



**Community & Economic
Development Department**

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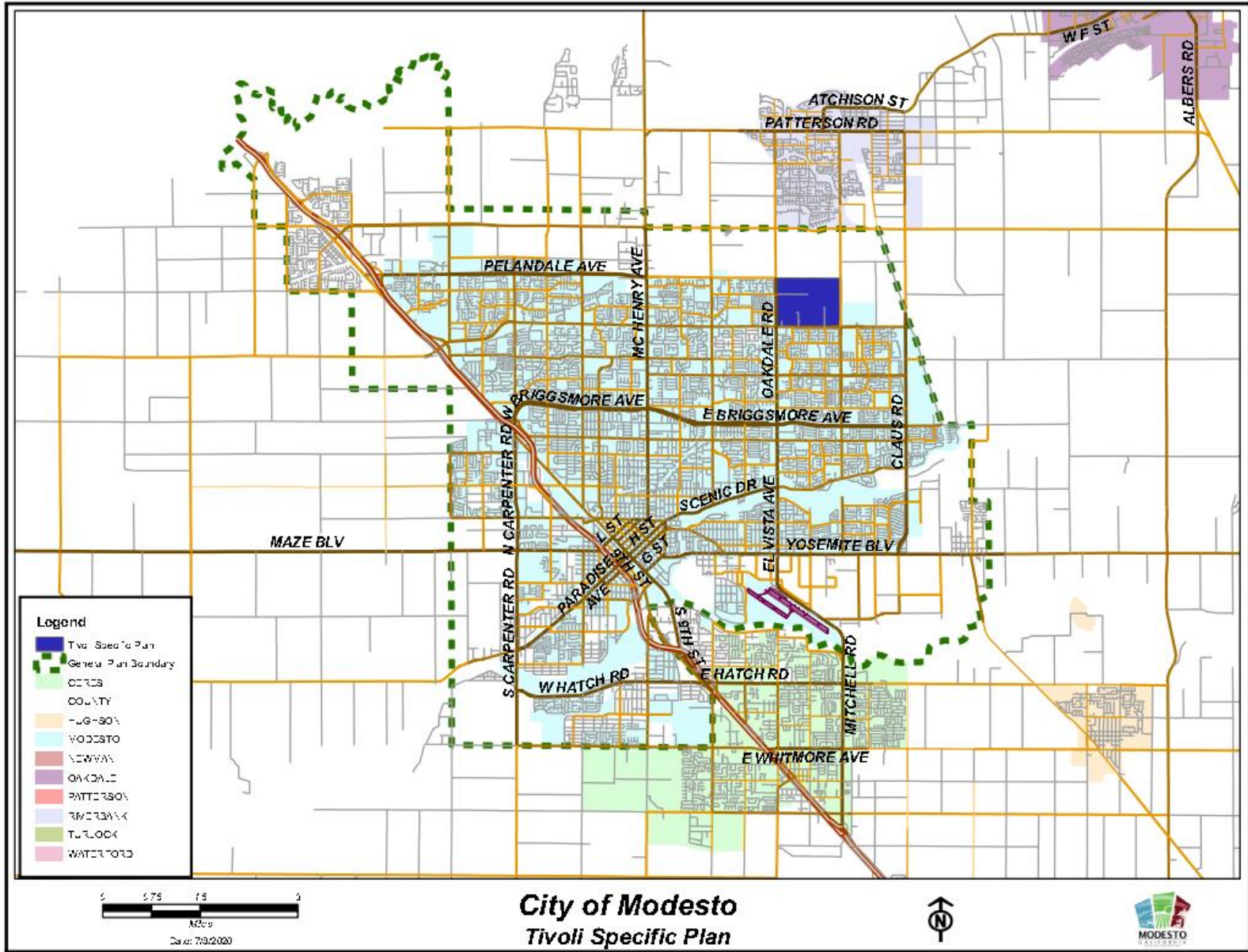
Welcome to Modesto, California. The City's staff look forward to getting to know you as you proceed through the development review process. The Community and Economic Development Department strives to enhance the quality of life for residents, businesses and visitors by promoting and facilitating quality development and private investment, supporting cultural and destination amenities, and designing sustainable roads for motorized and non-motorized modes of transportation.

As you begin developing your project, your first step is to meet and discuss your goals with the City Tivoli Development Team. They will walk you through the first steps of development and outline required applications and estimated timelines that will optimize your project plans. This packet contains the development review process, the departments you will be working with at each phase and your expected fees.

We thank you for your interest in our City and commit to making your development efforts seamless. We wish you success with your projects and look forward to growing our City with you.

Jaylen French,
Director of Community and Economic Development

City of Modesto – Project Location



Tivoli Overview



The proposed project site is a 454-acre area located in the City of Modesto, within Stanislaus County, in the central San Joaquin Valley. Stanislaus County is bounded by San Joaquin County to the north, Calaveras, Tuolumne, and Mariposa Counties to the east, Merced County to the south, and Santa Clara and Alameda Counties to the west.

The Tivoli Specific Plan (TSP) includes a mixture of various types of residential development and associated densities, regional, general and neighborhood oriented commercial sites, professional office space, neighborhood and linear park spaces, and a proposed school site.

The primary goals for the TSP are to foster attractive and distinctive development, to ensure public facilities and services are adequately provided and planned including funding mechanisms, to provide a range of housing types in compliance with the Housing Element, to ensure a circulation system that is consistent with traffic policies, and to provide for new regional commercial development opportunities on the east side of Modesto.

The TSP is presently designated as predominantly Residential in the General Plan. that allows for predominantly single-family residential uses, but also with multi-family and senior housing, schools, and parks. Existing small-scale commercial and office uses are deemed compatible.

Tivoli Specific Plan Land Uses



TIVOLI SPECIFIC PLAN
MODESTO, CALIFORNIA

LAND USE DIAGRAM
AMENDED 2016

JULY 6, 2016

LAND USE

- VERY LOW DENSITY RESIDENTIAL (VLDR) (2-3 DU/AC)
- LOW DENSITY RESIDENTIAL (VLDR) (4-8) DU/AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (8-18 DU/AC)
- MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) (18-24 DU/AC)
- EXISTING OR NEW NEIGHBORHOOD COMMERCIAL (NC)
- REGIONAL SERVING COMMERCIAL (RSC)
- PROFESSIONAL OFFICE (PO)
- ELEMENTARY SCHOOL SITE
- NEIGHBORHOOD PARK/STORM BASIN
- PASEO

- LOCAL RESIDENTIAL STREET/
POTENTIAL ACCESS POINT
- LAND USE AREA DESIGNATION
- PROJECT BOUNDARY

EXISTING LAND USES

- EXISTING VERY LOW DENSITY RESIDENTIAL (EVLDR) (1-3 DU/AC)
- PUBLIC INFRASTRUCTURE: WATER TANK & WELL SITE (CITY OF MODESTO) WITH LANDSCAPE BUFFER

Tivoli Specific Plan Land Uses

Residential Density and Pattern

Within the TSP, residential densities would range from a low of 1-3 to a high of 18-24 dwelling units per acre. The overall average for the entire TSP is projected to range between 4.5 to 7.8 dwelling units per gross acre (4.8 to 8.4 units per net acre). The following are the main residential components of the plan:

- Very Low Density Residential (VLDR) - Already existing within the TSP area is approximately 23 acres of large lot residential with another 10 acres proposed, or nearly 8% of the total site
- Low Density Residential (LDR) - A variety of single-family home styles and configurations ranging from between 3,000 to 5,000 square feet to over 5,000 square feet in lot size, and comprising nearly 165 acres, or about 36% of the total site
- Medium Density Residential (MDR) - About 46 acres is designated for medium density housing, providing a variety of housing types to include detached small lot single family homes, rowhouses/townhouses and duplex/triplex/fourplex, making up about 10% of the total site
- Medium High Density Residential (MHDR) - About 42 acres is designated for higher-density housing, most likely multi-family stacked flats, making up about 9% of the total site

Commercial Intensity and Pattern

Land use allocated to local-oriented commercial (neighborhood-based (NC) and community-serving (GC) and office space amounts to 4.7% of the total project area. A small 2.0-acre site has been reserved for the potential need for professional office space as the TSP builds out and matures. This amounts to less than 1% (.004) of the entire site. Combined with the regional serving commercial site, about 19.4% of the entire project area is designated for some form of commercial or office-oriented development. The floor area ratio (FAR) anticipated for the locally based and regional commercial is anticipated to be between .25-.30.

Tivoli Specific Plan Land Uses

The TSP is a comprehensive plan providing a variety of land uses while addressing public services and infrastructure, circulation, and environmental issues consistent with the Land Use policies. The TSP allows for a range of residential housing types and configurations including small-lot single family residential units, standard single family residential, large lot single family residential, and various types of multi-family units. Approximately 286 acres is designated for residential development providing for a maximum of 3,241 dwelling units. As much as 50% of the dwelling units may be developed as Medium Density, 8 to 18 units per acre, and Medium High Density Residential, 18 to 24 units per acre. The TSP includes a financing strategy for implementation of public facilities prior to or concurrent to development. Funding mechanisms are also provided to pay for the necessary on and off-site facilities.

The TSP emphasizes a grid-oriented street network that provides direct walking connections between residential areas, parks, schools, and major commercial areas. All streets are designed to be pedestrian-friendly with an ample landscaping and sidewalks. Parkway planter strips along all collector level and above TSP streets will allow for canopy shade trees to be planted adjacent to the street edges.

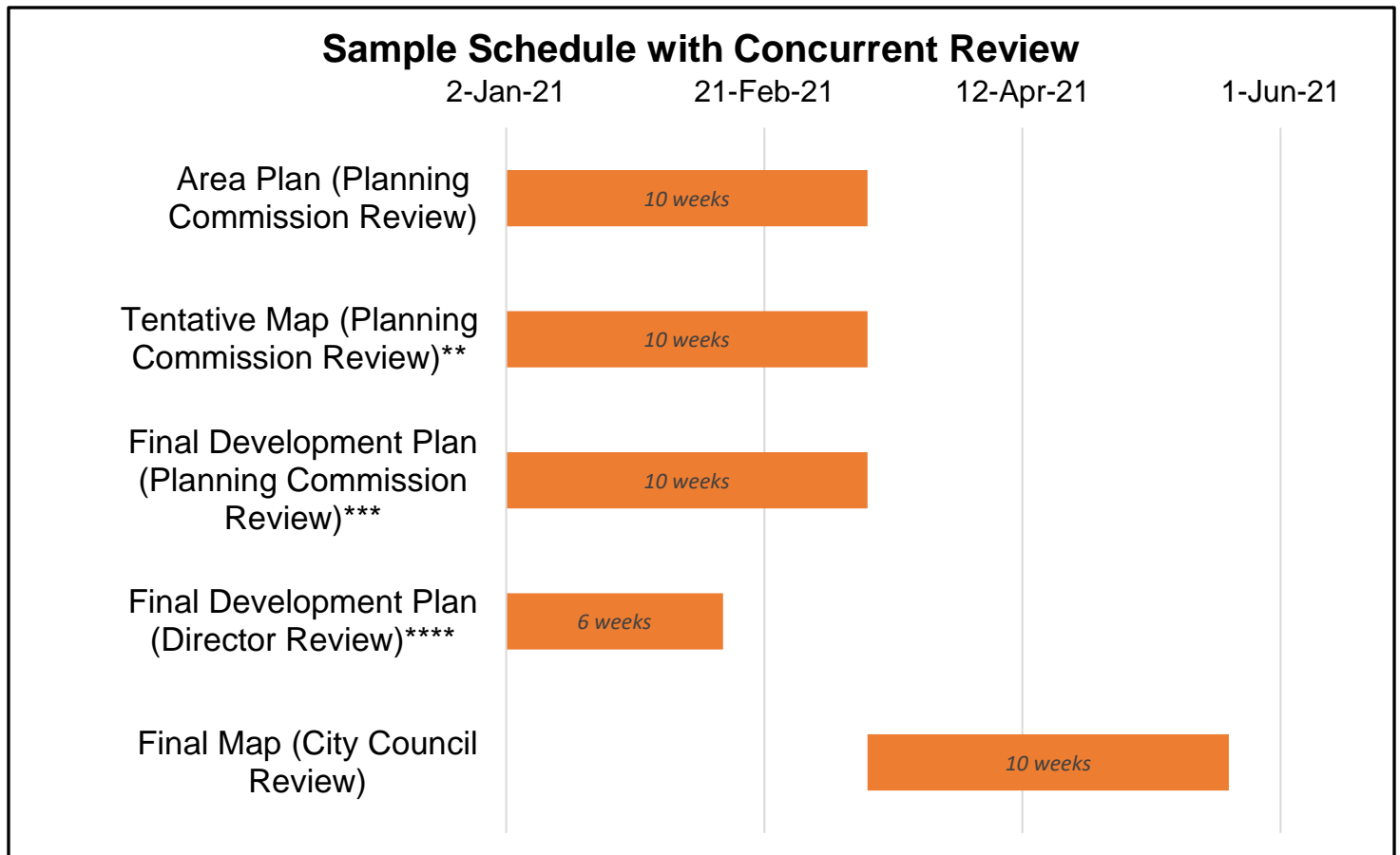
The TSP proposes an approximately 19 acre dual-use basin and neighborhood park that will serve as a centralized focal point, as a recreational open space asset. South of the park is an area designated for an elementary school site. The TSP may include small neighborhood common open space in some residential districts. The paseos located along primary collector streets will offer appealing pedestrian linkages to the centrally located basin/park.

The current Modesto Area Express (MAX) transit system presently serves the fringes of the future TSP areas. MAX will consider service extensions to the area after analysis of impacts to ridership, budget and service standards.

Tivoli Land Use Summary

Land Use	Developable Acres (1)	Units/Acre	Total Units (2)	F.A.R.	Total Building Sq. Ft
Residential					
Very Low Density Residential	10	2.5	25	-	-
Low Density Residential	165.2	6	991	-	-
Medium Density Residential	46.3	13	602	-	-
Medium High Density Residential	42	21	882	-	-
Subtotal - Residential	263.5		2,500	-	-
Non-Residential	Developable Acres	Units/Acre	Total Units	F.A.R.	Total Building Sq. Ft
Commercial (3)	80.5	-	-	0.29	1,004,186
Professional Office (4)	1.6	-	-	0.3	21,363
Subtotal - Non-Residential	82.1	-	-	-	1,025,549
Total	345.6	-	2,500	-	1,025,549
Source: Tivoli Specific Plan					
<p>(1) Acreage excludes the acreage of local roads and other public uses</p> <p>(2) The Specific Plan allows for a minimum of 1,855 and a maximum of 3,241 units in total. An estimated 2,500 units were assumed for this analysis</p> <p>(3) The acreage, building square feet, and employment figures do not include 6 acres of existing neighborhood commercial development</p> <p>(4) The acreage, building square feet, and employment figures do not include 10,000 square feet of existing professional office development</p>					

Summary of Development Review Process*



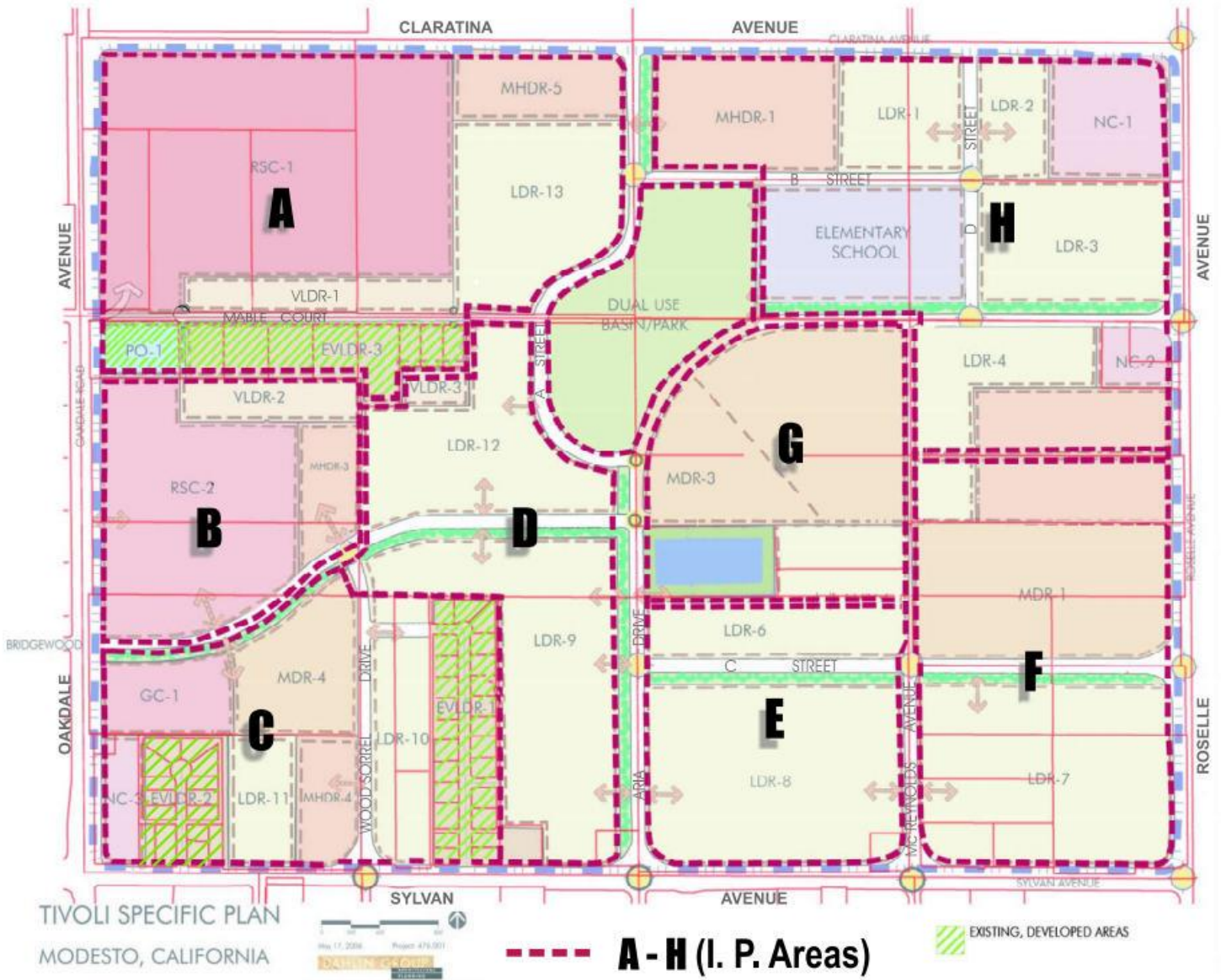
*Starting dates assume submittal through completed review

**A Final Development Plan and Tentative Map may be reviewed concurrent with an Area Plan. Application fees shall be the highest fee plus half fees for remaining applications

***Not all projects will have a Tentative Map

****Final Development Plan will either be reviewed by the Planning Commission or Community Development Director

Area Plan



Area Plan

- Area Plan: An Area Plan is a planning-level document to show how circulation and utilities will be provided to adjacent properties. The following map from the TSP shows preliminary Area Plan areas, although these boundaries are not fixed and can be adjusted as projects are proposed.
- Cost: \$ 4,999 + \$ 487 for Initial Study
- Planning Commission review: 10 weeks – from submittal to approval
 - Tasks include referral, review, address issues, prepare and send notice of hearing, prepare environmental document and staff report, and project consideration
- Submittals:
 - Planning Uniform Application
 - Must be typed or printed and filled in completely
 - If the applicant is not the property owner, the property owner shall designate the applicant as the authorized agent to act on his or her behalf and both shall sign this application
 - Environmental Information Form
 - If required, as determined by the Planning Division per the California Environmental Quality Act (if applicable)
 - Financial Interest Disclosure
 - Evidence of property ownership, e.g. deed, title insurance policy
 - Plans
 - Twenty (20) sets of site plans (see Site Plan Requirements)
 - Two (2) sets of floor plans and building elevations (see Elevation Requirements)
 - Size: sheets not less than 18" X 24", nor greater than 32" X 42" in size
 - All plans shall be folded to a size of approximately 8½" X 11"
 - Twelve (12) sets of plans reduced to 8½" X 11"
 - Other plans may be required depending on the complexity of the project
 - For cellular facilities - photo simulations showing the existing conditions and proposed cellular facility
 - All applicable filing fees (see adopted fee schedule)

Area Plan

- Area Plan Requirements: The Area plan should be legible and its information organized so that it is readily understandable. In general, the Area plan is to be prepared in accordance with the following requirements:
 - Base Items
 - A legend
 - Assessor's parcel number
 - Address (if known)
 - Gross and net size of property
 - Square footage of buildings
 - Number of parking spaces (existing and proposed) and parking calculations showing comparison between parking required by Code and that provided
 - Seats in the facility (where applicable)
 - Scale, north point, and date
 - Key or vicinity map.
 - Land Use Information
 - Provide location and size of the proposed Area Plan identifying individual existing parcels and the overall area envelope
 - Identify the proposed different land uses within the Area Plan and general description of land uses of neighboring areas as provided in the Specific Plan
 - For residential projects, describe the different housing types and residential densities
 - Demonstrate that the densities proposed comply with the Specific Plan's land use designations
 - The Area Plan shall provide a plan that include blocks, general lot patterns, and streets with dimensions for the overall area
 - Provide location and size of any public park, private common open space, paseo/greenway, street landscape lot, or other public facilities or utilities such as schools, reservoirs, pump stations, detention basins, etc.
 - Provide location of entry monuments and gateway treatments, landscape edge treatments, other special landscape elements, and any other special features proposed (e.g. fountains, gazebos, towers, water features, etc.)
 - Provide a development phasing plan if the project is to be built in stages

Area Plan

- Circulation Information: Provide general vehicular and pedestrian circulation patterns including points of connection to surrounding areas and the street patterns for arterial streets, collector streets, and if applicable local streets
- Infrastructure Information: Provide location of the “backbone” infrastructure to serve an Area Plan and how it connects to neighboring areas consistent with the approved FMP and IFP
 - Provide location of sewer trunks and mains in the arterial and collector streets, lift stations, and other necessary accessories
 - May include necessary sewer facilities off the TSP project site and downstream collection system improvement
 - Provide location of water transmission mains, distribution lines in the arterial and collector streets, water supply wells, and other necessary water system accessories
 - This may include necessary water facilities off of the TSP project site
 - Provide location of gravity storm water lines in the arterial and collector streets, lift stations and force mains, and other necessary water quality accessories
 - Provide location of utilities such as gas, electricity, telephone, and cable television that are needed in the collector and arterial streets
- General Information:
 - Provide location and description of any existing on-site development or other features
 - Provide existing physical hazards or constraints, biologically sensitive areas (if any) and cultural resource areas (if any)
 - Additional information may be necessary under the circumstances of a particular application

Final Development Plan

- Final Development Plan: Provides project specific development and design
 - Provides site plan, floor plan, and building elevation
- Cost: \$ 4,999 for review by Planning Commission or \$ 3,252 for review by Director
 - Review is either conducted by the Planning Commission or Director depending on qualifiers listed below under the separate review process
- Planning Commission review: 10 weeks – from submittal to approval
 - Tasks include referral, review, address issues, prepare and send notice of hearing, prepare environmental document and staff report, and project consideration
 - Small lot development, multiple family development with a map, and conditional use development
- Director review: 6 weeks – from submittal to approval
 - Tasks include referral, review, address issues, prepare environmental document if needed, and prepare certificate of approval with conditions
 - Conventional single family residential, multiple family residential without a map (e.g. condo project), and any commercial development without a conditional use permit.
- Submittals: [Planning Uniform Application](#) (assumes concurrent with Area Plan),
 - Additionally, provide material and information as outlined in the [Development Plan Review submittal requirements](#)
 - Provide detailed site plan, floor plans, and building elevations
 - Provide detailed street design and infrastructure at local street level
 - Show how the design guidelines and standards are addressed as provided in the tables below

Tentative Map

- Tentative Map: Details the design of proposed subdivision of land. Proposed prior to a final map
- Cost: \$ 4,999 for subdivision map (i.e. five or more lots) or \$ 2,451 for parcel map (i.e. four or fewer lots)
- Planning Commission review: 10 weeks – from submittal to approval
 - Tasks include referral, review, address issues, prepare and send notice of hearing, prepare environmental document and staff report, and project consideration
- Submittals: [Planning Uniform Application](#) (assumes concurrent with Area Plan)
 - Additionally, provide material and information as outlined in the [Tentative Subdivision and Parcel Map Requirements](#)

Final Map

- Final Map: Surveyed map is recorded to create a legal subdivision of land that include Subdivision Map (i.e. five or more lots) or Parcel Map (i.e. for four or fewer lots)
- Cost: \$ 2,735 for 10 lots (\$23 per lot after 10 lots for subdivision map, \$1,704 plus survey costs for parcel map)
- City Council review: 20 weeks for Subdivision Map – from submittal to approval
 - Tasks include referral, review, address issues, prepare and send notice of hearing, prepare environmental document and staff report, and project consideration
- Staff review: 12 weeks for Parcel Map – from submittal to approval
 - Tasks include referral, review, address issues, prepare and send notice of hearing, prepare environmental document and staff report, and project consideration
- Submittals: [Land Development Engineering Standard Application](#)

Residential Submittal Requirements

TIVOLI SPECIFIC PLAN FINAL DEVELOPMENT PLAN

Residential Submittal Requirements for Design Guidelines and Standards								
	Planning Commission Review			Administrative Review		Tivoli Specific Plan Reference Sections		
	SFR Small Lot	MFR with map	CUP Required	SFR Conventional	MFR no map	VLDR	LDR	MDR
Residential								
Site Planning								
Circulation and Access	R	R	R	R	R	5.1.1.1	5.2.1.1	5.3.1.1
Lot Layout and Design	R	R	-	R	R	5.1.1.2	5.2.1.2	5.3.1.2
Building Variation	R	R	-	T	R	5.1.1.3	5.2.1.3	5.3.1.3
Building Height Transition	R	R	-	T	R		5.2.1.4	5.3.1.4
Parking and Garages	R	R	-	T	R	5.1.1.4	5.2.1.5	5.3.1.5
Architectural								
Architectural Styles	T	T	-	T	T	5.1.2.1	5.2.2.1	5.3.2.1
Massing and Articulation	T	T	-	T	T	5.1.2.2	5.2.2.2	5.3.2.2
Materials and Variety	T	T	-	T	T	5.1.2.3	5.2.2.3	5.3.2.3
Roofs	T	T	-	T	T	5.1.2.4	5.2.2.4	5.3.2.4
Entries and Porches	T	T	-	T	T	5.1.2.5	5.2.2.5	5.3.2.5
Doors and Windows	T	T	-	T	T	5.1.2.6	5.2.2.6	5.3.2.6
Trellises, Columns & Details	T	T	-	T	T	5.1.2.7	5.2.2.7	5.3.2.7
Color	T	T	-	T	T	5.1.2.8	5.2.2.8	5.3.2.8
Accessory Buildings	-	T	-	-	T			5.3.2.9
Landscape Architecture						5.1.3		
Front Yard	T	-	-	T	-		5.2.3.1	
Corner/Side Yard	T	-	-	T	-		5.2.3.2	
Private Drives and Alleys	T	-	-	T	-		5.2.3.3	
Attached Housing Type	-	T	-	-	T			5.3.3.1
Typical Corner/Side Yard	-	T	-	-	T			5.3.3.2
Plant Material	-	T	-	-	T			5.3.3.3
Lighting	-	T	-	-	T			5.3.4
Fencing	T	T	-	T	T	5.1.4	5.2.4	5.3.5
SFR Single Family Residential	R = Required				VLDR Very Low Density Residential			
MFR Multi-Family Residential	T = To be determined, with FDP or master building permit				LDR Low Density Residential			
CUP Conditional Use Permit	- = Not applicable				MDR Medium Density Residential			

Commercial Submittal Requirements

TIVOLI SPECIFIC PLAN FINAL DEVELOPMENT PLAN

Commercial Submittal Requirements for Design Guidelines and Standards				
	Planning Commission Review	Administrative Review	Tivoli Specific Plan	
	CUP Required	Permitted Uses	Reference Sections	
Commercial			PO, NC, GC	RSC
Site Planning				
Site Layout	R	R	5.4.1.1	5.5.2.1
Parking Lots	R	R	5.4.1.2	
Circulation	R	R	5.4.1.3	5.5.2.2
Architectural				
Massing	R	R	5.4.2.1	5.5.3.1
Articulation	R	R	5.4.2.2	5.5.3.2
Materials and Colors	R	R	5.4.2.3	5.5.3.3
Entrances	R	R	5.4.2.4	5.5.3.4
Landscape Architecture				5.5.4
Entryway	T	T	5.4.3.1	
Parking Lot	T	T	5.4.3.2	
Perimeter Parking Area	T	T	5.4.3.3	
Building Setback	T	T	5.4.3.4	
Building Foundation	T	T	5.4.3.5	
Fencing	T	T	5.4.4	5.5.5
Signage	T	T	5.4.5	5.5.6
Lighting	T	T	5.4.6	5.5.7
SFR Single Family Residential	R = Required	PO Professional Office		
MFR Multi-Family Residential	T = To be determined, with FDP or master building permit	NC Neighborhood Commercial		
CUP Conditional Use Permit		GC General Commercial		
		RSC Regional Serving Commercial		

Estimated Single Family Dwelling Unit Fees*

City of Modesto	
City Fees	
Planning Division	\$ 0
Building Division	\$ 3,306
Fire Department	\$ 0
Engineering	\$ 0
Landscape and Irrigation	\$ 436
Water	\$ 7,272
Sewer	\$ 2,727
Stormwater	\$ 0
Capital Facilities Fees (CFF)	\$ 15,016
Community Facility District – One Time Tax (CFD)**	\$ 14,026
Specific Plan Reimbursement Fee***	\$ 1,208
Total City Fees	\$ 43,991
Other Fees	
Stanislaus County Public Facility Fees (PFF)****	\$ 8,113
School Fees*****	\$ 8,160
Total Other Fees	\$ 16,273
Combined Total Fees	\$ 60,264

*Estimated fees are good through June 30, 2021 and do not include Swainson's Hawk mitigation

**The total cost of infrastructure to be included in the CFD is 162.8 million. The estimate assumes the following:

- Total bonds (cost and financing) assumed: \$28.80 million
- Total remaining to be at a one-time tax amount: \$23.15 million
- Portion allocated to *Low Density Residential* is 165.2 acres, based on six dwelling units/acre
- One Time CFD Tax is estimated at \$84,160.56/acre

***The total Specific Plan Reimbursement Fee is \$2,661,494.50, or \$7,242.21/net acre. The estimated single-family dwelling unit fee assumes six dwelling units/acre

****Stanislaus County Public Facilities Fee for a single-family dwelling unit within the City of Modesto: stancounty.com/planning/bp/pff.shtm

*****Assuming a single-family dwelling unit of 2,000 sq. ft. The Mello-Roos school fee is \$4.08 per square foot. For more information, please contact Duane Wolterstorff, Senior Director, Planning and Facilities - Modesto City Schools (209) 492-2631

Reoccurring Special Taxes

City of Modesto – Estimated Annual Tax*	
Community Facilities District (CFD) Tax	
Facilities Tax per dwelling unit**	\$ 1,466
Maintenance Tax per dwelling unit**	\$ 428
Total CFD Taxes	\$ 1,894
Mello-Roos School Tax***	
Single-family dwelling unit under 2,000 sq. ft.	\$ 553
Total Mello-Roos School Tax	\$ 553
Total Estimated Annual Taxes*	\$ 2,447

*The estimated annual tax as shown for a single-family dwelling unit under 2,000 sq. ft.

**The estimate utilizes the Community Facilities District (CFD) No. 2004-1 (Village One #2) Fiscal Year 2020-21 Special Tax Levy Summary and assumes the following:

- Low Density Residential is at six dwelling units/acre
- Annual Facilities Tax per acre: \$8,793/net taxable acre
 - Divided by six dwelling units – \$1,466/dwelling unit
- Annual Maintenance per acre: \$2,568/net taxable acre
 - Divided by six dwelling units – \$428/dwelling unit

*** The following Mello-Roos School Taxes apply for the remaining housing categories:

- Single-family dwelling unit over 2,000 sq. ft. – \$604/annually
- Single-family dwelling unit small-lot – \$502/annually
- Multi-family unit – \$251/annually