



City of Modesto
Community & Economic
Development Department
PO Box 642
Modesto, CA 95353

TIDBITS

CITY ENGINEER

Read a message from the
City Engineer
Page 1

HOW ARE YOU ZONED?

Learn how to find the zoning
for any parcel in the City
Page 3



City of Modesto

We really want to hear from You!

**We need you to tell us how we're doing,
so we can do it even better!**

It takes two minutes of your time to complete our
survey, but it can result in years of quality service.

Please take the time to provide us the
feedback we need to provide you the best
possible service.

Our **CUSTOMER SURVEY** can be found in our
office or on-line by visiting the CEDD website
at:
www.modestogov.com/ced/.

Development Related Department Contacts

- Community & Economic Development . . (209) 571-5566
- Fire Prevention (209) 571-5553
- Parks, Recreation & Neighborhoods (209) 571-5573
- Public Works (209) 342-2284
- 24 Hour Inspection Request Line (209) 571-5881

Community & Economic Development
www.modestogov.com/ced

Fire Department
www.modestofire.com

Parks, Recreation & Neighborhoods
www.modestogov.com/prnd/

Public Works
www.modestogov.com/pwd

Visit us online today:

www.modestogov.com/development





3rd Quarter
2008

LATEST ACTIVITY

Statistics for:

Apr. - June 2008

Residential Permits

| | |
|----------------|-----|
| Single-family: | 13 |
| Multi-family: | 0 |
| Remodels: | 942 |

Commercial Permits

| | |
|-----------|----|
| New: | 7 |
| Remodels: | 82 |
| Misc: | 78 |

Total Permits: 1,122

Inspections: 9,423

Zoning Apps.: 2

Plan Reviews: 18

Tentative Subdivision/ Parcel Maps

| | |
|------------|---|
| # of Maps: | 2 |
| # of Lots: | 0 |

THE STAFF

**Community & Economic
Development Director:**
H. Brent Sinclair, AICP

Chief Building Official:
Will Crew

**Business Development
Division Manager:**
Linda Boston

**Planning Division
Manager:**
Patrick Kelly

City Engineer:
Bill Sandhu

A MESSAGE FROM THE CITY ENGINEER

It has been a pleasure serving the community as the City Engineer for the last 6 months. In addition to the day-to-day operations of the Land Development Engineering Division, we have taken several steps to make our process more user-friendly and to make information readily available for the development community and citizens of Modesto.

Two items that we have specifically focused our attention on are:

1. Our webpage on the Internet. We have made a lot of information easily accessible so developers, engineers and citizens can avoid a trip to Tenth Street Place, given the current gas prices. The following list of items can be found on our website and are available for download:

- City Standard Specifications
- Wastewater/Sewer Fees Estimation Sheet
- Water Collection Fees
- Will Serve Process and Request Form
- Encroachment Permit Fees
- Easement and Dedication Documents
- Outdoor Dining Documents/Application

All of this information, and more, can be accessed on our webpage at: www.modestogov.com/ced/engineering

Please feel free to submit suggestions on how we can improve or enhance our services. The Land Development Engineering Division can be reached at (209) 577-5462.

2. The second item of focus has been the City Standard Specifications. We last updated the Standards in May of 2006. In the past, questions may have been raised by the development community over whether the City Standards adequately identify requirements for infill development and redevelopment. In addition, because of varying interpretations of infill and redevelopment storm drainage requirements, a definitive interpretation is warranted.

The primary purpose of this supplemental update is to provide Storm Drainage standards for applicants who desire to develop unused or underutilized land within the City limits. These standards are intended to encourage and maximize opportunities for infill development projects, which are beneficial to the community, protective of existing neighborhoods, and well designed.

This item was presented to the Construction Industry Liaison Committee and the Building Industry Association on July 8th and will be presented to the Economic Development Committee and the City Council in August, 2008.

We will continue looking for ways to improve and streamline the development process to make it more development-friendly and to better serve the community. Your input is very valuable and always welcome.

Are you interested in the status of your commercial project's plan review application? You can view our Plan Review Status Reports online at www.modestogov.com/development/. Click the status report links on the right. If you have any questions, please contact our Building Safety Division at 209-577-5232.



MANUFACTURINGMATTERS!

CREATING PARTNERSHIPS

The Business Development staff is working with the Manufacturers Council of the Central Valley, as well as with all manufacturing districts in Modesto's Sphere, to consider a new program entitled "Manufacturing Matters!". As a public-private partnership, they are proposing a program series that will provide on-going opportunities for the City Council and key staff members to interact with the manufacturing community. There are a number of program

goals, including educating staff on the current trends and challenges in the manufacturing sector. In addition, a portion of the series would focus on the interrelationships between local manufacturers. We will provide more details as staff reviews this partnership opportunity. In the meantime, if you have any questions or would like to be more involved, please contact Business Development at (209) 571-5566.

MARKETINGMODESTO!

WEBSITE UPGRADE

Staff is revising the Choosemodesto.com website to include new databases, information on site selection, utility rates, fee calculators and Enterprise Zone information. The purpose of this revision is to include the most up-to-date information to attract site selectors who are considering the Central Valley for new business locations. It is typical for commercial realtors to base their initial site selection *solely* on information from a website -- without ever con-

tacting City staff. If the website provides sufficient information to satisfy their client's needs, then they will contact staff for more information. We want to be certain that Choosemodesto.com encourages site selectors to contact our staff by providing a full picture of our business community and its potential for economic success.



The screenshot shows the City of Modesto website interface. At the top, it says "Welcome to the City of Modesto" with a logo. Below that is a navigation bar with links for ABOUT, NEWS, FORMS, CONTACTS, EMPLOYMENT, and SEARCH. The main header features the word "MODESTO" in large letters, with a green leaf graphic over the 'O', and the tagline "Nurturing Tomorrow's Economy...Today!". A secondary navigation bar includes links for Business Assistance, Business Costs, Demographics, and Workforce/Employment. On the left, there is a vertical menu with categories like About Modesto, Business Assistance, Business Costs, Demographics, Quality of Life, Transportation, Workforce & Employment, Contact Us, and Home. The central content area features a map of California with Modesto highlighted, and text that reads "Modesto's Business Development Staff... promises to nurture world-class developments and productive partnerships for tomorrow's knowledge-driven economy." Below this is a "Our Guarantee:" section with the text "Open Doors Close Deals!". On the right side, there are buttons for Enterprise Zone, New Business, Why Modesto, and Resources, along with a "City Links" section listing various services like City of Modesto, City Departments, Community Develop, Building Permits, Building Inspections, Plan Reviews, Zoning Information, Planning Documents, Redevelopment Agency, Modesto GIS, and location/phone information.

For details on the articles in this newsletter, please visit:
www.modestogov.com/development/newsletter/



Tivoli Specific Plan/EIR

The Planning Commission recommended that the City Council approve the Facilities Master Plan (FMP) and Infrastructure Financing Plan (IFP) on June 16, 2008. The City Council approved the Tivoli FMP/IFP programs on July 1, 2008.

The Stanislaus Local Agency Formation Commission (LAFCo) approved the Tivoli Reorganization on June 25, 2008. The Tivoli Reorganization includes annexation of the Tivoli area into the City of Modesto and simultaneous detachment from the Stanislaus Consolidated Fire Protection District. Since there are more than 12 registered voters within the reorganization territory, the next step is a protest hearing where registered voters and property owners have the opportunity to protest the proposed reorganization. LAFCo is expected to hold the protest hearing in August.

The Tivoli Specific Plan describes future development of 454 acres on the north side of Sylvan Road, east of Oakdale Road. The proposal includes approximately 286 acres of residential land uses of varying density, with a buildout potential of between 1,800 to 3,200 dwelling units, 89 acres of commercial/office land uses, and elementary school site and a neighborhood park.

Kiernan Business Park East

The Kiernan Business Park East project site is located on the east side of Dale Road between Kiernan Avenue and Pelandale Avenue. The Kiernan Business Park Specific Plan is proposed to be amended to include approximately 39 acres of Commercial and Medium High Density Residential development on the east side of Dale Road, with 114 acres remaining for Business

Park development. All technical analyses have been concluded for the project, and the Draft Environmental Impact Report (DEIR) is now under production. The draft Specific Plan and DEIR are expected to be released for 45-day public review in October of this year, followed by final City Council approval by mid-2009.

General Plan/Master EIR

The technical General Plan Amendment and Master EIR update continue to move forward. The final documents will be complete in July. The Planning Division expects this item to be included on the August 18 Planning Commission agenda, followed by consideration by the City Council on September 23.

USERS GUIDE FOR ZONING INFORMATION

The City's Geographic Informational System (GIS) is a versatile tool that can be used to quickly find zoning for any parcel in the City. The Planning Division has recently updated its online user's guide, which provides step-by-step instructions on how to find zoning information using GIS. Users are able to search by address, assessors parcel number or street intersection. GIS is available for your use on the City's website and can be found here: <http://www.modestogov.com/gis-disclaimer.asp>. The updated user's guide is also available online and can be found here: <http://www.modestogov.com/development/zoning/>.

Residents and customers looking for zoning information are encouraged to take advantage of the City's easy-to-use GIS utility. Planning staff is still available at (209) 577-5267 and will gladly answer any zoning related questions.

NEW EMPLOYEES & PROMOTIONS

Luke Crawford

Hourly Intern
Land Development
Engineering
Hired 4/21/08

Robert Davalos

Assistant Civil Engineer
Land Development
Engineering
Hired 4/23/08

Jimmy Ochoa

Hourly Intern
Planning
Hired 6/23/08

