



## **FY2025-2026 LEVY AND ASSESSMENT:**

**LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT**

**#1 (LMAD #1)**

**LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT**

**#2 (LMAD #2)**

**SHACKELFORD LANDSCAPE AND LIGHTING DISTRICT**

**(LLD)**

Jessica Hill

Director of Community and Economic Development

City Council, June 24, 2025



## Background and Prior Council Action

The Landscape and Lighting Act of 1972 requires the City of Modesto to follow the below actions each year prior to assessing the annual levy for the LMADs and LLD:

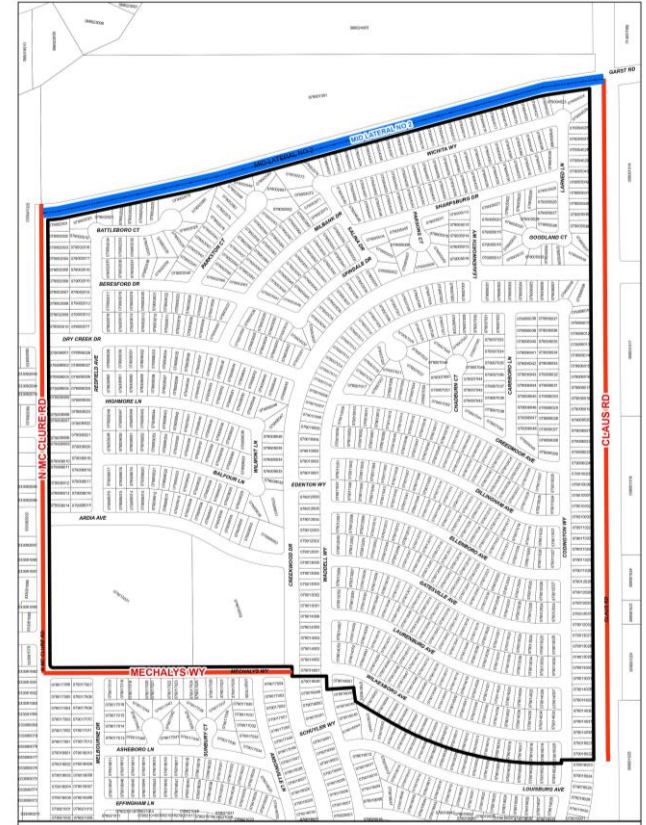
- February 25, 2025      Council directed staff to prepare and file Annual Engineer's Report (Reso. 2025-61, 2025-62, 2025-63)
  
  - May 06, 2025      Council adopted Resolutions approving the Annual Engineer's Report and resolution of intention to levy and collect assessments & set public hearing (Reso. 2025-137, 2025-138, 2025-139)
-



# LMAD No. 1 - FY 2025-26 Assessment

## FY 2025-26 Assessment - \$19,474

- Maintenance of landscaping in the public right-of-way within the street medians and adjacent to the access control walls
- 749 residential parcels
  - \$26/parcel
  - No escalator when adopted
  - Remained the same since 1996



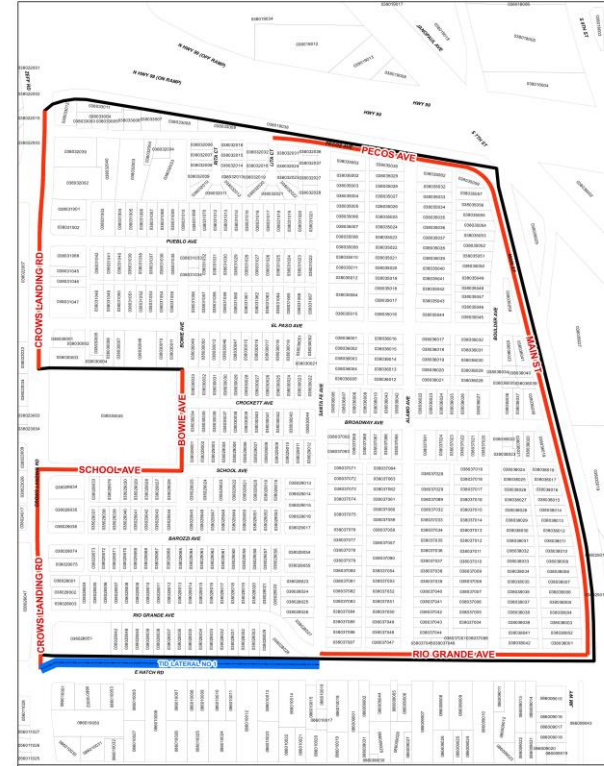




# Shackelford LLD - FY 2025-26 Assessment

## FY 2025-26 Assessment - \$17,792.20

- Maintenance of and utility bills for seventy-seven 200-watt high pressure sodium streetlights
- All costs paid by the assessments levied on each property within the assessment area
- 487 residential parcels are currently assessed the levy
  - \$36.53/parcel
- Each year the annual assessment uses a standard formula to calculate its fees:
  - Estimated operation and maintenance costs for the current year minus the fund balance from the previous year and estimated property tax revenue for current year plus number of benefitting parcels in the district





# Questions?

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## Recommended Action

- Resolution ordering the levy and collection of such charges as shown within the Engineer's Annual Report within the City of Modesto Landscape Maintenance Assessment District No. 1 for the Dry Creek Meadows Subdivisions Nos. 1-6 for Fiscal Year 2025-26.
  - Resolution ordering the levy and collection of such charges as shown within the Engineer's Annual Report within the City of Modesto Landscape Maintenance Assessment District No. 2 for Dry Creek Meadows Subdivisions Nos. 7-10, Creekwood Meadows Subdivision, and Yosemite Meadows Subdivision Units 1 and 2 for Fiscal Year 2025-26.
  - Resolution ordering the levy and collection of such charges as shown within the Engineer's Annual Report within the City of Modesto Shackelford Landscape and Lighting District for Fiscal Year 2025-26.
-



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Item #30

# 2025-2030 CONSOLIDATED PLAN 2025-2026 ANNUAL ACTION PLAN & CITIZEN PARTICIPATION PLAN



Jessica Hill

Director of Community and Economic Development

**June 24, 2025**



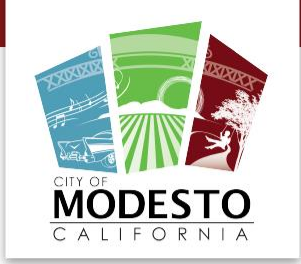
# Consolidated Plan Overview

- Planning document required by the U.S. Department of Housing and Urban Development (HUD) that is updated every five years families' receive federal funding
  - The Con Plan acts as the City's 5-year roadmap, identifying strategies on how the City plans to use the HUD formula block grant programs:
    - Community Development Block Grant Funds (CDBG)
      - Serves Low/Moderate-Income Persons
    - HOME Investment Partnerships Funds (HOME)
      - Aids in funding Affordable Housing projects
    - Emergency Solutions Grant Funds (ESG)
      - Focuses on our homeless persons and family populations
-



# Consultant Support

- On April 13, 2024 by Resolution No. 2024-281, the City partnered with LeSar Development Consultants to assist with the preparation of the Consolidated Plan.
  - The Consolidated Plan contains several sections that inform planned strategies
    1. Process – Highlights the stakeholder and public engagements
    2. Needs Assessment – Considers the varying needs of the communities the City serves
    3. Market Analysis – Looks at market conditions and economic indicators to inform use of funds
    4. Strategic Plan – Identifies the priority needs, 5-year goals, and strategies on utilization of funding
  - LeSar took lead with the Needs Assessment and the Market Analysis
  - LeSar also assisted with analyzing key data requirements, seeking local stakeholder feedback, and analyzing the City's outreach to the community.
-



## Focused Outreach

Community  
Engagement

Four Focus  
Group  
Meetings – 80+  
Stakeholders  
Attended

Seven  
Community  
Workshops

Community  
Survey – 545  
Responses



## Conclusion: Consolidated Plan Goals

- Goals are based on the Community engagement process and statistics included in the plan.
- The analysis resulted in these goals that are eligible uses for the Federal Funding.



Increase the supply of affordable housing



Address and prevent homelessness



Increase access to jobs, education, economic development, and other services



Enhance infrastructure and public facilities



Administration



# Survey Results: Affordable Housing

**91%** Affordable housing options for seniors

**86%** Affordable housing options for people with disabilities

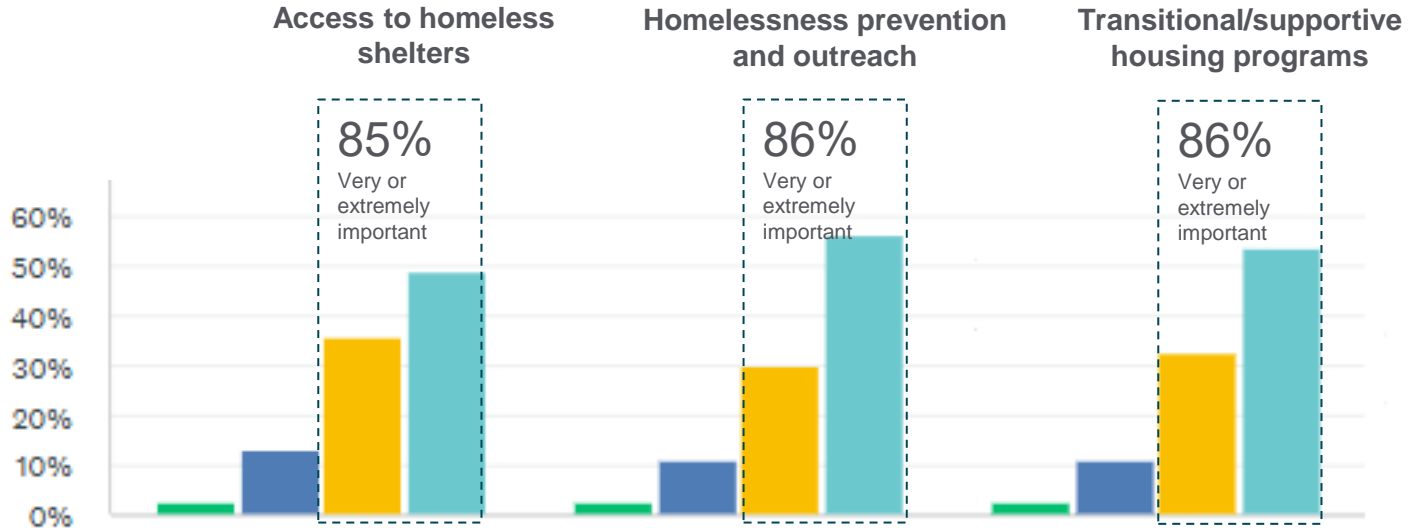
**79%** Affordable housing options for families

**78%** Construction of affordable rental units

**73%** Construction of affordable housing for homeownership



# Results: Addressing Homelessness





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# ANNUAL ACTION PLAN PY 2025-2026

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# Program Year 2025-2026 Annual Action Plan

## Annual Action Plan Overview:

- Each Program Year, the Annual Action Plan acts as the City's application for HUD's formula block grant programs (CDBG, HOME, and ESG);
- In PY 2025-2026, Modesto received:

| Funding            |
|--------------------|
| CDBG - \$1,898,921 |
| HOME - \$800,216   |
| ESG - \$157,694    |



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# PROJECTS IN THE PIPELINE



# CDBG-Dr. Martin Luther King Jr. Park

- City of Modesto Parks and Recreation
- CDBG Pre-design: \$350,000
- Leveraged: Prop 68 Grant Awarded to Parks
- Water feature/public improvements to Dr. Martin Luther King Jr. Park
- Beautification project that will improve the neighborhood and recreational opportunities





# HOME-Seventh Street Village

- Partnership: Visionary Home Builders
- Location: 7th Street between I Street and J Street
- City Contribution: \$7,000,000
- Leveraged Funding: Approximately \$59 Million
  - 79 units of mixed housing 1, 2, & 3 bedroom apartments with first floor commercial.
  - Households 30%-80% of the area median income
  - Second floor community area open courtyard
  - Head start program for residents and surrounding area





# CDBG-Motel Conversion – El Capitan

- Partnership: UP Holdings
- Location: El Capitan located at 1121 Needham Street
- Potential funding: \$3 million
- Leveraged Funding: Approximately \$19 Million
- 48\*-unit 100% PSH development for people experiencing or at-risk of homelessness that includes on site supportive services
  - Veteran units
  - Behavioral health units
  - 1 on-site manager unit





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# CITIZEN PARTICIPATION PLAN

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# Citizen Participation Plan

- To continue engagement with the community and allow the City to respond to the needs, HUD requires the Citizen Participation Plan (CPP) to be updated every five (5) years.
  - City staff recommends a change to Section 6.3 Annual Action Plan Amendment Considerations: subpart 6.3.1, which provides clarity to requirement of the City to conduct a public hearing when plan changes meet the definition of a substantial amendment.
    - Proposed Change: Section 6.3.1 defines a “substantial change” to an Annual Action Plan is defined as any new project not previously identified in the Annual Action Plan with an appropriation exceeding 25% of the total anticipated resources outlined in the approved Annual Action Plan.
    - From previous: A “substantial change” to an Annual Action Plan is defined as addition of a new project not previously identified in the Annual Action Plan with an appropriation exceeding 20% of the total grant allocation for the program year;
-



## Next Steps

- Following approval of this item, City staff will be incorporating any comments and will be submitting the Consolidated Plan, Annual Action Plan and Citizen Participation Plan amendment to the Department of Housing and Urban Development by July 13<sup>th</sup>, 2025.
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**QUESTIONS/COMMENTS?**

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## RECOMMENDED ACTIONS

Resolution approving the 2025-2030 Consolidated Plan, accepting HUD program funds awarded through the Program Year 2025-2026 Annual Action Plan as required by the U.S. Department of Housing and Urban Development Department (HUD) and authorizing the City Manager, or his designee, to negotiate and execute any related program agreements, contracts, or other documentation required for implementation of the 2025-2030 Consolidated Plan and Program Year 2025-2026 Annual Action Plan and authorization to submit applicable documentation and provide technical alterations, as required by HUD, incorporate comments received prior to the close of the public comment period, and to make the necessary steps to implement the provision of this Resolution.

Resolution amending the Section 1 Policy – Citizen Participation Plan for HUD Programs of the Housing and Urban Development Policies and Procedures Manual as required by the U.S. Department of Housing and Urban Development Department (HUD).

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Item #31



# FOUNDERS POINT EAST ANNEXATION AND SPECIFIC PLAN

Jessica Hill, Director of C&ED

City Council  
June 24, 2025



## Background

- Staff received an application from Fitzpatrick Land Development LLC on April 11, 2024 to complete the following items:
  - Annexation
  - Founders Point East Specific Plan
  - Prezone to Pre-Specific Plan (P-SP) Zone
  - General Plan Amendment (70 acres BP to R)
- Staff worked with the developer to include the original 70 acres proposed, but to also annex in the northern 150 acres of which were also in the City Sphere of Influence.





# Annexation

- 220 acres (approx.)
- Additional area as part of adjacent public right-of-way (ROW).
- Will include ROW of streets (Kiernan Avenue, Tully Road) and future Virginia Trail Corridor where adjacent to the annexation area, per LAFCO policy.
- Pelandale Avenue and Tully Road south of Bangs Avenue already within City incorporated area.





# Annexation

- As part of the project, the applicant proposes annexation of the properties within the Specific Plan into the City of Modesto as provided by the Cortese-Knox-Hertzberg Local Reorganization Act of 2000
  - The annexation area is considered “uninhabited” as defined by Government Code Section 56079.5 (fewer than twelve registered voters).
  - The properties to be annexed are within Stanislaus County, contiguous to the existing City limits, and are within the Sphere of Influence of the City of Modesto as adopted by the Stanislaus Local Agency Formation Commission (LAFCO)
  - The Kiernan-McHenry CPD was the subject of a Measure M advisory vote in November of 1997.
  - There are four Williamson Act contracts on five parcels within the Specific Plan: Contracts No. No. 75-1981, No. 75-1982, No. 76-2108 (two parcels), and No. 76-2109. Each were protested by the City and upheld by LAFCO; therefore, upon annexation the City will not continue the contracts
-



# Annexation

- Project was referred to City Departments, outside agencies, and local Tribal authorities for review and comment.
  - Sewer service available from existing lines under Tully Road and Bangs Ave, and would annex into Sewer District 1.
  - Annexation area would remain in the territory of Salida Fire Protection District with services by both Salida Fire and City of Modesto Fire, per 2022 Agreement between City and Salida Fire. The District currently imposes a Special Tax under a CFD to pay for City fire services under the Agreement. As a condition of approval, the Project will be required to enter into the District's CFD and pay all applicable taxes. Those taxes will mitigate the described project's impacts on the fire and emergency response services that are funded by the District.
-



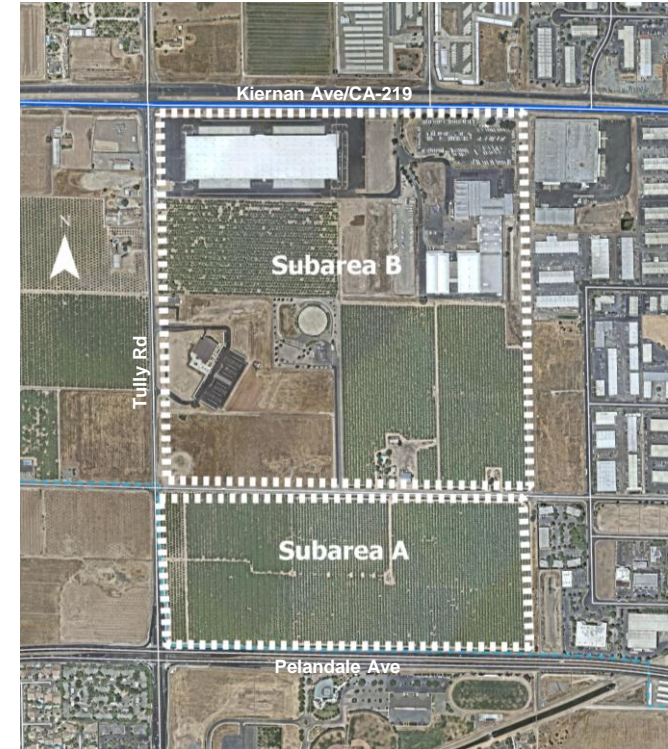
## General Plan Policies- Specific Plan

- General Plan identifies individual Comprehensive Planning Districts (CPD).
  - Each CPD must provide a comprehensive plan prior to development.
  - The comprehensive plan is accomplished by a Specific Plan.
  - Specific Plans cover issues surrounding development of their respective areas including land use, circulation, infrastructure and development standards.
-



## Specific Plan Area

- Located in the westerly half of the Kiernan-McHenry CPD.
- Proposed for the development of 70 acres into new low-density residential uses, approximately 420 single-family lots. (Subarea A)
  - Intended to be similar in scope to the Woodglen Specific Plan to the west.
- 150-acre Business Park component later included into the Specific Plan area. (Subarea B)
- All 220-acres located within unincorporated Stanislaus County, adjacent to City of Modesto, and is within the City's Sphere of Influence.





## Specific Plan

- Subarea B of Specific Plan would allow for development of uses as provided by the Commercial-Industrial (C-M) and Light Industrial (M-1) Zones of the City's Zoning Codes:
    - Professional and medical office, including hospitals/clinics and convalescent care/rehabilitation centers;
    - Ancillary retail and service uses such as child daycare and personal services.
    - Emphasis on campus-like environments, with development in accordance to Commercial-Industrial Design Guidelines.
  - Development along with internal local streets and utility connections would be provided as development is proposed, to be constructed in accordance with City Codes and Standards.
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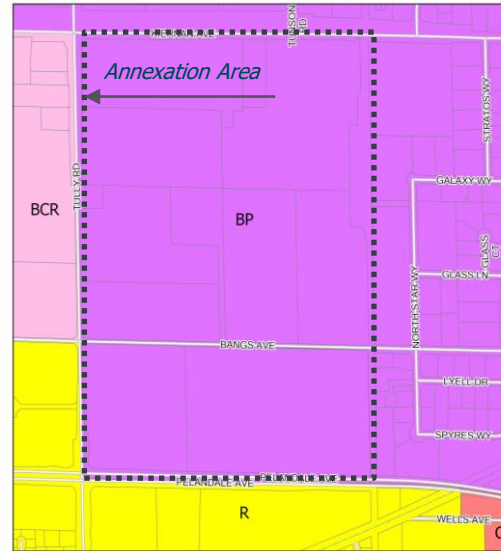
## Prezone

- The Specific Plan (SP) Zone would be established as a “prezone” (P-SP), as the site is within County unincorporated area.
  - The SP Zone would provide for uses allowable in the C-M, M-1 and M-2 Zones with additional uses allowed by Conditional Use Permit, as outlined in the Specific Plan.
  - It would also allow the southern 70 acres to develop as Residential (R).
  - The SP Zone becomes effective once annexation is approved by the Local Agency Formation Commission (LAFCO).
-

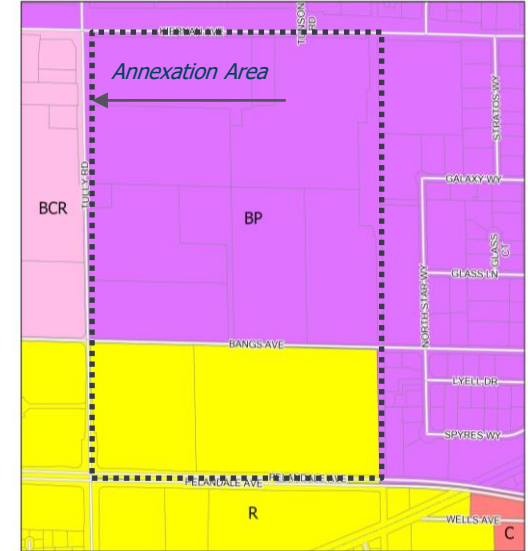


# General Plan Amendment

- GPA proposed to amend land use element of 70 acres (Subarea A) from Business Park (BP) to Residential (R).
- Would allow development of LDR uses in accordance to Specific Plan.



Existing General Plan Land Use



Proposed General Plan Land Use





## Environmental

- An Initial Study/Mitigated Negative Declaration, Environmental Assessment No. EA/C&ED No. 2024-14, has been prepared by the City of Modesto that analyzed the proposed project, which found that while the project may have a potentially significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.
-



## Committee Recommendation

- This project was taken to the regularly-scheduled May 5, 2025 Planning Commission hearing, and the Commission recommended approval to the Council on a 5-1 vote. The one dissenting vote voiced concerns over development in greenfield areas rather than infill areas.
-



## Staff Recommendation

- Resolution adopting a Mitigated Negative Declaration for the General Plan Amendment, Founders Point Specific Plan, Prezone and application for the reorganization of Founders Point East Specific Plan to the City of Modesto.
  - Motion introducing and waiving the first reading of an Ordinance amending Section 5-3-9 of the Zoning Map of the City of Modesto to prezone to Specific Plan (P-SP) Zone for the Founders Point East Specific Plan, approximately 220 acres located north of Pelandale Avenue, south of Kiernan Avenue, east of Tully Road and west of the former Tidewater Railroad/Future Virginial Trail Corridor (Fitzpatrick Land Development, LLC)
-



## Staff Recommendation (continued)

- Resolution approving an amendment to the Land Use Element of the Modesto Urban Area General Plan to change the land use of approximately 70 acres from Business Park (BP) uses to Residential (R) uses (Fitzpatrick Land Development, LLC)
  - Resolution approving the Founders Point East Specific Plan, for the development of approximately 220 acres located north of Pelandale Avenue, south of Kiernan Avenue, east of Tully Road and west of the former Tidewater Railroad/future Virginia Trail Corridor (Fitzpatrick Land Development, LLC)
  - Resolution approving the filing of an application to the Stanislaus County Local Agency Formation Commission for the Reorganization of approximately 220 acres located north of Pelandale Avenue, south of Kiernan Avenue, east of Tully Road and west of the former Tidewater Railroad/future Virginia Trail Corridor, including rights of way on Pelandale Avenue, Kiernan Avenue and Tully Road for Annexation to the City of Modesto (Owner Initiated Uninhabited)
-



## Following Committee Recommendation

- This item was passed by the Planning Commission, and during the appeal period, the Salida Fire District submitted an appeal to the project. Staff continued to work with them regarding their concerns.
  - The Salida Fire District requested the City add the following information to the CEQA Mitigated Negative Declaration and if this information was added, the Fire District would withdraw their appeal. “As a condition of approval, the Project will be required to enter into the District’s Community Facilities District and pay all applicable taxes. Those taxes will mitigate the described project’s impacts on the fire and emergency response services that are funded by the District.” This information has been added to the document, and included as an attachment in tonight's item.
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Questions?

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## THE CROSSINGS (VILLAGE ONE)

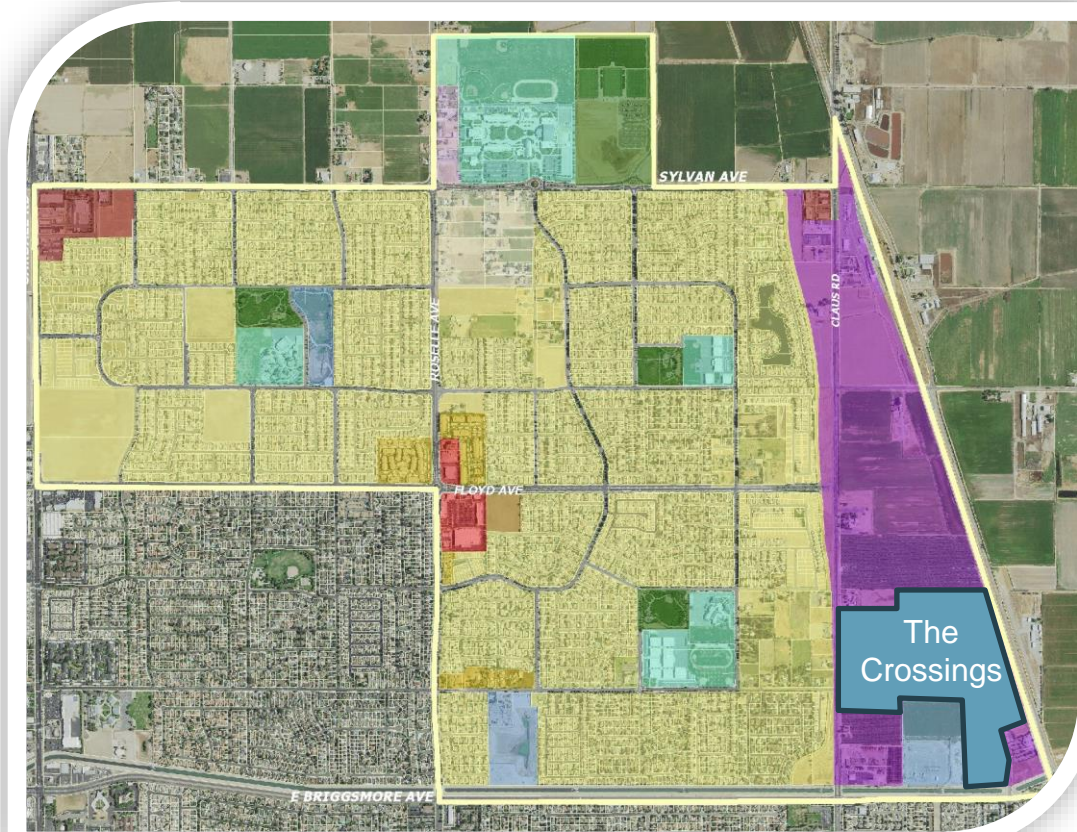
Jessica Hill,  
Director of Community & Economic Development

City Council  
June 24, 2025



## Background

- On December 20, 2024, DR Horton Bay Inc. submitted an application to amend The Crossings development of 527 homes
- The application is to update the architectural elevations and amendments to the circulation plan.





## Precise Plan Amendment

The applicant is requesting a Precise Plan Amendment (PPA) for changes to the circulation plan for Precise Plan No. 35 South. The changes are to modify several of the streets shown in the original plan as having a 60-foot right of way (ROW) to instead have a 46-foot ROW.

The applicant cites a number of benefits of the proposal, including reduced Community Facilities District (CFD) costs, reduced street and landscape maintenance costs, and more on-street parking throughout the community.

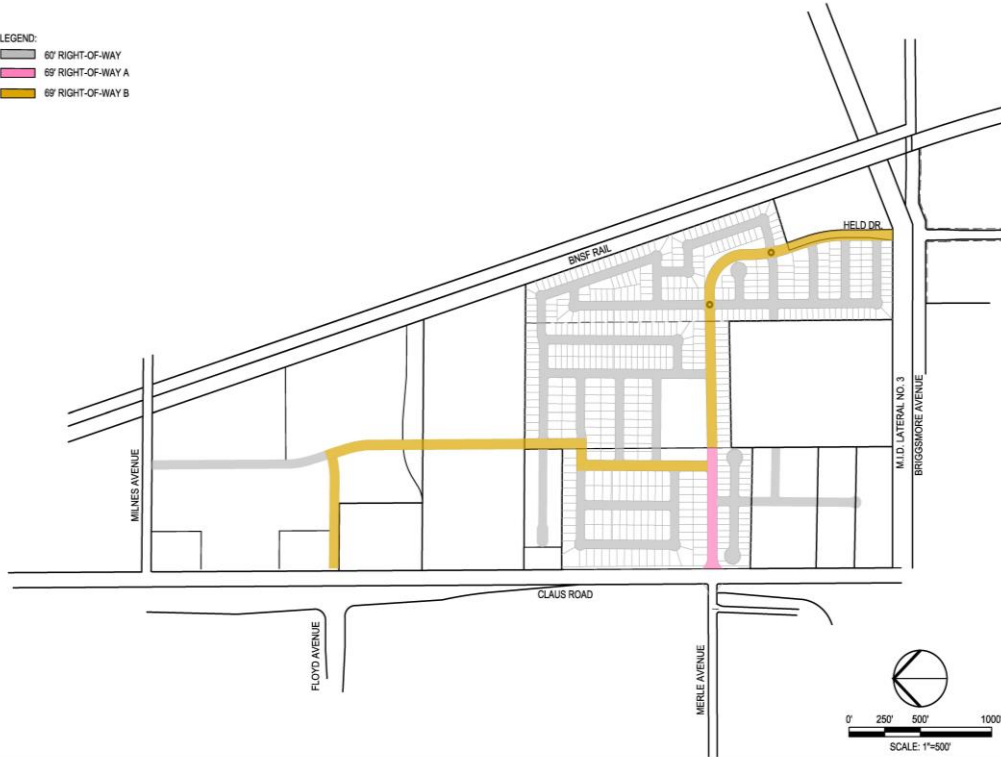
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# Circulation Plan

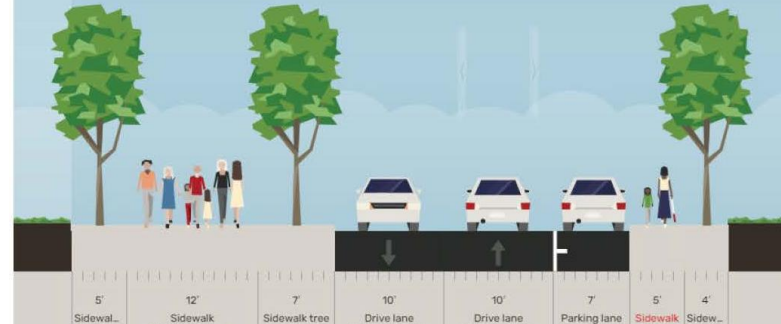
- LEGEND:
- 60' RIGHT-OF-WAY
  - 69' RIGHT-OF-WAY A
  - 69' RIGHT-OF-WAY B

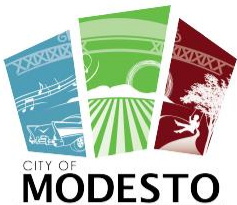


## 69' ROW Merle, Held, Street C



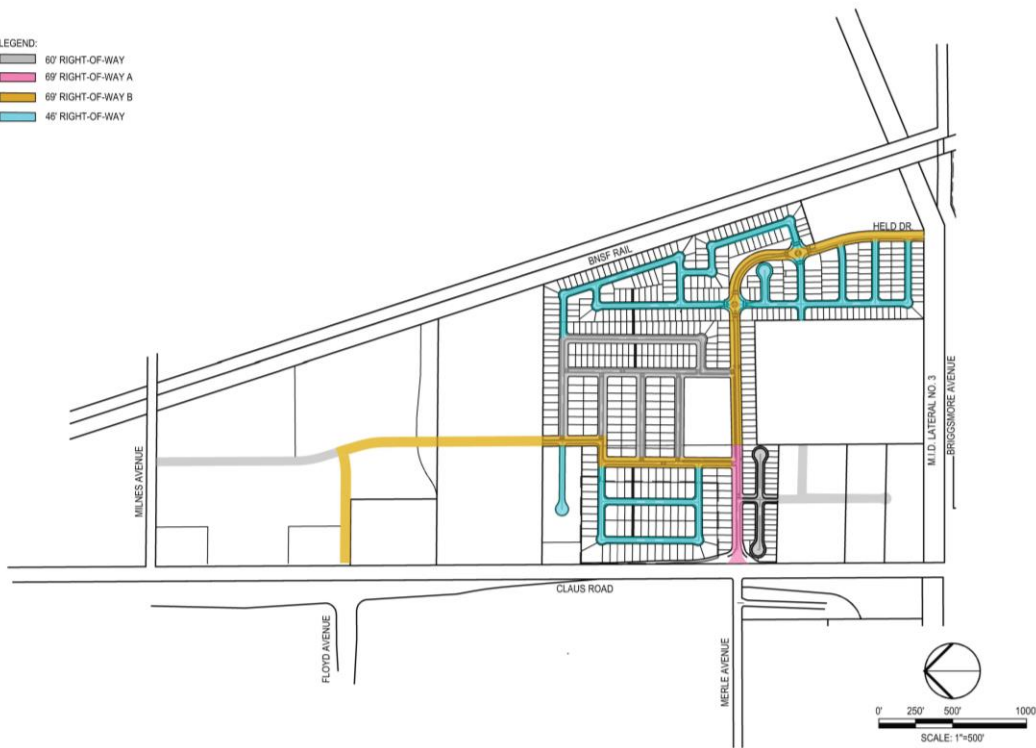
## 60' ROW All Other Streets





# Circulation Plan

- LEGEND:
- 60' RIGHT-OF-WAY
  - 69' RIGHT-OF-WAY A
  - 69' RIGHT-OF-WAY B
  - 46' RIGHT-OF-WAY



## 46' ROW Local Street



## 60' ROW Phase 1 & 2 (partial)



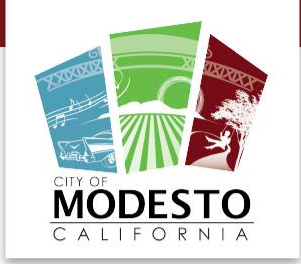


## Process Review

Planning referred the proposed changes to internal Departments and Divisions, as well as external stakeholders. Conditions of Approval have been incorporated with each Resolution.

The Transportation Engineering Design Division of the Engineering Department, worked with the applicant at the outset to provide revisions for the initial proposal for the circulation plan and reach a draft that works for both the City and the applicant.

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# Final Development Plan Amendment

## Cypress



## Sierra





## Environmental

An evaluation, EA/C&ED No. 2025-04 has been performed by staff in accordance with the requirements of Section 15162 of the CEQA Guidelines, which concluded that no further documentation with regard to CEQA is required for this project.

Due to the conclusion reached by the Section 15162 analysis, City staff has determined that the project is exempt from CEQA pursuant to Section 15182(c)(1) of the CEQA Guidelines, which exempts residential projects implementing Specific Plans that are undertaken pursuant to and in conformity to the associated Specific Plan, and has prepared a Notice of Exemption, EA/C&ED 2025-03.

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## Commission Recommendation

This matter was considered by the Planning Commission at its April 21, 2025, meeting, at which time the Planning Commission voted to recommend approval to the City Council by a 7-0 vote.

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## Staff Recommendations

- Motion introducing and waiving the first reading of an Ordinance amending Precise Plan No. 35 South to modify the circulation plan and adopting the 15162 analysis and CEQA exemption.
-



Questions?

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# ENGINEERING SERVICES DEPARTMENT

CONSTRUCTION FOR THE  
DR. MARTIN LUTHER KING JR. PARK RENOVATION

City Council  
June 24, 2025



## Design

- On May 2, 2023, by Resolution No. 2023-199, Council approved a Design Agreement with Callander Associates Landscape Architecture for the preparation of the construction documentation for this project, for an amount not to exceed \$753,419.
  - This project consists of a complete renovation of Dr. Martin Luther King Jr. Park, including the construction of a gymnasium/multipurpose building, fitness stations, splash pad, game plaza, stage with events plaza, baseball field, open field, basketball court, restroom, parking lots, landscaping, lighting, security cameras, walking paths & other general park amenities.
  - Due to the need for additional design support during construction, a first amendment to the design agreement is being requested for an additional \$20,000.
-



# Bidding

- Advertised for bids on February 26, 2025
  - Bids opened on April 15, 2025, and three bids were received
  - Harris Builders, Inc. has been identified as the apparent lowest bidder at \$10,996,103 which is 13.31% below the Engineer's Estimate.
  - A construction contingency of \$879,689, 8% of the construction cost, has been set aside in the budget.
  - Construction activities are anticipated to start in September 2025 and construction is anticipated to be completed by spring 2027.
-



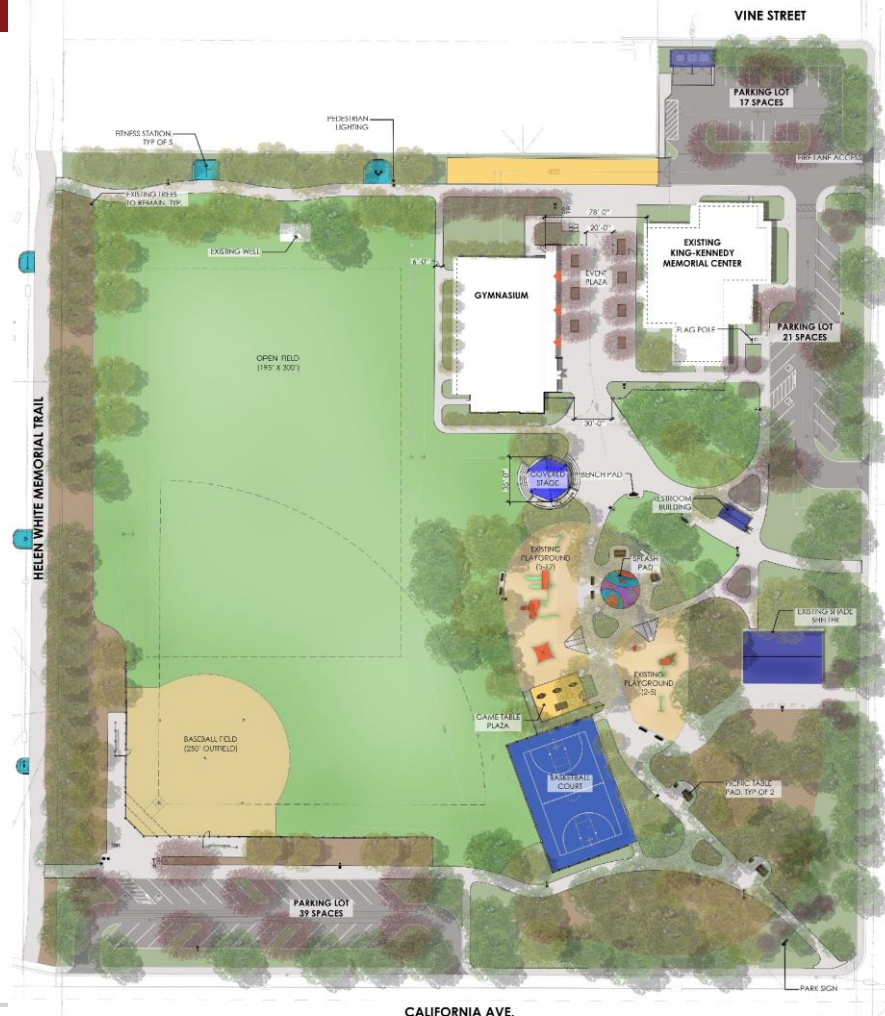
# Construction Management and Inspection

- Due to the size and complexity of the project, staff recommends utilizing a consultant for Construction Management and Inspection Services.
  - On March 10, 2025, a Request for Proposals (RFP) was issued for these services.
  - Proposals opened on April 15, 2025, and two proposals were received.
  - TRC Engineers, Inc. was selected as the most qualified firm to provide these services, and an agreement was negotiated at \$947,563 with a contingency of \$94,756 (10% of the agreement amount).
-



## Potential Public Impact/Issues

- The King-Kennedy Memorial Center will be impacted during construction. City staff continues to work with the West Modesto Community Collaborative to assist in finding alternatives to minimize the impacts to their operations during construction.
  - Potential of construction noise and dust temporarily impacting the neighborhood.
  - Potential temporary road closures in the area during construction.
-



CALIFORNIA AVE.









# Project Costs

## Project Budget

|   |                      |
|---|----------------------|
| Construction  | \$ 10,996,103        |
| Construction Contingency (8%)                             | \$ 879,689           |
| Construction Management & Inspection Services             | \$ 947,563           |
| Construction Management & Inspection Services Contingency | \$ 94,756            |
| Construction Administration – City Staff (1%)             | \$ 109,963           |
| Bid/Design Support During Construction (1.5%)             | \$ 164,942           |
| Engineering/Design/Admin (previously spent/committed)     | \$ 850,000           |
| <b>Total Cost</b>   | <b>\$ 14,043,016</b> |



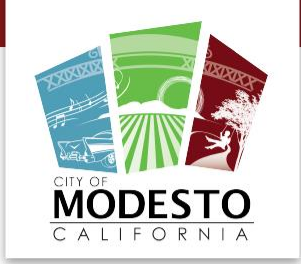
# Funding Sources

| Funding Sources                                    |                      |
|--|----------------------|
| Statewide Parks Grant Funding                      | \$ 8,500,000         |
| Community Development Block Grant (CDBG) Funding   | \$ 350,000           |
| Measure H (approved as part of the FY25-26 Budget) | \$ 7,870,000         |
| <b>Total Funding</b>                               | <b>\$ 16,720,000</b> |



## Recommended Council Action

- Resolution approving the approval of the Plans and Specifications for the Dr. Martin Luther King, Jr. Park Renovation Project, accepting the Bid and Awarding a Construction Contract to Harris Builders, Inc., of Hilmar, CA, in the amount of \$10,996,103, authorizing \$879,689, in contingency (if needed), for a total payment amount not to exceed \$11,875,792 and authorizing the City Manager, or his designee, to execute the Agreement.
  - Resolution approving the agreement with TRC Engineering, Inc, of Lathrop, CA, for Construction Management and Inspection Services for the Dr. Martin Luther King, Jr. Park Renovation Project in the amount of \$947,563, plus \$94,756 in additional services, if needed, for a total amount not to exceed \$1,042,319 and authorizing the City Manager, or his designee, to execute the Agreement.
  - Resolution approving a First Amendment to the Agreement with Callander Associates Landscape Architecture, Inc., of Gold River, CA, for additional Design Support during the Construction Phase of the Project for the Dr. Martin Luther King Jr. Park Renovation Project, increasing the Agreement amount by \$20,000, to a new total amount not to exceed \$704,927, plus \$68,492 in additional services, if needed, for a total amount not to exceed \$773,419 and authorizing the City Manager, or his designee, to execute the Amendment.
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Questions?

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