

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-2

Urgent Routine

AGENDA DATE February 12, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Adopt a Resolution Initiating an Expansion of the Stanislaus Enterprise Zone by Approximately 809 Total Acres, Including 620 Acres to the City of Turlock and 189 Acres to the City of Patterson and Authorization to Submit a Zone Expansion Application Request to the State of California

STAFF RECOMMENDATIONS:

1. Adopt a Resolution initiating the expansion of the Stanislaus Enterprise Zone by approximately 809 Total Acres which includes 620 acres for the City of Turlock and 189 acres for the City of Patterson.
2. Authorize staff to prepare and submit a Zone Expansion Application Request to the State of California - Housing and Community Development Agency.

FISCAL IMPACT:

The established Enterprise Zone in Stanislaus County (Zone 40) was a result of considerable time, attention, and resources provided by both public and private sectors. The cities of Ceres, Modesto, Turlock and the County of Stanislaus worked directly with the Stanislaus Economic Development and Workforce Alliance and private business partners to develop all pre-application and application documents and analysis. This effort included an environmental impact report (State requirement), which was funded jointly by public and private sectors and included an economic development bank grant for \$41,000 dollars

- C O N T I N U E D -

BOARD ACTION AS FOLLOWS:

No. 2008-100

On motion of Supervisor Grover, Seconded by Supervisor DeMartini

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Adopt a Resolution Initiating an Expansion of the Stanislaus Enterprise Zone by Approximately 809 Total Acres, Including 620 Acres to the City of Turlock and 189 Acres to the City of Patterson and Authorization to Submit a Zone Expansion Application Request to the State of California

FISCAL IMPACT CONTINUED:

matched by a \$30,000 private/business sector contribution. To date, the Zone 40 Workgroup has successfully secured three (3) expansion approvals from the State of California that include approximately 7,021 total acres and additional zone coverage to the communities of Oakdale, Riverbank, Patterson, Ceres and Hughson. Zone expansion requests require some staff time to meet with applicant jurisdictions and to prepare all appropriate documentations. All original zone partner jurisdictions have agreed to support expansion efforts and to that end have assisted with the development of this expansion process.

DISCUSSION:

The Zone 40 core footprint totals 67,508.98 acres. In accordance with State Enterprise Zone law, up to 15% of total (original) zone designation can be sought for zone expansion purposes. In the Zone 40 (Stanislaus) instance this equates to approximately 10,126.35 acres of potential (total) expansion.

Expansion criterion was prepared by the Enterprise Zone 40 (Zone 40) workgroup, and approved by the County Board of Supervisors on February 7, 2006. The workgroup includes economic development representatives from the County of Stanislaus, City of Ceres, City of Turlock, City of Modesto, City of Oakdale, City of Riverbank, City of Patterson, City of Hughson and the Stanislaus Economic Development and Workforce Alliance.

This workgroup recognizes the necessity to include all relative stakeholders (public and private) in this important discussion and to offer a streamlined application process. This is a fourth expansion request.

Expansion Phase Four

The Cities of Turlock and Patterson are the expansion phase four applicants.

Following the expansion criteria developed by the Zone 40 workgroup and approved by the Board of Supervisors - the expansion applications were received and reviewed by the Zone 40 workgroup on December 6, 2007. It was the workgroup's unanimous determination that the Turlock and Patterson expansion requests met all specified criteria which includes:

- Business interest
- Community support/commitment
- Land eligibility - status of development

Approval to Adopt a Resolution Initiating an Expansion of the Stanislaus Enterprise Zone by Approximately 809 Total Acres, Including 620 Acres to the City of Turlock and 189 Acres to the City of Patterson and Authorization to Submit a Zone Expansion Application Request to the State of California

City of Turlock

Total Expansion Acreage: 620 acres

Expansion Location(s):

The City of Turlock is applying for expansion of the Stanislaus County Enterprise Zone to include approximately 620± acres of land on the Westside of the City of Turlock. The proposed expansion area is part of the Westside Industrial Specific Plan (WISP) and has had preliminary approval from LAFCO for annexation into the City boundaries.

The boundaries of the proposal include two (2) areas generally located as follows:

- Area 1 (Fulkerth-Washington area) is bounded by the current Enterprise Zone limit on the east and south, Fulkerth Road to the north, and Washington Road on the west;
- Area 2 (Washington-Linwood area) is bounded by the current Enterprise Zone limit on the north and east, Washington Road on the west, and Linwood Road on the south.

(See attachment 1)

Business Interest

The proposed Turlock expansion of Enterprise Zone 40, if approved, would be a very important addition to the Westside Industrial Specific Plan and to the overall economic viability of the city. While this specific area is relatively undeveloped in terms of industrial tenants, the City of Turlock anticipates (with Enterprise Zone expansion) major industrial development activity pending LAFCO annexation approval.

The City of Turlock is currently experiencing significant industrial client interest for parcels within the proposed expansion area. 150 acres in the proposed expansion area are currently under option and project proponents are very interested in being part of an Enterprise Zone. This Enterprise Zone expansion will allow the necessary benefits to business needed for the City of Turlock to grow economically and provide more of the stable jobs that this area greatly needs.

Community Support/Commitment

Turlock currently has portions of the City residing in the Enterprise Zone. The City Economic Development staff is knowledgeable to Enterprise Zone benefits and actively promotes those benefits to both prospective and current businesses.

A few of the many examples of the City's commitment to promoting the Enterprise Zone include:

- The Economic Development Manager in association with the Stanislaus Alliance has held and will continue to hold general information meetings on the Enterprise Zone for businesses to attend.
- Staff provides key contacts, marketing materials and informational packets to prospective and current businesses.
- Through education on Enterprise Zone benefits has garnered support both public and private for the program.
- Actively uses the Enterprise Zone as a marketing tool to attract businesses to Turlock.

Approval to Adopt a Resolution Initiating an Expansion of the Stanislaus Enterprise Zone by Approximately 809 Total Acres, Including 620 Acres to the City of Turlock and 189 Acres to the City of Patterson and Authorization to Submit a Zone Expansion Application Request to the State of California

Turlock will continue these methods along with others in order to continue demonstrating a commitment to the Enterprise Zone.

Land Eligibility/Status of Development

The 620± acres proposed for inclusion in the Enterprise Zone has had preliminary approval from LAFCO is now waiting on the final steps of the annexation process. The land proposed for inclusion is part of the Westside Industrial Specific Plan (WISP) and pending annexation into the City will be ready for development.

All of the land proposed is zoned Industrial (I) for industrial uses, which will include both light and heavy industrial uses. Some of the allowable uses in this zone include agricultural processing, food products, agricultural and food processing equipment, materials and product handling, warehousing, cold storage etc.

A plan area fee has been adopted to provide the needed funding for infrastructure improvements including transportation, potable and recycled water, sewer, and storm drain. Redevelopment bond funds (\$5 million) have and will be utilized to initiate expansion of the sewer system into the plan area. With eight of nine major infrastructure projects either completed or in the process of construction the plan area has the capacity to serve its users.

City of Patterson

Total Expansion Acreage: 189 acres

Expansion Location(s):

There are three (3) expansion locations identified in the Patterson application. (See attachment 2)

The first (area A) is located in the north area of the City where Highway 33 (S. 2nd St.) meets Ward Avenue. This area is zoned general commercial and includes a John Deere dealer as well as a medical office center. Additional portions of this area are available for future commercial development. The total area is 8 acres or 4.2% of the Zone expansion request.

The second area (area B) is located along Highway 33 between Olive Avenue and Sperry Avenue as well as the light/heavy industrial area along N. First Street between Olive Avenue and Las Palmas. Additionally, the downtown commercial areas of Patterson are included in this proposed expansion. This includes the McAuley Ford dealership and dozens of downtown businesses. This area has potential for redevelopment. The total area is 138 acres or 73% of the Zone expansion request.

The third area (area C) is located in the southern area of the City and includes commercially zoned property that could be utilized for new development. The total area is 43 acres or 22.8% of the Zone expansion request.

Approval to Adopt a Resolution Initiating an Expansion of the Stanislaus Enterprise Zone by Approximately 809 Total Acres, Including 620 Acres to the City of Turlock and 189 Acres to the City of Patterson and Authorization to Submit a Zone Expansion Application Request to the State of California

Business Interest

The McAuley Ford auto dealership has expressed significant interest in the Enterprise Zone expansion. They currently employ 30 employees and have given their strong support to this process and are anticipating the benefits from the expansion of the Enterprise Zone. Other businesses have expressed informal interest in the Enterprise Zone expansion as a tool to allow their business to expand and invest in equipment to improve operations.

Over 200 businesses are currently located in the Zone expansion request areas.

Many of these are small, locally owned businesses that will be able to expand operations and hire additional employees due to the tax benefits associated with an enterprise zone. The success of these small businesses is key to the continued economic development and job creation within the City of Patterson. It is well documented that small businesses are extremely important to our economy.

Community Support/Commitment

The City Manager is the program administrator for the proposed expansion of the Stanislaus Enterprise Zone in the City of Patterson.

The City of Patterson will coordinate production and distribution of marketing and informational materials and provision of education and training to eligible local businesses, prospective new businesses, agency staff, and elected officials.

City officials will work with the Stanislaus Enterprise Zone 40 workgroup for marketing, business assistance, and business development projects.

Patterson has considerable need for job development as evidenced by its high unemployment rate, which stood at 11.8% in October 2007, according to the State of California Employment Development Department. This compares to only 8.5% for Stanislaus County, 7.3% for Modesto, and 6.3% for Turlock in that same comparison window. Patterson's 11.8% unemployment rate is more than double the statewide rate of 5.6%.

Increasingly, Patterson is becoming a bedroom community for Bay Area commuters because of its location on I-5 and its comparatively low cost housing. There has been double-digit population growth in each of the past 10 years, which has exacerbated the jobs/housing imbalance.

Patterson has a serious deficiency of local jobs. Zone business incentives and tax credits will encourage the formation of local jobs, which will help alleviate the high local unemployment rate and jobs/housing imbalance.

Land Eligibility/Status of Development

A total of 189 acres is proposed for inclusion in the Enterprise Zone expansion, all within the city limits and virtually all zoned either commercial or light/heavy industrial.

Approval to Adopt a Resolution Initiating an Expansion of the Stanislaus Enterprise Zone by Approximately 809 Total Acres, Including 620 Acres to the City of Turlock and 189 Acres to the City of Patterson and Authorization to Submit a Zone Expansion Application Request to the State of California

There is existing infrastructure in place in the proposed Zone expansion area, including, but not limited to water, sewer, storm drainage, electricity, gas, and telephone. The city's water and sewage treatment plants both have substantial unused capacity to meet the needs of existing businesses seeking to expand as well as new industrial or commercial development.

The Zone expansion area consists primarily of existing businesses but also possesses great potential for additional industrial and commercial expansion and development.

The fourth phase expansion of 890 acres is approximately 26% of total eligible expansion remainder (3,105.35). If approved, the expansion remainder will equal 2,296.35 total acres (see Acreage Allocation History attachment 3). Through original zone application and subsequent successful zone expansions a regional intent to include is being realized. The Cities of Hughson, Oakdale, Riverbank and Patterson have now joined the unincorporated areas of the County, the Cities of Modesto, Ceres, and Turlock as participants to this important incentive program.

In subsequent expansion processes the remaining communities of Newman and Waterford will be encouraged to participate as well as additional unincorporated business and industrial areas such as Salida or the Crows Landing development area on the west side. The identification of all remaining expansion acreage will require careful consideration into the future. The Enterprise Zone incentive program can be a very powerful relocation tool. With several large development project areas on the horizon the greatest and best regional uses should continue to be the primary focus.

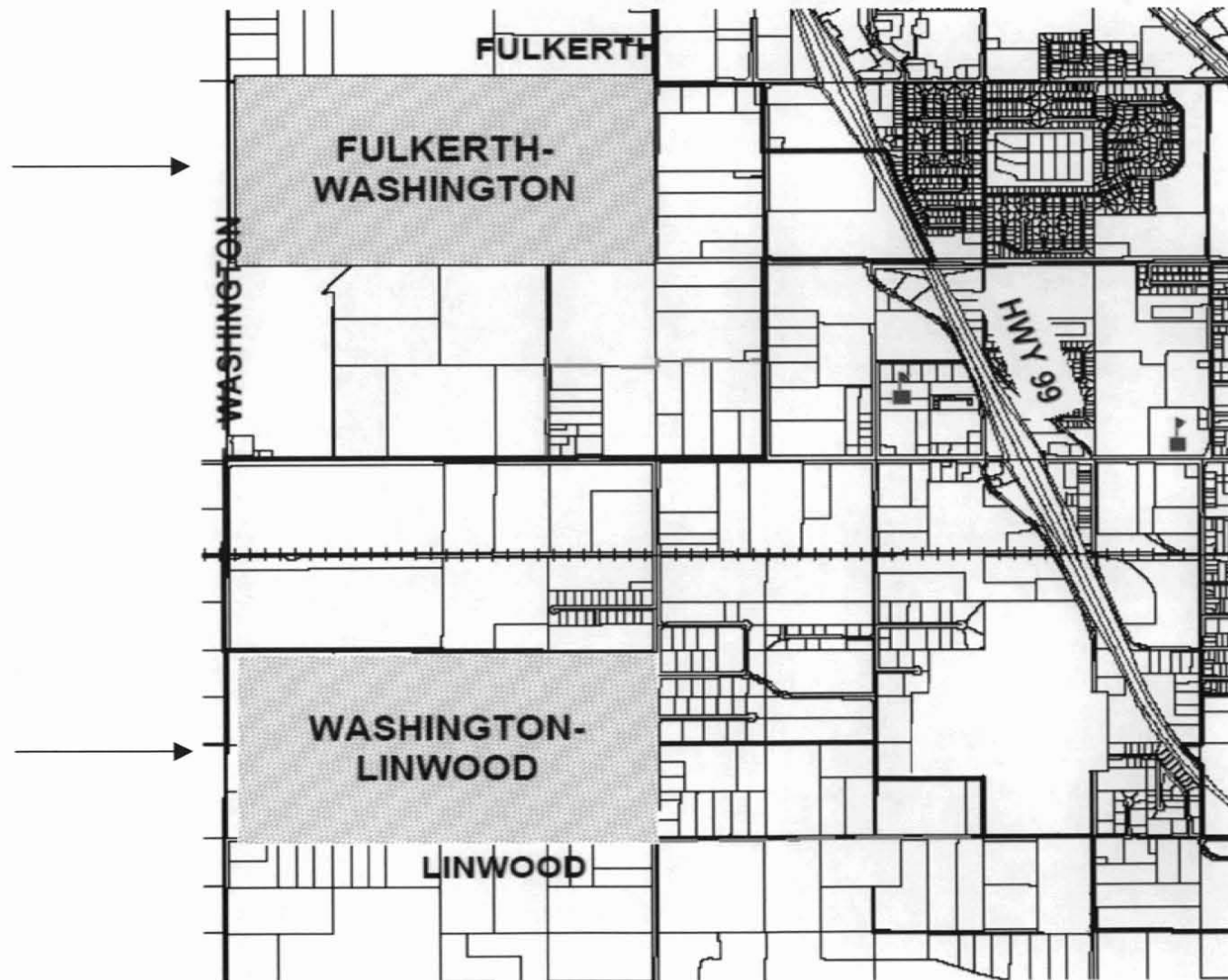
POLICY ISSUES:

The Board of Supervisors should consider the phase four Enterprise Zone expansion request for the Cities of Turlock and Patterson and determine whether this effort is consistent with stated Board objectives of Strong Local Economy and developing Strong and Effective Partnerships.

STAFFING IMPACTS:

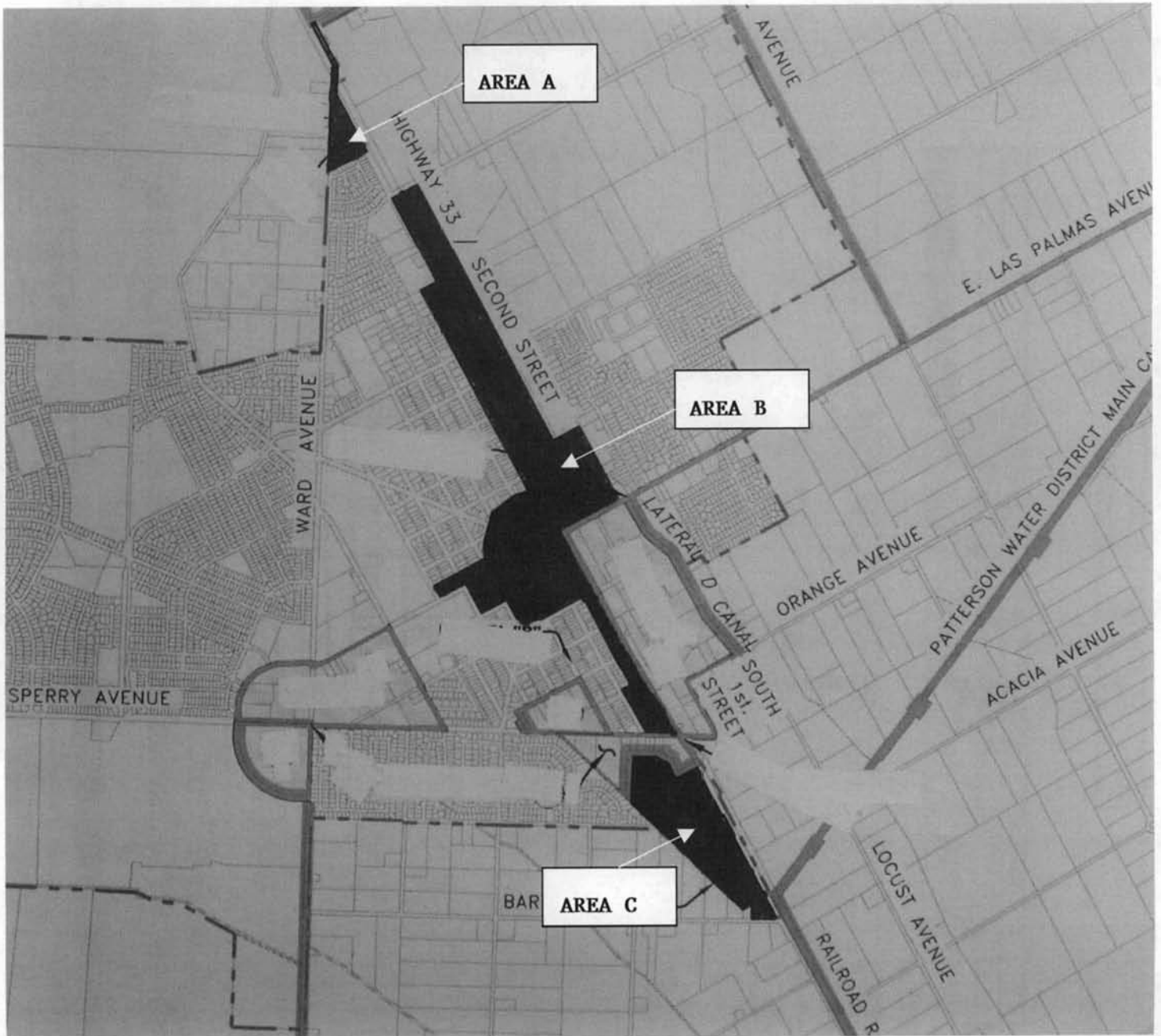
While the Stanislaus Economic Development and Workforce Alliance has been identified as the Enterprise Zone Administrator of record there will be on-going County staff time required to assist in the preparation and review of expansion recommendations and reports. The Chief Executive Office - Economic Development Unit, Planning and Community Development, and Public Works departments (GIS technical support) will provide on-going assistance with this effort including the preparation of formal expansion applications to the State of California - Housing and Community Development Agency.

TURLOCK EXPANSION REQUEST
Vicinity Map



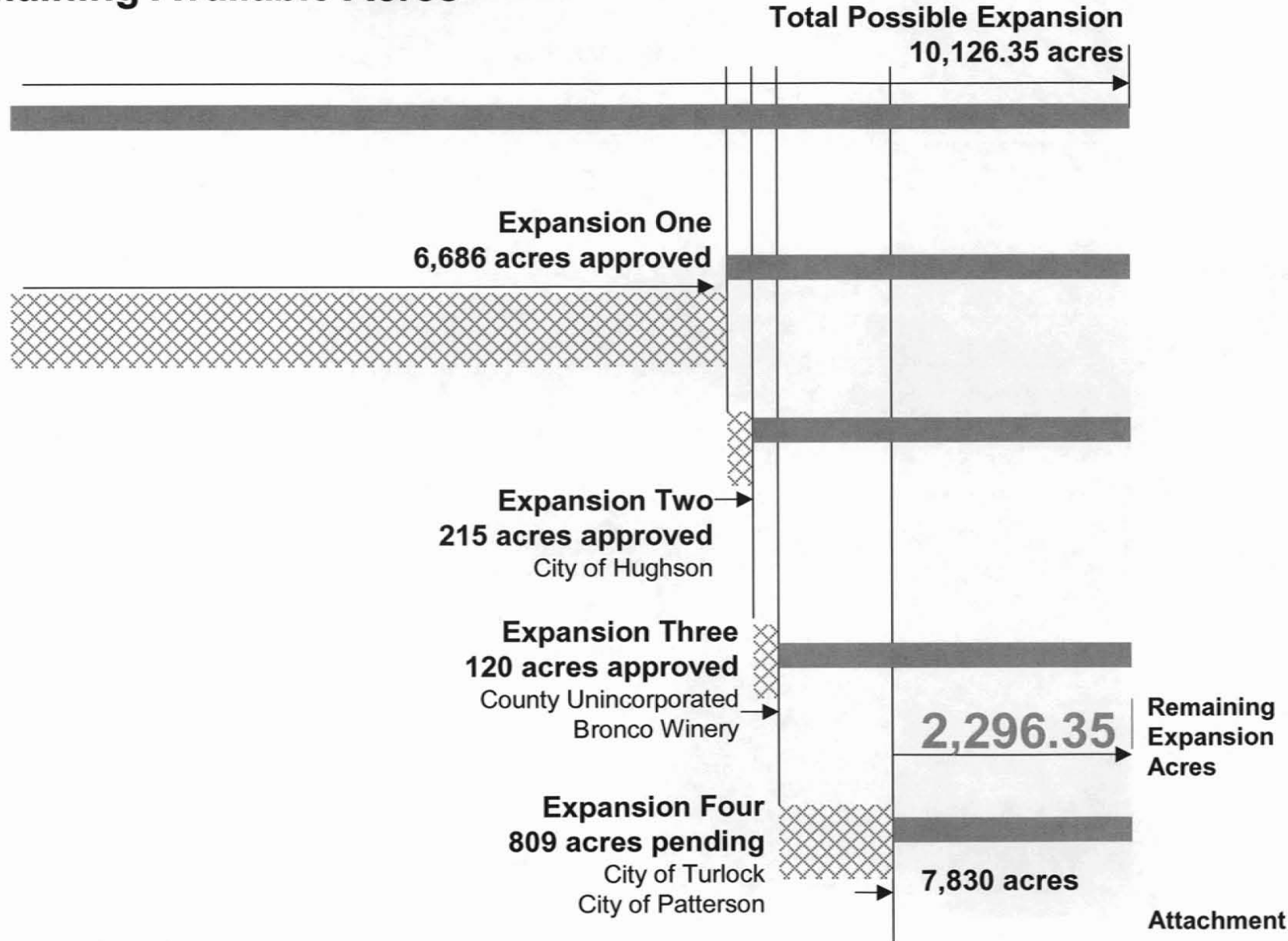
City of Patterson

Proposed Enterprise Zone Expansion Areas A, B, and C



ZONE EXPANSION ACREAGE ALLOCATION HISTORY

Remaining Available Acres



THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: February 12, 2008

No. 2008-100

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

THE FOLLOWING RESOLUTION WAS ADOPTED:

Item # *B-2

Approval to Adopt a Resolution Initiating a Fourth Expansion of the Stanislaus County Enterprise Zone 40 by Approximately 809 Acres and Authorization to Submit a Zone Expansion Application Request to the State of California

WHEREAS, Stanislaus County has historically had high unemployment rates and significant job to housing imbalances; and

WHEREAS, Stanislaus County, the communities of Ceres, Modesto, Turlock, and the private business sector have successfully partnered to develop, apply and be awarded with one of the most recent State Enterprise Zone designations – Zone 40 in Stanislaus County which was established on November 16, 2005; and

WHEREAS, the current Stanislaus County Enterprise Zone consists of approximately 67,500 total acres; and

WHEREAS, existing law allows an enterprise zone to expand its geographic boundaries by up to a maximum of 15% of the original zone boundaries; and

WHEREAS, the Stanislaus Enterprise Zone has the current expansion capacity of approximately 10,100 acres; and

WHEREAS, the Stanislaus County Board of Supervisors (on February 7, 2006) approved an expansion criteria protocol which includes all initial zone participants - designated as the zone 40 workgroup; and

WHEREAS, there have been three (3) previously successful expansion approvals totaling 7,021 total acres,

WHEREAS, the Stanislaus Enterprise Zone currently has a total expansion remainder balance of approximately 3,105 total acres for future expansion activities.

NOW, THEREFORE BE IT RESOLVED that the Stanislaus County Board of Supervisors does hereby unanimously proclaim that the Phase Four Enterprise Zone expansion application for approximately 809 total acres is of significant importance to the continued vitality and development of our local economies. The Board further authorizes County staff to prepare and submit a formal expansion application to the State of California – Housing and Community Development Agency per authorized procedural guidelines.

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk
Stanislaus County Board of Supervisors,
State of California



CITY OF TURLOCK

Enterprise Zone 40 Zone Expansion Application

Part I: LOCATION SPONSOR (Public/Private):

City of Turlock

Part II: CONTACT INFORMATION (Name, phone, address, email for sponsor)

*Heidi McNally-Dial, Economic Development Manager
(209) 668-5542 ext. 1108
Fax: (209) 668-5668
156 S. Broadway, STE. 230
Turlock, CA 95380*

Part III: EXPANSION LOCATION(S) (Description of expansion area, major streets, acreage, and Right-of-Way to existing zone boundaries) Attach map of the proposed boundaries.

(Refer to Attachments 1-3 for specific maps and legal descriptions)

The City of Turlock is applying for expansion of the Stanislaus County Enterprise Zone to include approximately 620± acres of land on the Westside of the City of Turlock. The area which is proposed for expansion is part of the Westside Industrial Specific Plan (WISP) and has had preliminary approval from LAFCO for annexation into the City boundaries.

*The boundaries of the proposal include two (2) areas generally located as follows:
Area 1 (Fulkerth-Washington area) is bounded by the current Enterprise Zone limit on the east and south, Fulkerth Road to the north, and Washington Road on the west; Area 2 (Washington-Linwood area) is bounded by the current Enterprise Zone limit on the north and east, Washington Road on the west, and Linwood Road on the south
(For specific boundaries see legal description and maps Attachments 1-3)*

Part IV-A: BUSINESS INTEREST-

The proposed expansion of Enterprise Zone 40 if approved would be a very important addition to the Westside Industrial Specific Plan and to the overall economic viability of Turlock. While this specific area is relatively undeveloped in terms of industrial tenants, the City of Turlock anticipates (with Enterprise Zone expansion) major industrial development activity pending LAFCO annexation approval. The City of Turlock is currently experiencing significant industrial client interest for parcels within the

proposed expansion area. In fact, 150 acres in the proposed expansion area are currently under option and the project proponents are very interested in being part of an Enterprise Zone. The Enterprise Zone expansion will allow the necessary benefits to business needed for the City of Turlock to grow economically and provide more of the stable jobs that this area greatly needs.

Part IV-B: COMMUNITY SUPPORT / PUBLIC SECTOR COMMITMENT

Turlock currently has portions of the City residing in the Enterprise Zone. The City Economic Development staff is well educated and informed on Enterprise Zone benefits and actively promotes those benefits to both prospective and current businesses. A few of the many examples of the City's commitment to promoting the Enterprise Zone include:

- The Economic Development Manager in association with the Stanislaus Alliance has held and will continue to hold general information meetings on the Enterprise Zone for businesses to attend.*
- Staff provides key contacts, marketing materials and informational packets to prospective and current businesses.*
- Through education on Enterprise Zone benefits has garnered support both public and private for the program.*
- Actively uses the Enterprise Zone as a marketing tool to attract businesses to Turlock.*

Turlock will continue these methods along with others in order to continue demonstrating a commitment to the Enterprise Zone.

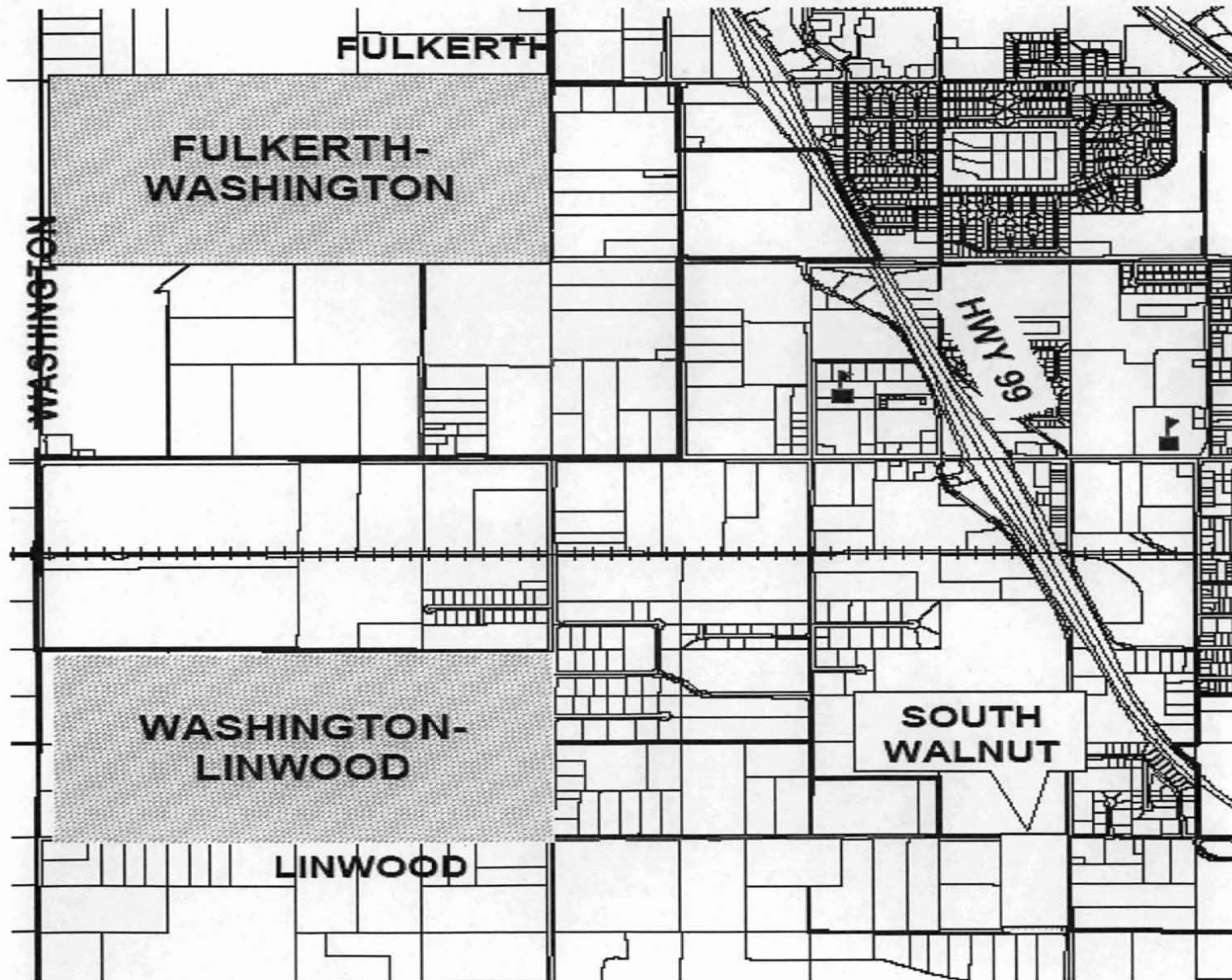
Part IV-C: LAND ELIGIBILITY-DEVELOPMENT STATUS

Development Status: *The 620± acres proposed for inclusion in the Enterprise Zone has had preliminary approval from LAFCO is now waiting on the final steps of the annexation process. The land proposed for inclusion is part of the Westside Industrial Specific Plan (WISP) and pending annexation into the City will be ready for development.*

Zoning: *All of the land proposed is zoned Industrial (I) for industrial uses which will include both light and heavy industrial uses. Some of the allowable uses in this zone include agricultural processing, food products, agricultural and food processing equipment, materials and product handling, warehousing, cold storage etc.*

Public infrastructure: *A plan area fee has been adopted to provide the needed funding for infrastructure improvements including transportation, potable and recycled water, sewer, and storm drain. Redevelopment bond funds (\$5 million) have and will be utilized to initiate expansion of the sewer system into the plan area. With eight of nine major infrastructure projects either completed or in the process of construction the plan area has the capacity to serve its users. In addition, to encourage development the Turlock Redevelopment Agency has created a "Facility Construction Assistance Program" which would allow qualifying Businesses/Developers to be reimbursed for the cost of construction of off-site WISP facilities. Property tax revenues are projected to keep pace with ongoing expenses associated with new development in the project area.*

Vicinity Map



**WESTSIDE INDUSTRIAL SPECIFIC PLAN-PHASE II
REORGANIZATION TO THE CITY OF TURLOCK
WASHINGTON – LINWOOD AREA
LEGAL DESCRIPTION**

A portion of Sections 19, 20, 29 and 30, Township 5 South, Range 10 East, Mount Diablo Base and Meridian in the County of Stanislaus, State of California, described as follows:

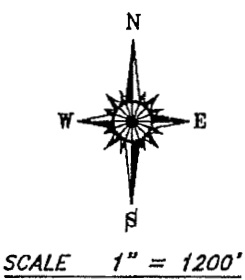
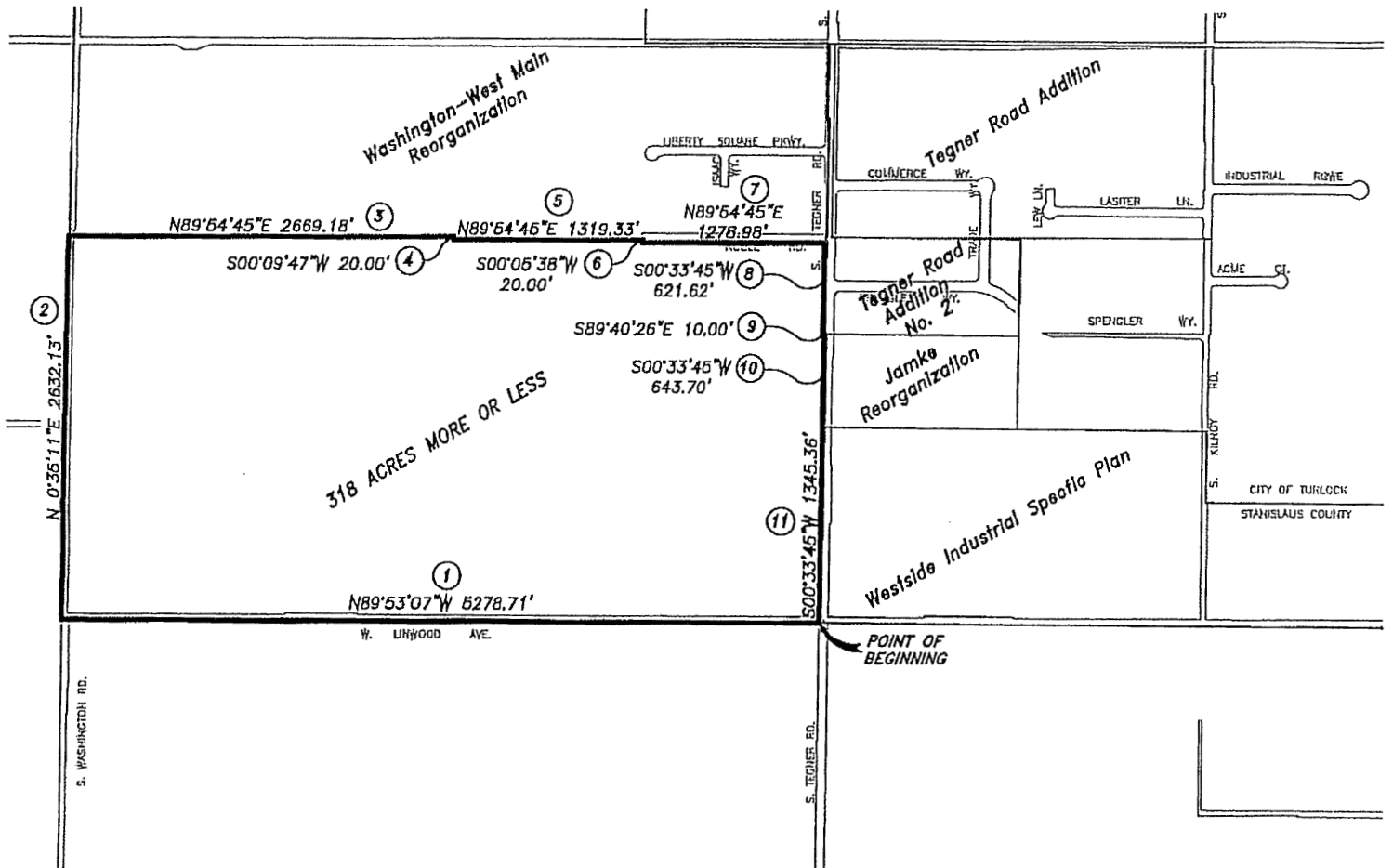
Beginning at the Southwest corner of the Westside Industrial Specific Plan, Linwood Area, Re-organization to the City of Turlock, said point being on a line 20.00 feet south of and 30.00 west of the section corner common to Sections 20, 21, 28, and 29, Township 5 South, Range 10 East, Mount Diablo Base and Meridian; thence (course 1) North $89^{\circ}53'07''$ West along a line 20.00 feet south of and parallel with the south line of said section 20, a distance of 5278.71 feet to the west line of Washington Road, said line being 20.00 feet west of and parallel with the west line of said section 20; thence (course 2) North $0^{\circ}35'11''$ East along said line 20.00 feet west of and parallel with the west line of section 20, a distance of 2632.13 feet to the Southwest corner of the Washington-West Main Re-organization to the City of Turlock; thence the following five courses along the south of the said Washington-West Main Re-organization to the City of Turlock :

(course 3) North $89^{\circ}54'45''$ East, 2669.18 feet,
(course 4) South $0^{\circ}09'47''$ West, 20.00 feet,
(course 5) North $89^{\circ}54'45''$ East, 1319.33 feet,
(course 6) South $0^{\circ}05'38''$ West, 20.00 feet and
(course 7) North $89^{\circ}54'45''$ East, 1278.98 feet to the Northeast corner of the said Washington-West Main Re-organization to the City of Turlock, said point being on the west line of the Tegner Road Addition No. 2; thence (course 8) South $0^{\circ}33'45''$ West along the said west line of the Tegner Road Addition No. 2, a distance of 621.62 feet to the Southwest corner of the said Tegner Road Addition No. 2; thence (course 9) South $89^{\circ}40'26''$ East along the south line of the said Tegner Road Addition No. 2, a distance of 10.00 feet to the Northwest corner of the Jamke Re-organization; thence (course 10) South $0^{\circ}33'45''$ West along the west line of the said Jamke Re-organization, a distance of 643.70 feet to the Southwest corner of the said Jamke Re-organization, also being the Northwest corner of the Westside Industrial Specific Plan; thence (course 11) South $0^{\circ}33'45''$ West along the west line of the said Westside Industrial Specific Plan, a distance of 1345.36 feet to the point of beginning.

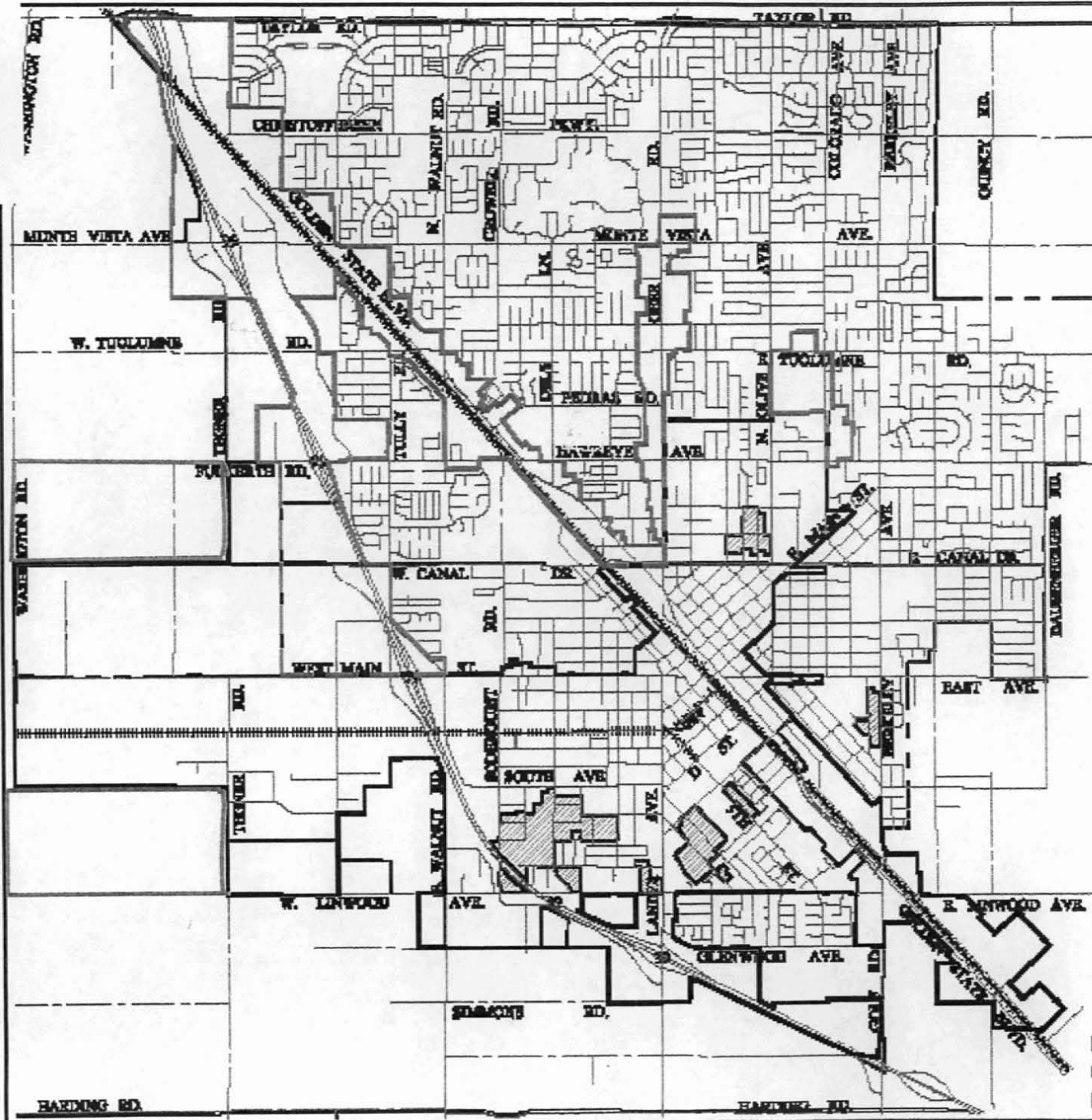
Containing 318 acres more or less.





**WESTSIDE INDUSTRIAL SPECIFIC PLAN-PHASE II
REORGANIZATION TO THE CITY OF TURLOCK
WASHINGTON - LINWOOD AREA
EXHIBIT 'A'**



Richard K. Fultz
10-16-07

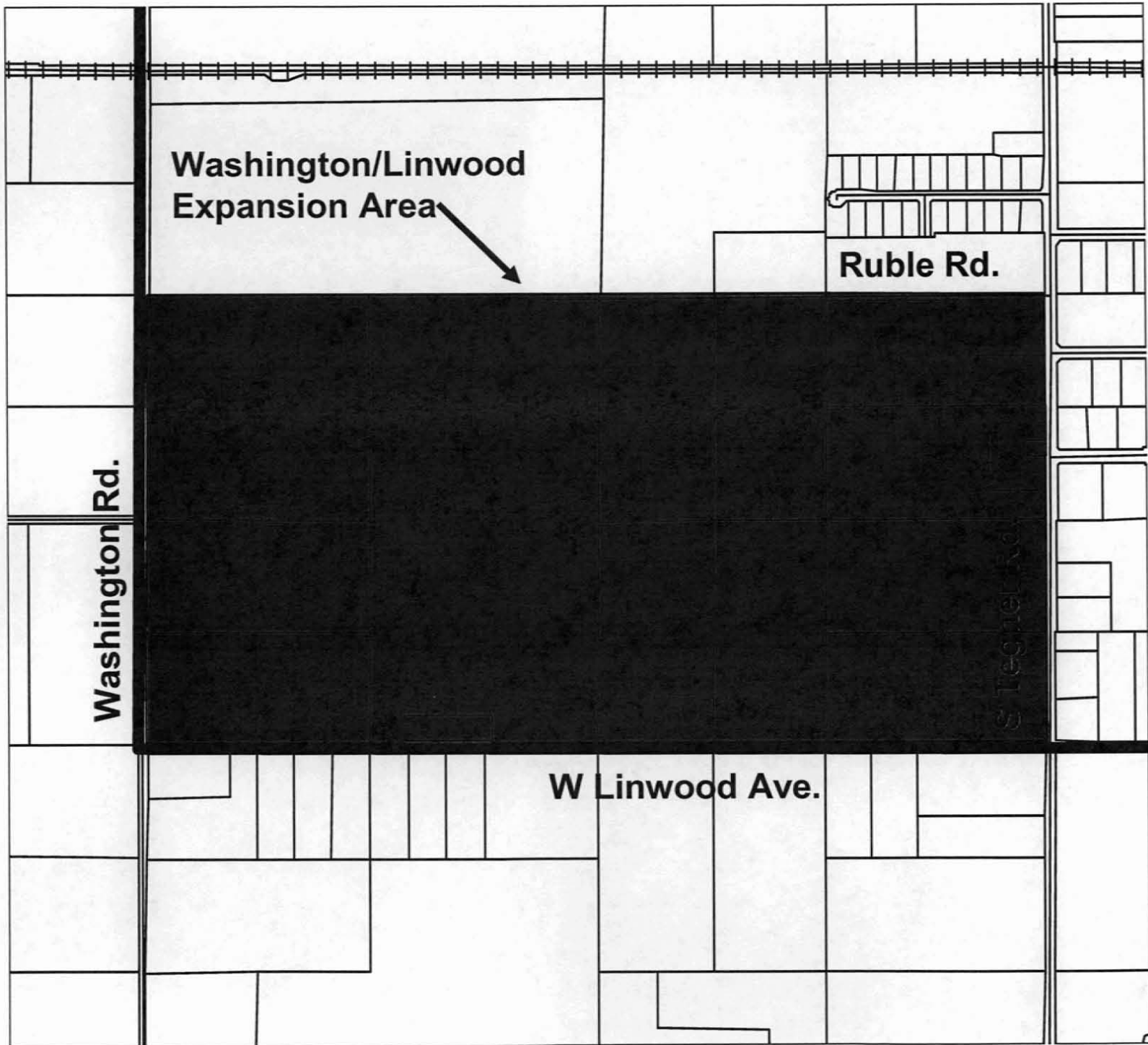


Legend:

-  Contiguous Zone Area
-  Proposed Expansion



Note: This map is intended as a general reference and does not represent legal boundaries.



Washington/Linwood
Expansion Area

Ruble Rd.

Washington Rd.

W Linwood Ave.

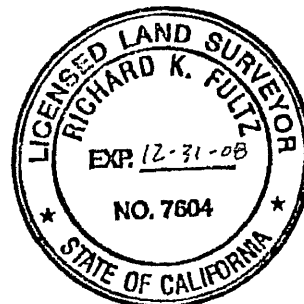
S Technel Rd.

**WESTSIDE INDUSTRIAL SPECIFIC PLAN-PHASE II
REORGANIZATION TO THE CITY OF TURLOCK
FULKERTH – WASHINGTON AREA
LEGAL DESCRIPTION**

A portion of Sections 7, 8, 17 and 18, Township 5 South, Range 10 East, Mount Diablo Base and Meridian in the County of Stanislaus, State of California, described as follows:

Beginning at the most westerly Northwest corner of the Westside Industrial Specific Plan, North Area, Re-organization to the City of Turlock, said point being on a line 20.00 feet west of and parallel with the west line of said Section 17 and on the north line of the Turlock Irrigation District Upper Lateral 4 Right-of-way; thence (course 1) North $0^{\circ}12'37''$ East along said line 20.00 feet west of and parallel with the west line of said Section 17, a distance of 2507.90 feet to the north line of Fulkerth Road, said north line being 20.00 feet north of and parallel with the north line of section 17; thence (course 2) South $89^{\circ}43'24''$ East along said line being 20.00 feet north of and parallel with the north line of section 17, a distance of 5263.89 feet to a point on the northerly extension of the most easterly west line of the Westside Industrial Specific Plan, North Area, Re-organization to the City of Turlock; thence (course 3) South $0^{\circ}17'23''$ West along said most easterly west line of the Westside Industrial Specific Plan, North Area, Re-organization to the City of Turlock, a distance 2492.16 feet to the most westerly northerly line of Westside Industrial Specific Plan, North Area, Re-organization to the City of Turlock; thence (course 4) North $89^{\circ}53'41''$ West along said the most westerly northerly line of Westside Industrial Specific Plan, North Area, Re-organization to the City of Turlock, a distance of 5260.45 feet to the point of beginning.

Containing 302 acres more or less.

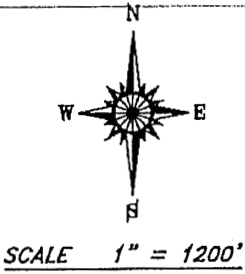
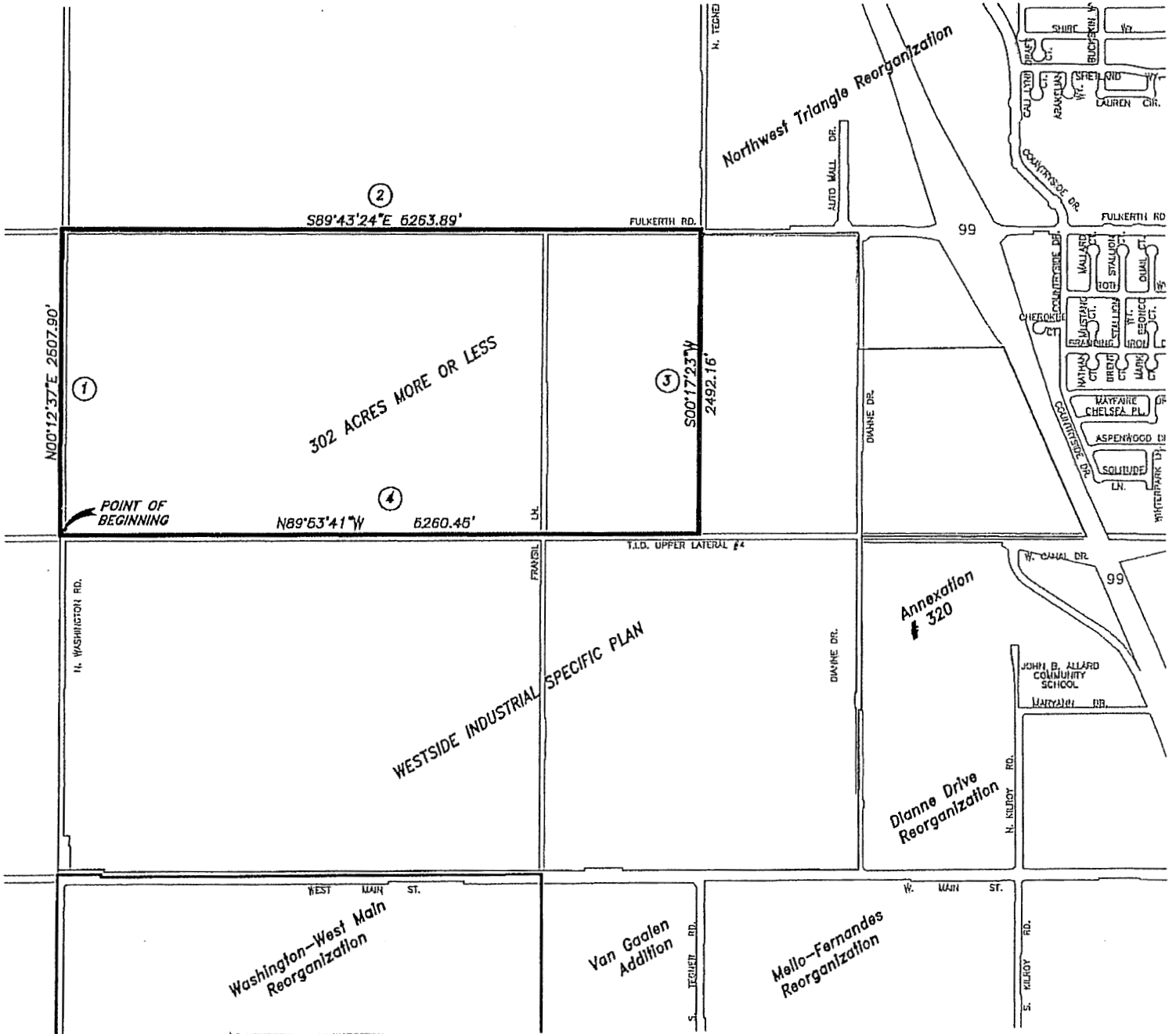


RK Fulz

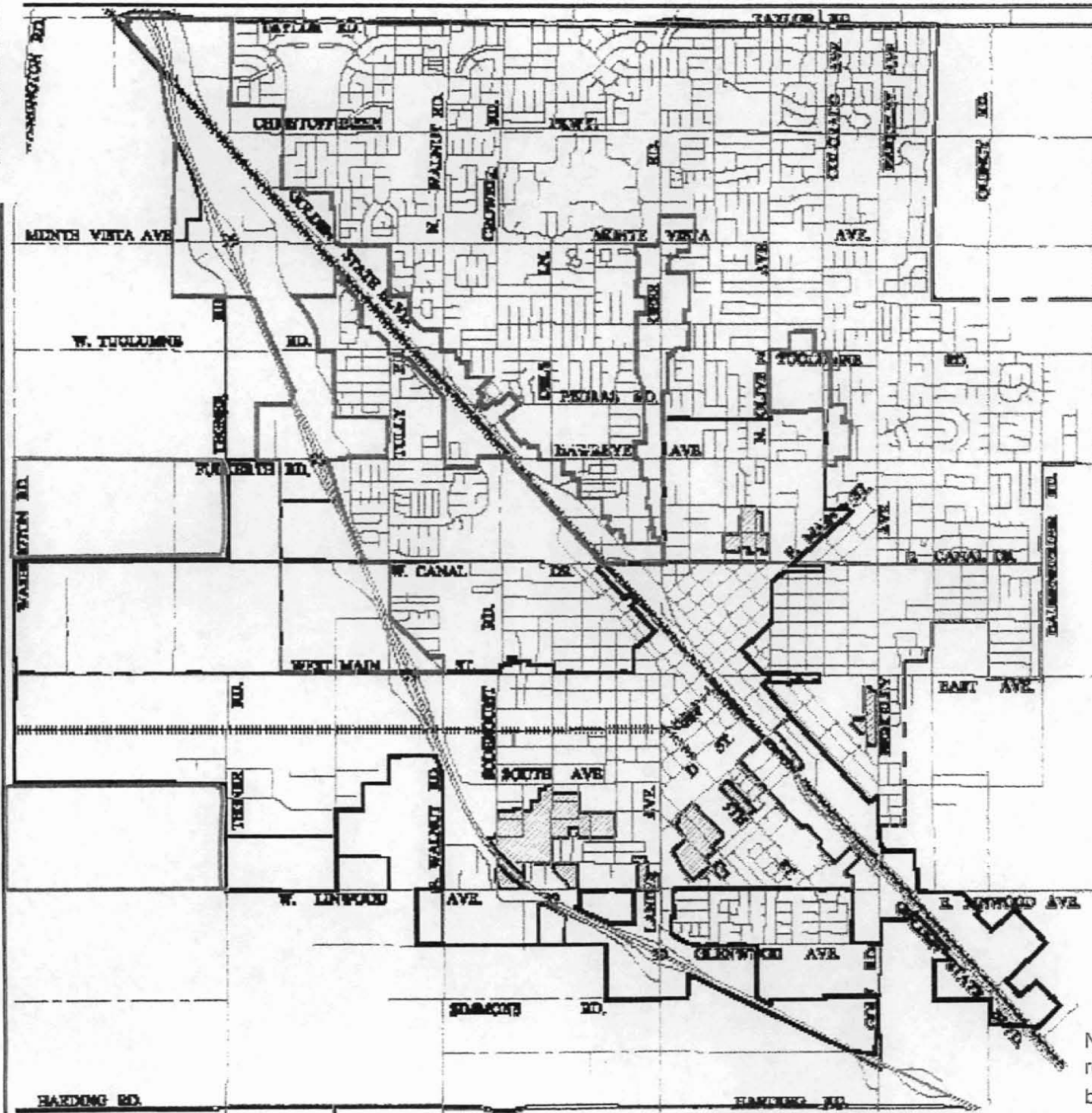
10-16-07

**WESTSIDE INDUSTRIAL SPECIFIC PLAN-PHASE II
REORGANIZATION TO THE CITY OF TURLOCK
FULKERTH - WASHINGTON AREA**



EXHIBIT 'A'



RKF



Legend:

-  Contiguous Zone Area
-  Proposed Expansion



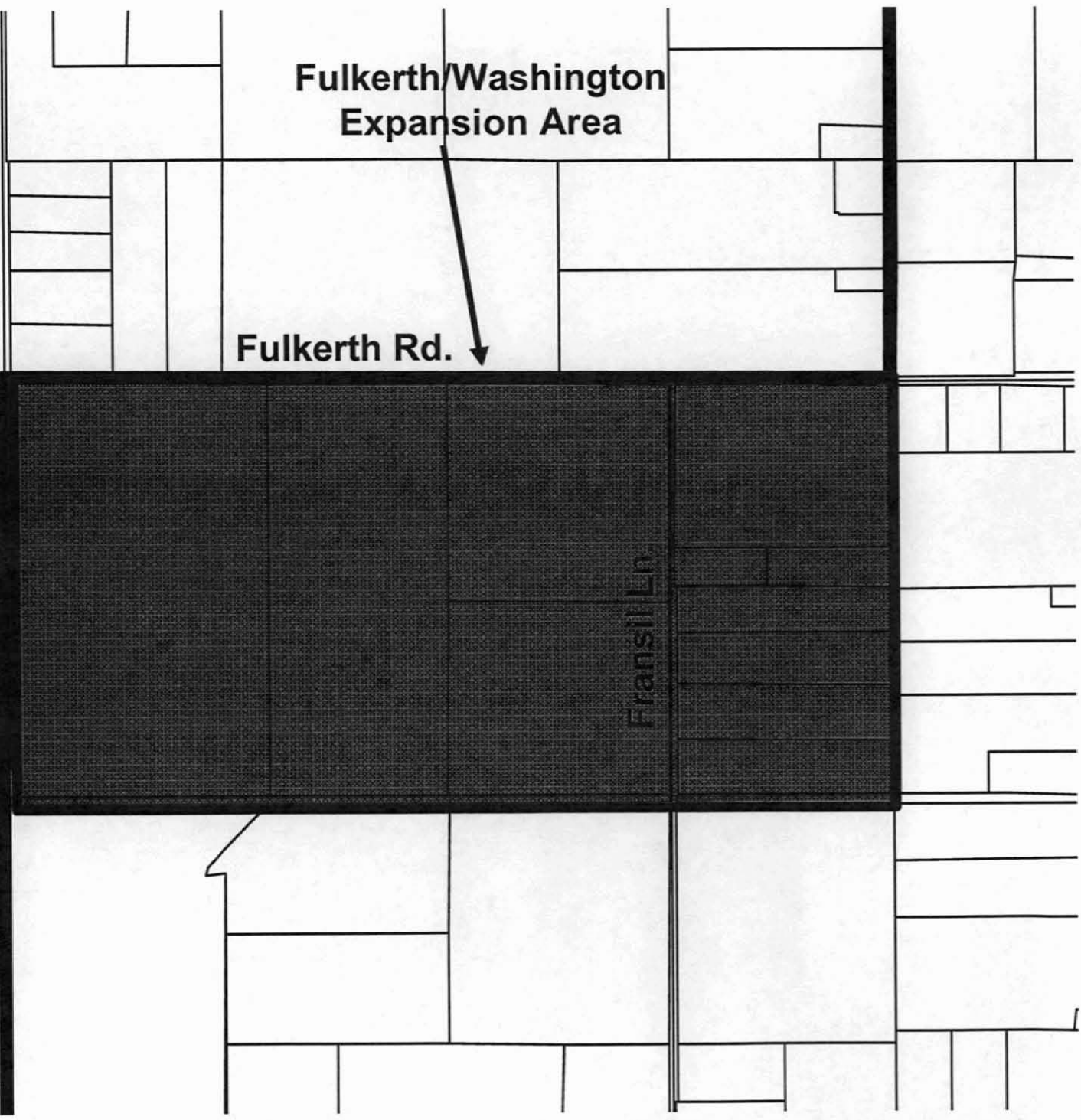
Note: This map is intended as a general reference and does not represent legal boundaries.

Fulkerth/Washington
Expansion Area

Fulkerth Rd.

Washington Rd.

Fransil Ln.



DEVELOPMENT SERVICES
Planning Division
156 South Broadway, Suite 120
Turlock, CA 95380-5454
(209) 668-5640
TDD NO. 1-800-735-2929



Alphabetical list of all streets within the affected area to include beginning and ending street numbers.

FULKERTH – WASHINGTON ENTERPRISE ZONE EXPANSION

3200 – 4700 block Fulkerth Road even only
800 - 1400 Block Fransil Lane odd and even

WASHINGTON – LINWOOD ENTERPRISE ZONE EXPANSION

3613 West Linwood Avenue
3925 West Linwood Avenue
4001 West Linwood Avenue
4207 West Linwood Avenue
3312 Ruble Road
3318 Ruble Road
3506 Ruble Road
3524 Ruble Road
3700 block Ruble Road even only
3800 Ruble Road
825 South Tegner Road
900 Block South Tegner Road odd only
913 South Tegner Road
1007 South Tegner Road
1019 South Tegner Road
1031 South Tegner Road
1125 South Tegner Road
1325 South Tegner Road
1425 South Tegner Road
806 South Washington Road
1318 South Washington Road
1346 South Washington Road

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING THE }
EXPANSION OF THE EXISTING }
ENTERPRISE ZONE BY APPROXIMATELY }
620 ACRES, TO INCLUDE THE }
REMAINING PORTION OF THE WISP AREA }
RECENTLY ANNEXED, AND THE }
APPLICATION TO BE MADE TO THE }
DEPARTMENT OF HOUSING AND }
COMMUNITY DEVELOPMENT }
_____ }

RESOLUTION NO. 2007-297

WHEREAS, the County of Stanislaus currently has an Enterprise Zone that was established on November 16, 2005 and has jurisdiction over the existing zone, as well as the proposed expansion area; and

WHEREAS, existing law allows an enterprise zone to expand its geographic boundaries by up to a maximum of 15% of the original zone boundaries; and

WHEREAS, the Stanislaus Enterprise Zone is comprised of roughly 67,000 acres and has expansion capacity of approximately 8,000 acres; and

WHEREAS, the City of Turlock has received the required support from the private sector to expand the zone; and

WHEREAS, the expansion area is in the City limits and can be served by public facility services as required; and

WHEREAS, the City of Turlock wishes to expand the boundaries of the Enterprise Zone to include a contiguous geographic area as set forth in the attached boundary map; and

WHEREAS, land included within the proposed expansion area is zoned for industrial or commercial use; and

WHEREAS, the City of Turlock will provide the same or equivalent incentives as provided in the existing Enterprise Zone; and

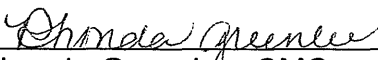
WHEREAS, the County of Stanislaus as lead agency, will submit a written request as required to the California Department of Housing & Community Development to have its existing boundaries expanded.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Turlock does hereby approve to expand the geographic boundaries of its Enterprise Zone as set forth in the attached map and authorizes the Stanislaus Economic Development and Workforce Alliance, as the Enterprise Zone administrator, to submit the written request and required accompanying documentation to expand the Enterprise Zone.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 11th day of December 2007, by the following vote:

AYES:	Councilmembers Hatcher, Howze, Spycher, Vander Weide and Mayor Lazar
NOES:	None
ABSTAIN:	None
NOT PARTICIPATING:	None
ABSENT:	None

ATTEST:



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



City of Patterson

ZONE 40 STANISLAUS ENTERPRISE ZONE EXTENSION APPLICATION & SUPPORTING DOCUMENTS

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Part I: LOCATION SPONSOR (public/private)

CITY OF PATTERSON

Part II: CONTACT INFORMATION (Name, phone, address, and e-mail for public/private)

PUBLIC SPONSOR:

CITY OF PATTERSON
Cleve Morris, City Manager
(209) 895-8015
cmorris@ci.patterson.ca.us
1 Plaza, Patterson, CA 95363
P.O. Box 667, Patterson, CA 95363

PRIVATE SPONSOR:

MCAULEY FORD
Rick J. Schiltz, President
250 N. El Circulo
Patterson, CA 95363
Telephone: (209) 892-3341

Part III: EXPANSION LOCATION(S) (Description of expansion area, major streets, acreage, and Right-of-Way to existing zone boundaries) Attach map of the proposed boundaries.

See attached maps (pp. 14-17), legal description (pp. 18-21), and street ranges (p. 13) for the Enterprise Zone Expansion Area contained in this application.

Over 67,500 acres of Stanislaus County (including unincorporated areas and portions of the cities of Modesto, Turlock and Ceres) are included in the Stanislaus Enterprise Zone. The Zone provides State tax credits and other incentives to new and existing businesses to encourage economic and community

development. Up to 10,125 additional acres of land (15% of the initial land area) are eligible for inclusion in the Zone over its 15-year life.

The City of Patterson (pop 20,875), located between I-5 and State Route 33 in western Stanislaus County is applying for expansion of the Zone to include approximately 189 acres (see attached map and street ranges) that are zoned commercial or light/heavy industrial.

The City Manager, Community Development Director, and City Engineer formed the working group that identified appropriate areas for Zone inclusion based on the potential for economic/community development, particularly job creation.

EXPANSION LOCATIONS

As indicated on the attached map and legal description, the areas of Patterson proposed for inclusion in the Zone expansion are as follows:

NOTE: The numbers refer to areas within each of the Parcels "F" through "H" that are depicted on the attached maps.



PARCEL F

- This area is located in the north area of the City where Highway 33 (S. 2nd St.) meets Ward Avenue. This area is zoned general commercial and includes a John Deere dealer as well as a medical office center. Additional portions of this area are available for future commercial development.
- Total area is 8 acres or 4.2% of the Zone expansion area.



PARCEL G

- This area is located along Highway 33 between Olive Avenue and Sperry Avenue as well as the light/heavy industrial area along N. First Street between Olive Avenue and Las Palmas. Additionally, the downtown commercial areas of Patterson are included in this proposed expansion.
- McAuley Ford and dozens of downtown businesses are located in this area. This area has potential for redevelopment.
- Total area is 138 acres or 73% of the Zone expansion area.



PARCEL H

- This area, located in southern area of the City, includes commercially zoned property that could be utilized for new development.
- Total area is 43 acres or 22.8% of the Zone expansion area.

Part IV: EXPANSION CRITERIA (Please respond (in detail) to the following expansion criteria).

**Part IV-A:
BUSINESS INTEREST (25 POINTS MAXIMUM)**

(Please describe the business interest that currently exists. Please include number of business interests – current, potential new jobs, expansion and retention benefits, and private-sector commitment).

The McAuley Ford auto dealership has expressed significant interest in the Enterprise Zone expansion. They currently employ 30 employees and have given their strong support to this process and are anticipating the benefits from the expansion of the Enterprise Zone. Other businesses have expressed informal interest in the Enterprise Zone expansion as a tool to allow their business to expand and invest in equipment to improve operations.

Over 200 businesses are currently located in the Zone expansion area. Many of these are small, locally owned businesses that will be able to expand operations and hire additional employees due to the tax benefits associated with an enterprise zone. The success of these small businesses is key to the continued economic development and job creation within the City of Patterson. It is well documented that small businesses are extremely important to our economy. For example, the United States Small Business Administration in its 2007 Report To The President stated that "small businesses continued to be at the core of the economic expansion in 2006".

**Part IV-B:
COMMUNITY SUPPORT / PUBLIC SECTOR COMMITMENT (25 POINTS MAXIMUM)**

(Please describe public sector (jurisdictional) support that exists. Please include a discussion of the ability to perform administrative/outreach support, local promotion, and commitment – PLEASE INCLUDE FORMAL CITY COUNCIL RESOLUTION as attachment).

- City Council Resolution No. 2008-08 attached (pp. 5-6).
- McAuley Ford Letter of Support attached (p. 7).

The City Manager is the program administrator for the proposed expansion of the Stanislaus Enterprise Zone in the City of Patterson.

The City of Patterson will coordinate production and distribution of marketing and informational materials and provision of education and training to eligible local businesses, prospective new businesses, agency staff, and elected officials.

City officials will work with the Stanislaus Enterprise Zone for marketing, business assistance, and business development projects.

Patterson has considerable need for job development as evidenced by its high unemployment rate, which stood at 11.8% in October 2007, according to the State of California Employment Development Department. This compares to only 8.5% for Stanislaus County, 7.3% for Modesto, and 6.3% for Turlock. In other words, the City of Patterson has nearly 39% more unemployment than the county as a whole. Even worse, Patterson's 11.8% unemployment rate is more than double the statewide rate of 5.6%. Increasingly, Patterson is becoming a bedroom community for Bay Area commuters because of its location on I-5 and its comparatively low cost housing. There has been double-digit population growth in each of the past 10 years, which has exacerbated the jobs/housing imbalance.

Patterson has a serious deficiency of local jobs. Zone business incentives and tax credits will encourage the formation of local jobs, which will help alleviate the high local unemployment rate and jobs/housing imbalance.

**Part IV-C:
LAND ELIGIBILITY – DEVELOPMENT STATUS (50 POINTS MAXIMUM)**

(Please describe the development ready status of the land you are requesting for zone expansion consideration. Please include a description of existing zoning (industrial, commercial), infrastructure status, and the extent of existing development at the location).

A total of 189 acres is proposed for inclusion in the Enterprise Zone expansion, all within the city limits and virtually all of it is zoned either commercial or light/heavy industrial.

There is existing infrastructure in place in the proposed Zone expansion area, including, but not limited to water, sewer, storm drainage, electricity, gas, and telephone.

The city's water and sewage treatment plants both have substantial unused capacity to meet the needs of existing businesses seeking to expand as well as new industrial or commercial development.

The Zone expansion area consists primarily of existing businesses but also possesses great potential for additional industrial and commercial expansion and development. For example, Parcel H (p.14) consists of 43 acres that are primarily available for new commercial development. Parcels F and G (p.7) possess infill development opportunities as well as the ability for existing business expansion and development.

City Council Resolution No. 2008-08

RESOLUTION NO. 2008-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PATTERSON,
APPROVING THE EXPANSION OF THE STANISLAUS COUNTY ENTERPRISE
ZONE BOUNDARIES

WHEREAS, the County of Stanislaus currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone, as well as the proposed expansion area; and

WHEREAS, the County of Stanislaus wishes to expand the boundaries of its enterprise zone to include a contiguous geographic area as set forth in the attached boundary map; and

WHEREAS, land included with the proposed expansion area is zoned for industrial or commercial use; and

WHEREAS, basic infrastructure is available to the area that would be included in the proposed expansion area; and

WHEREAS, the County of Stanislaus and the City of Patterson will provide the same or equivalent local incentives as provided to the existing enterprise zone; and

WHEREAS, the County of Stanislaus will submit a written request as required to the California Department of Housing & Community Development to have its enterprise zone boundaries expanded.

NOW THEREFORE, BE IT RESOLVED that the County of Stanislaus desires to expand the geographic boundaries of its enterprise zone as set forth in the attached map.

THEREFORE, BE IT FURTHER RESOLVED that the City of Patterson supports and approves the enterprise zone expansion into the areas of the City of Patterson as shown on the attached map.

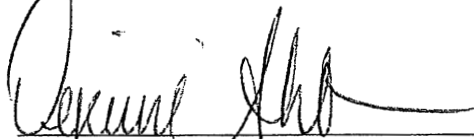
THEREFORE, BE IT RESOLVED that the County of Stanislaus directs the Stanislaus Economic Development and Workforce Alliance, as the Stanislaus EZ Administrator, to submit the written request and required accompanying documentation to expand the enterprise zone.

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 15th day of January 2008, by Councilmember Farinha, who moved its adoption, which motion was duly seconded, and the resolution adopted by the following vote:

CITY OF PATTERSON ENTERPRISE ZONE 40 – STANISLAUS ENTERPRISE ZONE EXPANSION APPLICATION

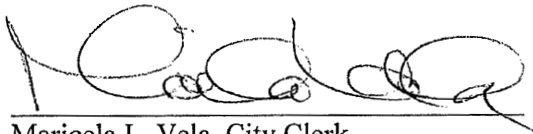
AYES: Councilmembers Smith, Cuellar, Farinha and Mayor Pro Tem
NOES: None Shelton
EXCUSED: Mayor Campo

APPROVED:



Dejeune Shelton, Mayor Pro Tem
City of Patterson


ATTEST:



Maricela L. Vela, City Clerk
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, State of California, at a regular meeting held on the 15th day of January 2008, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED: January 16, 2008



City Clerk of the City of Patterson
Maricela L. Vela

Letter of Support – McAuley Ford



250 N. El Circulo
Patterson, California 95363
209.892.3341 • Fax 209.892.2451
From Modesto 209.527-0550

November 29, 2007

Board of Supervisors, County of Stanislaus
1010 10th Street
Modesto, Ca 95354

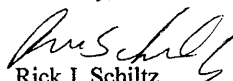
Dear Supervisors,

On behalf of McAuley Ford, I am writing to support the application of the City of Patterson to be included with the Stanislaus Enterprise Zone that was designated last November.

As you know, McAuley Ford supports the efforts of the City of Patterson to expand its economic base and we feel as if the expansion of the Stanislaus Enterprise Zone would be a positive step in this direction.

We have been working with the City of Patterson and other businesses that would benefit from the potential expansion of the Stanislaus Enterprise Zone. We believe the establishment of the zone is important to the revitalization of Patterson and therefore we respectfully request your support for expanding the Enterprise Zone to include Patterson, California.

Sincerely,


Rick J. Schiltz
President, McAuley Ford

Businesses Located in the Proposed Enterprise Zone Expansion

Kohl's and Long's Drugs will be opening new distribution centers in the West Patterson Business Park in the spring of 2006. They do not appear on the list below, which was generated from our City utility customer database.

BUSINESS NAME	ADDRESS
A BIRD'S EYE VIEW	205 D. ST
A WESTSIDE SELF STORAGE	701 N. 1ST ST
AAKASH TIRE & WHEEL	500 N. 2ND ST
ADVANCED UNIFORM DUST	105 S. DEL PUERTO AVE
ALL ABOUT ME SPA	100 N. 4TH ST
ALL IN 1 BEAUTY SUPPLY	215 S. EL CIRCULO AVE
AMANDA'S TOP NOTCH GRO	600 N. 2ND ST., SUITE 6
AMS PRECISION SHEET METAL	551 N. 1ST ST
ANTONIO'S BARBER SHOP	22 S. DEL PUERTO AVE
AUTO ZONE #3323	400 S. 2ND ST
AVALON SALON	46 S. DEL PUERTO AVE
B & K ENTERPRISES	115 S. 2ND ST
B & W PETROLEUM	107 S. 2ND ST
BARBOSE VIDEO	32 OSSIE ST
BEAUTY SHOP, THE (HAIR)	26 S. 3RD ST
BEAUTY SHOP, THE (NAILS)	26 S. 3RD ST
BENNETT HARDWARE	305 S. 2ND ST
BEST FOR LESS REGISTRATI	22 N. DEL PUERTO AVE
BETTENCOURT, OLIVIA	108 SALADO AVE
BIG O TIRES	515 S. 2ND ST
BLUE COMPANY	30 S. DEL PUERTO AVE
BODYLINE AUTO BODY & PAINT	500 S. 3RD ST
BRISAS DE MICHOACAN	42 S. 3RD ST
CABINET SHOP, THE	501 S. 1ST ST, SUITE E
CARLITOS BARBER SHOP	25 S. 3RD ST
CARNICERIA EL RINCON DE MICHOACAN	58 S. 3RD ST
CENTER MINUTE LUBE & AUTO	235 S. 2ND ST
CHILL ENTERPRISE	101 N. 4TH ST
CLASSY TOUCH	27 S. 3RD ST
COLDWELL BANKER ENDSLEY	600 N. 2ND ST, SUITE 6
COLOUR TANNING & BOUTIQUE	100 N. 4TH ST., SUITE 3
CREATIONS UNLIMITED	212 N. EL CIRCULO AVE
CRUZZ AUDIO	450 F. ST
CURL WORLD	22 S. DEL PUERTO AVE
CURTAIN CALL DANCE STUDIO	600 N. 2ND ST., #5
DALE HUBERT INSURANCE	100 N. 3RD ST
DARE TO COMPARE INSURANCE	26 S. 3RD ST., SUITE C
DAY & NIGHT SERVICES	326 SPERRY AVE
DAY BY DAY	326 SPERRY AVE
DIANE'S PARALEGAL AND N	14 S. 3RD ST
DISTOTECA & JOYERIA LIZETS	355 E ST., SUITE B

CITY OF PATTERSON ENTERPRISE ZONE 40 – STANISLAUS ENTERPRISE ZONE EXPANSION APPLICATION

BUSINESS NAME	ADDRESS
DOLES DOLLAR EXPRESS, I	125 S. EL CIRCULO AVE
DOLLAR WORLD GIFT SHOP	200 N. 2ND ST
DULCERIA HERNANDEZ	355 E. ST., SUITE F
DUTRA'S TFD ENTERPRISES	401 N. 1ST ST
EGM FRANCHISE SYSTEM	108 SALADO AVE
EL COTORO	401 N. 1ST ST
EL PAISA	401 N. 1ST ST
EL PATO LOCO	501 N. 1ST ST
EL PORTAL	409 N. 1ST ST #A
EL LPUERTO RESTAURANT	25. S. DEL PUERTO AVE
EL SOL MARKETS	200 N. 2ND ST
EL TREBOL	501 N. 1ST ST
ENRIQUEZ INCOME TAX AND TRAVEL	20 OSSIE ST
ENTERPRISE RENT A CAR	401 N. 1ST ST
EN-VISION	1108 WARD AVE BLDG #B
ERIC RAMOS, MD	1108 WARD AVE BLDG #A-1
ERNIE'S MEXICAN FOOD	110 S. 3RD ST
ESM CABLE CORP.	203 S. 2ND ST
EUGENE A. LAMAZOR, MD, I	1108 WARD AVE BLDG #A-1
EVENTS XTREME LLC	110 S. 4TH ST
FABRIC FIXER CO.	552 DEL PUERTO AVE
FARINHA'S FLOWERS	28 S. DEL PUERTO AVE
FIVE STAR AUTOMOTIVE	551 N. 1ST ST., SUITE D
FRED'S AUTO REPAIR & ELECTRIC	46 DEL PUERTO AVE
FRED'S FRIAS UNION SERVICE	226 N. 2ND ST
FRONTIER CLUB	35 S. 3RD ST
FULLER CHIROPRACTIC	118 S. 4TH ST
FURZE, PAMELA	212 N. EL CIRCULO AVE
GOLDEN LION	329 S. 2ND ST
GOLDEN VALLEY HEALTH CENTER	200 C ST
GREER MOTOR PARTS	53 S. 3RD ST
GREG NUNES REALTY DBA,	44 N. 3RD ST
G'S FOOD MART	101 E. LAS PALMAS AVE
GUERRERO'S AUTO SHOP	208 S. EL CIRCULO AVE
GUERRERO'S TIRES	103 S. 2ND ST
GUIDING HANDS BOOKEEPING & TAX	26 N. 3RD ST
GUILD MORTGAGE COMPANY	335 W. LAS PALMAS AVE
H & R BLOCK, J & G ENTERPRISES	23 N. EL CIRCULO AVE
HAIR REFLECTIONS SALON	108 N. SALADO AVE #4
HARLEY'S GRUB SHACK	31 S. 3RD ST
HARLEY'S GRUB SHACK	31 S. 3RD ST
HENRY CASTRO REAL ESTATE	24 OSSIE ST
HILLVIEW FUNERAL CHAPEL	450 W. LAS PALMAS AVE
IN & OUT EXPRESS CAR WASH	514 N. 2ND ST
J & M'S BARBER SHOP	17 S. DEL PUERTO AVE
JESSE'S USED CARS	123 S. 2ND ST
JJ AUDIO	112 S. 3RD ST., #B

CITY OF PATTERSON ENTERPRISE ZONE 40 – STANISLAUS ENTERPRISE ZONE EXPANSION APPLICATION

BUSINESS NAME	ADDRESS
JOHN CARD'S CUSTOM POLISHING	501 N. 1ST ST., #F
JOHNNY'S CLUB	141 EL CIRCULO AVE
JOHN'S MINI MART	320 N. 2ND ST
KATHY'S MASSAGE THERAPY	219 S. 2ND ST., #A
KELLER REAL ESTATE	355 W. LAS PALMAS AVE
KENT W. ALLEN, DDS	335 W. LAS PALMAS AVE
KILBRIDE, MARIA	27 S. 3RD ST
KINGS ROOFING DBA, D.K.E.	520 S. 3RD ST
LA ESTRELLITA	21 S. 3RD ST
LA PERLA TAPATIA	201 EL CIRCULO AVE
LA PERLA TAPATIA #2	131 E. LAS PALMAS AVE
LA PLACITA LATINA	215 S. EL CIRCULO AVE
LA TORRE, MD, PETER	101 N. 3RD ST
LAM'S PARADISE RESTAURANT	36 S. 3RD ST
LANFRANKI, MD, JOHN	55 SALADO AVE
LANGSTAFF INSURANCE & FINANCIAL	30 N. 3RD ST
LAS GAVIOTAS RESTAURANT	525 S. 2ND ST
LAS PALMAS AUTO SALES	111 E. LAS PALMAS AVE
LBA & ASSOCIATES SERVICES	26 S. 3RD ST., SUITE B
LI XU'S KITCHEN	355 E. ST., SUITE E
LONG'S DRUG STORRE #244	47 DEL PUERTO AVE
LU LU LA ESTRELLA	100 N. 4TH ST., SUITE 2
LUNA BUSINESS SERVICE	26 S. 3RD ST., #A
MAC MORTGAGE	14 S. 3RD ST
MARISQUERIA ALEJANDRE	25 S. DEL PUERTO AVE #1
MCAULEY FORD-MERCURY	250 N. EL CIRCULO AVE
MCINTIRE MACHINE, INC.	504 S. 3RD ST
MELO MACHIINE & MANUFACTURING	103 N. 1ST ST
MEXY TRAVEL	220 N. 2ND ST
MID VALLEY AGRICULTURAL	105 N. 1ST ST
MID VALLEY RECYCLING	107 S. 2ND ST
MILO'S MUNCHIES	401 N. 1ST ST
MIL'S BAR & GRILL	100 DEL PUERTO AVE
MODESTO ADVANCED IMAG	1108 WARD AVE., BLDG A-D
MOUNTAIN VALLEY PROPERTIES	14 S. 3RD ST
MT GASOLINE	115 DEL PUERTO AVE
NET VELOCITE, INC.	20 N. 3RD ST
NEW HAIR & NAILS	4 N. SALADO AVE
NEW HOPE FINANCIAL	26 S. 3RD ST
OCHOA, PATSY JO	212 N. EL CIRCULO AVE
OLD RIVER DIAGNOSTICS	26 S. 3RD ST., SUITE E
OPTIMAL WOUND CARE CENTER	1108 WARD AVE., BLDG A
PACIFIC DRYWALL/HOME 3	116 S. DEL PUERTO AVE
PAGE PUBLISHING	355 W. LAS PALMAS AVE
PATTERSON ACE HARDWARE	501 S. 2ND ST
PATTERSON AUTO CARE	401 N. 1ST ST
PATTERSON BRIDAL	126 S. 4TH ST

BUSINESS NAME	ADDRESS
PATTERSON CHIROPRACTIC	13 PLAZA, SUITE 2
PATTERSON CITY TOW SERVICE	106 E. ST
PATTERSON FAMILY PHARMACY	1108 WARD AVE., BLDG B
PATTERSON FINANCIAL DB	14 S. 3RD ST
PATTERSON GLASS	33 S. SALADO AVE
PATTERSON HEALTH & FITNESS	39 N. 3RD ST
PATTERSON HOUSE OF CHIL	650 N. 2ND ST
PATTERSON IRRIGATOR	26 N. 3RD ST
PATTERSON KICKBOXING	36 OSSIE
PATTERSON MINI-MART	511 S. 2ND ST
PATTERSON MORTGAGE CE	100 N. 3RD ST
PATTERSON OPTOMETRIC GROUP	1108 WARD AVE., BLDG B
PATTERSON PET HOSPITAL	24 S. 3RD ST
PATTERSON RECYCLING CENTER	401 N. 1ST ST
PATTERSON SELF STORAGE	220 N. 2ND ST
PATTERSON SIGNS	220 N. EL CIRCULO AVE
PATTERSON SPEED QUEEN	104 EL CIRCULO AVE
PATTERSON-WESTLEY CHAMBER	2 PLAZA
PAUL OIL COMPANY, INC.	511 S. 2ND ST
PECK & HILLER COMPANY	100 N. 1ST ST
PEREZ C/O CURL WORLD, R	22 S. DEL PUERTO AVE
PG'S MISC.	21 S. DEL PUERTO AVE
PIC-A-PHOTO	30 S. DEL PUERTO AVE
PIZZA PLUS	50 S. DEL PUERTO AVE
PLAYGROUND UNLIMITED	218 N. EL CIRCULO AVE
PRECISION DRIVING SCHOOL	355 W. LAS PALMAS AVE
PRIMERICA DBA, BRUCE JE	218 N. EL CIRCULO AVE
PRISCILLA'S NAIL STUDIO	108 N. SALADO AVE #C
PROMISE YOU INC.	26 S. 3RD ST., SUITE B
PSS	25 S. 3RD ST
PWH BARGAIN INC.	46 S. DEL PUERTO AVE
QUEST DIAGNOSTICS #68243	1108 WARD AVE., BLDG D
R & D OUTDOOR ACCESSORIES	43 S. SALADO AVE
R & R AUTO & TOW	208 S. EL CIRCULO AVE
R. MURRAY CLEANING SERVICE	41 S. SALADO AVE
RAMOS INVESTMENTS	11 PLAZA
RANCH BURGER #2	314 N. 2ND ST
RE/MAX EXECUTIVE, III CRE	66 N. EL CIRCULO AVE
REA & ASSOCIATES	100 N. 4TH ST., SUITE 5
READY AMP STEREO	450 F ST
REALTY WORKS-SCHEUBER	11 PLAZA, SUITE A
RED CARPET NAILS	19 S. DEL PUERTO AVE
ROJO HAIR DESIGNS	355 E. ST., SUITE A
RON WEST & ASSOCIATES	25 N. EL CIRCULO AVE
ROSE, PAT	212 N. EL CIRCULO AVE
SACRED MASSAGE	118 S. 4TH ST
SAFARI BODY MOTIONS	19 S. DEL PUERTO AVE

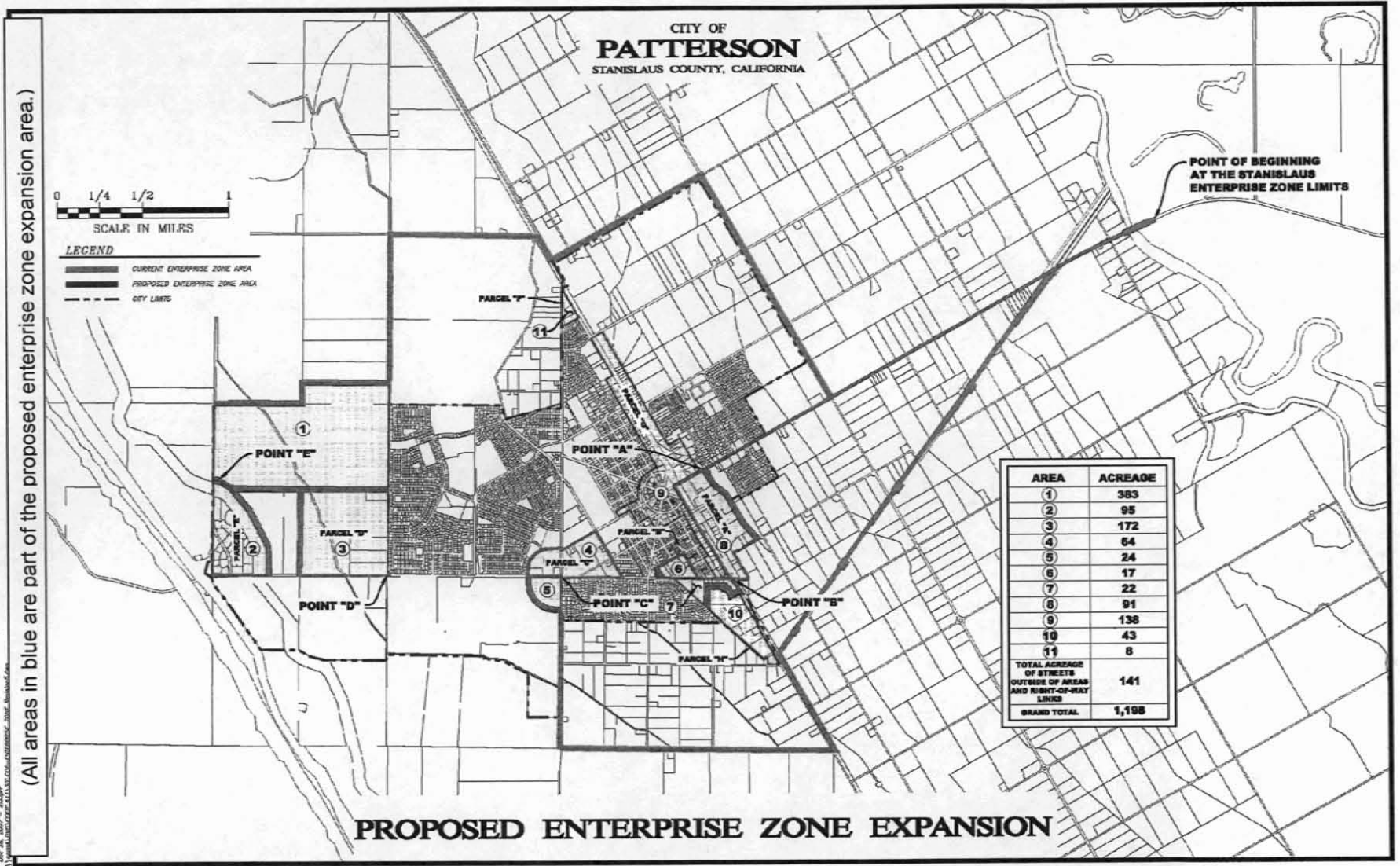
CITY OF PATTERSON ENTERPRISE ZONE 40 – STANISLAUS ENTERPRISE ZONE EXPANSION APPLICATION

BUSINESS NAME	ADDRESS
SAM'S FOOD CITY, LOWE/GO	125 S. EL CIRCULO AVE
SANDOVAL STUDIO	20 OSSIE ST
SARASQUETS, DDS, LISA	355 W. LAS PALMAS AVE
SCOTT ASBILL, DDS, MS	21 N. EL CIRCULO AVE
SEARS	611 S. 2ND ST
SHANE, P. DONLON REAL ESTATE	310 N. 2ND ST
SHEAR DESIGNS	102 S. 4TH ST
SIGNATURE EXPRESSO BAR	11 PLAZA, SUITE D
SILICON CASEWORK	200 N. 1ST ST
SIMON & ASSOCIATES	106 S. 4TH ST
SPEED QUEEN LAUNDROMAT	41 S. SALADO AVE
SUNSHINE DONUT CO.	130 S. 4TH ST
SYSTECH	36 N. 3RD ST
T & M MARKET	107 S. 2ND ST
T & T TAX SERVICES, JOSE A	600 N. 2ND ST., SUITE 4
TAQUERIA EL ANDARIEGO	401 N. 1ST ST
TAQUERIA EL MEXICANO	100 E STREET
THOMAS E. KLEIN, DDS	101 S. EL CIRCULO AVE
TIGERS ATA BLACK BELT ACADEMY LLC	118 N. 2ND ST., SUITE D
TIGER'S FURNITURE & HOME DÉCOR	40 S. DEL PUERTO AVE
TOTAL DISCOUNT	35 S. DEL PUERTO AVE
UNITED CARPETS & FLOOR	214 N. EL CIRCULO AVE
VALADEZ JEWELERS	10 PLAZA
VILLAGE YARNS & ETC.	32 S. 3RD ST
WADDELL & REED, INC.	355 W. LAS PALMAS AVE, SUITE C
WALNUT GROVE CHILDREN	210 N. EL CIRCULO AVE
WATER IMPROVEMENT PRO	114 S. 4TH ST
WEBB, DDS, PAUL	216 N. EL CIRCULO AVE
WESTSIDE DUMPSTER SERVICE	520 S. 3RD ST
WESTSIDE PROPERTY MANAGEMENT	503 S. 2ND ST
WIRELESS WORKS, DBA NE	40 N. SALADO AVE
YANCY LUMBER	100 E STREET

Street Ranges in the Proposed Enterprise Zone Expansion

Street Name	From	To	Side
E Street	201	499	Odd
E. Las Palmas Avenue	1	207	Odd
F Street	401	500	Both
F Street	501	599	Odd
N. 1st Street	2	1000	Even
N. 1st Street	1	249	Odd
N. 2nd Street	1	800	Both
N. 2nd Street	1000	1200	Even
N. 3rd Street	1	60	Both
N. 4th Street	100	107	Both
N. 5th Street	1	99	Odd
N. 6th Street	1	15	Both
N. Del Puerto Avenue	1	60	Both
N. El Circulo	1	300	Both
N. Salado Avenue	1	60	Both
Ossie Street	1	100	Both
Plaza	1	20	Both
Poppy Avenue	1	300	Both
S Salado Avenue	1	60	Both
S. 2nd Street	1	699	Odd
S. 2nd Street	902	1200	Even
S. 3rd Street	500	700	Even
S. 3rd Street	1	199	Both
S. 4th Street	100	199	Both
S. 5th Street	1	99	Both
S. 5th Street	100	150	Even
S. 6th Street	2	80	Even
S. Del Puerto Avenue	1	198	Both
S. El Circulo	1	300	Both
W. Las Palmas Avenue	1	649	Odd
W. Las Palmas Avenue	2	550	Even
Ward Avenue	1100	1200	Even

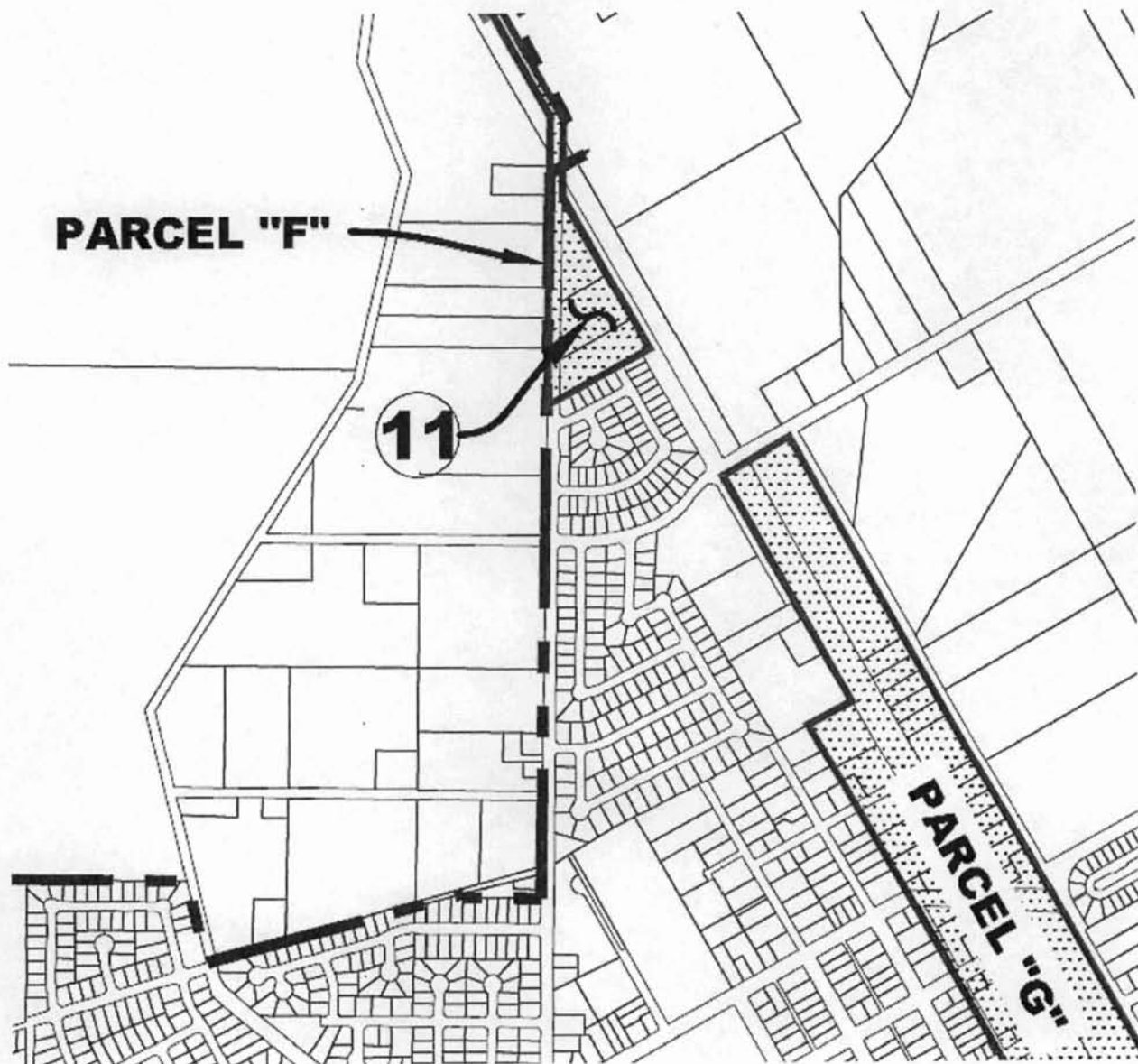
(All areas in blue are part of the proposed enterprise zone expansion area.)



PATTERSON ENTERPRISE ZONE PARCEL "F"

- This parcel is located in the north area of Patterson. (All areas in blue are part of the proposed enterprise zone expansion area.)

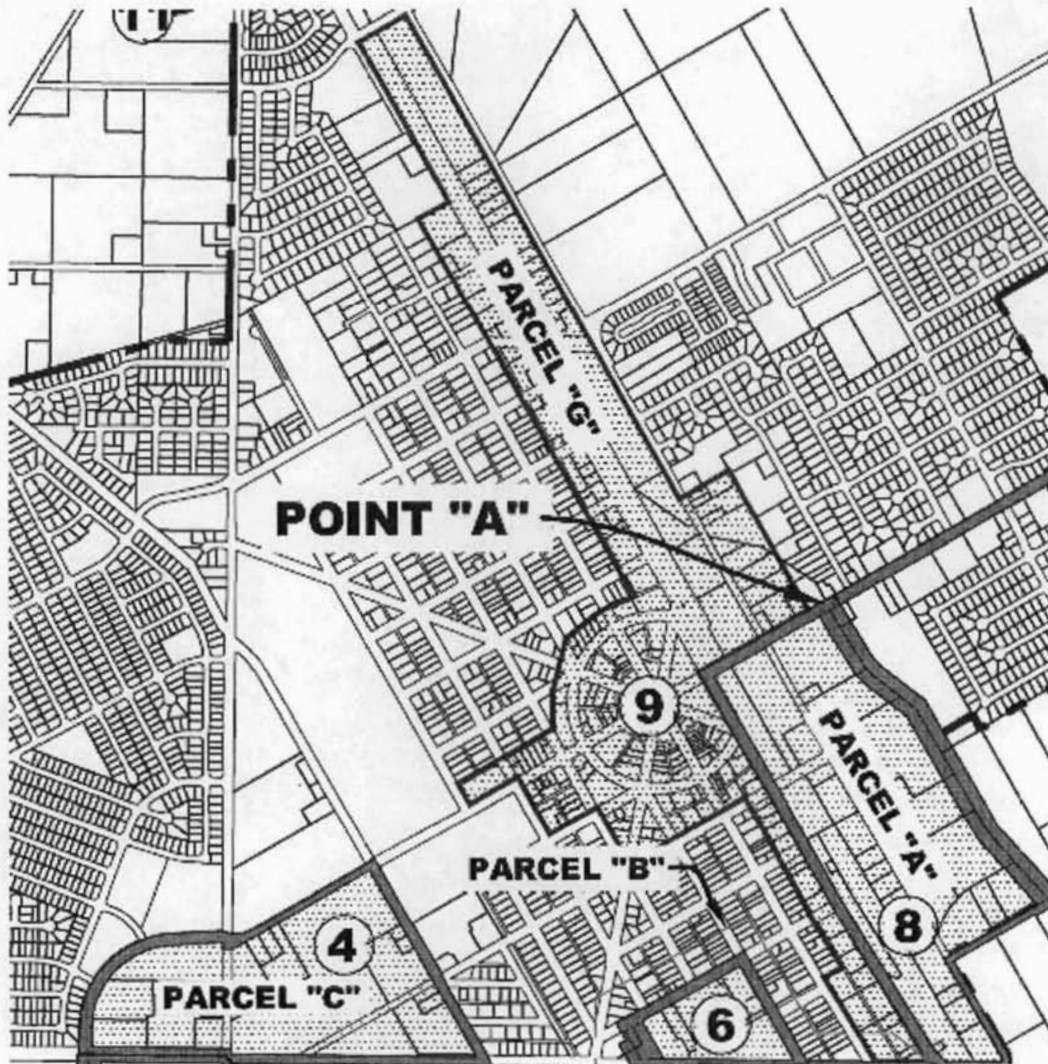
Parcel "F" includes a medical center office complex and John Deere dealership as well as area for future commercial development.



PATTERSON ENTERPRISE ZONE PARCEL "G"

- This parcels is located in the central area of Patterson. (All areas in blue are part of the proposed enterprise zone expansion area.)

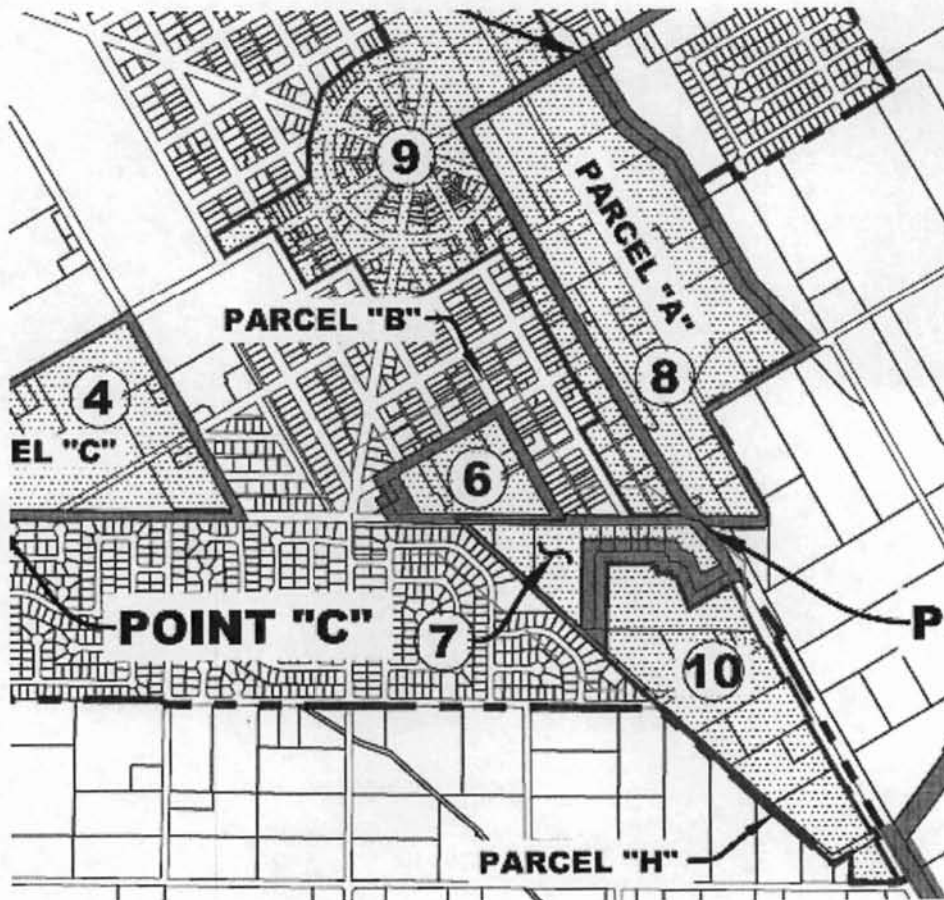
Parcel "G" includes many downtown commercial businesses such as several financial institutions and an auto dealership at El Circulo and N. Del Puerto. Additionally, this area includes industrial areas that are occupied by auto repair, sheet metal, and agricultural manufacturing businesses.



PATTERSON ENTERPRISE ZONE PARCEL "H"

- This parcel is located in the south area of Patterson along Highway 33. (All areas in blue are part of the proposed enterprise zone expansion area.)

Parcel "H" includes commercially zoned property that could be utilized for new development.



Stanislaus Enterprise Zone – City of Patterson – Legal Description

All that real property situated in and being a portion of Sections 24, 25, 26, 35 and 36, Township 5 South, Range 7 East, and Sections 15, 16, 19, 20, 21, 22, 29, 30, 31 and 32, Township 5 South, Range 8 East, Mount Diablo Base & Meridian, County of Stanislaus, State of California, being more particularly described as follows:

Parcel F

Commencing at "Point A" at the intersection of the centerline of East Las Palmas Avenue and the centerline of Patterson Irrigation District Lateral D Canal:

1. Thence, along the centerline of East Las Palmas Avenue, a distance of 150 feet, to the True Point of Beginning
2. Thence, Southwesterly along said centerline, an approximate distance of 913 feet to the intersection of the centerline of State Highway 33, also known as Second Street.
3. Thence, Southeasterly along said centerline, an approximate distance of 3288 feet to the intersection of Sperry Avenue, also called "Point B"
4. Thence, Northwesterly along the centerline of Sperry Avenue, an approximate distance of 380 feet to the Southwesterly prolongation of the Northeasterly right of way of South Third Street.
5. Thence, Northwesterly along said right of way, an approximate distance of 716 feet to the property line between assessor parcel numbers 131-060-14 & 131-060-068.
6. Thence, Northeasterly along said property line, an approximate distance of 148 feet to the centerline of an alley running between South Second Street & South Third Street.
7. Thence, Northwesterly along said centerline, an approximate distance of 1429 feet to the North right of way of E Street.
8. Thence, Southwesterly along said right of way, an approximate distance of 967 feet to the intersection of said right of way and the Southeasterly prolongation of the Northeasterly right of way of North Fifth Street.
9. Thence, Northwesterly along the Northeasterly right of way of South Fifth Street, an approximate distance of 478 feet to the Northwesterly right of way of F Street.
10. Thence, Southwesterly along said right of way, an approximate distance of 397 feet to the Northwesterly right of way of South Sixth Street.
11. Thence, Northwesterly along said right of way, an approximate distance of 477 feet to the intersection of the Northeasterly right of way of South Sixth Street and the Northwesterly right of way of Las Palmas Avenue.
12. Thence, Southwesterly along the Northwesterly right of line of Las Palmas Ave, an approximate distance of 400 feet to the Northeasterly right of way of North Seventh Street.
13. Thence, Northwesterly along said right of way, an approximate distance of 175 feet to the centerline of an alley running Northeasterly between H Street and Las Palmas Avenue.
14. Thence, Northeasterly along said centerline, an approximate distance of 798 feet to the Northeasterly right of way of North Fifth Street.
15. Thence, Northwesterly through assessor parcel number 131-140-031, an approximate distance of 256 feet to the Southeasterly right of way of H Street.
16. Thence, Northeasterly through assessor parcel numbers 131-140-036 & 131-140-037, an approximate distance of 403 feet to the intersection of the Northeasterly right of way of Fourth Street and the centerline of an alley running Northeasterly between I Street and El Circulo.
17. Thence, Northeasterly along said centerline, an approximate distance of 324 feet the intersection of the Southwesterly right of way of North Third Street.
18. Thence, Northeasterly perpendicular across North Third Street, an approximate distance of 81 feet to the intersection of the Northeasterly right of way of North Third Street and the centerline of an alley running Northeasterly between I Street and El Circulo.

19. Thence, Northeasterly along said centerline, an approximate distance of 185 feet to an angle point.
20. Thence, Northwesterly through alleys running Northwesterly between North Second Street and North Third Street, an approximate distance of 3,161 feet to the Southeasterly right of way of assessor parcel number 47-240-019.
21. Thence, Northeasterly along said right of way, an approximate distance of 254 feet to the Southwesterly right of way of State Highway 33, also known as Second Street.
22. Thence, Northwesterly along said right of way, an approximate distance of 1,321 feet to the prolongation of the Southeasterly right of way of Olive Avenue.
23. Thence, Northeasterly along said prolongation, an approximate distance of 391 feet to the Southwesterly right of way of South First Street.
24. Thence, Southeasterly along said right of way, an approximate distance of 4,028 feet to prolongation of the Southeasterly property line of assessor parcel number 47-330-002.
25. Thence, Northeasterly along said prolongation, an approximate distance of 414 feet to the Northeasterly corner of assessor parcel number 47-330-035.
26. Thence, Southeasterly along the Northeasterly property lines of said parcel and assessor parcel numbers 47-330-034, 20, 32, 33, 11 and 10, an approximate distance of 1,160 feet to the point of beginning.

Parcel G

Commencing at "Point B" at the intersection of the centerline of Second Avenue and the centerline of Sperry Avenue:

1. Thence, East along said centerline, an approximate distance of 66 to the intersection of the centerline of said Sperry Avenue and the Westerly right of way line of State Highway 33, also known as Second Street.
2. Thence, Southeasterly along said right of way, an approximate distance of 437 feet to the True Point of Beginning, being the Southeasterly line of assessor parcel number 48-430-019.
3. Thence, Southeasterly along said right of way, an approximate distance of 512 feet to an angle point on said right of way.
4. Thence, Northeasterly along said right of way, an approximate distance of 15 feet to an angle point on said right of way.
5. Thence Southeasterly along said right of way, an approximate distance of 279 feet to an angle point on said right of way.
6. Thence, Northeasterly along said right of way, an approximate distance of 25 feet to an angle point on said right of way.
7. Thence, Southeasterly along said right of way, an approximate distance of 331 feet to an angle point on said right of way.
8. Thence, Southwesterly along said right of way, an approximate distance of 25 feet to an angle point on said right of way.
9. Thence, Southeasterly along said right of way, an approximate distance of 565 feet to an angle point on said right of way.
10. Thence, Northeasterly along said right of way, an approximate distance of 15 feet to an angle point on said right of way.
11. Thence, Southeasterly along said right of way, an approximate distance of 35 feet to an angle point on said right of way.
12. Thence, Southwesterly along said right of way, an approximate distance of 15 feet to an angle point on said right of way.
13. Thence, Southeasterly along said right of way, an approximate distance of 336 feet to an angle point on said right of way.

14. Thence, Northeasterly along said right of way, an approximate distance of 26 feet to an angle point on said right of way.
15. Thence, Southeasterly along said right of way, an approximate distance of 61 feet to an angle point on said right of way.
16. Thence, Southwesterly along said right of way, an approximate distance of 30 feet to an angle point on said right of way.
17. Thence, Southeasterly along said right of way, an approximate distance of 337 feet to the Northerly right of way line of Bartch Avenue.
18. Thence, Southwesterly along said right of way line, an approximate distance of 26 feet to an angle point on said right of way.
19. Thence, Northwesterly along said right of way, an approximate distance of 330 feet to a point on said right of way line.
20. Thence, Northeasterly along across assessor parcel number 48-041-012, an approximate distance of 211 feet to the Southeasterly right of way of a 60' canal reservation.
21. Thence, Southwesterly along said right of way, an approximate distance of 151 feet to an angle point of said right of way.
22. Thence, Northwesterly along said right of way, an approximate distance of 2233 feet to a point on said right of way.
23. Thence, Northeasterly across assessor parcel numbers 48-043-012 & 48-043-018, an approximate distance of 669 feet to an angle point in assessor parcel number 048-043-018.
24. Thence, Southeasterly through assessor parcel number 48-043-018, an approximate distance of 334 feet to an angle point in assessor parcel number 048-043-018.
25. Thence, Southwesterly through assessor parcel number 48-043-018, an approximate distance of 22 feet to an angle point in assessor parcel number 048-043-018.
26. Thence, Southeasterly through assessor parcel number 48-043-018, an approximate distance of 30 feet to an angle point in assessor parcel number 048-043-018.
27. Thence, Southeasterly through assessor parcel number 48-043-018, an approximate distance of 49 feet to an angle point in assessor parcel number 048-043-018.
28. Thence, Southeasterly through assessor parcel number 48-043-018, an approximate distance of 98 feet to an angle point in assessor parcel number 048-043-018.
29. Thence, Southeasterly through assessor parcel number 48-043-018, an approximate distance of 33 feet to an angle point in assessor parcel number 048-043-018.
30. Thence, Northeasterly through assessor parcel number 48-043-018, an approximate distance of 30 feet to an angle point in assessor parcel number 048-043-018.
31. Thence, Southeasterly through assessor parcel number 48-043-018, an approximate distance of 240 feet to an angle point in assessor parcel number 048-043-018.
32. Thence, Northeasterly through assessor parcel number 48-043-018, an approximate distance of 355 feet to the Point of Beginning.

Parcel H

Beginning at the intersection of the Southeasterly right of way of Eucalyptus Avenue and the Northeasterly right of way of Ward Avenue.

1. Thence, Southeasterly along the Northeasterly right of way of Ward Avenue, an approximate distance of 688 feet to an angle point on said right of way.
2. Thence, Southwesterly along said right of way, an approximate distance of 395 feet to the intersection of said right of way and the Southwesterly right of way of Highway 33, also known as Second Street.
3. Thence, Southeasterly along the Southwesterly right of way of Highway 33, an approximate distance of 901 feet to an angle point on said right of way.
4. Thence, Southwesterly along assessor parcel number 47-058-003, an approximate distance of 600 feet to the Westerly right of way of Ward Avenue.

5. Thence, Northeasterly along said right of way, an approximate distance of 1478 feet to an angle point on said right of way.
6. Thence, Northwesterly along said right of way, an approximate distance of 643 feet to the prolongation of the Southeasterly right of way of Eucalyptus Avenue.
7. Thence, Northeasterly along said prolongation, an approximate distance of 50 feet to the Point of Beginning.

End of Description.



Prepared under the supervision of:
Robert C. Hart, Jr., P.L.S. 5784
Expires 12/30/2008

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE
STATE ENTERPRISE AND ECONOMIC DEVELOPMENT SECTION**

300 Third Street, Suite 390
Sacramento, CA 95811
(916) 322-1554
FAX (916) 327-6660



June 30, 2008

Douglas Sweetland, Director
Economic Development and Zone 40 Administrator
Office of The Alliance
10th Street Place
Modesto, CA 95353

Dear Mr. Sweetland:

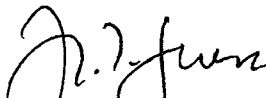
The Department of Housing and Community Development approves Expansion SC-8-08 for the Stanislaus Enterprise Zone. The expansion areas are located in the City of Patterson (189 acres) and the City of Turlock (620 acres). With this expansion, the total expansion acreage remaining for the Stanislaus Enterprise Zone is 2,296.35 acres.

The approval of the expansion request extends the final geographic boundaries of the Stanislaus Enterprise Zone to include the stated expansion area. With this approval, the expansion area shall be accorded all of the enterprise zone tax benefits. The effective date of the expansion shall be retroactive to June 12, 2008, representing the date that the Department received the map required for the expansion application.

Please note that the Department initially delayed the approval of the expansion application because it did not include all of the resolutions required by the current regulations. Subsequently, the Department concluded that the Enterprise Zone had adhered to the guidelines offered by the State in 2005 and, therefore, was unaware of the changes brought about by the regulations. As a result, to avoid any further delays and to minimize the impact on the business community, the Department approved the application at this time. However, in the future, the Department intends to adhere strictly to the regulations. Therefore, to avoid delays on any future requests for expansions, please contact the Department in advance to confirm the requirements for expansion requests. Otherwise, the Department may return the expansion application due to insufficient documentation.

If you have any questions about this matter, please contact me at (916) 327-2862.

Sincerely,


Frank Luera
Section Chief