

DEVELOPMENTACTIVITY

FY05-06 FIRST QUARTER

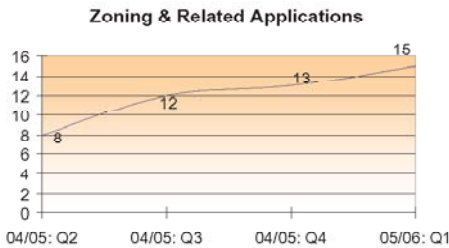
JULY - SEPTEMBER 2005

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

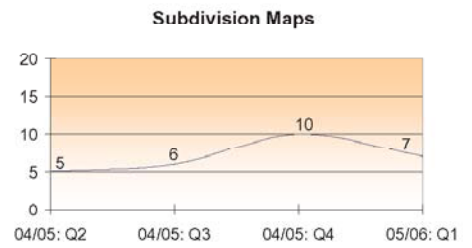
Zoning & Related Applications: 15



Administrative Plan Reviews: 39



Tentative Subdivision/Parcel Maps
of Maps: 7
of Lots: 71

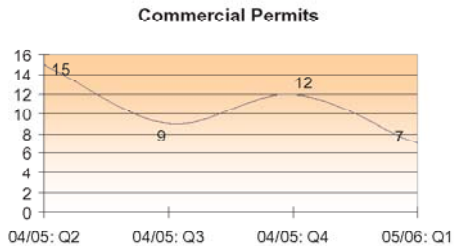


Building & Development Services Division Activity

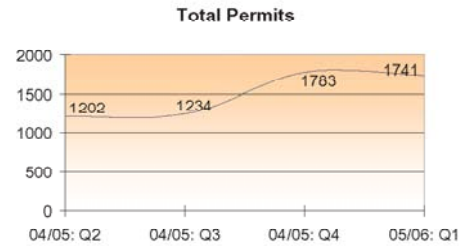
New Residential: 148
Single-family: 148
Multi-family: 0
Residential Remodel: 1193



New Commercial: 7
Commercial Remodel: 320
Commercial Misc: 73



Total Permits: 1,741
Inspections: 16,410
YTD Valuation: \$ 64,042,190



ACTIVITYMAP

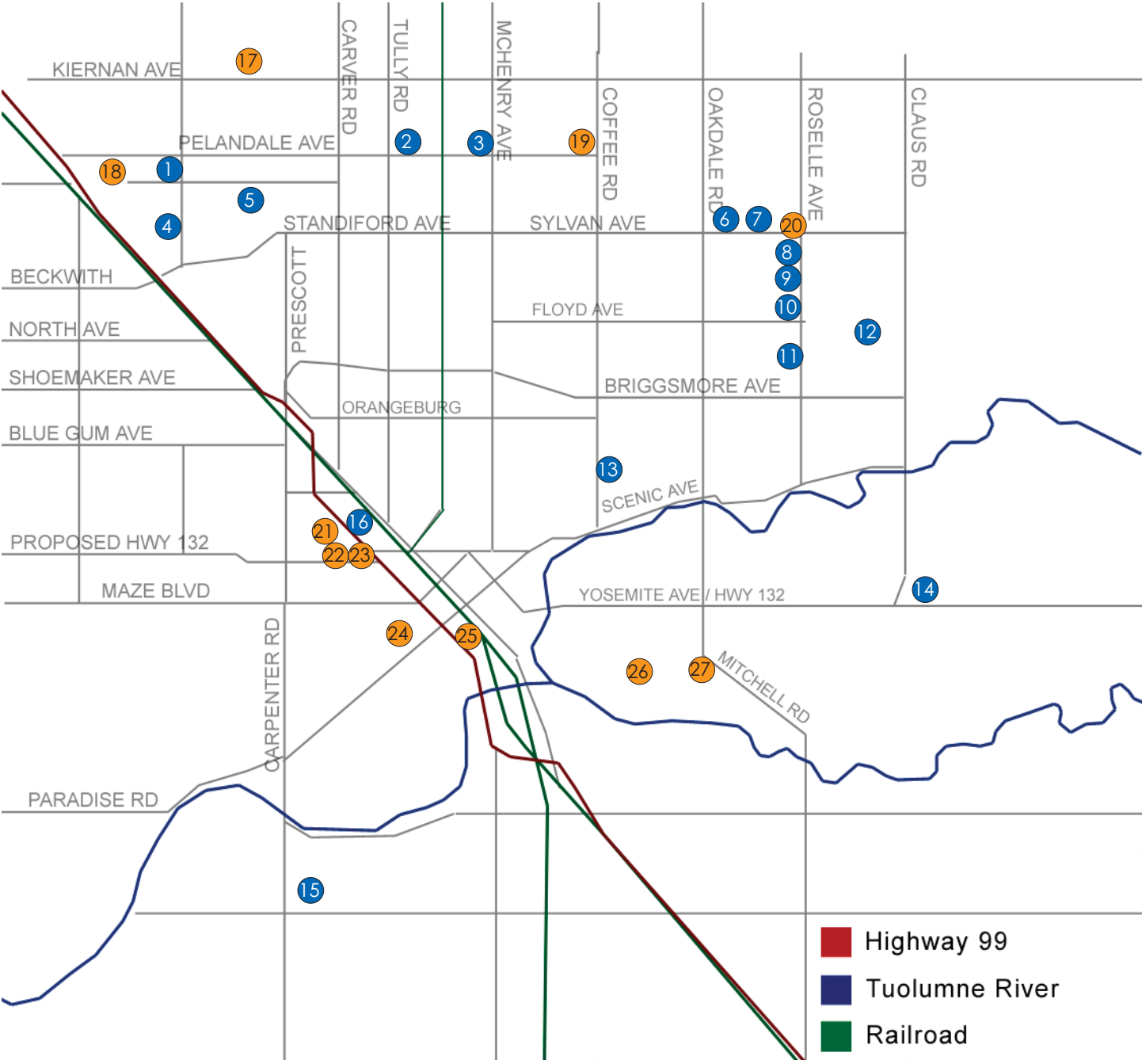
Planning Division Activity

- 1 Kiernan Business Park East
Dale Rd. & Bangs Ave.
- Pending Complete Application
- 2 Waterman/Lucchessa SP
Tully Rd. & Pelandale Ave.
- Pending Complete Application
- 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.
- Pending Planning Commission
- 11 Affordable Housing Project
Roselle Ave. & Belharbour Rd.
- Applicant revising project
- 12 Graham Estates Subdivision
Fine Rd. & Sharon Ave.
- Undergoing staff review
- 13 Gould Medical Center
600 Coffee Road
- Undergoing staff review
- 14 Johansen/Empire North SP
Yosemite Ave. & Claus Rd.
- Concept Plan Under Review
- 15 Fairview Specific Plan Amend.
Carpentier Rd. & Hatch Rd.
- Undergoing staff review
- 16 Kansas Woodland Business Park
Hwy 99 & Kansas Ave.

Building & Development Services Division Activity

- 17 New Metal Maint. Building
430 American Ave.
Size: 4,800 s.f.
Valuation: \$375,000
- 18 New Shell Retail Building
3800 Pelandale Ave.
Size: 16,971 s.f.
Valuation: 800,000
- 19 New Shelter Cove Church
4242 Coffee Rd
Size: 60,481 s.f.
Valuation: \$10,000,000
- 20 Veterinary Hospital
3500 Roselle Ave.
Size: 6,268 s.f.
Valuation: \$375,000
- 21 New Storage Building
939 Lone Palm Ave.
Size: 26,805
Valuation: \$748,000
- 22 New Commercial Building
820 Kansas Ave.
Size: 1,726 s.f.
Valuation: \$100,000
- 23 New Commercial Building
820 Kansas Ave.
Size: 2,400 s.f.
Valuation: \$140,000
- 24 New Triplex Building
620 Madison Ave.
Size: 3,960 s.f.
Valuation: \$450,000
- 25 Modular Classroom Bldg.
530 4th St.
Size: 1,440 s.f.
Valuation: \$16,500
- 26 Two Story 4-plex
716 Empire Ave.
Size: 4,217 s.f.
Valuation: \$300,000
- 27 Modular Bldg. (MFD)
673 Airport Way
Size: 960 s.f.
Valuation: \$45,800

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

Downtown Modesto's Future

The Modesto Redevelopment Agency recently held a public workshop regarding the Draft Master Plan for the Redevelopment Project Area. The community was invited, and over 150 attended along with the City Council/ Redevelopment Agency Board, the Planning Commission, the Downtown Improvement District and the Citizens Redevelopment Advisory Commission. Plans were discussed regarding land use changes, public open space, streetscape, and housing downtown. The intent is to beautify the area and make it more business and pedestrian friendly. For more information, please visit www.modestorda.com.

The Stanislaus Enterprise Zone

The much-anticipated Enterprise Zone state program is expected to be available to our community by the end of the year. This joint program with Turlock, Ceres, and the County will aid new and existing businesses that fall within the state dictated boundaries. The state will in return offer tax rebates and incentives for the businesses to hire new employees, purchase new equipment and in general, expand your business. For more information on the program when it becomes available, please visit www.choosemodesto.com.

Location, Location, Location!

This concept isn't just for your home, but your business too! Over the last quarter, Modesto has had 451 new businesses initiate business licenses here. This averages out to over 35 new businesses every week. This round of entrepreneurs looks like the following: 71% of the new businesses are located in Modesto, while the rest do business here from outside of the city; 61% represent the service industry, 15% for construction, 13% for retail, 6% for financial, 4% for agriculture/landscaping, and 2% for manufacturing and trade

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	Aug-04	Aug-05	Change
Total Jobs	178,000	181,400	3,400
Trade, Transportation, Utilities	32,200	32,800	600
Government	24,200	24,300	100
Manufacturing	28,800	29,700	900
Education & Health Services	19,000	19,300	300
Leisure & Hospitality	14,700	15,100	400
Professional & Business Services	14,600	15,100	500
Nat. Resources & Construction	12,800	13,000	200
Farm Jobs	16,800	17,300	500
Financial Activities	6,100	6,100	0
Other Services	6,200	6,100	(100)
Information	2,600	2,600	0

BUILDING RENTS	Avg. \$/Sq. Ft.
Industrial Building	\$ 0.33 (Gross)
Office Building	\$ 1.41 (Gross)
Medical Office Building	\$ 1.85 (full service)
Retail Building	\$ 1.38 (Net)

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