



CITY OF MODESTO
COMMITTEE AGENDA REPORT

DATE OF MEETING:
1/12/09

January 12, 2009

TO: Economic Development Committee
Janice Keating, Chair
Garrad Marsh, Vice-Chair
Dave Lopez, Member

FROM: Paul Liu, Senior Planner

SUBJECT: **Addendum** to the Report Prepared for the 2009 Urban Growth Review Update Workshop No. 1

Please note the following corrections regarding the commercial land inventory in the report prepared for the 2009 Urban Growth Review Update Workshop No. 1. The following corrections should be made to be consistent Figure 3, Underdeveloped and Vacant Commercial Zoned Properties within the Sphere of Influence. The corrections are shown with "strikeout" and "underlined".

On Page 2, under the heading **Vacant Land Inventory**, the acreage numbers for commercial land inventory should be corrected on Table 1, Current Land Inventory within Incorporated Area as follows:

Land Use	Vacant	Underdeveloped	Subtotal	10% Reduction	Total
Residential	765	275	1,040	104	936
Commercial	407 <u>190</u>	74 <u>87</u>	478 <u>277</u>	48 <u>28</u>	460 <u>249</u>
Industrial	306	493	799	80	719
Totals	1,478 <u>1,261</u>	839 <u>855</u>	2,017 <u>2,116</u>	202 <u>212</u>	1,815 <u>1,904</u>

On Page 4, under the heading **Land Absorption Analysis – Non-Residential**, the paragraph addressing commercial land absorption should be corrected as follows:

Future demand for commercial and industrial land was also derived from historical building permit activity. The annual commercial land area developed between 2000 and 2002 was 27 acres per year. The annual absorption rate of commercial land between 2003 and 2008 was 49 acres per year. The current vacant commercial land use inventory is estimated to be ~~277~~ 249 acres, representing an approximate ~~6.5-~~ six year supply based on the average annual absorption rate of 42 acres since 2000.