

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

DEPT: Chief Executive Office

BOARD AGENDA # \*B-8

Urgent

Routine  *RFX*

AGENDA DATE November 6, 2007

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Fund Economic Development Bank Proposals for Fiscal Year 2007-2008 from the Cities of Patterson and Turlock for Job Generating Infrastructure Projects.

STAFF RECOMMENDATIONS:

1. Approve Funding Economic Development Proposals from the Economic Development Bank for Fiscal Year 2007-2008 in an amount not to exceed \$1,595,634 for two (2) job generating infrastructure projects in the cities of Patterson and Turlock.
2. Authorize the Chief Executive Officer, or his designee, to execute agreements with those jurisdictions receiving funding from the Economic Development Bank for the 2007-2008 Fiscal Year funding cycle.
3. Authorize the Auditor Controller to establish any and all necessary accounting protocols for the administration, tracking, disbursement and reimbursement of the funds.

FISCAL IMPACT:

The Economic Development Bank program earmarked \$1.5 million dollars annually for five years (Fiscal Year 2001-2002 - Fiscal Year 2005-2006) for community economic development projects. Over that five-year period, the appropriation was decreased in three of those years (total appropriation \$6,211,950). The Board approved an additional \$1.5 million for Fiscal Year 2006-2007 as part of the annual budget

- CONTINUED -

BOARD ACTION AS FOLLOWS:

No. 2007-873

On motion of Supervisor Mayfield, Seconded by Supervisor Grover  
and approved by the following vote,

Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION:

*Christine Ferraro*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Fund Economic Development Bank Proposals for Fiscal Year 2007-2008 from the Cities of Patterson and Turlock for Job Generating Infrastructure Projects.

**FISCAL IMPACT: (Continued from Page 1)**

approval process. For the current fiscal year, \$1.5 million was again approved for the Economic Development Bank but redirected to establish the Community Development Fund under the existing program. To date, the Economic Development Bank has committed \$4,664,448 for 23 projects (3 previously funded economic development projects have withdrawn their proposals and others have used only those funds necessary for implementation) and associated administrative costs. Project areas have varied from road infrastructure and water system improvements to business park development, renovation efforts and workforce development projects. 76% of committed funds have been distributed to date (due in part to individual project phasing). 8% of total funds have been allocated to grant based projects.

The Board of Supervisors requested that the Stanislaus Economic Development and Workforce Alliance act in an administrative capacity for the Economic Development Bank program. To comply with this request, the Chief Executive Office and the Workforce Alliance met and crafted a memorandum of understanding (MOU), which outlines both party's responsibilities, and obligations. Since the inception of this agreement, the County has paid the Workforce Alliance \$37,500 for program administration. Program administration costs for the Alliance is also contained at the level of \$2,500 monthly or \$30,000 annually. The Alliance will charge 1.5% on all new loans awarded beginning at such time when the Alliance, as administrator, has provided additional funding streams to the portfolio. This fee will be paid by the borrower and will be factored into the principal amount of these future loans. Revenue derived from these charges will be used for additional staffing and administrative costs incurred by the Alliance in maintaining the portfolio.

The Economic Development Bank funding recommendation for this cycle - Fiscal Year 2007-2008 totals \$1,595,634. The current uncommitted balance available for future projects, should this project be awarded is \$2,957,603.13. This figure includes \$866,672 in loan repayments and \$571,099.80 in accrued interest.

**DISCUSSION:**

On February 13, 2001, the Stanislaus County Board of Supervisors approved the formation of an Economic Development Bank for the purpose of providing resources for economic development projects throughout the County. It was the Board's intent that the funds be used by the nine cities and the county to leverage State, Federal and private dollars to finance projects that make possible greater opportunities for job retention, creation, and workforce development.

The Board agreed to fund the Bank with \$1.5 million each year for five years. In an effort to respond to the State budget crises, reductions in the annual allocations were instituted in Fiscal Years 2002-2003, 2003-2004 and 2004-2005. Fiscal Year 2005-2006 was the fifth and final year of this pilot program. As part of the Fiscal Year 2006-2007 Budget, the Board approved continuing the program at the \$1.5 million level. The Board also approved funding at the \$1.5 million level in Fiscal Year 2007-2008 but directed it to establishing a Community Development

Approval to Fund Economic Development Bank Proposals for Fiscal Year 2007-2008 from the Cities of Patterson and Turlock for Job Generating Infrastructure Projects.

Fund. Future funding of the Stanislaus County Economic Development Bank will be considered on a year to year basis and as funding availability exists.

In August 2005, the Chief Executive Office presented a four-year program update to the Board of Supervisors. In that meeting, the Board requested that the Stanislaus Economic Development and Workforce Alliance assume a greater role as program administrator. A memorandum of understanding (MOU) has been developed which outlines a relationship and process between County legal counsel, Chief Executive Office staff, and the Workforce Alliance. The MOU was approved by the Board of Supervisors on February 7, 2006.

**Project Proposals Cycle One: Fiscal Year 2007-2008**

Three projects were received in the first Request for Proposals (RFP) cycle during August/September 2007. These project applications (City of Riverbank, Patterson, and Turlock) were reviewed by the Economic Development Bank Advisory Committee in September and the Stanislaus Economic Development Workforce Alliance considered the funding recommendations of the Advisory Committee during its regular board meeting on September 10, 2007. At the September 10 Alliance Board meeting, the Riverbank project proposal was deferred back to the city for additional information and clarification. This funding recommendation is for the two (2) projects sponsored by the cities of Patterson and Turlock respectively.

**Project 1: Waste Water Treatment Expansion - Phase III**

**Applicant: City of Patterson  
(\$706,329 loan)**

The recommendation by the Advisory Committee to fund the application by the City of Patterson for wastewater treatment expansion (phase III) was approved by the Alliance Board.

The City of Patterson requested this loan to help fund the design costs associated with the expansion of their Waste Water Treatment Facility. This expansion is necessary to provide sewer capacity for further development in the West Patterson Business Park beyond the current Keystone development. The total design cost for this project is \$896,870 with the city already investing \$190,541 to bring the loan request amount to \$706,329. The West Patterson Business Park is planned to create over 16,000 jobs at build out. The city has implemented policies to improve its jobs to housing balance and this projected job creation is essential to that goal.

The city proposes to begin repayment of this no interest loan five years after the issuance of the loan funds and will pay \$100,000 per year until paid off. The city has indicated that they anticipate paying this loan off earlier than the payback schedule, pending favorable development of the area.

**Recommendation:** Fund the Waste Water Treatment Expansion - Phase III as a loan application at the not to exceed amount of \$706,329.

Approval to Fund Economic Development Bank Proposals for Fiscal Year 2007-2008 from the Cities of Patterson and Turlock for Job Generating Infrastructure Projects.

**Project 2: Traffic Signal Construction at Fransil Lane and West Main Street**  
**Applicant: City of Turlock**  
**(\$889,305 loan)**

The recommendation by the Advisory Committee to fund the application by the City of Turlock for costs associated with the construction of a traffic signalization project at Fransil Lane and West Main Street in Turlock was approved and supported by the Alliance Board.

The City of Turlock requested this loan to defray the costs of constructing a traffic signal system at the intersection of Fransil and Main located in the Westside Industrial Specific Plan (WISP) area. The WISP consists of approximately 2,600 acres of primarily industrially zoned land with portions of it currently hosting existing businesses. As the area develops, increased traffic flow will impact current and future business decisions and needs to be addressed at this time. The total estimated project cost is \$889,305, which represents the amount of the loan request. The city of Turlock has committed over \$5,000,000 in infrastructure improvements in the WISP area. At the current time, eight small lot industrial subdivisions have been approved, nine projects are in development review and three large parcels totaling 190 acres are under option for purchase. Turlock staff estimates that through these projects, 1,500 jobs could be created in the next two years. At full build out, the WISP will undoubtedly create thousands of jobs for the Turlock area.

The city proposes to begin repayment of this no interest loan three years following the completion of the project and will pay \$127,043.57 per year for seven years until the loan is retired. Should the actual cost of the project be less than the amount requested, annual repayment amounts will be recalculated.

**Recommendation:** Fund the traffic signal construction project at Fransil Lane and West Main in the City of Turlock as entry capacity for business and industrial park development. Approve as a loan application at the not to exceed amount of \$889,305.

**POLICY ISSUES:**

The Board of Supervisors should consider these recommendations and determine whether they are consistent with the stated Board objectives to strive for a strong local economy, a well-planned infrastructure system and effective partnerships.

**STAFFING IMPACTS:**

While the Stanislaus Economic Development and Workforce Alliance will function as the administrative oversight for the Economic Development Bank program, the Chief Executive Office will continue to develop all contractual agreements by and between public and private sector development partners. This will require nominal staff time from the Chief Executive Office - Economic Development Unit and legal assistance from County Counsel.

(2) Attachments:

- ED Bank Application: City of Patterson
- ED Bank Application: City of Turlock

**ECONOMIC DEVELOPMENT BANK  
APPLICATION FOR FUNDING**

**I. GENERAL INFORMATION**

**APPLICANT**

Name of Public Sector Applicant: **City of Patterson**  
Mailing Address: **1 Plaza  
Patterson, CA 95363**

Contact Person: **Cleve Morris, City Manager**  
Contact Person's Phone Number: **(209) 895-8015**  
E-mail address: **cmorris@ci.patterson.ca.us**  
FAX: **(209) 895-8019**

**PROJECT INFORMATION**

Name of Project: **Waste Water Treatment Expansion, Phase III**

The City of Patterson is requesting a loan to help fund the design costs associated with the expansion of the City of Patterson Waste Water Treatment Facility. This expansion is necessary to provide sewer capacity for further development in the West Patterson Business Park beyond the current Keystone development.

The design and ultimate construction of the expansion will include the following elements:

- 1) Additional oxidation ditch and clarifier
- 2) New solids handling treatment disposal facility
- 3) Water recycling system
- 4) Improvements to the:
  - a. Influent pump station
  - b. South oxidation ditch 1
  - c. South clarifier 1
  - d. Effluent pump station
  - e. Additional monitoring wells

The total cost to design this project is \$896,870. However, development has already paid a total of \$190,541 of this cost. The total amount requested to complete all design work is \$706,329.

Being able to move forward with the design of this project will have a tremendous positive impact on job creation in Stanislaus County. By designing and then constructing the Patterson Phase III Waste Water Treatment expansion the City will have greater ability to approve job producing projects in the business park.

Due to its proximity to Interstate 5 the City of Patterson is an attractive location for new business development. This waste water treatment expansion project creates additional sewer capacity for the West Patterson Business Park and therefore makes it an even more

attractive destination for job creating businesses. Additionally, this will help reverse the trend that Stanislaus County has seen in recent years where solid companies wanting to relocate to our communities have been turned away due to insufficient sewer capacity.

**Project Location:**

The sewer plant expansion project will take place at 14901 Poplar Avenue, Patterson, CA 95363 (See Attachment 1).

This expansion project will help provide the needed sewer capacity for the 800 acre West Patterson Business Park (See Attachment 2).

**Total Project Cost:**

\$896,870	Total Design Contract Amount
<u>- \$190,541</u>	Amount Paid To Date by New Development
\$706,329	Amount of Funds Being Requested

**Estimated Permanent Jobs:**

The West Patterson Business Park Master Plan outlines job growth in the business park. Based on those estimates the park should produce up to 16,140 jobs. Currently, the Keystone Business Park which is located inside the larger West Patterson Business Park is already permitted and fully encumbered with all utilities. The next portion of the park known as the Westridge Business Park consists of 112 acres of Business Park and Light Industrial zoning. Based on estimates for job growth this equates to 1,263,472 sq. ft. of business park space and 1,685 jobs.

**Temporary Construction Jobs:**

There will be two aspects of Temporary construction jobs as a result of our project. First, the construction of the expansion of the Wastewater Treatment Plant is estimated to create up to 40 temporary jobs. Second, as the business park begins to develop, construction jobs will also be created. It is estimated that based on the 1.2 million sq. ft. of building, over 200 temporary construction jobs will be created.

**Benefit to the Community:**

As described above, the West Patterson Business Park is over 800 acres of business park and light industrial land that is zoned and ready to proceed. The City of Patterson put policies in place to improve our jobs housing balance. A main component of this policy is job creation. The West Patterson Business Park is planned to create over 16,000 jobs at build out. The park in its first three years of existence has had good success and has created over 1,000 jobs. The City of Patterson will continue to work with the Alliance to track the growth in the business park in order to measure the success of the project.

**What other political subdivisions or partnerships are involved in this project?**

Stanislaus County and the Stanislaus Alliance

**Approximate commencement of staging of project:**

The design work for the Phase III expansion can be continued immediately upon receiving funds from the Economic Development Bank loan. It is anticipated that the design work will take approximately 12 months to complete and construction of the improvements would begin shortly thereafter and would take another 12 months to complete.

**II. FISCAL INFORMATION**

**Loan Amount Requested:** \$706,329

**Total Project Cost:** \$896,870

**Source of Funds for Repayment:**

The City of Patterson intends to repay the loan using funds collected through the already formed Business Park Community Facilities District and through fees collected as a result of the development of the Villages of Patterson.

**Desired date for draw down of funds:** October/November 2007

**Date project commences:** October 2007

**List guarantees from city/public sponsor for repayment:**

At the August 28, 2007 City of Patterson City Council meeting, the Council approved Resolution 2007-089 (Attachment 3) that supports and authorizes this loan application. The City would like to recommend repayment of the loan in seven annual installments of \$100,000 beginning in 2012. However, dependent on how quickly the business park and the Villages of Patterson project develop the City may be able to repay the loan sooner.

**[Please attach a copy of council or board resolution indicating approval of the project and terms, including the repayment schedule and any guarantee.]**

**SIGNATURE OF CHIEF ELECTED OFFICIAL**

**[All information shared in the application is true and accurate]**

  
\_\_\_\_\_  
**Becky Campo, Mayor**

**9-6-07**  
\_\_\_\_\_  
**Date**

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**(FOR ALLIANCE USE ONLY)**

ECONOMIC DEVELOPMENT BENEFIT

CREATION/RETENTION OF JOBS AND/OR WORKFORCE DEVELOPMENT

TERMS AND REPAYMENT SCHEDULES

LEVERAGED FUNDS

PARTNERSHIP OR INVOLVEMENT WITH OTHER AGENCIES

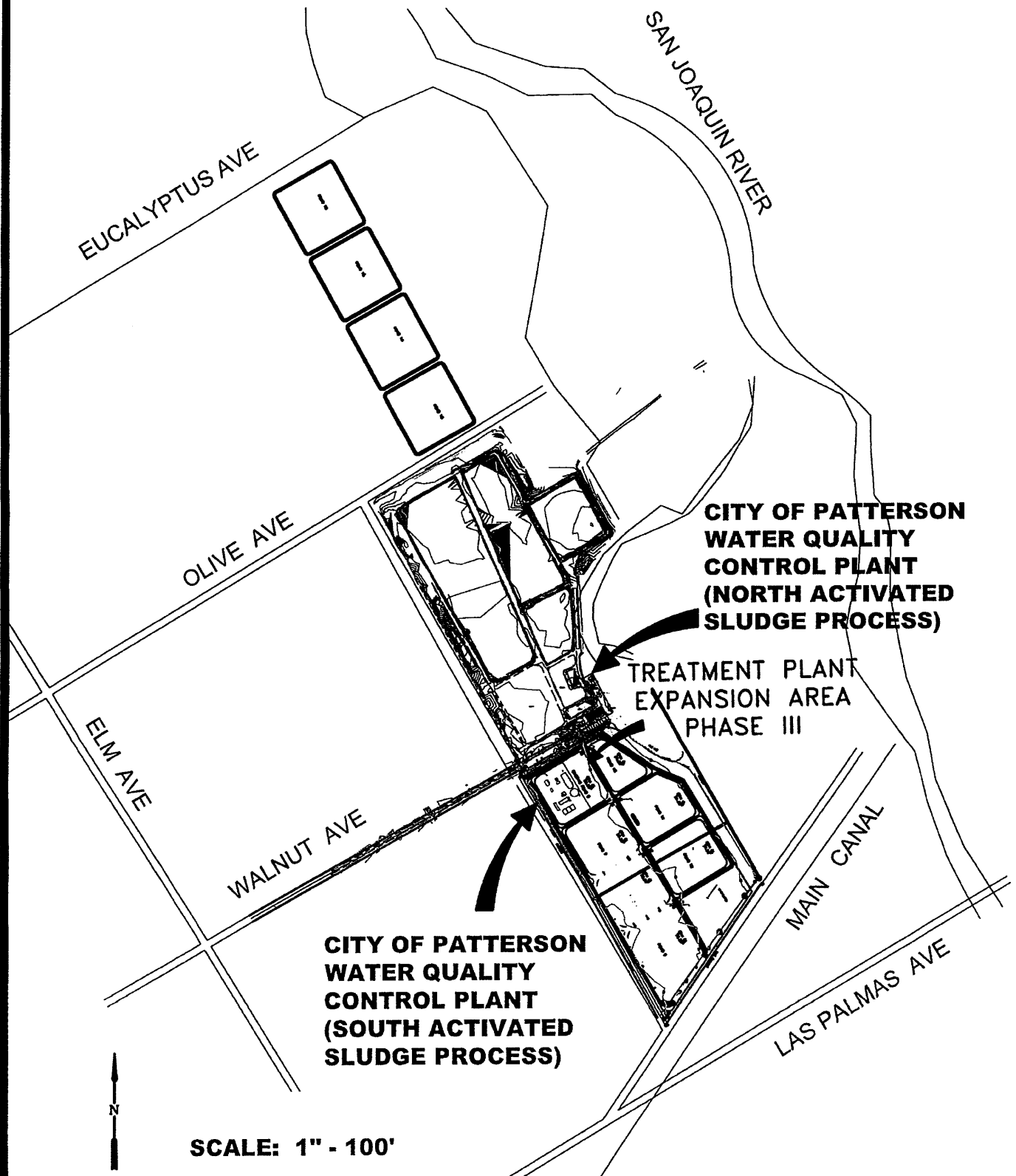
Reviewer comments:

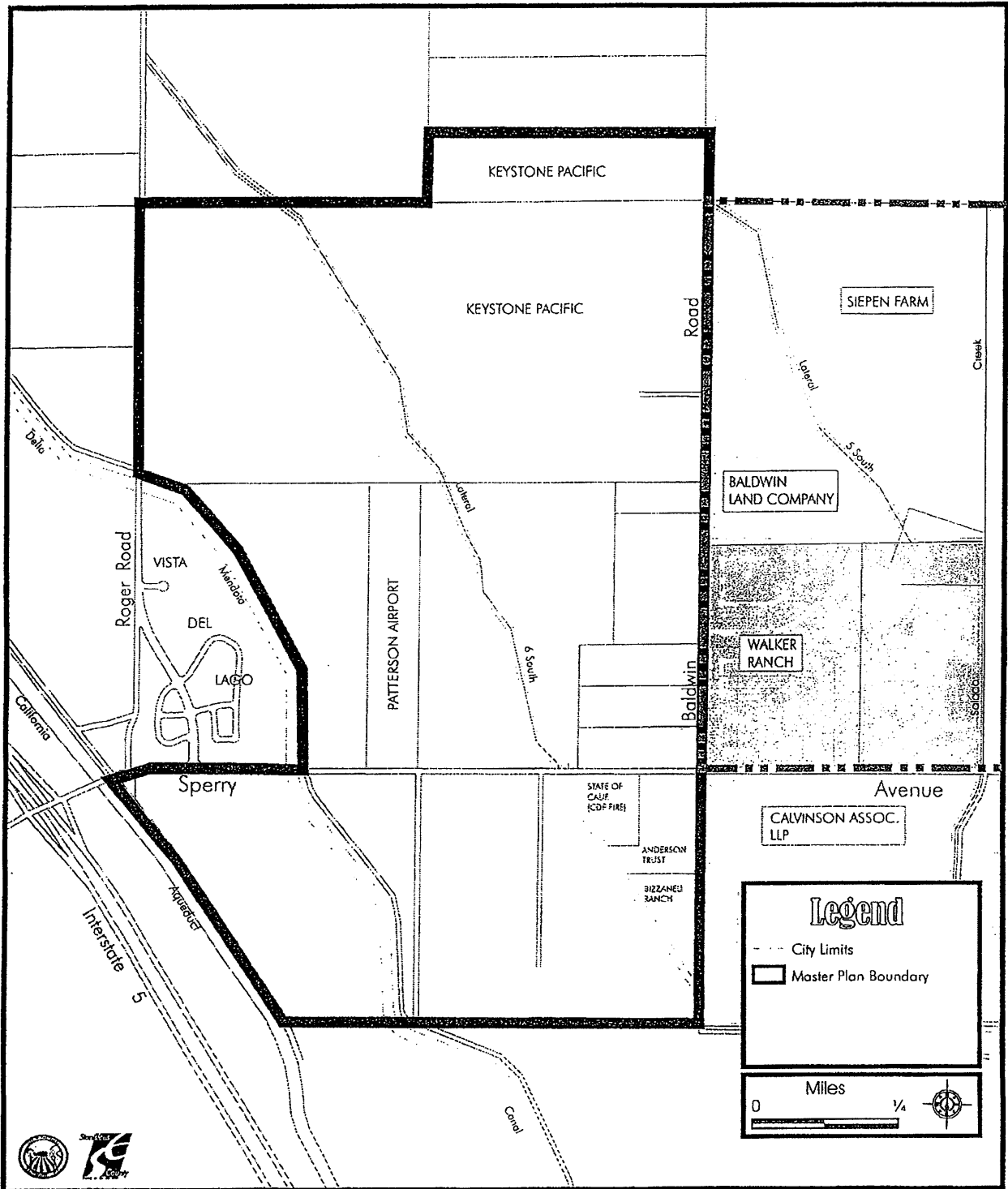
Recommendations:



# LOCATION MAP

Attachment 1





West Patterson Business Park Master Development Plan

Figure 2  
Master Plan Boundaries

RESOLUTION NO. 2007-89

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PATTERSON,  
AUTHORIZING THE CITY MANAGER TO COMPLETE AND SUBMIT AN  
ECONOMIC DEVELOPMENT LOAN APPLICATION TO FUND THE DESIGN  
OF THE WASTEWATER TREATMENT FACILITY EXPANSION**

**WHEREAS**, the City Council of the City of Patterson has been actively involved in economic development in order to improve the economic well being of its community; and

**WHEREAS**, the City Council of the City of Patterson hereby authorizes the City Manager to compile, complete, and submit an economic development loan application with EDB (Economic Development Bank) to help fund the design costs associated with the upgrade of the Waste Water Treatment Facility; and

**WHEREAS**, the City of Patterson intends to apply for an economic development loan to help pay for the expansion of the wastewater treatment facility to allow sewer capacity for all new and future developments.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Patterson authorizes the City Manager to submit an Economic Development Loan application on behalf of the City.

The foregoing resolution of the City Council of the City of Patterson was passed by the City Council at a regular meeting held on the 21<sup>st</sup> day of August 2007, by Councilmember Farinha, who moved its adoption, which motion was duly seconded by Councilmember Shelton, and the resolution adopted by the following vote:

**AYES:** Councilmembers Smith, Cuellar, Shelton, Farinha and Mayor


Campo

**NOES:** None

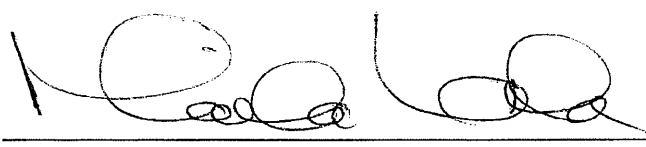
**EXCUSED:** None

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APPROVED:

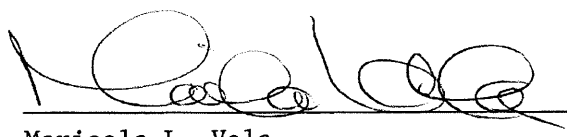
  
\_\_\_\_\_  
Becky Campo, Mayor of the City of Patterson

ATTEST:

  
\_\_\_\_\_  
Maricela L. Vela, City Clerk of the City of Patterson

I hereby certify that the foregoing is a full, correct and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, Sate of California, at a regular meeting held on the 21<sup>st</sup> day of August 2007, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED: September 6, 2007

  
\_\_\_\_\_  
Maricela L. Vela  
City Clerk of the City of Patterson

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF AUTHORIZING THE }  
SUBMITTAL OF AN APPLICATION, }  
ACCEPTANCE OF AN ALLOCATION OF }  
FUNDS, AND EXECUTION OF A GRANT/LOAN }  
AGREEMENT WITH THE STANISLAUS }  
COUNTY ECONOMIC DEVELOPMENT }  
BANK FOR UP TO \$889,305 FOR PURPOSE OF }  
DESIGN, RIGHT-OF-WAY ACQUISITION AND }  
CONSTRUCTION OF A TRAFFIC SIGNAL AT }  
WEST MAIN AND FRANSIL LANE }  
AND AUTHORIZING THE CITY MANAGER }  
TO ENTER INTO AN AGREEMENT FOR }  
REPAYMENT AND TAKE ACTIONS }  
NECESSARY TO SECURE FUNDING FOR }  
THIS PURPOSE }

RESOLUTION NO. 2007-217

WHEREAS, the Westside Industrial Specific Plan provides for a master park & commercial area of over 2,600 acres; and

WHEREAS, the Stanislaus County Board of Supervisors has established the Economic Development Bank to provide assistance in job creation efforts.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby:

- 1. authorize filing the application for funding from the Economic Development Bank; and
- 2. authorize accepting the allocation of funds for the purpose of constructing a traffic signal at W. Main Street and Fransil Lane; and
- 3. authorize the execution of the Grant and/or Loan Agreement.

BE IT FURTHER RESOLVED, that the City Council of the City of Turlock does hereby authorize Tim Kerr, City Manager of the City of Turlock, to sign all documents required to apply for and accept these funds on behalf of the City of Turlock.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 28<sup>th</sup> day of August 2007, by the following vote:

AYES: Councilmembers Hatcher, Howze, Spycher, Vander Weide and Mayor Lazar

NOES:

ABSTAIN:

NOT PARTICIPATING:

ABSENT:

ATTEST:

The foregoing is a correct copy of the original on file in this office which has not been revoked and is now in full force and effect.



*Rhonda Greenlee, Deputy for*  
RHONDA GREENLEE, City Clerk of the City of Turlock, County of Stanislaus, State of California

*Rhonda Greenlee, Deputy for*  
Rhonda Greenlee, CMC  
City Clerk, City of Turlock, County of Stanislaus, State of California

**ECONOMIC DEVELOPMENT BANK  
APPLICATION FOR FUNDING**

**I. GENERAL INFORMATION**

**Name of Public Sector Applicant:** *City of Turlock*

**Mailing Address:** *156 S. Broadway, STE. 230 Turlock, CA 95380*

**Contact Person:** *Heidi McNally-Dial*

**Contact Person's Phone Number:** *(209) 668-5542 ext. 1108*

*Fax: (209) 668-5668*

*Email Address: [HM McNally@turlock.ca.us](mailto:HM McNally@turlock.ca.us)*

**PROJECT INFORMATION**

**Name of Project:** *Traffic signal at Fransil Ln. and West Main St.*

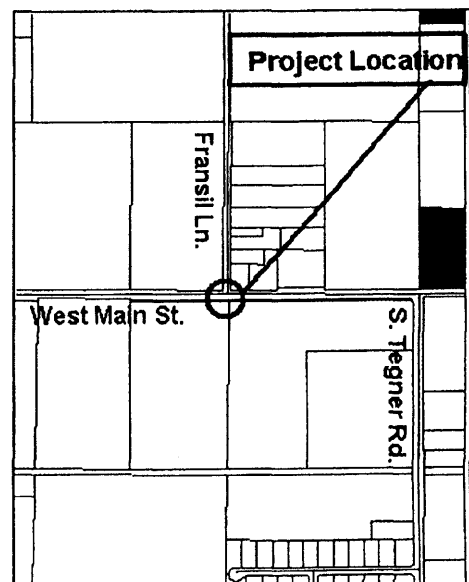
**Description:** *This project consists of the development and construction of a traffic signal system at a currently underserved intersection in Turlock's Westside Industrial Specific Plan (WISP) area. The WISP area is 2,600 acres predominately zoned industrial. See attached map. The project site is located in an area which expects increased traffic flow as a result of budding commercial and industrial development in the immediate surrounding area. This traffic signal will be an important piece of infrastructure to ensure continued economic and developmental progress in this area.*

**Project Location:** *The project is located within the City limits of Turlock, more specifically in the Westside Industrial Specific Plan (WISP) area. The signal will be situated at the intersection of Fransil Ln. and West Main St. (See Figure A.)*

*Also see Attachments 2 and 3 for more detailed maps.*

**Total Project Cost:** *\$889,305 For detailed cost breakdown see Attachment 1.*

**Figure A.**



**Estimated permanent jobs created within 24 months of project completion.**

*At the current time eight small lot industrial subdivisions have been approved in the WISP area. In addition nine projects are in development review and three large parcels totalling 190 acres are under option for purchase. To be extremely conservative, if just these projects were to develop in the next two years, staff estimates that 1,500 jobs would be created. Staff believes that considerable more jobs will be created.*

**Estimated temporary construction jobs created.**

*It is estimated that construction of the project will require up to 10 workers.*

**The economic benefit the project has to the community.**

*This traffic signal will be an integral part of the West Industrial Specific Plan (WISP) area by facilitating a steady traffic flow to and from State Highway 99 in an area which is anticipated to have a high commercial and industrial traffic volume. The signal will aid in making transportation routes more efficient and safe for both the WISP area commercial and industrial businesses as well as the greater community in the WISP area. This project will be a valuable piece of infrastructure to ensure continued economic and developmental progress in the WISP area and make the area even more desirable.*

**Describe other funding sources that have been solicited.**

*The Turlock Redevelopment Agency has committed over \$ 5,000,000 in infrastructure improvements in the WISP area. The Agency has provided funding for sewer (\$1.46M), water(\$250,000) and storm drainage(\$3.4M) components of the WISP. In addition the City of Turlock is collecting Capital Facility Fees and WISP fees specific to the WISP area. As property develops applicants will contribute approximately \$20,000 per acre for defined infrastructure improvements.*

**How will the Benefits be measured?**

*The benefits of this project will most accurately be measured by the increased development, job creation and land sales in the area surrounding the project. Tax increment will reflect increased property values for those areas within the redevelopment area.*

**What other political subdivisions or partnerships are involved in this project?**

*City of Turlock, Turlock Redevelopment Agency, and the Stanislaus Alliance.*

**Approximate commencement or staging of project.**

*The project will be staged approximately as follows:  
90 days for design, 30 days for the bidding process, 30 days for awarding the project, and 150 days for actual construction of project.*

## II. FISCAL INFORMATION:

### **Loan and/or Grant Amount Requested:**

\$889,305

### **Total Project Cost:**

*The estimated total project cost is \$889,305. This cost includes a number of sub costs including: right of way, relocation of TID line, construction of street, overlay, traffic signal, drainage/utilities, wheelchair ramps, contingencies, PSE and construction engineering. Note: See Attachment 1 for detailed cost breakdown.*

### **Source of Fund for Repayment:**

*Additional property tax generated by land sales and development in the area surrounding the project will aid in repaying the Economic Development Bank. In addition the Turlock Redevelopment Agency anticipates increased tax increment.*

### **Desired date of draw down of funds:**

*60 days following Board of Supervisors final action.*

### **Date project commences:**

*Dependent on action of Board of Supervisors.*

### **How does the public sector applicant propose to fund the repayment portion?**

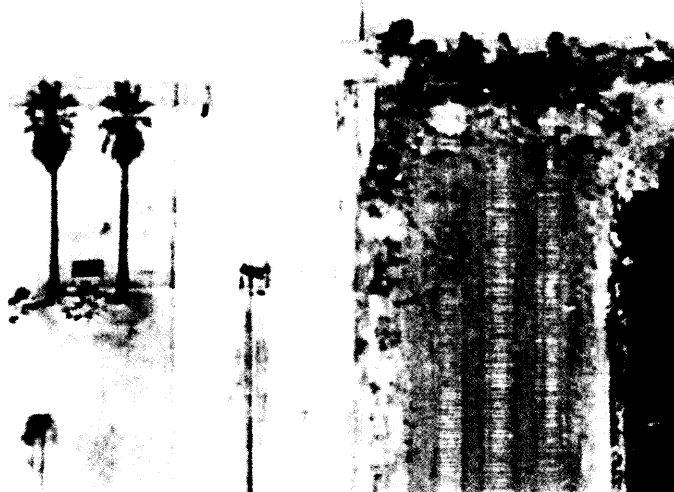
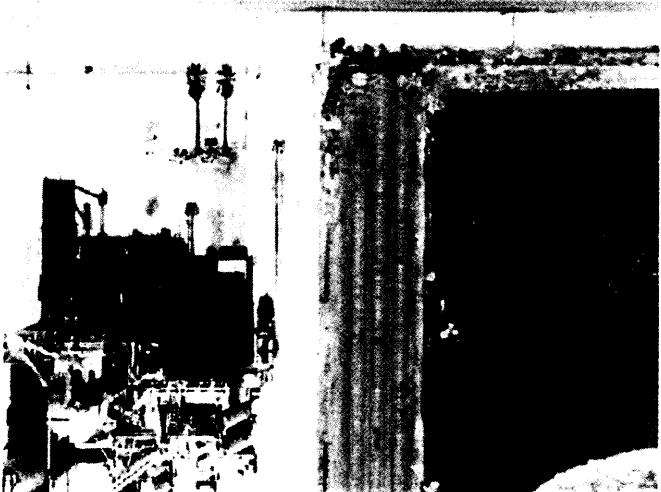
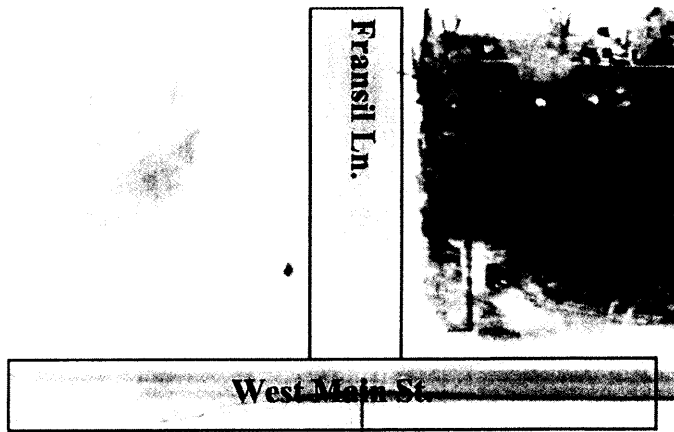
*Additional property tax generated by land sales and development in the area surrounding the project and increased tax increment through the Turlock Redevelopment Agency will aid in repaying the Economic Development Bank.*

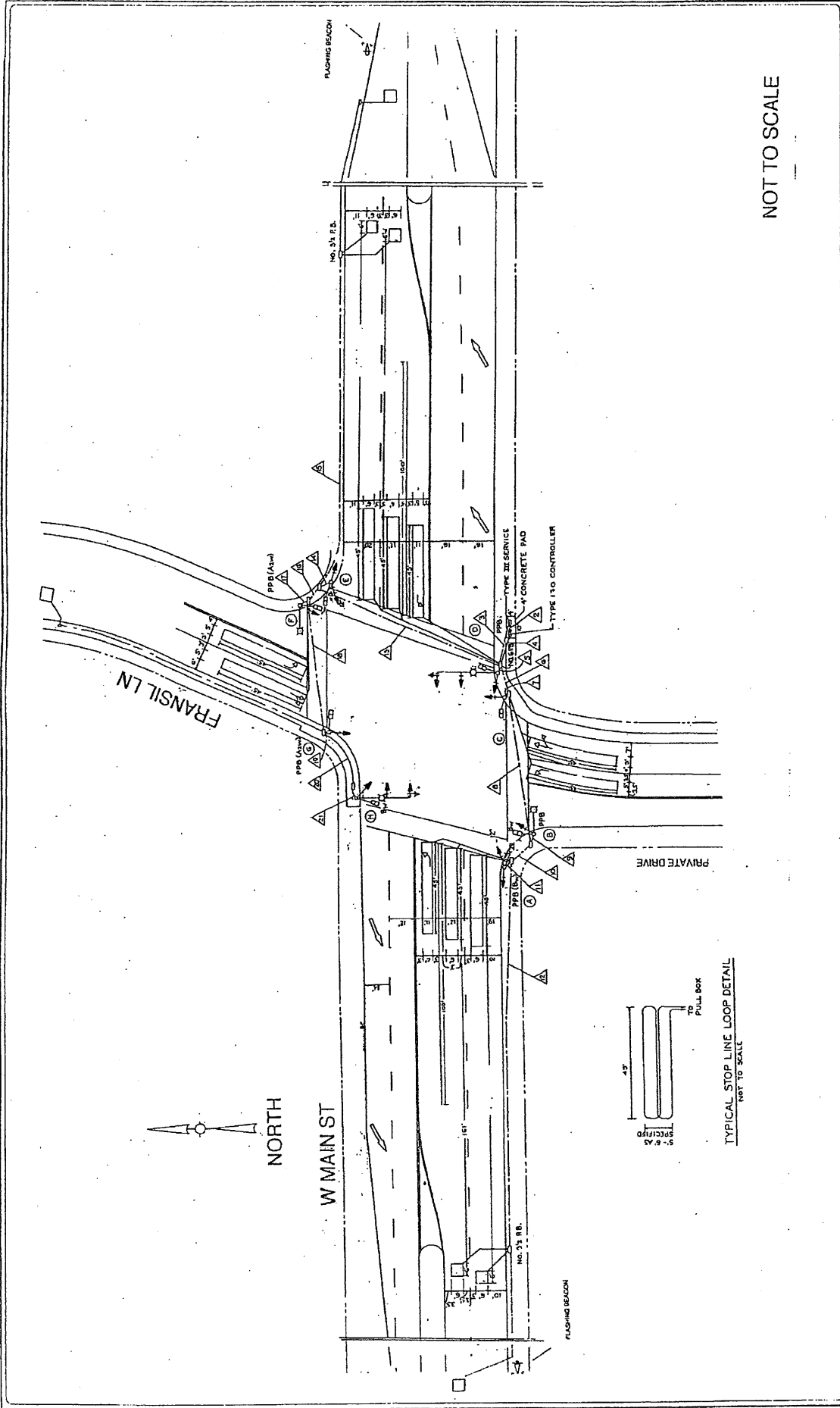


<b>Estimated Cost to install Traffic Signal W. Main &amp; Fransil Ln</b>					
	Description	Unit	Quantity	Unit Price	Subtotals
1	Right of Way Cost	Acre	0.507	\$ 180,000	\$ 91,260
2	Relocation of TID Line	LF	300	\$ 134	\$ 40,200
3	Constuct Street	SQ	22,085	\$ 4.50	\$ 99,383
4	Overlay	SQ	39,300	\$ 2.00	\$ 78,600
5	Traffic Signal	LS	1	\$ 320,000	\$ 320,000
6	Drainage Utilities	LS	1	\$ 25,000	\$ 25,000
7	Whellchair Ramps	LS	4	\$ 4,500	\$ 18,000
	Sub-total:				\$ 672,443
				Estimated Cost	\$ 672,443
				Contingencies	\$ 100,866
					\$ 773,309
				PSE	\$ 54,132
				Const Eng.	\$ 61,865
					<b>\$ 889,305</b>

**Economic Development Bank Application  
Aerial Photo's of Project Site**

+





NOT TO SCALE

<p><b>UNDERGROUND</b> 1-800-227-2600  <b>SERVICE</b> Calliforma, Nevada  <b>ALERT</b></p> <p><small>CALL FORMULA, NEVADA          2225 W. FIRE FIGHTING, 11th, CAL. INSURANCE SERVICE ALERT NOT TO EXCEED CLEARANCE          US MAIL REGISTRATION #007, 01 LOCATE AND USE SUSTAINABLE FACILITIES FOR YOU</small></p>	<p>DATE: 11/11/10          APPROVED BY: [Signature]          TITLE: PRINCIPAL CIVIL ENGINEER          DATE:</p>	<p>DATE: 11/11/10          APPROVED BY: [Signature]          TITLE: PRINCIPAL CIVIL ENGINEER          DATE:</p>	<p>DATE: 11/11/10          APPROVED BY: [Signature]          TITLE: PRINCIPAL CIVIL ENGINEER          DATE:</p>
	<p>CITY OF TURLOCK          DEVELOPMENT SERVICES          ENGINEERING DIVISION          156 S. BROADWAY, STE 150          (209) 668-5520</p>		
<p>PROPOSED TRAFFIC SIGNAL          W MAIN ST AND FRANSIL LN</p>			
<p>1 OF 1</p>			

## Westside Industrial Specific Plan (WISP)

Approved in 2006, the Westside Industrial Specific Plan (WISP) and accompanying certified Final Environmental Impact Report offer a unique opportunity for job creation in the City of Turlock. Master planned environmentally certified industrial land is very limited in Stanislaus County and in the Valley as a whole.

The WISP provides a master plan for an area of over 2,600 acres zoned as follows:

Land Use	Acres	%
Commercial Office	123	4.7
Community Commercial	93	3.5
Industrial Business Park	283	10.8
Industrial	1,186	45.4
Public	171	6.5
Detention Basin Park	39	1.5
Industrial Reserve	535	20.5
Roads	185	7.1
TOTAL	2,615	100.0

The area is roughly bounded by Fulkerth Road to the north, Washington Road to the west, Linwood/Glenwood Avenues to the south, and Highway 99 to the east. At the beginning of 2007 about 1,360 acres were within the city limits, an annexation application was approved by the Local Agency Formation Commission (LAFCo) for an additional 645 acres on February 28, 2007. This annexation was finalized in June. The remaining approximately 620 acres will be before LAFCo for annexation in the fall.

The parcels in the master plan area range from half acre lots to almost one hundred acres in size. In addition to its advantageous location near Highway 99, most of the WISP area also falls within the existing or soon to expanded Enterprise Zone which offers State tax benefits to businesses located within the Zone. The Turlock Redevelopment Agency has also made a commitment to the WISP area through financial commitments for infrastructure and a fee relief program. Approximately \$8 million in bond proceeds from an issuance that took place in late 2006 are being utilized to initiate construction of the water and sewer backbone infrastructure in the WISP area.

### Legend

Land Use Designation

CC	CO	DB_PARK	I	I-BP	IR	PUB

