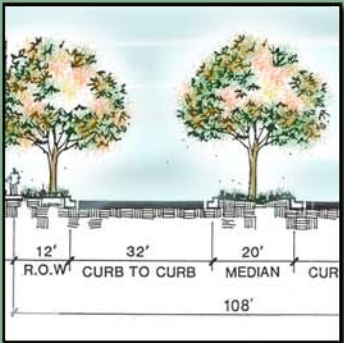
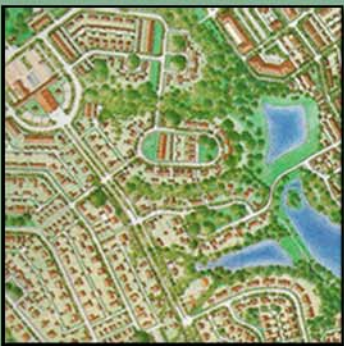


City of Modesto

Specific Plan Procedures and Preparation Guide



City of Modesto
Community & Economic Development
Planning Division
October 2004

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Council Member Brad Hawn

Council Member Denny Jackman

Council Member Garrad Marsh

Council Member Will O'Bryant

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CITY OF MODESTO

Specific Plan Procedures and Preparation guide

October 2004

Community & Economic Development Department
Planning Division

Approved by Modesto City Council Resolution Number 2004-510

**MODESTO CITY COUNCIL
RESOLUTION NO. 2004-510**

**A RESOLUTION ADOPTING THE CITY OF MODESTO SPECIFIC PLAN
PROCEDURES AND PREPARATION GUIDE**

WHEREAS, the Modesto Urban Area General Plan (Section III.D.1.e) mandates the development of new growth areas within a Comprehensive Planning District (CPD) to occur through adoption of a comprehensive plan which is interpreted to mean a specific plan in accordance with Section 65450 of the Government Code, and

WHEREAS, specific plans also may serve to guide the development of infill and redevelopment areas within the City's Baseline Developed Area and the Redevelopment Area, and

WHEREAS, Government Code Section 65450 et. seq. permits cities and counties to adopt specific plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan, and

WHEREAS, a specific plan is a comprehensive planning document setting forth broad policy concepts as well as detailed direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure, and the resources used to finance public improvements to the design guidelines of a subdivision and other development projects, and

WHEREAS a Specific Plan Procedures and Preparation Guide was prepared to outline and discuss procedures for the initiation, preparation, review and implementation of specific plans within the City of Modesto, and

WHEREAS, on August 2, 2004, in the Tenth Street Place Chambers located at 1010 10th Street, Modesto, California, the Planning Commission recommended by its Resolution No. 2004-41, that the City Council adopt the City of Modesto Specific Plan Procedures and Preparation Guide, and

WHEREAS, on September 13, 2004, the Economic Development Committee of the City Council met to discuss the Specific Plan Procedures and Preparation Guide and referred the matter to the City Council for review and consideration, and

WHEREAS, on October 5, 2004, the City Council considered the City of Modesto Specific Plan Procedures and Preparation Guide, and

WHEREAS, the Specific Plan Procedures and Preparation guide is “not a project” in accordance with Section 15378(b)(2) of CEQA Guidelines/Section 21084 of the Public Resources Code, and no new environmental review is required,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Modesto that it hereby finds and determines as follows:

1. The proposed Specific Plan Procedures and Preparation Guide is consistent with the General Plan, because it provides clear direction to those involved in specific plan preparation for proper implementation of State law and the Modesto Urban Area General Plan.
2. The Specific Plan Procedures and Preparation Guide is “not a project” in accordance with Section 15378(b)(2) of CEQA Guidelines/Section 21084 of the Public Resources Code, and therefore, no new environmental review is required.

BE IT FURTHER RESOLVED by the Council of the City of Modesto they hereby adopt the City of Modesto Specific Plan Procedures and Preparation Guide as described in Exhibit "A," attached hereto and incorporated herein by reference.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Modesto held on the 5th day of October, 2004, by Councilmember Marsh, who moved its adoption, which motion being duly seconded by Councilmember Dunbar, was upon roll call carried and the resolution adopted by the following vote:

AYES: Councilmembers: Dunbar, Hawn, Jackman, Keating, Marsh, O'Bryant, Mayor Ridenour

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ATTEST: Jean Zahr
JEAN ZAHR, City Clerk

(SEAL)

APPROVED AS TO FORM:

By: Michael D. Milich
MICHAEL D. MILICH, City Attorney

Specific Plan Procedures and Preparation Guide

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CITY OF MODESTO

Community & Economic Development Dept.
Planning Division
1010 Tenth Street, Suite 3300
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Specific Plan Procedures and Preparation Guide

Purpose:

The purpose of the Specific Plan Procedures & Preparation Guide is to outline and discuss procedures for the initiation, preparation, review and implementation of specific plans within the City of Modesto. This procedures and preparation guide consists of three parts:

- Part I describes the review process and anticipated timeline for specific plans from submittal to approval.
- Part II describes the form and content and organization of a specific plan for submittal purposes.
- Part III describes measures and documents required to facilitate development of the specific plan.

Background:

The specific plan process enacted by state law (California Government Code 65450 et seq.) provides a powerful tool to comprehensively plan for the implementation of a jurisdiction's General Plan. Modesto's General Plan mandates the development of new growth areas through adoption of a "comprehensive plan" which is usually interpreted to mean a Specific Plan in accordance with Section 65450 of the Government Code. The specific plan also provides a powerful tool for planning the development of infill and redevelopment areas.

Intent:

The specific plan is a major planning document used to guide development policy in the City of Modesto. It is the intent of the City that specific plans be utilized to implement the goals and policies of the General Plan and that the specific plan process not be used to circumvent the general plan process by creation of policies and standards that do not achieve general plan goals.

The preparation of specific plans will be a collaborative effort on the part of the project applicant and the City. Input shall also be obtained through the public process from community members and property owners and responsible agencies. Based on this input, the City and project applicant should strive to create a plan that conforms to community-wide planning goals. A sense of partnership exists because while the applicant may prepare the document, the City must eventually administer it.

Specific Plans are the primary planning document for development of the General Plan and are typically prepared in conjunction with other related entitlements required for development. The attached Specific Plan Process flow diagram also shows the related entitlement documents required to facilitate development of a Specific Plan and their basic relationship to the process.

PART I

SPECIFIC PLAN PROCEDURES

The following outlines key steps of the review process for a Specific Plan:

1. Initial Consultation

Project initiation - as part of briefing the applicant on the City's overall entitlement process, the first step is to communicate the purpose of preparing a specific plan, then define the proposed project, outline the potential issues and concerns to be addressed in the specific plan and describe the required components of the Specific Plan (Part II of this guide). The process begins with a review of the general plan context and identification of the issues that are relevant to the specific plan area as well as opportunities to achieve General Plan goals. This meeting sets the stage for preparation of the concept land plan and step 2. The initial consultation should cover the following items:

- Define relevant General Plan policies/standards
- Define the project area
- Define project goals
- Identify reasons for preparing the specific plan
- Identify issues of local concern, e.g. infrastructure/services availability, land use or traffic.
- Define project opportunities and constraints
- Describe the CEQA environmental review process and consultant selection
- Property owner representative participation
 - Potential work program (rough timelines, responsibilities of staff/consultants/applicant)
 - List of generalized processing fees/costs
 - Determine who prepares the specific plan (consultant hired by applicant or City)

2. Pre-Application Meeting

A pre-application meeting is required to ensure the components outlined in Government Code Section 65451 and the topics outlined in the Specific Plan Model Format contained in Section II of the Guide, are included in the Draft Specific Plan Document. It is also to inform the applicant of any special concerns to be addressed by the plan pursuant to Government Code Section 65452. Important infrastructure, environmental or other issues to be addressed by the Plan should be defined, as special studies may be needed. The meeting also should result in a draft work schedule that includes deadlines that are applicable to all parties. The consulting firms, including special studies should be identified at this step (see EIR section for consultant selection process).

A fee determined by the Community & Economic Development Director, will be charged to provide for staff time with the pre application process. The pre-application meeting should cover the following items:

Minimum Requirements:

- Draft Land Plan/Concept Plan designating land use by area
- Land use table describing development intensities, unit count
- Preliminary infrastructure concept plan
- List of property owners supporting proposal
- Proposed method of financing infrastructure
- Outline of Draft Specific Plan (Table of Contents per Part II of guide)
- Identify Special Studies needed
- Outline CEQA Review issues, and the process (EIR etc.)
- Defined work program (timelines, staff/consultant/applicant/public process)
- Consultant(s) determined
- List of fees/costs

3. Submittal of Administrative Draft Specific Plan

The specific plan review process will commence upon submittal of a complete specific plan and related studies, applications (i.e. Uniform Application, Specific Plan Checklist & Notice of Intent/Environmental Assessment), and required fees. The following outlines submittal requirements and related process:

- Submittal of Uniform Application & Notice of Intent Environmental Application
- Specific Plan Application is checked by C&ED Staff for completeness
- Plan must meet Requirements of Section 65450 of State Law, and Specific Plan Guidelines (see Part II of this Guide), and General Plan Goals and Policies.
- Include additional submittals or special studies
- Submit required Fees

4. Review of Administrative Draft Specific Plan

The purpose of this process is to give staff the opportunity to comment on the text and diagrams before the document is finalized into a draft to be circulated for public review and comment. This process is important in identifying any staff concerns as early as possible. The document may be incomplete but text and diagrams should be very close to a final draft form.

- Review of Draft Specific Plan by appropriate City Departments
- Review of Draft Specific Plan by appropriate agencies/parties
- Staff prepares comment letter(s) notifying applicant/consultant of all required revisions

5. EIR - CEQA Environmental Review

Adoption of a Specific Plan or its Amendment is a project subject to the California Environmental Quality Act (CEQA). Under most circumstances, a specific plan will require an Environmental Impact Report (EIR). Revisions to Specific Plans, which are also projects under CEQA, may warrant consideration of a Supplemental or Subsequent EIR, tiered EIR or Mitigated Negative Declaration.

The environmental review for the Specific Plan is prepared and adopted concurrently with the Specific Plan. This provides opportunity for revisions to the Specific Plan to lessen any identified impacts and to incorporate identified mitigation measures. Upon completion of a draft specific plan, and technical studies, preparation of the environmental documentation may proceed, and will commence upon formal submittal of the draft specific plan and final technical studies to the City along with payment of the related fees. This is important because, before meaningful work on the EIR can begin, the major components of the Draft Specific Plan must be solidified so that a coherent project description that will not significantly change can be created to base the analysis on. Alternatives analysis can be used via the CEQA process to sort out desirable project options that represent variations of the project that could feasibly occur.

The EIR process is integrated with the Specific Plan process and consists of the following components:

- Consultant Selection
- Initial Study/Notice of Preparation (NOP)
- Draft EIR/special studies
- Final EIR/Mitigation Monitoring Plan/Findings for Adoption
- Certification
- Notice of Determination (NOD)

6. Selection of Environmental Consultant

Consultant selection should begin once the deposit is received. The City of Modesto is responsible for selecting the consultant to prepare the EIR (the applicant may select a consultant of their choosing to prepare the specific plan, or allow the City to select and manage the specific plan consultant). The EIR consultant is selected by the City from a list of pre-qualified firms. Once the selection process is complete, the applicant is notified of the selected firm. The prime consultant may also select sub-consultants to prepare needed special studies.

The Contract between the City of Modesto and consultant known as a "Standard Agreement for Consultant Services" must be forwarded to the City Attorney's office for review and approval as to form and content. Execution of the contract may require approval by the City Council. Current City Council policy authorizes the City Manager to execute an agreement with a third party consultant for an amount not to exceed \$50,000. Contracts in excess of that amount require City Council approval. Prior to contract approval, the City must receive the applicant's authorization to proceed, including the funds to cover the cost of preparing the EIR. Following City Council approval, the contract is signed by all applicable parties, including the City Manager, City Clerk, City Attorney, and chosen consultant. At that point, the consultant is then authorized to proceed with preparation of the EIR.

7. Initial Study/Notice of Preparation (IS/NOP)

Based on the administrative draft specific plan documents that provide sufficient detail for a complete project description pursuant to CEQA, the Initial Study(IS)/Notice of Preparation (NOP) is prepared. The scope of analysis, including special studies needed,

to be contained in the EIR is determined by evaluating information provided by the applicant along with comments received from agencies that commented on the IS/NOP. The IS/NOP is circulated for a 30-day period. The Initial Study/NOP solicits input from responsible and trustee agencies and/or interested parties regarding the potential environmental effects of the project. Document distribution is selected from a Master Distribution list maintained by the Community & Economic Development Department. The agencies will submit written comments on various aspects of the project that they think need analysis in the EIR.

8. Submittal of the Draft Specific Plan and Technical Studies

After staff reviews the preliminary administrative draft specific plan and technical studies, documents will be revised to final draft form and submitted to the City for formal review. The specific plan text and diagrams should be in a finished state and packaged as one complete document. The applicant will submit these final documents along with a written "request to initiate staff review." The Community & Economic Development Department staff will have 30 days to deem the documents complete or identify additional analysis/information that is necessary and refer the documents back to the applicant.

9. Draft EIR

Preparation of the Draft EIR begins upon completion of a final draft specific plan and its related technical studies. Existing conditions inventory and site analysis information will have been well documented in the early stages of the specific plan process, due to the coordination between the applicant and City staff.

There is coordination between specific plan development and environmental analysis in the EIR. The development concepts contained in the specific plan shall consider and incorporate the environmental data generated in technical studies and guide formulation of the plan. The specific plan should be "self-mitigating" to the extent possible. The environmental document will focus on significant and unavoidable impacts and provide a "Master" document that will allow for subsequent consideration of development proposals within the framework of the specific plan, these procedures and the CEQA Guidelines.

Once the draft environmental document is completed by staff, the environmental document and draft specific plan will be circulated for public review and comment as provided by the CEQA Guidelines. The Environmental Document must be circulated to all Responsible Agencies and interested parties, and the specific plan must also be made available for review. A public hearing may be held by the Planning Commission to receive comments on the Draft EIR. This hearing may be combined with other public hearings on the draft specific plan as required.

While the City is responsible for preparation of the environmental document, the applicant shall be responsible for all costs associated with preparation of the environmental document and shall pay an estimated fee prior to its preparation.

10. Public Review Specific Plan Document

Referral and public review of a draft specific plan document is set forth under Government Code Section 65352, and is the same as required for adoption of General Plans.

- 45-day review to State Office of Planning & Research (OPR), Responsible & Trustee Agencies and Interested Parties.
- The distribution of this document parallels and accompanies the Public Review Draft EIR.
- The transmittal letter for both documents outlines issues of importance that the City desires input on.

11. Final EIR, Mitigation Monitoring Plan and Findings for Certification

A Final EIR document is prepared that contains public review comments received, a response to those comments, and all attached documentation including the Draft document, any special studies, and the original Initial Study. The public review comments will be forwarded to the Community & Economic Development Department to prepare a Response to Comments and a Final Environmental Impact Report. Depending on the range and number of comments, the City will require staff time to prepare a response prior to a hearing by the City Council. If any significant issues are raised by comments received, additional analysis or information may be requested of the applicant. A Mitigation Monitoring and Reporting plan must accompany the EIR. The Findings for adoption/certification are important and should be prepared in advance of the public hearings and reviewed by the City Attorney.

12. Final Draft Specific Plan Document

Revisions are made to the Specific Plan in response to input from City Departments & agency review comments on the public review document. The final plan incorporates information collected from public review of both the Specific Plan and EIR, mitigation measures resulting from the EIR and related special studies in the form of revised or new policies, standards or alternatives.

13. Planning Commission Hearing

The Final EIR and Specific Plan are considered by the Planning Commission. Regular noticing requirements of both the Planning Commission hearing and the City Council hearing must be met. Planning Commission revisions to the specific plan may require revisions to and recirculation of the environmental document. The Commission's recommendation will be forwarded to the City Council; in the event of recommendation for denial, the specific plan will be forwarded (to the City Council) and an appeal will not be necessary. After the recommendation of the Planning Commission has been made, a public hearing will be scheduled with the City Council. A final environmental document shall be prepared. The City Council may then approve or deny the proposed project. Several meetings may be required by the Planning Commission or City Council to solicit comments, evaluate the project and make a final determination.

14. City Council Hearing

Adoption of a Specific Plan is governed by the same laws and procedures set forth in the Government Code for General Plans (Section 65453). The Final EIR and Specific Plan along with any revisions resulting from Planning Commission review are considered by the Council. If approval is granted, the specific plan will normally be adopted by resolution. Adoption by resolution rather than ordinance facilitates subsequent amendment to the plan. In approving the Specific Plan, the Council would also consider certification of the environmental document/EIR along with the Specific Plan. Adoption of the related entitlement documents: Finance Plan, Facilities Master Plan, CFD Formation and initiation of Annexation would typically follow shortly after Specific Plan adoption as separate actions.

15. Notice of Determination (NOD)

Once the final EIR is certified by the City Council, a Notice of Determination document needs to be filed with the County Clerk Recorder as well as the State Clearinghouse.

16. Specific Plan Implementation

Pursuant to Government Code Section 65451 (a) (4), the Specific Plan will contain a program of implementation measures including references to all the applicable municipal regulations and codes. This program will typically identify the capital infrastructure projects needed for development of the plan, costs and method of financing. In addition, the subsequent development entitlements necessary for implementation are identified and basic information regarding cost components is included in the Specific Plan. Any development review process that is set forth in the plan for subsequent staff review and approvals would be implemented at this time.

17. Specific Plan Administration

This includes the processing of subsequent amendments to the plan as well as minor technical revisions. Amendments to the Plan will require public hearings by the Planning Commission and City Council. An administrative staff procedure may be included in the plan for revisions to subsequent development entitlements from the Plan such as plot plans and subdivision maps as long a conformance with the plan can be determined (see Part II of the guide).

Each specific plan shall specify the revision procedures and define what types of modifications qualify as a revision. The approval of the Community & Economic Development Director will be required in order to incorporate requested revisions of a specific plan. Revisions may consist of such items as typographical errors, measurement errors or boundary adjustments as allowed by the specific plan. Revisions should comply with the requirements and intent of the specific plan and shall not change the basic configuration or intent of the Plan. **(Note: "substantial" Revisions Per State Law triggers a Specific Plan Amendment).**

For large projects developed over many years, it is difficult to predict with complete accuracy how the market or other conditions may change. Many specific plans build in some flexibility to account for change. An example might be to allow some minor shifts of planning area boundaries or a shift in density from one planning area to another, such as a 10% shift in the number of permitted units, provided the total density for the project does not change.

The specific plan shall specify what types of modifications qualify as an amendment. A specific plan adopted by resolution should be amended by resolution.

RELATED ENTITLEMENTS REQUIRED FOR DEVELOPMENT

The City has found that in order to adequately prepare for the implementation of a Specific Plan pursuant to Government Code Section 65450, several companion documents are required to be adopted along with the Specific Plan, or immediately afterwards, before construction can proceed. Typically, the documents listed below are required. These entitlements must be in place before final discretionary or ministerial approvals by the City (i.e. Tentative Map, Final Map and Building Permit) can be received to allow actual construction to proceed.

18. Finance Plan

The Specific Plan provides a general description of the type and cost of utilities and facilities required to serve the developed specific plan area as well as community amenities, open space, trails etc. Typically, a consultant would be hired to prepare the finance plan. The plan would identify the types of funding mechanisms to be used for each type of facility/amenity. The Finance plan provides the basis for the actual funding mechanisms by providing a detailed description and analysis of the funding mechanisms, the facilities to be financed in general terms, the cost of facilities to be financed in detail (normally by land use type), the allocation of costs to the funding sources in detail, project requirements and procedures. The Finance plan will often include analysis of any specific financing mechanism such as a Community Facilities District and the cost spread to establish such special taxes. The Finance Plan is therefore a critical document to be adopted before any development can proceed.

19. Facilities Master Plan

The Facilities Master Plan provides a detailed analysis and description of the public facilities required to serve the Specific Plan area (including where appropriate, project amenities). Typically an engineering firm specializing in this type of document would be hired. Based on the generalized discussion of the Specific Plan, the Facilities Master Plan includes calculations and engineering drawings that provide the sizing and capacity of facilities as well as the layout in relation to the project area properties. The major infrastructure components are included: street system, sanitary sewer, potable water, parks, and storm drainage. The document is typically prepared by an engineering firm consultant. The detailed information from this effort is used to refine the cost estimates used in the Finance plan and any funding mechanisms. Although the Facilities Master Plan level of detail can be combined into the Specific Plan, it is more useful to create a separate document.

20. CFD Formation

The Community Facilities District (CFD) (Mello-Roos District) is a special taxing district formed over the Specific Plan area to construct and maintain certain infrastructure or amenities within the Specific Plan area. The initial CFD taxing district may be formed just prior to the first phase of development. The CFD must be in place prior to the recordation of any Final Maps for development. Future phases of development will be annexed to the CFD as development occurs. The CFD typically will finance streets, water, wastewater, storm drainage, parks, parks maintenance, landscaping, trails and any other specified uses or maintenance thereof.

21. Annexation - LAFCO Process – if necessary (refer to flow chart)

Annexation is required before development can proceed. Except for occasional infill projects, the Specific Plan process is typically used for development of larger new growth areas of the City. Before annexation of an area is initiated by City Council resolution, the LAFCO annexation application is prepared. The application requires preparation of detailed documentation of the City's ability to provide services, including calculations showing capacity to provide sanitary and potable water for the specific plan area. Information from the Specific Plan EIR will serve as a source in completing infrastructure capacity data required by LAFCO.

22. Development Applications - Final Maps/Building Permits

Before any construction can proceed, development applications must be processed and approved by the Planning Commission and City Council as required by statute and set forth in the Specific Plan document. These would include any subdivision or parcel maps, and/or plot plans or development agreements etc. Issuance of a building permit is the last step towards actual construction and can only occur when all the preceding required entitlements have been accomplished.

Initial Environmental Review

In order to accomplish these objectives, the City shall review the application and meet with the applicant, if necessary. General areas and issues requiring study shall be identified. The City shall seek early input from responsible agencies and trustee agencies and the public regarding key issues in preparation of the specific plan. Should any technical studies (such as transportation analysis) be prepared for the plan alternatives, the City shall be involved in the commissioning of these studies, so that the resultant report(s) will be in a format which is useful in preparation of a specific plan, but is also useable for CEQA documentation following preparation and submittal of the plan.

The issues identified by the City and other key agencies will be listed in a letter to the applicant identifying the necessary information and technical studies. For purposes of processing the specific plan, request and receipt of information at this early stage will not result in determining the application as complete. Careful consideration will be given to technical studies that may require preparation during a particular season of the year.

Such studies should be requested as soon as the need is identified to avoid missing the season. After the project is defined and formally submitted, the formal application and review process begins. As provided by the CEQA Guidelines, additional information may be required of the applicant during preparation of the environmental document if other significant impacts are discovered.

PART II SPECIFIC PLAN PREPARATION

Part II of the guide describes in some detail the content of specific plan documents needed to meet City of Modesto standards for a complete plan. The sections of this part include:

1. Form and Content – the structure and information contained in the document
2. Environmental Review – CEQA review of specific plan and subsequent development

1. FORM AND CONTENT

The following text describes the expected content and organization of a specific plan that would be submitted for review and consideration by the City of Modesto. This guide is intended to assist those involved in specific plan preparation to clearly understand the elements and scope of work to be included for proper implementation of State law (Government Code Section 65451) and the Modesto Urban Area General Plan. The guide allows flexibility in the organization and content of a specific plan; not all design elements may apply given the unique conditions of individual planning areas (e.g. size of project area, proposed land uses, etc.). Variations of the design elements will be considered on a case-by-case basis, based on discussions with City staff.

Throughout the preparation, and subsequent adoption and amendment of the plan document, hardcopy should be in a 3-ring binder, all text and graphics should be submitted and maintained in electronic form compatible with the City's computer software (Microsoft Word, Excel, Access, and AutoCAD; graphics must be in a format that can be viewed in a Microsoft Word- version '97 or newer). Base mapping shall be compatible with the City's GIS Arcview system.

Following is a detailed outline of the sections and chapters of a specific plan:

INTRODUCTORY SECTION:

- A. Title Page
 1. Name of Specific Plan
 2. Specific Plan File No. (i.e., SP - 2003-003)
 3. Name, address and telephone number of Developer and/Applicant
 - a. Name and e-mail address of contact person
 4. Name, address and telephone number of Document Preparer
 - a. Name and e-mail address of contact person
 5. Agency Name
 6. Date of Plan Adoption, Resolution No. & any Amendments to Plan

- B. Table of Contents
- C. List of tables, exhibits and maps
- D. List of Appendices

SUMMARY (CHAPTER I):

- A. Purpose of specific plan and summary of issues covered
- B. Location, including regional context
- C. Acreage, basic land use information
- D. Summary of preparation process (overall flow chart)

INTRODUCTION (CHAPTER II):

- A. Project description and general range of issues addressed in Specific Plan.
- B. Statement that the specific plan is a regulatory document, prepared pursuant to California Government Code Sections 65450 through 65457, and that site plans, tentative parcel maps and tract maps must be consistent with the Specific Plan.
- C. Purpose of the specific plan and how the plan's policies and regulations accomplish it.
- D. Relationship of the specific plan to the Modesto Urban Area General Plan.
- E. Relationship of the specific plan to other specific plans and/or planning documents in the immediate area.
- F. Relationship of the specific plan to the plans of neighboring jurisdictions, regional agencies and the state.
- G. Relationship of the specific plan to program-level environmental documentation.
- H. Severability Clause (i.e., "if any regulations, condition, program, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof").

Existing Conditions Section

- A. Project Location:
 1. Written description of the location, including site acreage(s).
 2. Regional Map – location of project in relation to freeways, major roads, cities, riparian corridors or other sensitive habitats, etc.

3. Vicinity Map – show project boundaries plotted on USGS topography or similar base
 4. Site Diagrams – use the same base map for all site diagrams in the document.
 5. Airphoto of site – use most recent photo available from City
- B. Existing Site Conditions – include site diagram describing:
1. Existing land uses and built environment
 2. Surrounding land uses
 3. City boundary lines (i.e. general plan boundary, sphere of influence, etc.)
- C. Existing Circulation – include site diagram(s) describing all transportation modes:
1. Regional Circulation
 2. Local Circulation
- D. Existing Utilities – include site diagrams describing:
1. Water Supply Facilities
 2. Wastewater Facilities
 3. Stormwater/drainage Facilities
 4. Solid Waste Facilities
 5. Natural Gas Lines
 6. Electrical Facilities
 7. Telephone
 8. Cable T.V
 9. Microwave tower facilities
- E. Property ownership - include site diagram depicting property ownership information that includes name, acreage and Assessors Parcel Number for each parcel in the plan area.
- F. Existing Environmental Conditions – include site diagrams describing:
1. Topography
 2. Geology and Soils
 3. Seismicity
 4. Drainage
 5. FEMA floodway and flood plain information if applicable
 6. Vegetation
 7. Historic and/or Archeological, Paleontological areas/sites
 8. Biological Resources
 9. Property subject to Williamson Act contracts
 10. CalEPA hazardous materials list sites
 11. Potential Wetlands delineation

Note: information covering existing environmental conditions will duplicate much of the environmental setting section of the Environmental Impact Report for the plan.

SPECIFIC PLAN ELEMENTS (CHAPTER III):

- A. Land Use Plan** – articulates a vision for the ultimate development and establishes the general distribution and extent of land uses within the plan area.

The following items shall be addressed:

1. General Plan Policies – purpose and intent, locational criteria and land use intensity.
2. General Plan consistency- how the plan implements the General Plan land use policies.
3. Character of Development.
4. Land Use Diagram delineating the planned distribution, location, and extent of land uses (including open space).
5. Permitted Land Uses – a table defining all uses permitted in the plan area and describing the characteristics of each land use designation (e.g., low-density residential, open-space, neighborhood commercial, etc.). Additional categories may be considered to accommodate the special needs of the specific plan concept.
6. Land Use Table, describing each proposed land use with respective acreage, minimum and maximum number of units, development intensity/density, Floor Area Ratio (FAR) and other pertinent information.
7. Generalized plotting diagram, describes the range of parcel sizes including range of densities and types of housing proposed for residential areas.
8. Provisions for protection of agricultural lands including buffering techniques and transitional uses.
9. Provisions for protection of riparian corridors or other sensitive habitat, if applicable.
10. Location of public facilities and infrastructure necessary to serve the specific plan area, e.g. roads, parks, water wells, tanks, sewers, storm drainage basins, schools, solid waste disposal, energy, etc.

- B. Housing Plan** – this section covers the overall concept of housing within the Specific Plan. The goals of housing within the Specific Plan should be stated. Consistency of these goals with the Modesto Urban Area General Plan “Housing Element” goals should be addressed.

1. A key section of this element is the Specific Plan's affordable housing program. This program shall be consistent with the affordable housing goals contained in the Housing Element of the Modesto Urban Area General Plan. The Specific Plan should state how it would provide for a range of housing types to ensure socially and economically integrated neighborhoods.
2. Provisions for housing for all economic segments of the present and future community including the City's fair share of the regional housing need, pursuant to the Housing Element of the Modesto Urban Area General Plan.
3. Address minimum densities, mix of densities, range of housing products, mechanisms to facilitate affordable housing, etc.

C. Circulation Plan – articulates the vision for the ultimate circulation network and establishes the general circulation system within the plan area, a statement of objectives and policies pertaining to the planned distribution, location, extent, and intensity of major components of public and private transportation as well as non-motorized transportation opportunities, and consists of:

1. Diagram(s), written descriptions, characteristics, including standards, criteria and diagrams, of planned major transportation components, including improvements that support the land use proposals (*include cross-sections describing right-of-way dimensions, intersection layout, signals, traffic control measures, roundabouts, landscape easements, medians, parkways, street slope, etc.*)
2. The Specific Plan shall clearly identify non-motorized transportation, including bikeways and pedestrian paths and conform to the Non-Motorized Transportation Plan.
3. This section should also clearly state how public transportation will be addressed within the Specific Plan area. If the Specific Plan is being prepared for a new area, it should clearly state how this area will hook up with the existing transit system. Locations of bus turnouts should be clearly identified.
4. The specific plan should include a transitional roadway plan, where road right of way are to be relocated, identify existing roads to be maintained for agricultural product transport or farm equipment routes that:
 - Identifies existing roads to be maintained for agricultural product transport or farm equipment routes;
 - Determines roadway specifications and markings that identify the roads as being used for agricultural vehicles; and
 - Establishes criteria to determine when the road should transition from being predominately used for agricultural purposes to being used for urban purposes.

- D. **Streetscape Plan** – a statement of development objectives and policies (based on opportunities, issues, and the analysis of data) pertaining to planned streetscape improvements describing location, extent, and intensity of streetscape improvements including arterial streetscapes, gateway/entry monumentation, project perimeter improvements, landscape features, walls and fences, theme walls, neighborhood walls, private walls and fences and any other applicable improvements, and consisting of:
1. Diagram(s), written descriptions, characteristics, including standards and criteria, of planned streetscape components, including improvements that support the land use planning proposals (include cross-sections describing landscape and hardscape improvements, entry monumentation design, landscape buffers, etc.).
- E. **Public Facilities Concept Plan:** The Public Facilities Plan element provides concept level facilities design to establish the base infrastructure for roads, water (including water source to serve the Specific Plan area), sanitary sewer, storm drainage facilities, parks and other public facilities to serve new development in the planning area. It provides base information for the separately prepared, and more detailed, Facilities Master Plan document for construction (see Part III, Implementation Measures and Documents for details). The public facilities concept plan provides base information on the “backbone” infrastructure system, showing preliminary alignment and sizing layouts for roadways, potable water systems, sanitary sewer systems, and storm drainage.
- F. **Conceptual Grading Plan**
1. Preliminary grading concept/drainage analysis for the project, including existing and proposed drainage facilities (use appropriate contour interval but no greater than five (5) feet).

DEVELOPMENT STANDARDS (CHAPTER IV):

This section contains specific development standards that will be applied to development projects within the plan area, including standards for the conservation, development and utilization of natural resources, if applicable. City staff will work with each project applicant to determine the appropriate development standards to include in the specific plan, however, most specific plans will likely need to include the following standards:

1. Site Development Standards -
 - a. Intensity of Development (floor area ratio indicated)
 - b. Minimum Parcel Size
 - c. Building and parking setbacks
 - d. Building Height
 - e. Landscaping
 - f. Parking
 - g. Fencing and walls
 - h. Loading area
 - i. Solid Waste and Recycling
 - j. Outdoor storage
 - k. Signage

2. Performance Standards -
 - a. Noise Attenuation
 - b. Lighting and glare
 - c. Nuisances

3. Other Regulations -
 - a. Specific Plan Overlay Zone
 - b. Exceptions to Development Regulations
 - c. Improvement Standard Regulations
 - d. Designation of Sub-Areas

DESIGN GUIDELINES (CHAPTER V):

1. *Overall Design Concept* - This section describes the planned character of development in the plan area. City staff will work with each project applicant to determine the appropriate items to be addressed in the Guidelines, however, most Guidelines will likely need to include the following:

2. Site Planning Guidelines -
 - a. Site layout/parcelization
 - b. Site Grading
 - c. Entry Drives
 - d. On-site Circulation and access
 - e. Parking
 - f. Loading and Storage Areas
 - g. Refuse Collection Areas
 - h. Building Orientation
 - i. Walkways
 - j. Site Access
 - k. Handicap Accessibility
 - l. Energy Conservation Techniques
 - m. Security Provisions
 - n. Relationship to Adjacent sites

3. Architectural Guidelines -
 - a. Building Massing, Articulation and Relationships
 - b. Building Entries
 - c. Building materials, colors and finishes
 - d. Mechanical Equipment screening
 - e. Exterior lighting
 - f. Exterior paving and furnishings

4. Landscape Guidelines -
 - a. Landscape Design
 - b. Site Layout
 - c. Existing Healthy Trees (for preservation in the Plan)
 - d. Plant Materials
 - e. The right-of-way area
 - f. Pedestrian walkway systems

- g. Perimeter landscaping
 - h. Parking lots
 - i. Interior property lines
 - j. Entry drives
 - k. Entry plaza areas and courtyards
 - l. Landscape buffer
 - m. Landscape screening
 - n. Landscape lighting
 - o. Water conservation – landscaping to meet Leadership in Energy and Environmental Design (LEEDS) requirements for run-off and shading
5. Signage Guidelines -
- a. Wall signs
 - b. Free standing signs
 - c. Directional signs
 - d. Temporary signs
6. Lighting Guidelines
- a. Illumination of buildings
 - b. Illumination of landscaping
 - c. Illumination of parking areas
 - d. Illumination of walkways and courtyards
 - e. Illumination of signs

COMMUNITY SERVICES AND UTILITIES (CHAPTER VI):

This chapter contains a statement of development objectives and policies (based on opportunities, issues, and the analysis of data) regarding the planned distribution, location, extent and intensity of community facilities (e.g., schools, fire stations, police sub-stations etc.) and their related facilities (i.e. utilities, solid waste disposal, electric sub-stations, irrigation canals, microwave towers etc.). Chapter III contains a detailed discussion of public Infrastructure - roads, sewer, water and storm drainage; This chapter consists of the following, including a table that identifies the service providers responsible for each of the services listed below:

1. Public Safety – This section should explain how police and fire protection will be provided to the area. The impact of this project on the level of service goals for police and fire (as stated in the General Plan) should be addressed.
2. Schools – the developer of the Specific Plan should coordinate closely with the respective school district that serves the area to ensure there area adequate school(s) for the residents of the Specific Plan Area. The location of any school(s) should be shown on a map. There should be a description of all school facilities provided and available, both on and off-site, to the project area. This description should extend from preschool through college level programs.
3. Child Care – a description of child care facilities, both on and off-site, that are available to the residents of the Specific Plan Area should be included.

4. Solid Waste - This section should state where solid waste for the proposal will be disposed of and how this project will impact the life expectancy of that landfill.
5. Flood Control – A map should be included which shows the FEMA designations for the property. Measures that will be taken to reduce flood concerns (if any) should be discussed.
6. Utilities - There should be a discussion of how electricity, gas, telephone and cable TV and information technology will be provided to the area.

PARKS AND RECREATION (CHAPTER VII):

This Chapter contains a statement of development objectives and policies based on opportunities, issues and the analysis of data pertaining to the planned distribution, location, extent, and intensity of open space and recreational facilities (e.g., parks, natural and improved open space areas, bicycle/pedestrian trails and other recreational trails) and consisting of:

1. Diagram(s), written descriptions, characteristics, including standards and criteria, of existing and proposed parks, natural or improved open space areas, dual-use facilities, non-motorized trails and other recreational trails that will support planned land uses. The location of any community centers should also be identified.
2. There should also be a discussion of the facilities being provided and their relationship to the standards for new facilities contained in the Modesto Urban Area General Plan. The relationship to the Parks Facilities Master Plan should be addressed in the plan.

ENVIRONMENTAL RESOURCES (CHAPTER VIII) :

The Specific Plan should include 1) a summary of environmental issues/impacts, 2) summary of mitigation measures including what measures have been incorporated into the specific plan development and design standards 3) who is responsible for implementing the mitigation measures, 4) what triggers the mitigation (include references to text and EIR if necessary), and 5) who or what agency monitors the mitigation. This section will evolve throughout the process as staff and the environmental consultant formulate solutions to potential environmental and design issues.

IMPLEMENTATION (CHAPTER IX):

Based on the specific plan policies and objectives, the implementation chapter consists of a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the Specific Plan Elements defined in Chapter III, including the land use plan and the public facilities plan. Variations of the implementation section will be considered on a case-by-case basis, based on discussions with City staff.

- A. **Overview**
 - 1. Sub area concept development plan

- B. **Public Facility Infrastructure Policies**
 - 1. Overall Infrastructure Policies
 - 2. Infrastructure to serve Sub-Areas
 - 3. Maintenance and facilities

- C. **Public Facility Financing Policies**
 - 1. Statutory Authority
 - 2. General Plan Facility Financing Policies
 - 3. Specific Plan Facility Financing Policies
 - a. Required Public Facilities and their Design Standards (e.g. dedication & development of parkland according to “turn-key” guidelines).
 - b. Overall Financing Policies
 - c. Specific Financing Policies – by Public Facility
 - 1. Streets
 - 2. Sewer
 - 3. Water
 - 4. Storm Drainage
 - 5. School
 - 6. Landscaping
 - 7. Summary (matrix) of Public Facilities Funding Mechanisms, by type
 - 8. Landscape maintenance plan

- D. **Sub-Area Financing Policies**
 - a. Financing Policies Applicable to sub-Areas

- E. **Annexation Policies**

PLAN ADMINISTRATION (CHAPTER X):

- A. **Adoption** – Adoption of the specific plan and its implementing documents, Facilities Master Plan and Finance Plan, is by a Resolution of the City Council, following review and recommendation by the Planning Commission.

- B. **Subsequent Entitlements** – This section should outline the procedures for actual development within the Specific Plan Area. It should clearly state what types of action (e.g. conditional use permits, development plan reviews, planned residential developments, planned commercial developments, development agreements, etc.) will be needed for future entitlements, (such as day care center, churches) including which types of projects will require additional environmental documentation.

- C. **Development Plan Review** – summarize the development plan review procedures, including submittal requirements, plan review and approval, time limitations, environmental determinations, and revisions to approved plans.

- D. **Specific Plan Amendment Procedures** – This section outlines the procedures for revisions and amendments to the Specific Plan and minor adjustments to project proposals. At a minimum the following shall apply:
1. **Amendment**: Amendment to a Specific Plan will require review and approval by the Planning Commission and City Council. Such amendments are governed by California Government Code, Section 65500, and require an application and fee to be submitted to the Community Development Department, stating in detail the reason for the proposed amendment.
 2. **Administrative Procedure**: A procedure may be included in the specific plan for minor adjustments to project proposals which may be allowed through an administrative mechanism where a determination by City staff can be made that the proposal is in “substantial conformance” with the specific plan. The scope and exact language of this procedure must be approved by the Community and Economic Development Director and City Attorney.
- E. **Appeals** - The Specific Plan shall contain an appeal procedure for administrative determinations, decisions, or requirements made by City staff. The procedure shall direct the appeal first to the Planning Commission, then, if necessary, to the City Council. The procedure may be modeled after Article 28, Title X, Modesto Municipal Code.
- F. **Interpretation/Enforcement** – This section shall state that the Community Development Director has the responsibility to interpret provisions of the Specific Plan, and that decisions of the Director can be appealed to the Planning Commission. This section should also state that the Community Development Director is responsible for enforcing provisions of the Specific Plan.
- G. **Severability** – The Specific Plan shall contain the following severability clause: “If any regulation, condition, or program or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions”.
- H. **Specific Plan Reimbursement Fees** – Pursuant to Government Code Section 65456, the City of Modesto has adopted an ordinance, Municipal Code Section 10-4.101, et seq. for the reimbursement of the costs of development and preparation of the specific plan and its related environmental review document. The plan should address how this fee would be implemented or collected.
- I. **Indemnity** - The Specific Plan shall contain an indemnity clause with language similar to the following: “the specific plan applicant shall indemnify, defend, and hold harmless the City of Modesto, its agents, officers, and employees from any and all claims, actions or proceedings against the City of Modesto, its agents, officers, and employees to attack, set aside, void, or annul, any approval by the City of Modesto and its advisory agency, appeal board, or a legislative body concerning the specific plan and its related documents (e.g. Environmental Impact Report, Facilities Master Plan and Finance Plan)”. Final wording of this clause is subject to approval by the City Attorney.

APPENDICES:

- A. **Precise Description** of the Specific Plan boundary; a legal description taken from the title report or from deeds of the exact properties affected by the Specific Plan shall be included.
- B. **Summaries** of key Specific Plan background data and information.

List of Applicable mitigation measures/Mitigation Monitoring program from Focused EIR
- C. **Glossary** of Specific Plan terms (this may need to be included in introductory sections).
- D. **Technical Reports** – Technical Reports, the executive summaries of technical reports, or a reference to where technical reports are located should be located in the appendices including:
 - 1. Traffic Study and or Traffic Impact Analysis
 - 2. Hydrology/Drainage Study and Drainage Master Plan for the Specific Plan Area.
 - 3. Sewer Master Plan for the Specific Plan Area.
 - 4. Water Master Plan for the Specific Plan Area.
 - 5. Geotechnical/Soils study (if applicable) for the Specific Plan Area.

2. ENVIRONMENTAL REVIEW OF PLAN AREA DEVELOPMENT PROJECTS

Specific Plan EIR:

A Specific Plan Environmental Impact Report is prepared to cover the development of the Specific Plan. This CEQA document would normally be a Focused EIR that would be tiered off of the City's General Plan Master EIR. The Final EIR would identify all project impacts and contain a complete program of mitigation measures to reduce or eliminate effects. Many of these measures are project-specific, but many of them are taken directly from the Master EIR.

Environmental review for development projects within the specific plan area will typically require preparation of an Initial Study that makes the finding that the project is within the scope of the specific plan EIR and General Plan Master EIR. These projects will then draw down all appropriate mitigation measures and apply them to the project approval. A list of these measures should be attached to the environmental review document.

A. Level of Review for Subsequent Projects:

- 1. Projects that qualify as exempt – Notice of Exemption prepared.
This includes Government Code Section 65457 exemption for residential development projects, subdivision, or zoning change undertaken to implement and is consistent with a specific plan.
- 2. Projects that are within the scope of the Focused EIR/Master EIR – an Initial Study is prepared.

3. Projects that introduce new project-specific effects not covered – a Mitigated Negative Declaration is prepared.
4. Minor Amendments to the Specific Plan – an Initial Study possibly leading to a Mitigated Negative Declaration depending on whether new effects are identified; an Addendum to the EIR may be required for minor technical revisions to the EIR.
5. Major Amendments to the Specific Plan – Supplemental or Subsequent EIR depending on the extent of the change and the effects.

B. Mitigation Monitoring Program – Pursuant to Public Resources Code Section 21081.6, include a summary of conditions of project approval to mitigate or avoid significant effects on the environment to insure that the project and all future development within the project area complies with all applicable environmental mitigation and permit requirements.

PART III IMPLEMENTATION MEASURES AND DOCUMENTS

- A. Fiscal Impact Analysis** - Report on the costs and revenues anticipated by the City as a result of the proposed development. This analysis can be attached to the Specific Plan as a technical appendix, but should be summarized here. Fiscal Impact Reports will be based on a modeling procedure established by the City and will include the latest available multiplier data from actual city revenues and expenditures. The fiscal impact analysis is required to achieve the following purposes:
1. To ensure that decision-makers are fully apprised of the probable municipal costs and revenue streams which may be generated by the proposed development.
 2. To identify the fiscal impacts of the proposed land use mix, provision of evidence for preliminary forecasting of budget impacts, and supply of project-specific economic information to assist in the deliberations of the Planning Commission and City Council.
- B. Facilities Master Plan** - This is the engineering implementation document that is prepared from the concept level, base information provided in the specific plan. This document is prepared separately and based on the concept level infrastructure data, provides preliminary design calculations, demand calculations and requirements set forth in the plan, and adds an additional level of detail placing the location and sizing of facilities in order that actual construction drawings can be produced. This document must be prepared concurrent with the Specific Plan and is necessary to be adopted concurrent with adoption of the Specific Plan.

Appendix A to this document contains the detailed requirements for preparation of the Facilities Master Plan. The Public Facilities Plan will include technical studies required to define the infrastructure for the area, include scale drawings based on existing City aerial photos, record drawings, and GIS data. The Facilities Master Plan would also address dual-use drainage/open space facilities including trails/pedestrian paths adjacent to drainage basins. Specific location and area requirements for storm drainage basins will be determined, based on a comprehensive hydrology study. Infrastructure plans would be addressed as part of the Facilities Master Plan, discussed Appendix A.

C. Finance Plan – The Finance Plan will be completed in conjunction with preparation of the specific plan. This document includes preparation of a market study to look at (i) the potential absorption of the proposed land uses, and (ii) the recommended combination of land uses based on analysis of the competitive market place and existing supply and demand. The finance plans will address all of the facilities to be financed, including roadways, storm drainage system, sewer system, water system, utility relocation, public facilities, and other facilities. The Finance Plan is required to be completed in conjunction with preparation of the specific plan. A program for addressing any fiscal deficits to ensure adequate personnel and ongoing operations and maintenance should be included. The Finance Plan shall provide the following:

1. Estimated costs of the public improvements proposed by the specific plan's infrastructure plans.
2. The measures and/or methods by which each proposed public improvement(s) will be financed.
3. Identify persons or agencies responsible for and constructing the proposed public improvement.
4. Financing Measures necessary for implementing the specific plan's proposals other than capital improvements shall include:
 - a) Descriptions of the projects requiring financing.
 - b) Estimated costs.
 - c) The measures by which each specific plan proposal (including public infrastructure improvements) will be financed.
 - d) Persons or agencies responsible for financing and carrying out such proposals.
5. Formation of a Community Facilities District (CFD) , facilities to be included and explanation of how the CFD would be monitored and administered on an ongoing basis.

D. Phasing/Sequence of Improvements – The phasing of the project shall be described. The provisions for development phasing should ensure orderly and contiguous development consistent with the population projections and growth rate of the General Plan. For the specific plan's proposals, including capital improvements,

identify the phasing of development as it pertains to recreation facilities, public facilities (including infrastructure facilities) and other uses within the plan (including a phasing diagram). The phasing programs shall ensure that adequate supporting public services, retail, parks, schools and other uses are in place to support residential uses. The phasing program shall include thresholds of residential development that cannot be exceeded until the construction of appropriate improvements has been initiated or to be completed by a specific date. The phasing plan shall be consistent with City approved infrastructure studies. Provide a list of public improvements and supporting exhibits which must be built with the development of each phase so that the phased development is self sustaining and independently viable. It should be noted that certain improvements may be needed beyond the phase boundaries to support the respective phase.

E. Comprehensive Maintenance Program : Summary of maintenance responsibilities for streets (including street median and parkway landscaping), common area, open space, parks, bicycle and pedestrian facilities, drainage facilities, water and sewer, and other facilities, including the following:

1. Maintenance Program Matrix: describing list of facilities and improvement with responsible party.
2. Streetscape/Open Space/Parks Maintenance Diagram – identify location of landscape areas, bicycle and pedestrian facilities, and open space areas with party responsible for maintenance of respective improvements.
3. Examples and/or model of Conditions, Covenants and Restrictions (CC&Rs).

APPENDIX A – Detailed Facilities Master Plan Requirements

The Public Facilities Master Plan should cover the following Sections:

The Plan will include technical studies required to define the infrastructure for the area, include scale drawings based on existing City photogrammetry, record drawings, and Geographic Information System (GIS) data. Consultant shall perform field survey as necessary to assure consistency between right-of-way information and photogrammetry. The Plan shall cover at a minimum, the following areas:

- **Introduction:** description of project area, site characteristics, purpose and objectives of FMP, etc.
- **Circulation System:** Scale drawings showing all minor collectors and all street classifications above minor collectors, improvements in their final configuration based on the Specific Plan, City Standards and Caltrans plans where applicable. Right-of-way acquisition for all facilities shall be defined on separate drawings as well as impacts to existing improvements. The circulation plan should address pedestrian circulation along public right-of-way.
- **Transit System Improvements:** the circulation system drawings shall also show the transit turnouts as well as impacts to existing improvements.
- **Bicycle Path System:** Scale drawings showing all bike path improvements in their final configuration based on the Specific Plan, City Standards, and Caltrans plans where applicable. The plans shall incorporate the standards and guidelines outlined in the City of Modesto Non-Motorized Transportation Plan. Right-of-way acquisition for all facilities shall be defined on separate drawings as well as impacts to existing improvements.
- **Parks/Open Space:** Scale drawings showing open space system including dual use storm drainage/park facilities.
- **Street Lights:** Scale drawings showing all street lighting, including location of street lighting, specifications on pole type, height,
- **Public Safety:** Address concerns/comments from the Modesto Police Department.
- **Estimate of probable cost:** for all facilities.
- **Construction Phasing:** outline phasing for “backbone” infrastructure.
- **Funding Sources for Infrastructure:** Finance Public Facility Finance policies
- **Sewer, water and storm drainage facilities:** see guidelines below.

Underground Utilities Guidelines (i.e Sewer, Water and Storm Drainage):

1. All proposed water, sewer, and storm drainage facilities are subject to written approval by the City Engineer.
2. Design calculations supporting all facility assumptions shall be land-use based and generated for total build out of the Specific Plan area (to be included in an appendix to the Specific Plan).
3. The Specific Plan should indicate any phasing requirements, from both a construction and financing perspective, for the proposed improvements.
4. Water, sewer, and storm drainage facilities installed in the early phases of development shall be sized to accommodate ultimate build-out of the Specific Plan and adjoining areas, as necessary.
5. Maps of sufficient detail to adequately show the proposed and existing (above and below ground) infrastructure shall be included. This includes showing existing topography (USGS topographic information for undeveloped areas is acceptable) and aerial photographic information of existing conditions.
6. An itemized Engineer's Estimate for all backbone facilities (including land costs) is required and unit costs for those facilities shall be based on actual costs from recent municipal projects and/or from local industry standard cost estimating guides. Present all estimates in current dollars and inflate to more accurately reflect construction costs at the time when delayed facilities are anticipated to be built. Annual utility infrastructure maintenance costs for those backbone facilities shall also be included.
7. The cost burden of infrastructure shall be assigned in a manner described in the Finance Plan.
8. Providing supplemental engineering data and design details not otherwise specified herein, is the responsibility of the engineer designing the facilities.
9. All permits and agency approvals required for development of the Specific Plan shall be identified, including written confirmation of future acceptance by any irrigation district where discharge into their facilities is contemplated.

Water System:

10. The proposed water system shall be consistent with the City's water related plans and permits, adjacent Specific Plans, Community Facility Districts, and existing facilities.
11. Water facilities shall be sized and located to accommodate peak demand requirements according to the procedures and methodologies of the Water System Design Standards (Section 6) of the City's Standard Specifications.

12. A map showing alignment of all backbone facilities (i.e. pipes eight inches and larger, wells, wellhead treatment facilities, tanks, booster pump stations, ASR wells, connections to adjacent facilities, etc.) is required, along with a narrative description of the proposed improvements.
13. Water demand calculations for all major facilities (i.e. acreage of expected service areas, projected land uses, production requirements of any wells, storage requirements of any tanks, number and size of pumps, pipe sizes, peak flow rates at critical junctions, current fire flow results, etc.) are required.
14. Identify and demonstrate the adequacy of the anticipated water supply for the Specific Plan area. If the Specific Plan constitutes a "project", as defined by Senate Bill 610 and/or Senate Bill 221, then a Water Supply Assessment will be required as part of the approval process of the Specific Plan. The plan should incorporate the appropriate findings and determinations that are required to document compliance with the Water Supply Assessment.
15. Where feasible, consider installing a dual piping system with "purple pipe" to accommodate recycled water for landscape irrigation, etc. Water sources to consider reclaimed water and non-potable water from wells with unfavorable water quality conditions.

Wastewater System:

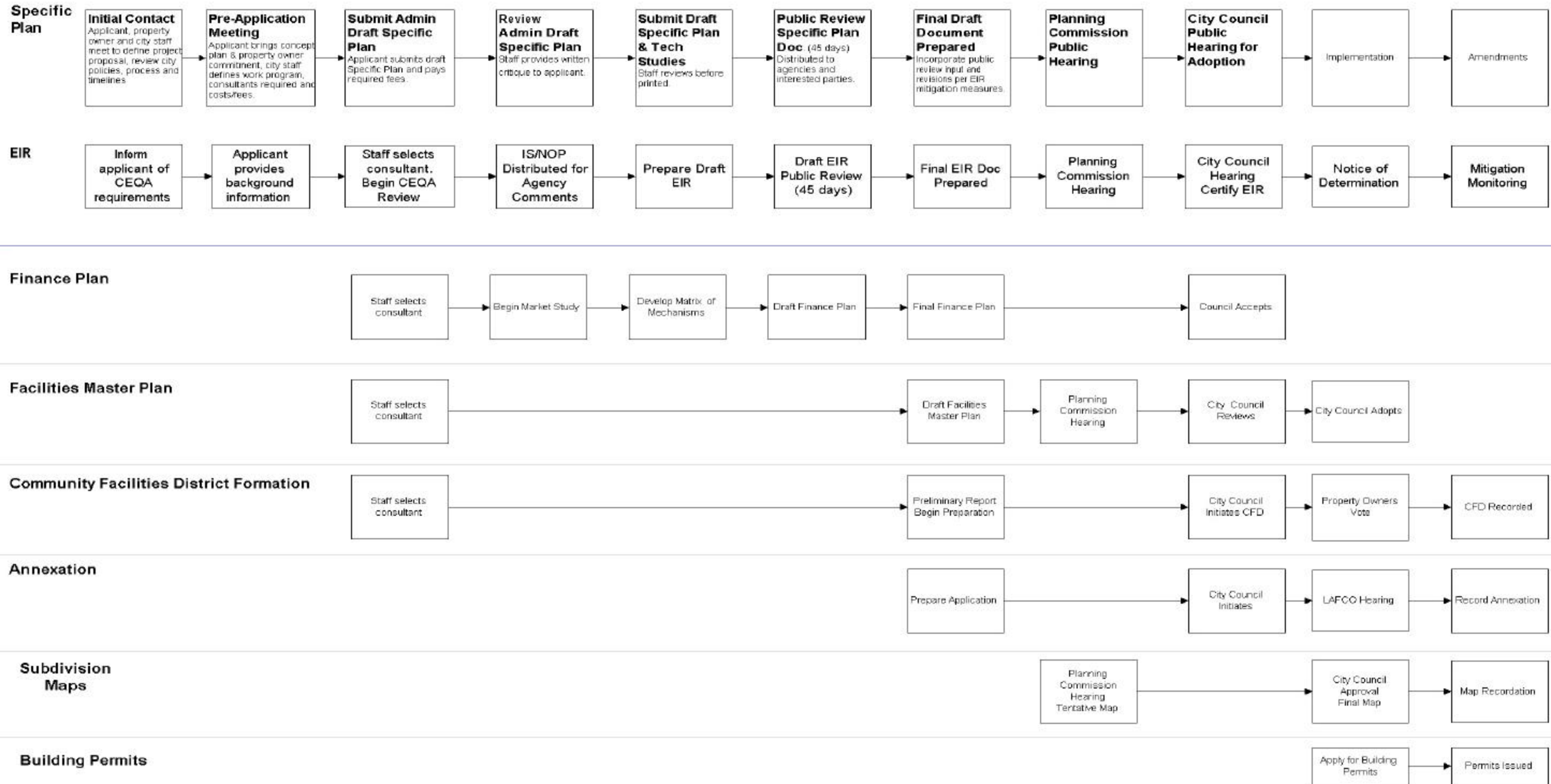
16. The proposed wastewater system shall be consistent with the City's wastewater related plans, adjacent Specific Plans, Community Facility Districts, and existing facilities.
17. Wastewater facilities shall be sized and located to accommodate the peak flow rates according to the procedures and methodologies of the Sanitary Sewer System Design Standards (Section 5) of the City's Standard Specifications.
18. A map showing alignment of all backbone facilities (i.e. pipes ten inches and larger, lift stations, connections to adjacent facilities, etc.) is required, along with a narrative description of the proposed improvements.
19. Wastewater capacity calculations for all major facilities (i.e. topographic map of the expected tributary area(s) to be served, projected land uses, number and size of pumps, pipe sizes, peak flow rates at critical junctions, etc.) are required.
20. Identify and demonstrate the capacity of the downstream facilities expected to accommodate wastewater flows from the Specific Plan area, including the identification of special requirements to dispose of any anticipated industrial wastes.

Storm Drainage System:

21. The proposed storm drainage system shall be consistent with the City's storm drainage related plans and permits (i.e. "Design Standards for Dual Use Flood Control/Recreation Facilities", "Guidance Manual for New Development Stormwater Quality Control Measures", "National Pollutant Discharge Elimination System" (NPDES) permit, etc.), adjacent Specific Plans, Community Facility Districts, and existing facilities.
22. Storm drainage facilities shall be sized and located to accommodate the peak runoff flow rates according to the procedures and methodologies of the Storm Drainage System Design Standards (Section 4) of the City's Standard Specifications.
23. A map showing alignment of all backbone facilities (i.e. pipes ten inches and larger, lift stations, detention basins, outfall facilities, basin service roads, connections to adjacent facilities, flood hazard areas, etc.) is required, along with a narrative description of the proposed improvements.
24. Storm drainage capacity calculations for all major facilities (i.e. topographic map of the expected tributary area(s) to be served, projected land uses, time of concentrations, detention basin volumes, number and size of pumps, pipe sizes, peak flow rates at critical junctions, etc.) are required.
25. Identify and demonstrate the capacity of the downstream facilities expected to accommodate storm drainage flows from the Specific Plan area.

Specific Plan Process and Related Entitlements Required for Development

Typical Timeframe is 18-24 Months (Following Measure "M" Vote, if required*)



* NOTE: This diagram is an idealized representation of a complex, multi-year process that will vary somewhat depending on the complexity of the actual proposal. The Specific Plan process is an integrated approach that includes several other major components that must be developed in concert with, and are all adopted prior to development of the Specific Plan Area. The Specific Plan program will dictate the content of the other documents. However, revisions or changes may need to be made to the Specific Plan program based on the results of the other components (EIR, Facilities Master Plan, Finance Plan and CFD). Minor technical revisions and more significant amendments may need to be made to the Plan program during its implementation phase before buildout in order to best guide development of the area.