, Orthopedic Supply  |   |     |     |      | C  | C  | P  | P   |   |
| Microbrewery, with retail and/or restaurant   |   |     |     |      |    |    |    | P   |   |
| Movie/Video Rental  |   |     |     |      | P  | P  | P  |     |   |
| Museum  |   |     |     |      | P  | P  | P  |     |   |
| Music CD/Record Store   |   |     |     |      | P  | P  | P  |     |   |
| Musical Instrument Store (sales and repair)   |   |     |     |      | P  | P  | P  |     |   |
| Nightclub   |   |     |     |      |    | C  | C  |     |   |
| Office Supply & Stationary Store  |   |     |     |      | P  | P  | P  | P   | Small scale in PO & NC  |
| Offices   |   |     |     |      | P  | P  | P  | P   |   |
| Paint & Wallpaper Store   |   |     |     |      | P  | P  | P  |     |   |



## CHAPTER 3 ♦ SPECIFIC PLAN ELEMENTS

| Tivoli Specific Plan Permitted Land Uses   | Land Use Zones (P = Permitted; C = Conditional) |     |     |      |    |    |    |     | Comments  |
|--|---|-----|-----|------|----|----|----|-----|---|
|  | VLDR  | LDR | MDR | MHDR | PO | NC | GC | RSC |   |
| Parks Owned/Oper. By Governmental Agency   | P   | P   | P   | P    | P  | P  | P  | P   | 19 acres is designated for a public dual use park basin on the TSP Land Use Diagram |
| Pawn Shop  |   |     |     |      |    | P  | P  | P   |   |
| Personnel Agency   |   |     |     |      | P  | P  | P  | P   |   |
| Pet Store  |   |     |     |      |    | P  | P  | P   |   |
| Printing Shop (including Silk Screening, Typesetting)  |   |     |     |      |    |    | P  | P   |   |
| Private School (K-12)  |   | C   | C   | C    | C  | C  | C  | C   |   |
| Public Facilities/Utility Buildings/Grounds  | C   | C   | C   | C    | C  | C  | C  | C   |   |
| Real Estate Sales & Services   |   |     |     |      | P  | P  | P  | P   |   |
| Recreation Services (major indoor): Bowling, Ice Rinks, Roller Rinks, Racquetball, Dancing, Live Performance, etc.   |   |     |     |      |    |    | C  | C   |   |
| Recreation Services (small indoor): limited to amusement machine centers, slot car racing, pool halls or other similar indoor uses)  |   |     |     |      |    | C  | C  | C   |   |
| Recycling: Small Collection Facility   |   |     |     |      | P  | P  | P  | P   |   |
| Recycling: Unattended containers with other uses (no more than 50 square feet of area)   |   |     | P   | P    | P  | P  | P  | P   |   |
| Repair Shop: knife, tool, saw, and/or lawn mower   |   |     |     |      |    |    | P  | P   |   |
| Repair Shop: small appliance, small electronics, handyman repair service   |   |     |     |      |    | P  | P  | P   |   |
| Restaurant (Alcohol may be served only in conjunction with meals. No separate bar or cocktail lounge. Music but no Dancing or Entertainment.                                 |   |     |     |      |    | P  | P  | P   |   |
| Restaurant (Alcohol served either in conjunction with meals or in separate bar/cocktail lounge as an accessory use. Music but no dancing. May include staged entertainment): |   |     |     |      |    |    | P  | P   |   |
| School/Instruction: Athletics, Art, Music, Drama, Dance, Martial Arts  |   |     |     |      |    | P  | P  | P   |   |
| School/Instruction: Vocational and Trade   |   |     |     |      | C  | P  | P  | P   |   |
| School: Public   | P   | P   | P   | P    | P  | P  | P  | P   | 13.5 acres is designated for an elementary school site on the TSP Land Use Diagram. |
| Second Hand, Used Goods Store  |   |     |     |      |    | P  | P  | P   |   |
| Security Agency  |   |     |     |      |    |    | P  | P   |   |
| Shoe Store (sales and/or repair)   |   |     |     |      |    | P  | P  | P   |   |
| Spas sales   |   |     |     |      |    |    | P  | P   |   |
| Sporting Goods store   |   |     |     |      |    | P  | P  | P   |   |
| Surveyor Office  |   |     |     |      | P  | P  | P  | P   |   |
| Tailors/Seamstress   |   |     |     |      |    | P  | P  | P   |   |
| Talent and/or Modeling Agency  |   |     |     |      | P  | P  | P  | P   |   |



## CHAPTER 3 ♦ SPECIFIC PLAN ELEMENTS

| Tivoli Specific Plan Permitted Land Uses  | Land Use Zones (P = Permitted; C = Conditional) |     |     |      |    |    |    |     | Comments |
|---|---|-----|-----|------|----|----|----|-----|----------|
|   | VLDR  | LDR | MDR | MHDR | PO | NC | GC | RSC |          |
| Tanning Salon   |   |     |     |      |    | P  | P  | P   |          |
| Tattoo Parlor   |   |     |     |      |    | P  | P  | P   |          |
| Tax Services  |   |     |     |      | P  | P  | P  | P   |          |
| Theater: indoor, multiplex  |   |     |     |      |    | P  | P  | P   |          |
| Tobacco Store   |   |     |     |      |    | P  | P  | P   |          |
| Toy/Hobby store   |   |     |     |      |    | P  | P  | P   |          |
| Travel Agency   |   |     |     |      |    | P  | P  | P   |          |
| Urgent Care Medical Facility  |   |     |     |      |    | C  | C  | C   |          |
| Veterinary Clinic (small animals)   |   |     |     |      | C  | C  | C  | C   |          |
| Warehousing, Mini Storage   |   |     |     |      |    | C  | C  |     |          |
| Watch or Clock Store, (sales and repair)  |   |     |     |      |    | P  | P  | P   |          |
| Wine Sales and Tasting  |   |     |     |      |    | C  | C  |     |          |
| This table cross-references land use by zones to indicate where various uses are permitted and what type of entitlement is required |   |     |     |      |    |    |    |     |          |
| The following abbreviations are used:   |   |     |     |      |    |    |    |     |          |
| P - permitted as a matter of right  |   |     |     |      |    |    |    |     |          |
| C - conditional use permit  |   |     |     |      |    |    |    |     |          |
| BLANK - indicates the use is not permitted in the zone  |   |     |     |      |    |    |    |     |          |

