

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: CHIEF EXECUTIVE OFFICE

BOARD AGENDA # B-13

Urgent Routine

AGENDA DATE October 9, 2001

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

AUTHORIZE THE COUNTY TO JOIN WITH THE CITY OF MODESTO IN PREPARING A MASTER BUSINESS PARK DEVELOPMENT PLAN FOR NORTH/EAST SALIDA AREAS THAT HAVE BEEN DESIGNATED FOR PLANNED INDUSTRIAL AND BUSINESS PARK DEVELOPMENT IN THE SALIDA COMMUNITY PLAN AND THE CITY OF MODESTO'S GENERAL PLAN.

STAFF RECOMMENDATIONS:

AUTHORIZE THE CITY OF MODESTO AND COUNTY STAFF TO COMPLETE A MASTER BUSINESS PARK DEVELOPMENT PLAN (MASTER PLAN) OF THE AREAS WITHIN THE SALIDA COMMUNITY PLAN AND THE CITY OF MODESTO'S GENERAL PLAN AND SHARE EQUALLY IN THE COST NOT TO EXCEED \$100,000.

- AUTHORIZE THE MASTER PLAN TO INCLUDE AN INFRASTRUCTURE ASSESSMENT AND FINANCING PLAN FOR THE AREAS IDENTIFIED ABOVE.
- AUTHORIZE STAFF TO DRAFT A CITY OF MODESTO AND COUNTY OF STANISLAUS COOPERATION AGREEMENT THAT REQUIRES A JOINTLY PREPARED "SPECIFIC PLAN", MARKETING STRATEGY, A REVENUE SHARING AND SERVICE AGREEMENT AND A BUSINESS PARK PRESERVATION AGREEMENT.

FISCAL IMPACT: It is estimated that a Master Plan will cost an approximately \$100,000. A City/County Task Force recommends that the City and County share equally in this cost. A Master Plan will identify market demand and local absorption rates, appropriate design and use standards, infrastructure requirements such as traffic circulation, water, sewer, drainage, etc. The Master Plan will lay the foundation for future regulatory documents and identify specific engineering and environmental studies that need to be undertaken in order to make possible the appropriate development capacity. Additional estimated cost to complete traffic circulation study (\$90,000), water, sewer and drainage capacity engineering (\$300,000), market absorption study (\$25,000) and final comprehensive environmental impact review (\$250,000) could reach a total of \$665,000. These funds would be required over a period of two years.

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BOARD ACTION AS FOLLOWS:

No. 2001-794

On motion of Supervisor Blom, Seconded by Supervisor Simon, and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

*Christine Ferraro*  
By: Deputy

File No. C-6-H-13

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**FISCAL IMPACT:** In April 2001 you appropriated \$250,000 for the environmental impact review of North Salida. It is recommended that you authorize staff to use \$50,000 of this appropriation as the county's share for the Master Plan, and integrate, where possible, the environmental impact review for North Salida and the Kiernan Business Park, which was completed by the City of Modesto several years ago. When additional funds are needed for special studies to complete the environmental review process and to undertake necessary engineering studies, staff will return to the Board with the appropriate recommendations.

**DISCUSSION:** The City/County Liaison Committee has discussed joint planning for the development of the proposed "Kiernan Business Park" due to the fact that part of the site is in the City and part of it is in the County. As a consequence, staff representatives from the City and County have been meeting on a weekly basis to discuss the strategy for planning the Kiernan Business Park Site. It became apparent early in the dialogue that the City and County need to look beyond the narrow confines of the Kiernan Business Park site in order to ensure the appropriate and timely development of all the area that has been designated as "Planned Industrial" in the Salida Community Plan. Staff believes that combining City and County planning efforts and resources will increase opportunities for business park development and higher paying jobs. The combined City and County resources can more efficiently and effectively address matters such as:

- ◆ Current business park absorption rate
- ◆ Current business park inventory
- ◆ Cooperative business park marketing
- ◆ Comprehensive and coordinated design and use standards for business park development in the North County area.
- ◆ Service availability and traffic circulation
- ◆ Coordinated infrastructure assessment and financing
- ◆ Coordinated Highway 99 interchange improvements
- ◆ City/County revenue and service agreements
- ◆ Environmental studies and mitigation measures
- ◆ Property owner support and cooperation
- ◆ Business park preservation zones
- ◆ Legislative and intergovernmental advocacy

Staff presented their conclusions to the City/County Liaison Committee on July 24, 2001 and was directed to develop recommendations for presentation to the Modesto City Council and the Board of Supervisors.

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**BACKGROUND:**

In August 2000, the Board approved the Salida Community Plan Update. This plan is a vision of future land uses in the Salida area and includes residential and light industrial land use designations. The Board has designated approximately 2000 acres or 50% of the Salida Community Plan Area as "Planned Industrial". The City of Modesto and the County have long viewed certain areas in the Salida Community Plan as priority sites for business park development. These areas are close to State Highway 99 and critical services such as sewer and water can be provided by adjacent municipal and district utilities.

On April 2001, the Board authorized the County Department of Planning and Community Development to begin the preparation of a "Specific Plan" for a particular area located north of Kiernan Avenue and west of Stoddard Road. This area includes "Planned Industrial" and "Residential" designations, but does not include the Kiernan Business Park or the area north of Stoddard Road. You appropriated \$250,000 for the environmental review effort. Staff believes the "Kiernan Business Park" and the other areas that have been designated by the Board in the Salida Community Plan, as "Planned Industrial" should be included. The Specific Plan of the area referred to above should be part of a Master Plan for the entire study area. Many of the issues that need to be addressed in the preparation of the Specific Plan will be addressed in the Master Plan. This integrated effort will facilitate timely planning and development. For discussion purposes the study area referred to above was given a working title of North Gateway Business Park Complex.

**RECOMMENDATION:**

More specifically, staff recommends that the area south of Kiernan Avenue known as the "Kiernan Avenue Business Park" and the area east of Stoddard Avenue (to Dale Road) also be part of any business park planning process. All the area identified above is included in the Salida Community Plan Update.

A shared vision and concept for business park development in the Salida Community Plan needs to be developed. A Master Plan will provide a planning and design blueprint. The Master Plan process will allow the community, property owners, and interested developers, to express their ideas and investment strategy for the type of Business Park best suited for job opportunities and improved quality of life. The Master Plan will recommend the appropriate land use mix that can best facilitate successful development. The Master Plan will identify development standards and design, zoning, allowable uses, market demand, infrastructure requirements and financing alternatives.

All previous studies will be reviewed and integrated into the Master Plan. This effort will provide the foundation for necessary environmental impact review and regulatory documents such as a "Specific Plan" for each project area.

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**COOPERATION AGREEMENT:**

In addition to a Master Plan, the City/County Task Force recommends that the City Council and Board of Supervisors authorize staff to draft a Cooperation Agreement that will include a provision for revenue sharing and a business park preservation zone.

A Cooperation Agreement and the Business Park Preservation Provision will commit each entity to a long-term strategy of business park development in the "North Gateway Business Park Complex".

It is envisioned the Cooperation Agreement will be modeled after the North McHenry Corridor Agreement. The public investment and success of the Park will be shared equally between the City of Modesto and Stanislaus County. Provisions and terms of the agreement will be negotiated and will require final approval by each governing body.

As part of this agenda item, the City of Modesto and County staff will make a team presentation to the Board on the need for a comprehensive business park development plan for the area designated as "Planned Industrial" in the Salida Community Plan. This same presentation was made to the City/County Liaison Committee on July 24, 2001.

**POLICY  
ISSUES:**

The Board should decide if staff's recommendation to join with the City of Modesto in the preparation of a Master Business Park Development Plan for the North/East area of Salida is consistent with the Board's priorities of economic development, multi-jurisdictional cooperation and community leadership.

**STAFFING  
ISSUES:**

The North Gateway Business Park Task Force, which consists of City of Modesto and County staff, will coordinate the preparation of the Master Business Park Development Plan. Professional services will be contracted on an as-needed basis.