



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



TIDBITS

FEE STUDY

Read about a development user fee study
Page 1

CITY ENGINEER

Find out about our new City Engineer
Page 3



How can we help You?

We must be doing something right!

During the fourth quarter of 2007 you told us what you thought about our service....and we're obviously doing something right!

100% of all responses felt that we provided complete and consistent answers, that our staff was available and provided suggestions; 85% thought that we were timely and helpful; 77% felt that we educated them on the processes; and 69% expressed that we exceeded their expectations. Wow! We can always improve, but that was pretty nice to hear.

To continue to give us the feedback we need, please complete our survey. It can be completed in our office or on-line by visiting the CEDD web site at:
www.modestogov.com/ced/survey/

Help us to make our services better!

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

LATEST ACTIVITY

Statistics for:
Oct. -Dec. 2007

Residential Permits
Single-family: 25
Multi-family: 2
Remodels: 767

Commercial Permits
New: 2
Remodels: 96
Misc: 83

Total Permits: 975
Inspections: 9380

Zoning Apps.: 6

Plan Reviews: 11

**Tentative Subdivision/
Parcel Maps**
of Maps: 3
of Lots: 98

USER FEES | COMPREHENSIVE UPDATE

The City of Modesto began implementing development user fees as early as 1927 with the adoption of the Uniform Building Code. Since then, development user fees have been established in the following categories, and periodically adjusted to reflect cost increases for service delivery:

- Planning Fees
- Engineering Fees
- Fire Prevention Fees
- Landscape Review Fees
- Building Permit Fees

Up until five years ago, it had been a number of years since many of the user fees had been updated. Some fees had not been updated for 10 years or more. In 2003, the City hired MuniFinancial to undertake a comprehensive

development user fee study. That study focused on services provided as part of the development process.

At the City's direction, MuniFinancial examined services provided by development service departments, including services that were not generating fees at that time. The recommended fee schedule included new fees, eliminating others and modifying certain categories of fees. MuniFinancial also recommended that the City conduct a comprehensive cost analysis every five years to ensure the fees are set appropriately.

That five years went quickly and we have contracted with Public

Resource Management Group to undertake the comprehensive update. This comprehensive update should not only include a review of the existing fees, but review areas identified by staff as well as the consultant, where we are not recovering all costs associated with the delivery of service.

The goal is to have the study complete and ready for Council adoption and implementation by July 1, 2008. Any questions pertaining to the study should be directed to Laurie Smith of the Community and Economic Development Department at 209-577-5347.

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

NEW NAME ~ SAME QUALITY SERVICE

On December 4, 2007, Council approved a name change for one of our divisions. The Building and Development Services Division is now the Building Safety Division. The reason for this change was to more clearly identify the services provided by that division. The Community and Economic Development Department is comprised of five divisions: Administration, Business Development, Building Safety, Planning and Land Development Engineering. Additional information about each division and the services they provide can be found on our website at www.modestogov.com/ced.

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.



The City Council adopted Modesto Code 8-1.904 et seq. creating and establishing the authority for imposing and charging Capital Facilities Fees ("CFF"). The CFF program outlines the fees necessary for offsetting the impacts of new development on the City's infrastructure. The program covers fees for police, fire, parks, general government facilities, streets, air quality and transit. Pursuant to the Capital Facilities Fees Policies and Procedures, the City is required to update its CFF Program

every five years. The City last adopted a comprehensive update of the CFF program on June 24, 2003. On May 8, 2007, the Council approved a standard agreement for consultant services with Economic and Planning Systems, Inc. to prepare the five year update of the CFF Program. The five year update will:

1) ensure all facilities within the CFF Program are appropriate for build out within the City's Sphere of Influence,

2) review cost estimates to ensure adequate fees are collected from new development to pay for new development impact on the identified facilities,
3) determine and address any deficiencies within the CFF Program since the last update.

The review has begun and is expected to be ready for implementation by July 1, 2008. Any questions pertaining to the update should be directed to IFP Administration at 209-577-5211.

PROCESS IMPROVEMENTS

PROCESS TRACKING SYSTEM

December 18, 2007, represented a significant landmark in the City's effort to incorporate the Planning approval processes within the City's computerized permit tracking system (Tidemark). On December 18th, the new Planning components of the Tidemark system were presented to the entire Division.

they come in. The progress of these Planning applications will now be tracked within the Tidemark system. The powerful reporting capabilities of the system will be increasingly utilized to provide status reports and other aids for project management.

The system will provide targets for important milestones in the review process. It will document actual dates of the various stages of a project. For example, staff completion of their review and comments, agenda reports, and other documents in preparation

for a public hearing. It will also track the response times from the other departments and agencies to which an application has been referred for comment, and the response times of the applicant when revisions are required.

It is exciting to see this major effort toward process improvement finally coming to fruition!

Formal hands-on training of staff took place during the first month of this new year, with the expectation that all future Planning applications will be entered into the system as

NEW SIGNS FOR THE C-3 ZONE

In response to interest from businesses located in the C-3 zone, the City Council, on recommendation of the Planning Commission, has adopted new regulations for signs in the C-3 zone providing for additional free-standing signage. Specifically, the new regulations allow for the following:

- provides for moderate-sized, monument-type, free-standing signs to provide for identification of each business (grouped together on a single sign where several businesses are in a single center)
- confines the use of "directional" signs to providing directional information rather than also serving to identify or advertise the business
- moves toward the elimination of existing "directional" signs which also include business identification, thereby reducing visual clutter

This amendment became effective January 5, 2008. If you would like to find out more, or are interested in applying for a sign under these new provisions, you are encouraged to call the Planning Division at 209-577-5267.

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

Tivoli Specific Plan

Staff gave an introductory presentation to the Planning Commission on Dec. 17th. The Specific Plan and EIR were heard by the Planning Commission on Jan. 28th. The City Council is scheduled to consider this project Feb. 26th. The FMP and IFP will be scheduled for consideration on a future date. Copies of the Specific Plan and Environmental Impact Report documents are available online at www.modestogov.com/ced/projects/tivoli.asp.

Kiernan Business Park East

On Nov. 2nd, the applicant submitted a revised application and project description, which substantially increases the intensity of the commercial portion of the proposed development. Staff provided the revised project description to the environmental consultant (Turnstone) and FMP/IFP consultant (Harris & Associates) for production of revised scopes of work.

On Dec. 28th, the applicant submitted a revised Specific Plan, to reflect the intensification of the commercial portion of the development and address staff's comments on the previous iteration of the Specific Plan. The revised Specific Plan has been referred out for review. Comments were due January 18th.

Pelandale/McHenry

Caltrans approval of the proposed Grecian/McHenry intersection signal is critical to improving access and reducing impacts from pass-through trips into the adjacent residential neighborhood. Additional analysis of the intersection by Fehr & Peers based on newer land use data was submitted to Caltrans District 10. Caltrans' Operations Division responded indicating that spacing and queuing was a concern as well as unmet signal warrants. The City is exploring options for obtaining a positive response. Therefore, the EIR consultant is currently "on hold", pending resolution of Grecian/McHenry intersection issues. Revisions to the Draft Specific Plan

have been submitted to Stantec for incorporation into the document.

Woodglen Specific Plan

The Traffic Impact Analysis indicates Bangs Avenue should be a 4-lane major collector. The project applicant prepared a revised land use plan to reflect this street. The DRT Policy Squad subsequently determined that Bangs Avenue will be developed as a 2-lane, part-width, interim street, and that Tully Road must be developed with full right of way, including three southbound lanes and two northbound lanes. The applicant will be meeting with Traffic Division staff to finalize design details.

Responses to staff comments on the Administrative Draft Specific Plan are being prepared. The capacity study for water is complete. Final sewer and storm drainage studies are forthcoming from Willdan Engineers based on new calculations derived from the 4-lane Bangs Avenue alignment.

CITY ENGINEER

CRITICAL POSITION FILLED

We are pleased to announce the selection of Bill Sandhu as the new City Engineer for the Land Development Engineering Division of the Community and Economic Development Department effective January 8, 2008.

Bill has been working for the City of Modesto since October of 2004 as a Senior Civil Engineer and has been responsible for the supervision and coordination of development services, encroachment permits, improvement plans & maps, City Standard Specifications and various Ordinances, among other duties. Prior to coming to the City, Bill worked for Caltrans for more

than six years, and with the California Department of Water Resources for over three years. Overall, he brings 13 years of public sector professional engineering experience in addition to his educational accomplishments which include a Master of Science Degree in Civil Engineering from California State University, Sacramento and a Bachelor of Science Degree in Civil Engineering from Gulberga University, Gulberga.

With Bill's background and experience, we are confident that he will make a positive impact on the organization and the community.

NEW EMPLOYEES & PROMOTIONS

Brad Wall
Principal Planner
Planning
Hired 10/16/07

Bill Sandhu
City Engineer
Land Development Engineering
Promoted 1/8/08

Jessica Bishop
Admin Office Assistant
Planning
Transferred 1/8/08

