

DEVELOPMENTACTIVITY

FY05-06 SECOND QUARTER

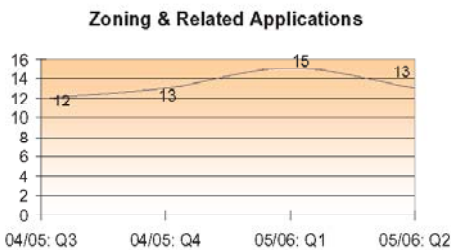
OCTOBER - DECEMBER 2005

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

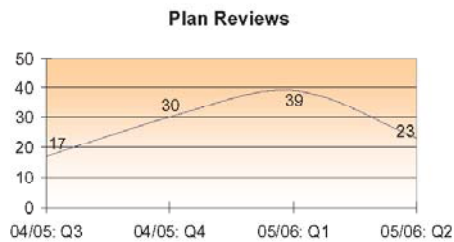
The Building & Development Services Division oversees building plan reviews, permits and inspections. The Planning Division is responsible for zoning, variances, entitlements and subdivisions. The Business Development Division handles all matters related to economic development, including business attraction,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

Planning Division Activity

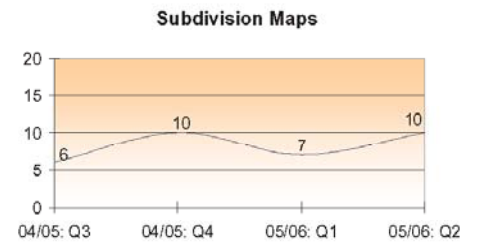
Zoning & Related Applications: 13



Administrative Plan Reviews: 23

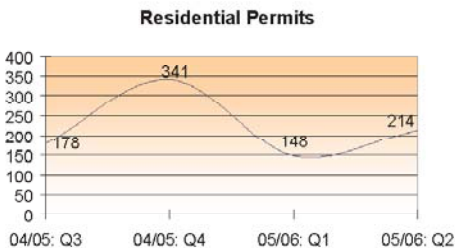


Tentative Subdivision/Parcel Maps
of Maps: 10
of Lots: 154

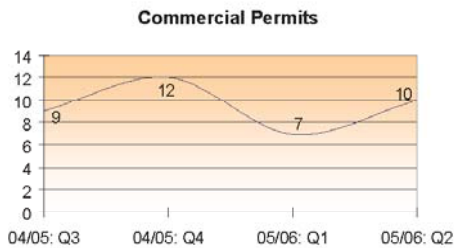


Building & Development Services Division Activity

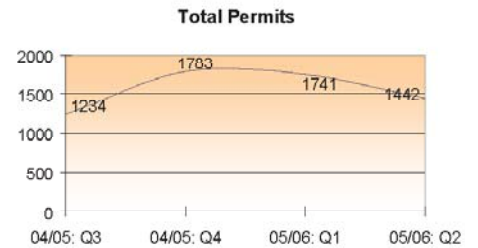
New Single-family: 214
New Multi-family: 0
Residential Remodel: 898



New Commercial: 10
Commercial Remodel: 235
Commercial Misc: 85



Total Permits: 1,442
Inspections: 13,674



ACTIVITYMAP

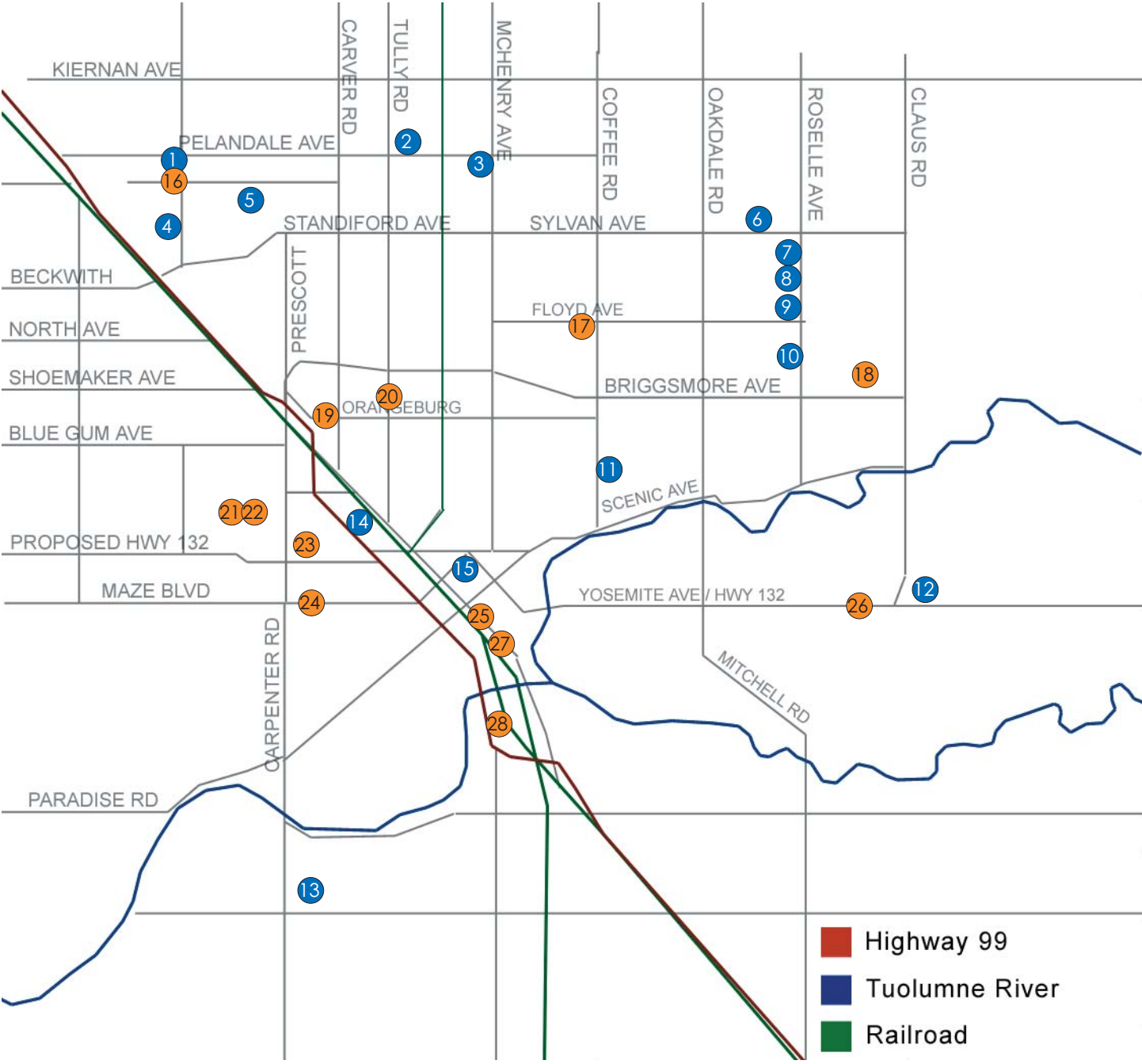
Planning Division Activity

- 1 Kiernan Business Park East
Dale Rd. & Bangs Ave.
- Pending Complete Application
- 2 Waterman/Lucchessa SP
Tully Rd. & Pelandale Ave.
- Pending Complete Application
- 3 Pelandale/McHenry SP
Pelandale Ave. & McHenry Ave.
- Undergoing staff review
- 4 The Promenade Retail Center
Dale Rd & Vintage Ave.
- Preparing draft EIR
- 5 Mana/Wagner GPA/SPA
Bangs Ave. & American Ave.
- Going through preliminary review
- 6 Tivoli Specific Plan
Oakdale Rd. & Sylvan Ave.
- Undergoing staff review
- 7 Hillglen Estates Subdivision
Hillglen Rd. & Roselle Ave.
- Pending Planning Commission
- 8 Berkshire Estates II Subdivision
Kodiak Rd. & Roselle Ave.
- Undergoing staff review
- 9 Village Center
Roselle Ave. & Floyd Ave.
- Approved
- 10 Affordable Housing Project
Roselle Ave. & Belharbour Rd.
- Pending Planning Commission
- 11 Gould Medical Center
600 Coffee Road
- Undergoing staff review
- 12 Johansen/Empire North SP
Yosemite Ave. & Claus Rd.
- Concept Plan Under Review
- 13 Fairview Specific Plan Amend.
Carpenter Rd. & Hatch Rd.
- Undergoing staff review
- 14 Kansas Woodland Business Park
Hwy 99 & Kansas Ave.
- 15 First Baptist MP Building
Needham Rd. & 11th St.
- Undergoing staff review

Building & Development Services Division Activity

- 17 Office Building
4016 Dale Rd.
Size: 9,581 s.f.
Valuation: \$ 1,500,000
- 18 Church Storage Building
913 Floyd Ave.
Size: 970 s.f.
Valuation: \$15,000
- 19 Daniel J. Savage Middle School
1900 Maid Mariane Ln.
Valuation: \$28,588,000
- 20 New Hotel Building
1901 W. Orangeburg Ave.
Size: 64,877 s.f.
Valuation: \$ 5,500,000
- 21 Apartment Complex
1427 Tully Rd.
Size: 9,298 s.f.
Valuation: \$900,000
- 22 Retail Building
1219 N. Carpenter Rd.
Size: 4,309 s.f.
Valuation: \$ 250,000
- 23 Retail Building
1219 N. Carpenter Rd.
Size: 9,817 s.f.
Valuation: \$550,000
- 24 New Metal Building
900 Reno Ave.
Size: 4,950 s.f.
Valuation: \$150,000
- 25 Church Sanctuary/Site Work
1200 Maze Blvd.
Size: 26,250 s.f.
Valuation: \$6,500,000
- 26 Modular Office Building
706 7th St.
Size: 160 s.f.
Valuation: \$300
- 27 Warehouse Building
500 7th St.
Size: 19,175 s.f.
Valuation: \$790,000
- 28 Convenience Store/Gas Sta.
3401 Yosemite Blvd.
Size: 2,951 s.f.
Valuation: \$950,000

ACTIVITYMAP



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

BUSINESSACTIVITY

The State of California designated Modesto as part of the newest Enterprise Zone (EZ). Effective November 16, 2005, the 15-year state program seeks to encourage business investment and job creation through tax incentives for new and existing businesses.

The Stanislaus Enterprise Zone, otherwise known as Zone 40, incorporates 67,000 acres from parts of Modesto, Turlock, Ceres and the County, and has over 4,200 businesses located within its boundaries. It now joins 39 other existing zones in California, and will offer the following incentives to businesses:

- Tax credits for each qualified employee hired (up to \$31,570 over 5 years);
- Sales tax credits on qualified machinery and parts purchases (First \$1 million of qualifying purchases for individuals, and the first \$20 million of purchases for corporations is eligible per year);
- Up-front expensing of certain depreciable property (depreciate up to 40% of each new asset in the first year);
- Preference points on state contracts;
- Lenders can receive net interest deductions for lending to EZ businesses;
- Up to 100% Net Operating Loss (NOL) carry-forward.

These incentives are in addition to those already offered by the City of Modesto, including:

- Local Incentive Zone: rebates the Water Main Connection Charge, and building inspection and plan checking fees based on qualifying conditions within the City.
- CFF Deferral: New industrial and commercial projects within the City limits can defer CFF fees for up to 10 years based on qualifying conditions.

For more information, visit www.choosemodesto.com or call Tim Ogden at 209-577-5324 or togden@modestogov.com. EZ boundaries are visible at www.modestogov.com/gis, and the hiring tax credit voucher at The Alliance at 209-523-ZONE (523-9663); and www.stanalliance.com.

LATEST STATISTICS	Nov-04	Nov-05	Change
Total Jobs	170,400	174,000	3,600
Trade, Transportation, Utilities	32,800	33,500	700
Government	25,400	25,700	300
Manufacturing	22,900	23,000	100
Education & Health Services	19,200	19,500	300
Leisure & Hospitality	14,300	15,200	900
Professional & Business Services	14,400	15,100	700
Nat. Resources & Construction	12,700	12,800	100
Farm Jobs	14,000	14,300	300
Financial Activities	6,000	6,200	200
Other Services	6,100	6,100	0
Information	2,600	2,600	0

BUILDING RENTS	Avg. \$/Sq. Ft.
Industrial Building	\$ 0.32 (Gross)
Office Building	\$ 1.30 (Gross)
Medical Office Building	\$ 1.79 (full service)
Retail Building	\$ 1.43 (Net)

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