

DEVELOPMENTACTIVITY

FY04-05 FOURTH QUARTER

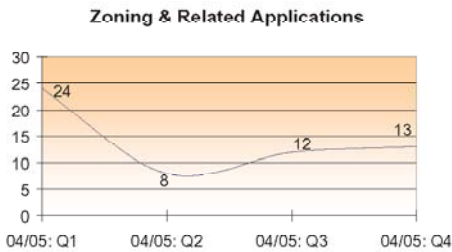
APRIL - JUNE 2005

This report highlights the activity of the Community & Economic Development Department for the last quarter. The Community & Economic Development Department includes four divisions 1) Administration, 2) Building & Development Services, 3) Planning and 4) Business Development.

The Building & Development Services Division oversees building plan reviews, permits and inspections. The Planning Division is responsible for zoning, variances, entitlements and subdivisions. The Business Development Division handles all matters related to economic development, including business attraction, business retention and also provides staff for the Modesto Redevelopment Agency.

Planning Division Activity

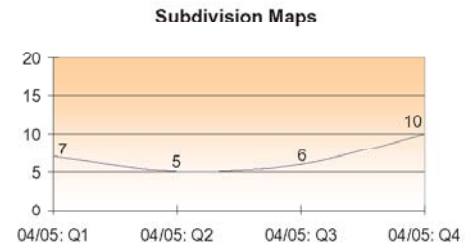
Zoning & Related Applications: 13



Administrative Plan Reviews: 30

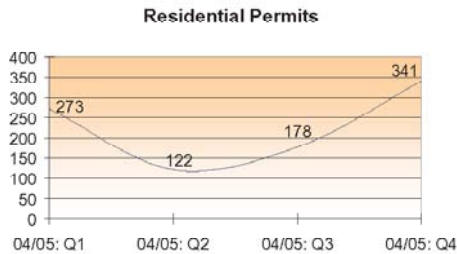


Tentative Subdivision/Parcel Maps
of Maps: 10
of Lots: 30

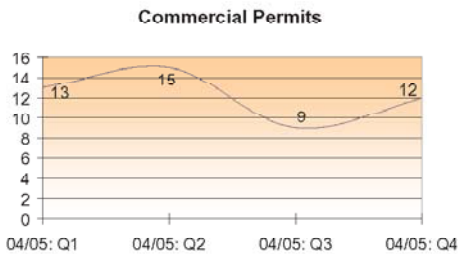


Building & Development Services Division Activity

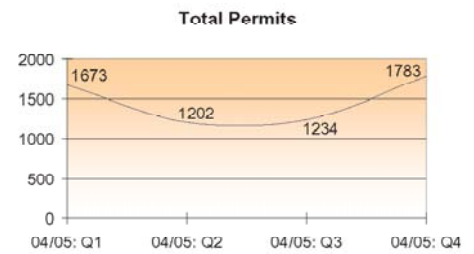
New Residential: 341
Single-family: 334
Multi-family: 7
Residential Remodel: 1098



New Commercial: 12
Commercial Remodel: 226
Commercial Misc: 106



Total Permits: 1,783
Inspections: 16,171
YTD Valuation: \$ 112,928,544



ACTIVITYMAP

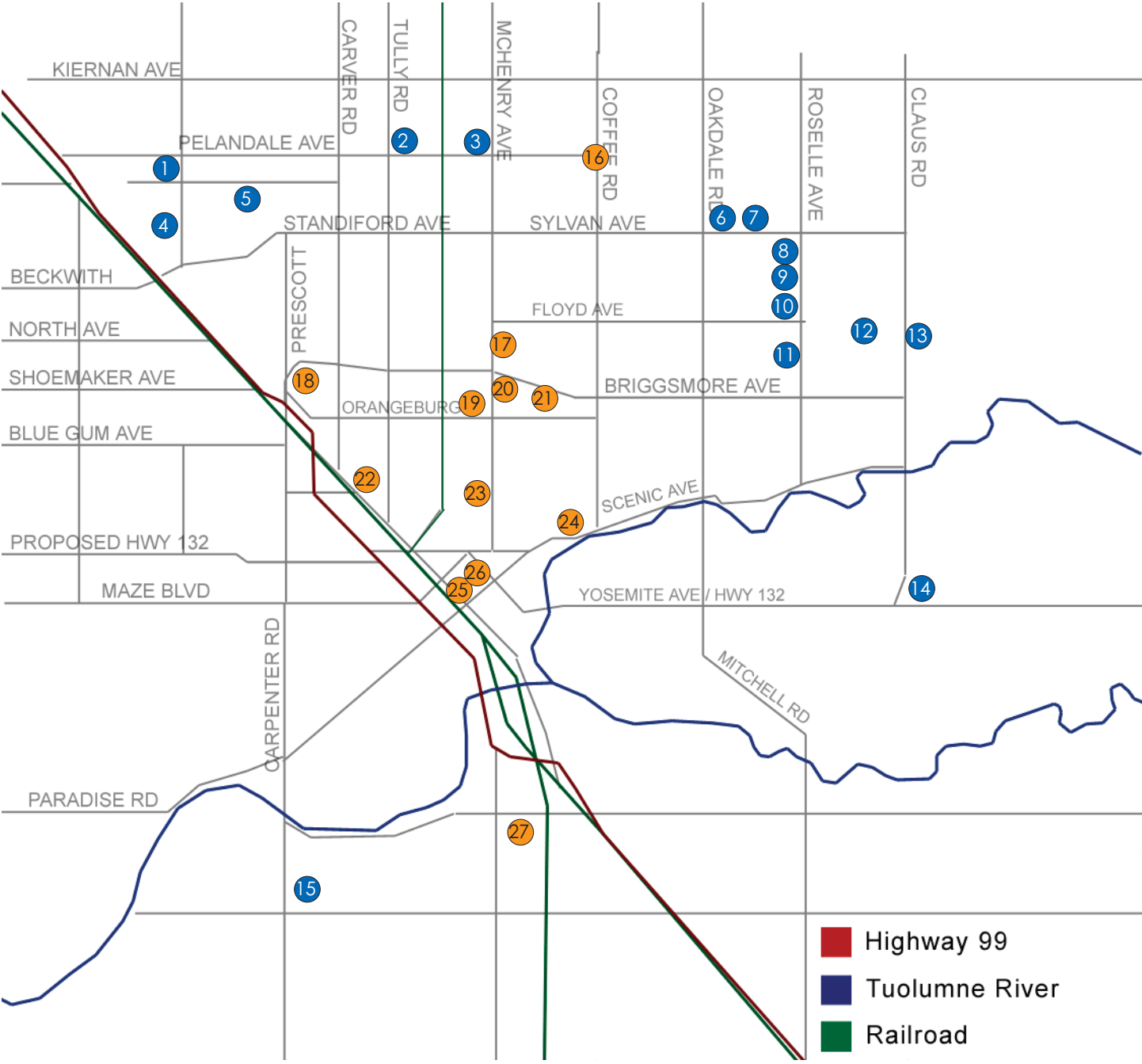
Planning Division Activity

- 1 Kiernan Business Park East
Dale Rd. & Bangs Ave.
- Pending Final Application
- 2 Waterman/Lucchessa SP
Tully Rd. & Pelandale Ave.
- On hold
- 3 Pelandale/McHenry SP
Pelandale Ave. & McHenry Ave.
- Undergoing staff review
- 4 The Promenade Retail Center
Dale Rd & Vintage Ave.
- Preparing draft EIR
- 5 Mana/Wagner GPA/SPA
Bangs Ave. & American Ave.
- Going through preliminary review
- 6 Modesto Gateway Subdivision
Sylvan Ave. & Wood Sorrel Rd.
- Undergoing staff review
- 7 Tivoli Specific Plan
Oakdale Rd. & Sylvan Ave.
- Undergoing staff review
- 8 Hillglen Estates Subdivision
Hillglen Rd. & Roselle Ave.
- Pending Planning Commission
- 9 Burkshire Estates II Subdivision
Kodiak Rd. & Roselle Ave.
- Undergoing staff review
- 10 Village Center
Roselle Ave. & Floyd Ave.
- Undergoing staff review
- 11 Affordable Housing Project
Roselle Ave. & Belharbour Rd.
- Applicant revising project
- 12 Graham Estates Subdivision
Fine Rd. & Sharon Ave.
- Undergoing staff review
- 13 Sharon Avenue Abandonment
Sharon Ave. & Claus Rd.
- Undergoing staff review
- 14 Johansen/Empire North SP
Yosemite Ave. & Claus Rd.
- Pending submittal
- 15 Fairview Specific Plan Amend.
Carpenter Rd. & Hatch Rd.
- Undergoing staff review

Building & Development Services Division Activity

- 16 New Shelter Cove Church
4242 Coffee Rd
Size: 60,481 s.f.
Valuation: \$10,000,000
- 17 New Office Shell Building
2100 McHenry Ave
Size: 11,939 s.f.
Valuation: \$1,836,000
- 18 2 Story RCFE Nursing Home
1932 Evergreen Ave
Size: 25,822 s.f.
Valuation: \$2,187,123
- 19 G.L. Multi-Purpose Building
617 W. Orangeburg Ave
Size: 17,520 s.f.
Valuation: \$1,500,000
- 20 Retail Shell Building
1700 McHenry Ave
Size: 8,254 s.f.
Valuation: \$600,000
- 21 O.L.F. Multi-Purpose Building
505 W. Granger Ave
Size: 13,839 s.f.
Valuation: \$1,875,000
- 22 2 Story Shell Office Building
632 9th St
Size: 4,163 s.f.
Valuation: \$403,584
- 23 Building Addition & Remodel
601 McHenry Ave
Size: 339 s.f.
Valuation: \$500,000
- 24 2 Story Shell Office Building
1140 Scenic Dr
Size: 18,228 s.f.
Valuation: \$1,850,000
- 25 Shell Building Renovation
1115 I St
Size: 38,781 s.f.
Valuation: \$1,500,000
- 26 Office Remodel & Addition
1120 13th St
Size: 7,541 s.f.
Valuation: \$500,000
- 27 New Warehouse
400 Winmoore Way
Size: 37,592 s.f.
Valuation: \$1,070,000

ACTIVITYMAP



The projects depicted on this map were chosen based on their valuation or notability. The projects are displayed in no particular order and are presented only to give a general idea of development activity in the City of Modesto over the past quarter.

BUSINESSACTIVITY

Economic Development Web Site Wins Again

After winning "Best Economic Development Web Site" by the International Economic Development Council late last year, another agency has scored www.choosemodesto.com in the Top Ten. AngelouEconomics, an international technology-based economic development consulting firm, evaluated more than 50 websites for their content, style and relevance to their audience. Modesto again showed it is serious about business and the success of our community.

Modesto An All American City

Modesto was recently recognized by the National Civic League as a finalist for the All-America City award. Since 1949, communities have been recognized for their civic excellence in addressing critical local issues. Modesto previously won the award in 1954 and 1972. Canoga Park was the only California city to be one of ten winners this year. Congratulations to all those who participated in the process, and for all the businesses and government employees who make our community as great as it is.

Second Best Location for Technology

The Boyd Company awarded Modesto 2nd Best for Tech Firms. Modesto proved to be less costly for technology firms to operate when compared with the Bay Area and Southern California. Their study compared the annual costs of operating an information technology company in 18 California cities. Comparisons included costs for labor, office leases, electrical power, corporate travel and other, it concluded that Modesto is the second least expensive of the California cities. Fresno was ranked the most inexpensive, and San Francisco was the most expensive.

Enterprise Zone

It was announced on March 14th, that the joint preliminary application for an Enterprise Zone with Modesto, Turlock, Ceres and the County is one of three finalists for three possible designations. A final application is required and then the designation will be awarded later this year. The benefits will aid economic growth and enhance existing businesses with hiring and capital spending tax credits from the State.

LATEST STATISTICS	Apr-04	Apr-05	Change
Total Jobs	163,200	169,400	6,200
Trade, Transportation, Utilities	31,200	32,100	900
Government	25,200	25,200	0
Manufacturing	21,000	22,800	1,800
Education & Health Services	19,300	19,400	100
Leisure & Hospitality	14,000	14,900	900
Professional & Business Services	13,600	14,700	1,100
Nat. Resources & Construction	12,000	12,900	900
Farm Jobs	12,100	12,500	400
Financial Activities	6,000	6,200	200
Other Services	6,200	6,100	(100)
Information	2,600	2,600	0

BUILDING RENTS	Avg. \$/Sq. Ft.
Industrial Building	\$ 0.54 (Gross)
Office Building	\$ 1.22 (Gross)
Medical Office Building	\$ 1.85 (full service)
Retail Building	\$ 1.34 (Net)

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