

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

DEPT: Chief Executive Office

BOARD AGENDA #: \*B-9

Urgent

Routine

CEO Concurs with Recommendation YES  NO

(Information Attached)

AGENDA DATE February 26, 2013

4/5 Vote Required YES  NO

SUBJECT:

Approval to Adopt a Resolution Initiating a Seventh Expansion of the Stanislaus Enterprise Zone by Approximately 263.42 Acres in the Unincorporated Area and Authorization to Submit a Zone Expansion Application Request to the State of California

STAFF RECOMMENDATIONS:

1. Approval to adopt a resolution initiating a seventh expansion of the Stanislaus Enterprise Zone by approximately 263.42 acres in the unincorporated area of Stanislaus County.
2. Authorize staff to prepare and submit a zone expansion application request to the State of California Department of Housing and Community Development (HCD).

FISCAL IMPACT:

The Stanislaus Enterprise Zone (Zone 40) is the result of considerable time, attention and resources provided by public and private sectors. In 2005, the cities of Ceres, Modesto, Turlock and the County of Stanislaus worked directly with private business partners and the Stanislaus Economic Development and Workforce Alliance to develop all pre-application and application documents and analysis. The original effort included an environment impact report (per a State requirement) which was funded jointly by public and private sectors and included a Stanislaus County Economic Development Bank grant for \$41,000  
(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2013-83

On motion of Supervisor De Martini, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Monteith, De Martini and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: Withdraw

1)  Approved as recommended

2)  Denied

3)  Approved as amended

4)  Other:

MOTION: This Item was removed from the consent calendar for discussion and consideration.

ATTEST:

  
CHRISTINE FERRARO TALLMAN, Clerk

BY: Deputy

File No.

Approval to Adopt a Resolution Initiating a Seventh Expansion of the Stanislaus Enterprise Zone by Approximately 263.42 Acres in the Unincorporated Area 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. There is nominal fiscal impact to the County associated with the zone expansion request. Certain costs associated with the development of the expansion application are covered by the applicant. This includes staff time for technical assistance provided by the Departments of Planning and Community Development (Zoning verification) and Public Works (Geographic Information Systems mapping).

**DISCUSSION:**

**Stanislaus Enterprise Zone - Zone 40**

On December 6, 2005, the Board of Supervisors adopted and certified the program Environmental Impact Report (EIR) for the Stanislaus County/Highway 99 Corridor Enterprise Zone (Zone 40). In January 2006, Stanislaus received its first Enterprise Zone designation with an official effective date retroactive to November 16, 2005. The initial approval included the communities of Ceres, Turlock, Modesto, and parts of unincorporated Stanislaus County. The initial Zone 40 core footprint totaled 67,508.98 acres.

The Enterprise Zone Program offers five state tax credits that assist in reducing the cost of hiring new employees and investing in production/office equipment for businesses that operate within its boundaries. The credits applicable to the program apply during the life of the Stanislaus Enterprise Zone, from November 16, 2005 to November 15, 2020. While there have been subsequent expansion of the Zone with varied inception dates, all designations will have the November 15, 2020 expiration date.

In accordance with State Enterprise Zone law, up to 15% of the 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 expansion. To prepare for future expansion processes the original Zone 40 workgroup (comprised of the initial applicant jurisdictions and Stanislaus County) prepared an expansion criteria primer, which was approved by the Board of Supervisors on February 7, 2006 and placed emphasis on business interest, community support and land eligibility.

Through cooperative efforts involving the County, partner cities, and local support from the private business sector, Zone 40's core footprint has been expanded to include a majority of all industrial/commercial sites throughout Stanislaus County. After the completion of six successful expansions (totaling 8,710.15 acres), the footprint now encompasses a total of 76,219.13 acres.

**Prior Approved Zone Expansions - Phase I - VI**

Phase I - In January 2007, the State of California approved significant components of a Zone 40 expansion (6,686 acres) retroactively to July 1, 2006. Several expansion areas were not approved at initial application due to a non-contiguous alignment with the base zone. This issue was later resolved with assistance from new State legislation (AB 1550) approved in November

Approval to Adopt a Resolution Initiating a Seventh Expansion of the Stanislaus Enterprise Zone by Approximately 263.42 Acres in the Unincorporated Area and Authorization to Submit a Zone Expansion Application Request to the State of California

2006, which provided program latitude and flexibility in instances where local strategic planning efforts identified significant need.

Phase II - On March 20, 2007, the City of Hughson submitted an expansion request for a total of 215 total acres. The Hughson expansion included primarily commercial, light/heavy industrial, and business park properties.

Phase III - On May 15, 2007, Stanislaus County made application on behalf of Bronco Winery (unincorporated county) for 120 total expansion acres. The Bronco Winery expansion request included primarily commercial and light industrial property.

Phase IV - On February 12, 2008, the cities of Turlock and Patterson submitted an expansion request for 809 total acres. This expansion supported each respective city with economic development goals for their light and heavy industrial areas.

Phase V - On September 16, 2008, the cities of Hughson, Newman, Patterson and Waterford submitted an expansion request for 778.5 total acres. This expansion included primarily commercial and light-industrial properties.

Phase VI - On March 2, 2010, Stanislaus County made application on behalf of Duarte Nursery (unincorporated county) for 101.65 total expansion acres. Duarte Nursery included agriculturally zoned properties with the requisite Commercial Use Permits. The Commercial Use Permits create commercial/industrial zoning for Enterprise Zone purposes thus allowing zone expansion to occur.

#### **Current Expansion Request - Phase VII**

Stanislaus County is the applicant for Phase VII on behalf of three local agricultural businesses (Dave Wilson Nursery, Hughson Nut/Cal Almond and Burchell Nursery) for an expansion request of 263.42 total acres. All three businesses are integral to the local agricultural industry and located in the unincorporated area of Stanislaus County.

***Dave Wilson Nursery*** - Expansion acreage request equates to 100 acres. The expansion request consists of one section of a parcel located at 19701 Lake Road. Established by Dave Wilson in 1938 near Modesto, the company has grown to become one of the largest growers of deciduous fruit, nut and shade trees in California. Dave Wilson Nursery growing/processing grounds are all located east of Modesto, near the town of Hickman. The company employs approximately 100 employees year-round and 115 seasonal employees. Dave Wilson Nursery representatives estimate that expanding the Enterprise Zone boundary to their property will allow the company to purchase capitalized assets, invest in improving existing facilities and create new jobs (projected in excess of 50).

Approval to Adopt a Resolution Initiating a Seventh Expansion of the Stanislaus Enterprise Zone by Approximately 263.42 Acres in the Unincorporated Area and Authorization to Submit a Zone Expansion Application Request to the State of California

**Hughson Nut/Cal Almond** - Expansion acreage request equates to 63.42 acres. The expansion request consists of two individual parcels located at 1825 Verduga Road and at 6049 Leedom Road near Hughson. Hughson Nut/Cal Almond is a full service almond supplier with nearly 350 employees during the peak season. The main Hughson Nut/Cal Almond facility is located in the Hughson area with ancillary production facilities located in Merced County. Expansion of the Enterprise Zone to include their property is expected to foster a synergy of capital reinvestment within the company that will ultimately ensure the viability and growth of the business and create new job potential (projected at 50).

**Burchell Nursery** - Expansion acreage request equates to 100 acres. The expansion request consists of one section of a parcel located at 9318 Wamble Road near Oakdale. Burchell Nursery grows more than 300 varieties of peach, nectarine, cherry, apricot, plum, prune, apple, almond, and walnut trees. Burchell Nursery employs approximately 80 employees year round. They also grow pomegranate, citrus and olive trees. Burchell's focus on quality led to the development of California's own tree certification program. Burchell Nursery worked to eliminate viruses from commercial tree varieties and establish clean sources of bud wood. Originally located on an acre and a half of property, the Burchell operation now includes 700 acres near Oakdale and a branch in Fresno County in addition to the original land around Modesto. Expansion of the Enterprise Zone to include their property is expected to foster a synergy of capital reinvestment within the company that will ultimately ensure the viability and growth of the business and create new job potential (40-50 projected).

On October 17, 2012, the expansion applications for Dave Wilson Nursery, Hughson Nut/Cal Almond and Burchell Nursery were reviewed by the Zone 40 working group (consisting of all nine jurisdictions and Stanislaus County). It was the workgroups unanimous determination (and subsequently formalized by each jurisdictions elected bodies by resolution) that the requests met the Board approved criteria which includes:

Business Interest - included the number of potential new jobs created, expansion and retention issues, and overall private sector commitment to the zone philosophy.

Community Support and Commitment - included a discussion of public sector (community and jurisdictional) administrative support, including local human resources and logistics, local promotion commitment and acceptance of the resolution requirements set forth by the State of California Department of Housing and Community Development.

Land Eligibility - included detailed discussion regarding the development ready/capacity of zone expansion requests including general plan and zoning designations, infrastructure status, extent of existing development and business readiness of the location.

All properties are agriculturally zoned which have the requisite Commercial Use Permits. The Commercial Use Permits create commercial/industrial zoning for Enterprise Zone purposes thus allowing zone expansion to occur. All required infrastructure (including utilities) is in place to meet the needs of the business.

## Approval to Adopt a Resolution Initiating a Seventh Expansion of the Stanislaus Enterprise Zone by Approximately 263.42 Acres in the Unincorporated Area and Authorization to Submit a Zone Expansion Application Request to the State of California

Expansion of Zone 40 on the Dave Wilson Nursery, Hughson Nut/Cal Almond and Burchell Nursery locations as requested will allow capital reinvestment within the companies, continuous improvement and innovative product development that will ultimately ensure the viability and growth of the business in future years and help to keep all three businesses at the forefront of their respective sectors and the local/regional economy. In turn, the growth enabled by the Enterprise Zone tax incentives will ultimately support local job creation/retention goals and priorities.

Dave Wilson Nursery, Hughson Nut/Cal Almond and Burchell Nursery have provided letters of support from their business located in the proposed expansion areas and have identified existing business enterprise that they hope to expand related to their current operations. Through all prior expansion and subsequent activity, the County has demonstrated a commitment and support of the Zone 40 program. The County and all city partners continue to demonstrate commitment and assist in marketing, community presentations and Zone 40 team activities. The Stanislaus County Chief Executive Office is the local program administrator for this proposed expansion as the proposed acreage is located in the unincorporated area of Stanislaus County.

### **Enterprise Zone Remainder/Future of Program**

This seventh phase expansion of approximately 263.42 acres is 18.6% of the total expansion remainder (1,416.20). With approval of the expansion request, there will be a zone balance of 1,152.78 to be considered for future expansions.

The original zone application clearly defined the intention to include all interested jurisdictions in Stanislaus County. Through a very inclusive, successful zone expansion protocol, that regional intent was realized with expansion number five. The cities of Waterford and Newman joined the seven previously activated incorporated jurisdictions utilizing this job creation and job retention incentive program.

The Enterprise Zone program will continue to be a relocation or business expansion tool in Stanislaus County. As the economy recovers, the best regional uses should continue to be a primary focus for the program and any expansion thereof. The remaining 1,152.78 acres will require careful consideration into the future.

At the Zone 40 workgroup meeting to review the Phase VII expansion request, members discussed program utilization since inception, potential program changes at the State level and best use of future expansion requests. At that time, it was indicated that several new Zone expansion requests had been received by Stanislaus County that would go through the review process and be brought back for consideration at a later date.

Approval to Adopt a Resolution Initiating a Seventh Expansion of the Stanislaus Enterprise Zone by Approximately 263.42 Acres in the Unincorporated Area and Authorization to Submit a Zone Expansion Application Request to the State of California

Earlier this month, the State Department of Housing and Community Development (HCD) released its proposed program changes for the Enterprise Zone Program. Reform to the program is expected to occur through the regulatory process. The Chief Executive Office will work with the Stanislaus Economic Development and Workforce Alliance (Alliance) to monitor the progress of these discussions. Additionally, HCD is mandating that all zones recertify qualified Targeted Employment Areas (TEA) tracts. The mandate to recertify is based out of original Enterprise Zone legislation which stipulates that each zone must recertify the TEA qualified tracts within its jurisdiction upon release of new census data. HCD has released a list of qualifying TEA tracts for Stanislaus County. The certification process will entail mapping and identifying qualified address ranges within the qualified census tracts. The Alliance is working with the Department of Public Works to develop a project scope and schedule and identifying associated costs before commencing work in this area.

**POLICY ISSUES:**

The Board of Supervisors should consider the Enterprise Zone expansion request for unincorporated Stanislaus County (Dave Wilson Nursery, Hughson Nut/Cal Almond and Burchell Nursery) and determine whether this effort is consistent with the priorities of A Strong Local Economy, A Strong Local Agricultural Economy/Heritage and Effective Partnerships.

**STAFFING IMPACT:**

The Stanislaus Economic Development and Workforce Alliance has been identified as the Enterprise Zone Administrator however, there is ongoing County staff time required to assist with the preparation and review of expansion recommendations and reports. The Chief Executive Office, Office of County Counsel and Departments of Planning and Community Development and Public Works provide technical assistance as needed.

**CONTACT PERSONS:**

Keith Boggs, Assistant Executive Officer, Telephone: 209-652-1514  
Raul Mendez, Senior Management Consultant, Telephone: 209-652-1128

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

2013-83

Date: February 26, 2013

On motion of Supervisor De Martini Seconded by Supervisor O'Brien  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Withrow Monteith, De Martini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: Withrow

Item # \*B-9

THE FOLLOWING RESOLUTION WAS ADOPTED:

**Approval to Adopt a Resolution Initiating a Seventh Expansion of the Stanislaus Enterprise Zone by Approximately 263.42 Acres in the Unincorporated Area 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 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 in November 16, 2005; and

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

WHEREAS, the 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 expansion capacity of approximately 10,100 acres from the original zone boundaries; and

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

WHEREAS, there have been six successful Enterprise Zone expansions to date; and

WHEREAS, the Stanislaus Enterprise Zone expansions approved to date have totaled 8,710.15 acres leaving an expansion zone remainder of 1416.20 acres as balance for future expansion activities.

NOW, THEREFORE BE IT RESOLVED that the Stanislaus County Board of Supervisors does hereby unanimously proclaim that the Phase Seven Enterprise Zone expansion application for approximately 263.42 total acres is of significant importance to the continued vitality and development of the local economies. The Board further authorizes County staff to prepare and submit a formal expansion application to the State of California – Department of Housing and Community Development per authorized procedural guidelines.

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

BY:

  
Elizabeth A. King, Assistant Clerk

File No.



**Cover Letter  
& Application**

**Resolution**

# **Stanislaus Enterprise Zone 40**

**Maps**

**Infrastructure**

## **Dave Wilson Nursery**

**Street Ranges**

**Legal Boundary**

**Zoning  
Verification**

**Letter of  
Support**

**2012**

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# Stanislaus County

Stanislaus Enterprise Zone - Zone 40

Extension Application & Supporting Documents

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Cover Letter & Application

Multi-Jurisdictional Resolutions

Maps

Infrastructure

Street Ranges in the EZ Extension Area

Legal Boundary of EZ Extension Area (Digitized Maps)

Zoning Verification

Letter of Support for Expansion Request

Location Sponsor

Public Sponsor

Stanislaus County  
Monica Nino, CEO  
1010 10th Street  
Modesto, CA 95353

Private Sponsor

Dave Wilson Nursery  
19701 Lake Road  
Hickman, CA



2012

[www.stanalliance.com](http://www.stanalliance.com)

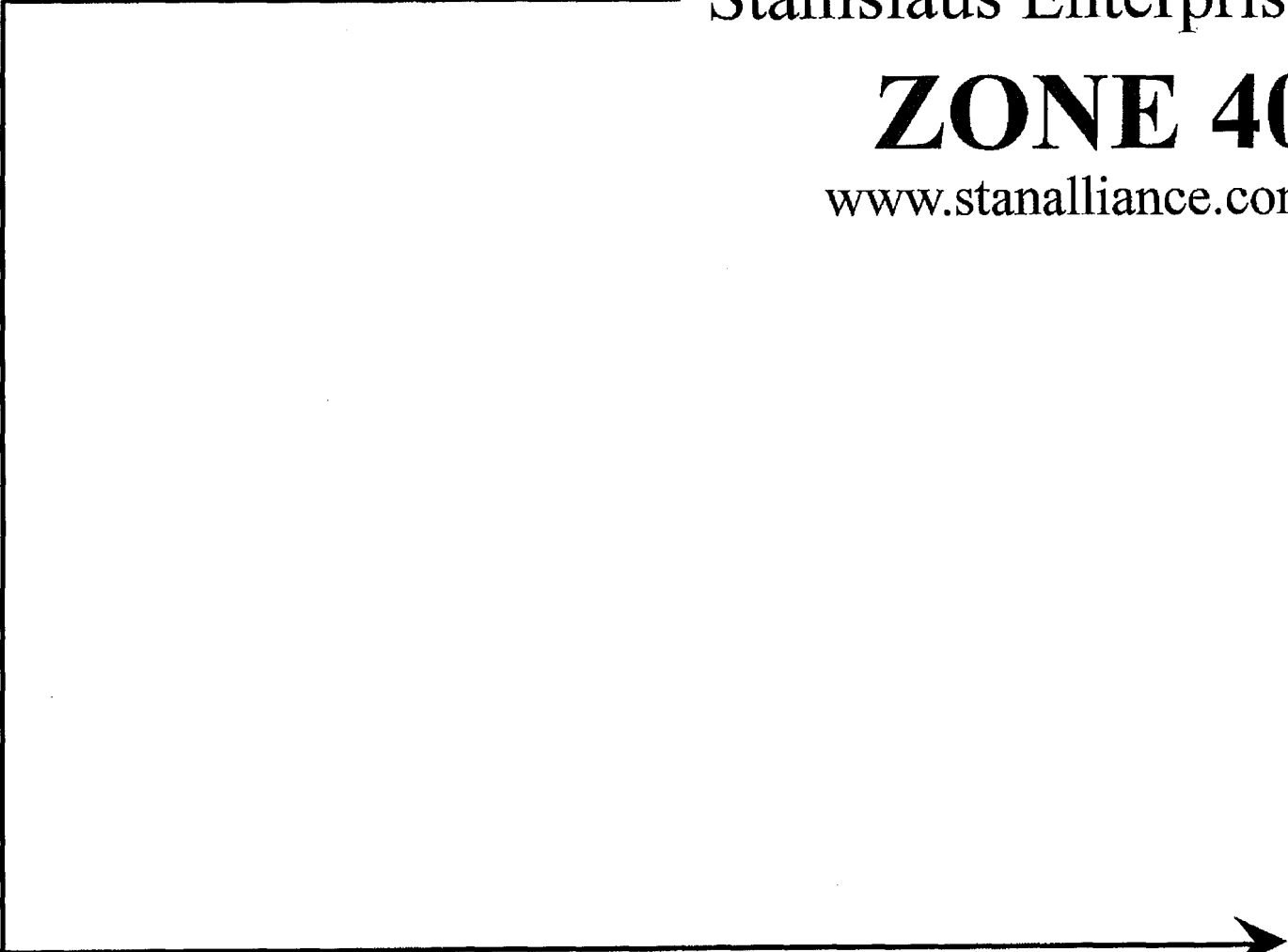


ALLIANCE

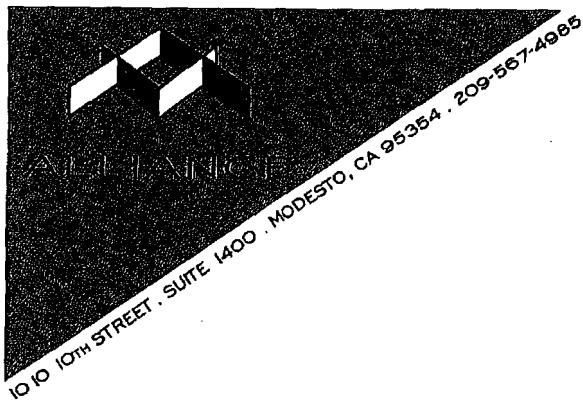
Stanislaus Enterprise

**ZONE 40**

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**Cover Letter & Application**



September 20, 2012

John Nunn, Jr.  
Enterprise Zone Program Manager  
Department of Housing & Community Development  
Division of Financial Assistance  
1800 Third Street, Suite 390  
Sacramento, CA 94252-2054

Re: Dave Wilson Nursery Enterprise Zone Expansion

Dear Mr. Nunn,

Enclosed is a completed HCD Enterprise Zone expansion application requesting review and approval of the Stanislaus Enterprise Zone expansion to include Dave Wilson Nursery property. Included in this application – HCD Enterprise Zone expansion application packet, zoning verification for selected expansion parcel completed by Stanislaus County Department of Planning and Community Development, and letter of support provided by Dave Wilson Nursery.

Current Enterprise Zone expansion capacity for the Stanislaus Enterprise Zone registers at 1352.78 acres. Dave Wilson Nursery total Enterprise Zone expansion acreage request equates to 100 acres respectively. The expansion request consists of one section of parcel #020-002-020, located at 19701 Lake Rd., Stanislaus County. Upon HCD approval of the Dave Wilson Nursery Enterprise Zone expansion request, the remaining future expansion acreage allotment for the Stanislaus Enterprise Zone will remain at 1252.78 acres.

The Dave Wilson Nursery parcel proposed for Enterprise Zone expansion/inclusion is zoned Agriculture with applicable Commercial Use Permit (CUP). All required operational infrastructure is in place to meet the needs of the individual business.

The Enterprise Zone boundary expansion process has been initiated through the interest of one specific employer, Dave Wilson Nursery. Established by Dave Wilson in 1938 near Modesto, the company has grown to become one of the largest growers of deciduous fruit, nut and shade trees in California. Dave Wilson Nursery growing/processing grounds are all located east of Modesto, near the town of Hickman. The company employs approximately 100 employees year-around and 115 seasonal employees. Dave Wilson Nursery representatives estimate that expanding the Enterprise Zone boundary to the Dave Wilson Nursery property will allow the company to purchase capitalized assets in the range of 500K, invest improving existing facilities in the range of 1 million, and create in excess of 50 new jobs.

The Stanislaus Economic & Workforce Alliance as the Zone Administrator in partnership with Stanislaus County, the applicant, respectfully submits the attached Enterprise Zone expansion request for consideration in accordance with regulations governing Enterprise Zone activity and expansion opportunities. If questions or comments should arise when reviewing the attached Enterprise Zone expansion request, please feel free to contact me. For your convenience, I can be reached at 209.567.4940.

Respectfully,

Rey Campanur  
Enterprise Zone Manager  
Stanislaus Economic Development & Workforce Alliance

Encl.

## Expansion Application 2012

Instructions: Applicant to complete Sections 1, 2, & 3. See *Expansion Application Submission Guidelines* for further instructions.

Section 1. Contact Information		Expansion Acreage		
Enterprise Zone:	Stanislaus Enterprise Zone	Original Zone Acreage:	67508.98	
Jurisdictions:	Stanislaus County Unincorporated City of: Ceres, Modesto, Oakdale, Riverbank, Waterford, Hughson, Newman, Patterson, Turlock	Basis*	15% X 20%	
		Current Expansion Capacity	<b>1352.78 Acres</b>	
		Expansion Acreage Requested	<i>Industrial</i>	Acres
			<i>Commercial</i>	100 Acres
<i>Other</i>	Acres			
Contact Name:	Rey Campanur	<b>TOTAL</b>	100 Acres	
Telephone Number:	209.567.4940	New Cumulative Zone Acreage	76382.55 Acres	
Proposed Expansion Name:	Dave Wilson Nursery	Balance (Remaining Capacity)	1252.78 Acres	
Expansion Type:	<i>Intra-jurisdictional Expansion:</i> <input type="checkbox"/> Contiguous <input checked="" type="checkbox"/> Non-Contiguous	<i>Inter-jurisdictional Expansion:</i> <input type="checkbox"/> Adding a contiguous jurisdiction <input type="checkbox"/> Using a right-of-way to establish contiguity.		

Section 2. Required Documentation		
Exhibit Name	Document	(Optional) Applicant Comments
Exhibit A	Cover Letter	
Exhibit B	Certified Resolution or Ordinance (Jurisdiction Name) (Resolution #)	
Exhibit C	Map	
Exhibit D	Infrastructure Assessment	
Exhibit E	Street Range Listing	
Exhibit F	Boundary Description	<input checked="" type="checkbox"/> Digitized Map
		<input type="checkbox"/> Description
Exhibit G (if applicable)	<i>Intra-jurisdictional Non-Contiguous Justification</i>	<input checked="" type="checkbox"/> Exhibit G1
	<i>Inter-jurisdictional Right-of-way Description</i>	<input type="checkbox"/> Exhibit G2

\* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

## Expansion Application (cont)

**Section 3 Instructions:** For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.

<b>Section 3. Expansion History</b>						
<b>Original Zone Acreage:</b>		<b>67508.98</b>		<b>Original Expansion Capacity (acres):</b>		<b>10126.35</b>
Exp #	Expansion Name	Expansion Acreage Requested 100			Effective Date	Balance (Remaining Acres)
		Number of Businesses				
		Industrial	Commercial	Total		
40-10	Dave Wilson Nursery		1	1	2012	1252.78

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

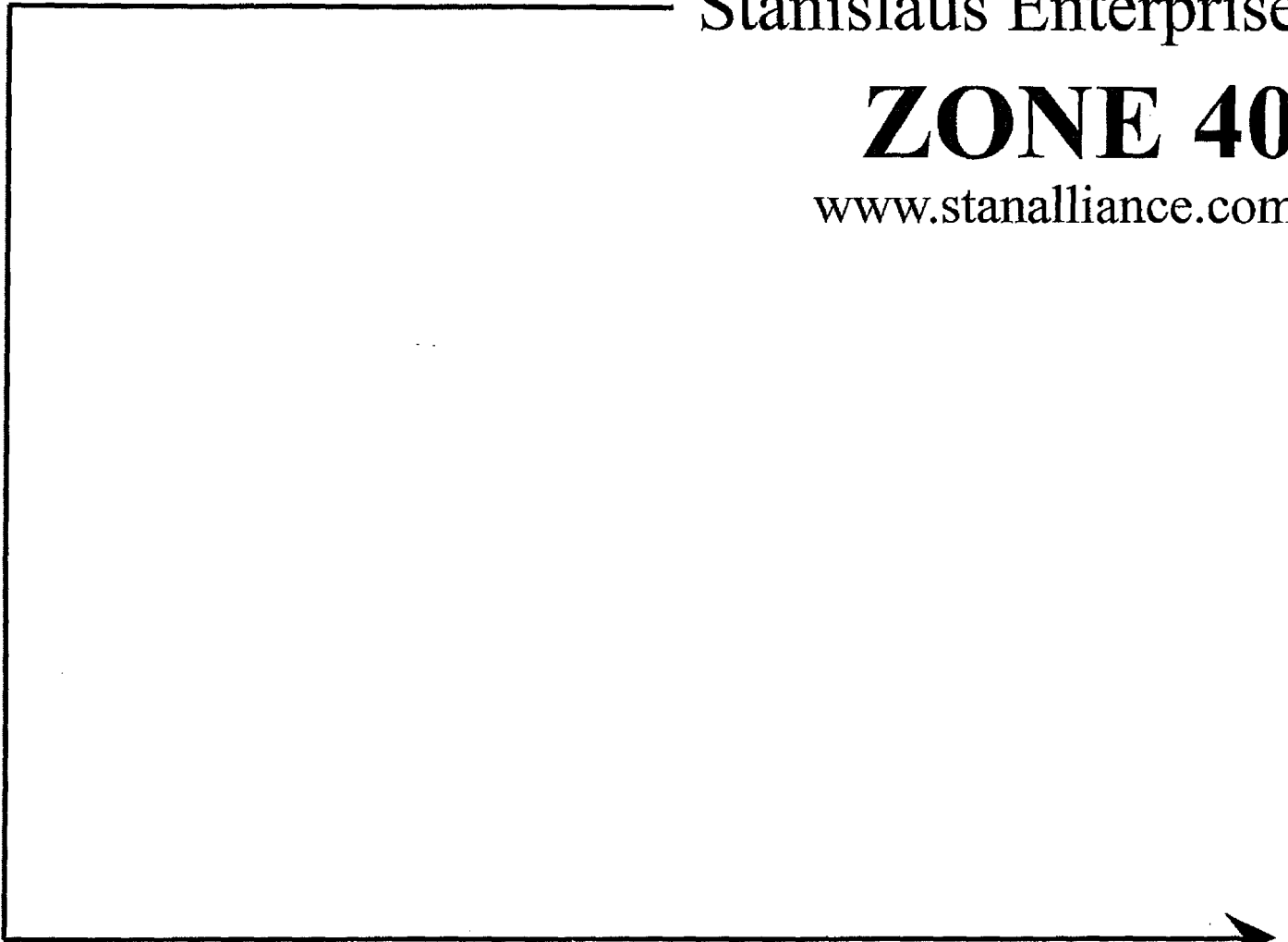
Enterprise Zone Signatory

Date

Stanislaus Enterprise

# **ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Resolution** 



RESOLUTION NO. 2012 -160

**RESOLUTION RECOMMENDING THAT THE COUNTY BOARD OF SUPERVISORS APPROVE REQUEST BY THE CITY OF HUGHSON TO EXPAND THE BOUNDARIES OF THE ENTERPRISE ZONE BY 263.42 ACRES AND SUBMIT ALL NECESSARY DOCUMENTATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**THE CITY COUNCIL**  
Ceres, California

**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 created with 67,508.98 acres; and,

**WHEREAS**, the Stanislaus Enterprise Zone has been expanded six (6) times in the past and currently is comprised of 76,482.55 acres; and,

**WHEREAS**, the City of Hughson and Stanislaus County desire to expand the boundaries of the enterprise zones by 263.42 acres to accommodate expansion requests from Burchell Nursery, Dave Wilson Nursery and Hughson Nut/CalAlmond and the enterprise zone will have 1,152.78 acres remaining for future expansion projects; and,

**WHEREAS**, land included within the proposed expansion areas is zoned for industrial or commercial use and basic infrastructure is available to the areas that would be included in the proposed expansion area; and,

**WHEREAS**, the City of Hughson and Stanislaus County will provide the same or equivalent local incentives in the expansion areas as provided to the existing enterprise zone; and,

**WHEREAS**, the City of Hughson and Stanislaus County will submit a written request as required to the California Department of Housing & Community Development to have the enterprise zone boundary expanded.

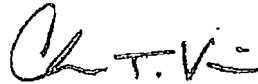
**THEREFORE, BE IT RESOLVED** that the City of Ceres City Council supports and approves this expansion request and directs the Stanislaus Economic Development and Workforce Alliance, as the Stanislaus EZ Administrator, to submit the written request and required accompanying documentation to expand the enterprise zone for the City of Hughson and Stanislaus County.

**PASSED AND ADOPTED** by the City of Ceres City Council at a regular meeting thereof held on the 26th day of November 2012, by the following vote:

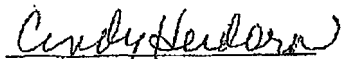
AYES: Councilmembers Durossette, Ingwerson, Kline, Lane, Mayor Vierra

NOES: None

ABSENT: None



Chris Vierra, Mayor



Cindy Heidbrn, CMC, City Clerk

**CITY OF HUGHSON  
CITY COUNCIL  
RESOLUTION NO. 2012-47**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OF  
STANISLAUS COUNTY APPROVING THE EXPANSION OF THE  
STANISLAUS ENTERPRISE ZONE BOUNDARIES**

**WHEREAS**, the City of Hughson of Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and

**WHEREAS**, the Stanislaus Enterprise Zone wishes to expand its boundaries to include areas within the jurisdiction of Stanislaus County and

**WHEREAS**, the City of Hughson of Stanislaus County authorizes and supports job development, job creation, and economic development; and

**WHEREAS**, the City of Hughson of Stanislaus County will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone and

**WHEREAS**, the City of Hughson of Stanislaus County agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

**WHEREAS**, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County and

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

**WHEREAS**, the City of Hughson of Stanislaus County authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Hughson of Stanislaus County pertaining to the Stanislaus Enterprise Zone; and

**NOW THEREFORE, BE IT RESOLVED** that the City of Hughson of Stanislaus County does hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Stanislaus County Unincorporated to include Burchell Nursery, Dave Wilson Nursery, and Hughson Nut/Cal Almond as shown on the attached maps.

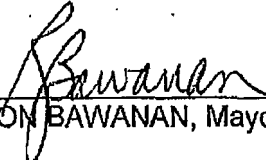
**PASSED AND ADOPTED** by the City Council of the City of Hughson on November 13, 2012 by the following vote:

**AYES:** Mayor Bawanan, Carr, Young, Beekman,  
and Silva.

**NOES:** None.

**ABSTENTIONS:** None.

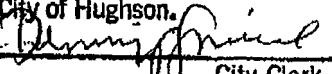
**ABSENT:** None.

  
\_\_\_\_\_  
RAMON BAWANAN, Mayor

  
\_\_\_\_\_  
DOMINIQUE SPINALE, Deputy City Clerk

**CERTIFICATION**

I hereby certify the foregoing is a true and correct copy of the original document on file in the office of the City Clerk of the City of Hughson.

  
\_\_\_\_\_  
City Clerk

Dated: 11/24/12

**MODESTO CITY COUNCIL  
RESOLUTION NO. 2013-04**

**A RESOLUTION APPROVING A REQUEST BY THE COUNTY OF STANISLAUS TO EXPAND THE GEOGRAPHIC BOUNDARIES OF THE STANISLAUS ENTERPRISE ZONE BY 263.42 ACRES WITHIN ITS JURISDICTION AND AUTHORIZE THE STANISLAUS ECONOMIC DEVELOPMENT AND WORKFORCE ALLIANCE, AS THE STANISLAUS ENTERPRISE ZONE ADMINISTRATOR, TO SUBMIT THE WRITTEN REQUEST AND REQUIRED DOCUMENTATION TO THE CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT**

WHEREAS, the County of Stanislaus currently has an Enterprise Zone that was established on November 16, 2005, and is comprised of 67,508 acres, and

WHEREAS, existing law allows the Stanislaus Enterprise Zone to expand its geographic boundaries up to a maximum of 15% of the original zone boundaries or 10,126 acres, and

WHEREAS, the Stanislaus Enterprise Zone has previously been awarded six successful expansions of its geographic boundaries, and currently has an expansion capacity of approximately 1,416.2 acres, and

WHEREAS, the County of Stanislaus wishes to expand the boundaries of its Enterprise Zone jurisdiction by approximately 263.42 acres in unincorporated areas to include 100 acres at Burchell Nursery, 100 acres at Dave Wilson Nursery, and 63.42 acres at Hughson Nut/Cal Almond, and

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

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

WHEREAS, the County of Stanislaus will provide the same or equivalent local

incentives in the expansion area as provided to the existing Enterprise Zone jurisdictions,  
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 by the Council of the City of Modesto that it hereby approves a request by the County of Stanislaus to expand the geographic boundaries of the Stanislaus Enterprise Zone by 263.4 acres to include 100 acres at Burchell Nursery, 100 acres at Dave Wilson Nursery, and 63.42 acres at Hughson Nut/Cal Almond.

BE IT FURTHER RESOLVED that the Stanislaus Economic Development and Workforce Alliance is hereby authorized to submit the written request and required documentation to expand the Enterprise Zone to the California Department of Housing & Community Development.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Modesto held on the 8<sup>th</sup> day of January, 2013, by Councilmember Lopez, who moved its adoption, which motion being duly seconded by Councilmember Burnside, was upon roll call carried and the resolution adopted by the following vote:

AYES: Councilmembers: Burnside, Cogdill, Geer, Gunderson, Lopez, Muratore, Mayor Marsh

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ATTEST:   
STEPHANIE LOPEZ, City Clerk

(SEAL)

APPROVED AS TO FORM:

By:   
SUSANA ALCALA WOOD, City Attorney

**RESOLUTION NO. 2013-2**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWMAN 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;

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 (Zone 40) 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 six successful Zone expansions to date; and


WHEREAS, Stanislaus County desires to initiate the Phase Seven Enterprise Zone expansion application for approximately 263.42 total acres.

NOW, THEREFORE, BE IT RESOLVED that the City of Newman approves of this expansion request and 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 by 263.42 acres.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 8<sup>th</sup> day of January 2012 by Council Member Davis, who moved its adoption which motion was duly seconded and the resolution adopted by the following vote:


AYES: Candea, Davis, Hutchins, Martina and Mayor Katen  
NOES: None  
ABSENT: None

APPROVED:



\_\_\_\_\_  
Mayor of the City of Newman

ATTEST:

  
\_\_\_\_\_  
Deputy City Clerk of the City of Newman



**IN THE CITY COUNCIL  
OF THE CITY OF OAKDALE  
STATE OF CALIFORNIA**

**CITY COUNCIL RESOLUTION 2012-162**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKDALE  
SUPPORTING AND ACKNOWLEDGING THREE EXPANSION REQUESTS  
TO THE STANISLAUS COUNTY ENTERPRISE ZONE**

**THE CITY COUNCIL OF THE CITY OF OAKDALE DOES HEREBY RESOLVE THAT:**

**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-percent of the original zone boundaries; and,

**WHEREAS**, the Stanislaus Enterprise Zone is comprised of approximately 67,509 acres and requests to expand by 263.42 commercial acres; and,

**WHEREAS**, the Stanislaus Economic Development, as the lead agency for administration of the Enterprise Zone and County of Stanislaus authorizes and supports job development, job creation, and economic development; and will provide the same or equivalent local incentives as provided by other jurisdictions in Stanislaus County; and,

**WHEREAS**, land included within the proposed expansion areas is zoned for industrial or commercial use and basic infrastructure is available to the areas that would be included in the proposed expansion area; and,

**WHEREAS**, the County of Stanislaus agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

**WHEREAS**, the Stanislaus Economic Development will submit written requests as required to the California Department of Housing and Community Development (HCD) to have its enterprise zone boundaries expanded,

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF OAKDALE** supports and acknowledges the expansion requests and recommends the Stanislaus Economic Development submit the proposed application to HCD for the expansion of the Stanislaus Enterprise Zone –Zone 40, Hughson Nut/Cal Almond, Dave Wilson Nursery, and Burchell Nursery, as described in exhibits A, B, & C.





**CITY OF OAKDALE**  
**City Council Resolution 2012-162**

---

**THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 5<sup>th</sup> DAY OF NOVEMBER 2012.**

Members of the City Council: Brennan, Dunlop, Morgan

AYES:	COUNCIL MEMBERS:	Brennan, Morgan, Paul
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None
ABSTAINED:	COUNCIL MEMBERS:	Dunlop

*Pat Paul*

---

Pat Paul, Mayor

Attest:

*Nancy Lilly*  
\_\_\_\_\_  
Nancy Lilly, CMC, City Clerk

Resolution No. 2012-78

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

WHEREAS, the City of Patterson within Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and

WHEREAS, the Stanislaus Enterprise Zone wishes to expand its boundaries to include areas within the jurisdiction of Stanislaus County; and

WHEREAS, the City of Patterson authorizes and supports job development, job creation, and economic development; and

WHEREAS, the City of Patterson will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone and

WHEREAS, the City of Patterson agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

WHEREAS, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County; and

WHEREAS, the City of Patterson will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and

WHEREAS, the City of Patterson authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Patterson pertaining to the Stanislaus Enterprise Zone.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Patterson does hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Unincorporated Stanislaus County to include Burchell Nursery, Dave Wilson Nursery, and Hughson Nut/Cal Almond as shown on the attached maps.

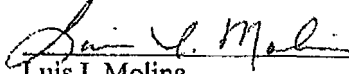
The foregoing resolution was passed and adopted at a regular meeting of the Patterson City Council on December 4<sup>th</sup>, 2012, by the following vote:

AYES: Councilmembers Novelli, Buehner, Farinha and Mayor Molina

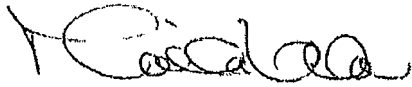
NOES: None

EXCUSED: Councilmember Lustgarten

APPROVED:

  
Luis I. Molina  
Mayor

ATTEST:



Maricela L. Vela  
City Clerk

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 4th day of December 2012, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

\_\_\_\_\_  
City Clerk of the City of Patterson

**CITY OF RIVERBANK**

**RESOLUTION NO. 2012-083**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK OF  
STANISLAUS COUNTY APPROVING THE EXPANSION OF THE STANISLAUS  
ENTERPRISE ZONE BOUNDARIES**

---

**WHEREAS**, the City of Riverbank of Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and,

**WHEREAS**, the Stanislaus Enterprise Zone wished to expand its boundaries to include areas within the jurisdiction of Stanislaus County; and,

**WHEREAS**, the City of Riverbank of Stanislaus County authorizes and supports job development, job creation, and economic development; and,

**WHEREAS**, the City of Riverbank of Stanislaus County will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone; and,

**WHEREAS**, the City of Riverbank of Stanislaus County agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and,

**WHEREAS**, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County; and,

**WHEREAS**, the City of Riverbank of Stanislaus County will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and,

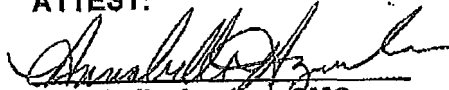
**WHEREAS**, The City of Riverbank of Stanislaus County authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Riverbank of Stanislaus County pertaining to the Stanislaus Enterprise Zone.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Riverbank of Stanislaus County hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Stanislaus County Unincorporated to include Hughson Nut/Cal Almond, Dave Wilson Nursery and Burchell Nursery as shown on the attached maps.

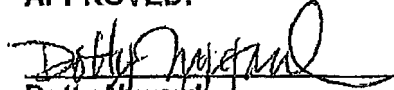
**PASSED AND ADOPTED** by the City Council of the City of Riverbank at a regular meeting held on the 26<sup>th</sup> day of November, 2012; motioned by Councilmember O'Brien, seconded by Councilmember Nygard, and upon roll call was carried by the following vote of 4-0:

**AYES:** Councilmembers O'Brien, Nygard, Tucker, and Mayor Madueño  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** Councilmember White

**ATTEST:**

  
Annabelle Aguilar, CMC  
City Clerk

**APPROVED:**

  
Dotty Nygard  
Vice Mayor

Attachments: Burchell Nursery Boundary Map  
Dave Wilson Nursery Boundary Map  
Hughson Nut/Cal Almond Boundary Map

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING AND }  
SUPPORTING THE REQUEST OF THE }  
COUNTY OF STANISLAUS TO EXPAND }  
THE STANISLAUS ENTERPRISE ZONE }

RESOLUTION NO. 2012-199

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

WHEREAS, Stanislaus County wishes to expand the boundaries of their enterprise zone by 259.29 acres to assist three businesses; and

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

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

WHEREAS, the County of Stanislaus will provide the same or equivalent local incentives in the expansion areas 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 their respective enterprise zone boundaries expanded.

NOW, THEREFORE, BE IT RESOLVED that the County of Stanislaus desires to expand the geographic boundaries of their enterprise zone by a total of 259.29 acres and that the City Council of the City of Turlock does hereby approve this expansion request and 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 for the County of Stanislaus.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 27<sup>th</sup> day of November, 2012, by the following vote:

AYES: Councilmembers Bublak, Dehart, Jackson, White and Mayor Lazar  
NOES: None  
NOT PARTICIPATING: None  
ABSENT: None

ATTEST:

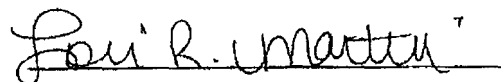
  
Kelle Weaver, City Clerk  
City of Turlock, County of Stanislaus,  
State of California

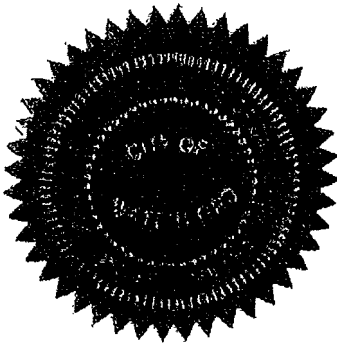


**CERTIFICATION:**

I, Lori R. Martin, City Clerk of the City of Waterford, County of Stanislaus, State of California, do hereby certify, that the foregoing is a true and correct copy of the Waterford City Council Resolution 2012-119. A Resolution of the City Council of the City of Waterford Approving the Expansion of the Stanislaus Enterprise Zone Boundaries, passed and adopted on the 15<sup>th</sup> day of November, 2012.

**DATED:** November 19, 2012

  
Lori R. Martin, MMC  
City Clerk



WATERFORD CITY COUNCIL  
RESOLUTION 2012-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATERFORD  
APPROVING THE EXPANSION OF THE STANISLAUS ENTERPRISE ZONE  
BOUNDARIES

WHEREAS, the Stanislaus County and the City of Waterford currently has an enterprise zone that was established on 2005 and expanded into Waterford in 2009 and has jurisdiction over the existing zone; and,

WHEREAS, the Stanislaus Enterprise Zone wishes to expand its boundaries with three unincorporated areas of Stanislaus County including: Burchell Nursery, 100 acres east of Oakdale; Dave Wilson Nursery, 100 acres east of Hickman; and Hughson Nut/Cal Almond, 63.42 acres near Hughson; and,

WHEREAS, the City of Waterford authorizes and supports job development, job creation, and economic development; and,

WHEREAS, land included within the proposed expansion area within the unincorporated areas of Stanislaus County is zoned appropriately for expansion eligibility; and,

WHEREAS, the City of Waterford will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and,

WHEREAS, the City of Waterford authorizes the City Manager to sign official documents on behalf of the City of Waterford pertaining to the Stanislaus Enterprise Zone expansion.

NOW THEREFORE, BE IT RESOLVED that the City of Waterford does hereby support and approve the Stanislaus Enterprise Zone expansions including the following: Burchell Nursery, 100 acres east of Oakdale; Dave Wilson Nursery, 100 acres east of Hickman; and Hughson Nut/Cal Almond, 63.42 acres near Hughson as shown on the attached maps.


The foregoing Resolution was passed and adopted by the City Council of the City of Waterford, County of Stanislaus, State of California, at a regular meeting thereof held on the 15th day of November, 2012 by the following vote:

AYES: 5 Goeken, Aldaco, VanWinkle, Krause, Day  
NOES: 0  
ABSTAIN: 0  
ABSENT: 0

CITY OF WATERFORD

  
CHARLIE GOEKEN, MAYOR

APPROVED AS TO FORM:

  
CORBETT J. BROWNING  
City Attorney

ATTEST:

  
LORI MARTIN, MMC  
City Clerk



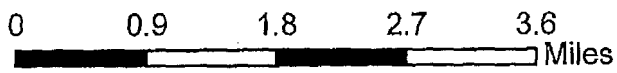
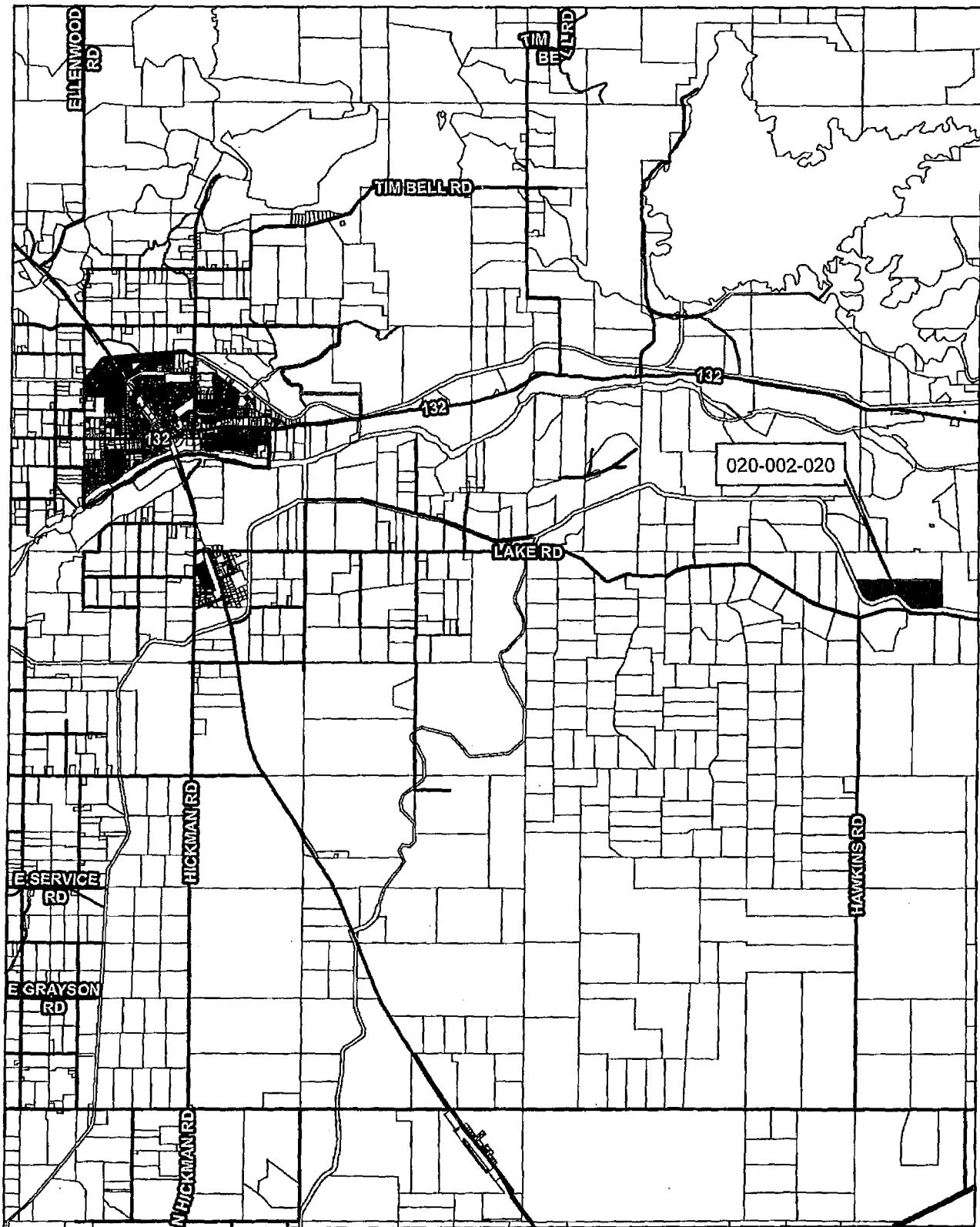
Stanislaus Enterprise

# **ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)

**Maps** 

# Parcel 020-002-020



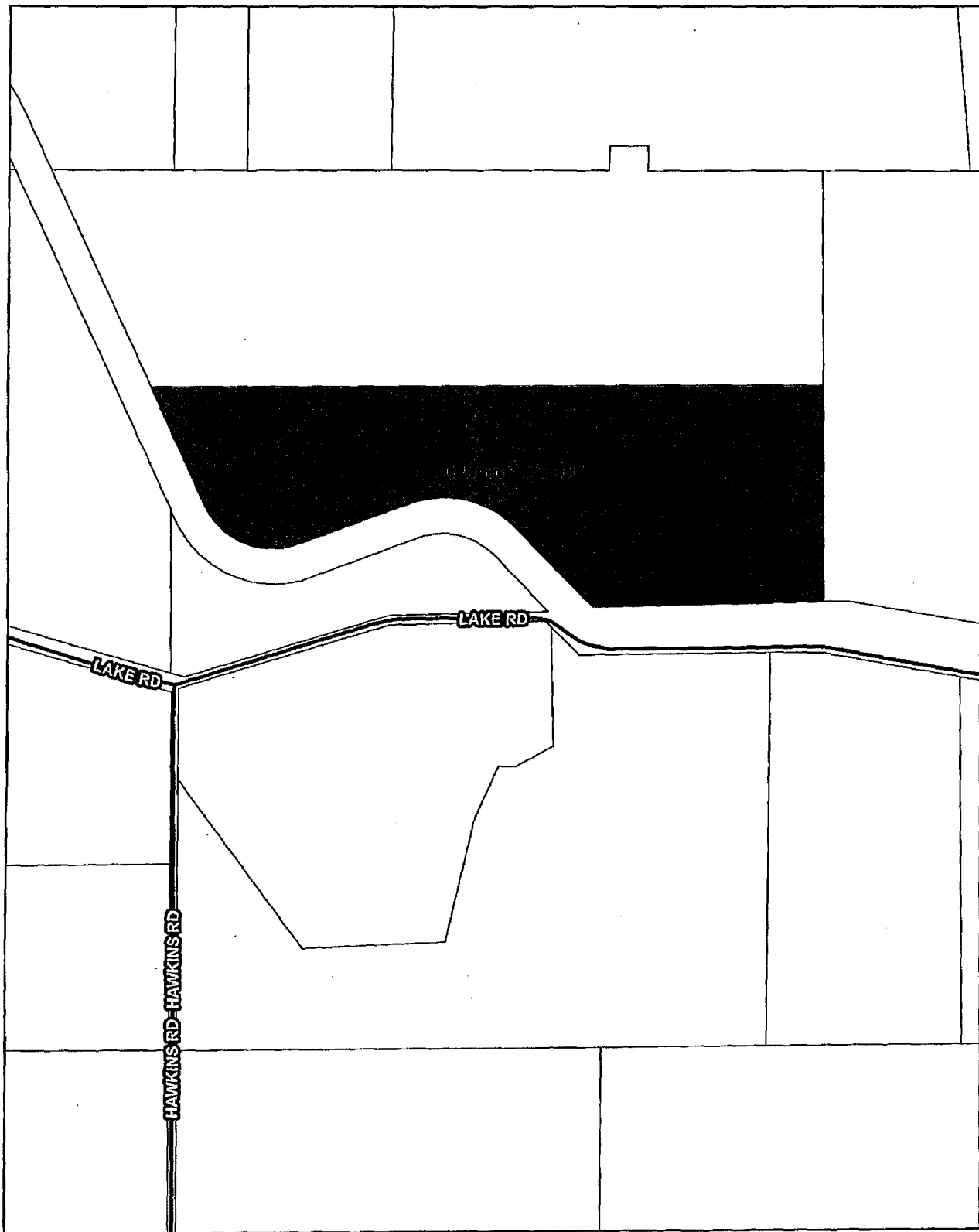
## Legend

- Cities
- Parcels
- Roads
- Parcel 020-002-020-000

8-23-2012



# Parcel 020-002-020-000



0 0.1 0.2 0.3 0.4 Miles

## Legend

- Roads
- ▭ Parcels
- ▬ Parcel 020-002-020-000

8-23-2012



Stanislaus Enterprise

# **ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Infrastructure**

**EXHIBIT D**  
**EXPANSION AREA INFRASTRUCTURE**

Element	Currently in Place		If "NO", please explain.	If "YES", describe plans to expand or improve infrastructure.
	YES	NO		
Water Supply	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Dave Wilson Nursery. There are no current plans to expand or improve the water supply infrastructure currently in place.
Storm Drainage	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Dave Wilson Nursery. There are no current plans to expand or improve the storm drainage infrastructure currently in place.
Sewer & Water Treatment Plants	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Dave Wilson Nursery. There are no current plans to expand or improve the sewer & water treatment infrastructure currently in place.
Natural Gas and Electric	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Dave Wilson Nursery. There are no current plans to expand or improve the natural gas & electric infrastructure currently in place.
Streets		X	The infrastructure in place serves the specific needs of Dave Wilson Nursery exclusively, not for public.	

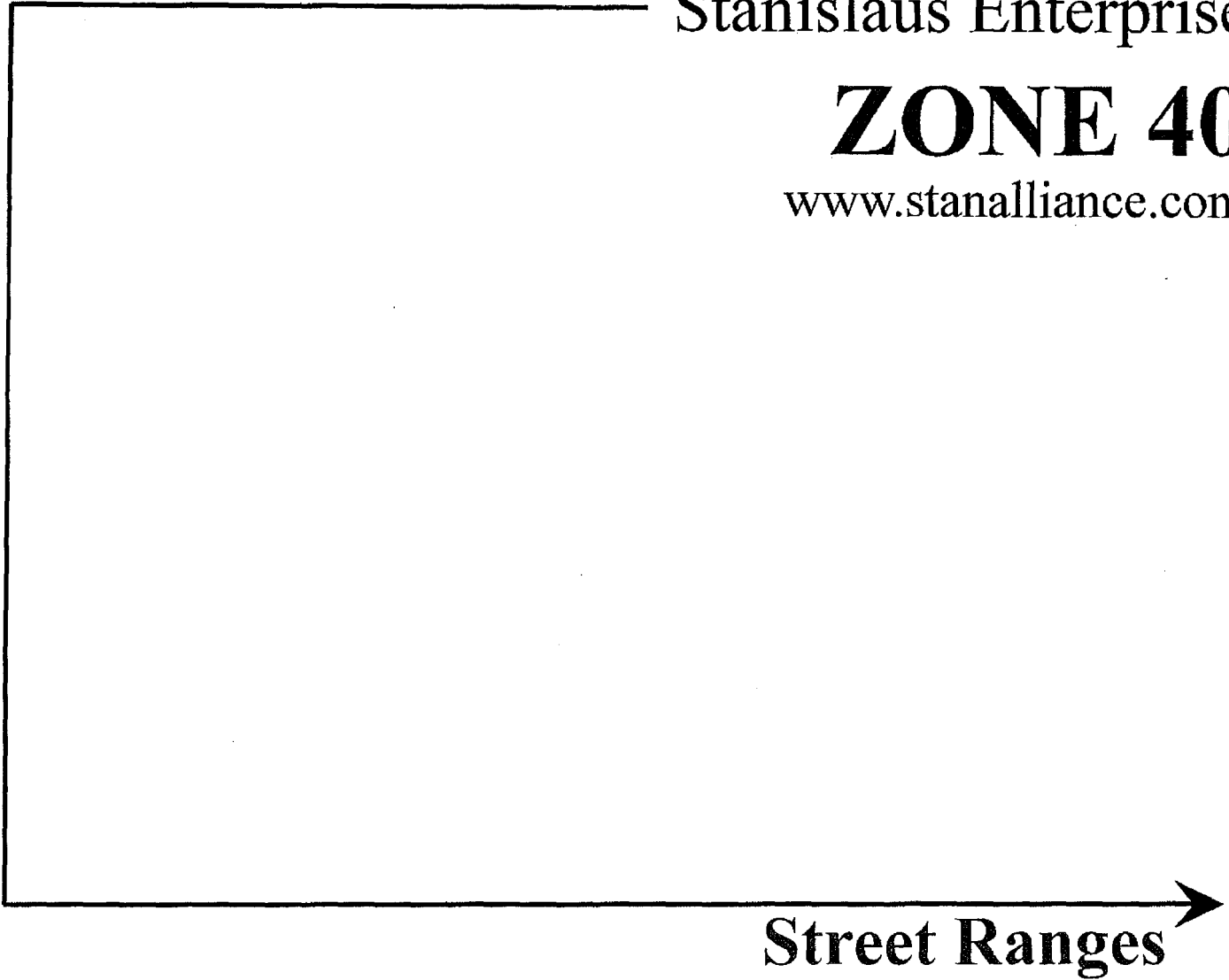
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Street Lighting		X	The infrastructure in place serves the specific needs of Dave Wilson Nursery exclusively, not for public.	
Any other indicators of capacity, conditions, and availability of infrastructure.				

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



### EXHIBIT E - Expansion Application STREET RANGES BY DIRECTIONAL LISTING

Direction*	Street Name	From	To	Location**	Zip Code	Side	Effective Date***
	Lake Road	19701	19701	Stanislaus County	95323	odd	2012

Date: 2012  
Submitted By: Rey Campanur  
Title: Enterprise Zone Manager

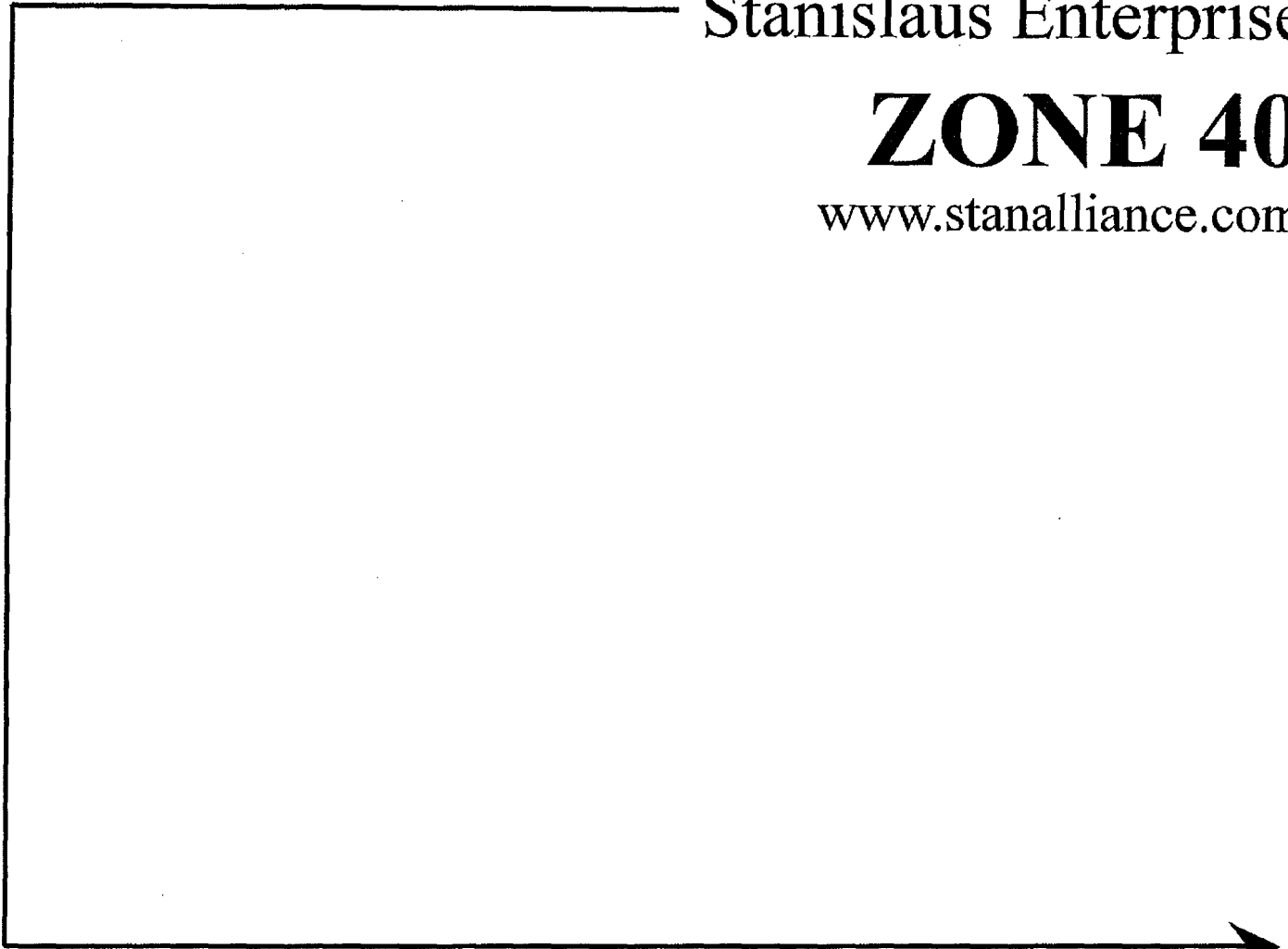
\*Provide the direction (north, south, east or west) if it is part of the address.  
\*\*Provide the name of the city. List the county if the street is not located in an incorporated city.



Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Legal Boundary**

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCEEnterprise Zone Program  
1800 Third Street, Suite 390  
Sacramento, CA 95811  
(916) 322-1554  
FAX (916) 327-6660

## EXPANSION APPLICATION SUBMISSION GUIDELINES

**Instructions:**

- 1) In order to expedite review of the expansion application, have a preliminary discussion with your zone representative about your plans to submit an expansion request, discuss unique boundary circumstances, and to clarify HCD's expectations. Discussed EZ expansion parameters with Diana Prado
- 2) Use a 3 ring Binder (1/2"). Label the spine & front with the (a) EZ Name, (b) Expansion Name, and (c) Date.
- 3) Make dividers labeled as described under the column " application contents".
- 4) Download Exhibit Templates from <http://www.hcd.ca.gov/fa/cdbg/ez/>
- 5) Add a footnote to each document/Exhibit: (EZ Name) (Expansion Name) (Date)
- 6) Submit all documents electronically on a CD or via e-mail to the appropriate rep.

Comment [A1]: Added a little verblage here

Authority	Application contents	Contents Summary:
HCD	Cover Letter & Application (A)	<b>EXHIBIT A:</b> (1) Cover Letter with narrative summary of expansion request. (2) Expansion Application signed by the EZ Signatory.
GC § 7074 (b)(1)	Resolution(s) (B)	<b>EXHIBIT B:</b> Include an ordinance or resolution from each jurisdiction's governing bodies approving the expansion, with <u>original signatures</u> or certified with an original signature. <i>If the expansion is into an adjacent jurisdiction, the resolution must include language stating that local incentives offered in the expansion area will be equivalent to those of the existing zone. Government Code §7074(c)(1)</i>
GC § 7074 (b)(2)	Map (C)	<b>EXHIBIT C:</b> Provide 2 maps labeled with (EZ Name) (Expansion # & Name) & (Date). The legend must identify all map markings. <b>Map 1:</b> (a) Delineate existing zone boundaries from the expansion area boundary; (b) Identify commercial and/or industrial areas; (c) delineate jurisdictional boundaries. <b>Map 2:</b> This will be a zoomed in view of the

**EXHIBIT F**  
**Legal Boundary Description—Digitized Map Option**

Conditions for Digitized Map Submission:

Because the Department is studying how a digitized map can meet the intentions of the legal boundary description, it has not fully determined which elements will best meet these intentions. Therefore, the Department will only accept a digitized map under the following conditions:

1. The applicant must submit Geographic Information Systems (GIS) maps that illustrate the proposed boundaries of the enterprise zone by sub-area. The applicant should map the sub-areas in a manner and scale that allows the user to easily identify the parcels included within the boundaries.
2. Each sub-area map should be accompanied by a spreadsheet that includes the Assessor Parcel Number, property address, and acreage of each parcel included within the sub-area. Each parcel on the maps should be identified by a number or letter that corresponds to the specific information listed on the spreadsheet.
3. The applicant must submit GIS shape files of the maps.
4. If the applicant obtains an enterprise zone, the applicant agrees to provide a legal boundary description for any areas of the proposed enterprise zone the Department determines the GIS maps do not adequately describe or identify.

Instructions

To submit digitized maps, list the maps below and include them as part of the application. Attach letter-size<sup>1</sup> copies of the maps to this exhibit and submit full-size versions (i.e., 24" x 36") and the GIS shape file under separate cover.

Map Title	Reference Number
Dave Wilson Nursery	40-10

Use the Reference Number column to identify the map that contains the map specified. The Department expects applicants to number each document, including maps, so that departmental staff may distinguish between them.

<sup>1</sup> An 11" x 17" map is also acceptable.

## Stanislaus Enterprise Zone

Dave Wilson Nursery Expansion – 40-10

Addendum – Exhibit F

Parcel Number	Assessor Parcel Number	Property Address	Acreage
020-002-020	020-002-020	19701 Lake Rd., Hickman, CA	100

**EXHIBIT G1 (IF APPLICABLE)**  
**IMPACT OF THE NONCONTIGUOUS EXPANSION AREA ON THE**  
**ECONOMIC DEVELOPMENT STRATEGY**

**Instructions:** List each strategic goal or objective as stated in the MOU Supplement. Please be succinct in your response. The space provided for responses is expandable.

Strategic Goal (1)
<p>Source Document/Page #: _____ % Complete: ____ %</p> <p><i>How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?</i></p> <p><i>Why will the area excluded from the expansion not benefit from the goal's execution/achievement? The Stanislaus Enterprise Zone effective designation date predates the required MOU Supplement. All excluded areas along the Lake Road corridor are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries.</i></p>
Strategic Goal (2) :
<p>Source Document/Page #: _____ % Complete: ____ %</p> <p><i>How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?</i></p> <p><i>Why will the area excluded from the expansion not benefit from the goal's execution/achievement? The Stanislaus Enterprise Zone effective designation date predates the required MOU Supplement. All excluded areas along the Lake Road corridor are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries.</i></p>
Strategic Goal (3):
<p>Source Document/Page #: _____ % Complete: ____ %</p> <p><i>How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?</i></p> <p><i>Why will the area excluded from the expansion not benefit from the goal's execution/achievement? The Stanislaus Enterprise Zone effective designation date predates the required MOU Supplement. All excluded areas along the Lake Road corridor are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would</i></p>

(Stanislaus Enterprise Zone, Dave Wilson Nursery, 2012)

*allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries.*

Strategic Goal (4):

*The Stanislaus Enterprise Zone effective designation date predates the required MOU Supplement. All excluded areas along the Lake Road corridor are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries.*

Stanislaus Enterprise

# **ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Zoning Verification** 



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525.6330 Fax: 209.525.5911

September 10, 2012

Rey Campanur  
Enterprise Zone Manager  
Stanislaus Economic Development & Workforce Alliance  
1010 10th Street, Suite 1400  
Modesto, CA 95354

**SUBJECT: ENTERPRISE ZONE APPLICATION – DAVE WILSON NURSERY, 19701 LAKE ROAD, HICKMAN**

Dear Mr. Campanur:

In response to your request, the following provides a summary of zoning authorizations for the Dave Wilson Nursery located at 19701 Lake Road, in the Hickman area (Assessor's Parcel Numbers: 020-002-020 and 008-011-011).

Assessor's Parcel Numbers 020-002-020 and 008-011-011 are currently zoned "General Agriculture" (A-2-40) and a General Plan Designation of "Agriculture." Wholesale nurseries are currently allowed within this zone only through the issuance of a Use Permit.

The Dave Wilson Nursery relocated to 19701 Lake Road in 1984 with the issuance of a Staff Approval Permit (SAA 84-96). They have since received various land use authorizations including the following:

- SAA 84-96 – Request to relocate office to the site.
- SAA 90-18 – Request for agriculture storage.
- SAA 2005-76 – Request to construct a warehouse structure for "field" offices, restroom facility and storage space.
- SAA 2006-102 - Request to construct an 84' x 105' greenhouse and 120' x 120' shadehouse.

Staff has not reviewed Assessor's records on this parcel, but given the land use authorizations that have been granted, I can conclude that the County has authorized "wholesale nursery" and "commercial" uses at 19701 Lake Road, Hickman.

Please call me if you need any additional information.



Rey Campanur  
September 10, 2012  
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read 'Angela Freitas', with a long horizontal flourish extending to the right.

Angela Freitas, Director  
Department of Planning and Community Development

cc: Monica Nino  
Raul Mendez  
Bill Bassitt

(i:\planning\enterprise zone 40\dave wilson nursery verification-2.doc)

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Letter of Support** 



January 30, 2011

Reyanldo Campanur  
Stanislaus Alliance  
Enterprise Zone Manager  
Post Office Box 3091  
Modesto, CA 95353

Dear Rey,

Established by Dave Wilson (DWN) in 1938 on a small piece of rented ground near Modesto, our company has grown to become one of the largest growers of deciduous fruit, nut and shade trees in California. Our growing grounds are located east of Modesto in the Sierra Nevada foothills, near the town of Hickman. DWN is formally requesting its properties to be included in the Stanislaus Alliance Enterprise Zone.

Dave Wilson Nursery is strongly committed to the community in hiring, retaining, and expanding its business in Stanislaus County. DWN has approximately 100 employees year-round and 115 seasonal employees. Inclusion of Enterprise Zone incentives will allow us to (estimate):

- a. Purchase Capitalized Assets – 500K
- b. Improve Facilities – 1 Million
- c. Create Jobs and Improve the Skills of our Workforce – 50 New Hires

Dave Wilson Nursery is still a family owned and operated company. We maintain three sales departments and provide the highest level of professionalism and integrity in the company.

Sincerely,

Richard Chu

R<sup>2</sup> LLP

For Dave Wilson Nursery

# Stanislaus Enterprise Zone 40

Hughson Nut  
Cal Almond

2012

[www.stanalliance.com](http://www.stanalliance.com)

Cover Letter  
& Application

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Street Ranges

Legal Boundary

Zoning  
Verification

Letter of  
Support



# Stanislaus County

Stanislaus Enterprise Zone - Zone 40

Extension Application & Supporting Documents

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Legal Boundary of EZ Extension Area (Digitized Maps)

Zoning Verification

Letter of Support for Expansion Request

Location Sponsor

Public Sponsor

Stanislaus County  
Monica Nino, CEO  
1010 10th Street  
Modesto, CA 95353

Private Sponsor

Hughson Nut / Cal Almond  
1825 Verduga Road  
6049 Leedom Road  
Hughson, CA



2012

[www.stanalliance.com](http://www.stanalliance.com)



ALLIANCE

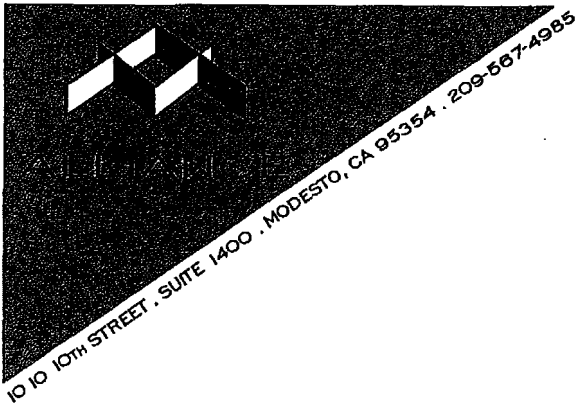
Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Cover Letter & Application** 



September 20, 2012

John Nunn, Jr.  
Enterprise Zone Program Manager  
Department of Housing & Community Development  
Division of Financial Assistance  
1800 Third Street, Suite 390  
Sacramento, CA 94252-2054

Re: Hughson Nut/Cal Almond Enterprise Zone Expansion

Dear Mr. Nunn,

Enclosed is a completed HCD Enterprise Zone expansion application requesting review and approval of the Stanislaus Enterprise Zone expansion to include Hughson Nut/Cal Almond properties. Included in this application – HCD Enterprise Zone expansion packet, zoning verification, specifically the documentation of Commercial Use Permits (CUPs) tied to each expansion parcel by Stanislaus County Department of Planning and Community Development, and letter of support provided by Hughson Nut/Cal Almond.

Current expansion allowance for the Stanislaus Enterprise Zone registers at 1416.2 acres. Hughson Nut/Cal Almond total expansion acreage request equates to 63.42 acres. The request includes two individual parcels, one parcel located at 1825 Verduga Rd., Hughson consisting of 6.13 acres and a second parcel located at 6049 Leedom Rd., Hughson consisting of 57.29 acres respectively. Upon HCD approval of the Hughson Nut/Cal Almond expansion request, the remaining future expansion acreage allotment for the Stanislaus Enterprise Zone will equal 1352.78 acres. The two Hughson Nut/Cal Almond parcels which make up the 63.42 acres proposed for Enterprise Zone inclusion are zoned Agriculture with applicable Commercial Use Permits (CUPs). CUP permits create commercial/industrial zoning for Enterprise Zone purposes thus allowing zone expansion to take place. All required infrastructure is in place to meet the needs of the business.

The Enterprise Zone expansion into this portion of the County of Stanislaus has been initiated through the interest of one specific employer, Hughson Nut/Cal Almond. Hughson Nut/Cal Almond is a full service almond supplier. The main Hughson Nut/Cal Almond facility is located in Hughson, CA, with ancillary production facilities located in Merced County, CA.

Expansion of the Stanislaus Enterprise Zone boundaries to include Hughson Nut/Cal Almond will foster a synergy of capital reinvestment within the company that will ultimately ensure the viability and growth of the business during these difficult economic times. The Stanislaus Economic Development & Workforce Alliance as the Zone Administrator and Stanislaus County as the applicant respectfully submit the attached Enterprise Zone expansion request for consideration in accordance with regulations governing Enterprise Zone activity and expansion opportunities. If questions or comments should arise when reviewing the attached Enterprise Zone expansion request, please feel free to contact me. For your convenience, I can be reached at 209.567.4940.

Respectfully,

Rey Campanur  
Enterprise Zone Manager  
Stanislaus Economic Development & Workforce Alliance

Encl.



## Expansion Application 2012

Instructions: Applicant to complete Sections 1, 2, & 3. See *Expansion Application Submission Guidelines* for further instructions.

Section 1.		Contact Information		Expansion Acreage		
Enterprise Zone:	Stanislaus Enterprise Zone - Zone 40	Original Zone Acreage:	67508.98			
Jurisdictions:	Stanislaus County Unincorporated & City of: Ceres, Modesto, Oakdale, Riverbank, Waterford, Hughson, Newman, Patterson, Turlock	Basis*		15% X 20%		
		Current Expansion Capacity		<b>1416.2 Acres</b>		
		Expansion Acreage Requested	<i>Industrial</i>	Acres		
			<i>Commercial</i>	63.42 Acres		
<i>Other</i>	Acres					
Contact Name:	Rey Campanur	<b>TOTAL</b>		<b>63.42 Acres</b>		
Telephone Number:	209.567.4940	New Cumulative Zone Acreage		76282.55 Acres		
Proposed Expansion Name:	Hughson Nut/Cal Almond	Balance (Remaining Capacity)		1352.78 Acres		
Expansion Type:	<b><i>Intra-jurisdictional Expansion:</i></b> <input type="checkbox"/> Contiguous <input checked="" type="checkbox"/> Non-Contiguous		<b><i>Inter-jurisdictional Expansion:</i></b> <input type="checkbox"/> Adding a contiguous jurisdiction <input type="checkbox"/> Using a right-of-way to establish contiguity.			

Section 2.			Required Documentation		
Exhibit Name	Document	<i>(Optional) Applicant Comments</i>			
Exhibit A	Cover Letter				
Exhibit B	Certified Resolution or Ordinance <i>(Jurisdiction Name)</i> <i>(Resolution #)</i>				
Exhibit C	Map				
Exhibit D	Infrastructure Assessment				
Exhibit E	Street Range Listing				
Exhibit F	Boundary Description	<input checked="" type="checkbox"/> Digitized Map			
		<input type="checkbox"/> Description			
Exhibit G (if applicable)	<i>Intra-jurisdictional Non-Contiguous Justification</i>	<input checked="" type="checkbox"/> Exhibit G1			
	<i>Inter-jurisdictional Right-of-way Description</i>	<input type="checkbox"/> Exhibit G2			

\* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

## Expansion Application (cont)

**Section 3 Instructions:** For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.

<b>Section 3. Expansion History</b>						
<b>Original Zone Acreage: 67509.98</b>			<b>Original Expansion Capacity (acres): 10126.35</b>			
Exp #	Expansion Name	Expansion Acreage Requested 63.42			Effective Date	Balance (Remaining Acres)
		Number of Businesses				
		Industrial	Commercial	Total		
40-09	Hughson Nut/Cal Almond		1	1	2012	1352.78

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory

Date

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Resolution**

RESOLUTION NO. 2012 -160

**RESOLUTION RECOMMENDING THAT THE COUNTY BOARD OF SUPERVISORS APPROVE REQUEST BY THE CITY OF HUGHSON TO EXPAND THE BOUNDARIES OF THE ENTERPRISE ZONE BY 263.42 ACRES AND SUBMIT ALL NECESSARY DOCUMENTATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**THE CITY COUNCIL**  
Ceres, California

**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 created with 67,508.98 acres; and,

**WHEREAS**, the Stanislaus Enterprise Zone has been expanded six (6) times in the past and currently is comprised of 76,482.55 acres; and,

**WHEREAS**, the City of Hughson and Stanislaus County desire to expand the boundaries of the enterprise zones by 263.42 acres to accommodate expansion requests from Burchell Nursery, Dave Wilson Nursery and Hughson Nut/CalAlmond and the enterprise zone will have 1,152.78 acres remaining for future expansion projects; and,

**WHEREAS**, land included within the proposed expansion areas is zoned for industrial or commercial use and basic infrastructure is available to the areas that would be included in the proposed expansion area; and,

**WHEREAS**, the City of Hughson and Stanislaus County will provide the same or equivalent local incentives in the expansion areas as provided to the existing enterprise zone; and,

**WHEREAS**, the City of Hughson and Stanislaus County will submit a written request as required to the California Department of Housing & Community Development to have the enterprise zone boundary expanded.

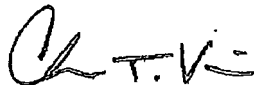
**THEREFORE, BE IT RESOLVED** that the City of Ceres City Council supports and approves this expansion request and directs the Stanislaus Economic Development and Workforce Alliance, as the Stanislaus EZ Administrator, to submit the written request and required accompanying documentation to expand the enterprise zone for the City of Hughson and Stanislaus County.

**PASSED AND ADOPTED** by the City of Ceres City Council at a regular meeting thereof held on the 26th day of November 2012, by the following vote:

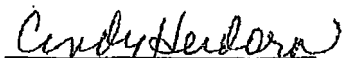
**AYES:** Councilmembers Durossette, Ingwerson, Kline, Lane, Mayor Vierra

**NOES:** None

**ABSENT:** None



Chris Vierra, Mayor

  
Cindy Heidorn, CMC, City Clerk

**CITY OF HUGHSON  
CITY COUNCIL  
RESOLUTION NO. 2012-47**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OF  
STANISLAUS COUNTY APPROVING THE EXPANSION OF THE  
STANISLAUS ENTERPRISE ZONE BOUNDARIES**

**WHEREAS**, the City of Hughson of Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and

**WHEREAS**, the Stanislaus Enterprise Zone wishes to expand its boundaries to include areas within the jurisdiction of Stanislaus County and

**WHEREAS**, the City of Hughson of Stanislaus County authorizes and supports job development, job creation, and economic development; and

**WHEREAS**, the City of Hughson of Stanislaus County will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone and

**WHEREAS**, the City of Hughson of Stanislaus County agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

**WHEREAS**, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County and

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

**WHEREAS**, the City of Hughson of Stanislaus County authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Hughson of Stanislaus County pertaining to the Stanislaus Enterprise Zone; and

**NOW THEREFORE, BE IT RESOLVED** that the City of Hughson of Stanislaus County does hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Stanislaus County Unincorporated to include Burchell Nursery, Dave Wilson Nursery, and Hughson Nut/Cal Almond as shown on the attached maps.


**PASSED AND ADOPTED** by the City Council of the City of Hughson on November 13, 2012 by the following vote:

**AYES:** Mayor Bawanan, Carr, Young, Beekman,  
and Silva.

**NOES:** None.

**ABSTENTIONS:** None.

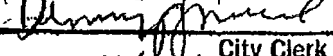
**ABSENT:** None.

  
\_\_\_\_\_  
RAMON BAWANAN, Mayor

  
\_\_\_\_\_  
DOMINIQUE SPINALE, Deputy City Clerk

**CERTIFICATION**

I hereby certify the foregoing is a true and correct copy of the original document on file in the office of the City Clerk of the City of Hughson.

  
\_\_\_\_\_  
City Clerk

Dated: 11/24/12

**MODESTO CITY COUNCIL  
RESOLUTION NO. 2013-04**

**A RESOLUTION APPROVING A REQUEST BY THE COUNTY OF STANISLAUS TO EXPAND THE GEOGRAPHIC BOUNDARIES OF THE STANISLAUS ENTERPRISE ZONE BY 263.42 ACRES WITHIN ITS JURISDICTION AND AUTHORIZE THE STANISLAUS ECONOMIC DEVELOPMENT AND WORKFORCE ALLIANCE, AS THE STANISLAUS ENTERPRISE ZONE ADMINISTRATOR, TO SUBMIT THE WRITTEN REQUEST AND REQUIRED DOCUMENTATION TO THE CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT**

WHEREAS, the County of Stanislaus currently has an Enterprise Zone that was established on November 16, 2005, and is comprised of 67,508 acres, and

WHEREAS, existing law allows the Stanislaus Enterprise Zone to expand its geographic boundaries up to a maximum of 15% of the original zone boundaries or 10,126 acres, and

WHEREAS, the Stanislaus Enterprise Zone has previously been awarded six successful expansions of its geographic boundaries, and currently has an expansion capacity of approximately 1,416.2 acres, and

WHEREAS, the County of Stanislaus wishes to expand the boundaries of its Enterprise Zone jurisdiction by approximately 263.42 acres in unincorporated areas to include 100 acres at Burchell Nursery, 100 acres at Dave Wilson Nursery, and 63.42 acres at Hughson Nut/Cal Almond, and

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

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

WHEREAS, the County of Stanislaus will provide the same or equivalent local

incentives in the expansion area as provided to the existing Enterprise Zone jurisdictions,  
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 by the Council of the City of Modesto that it hereby approves a request by the County of Stanislaus to expand the geographic boundaries of the Stanislaus Enterprise Zone by 263.4 acres to include 100 acres at Burchell Nursery, 100 acres at Dave Wilson Nursery, and 63.42 acres at Hughson Nut/Cal Almond.

BE IT FURTHER RESOLVED that the Stanislaus Economic Development and Workforce Alliance is hereby authorized to submit the written request and required documentation to expand the Enterprise Zone to the California Department of Housing & Community Development.



The foregoing resolution was introduced at a regular meeting of the City Council of the City of Modesto held on the 8<sup>th</sup> day of January, 2013, by Councilmember Lopez, who moved its adoption, which motion being duly seconded by Councilmember Burnside, was upon roll call carried and the resolution adopted by the following vote:

AYES: Councilmembers: Burnside, Cogdill, Geer, Gunderson, Lopez, Muratore, Mayor Marsh

NOES: Councilmembers: None


ABSENT: Councilmembers: None

ATTEST:

  
STEPHANIE LOPEZ, City Clerk

(SEAL)

APPROVED AS TO FORM:

By:   
SUSANA ALCALA WOOD, City Attorney

RESOLUTION NO. 2013-2

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWMAN 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;

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 (Zone 40) 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 six successful Zone expansions to date; and

WHEREAS, Stanislaus County desires to initiate the Phase Seven Enterprise Zone expansion application for approximately 263.42 total acres.

NOW, THEREFORE, BE IT RESOLVED that the City of Newman approves of this expansion request and 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 by 263.42 acres.


The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 8<sup>th</sup> day of January 2012 by Council Member Davis, who moved its adoption which motion was duly seconded and the resolution adopted by the following vote:

AYES: Candea, Davis, Hutchins, Martina and Mayor Katen

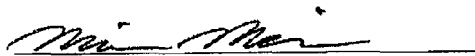
NOES: None

ABSENT: None

APPROVED:

  
\_\_\_\_\_  
Mayor of the City of Newman

ATTEST:

  
\_\_\_\_\_  
Deputy City Clerk of the City of Newman



**IN THE CITY COUNCIL  
OF THE CITY OF OAKDALE  
STATE OF CALIFORNIA**

**CITY COUNCIL RESOLUTION 2012-162**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKDALE  
SUPPORTING AND ACKNOWLEDGING THREE EXPANSION REQUESTS  
TO THE STANISLAUS COUNTY ENTERPRISE ZONE**

**THE CITY COUNCIL OF THE CITY OF OAKDALE DOES HEREBY RESOLVE THAT:**

**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-percent of the original zone boundaries; and,

**WHEREAS**, the Stanislaus Enterprise Zone is comprised of approximately 67,509 acres and requests to expand by 263.42 commercial acres; and,

**WHEREAS**, the Stanislaus Economic Development, as the lead agency for administration of the Enterprise Zone and County of Stanislaus authorizes and supports job development, job creation, and economic development; and will provide the same or equivalent local incentives as provided by other jurisdictions in Stanislaus County; and,

**WHEREAS**, land included within the proposed expansion areas is zoned for industrial or commercial use and basic infrastructure is available to the areas that would be included in the proposed expansion area; and,

**WHEREAS**, the County of Stanislaus agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

**WHEREAS**, the Stanislaus Economic Development will submit written requests as required to the California Department of Housing and Community Development (HCD) to have its enterprise zone boundaries expanded,

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF OAKDALE** supports and acknowledges the expansion requests and recommends the Stanislaus Economic Development submit the proposed application to HCD for the expansion of the Stanislaus Enterprise Zone --Zone 40, Hughson Nut/Cal Almond, Dave Wilson Nursery, and Burchell Nursery, as described in exhibits A, B, & C.



**CITY OF OAKDALE**  
**City Council Resolution 2012-162**

---

**THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 5<sup>th</sup> DAY OF NOVEMBER 2012.**

Members of the City Council: Brennan, Dunlop, Morgan

AYES:	COUNCIL MEMBERS:	Brennan, Morgan, Paul
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None
ABSTAINED:	COUNCIL MEMBERS:	Dunlop

*Pat Paul*

---

Pat Paul, Mayor

Attest:

*Nancy Lilly*  
\_\_\_\_\_  
Nancy Lilly, CMC, City Clerk

Resolution No. 2012-78

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

WHEREAS, the City of Patterson within Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and

WHEREAS, the Stanislaus Enterprise Zone wishes to expand its boundaries to include areas within the jurisdiction of Stanislaus County; and

WHEREAS, the City of Patterson authorizes and supports job development, job creation, and economic development; and

WHEREAS, the City of Patterson will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone and

WHEREAS, the City of Patterson agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

WHEREAS, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County; and

WHEREAS, the City of Patterson will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and

WHEREAS, the City of Patterson authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Patterson pertaining to the Stanislaus Enterprise Zone.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Patterson does hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Unincorporated Stanislaus County to include Burchell Nursery, Dave Wilson Nursery, and Hughson Nut/Cal Almond as shown on the attached maps.

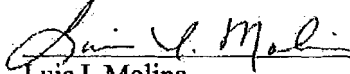
The foregoing resolution was passed and adopted at a regular meeting of the Patterson City Council on December 4<sup>th</sup>, 2012, by the following vote:

AYES: Councilmembers Novelli, Buehner, Farinha and Mayor Molina

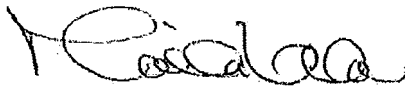
NOES: None

EXCUSED: Councilmember Lustgarten

APPROVED:

  
Luis I. Molina  
Mayor

ATTEST:



Maricela L. Vela  
City Clerk

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 4th day of December 2012, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

---

City Clerk of the City of Patterson

**CITY OF RIVERBANK**

**RESOLUTION NO. 2012-083**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK OF  
STANISLAUS COUNTY APPROVING THE EXPANSION OF THE STANISLAUS  
ENTERPRISE ZONE BOUNDARIES**

---

**WHEREAS**, the City of Riverbank of Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and,

**WHEREAS**, the Stanislaus Enterprise Zone wished to expand its boundaries to include areas within the jurisdiction of Stanislaus County; and,

**WHEREAS**, the City of Riverbank of Stanislaus County authorizes and supports job development, job creation, and economic development; and,

**WHEREAS**, the City of Riverbank of Stanislaus County will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone; and,

**WHEREAS**, the City of Riverbank of Stanislaus County agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and,

**WHEREAS**, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County; and,

**WHEREAS**, the City of Riverbank of Stanislaus County will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and,


**WHEREAS**, The City of Riverbank of Stanislaus County authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Riverbank of Stanislaus County pertaining to the Stanislaus Enterprise Zone.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Riverbank of Stanislaus County hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Stanislaus County Unincorporated to include Hughson Nut/Cal Almond, Dave Wilson Nursery and Burchell Nursery as shown on the attached maps.

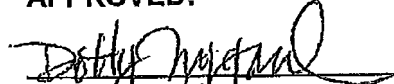
**PASSED AND ADOPTED** by the City Council of the City of Riverbank at a regular meeting held on the 26<sup>th</sup> day of November, 2012; motioned by Councilmember O'Brien, seconded by Councilmember Nygard, and upon roll call was carried by the following vote of 4-0:

**AYES:** Councilmembers O'Brien, Nygard, Tucker, and Mayor Madueño  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** Councilmember White

**ATTEST:**

  
Annabelle Aguilar, CMC  
City Clerk

**APPROVED:**

  
Dotty Nygard  
Vice Mayor

Attachments: Burchell Nursery Boundary Map  
Dave Wilson Nursery Boundary Map  
Hughson Nut/Cal Almond Boundary Map



BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING AND }  
SUPPORTING THE REQUEST OF THE }  
COUNTY OF STANISLAUS TO EXPAND }  
THE STANISLAUS ENTERPRISE ZONE }

RESOLUTION NO. 2012-199

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

WHEREAS, Stanislaus County wishes to expand the boundaries of their enterprise zone by 259.29 acres to assist three businesses; and

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

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

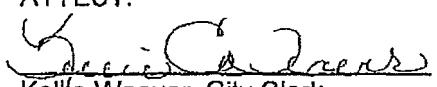
WHEREAS, the County of Stanislaus will provide the same or equivalent local incentives in the expansion areas as provided to the existing enterprise zone; and

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

NOW, THEREFORE, BE IT RESOLVED that the County of Stanislaus desires to expand the geographic boundaries of their enterprise zone by a total of 259.29 acres and that the City Council of the City of Turlock does hereby approve this expansion request and 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 for the County of Stanislaus.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 27<sup>th</sup> day of November, 2012, by the following vote:

- AYES: Councilmembers Bublak, Dehart, Jackson, White and Mayor Lazar
- NOES: None
- NOT PARTICIPATING: None
- ABSENT: None

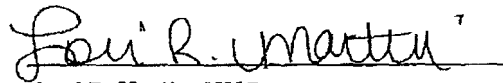
ATTEST:  
  
Kellie Weaver, City Clerk  
City of Turlock, County of Stanislaus,  
State of California

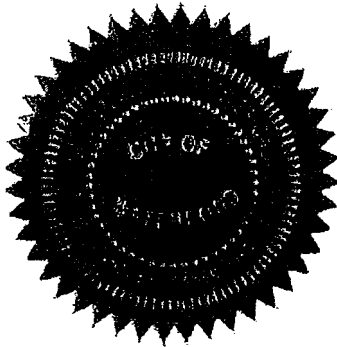


**CERTIFICATION:**

I, Lori R. Martin, City Clerk of the City of Waterford, County of Stanislaus, State of California, do hereby certify, that the foregoing is a true and correct copy of the Waterford City Council Resolution 2012-119. A Resolution of the City Council of the City of Waterford Approving the Expansion of the Stanislaus Enterprise Zone Boundaries, passed and adopted on the 15<sup>th</sup> day of November, 2012.

**DATED:** November 19, 2012

  
Lori R. Martin, MMC  
City Clerk



WATERFORD CITY COUNCIL  
RESOLUTION 2012-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATERFORD  
APPROVING THE EXPANSION OF THE STANISLAUS ENTERPRISE ZONE  
BOUNDARIES

WHEREAS, the Stanislaus County and the City of Waterford currently has an enterprise zone that was established on 2005 and expanded into Waterford in 2009 and has jurisdiction over the existing zone; and,

WHEREAS, the Stanislaus Enterprise Zone wishes to expand its boundaries with three unincorporated areas of Stanislaus County including: Burchell Nursery, 100 acres east of Oakdale; Dave Wilson Nursery, 100 acres east of Hickman; and Hughson Nut/Cal Almond, 63.42 acres near Hughson; and,

WHEREAS, the City of Waterford authorizes and supports job development, job creation, and economic development; and,

WHEREAS, land included within the proposed expansion area within the unincorporated areas of Stanislaus County is zoned appropriately for expansion eligibility; and,

WHEREAS, the City of Waterford will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and,

WHEREAS, the City of Waterford authorizes the City Manager to sign official documents on behalf of the City of Waterford pertaining to the Stanislaus Enterprise Zone expansion.

NOW THEREFORE, BE IT RESOLVED that the City of Waterford does hereby support and approve the Stanislaus Enterprise Zone expansions including the following: Burchell Nursery, 100 acres east of Oakdale; Dave Wilson Nursery, 100 acres east of Hickman; and Hughson Nut/Cal Almond, 63.42 acres near Hughson as shown on the attached maps.

The foregoing Resolution was passed and adopted by the City Council of the City of Waterford, County of Stanislaus, State of California, at a regular meeting thereof held on the 15th day of November, 2012 by the following vote:

AYES: 5

NOES: 0

ABSTAIN: 0

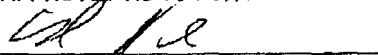
ABSENT: 0

Goeken, Aldaco, VanWinkle, Krause, Day

CITY OF WATERFORD

  
CHARLIE GOEKEN, MAYOR

APPROVED AS TO FORM:

  
CORBETT J. BROWNING  
City Attorney

ATTEST:

  
LORI MARTIN, MMC  
City Clerk

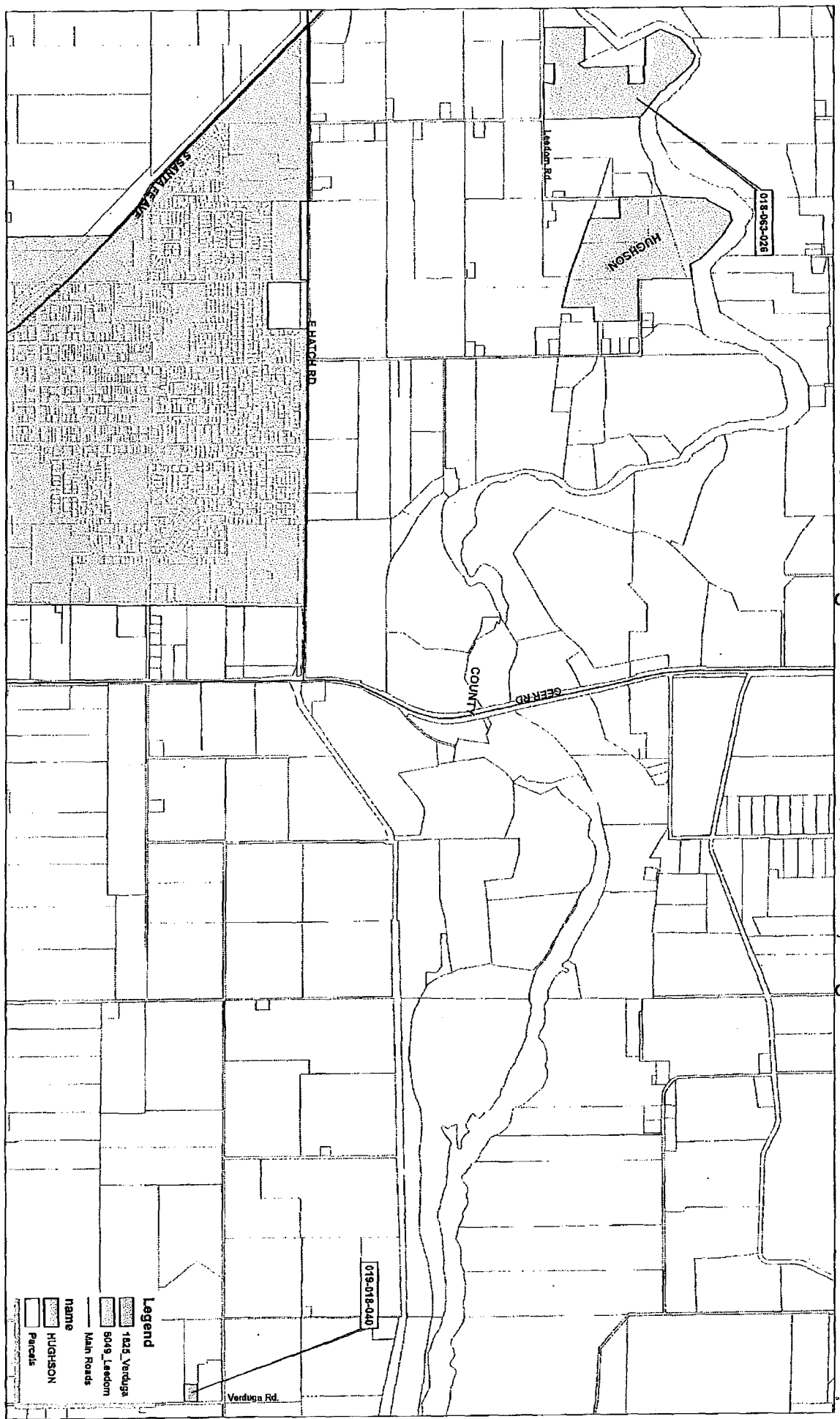
Stanislaus Enterprise

# **ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)

**Maps** 

1825 Verduga Rd. & 6049 Leedom Rd., Hughson



**Legend**

[Stippled Box]	1825 Verduga
[Horizontal Line Box]	6049 Leedom
[Dashed Line Box]	Main Roads
[Solid Line Box]	name
[Shaded Box]	HUGHSON
[White Box]	Parcels



019-018-040

Verduga Rd.

GEARD RD  
COUNTY

Leedom Rd.

HUGHSON

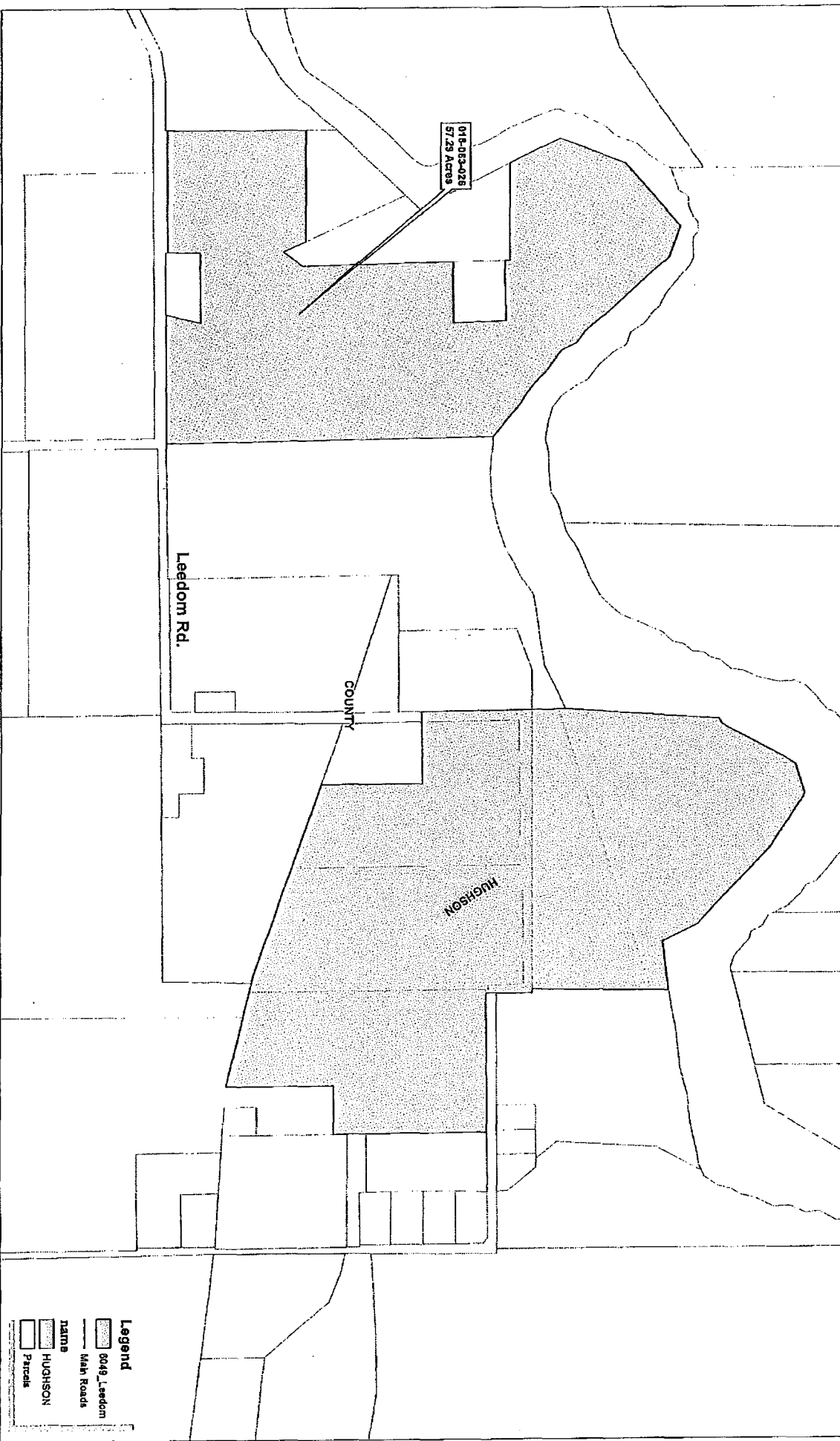
019-063-028

E HATCH RD

S SANTA FE AVE



6049 Leedom Rd., Hughson



04-0033-028  
57.29 Acres

Leedom Rd.

COUNTY

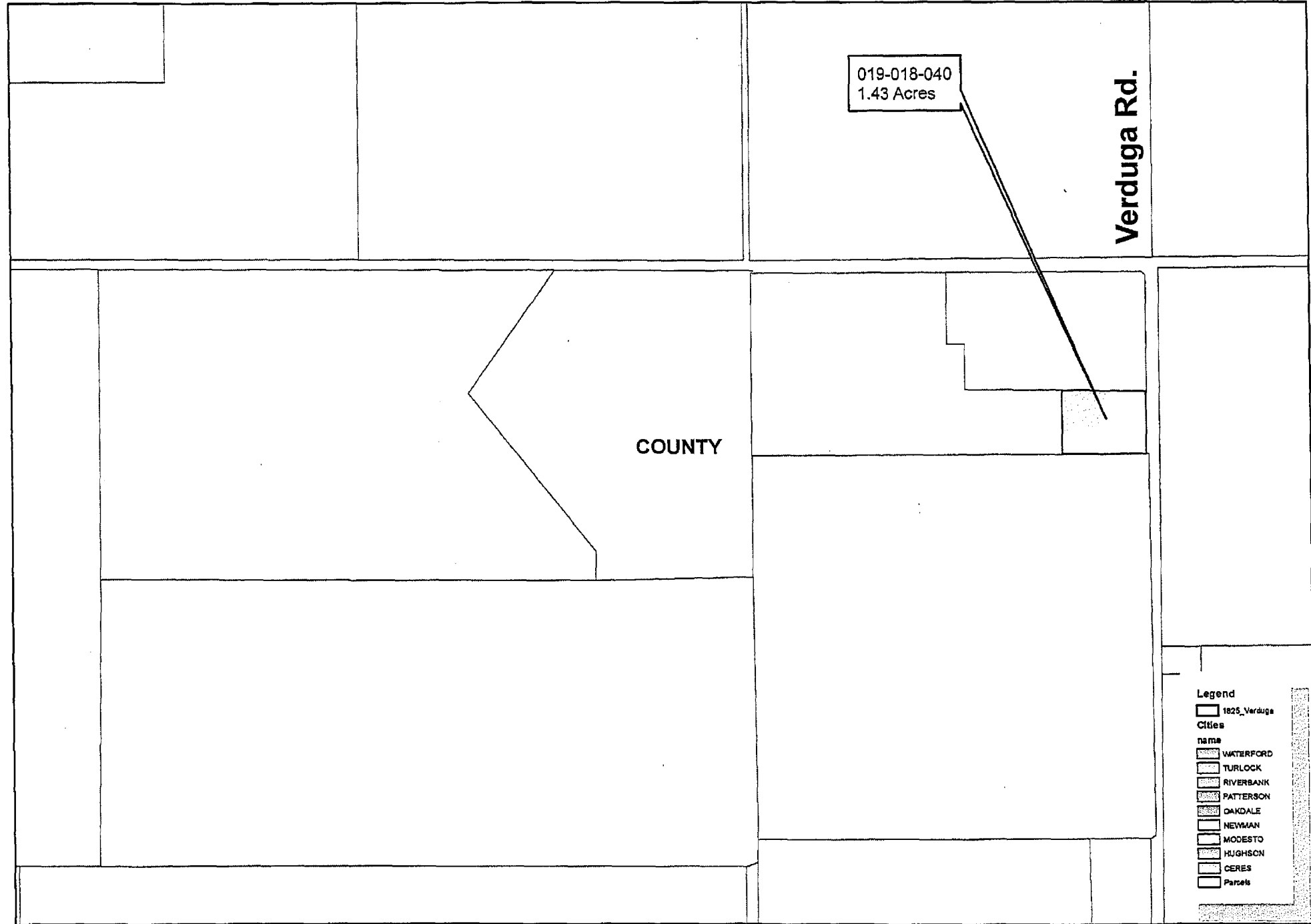
HUGHSON

**Legend**

- 6049 Leedom
- Main Roads
- Name
- HUGHSON
- Parcels

475 237.5 0 475 Feet

# 1825 Verduga Rd., Hughson



- Legend**
- 1825\_Verduga
  - Cities**
  - name**
  - WATERFORD
  - TURLOCK
  - RIVERBANK
  - PATTERSON
  - OAKDALE
  - NEWMAN
  - MODESTO
  - HUGHSON
  - CERES
  - Parcels

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Infrastructure**



**EXHIBIT D  
EXPANSION AREA INFRASTRUCTURE**

Element	Currently in Place		If "NO", please explain.	If "YES", describe plans to expand or improve infrastructure.
	YES	NO		
Water Supply	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Hughson Nut/Cal Almond. There are no current plans to expand or improve the water supply infrastructure currently in place.
Storm Drainage	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Hughson Nut/Cal Almond. There are no current plans to expand or improve the storm drainage infrastructure currently in place.
Sewer & Water Treatment Plants	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Hughson Nut/Cal Almond. There are no current plans to expand or improve the sewer & water treatment infrastructure currently in place.
Natural Gas and Electric	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Hughson Nut/Cal Almond. There are no current plans to expand or improve the natural gas & electric infrastructure currently in place.
Streets		X	The infrastructure in place serves the specific needs of Hughson Nut/Cal Almond exclusively, not for public.	

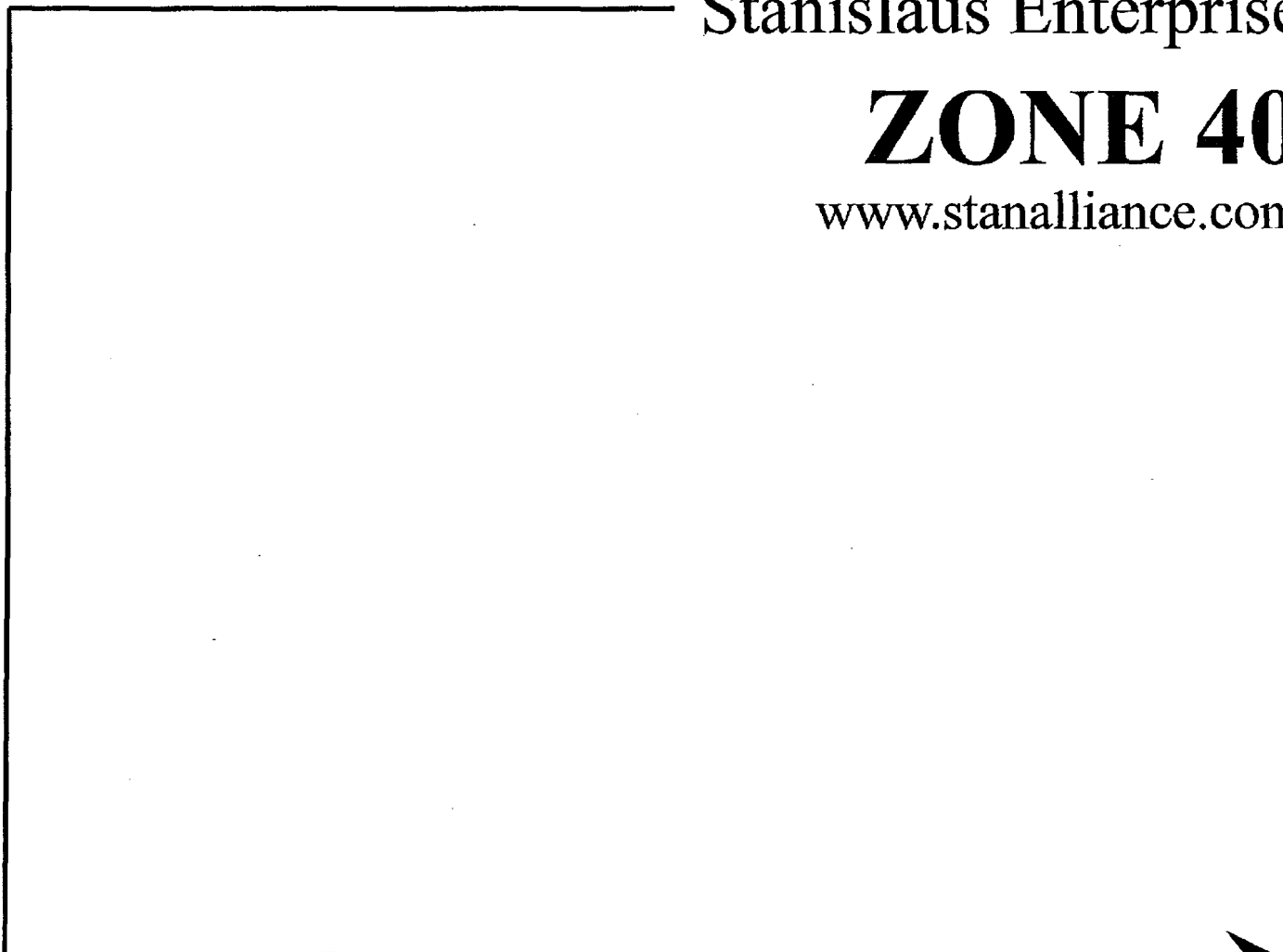
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Street Lighting		X	The infrastructure in place serves the specific needs of Hughson Nut/Cal Almond exclusively, not for public.	
Any other indicators of capacity, conditions, and availability of infrastructure.				

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Street Ranges** 



Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Legal Boundary** →

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCE**

Enterprise Zone Program  
1800 Third Street, Suite 390  
Sacramento, CA 95811  
(916) 322-1554  
FAX (916) 327-6660



**EXPANSION APPLICATION SUBMISSION GUIDELINES**

**Instructions:**

- 1) In order to expedite review of the expansion application, have a preliminary discussion with your zone representative about your plans to submit an expansion request, discuss unique boundary circumstances, and to clarify HCD's expectations. Discussed EZ expansion parameters with Diana Prado.
- 2) Use a 3 ring Binder (1/2"). Label the spine & front with the (a) EZ Name, (b) Expansion Name, and (c) Date.
- 3) Make dividers labeled as described under the column "application contents".
- 4) Download Exhibit Templates from <http://www.hcd.ca.gov/fa/cdbg/ez/>
- 5) Add a footnote to each document/Exhibit: (EZ Name) (Expansion Name) (Date)
- 6) Submit all documents electronically on a CD or via e-mail to the appropriate rep.

Comment [A1]: Added a little verblage here

<i>Authority</i>	<i>Application Contents</i>	<i>Contents Summary:</i>
HCD	Cover Letter & Application (A)	<b>EXHIBIT A:</b> (1) Cover Letter with narrative summary of expansion request. (2) Expansion Application signed by the EZ Signatory.
GC § 7074 (b)(1)	Resolution(s) (B)	<b>EXHIBIT B:</b> Include an ordinance or resolution from each jurisdiction's governing bodies approving the expansion, with <u>original signatures</u> or certified with an original signature. <i>If the expansion is into an adjacent jurisdiction, the resolution must include language stating that local incentives offered in the expansion area will be equivalent to those of the existing zone. Government Code</i>

**EXHIBIT F**  
**Legal Boundary Description—Digitized Map Option**

Conditions for Digitized Map Submission:

Because the Department is studying how a digitized map can meet the intentions of the legal boundary description, it has not fully determined which elements will best meet these intentions. Therefore, the Department will only accept a digitized map under the following conditions:

1. The applicant must submit Geographic Information Systems (GIS) maps that illustrate the proposed boundaries of the enterprise zone by sub-area. The applicant should map the sub-areas in a manner and scale that allows the user to easily identify the parcels included within the boundaries.
2. Each sub-area map should be accompanied by a spreadsheet that includes the Assessor Parcel Number, property address, and acreage of each parcel included within the sub-area. Each parcel on the maps should be identified by a number or letter that corresponds to the specific information listed on the spreadsheet.
3. The applicant must submit GIS shape files of the maps.
4. If the applicant obtains an enterprise zone, the applicant agrees to provide a legal boundary description for any areas of the proposed enterprise zone the Department determines the GIS maps do not adequately describe or identify.

Instructions

To submit digitized maps, list the maps below and include them as part of the application. Attach letter-size<sup>1</sup> copies of the maps to this exhibit and submit full-size versions (i.e., 24" x 36") and the GIS shape file under separate cover.

Map Title	Reference Number
Hughson Nut/Cal Almond	40-09

Use the Reference Number column to identify the map that contains the map specified. The Department expects applicants to number each document, including maps, so that departmental staff may distinguish between them.

<sup>1</sup> An 11" x 17" map is also acceptable.

Stanislaus Enterprise Zone – Zone 40  
Hughson Nut/Cal Almond Expansion – 40-09  
Addendum – Exhibit F

<b>Parcel Number</b>	<b>Assessor Parcel Number</b>	<b>Property Address</b>	<b>Acreage</b>
019-018-041	019-018-041	1825 Verduga Rd., Hughson, CA	6.13
018-063-026	018-063-026	6049 Leedom Rd., Hughson, CA	57.29



**EXHIBIT G1 (IF APPLICABLE)**  
**IMPACT OF THE NONCONTIGUOUS EXPANSION AREA ON THE**  
**ECONOMIC DEVELOPMENT STRATEGY**

**Instructions:** List each strategic goal or objective as stated in the MOU Supplement. Please be succinct in your response. The space provided for responses is expandable.

Strategic Goal (1)
Source Document/Page #: _____ % Complete: ____ % How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?  <i>Why will the area excluded from the expansion not benefit from the goal's execution/achievement? The Stanislaus Enterprise Zone effective designation date predates the required MOU Supplement. All excluded areas along the E. Whitmore Ave/Verduga Road corridor are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries. With regard to the second parcel considered for expansion, long the Leedom Road corridor, all excluded areas are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone Expansion on agriculture zoned land in a contiguous format given existing zone boundaries.</i>
Strategic Goal (2)
Source Document/Page #: _____ % Complete: ____ % How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?  <i>Why will the area excluded from the expansion not benefit from the goal's execution/achievement? The Stanislaus Enterprise Zone effective designation date predates the required MOU Supplement. All excluded areas along the E. Whitmore Ave./Verduga Road corridor are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries. With regard to the second parcel considered for expansion, along the Leedom Road corridor, all excluded areas are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries.</i>
Strategic Goal (3):

Source Document/Page #: \_\_\_\_\_

% Complete: \_\_\_\_ %

How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?

*Why will the area excluded from the expansion not benefit from the goal's execution/achievement? The Stanislaus Enterprise Zone effective designation date predates the required MOU Supplement. All excluded areas along the E. Whitmore Ave/Verduga Road corridor are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries. With regard to the second parcel considered for expansion, along the Leedom Road corridor, all excluded areas are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries.*

Strategic Goal (4):

*The Stanislaus Enterprise Zone effective designation date predates the required MOU Supplement. All excluded areas along the E. Whitmore Ave/Verduga Road corridor are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries. With regard to the second parcel considered for expansion, along the Leedom Road corridor, all excluded areas are zoned strictly agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on agriculture zoned land in a contiguous format given existing zone boundaries.*

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Zoning Verification** 



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525-6330 Fax: 209.525.5911

February 8, 2012

Rey Campanur  
Enterprise Zone Manager  
Stanislaus Economic Development & Workforce Alliance  
1010 10th Street, Suite 1400  
Modesto, CA 95354

**Re: Enterprise Zone Application – Hughson Nut/ 1825 Verduga Road, Hughson and CAL-Almond – 6049 Leedom Road, Hughson**

Mr. Campanur.

In response to your request, the following provides a summary of zoning authorizations for the Hughson Nut facility located at 1825 Verduga Road in the Hughson area and the Cal-Almond facility located at 6049 Leedom Road, also in the Hughson area.

**Hughson Nut 1825 Verduga Road, Hughson., Assessors Parcel 019-018-001**

Assessors Parcel 019-018-001 is currently zoned "General Agriculture" (A-2-40) and has a General Plan Designation of "Agriculture". Nut processing facilities are currently allowed within this zone only through the issuance of a Use Permit.

Hughson Nut's first Use Permits were issued for 1825 Verduga Rd in the 1980's. A series of use permits and Staff Approval Permits have been issued for expansions in the 1980's, 1990's and 2000's.

These approvals include the following:

- ZUPA 86-12 Almond packaging
- SAA 87-21 - Change lean-to to free standing & add a 35x75 bldg
- UP 87-15 - Expand facility over 3 yrs - Add off street parking, offices, covered storage & utility storage
- UP 89-10 Const. 70x125' crate washing/storing/cool room
- UP 91-4 - Construction of 150x80' metal building for cool storage of raw almonds
- SAA 92-20 - Warehouse addition. Almond warehouse storage, machinery storage and staging area
- SAA 96-12 - Insulated warehouse

**CAL-Almond – 6049 Leedom Road, Hughson, Assessors Parcel 018-063-026**

Assessors Parcel 018-063-026 is currently zoned "General Agriculture" (A-2-40) and has a General Plan Designation of "Agriculture". Nut processing facilities are currently allowed within this zone only through the issuance of a Use Permit.

Cal-Almond, Inc has been issued various Use Permits and Staff Approvals for related uses at 6049 Leedom Road as follows:

- SAA 84-85 - Expand 100x175 storage bldg.
- SAA 94-39 - For two canopy extensions
- SAA 89-45 - Propane tank (69,000 gal.)
- UP 89-25 - 120x180' bin storage bldg
  
- LL 91-11 – Lot Line Adjustments
- UP 91-17 - To construct 300'x80' pole barn structure for storage of empty bins
- UP 91-40 - Build a new structure for storage and 62 parking spaces. Convert existing barn into office space. Eliminate restrictions
- SAA 92-46 - To establish a new 20-foot driveway into the Cal-Almond plant. This will remove all truck and auto traffic from a private road
- SAA 93-45 - almond processing facility
- SAA 96-38 - To allow a roof only shelter

Staff has not reviewed Assessor's records on these parcels, but given the land use authorizations that have been granted, I can conclude that the County has authorized "nut processing" and "commercial" uses at both Hughson Nut, 1825 Verduga Road, and CAL-Almond, 6049 Leedom Road, both in the Hughson area.

Please call me if you need any additional information.



Kirk Ford, Director  
Department of Planning and Community Development

Cc: Monica Nino  
Raul Mendez  
Bill Bassitt

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)

**Letter of Support**



March 10, 2011

Mr. Reynaldo Campanur  
Stanislaus Economic Development &  
Workforce Alliance  
P.O. Box 3091  
Modesto, CA 95353

Dear Reynaldo:

Thank you for coming out to meet with us today regarding the benefits of becoming part of the Stanislaus County Enterprise Zone.

We are interested in having our properties added to the enterprise zone. Our Stanislaus County properties are as follows:

Verduga Road Plant: 1825 Verduga Road, Hughson, CA 95326; 6 Acres; APN ~~019-018-040-000~~ 019-018-041 6.13 1.43

Leedom Road Plant: 6049 Leedom Road, Hughson, CA 95326; 57 Acres; APN 018-063-026-000. 57.29

We are zoned agricultural with conditional use permits for our processing facilities.

It is my understanding that if our properties are added to the enterprise zone, Hughson Nut, Inc. as well as our parent company, APB Partners, LLC would be eligible for the benefits of being part of the enterprise zone.

Please let me know if you require any additional information from us.

Sincerely,

Jeffrey L. Mollett, CPA  
Controller  
Hughson Nut, Inc.

P. O. Box 1150, Hughson, CA 95326 • 209-883-0403 FAX 209-883-1612

Email [jeff@hughsonnut.com](mailto:jeff@hughsonnut.com)

# Stanislaus Enterprise Zone 40

## Burchell Nursery

2012

[www.stanalliance.com](http://www.stanalliance.com)

Cover Letter  
& Application

Resolution

Maps

Infrastructure

Street Ranges

Legal Boundary

Zoning  
Verification

Letter of  
Support



# Stanislaus County

Stanislaus Enterprise Zone - Zone 40

Extension Application & Supporting Documents

Table of Contents

Cover Letter & Application

Multi-Jurisdictional Resolutions

Maps

Infrastructure

Street Ranges in the EZ Extension Area

Legal Boundary of EZ Extension Area (Digitized Maps)

Zoning Verification

Letter of Support for Expansion Request

Location Sponsor

Public Sponsor

Stanislaus County  
Monica Nino, CEO  
1010 10th Street  
Modesto, CA 95353

Private Sponsor

Burchell Nursery  
9318 Wamble Road  
Oakdale, CA



2012

[www.stanalliance.com](http://www.stanalliance.com)



ALLIANCE

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)

**Cover Letter & Application** 



September 20, 2012

John Nunn, Jr.  
Enterprise Zone Program Manager  
Department of Housing & Community Development  
Division of Financial Assistance  
1800 Third Street, Suite 390  
Sacramento, CA 94252-2054

Re: Enterprise Zone Expansion – Burchell Nursery, 9318 Wamble Rd., Oakdale

Dear Mr. Nunn,

Enclosed is a completed HCD Enterprise Zone Expansion application requesting review and approval of the Stanislaus Enterprise Zone expansion to include Burchell Nursery property. Included in this application – HCD Enterprise Zone expansion application packet, zoning verification for selected expansion parcel completed by Stanislaus County Department of Planning & Community Development, and letter of support provided by Burchell Nursery.

Current Enterprise Zone expansion capacity for the Stanislaus Enterprise Zone registers at 1252.78 acres. Burchell Nursery total Enterprise Zone expansion acreage request equates to 100 acres respectively. The expansion request consists of one section of parcel #010-008-034, located at 9318 Wamble Rd., Oakdale (Stanislaus County Auspices). Upon HCD approval of the Burchell Nursery expansion, expansion acreage allotment for the Stanislaus Enterprise Zone will remain at 1152.78.

The Burchell Nursery acreage identified for Enterprise Zone expansion is zoned Agriculture with applicable Commercial Use Permits (CUP). Commercial Use Permits are required for Enterprise Zone expansion on Agricultural zoned land. All required operational infrastructure is in place to meet the needs of the individual business exclusively.

The Stanislaus Economic & Workforce Alliance as the Zone Administrator in partnership with Stanislaus County, respectfully submits the attached Enterprise Zone expansion request for consideration in accordance with regulations governing Enterprise Zone activity and expansion opportunities. If questions or comments should arise when reviewing the Enterprise Zone expansion application, please feel free to contact. For your convenience, I can be reached at (209) 567-4940.

Respectfully,

Rey Campanur  
Enterprise Zone Manager  
Stanislaus Economic Development & Workforce Alliance

Encl.

## Expansion Application 2012

Instructions: Applicant to complete Sections 1, 2, & 3. See *Expansion Application Submission Guidelines* for further instructions.

Section 1.		Contact Information		Expansion Acreage			
Enterprise Zone:	Stanislaus Enterprise Zone			Original Zone Acreage:	67508.98		
Jurisdictions:	Stanislaus County Unincorporated City of: Ceres, Modesto, Oakdale, Riverbank, Waterford, Hughson, Newman, Patterson, Turlock			Basis*		15% X 20%	
				Current Expansion Capacity		<b>1252.78 Acres</b>	
				Expansion Acreage Requested	<i>Industrial</i>	Acres	
					<i>Commercial</i>	100 Acres	
		<i>Other</i>	Acres				
Contact Name:	Rey Campanur			<b>TOTAL</b>		100 Acres	
Telephone Number:	209.567.4940			New Cumulative Zone Acreage		76482.55 Acres	
Proposed Expansion Name:	Burchell Nursery			Balance (Remaining Capacity)		1152.78 Acres	
Expansion Type:	<i>Intra-jurisdictional Expansion:</i> <input type="checkbox"/> Contiguous <input checked="" type="checkbox"/> Non-Contiguous			<i>Inter-jurisdictional Expansion:</i> <input type="checkbox"/> Adding a contiguous jurisdiction <input type="checkbox"/> Using a right-of-way to establish contiguity.			

Section 2.			Required Documentation		
Exhibit Name	Document		(Optional) Applicant Comments		
Exhibit A	Cover Letter				
Exhibit B	Certified Resolution or Ordinance (Jurisdiction Name)                      (Resolution #)				
Exhibit C	Map				
Exhibit D	Infrastructure Assessment				
Exhibit E	Street Range Listing				
Exhibit F	Boundary Description	<input checked="" type="checkbox"/> Digitized Map			
		<input type="checkbox"/> Description			
Exhibit G (if applicable)	<i>Intra-jurisdictional Non-Contiguous Justification</i>	<input type="checkbox"/> Exhibit G1			
	<i>Inter-jurisdictional Right-of-way Description</i>	<input type="checkbox"/> Exhibit G2			

\* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

## Expansion Application (cont)

**Section 3 Instructions:** For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.

<b>Section 3. Expansion History</b>						
<b>Original Zone Acreage: 67508.98</b>			<b>Original Expansion Capacity (acres): 10126.35</b>			
Exp #	Expansion Name	Expansion Acreage Requested 100			Effective Date	Balance (Remaining Acres)
		Number of Businesses				
		Industrial	Commercial	Total		
40-11	Burchell Nursery		1	1	2012	1152.78

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

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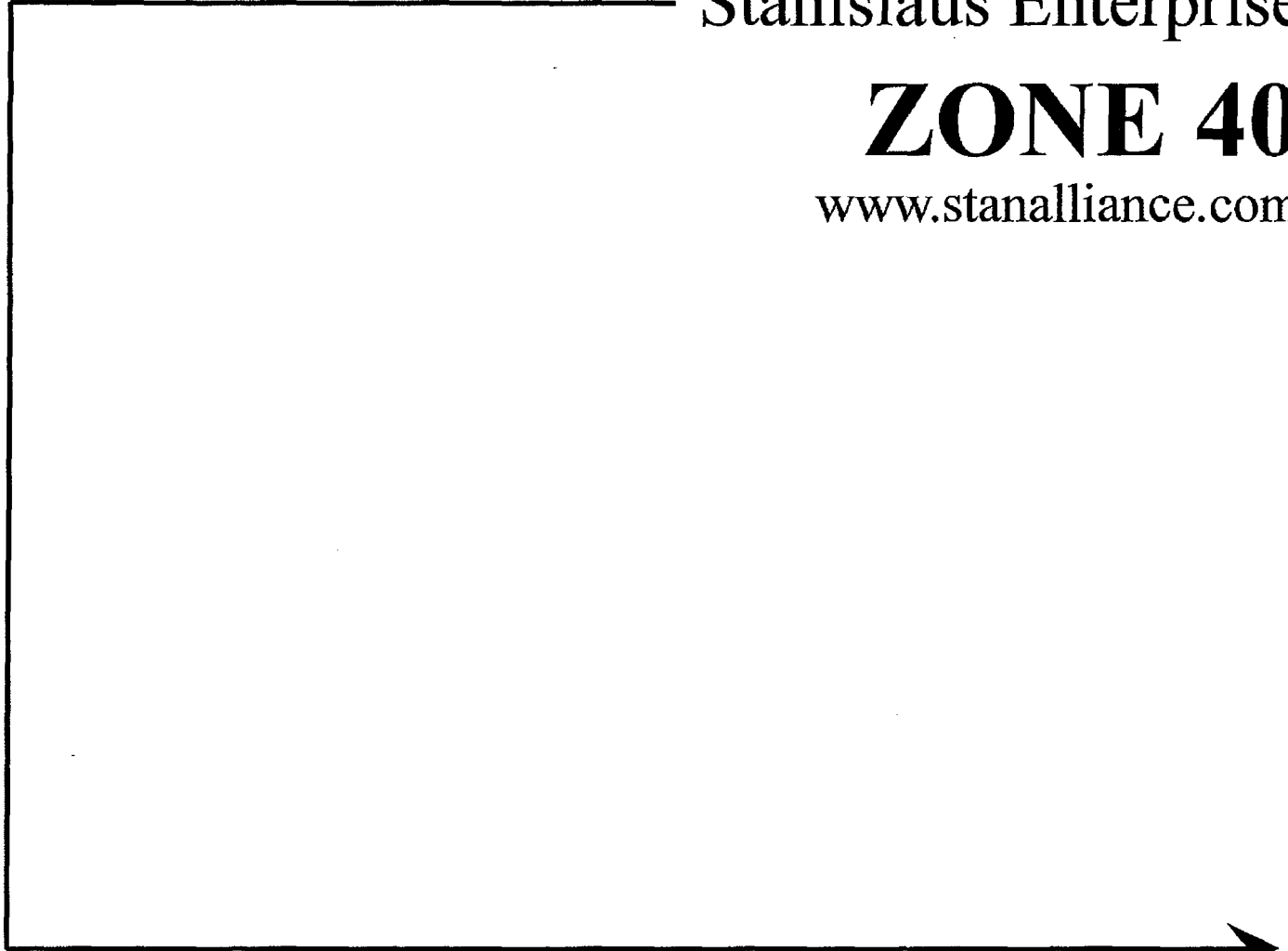
Enterprise Zone Signatory

Date

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Resolution**

RESOLUTION NO. 2012 -160

**RESOLUTION RECOMMENDING THAT THE COUNTY BOARD OF SUPERVISORS APPROVE REQUEST BY THE CITY OF HUGHSON TO EXPAND THE BOUNDARIES OF THE ENTERPRISE ZONE BY 263.42 ACRES AND SUBMIT ALL NECESSARY DOCUMENTATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**THE CITY COUNCIL**  
Ceres, California

**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 created with 67,508.98 acres; and,

**WHEREAS**, the Stanislaus Enterprise Zone has been expanded six (6) times in the past and currently is comprised of 76,482.55 acres; and,

**WHEREAS**, the City of Hughson and Stanislaus County desire to expand the boundaries of the enterprise zones by 263.42 acres to accommodate expansion requests from Burchell Nursery, Dave Wilson Nursery and Hughson Nut/CalAlmond and the enterprise zone will have 1,152.78 acres remaining for future expansion projects; and,

**WHEREAS**, land included within the proposed expansion areas is zoned for industrial or commercial use and basic infrastructure is available to the areas that would be included in the proposed expansion area; and,

**WHEREAS**, the City of Hughson and Stanislaus County will provide the same or equivalent local incentives in the expansion areas as provided to the existing enterprise zone; and,

**WHEREAS**, the City of Hughson and Stanislaus County will submit a written request as required to the California Department of Housing & Community Development to have the enterprise zone boundary expanded.

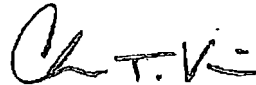
**THEREFORE, BE IT RESOLVED** that the City of Ceres City Council supports and approves this expansion request and directs the Stanislaus Economic Development and Workforce Alliance, as the Stanislaus EZ Administrator, to submit the written request and required accompanying documentation to expand the enterprise zone for the City of Hughson and Stanislaus County.

**PASSED AND ADOPTED** by the City of Ceres City Council at a regular meeting thereof held on the 26th day of November 2012, by the following vote:


AYES: Councilmembers Durossette, Ingwerson, Kline, Lane, Mayor Vierra

NOES: None

ABSENT: None



Chris Vierra, Mayor

  
Cindy Heidorn, CMC, City Clerk



**CITY OF HUGHSON  
CITY COUNCIL  
RESOLUTION NO. 2012-47**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OF  
STANISLAUS COUNTY APPROVING THE EXPANSION OF THE  
STANISLAUS ENTERPRISE ZONE BOUNDARIES**

**WHEREAS**, the City of Hughson of Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and

**WHEREAS**, the Stanislaus Enterprise Zone wishes to expand its boundaries to include areas within the jurisdiction of Stanislaus County and

**WHEREAS**, the City of Hughson of Stanislaus County authorizes and supports job development, job creation, and economic development; and

**WHEREAS**, the City of Hughson of Stanislaus County will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone and

**WHEREAS**, the City of Hughson of Stanislaus County agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

**WHEREAS**, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County and

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

**WHEREAS**, the City of Hughson of Stanislaus County authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Hughson of Stanislaus County pertaining to the Stanislaus Enterprise Zone; and

**NOW THEREFORE, BE IT RESOLVED** that the City of Hughson of Stanislaus County does hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Stanislaus County Unincorporated to include Burchell Nursery, Dave Wilson Nursery, and Hughson Nut/Cal Almond as shown on the attached maps.

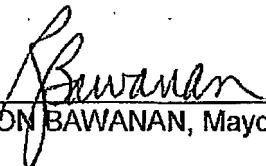
**PASSED AND ADOPTED** by the City Council of the City of Hughson on November 13, 2012 by the following vote:

**AYES:** Mayor Bawanan, Carr, Young, Beekman,  
and Silva.

**NOES:** None.

**ABSTENTIONS:** None.

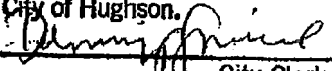
**ABSENT:** None.

  
\_\_\_\_\_  
RAMON BAWANAN, Mayor

  
\_\_\_\_\_  
DOMINIQUE SPINALE, Deputy City Clerk

**CERTIFICATION**

I hereby certify the foregoing is a true and correct copy of the original document on file in the office of the City Clerk of the City of Hughson.

  
\_\_\_\_\_  
City Clerk

Dated: 11/24/12

**MODESTO CITY COUNCIL  
RESOLUTION NO. 2013-04**

**A RESOLUTION APPROVING A REQUEST BY THE COUNTY OF STANISLAUS TO EXPAND THE GEOGRAPHIC BOUNDARIES OF THE STANISLAUS ENTERPRISE ZONE BY 263.42 ACRES WITHIN ITS JURISDICTION AND AUTHORIZE THE STANISLAUS ECONOMIC DEVELOPMENT AND WORKFORCE ALLIANCE, AS THE STANISLAUS ENTERPRISE ZONE ADMINISTRATOR, TO SUBMIT THE WRITTEN REQUEST AND REQUIRED DOCUMENTATION TO THE CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT**

WHEREAS, the County of Stanislaus currently has an Enterprise Zone that was established on November 16, 2005, and is comprised of 67,508 acres, and

WHEREAS, existing law allows the Stanislaus Enterprise Zone to expand its geographic boundaries up to a maximum of 15% of the original zone boundaries or 10,126 acres, and

WHEREAS, the Stanislaus Enterprise Zone has previously been awarded six successful expansions of its geographic boundaries, and currently has an expansion capacity of approximately 1,416.2 acres, and

WHEREAS, the County of Stanislaus wishes to expand the boundaries of its Enterprise Zone jurisdiction by approximately 263.42 acres in unincorporated areas to include 100 acres at Burchell Nursery, 100 acres at Dave Wilson Nursery, and 63.42 acres at Hughson Nut/Cal Almond, and

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

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

WHEREAS, the County of Stanislaus will provide the same or equivalent local

incentives in the expansion area as provided to the existing Enterprise Zone jurisdictions,  
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 by the Council of the City of Modesto that it hereby approves a request by the County of Stanislaus to expand the geographic boundaries of the Stanislaus Enterprise Zone by 263.4 acres to include 100 acres at Burchell Nursery, 100 acres at Dave Wilson Nursery, and 63.42 acres at Hughson Nut/Cal Almond.

BE IT FURTHER RESOLVED that the Stanislaus Economic Development and Workforce Alliance is hereby authorized to submit the written request and required documentation to expand the Enterprise Zone to the California Department of Housing & Community Development.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Modesto held on the 8<sup>th</sup> day of January, 2013, by Councilmember Lopez, who moved its adoption, which motion being duly seconded by Councilmember Burnside, was upon roll call carried and the resolution adopted by the following vote:

AYES: Councilmembers: Burnside, Cogdill, Geer, Gunderson, Lopez, Muratore, Mayor Marsh

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ATTEST:   
STEPHANIE LOPEZ, City Clerk

(SEAL)

APPROVED AS TO FORM:

By:   
SUSANA ALCALA WOOD, City Attorney

**RESOLUTION NO. 2013-2**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWMAN 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;

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 (Zone 40) 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 six successful Zone expansions to date; and


WHEREAS, Stanislaus County desires to initiate the Phase Seven Enterprise Zone expansion application for approximately 263.42 total acres.

NOW, THEREFORE, BE IT RESOLVED that the City of Newman approves of this expansion request and 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 by 263.42 acres.

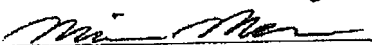
The foregoing resolution was introduced at a regular meeting of the City Council of the City of Newman held on the 8<sup>th</sup> day of January 2012 by Council Member Davis, who moved its adoption which motion was duly seconded and the resolution adopted by the following vote:

AYES: Candea, Davis, Hutchins, Martina and Mayor Katen  
NOES: None  
ABSENT: None

APPROVED:

  
\_\_\_\_\_  
Mayor of the City of Newman

ATTEST:

  
\_\_\_\_\_  
Deputy City Clerk of the City of Newman



**IN THE CITY COUNCIL  
OF THE CITY OF OAKDALE  
STATE OF CALIFORNIA**

**CITY COUNCIL RESOLUTION 2012-162**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKDALE  
SUPPORTING AND ACKNOWLEDGING THREE EXPANSION REQUESTS  
TO THE STANISLAUS COUNTY ENTERPRISE ZONE**

**THE CITY COUNCIL OF THE CITY OF OAKDALE DOES HEREBY RESOLVE THAT:**

**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-percent of the original zone boundaries; and,

**WHEREAS**, the Stanislaus Enterprise Zone is comprised of approximately 67,509 acres and requests to expand by 263.42 commercial acres; and,

**WHEREAS**, the Stanislaus Economic Development, as the lead agency for administration of the Enterprise Zone and County of Stanislaus authorizes and supports job development, job creation, and economic development; and will provide the same or equivalent local incentives as provided by other jurisdictions in Stanislaus County; and,

**WHEREAS**, land included within the proposed expansion areas is zoned for industrial or commercial use and basic infrastructure is available to the areas that would be included in the proposed expansion area; and,

**WHEREAS**, the County of Stanislaus agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

**WHEREAS**, the Stanislaus Economic Development will submit written requests as required to the California Department of Housing and Community Development (HCD) to have its enterprise zone boundaries expanded,

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF OAKDALE** supports and acknowledges the expansion requests and recommends the Stanislaus Economic Development submit the proposed application to HCD for the expansion of the Stanislaus Enterprise Zone –Zone 40, Hughson Nut/Cal Almond, Dave Wilson Nursery, and Burchell Nursery, as described in exhibits A, B, & C.



**CITY OF OAKDALE**  
**City Council Resolution 2012-162**

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**THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 5<sup>th</sup> DAY OF NOVEMBER 2012.**

Members of the City Council: Brennan, Dunlop, Morgan

AYES:	COUNCIL MEMBERS:	Brennan, Morgan, Paul
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None
ABSTAINED:	COUNCIL MEMBERS:	Dunlop

*Pat Paul*

---

Pat Paul, Mayor

Attest:

*Nancy Lilly*  
\_\_\_\_\_  
Nancy Lilly, CMC, City Clerk



Resolution No. 2012-78

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

WHEREAS, the City of Patterson within Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and

WHEREAS, the Stanislaus Enterprise Zone wishes to expand its boundaries to include areas within the jurisdiction of Stanislaus County; and

WHEREAS, the City of Patterson authorizes and supports job development, job creation, and economic development; and

WHEREAS, the City of Patterson will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone and

WHEREAS, the City of Patterson agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

WHEREAS, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County; and

WHEREAS, the City of Patterson will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and

WHEREAS, the City of Patterson authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Patterson pertaining to the Stanislaus Enterprise Zone.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Patterson does hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Unincorporated Stanislaus County to include Burchell Nursery, Dave Wilson Nursery, and Hughson Nut/Cal Almond as shown on the attached maps.

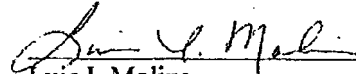
The foregoing resolution was passed and adopted at a regular meeting of the Patterson City Council on December 4<sup>th</sup>, 2012, by the following vote:

AYES: Councilmembers Novelli, Buehner, Farinha and Mayor Molina

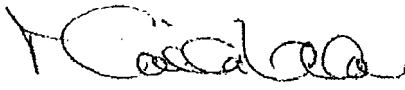
NOES: None

EXCUSED: Councilmember Lustgarten

APPROVED:

  
Luis I. Molina  
Mayor

ATTEST:

  
Maricela L. Vela  
City Clerk

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 4th day of December 2012, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

\_\_\_\_\_  
City Clerk of the City of Patterson

**CITY OF RIVERBANK**

**RESOLUTION NO. 2012-083**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK OF  
STANISLAUS COUNTY APPROVING THE EXPANSION OF THE STANISLAUS  
ENTERPRISE ZONE BOUNDARIES**

---

**WHEREAS**, the City of Riverbank of Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and,

**WHEREAS**, the Stanislaus Enterprise Zone wished to expand its boundaries to include areas within the jurisdiction of Stanislaus County; and,

**WHEREAS**, the City of Riverbank of Stanislaus County authorizes and supports job development, job creation, and economic development; and,

**WHEREAS**, the City of Riverbank of Stanislaus County will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone; and,

**WHEREAS**, the City of Riverbank of Stanislaus County agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and,

**WHEREAS**, land included within the proposed expansion area within Stanislaus County 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 within Stanislaus County; and,

**WHEREAS**, the City of Riverbank of Stanislaus County will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and,


**WHEREAS**, The City of Riverbank of Stanislaus County authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Riverbank of Stanislaus County pertaining to the Stanislaus Enterprise Zone.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Riverbank of Stanislaus County hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Stanislaus County Unincorporated to include Hughson Nut/Cal Almond, Dave Wilson Nursery and Burchell Nursery as shown on the attached maps.

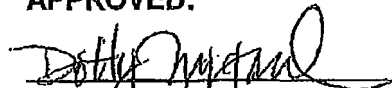
**PASSED AND ADOPTED** by the City Council of the City of Riverbank at a regular meeting held on the 26<sup>th</sup> day of November, 2012; motioned by Councilmember O'Brien, seconded by Councilmember Nygard, and upon roll call was carried by the following vote of 4-0:

**AYES:** Councilmembers O'Brien, Nygard, Tucker, and Mayor Madueño  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** Councilmember White

**ATTEST:**

  
Annabelle Aguilar, CMC  
City Clerk

**APPROVED:**

  
Dotty Nygard  
Vice Mayor

Attachments: Burchell Nursery Boundary Map  
Dave Wilson Nursery Boundary Map  
Hughson Nut/Cal Almond Boundary Map

BEFORE THE CITY COUNCIL OF THE CITY OF TURLOCK

IN THE MATTER OF APPROVING AND } RESOLUTION NO. 2012-199  
SUPPORTING THE REQUEST OF THE }  
COUNTY OF STANISLAUS TO EXPAND }  
THE STANISLAUS ENTERPRISE ZONE }

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

WHEREAS, Stanislaus County wishes to expand the boundaries of their enterprise zone by 259.29 acres to assist three businesses; and

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

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

WHEREAS, the County of Stanislaus will provide the same or equivalent local incentives in the expansion areas 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 their respective enterprise zone boundaries expanded.

NOW, THEREFORE, BE IT RESOLVED that the County of Stanislaus desires to expand the geographic boundaries of their enterprise zone by a total of 259.29 acres and that the City Council of the City of Turlock does hereby approve this expansion request and 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 for the County of Stanislaus.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Turlock this 27<sup>th</sup> day of November, 2012, by the following vote:

AYES: Councilmembers Bublak, Dehart, Jackson, White and Mayor  
Lazar  
NOES: None  
NOT PARTICIPATING: None  
ABSENT: None

ATTEST:

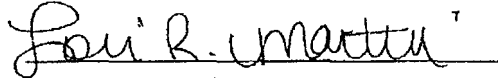
  
Kelle Weaver, City Clerk  
City of Turlock, County of Stanislaus,  
State of California

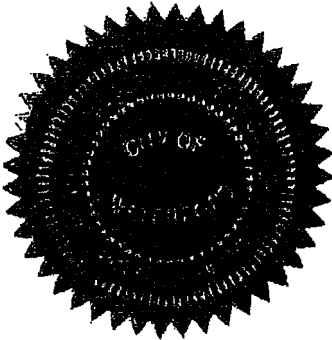


**CERTIFICATION:**

I, Lori R. Martin, City Clerk of the City of Waterford, County of Stanislaus, State of California, do hereby certify, that the foregoing is a true and correct copy of the Waterford City Council Resolution 2012-119. A Resolution of the City Council of the City of Waterford Approving the Expansion of the Stanislaus Enterprise Zone Boundaries, passed and adopted on the 15<sup>th</sup> day of November, 2012.

**DATED:** November 19, 2012

  
Lori R. Martin, MMC  
City Clerk



WATERFORD CITY COUNCIL  
RESOLUTION 2012-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATERFORD  
APPROVING THE EXPANSION OF THE STANISLAUS ENTERPRISE ZONE  
BOUNDARIES

WHEREAS, the Stanislaus County and the City of Waterford currently has an enterprise zone that was established on 2005 and expanded into Waterford in 2009 and has jurisdiction over the existing zone; and,

WHEREAS, the Stanislaus Enterprise Zone wishes to expand its boundaries with three unincorporated areas of Stanislaus County including: Burchell Nursery, 100 acres east of Oakdale; Dave Wilson Nursery, 100 acres east of Hickman; and Hughson Nut/Cal Almond, 63.42 acres near Hughson; and,

WHEREAS, the City of Waterford authorizes and supports job development, job creation, and economic development; and,

WHEREAS, land included within the proposed expansion area within the unincorporated areas of Stanislaus County is zoned appropriately for expansion eligibility; and,

WHEREAS, the City of Waterford will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and,

WHEREAS, the City of Waterford authorizes the City Manager to sign official documents on behalf of the City of Waterford pertaining to the Stanislaus Enterprise Zone expansion.

NOW THEREFORE, BE IT RESOLVED that the City of Waterford does hereby support and approve the Stanislaus Enterprise Zone expansions including the following: Burchell Nursery, 100 acres east of Oakdale; Dave Wilson Nursery, 100 acres east of Hickman; and Hughson Nut/Cal Almond, 63.42 acres near Hughson as shown on the attached maps.

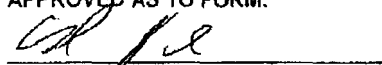
The foregoing Resolution was passed and adopted by the City Council of the City of Waterford, County of Stanislaus, State of California, at a regular meeting thereof held on the 15th day of November, 2012 by the following vote:

AYES: 5 Goeken, Aldaco, VanWinkle, Krusse, Day  
NOES: 0  
ABSTAIN: 0  
ABSENT: 0

CITY OF WATERFORD

  
CHARLIE GOEKEN, MAYOR

APPROVED AS TO FORM:

  
CORBETT J. BROWNING  
City Attorney

ATTEST:

  
LORI MARTIN, MMC  
City Clerk

Stanislaus Enterprise

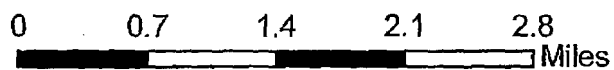
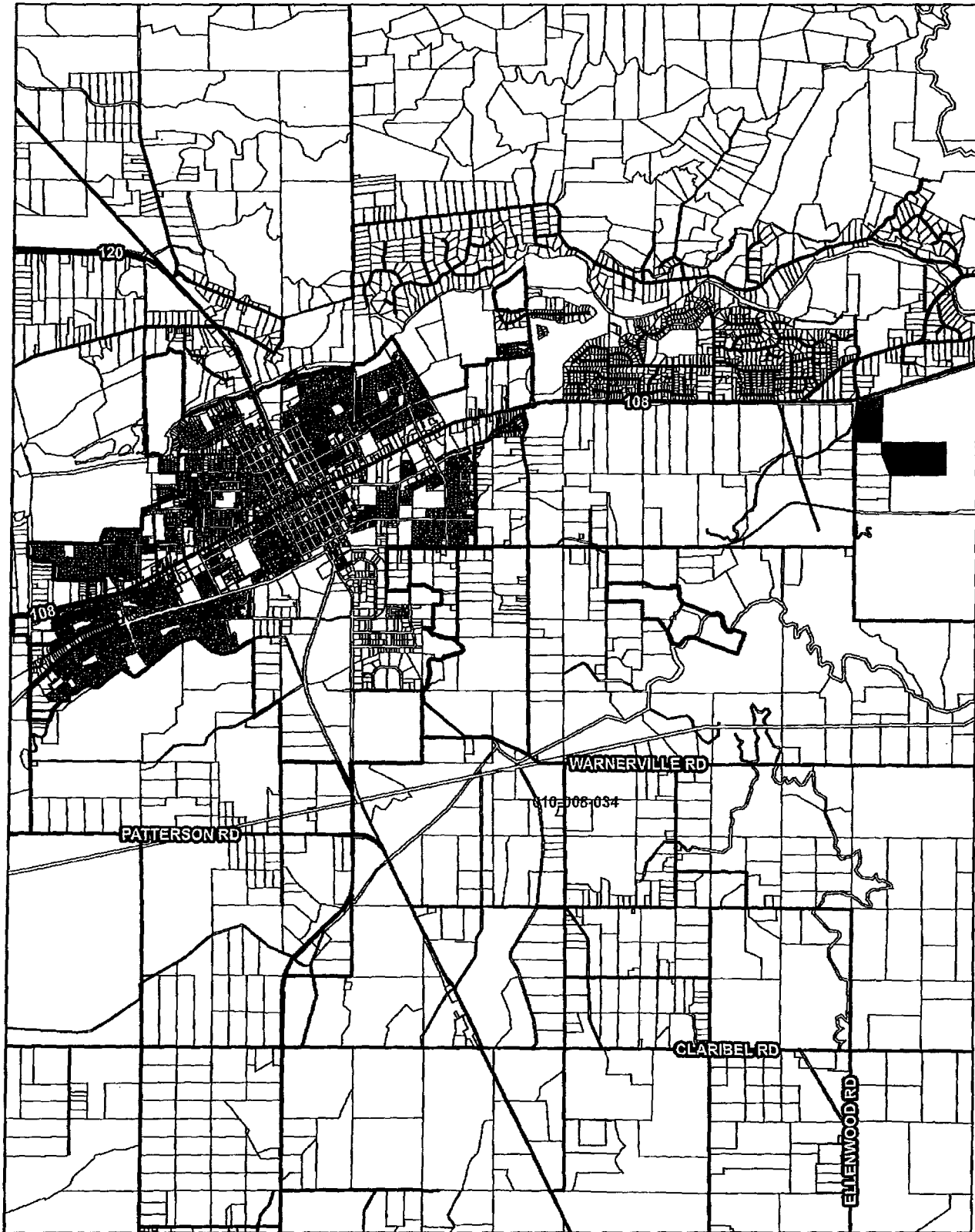
# **ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)

**Maps** 



# Parcel 010-008-034



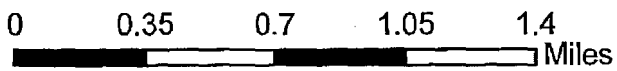
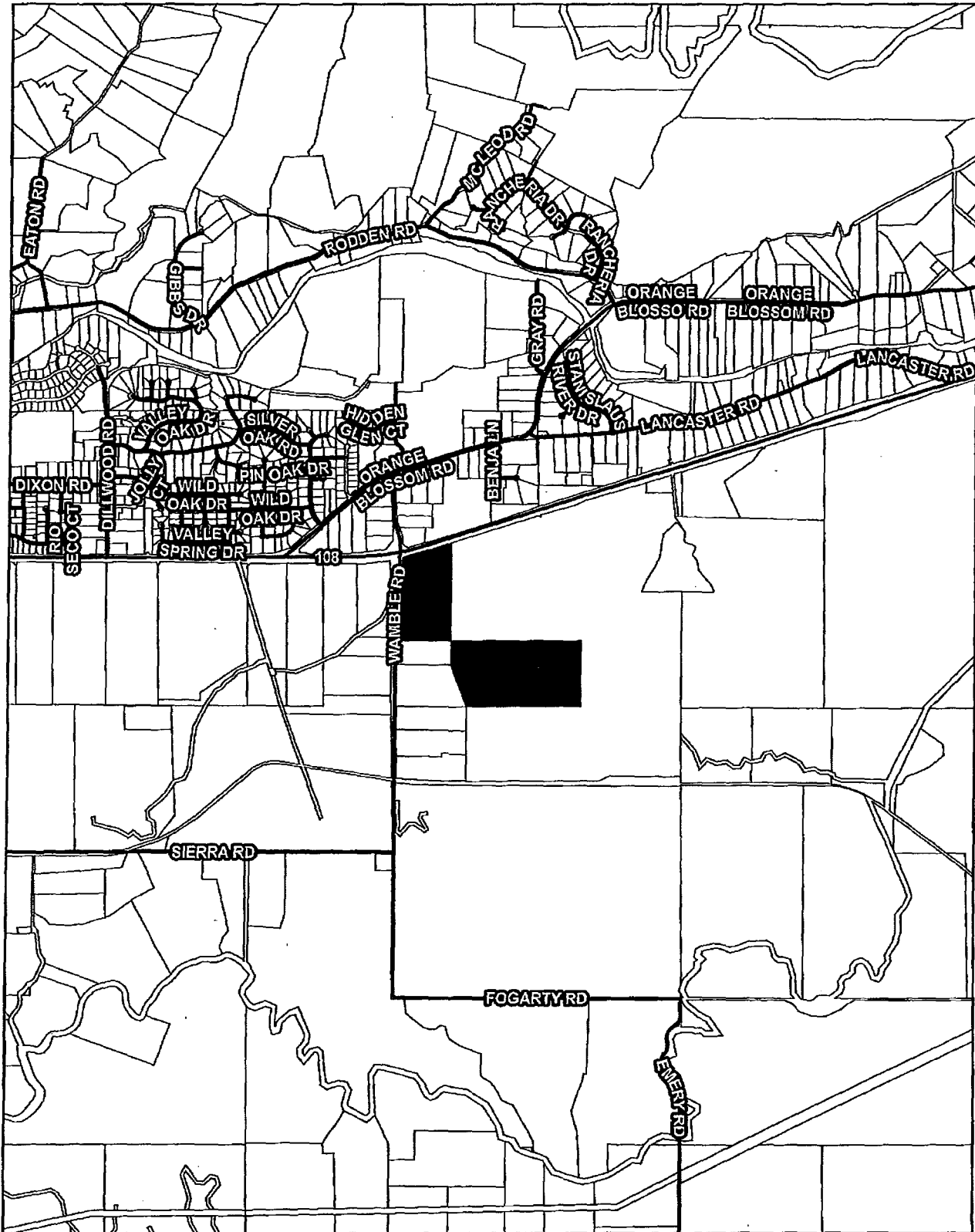
8-23-2012

## Legend

- Cities
- Parcels
- Roads
- Parcel 010-008-034-000



# Parcel 010-008-034



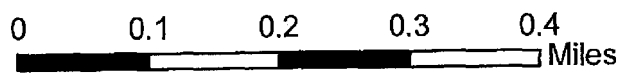
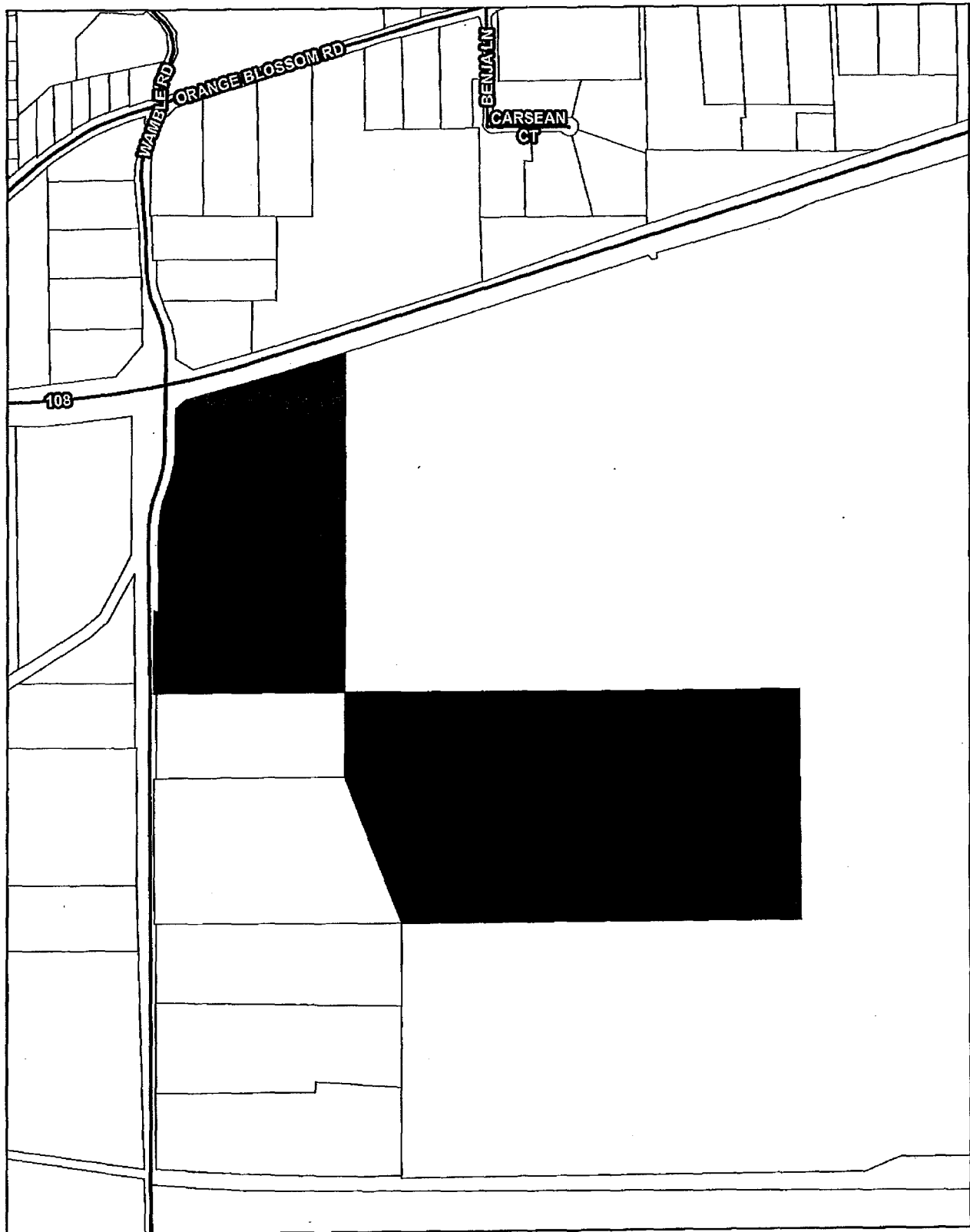
## Legend

- Roads
- Parcels
- Parcel 010-008-034-000

8-23-2012



# Parcel 010-008-034-000



## Legend

- Roads
- Parcels
- Parcel 010-008-034-000

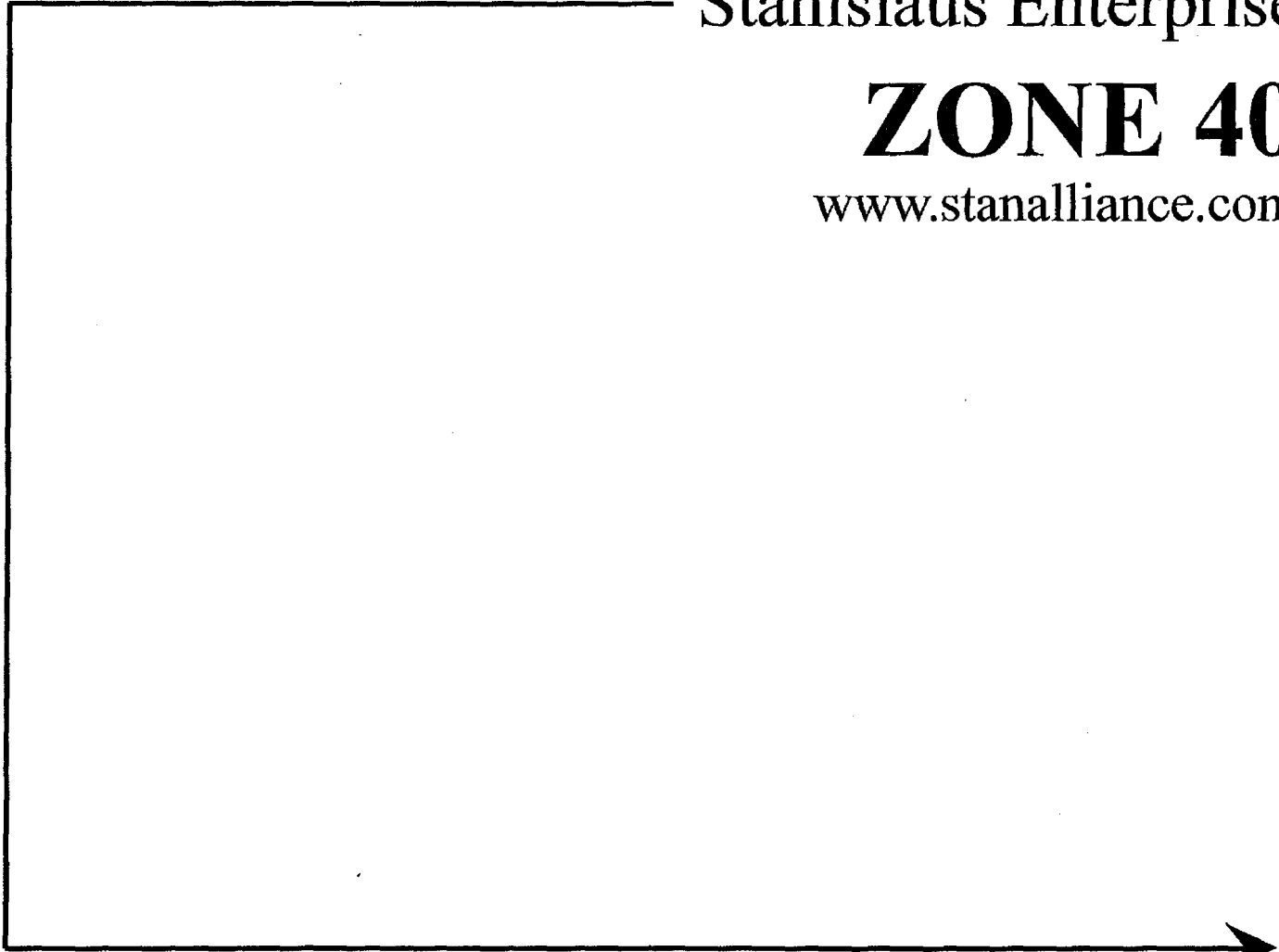
8-23-2012



Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Infrastructure**

**EXHIBIT D**  
**EXPANSION AREA INFRASTRUCTURE**

Element	Currently in Place		If "NO", please explain.	If "YES", describe plans to expand or improve infrastructure.
	YES	NO		
Water Supply	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Burchell Nursery. There are no current plans to expand or improve the water supply infrastructure currently in place.
Storm Drainage	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Burchell Nursery. There are no current plans to expand or improve the storm drainage infrastructure currently in place.
Sewer & Water Treatment Plants	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Burchell Nursery. There are no current plans to expand or improve the sewer & water treatment infrastructure currently in place.
Natural Gas and Electric	X			All land to be included in the proposed expansion has the required infrastructure in place to serve existing and future business operations of Burchell Nursery. There are no current plans to expand or improve the natural gas & electric infrastructure currently in place.
Streets		X	The infrastructure in place serves the specific needs of Burchell Nursery exclusively, not for public.	
Street Lighting		X	The infrastructure in place serves the specific needs of Burchell Nursery exclusively, not for public.	

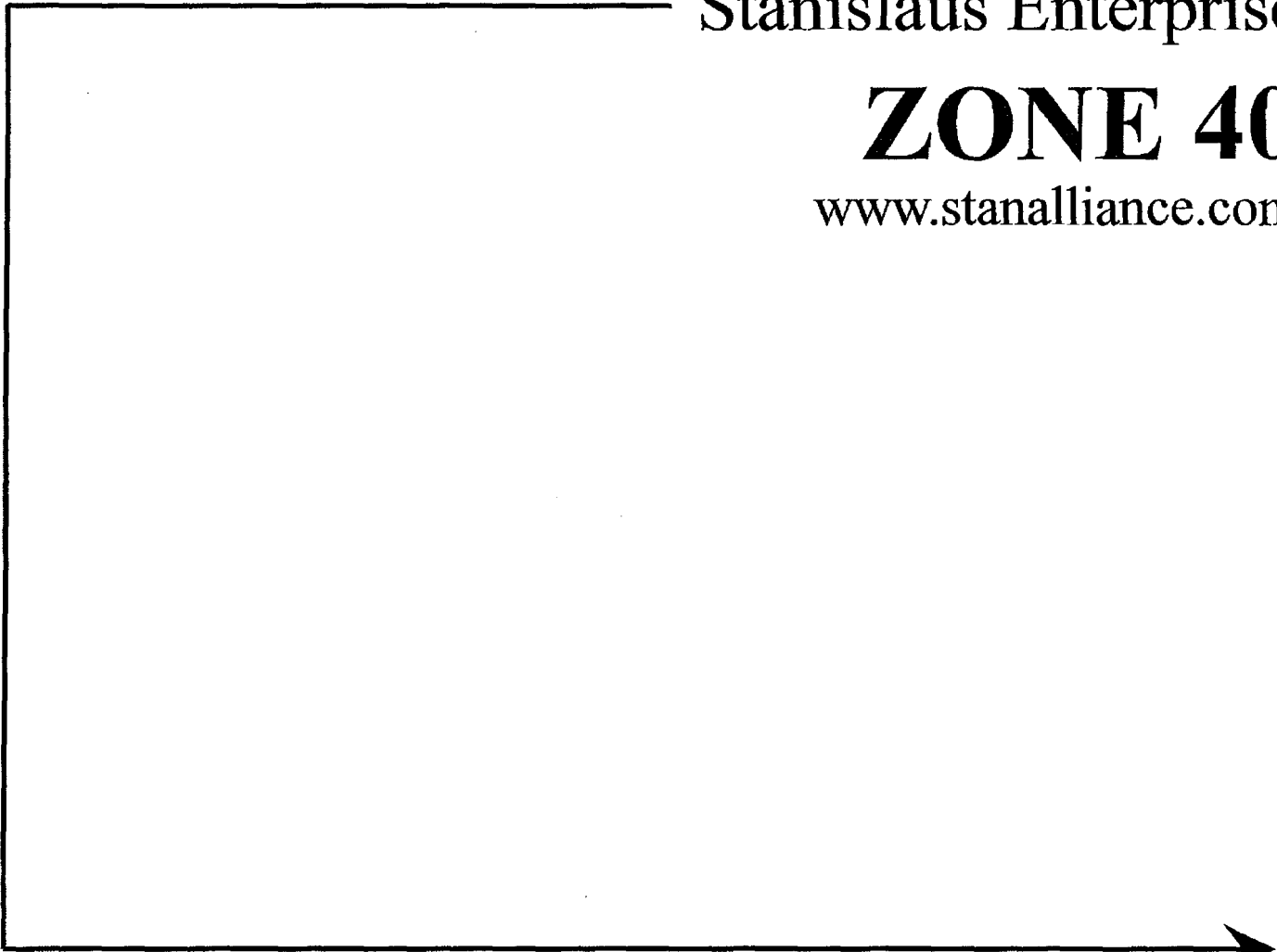
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Any other indicators of capacity, conditions, and availability of infrastructure.				
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Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Street Ranges** 

**EXHIBIT E - Expansion Application  
STREET RANGES BY DIRECTIONAL LISTING**

Direction*	Street Name	From	To	Location**	Zip Code	Side	Effective Date***
	Wamble Road	9318	9318	Stanislaus County	95361	Even	2012

Date: 2012  
Submitted By: Rey Campanur  
Title: Enterprise Zone Manager

\*Provide the direction (north, south, east or west) if it is part of the address.  
\*\*Provide the name of the city. List the county if the street is not located in an incorporated city.  
\*\*\*The effective date is the date street was first included in the enterprise zone or the designation date.



Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Legal Boundary** 

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCE

Enterprise Zone Program  
1800 Third Street, Suite 390  
Sacramento, CA 95811  
(916) 322-1554  
FAX (916) 327-6660



EXPANSION APPLICATION SUBMISSION GUIDELINES

**Instructions:**

- 1) In order to expedite review of the expansion application, have a preliminary discussion with your zone representative about your plans to submit an expansion request, discuss unique boundary circumstances, and to clarify HCD's expectations. Discussed EZ expansion parameters with Diana Prado
- 2) Use a 3 ring Binder (1/2"). Label the spine & front with the (a) EZ Name, (b) Expansion Name, and (c) Date.
- 3) Make dividers labeled as described under the column " application contents".
- 4) Download Exhibit Templates from <http://www.hcd.ca.gov/fa/cdbg/ez/>
- 5) Add a footnote to each document/Exhibit: (EZ Name) (Expansion Name) (Date)
- 6) Submit all documents electronically on a CD or via e-mail to the appropriate rep.

Comment [A1]: Added a little verbiage here

Authority	Application Contents	Contents Summary:
HCD	Cover Letter & Application (A)	<b>EXHIBIT A:</b> (1) Cover Letter with narrative summary of expansion request. (2) Expansion Application signed by the EZ Signatory.
GC § 7074 (b)(1)	Resolution(s) (B)	<b>EXHIBIT B:</b> Include an ordinance or resolution from each jurisdiction's governing bodies approving the expansion, with <u>original signatures</u> or certified with an original signature. <i>If the expansion is into an adjacent jurisdiction, the resolution must include language stating that local incentives offered in the expansion area will be equivalent to those of the existing zone. Government Code §7074(c)(1)</i>
GC § 7074 (b)(2)	Map (C)	<b>EXHIBIT C:</b> Provide 2 maps labeled with (EZ Name) (Expansion # & Name) & (Date). The legend must identify all map markings. <b>Map 1:</b> (a) Delineate existing zone boundaries from the expansion area boundary; (b) identify commercial and/or industrial areas; (c) delineate jurisdictional boundaries. <b>Map 2:</b> This will be a zoomed in view of the

**EXHIBIT F**  
**Legal Boundary Description—Digitized Map Option**

Conditions for Digitized Map Submission:

Because the Department is studying how a digitized map can meet the intentions of the legal boundary description, it has not fully determined which elements will best meet these intentions. Therefore, the Department will only accept a digitized map under the following conditions:

1. The applicant must submit Geographic Information Systems (GIS) maps that illustrate the proposed boundaries of the enterprise zone by sub-area. The applicant should map the sub-areas in a manner and scale that allows the user to easily identify the parcels included within the boundaries.
2. Each sub-area map should be accompanied by a spreadsheet that includes the Assessor Parcel Number, property address, and acreage of each parcel included within the sub-area. Each parcel on the maps should be identified by a number or letter that corresponds to the specific information listed on the spreadsheet.
3. The applicant must submit GIS shape files of the maps.
4. If the applicant obtains an enterprise zone, the applicant agrees to provide a legal boundary description for any areas of the proposed enterprise zone the Department determines the GIS maps do not adequately describe or identify.

Instructions

To submit digitized maps, list the maps below and include them as part of the application. Attach letter-size<sup>1</sup> copies of the maps to this exhibit and submit full-size versions (i.e., 24" x 36") and the GIS shape file under separate cover.

Map Title	Reference Number
Burchell Nursery	40-11

Use the Reference Number column to identify the map that contains the map specified. The Department expects applicants to number each document, including maps, so that departmental staff may distinguish between them.

<sup>1</sup> An 11" x 17" map is also acceptable.

## Stanislaus Enterprise Zone

Burchell Nursery – 40-11

Addendum – Exhibit F

<b>Parcel Number</b>	<b>Assessor Parcel Number</b>	<b>Property Address</b>	<b>Acreage</b>
010-008-034	010-008-034	9318 Wamble Rd., Oakdale, CA	100

**EXHIBIT G1 (IF APPLICABLE)**  
**IMPACT OF THE NONCONTIGUOUS EXPANSION AREA ON THE**  
**ECONOMIC DEVELOPMENT STRATEGY**

**Instructions:** List each strategic goal or objective as stated in the MOU Supplement. Please be succinct in your response. The space provided for responses is expandable.

Strategic Goal (1)
Source Document/Page #: _____ % Complete: ____ % How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?  Why will the area excluded from the expansion not benefit from the goal's execution/achievement? <i>The Stanislaus Enterprise Zone effective designation date predates the required MOU supplement. All excluded areas along Sierra Rd./Wamble Rd. corridor are zoned strictly residential/or agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on residential/or agriculture zoned land in a contiguous format given existing zone boundaries.</i>
Strategic Goal (2) :
Source Document/Page #: _____ % Complete: ____ % How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?  Why will the area excluded from the expansion not benefit from the goal's execution/achievement? <i>The Stanislaus Enterprise Zone effective designation date predates the required MOU supplement. All excluded areas along Sierra Rd./Wamble Rd. corridor are zoned strictly residential/or agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on residential/or agriculture zoned land in a contiguous format given existing zone boundaries.</i>
Strategic Goal (3):
Source Document/Page #: _____ % Complete: ____ % How will this expansion help the enterprise zone achieve this goal and how will the impact of the expansion be measured?  Why will the area excluded from the expansion not benefit from the goal's execution/achievement? <i>The Stanislaus</i>

*Enterprise Zone effective designation date predates the required MOU supplement. All excluded areas along Sierra Rd./Wamble Rd. corridor are zoned strictly residential/or agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on residential/or agriculture zoned land in a contiguous format given existing zone boundaries.*

Strategic Goal (4):

*The Stanislaus Enterprise Zone effective designation date predates the required MOU supplement. All excluded areas along Sierra Rd./Wamble Rd. corridor are zoned strictly residential/or agriculture and do not contain the required Commercial Use Permit (CUP) that would allow Enterprise Zone expansion on residential/or agriculture zoned land in a contiguous format given existing zone boundaries.*

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Zoning Verification** 



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525.6330 Fax: 209.525.5911

September 10, 2012

Rey Campanur  
Enterprise Zone Manager  
Stanislaus Economic Development & Workforce Alliance  
1010 10th Street, Suite 1400  
Modesto, CA 95354

**SUBJECT: ENTERPRISE ZONE APPLICATION – BURCHELL NURSERY, 9318 WAMBLE ROAD, OAKDALE, CALIFORNIA**

Dear Mr. Campanur:

In response to your request, the following provides a summary of zoning authorizations for the Burchell Nursery located at 9318 Wamble Road, in the Oakdale area (Assessor's Parcel Number: 010-008-034).

Assessor's Parcel 010-008-034 is currently zoned "General Agriculture" (A-2-40) and a General Plan Designation of "Agriculture." Wholesale nurseries are currently allowed within this zone only through the issuance of a Use Permit.

Burchell (Bonilla's) Nursery was issued several Staff Approval Permits beginning in 1976 related to nursery activities on Wamble Road. In the 1960's, a small portion of part of the site was zoned A-2-3 (which required a Use Permit for wholesale nurseries) and part was zoned A-1 (Unrestricted Uses). In the 1960's, use as a wholesale nursery would have been an allowed use on most of the property, and the County has allowed and authorized continued and expanded use on the site over time.

Land Use authorizations have included the following:

- 1976 - PM-5272 – Parcel Map for Burchell Nursery
- 1977 - PM-5402 - Parcel Map for Burchell Nursery
- SAA 79-79 - Storage & grading shed at S.E. corner Hwy 120 & Wamble
- SAA 80-42 - Install 500 gallon fuel tank at Wholesale Nursery
- SAA 80-81 - To build 30'x40' office building
- SAA 80-86 - Roof ext. cold storage bld.
- 1983 - PM-6389 - Parcel Map for Burchell Nursery
- SAA 97-1 - Expansion of a wholesale nursery



Ray Campanur  
September 10, 2012  
Page 2

Staff has not reviewed Assessor's records on this parcel, but given the land use authorizations that have been granted, I can conclude that the County has authorized "wholesale nursery" and "commercial" uses at 9318 Wamble Road, in the Oakdale area.

Please call me if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angela Freitas', with a long horizontal flourish extending to the right.

Angela Freitas, Director  
Department of Planning and Community Development

cc: Monica Nino  
Raul Mendez  
Bill Bassitt

(I:\planning\enterprise zone 40\burchell nursery verification -2.doc)

Stanislaus Enterprise

**ZONE 40**

[www.stanalliance.com](http://www.stanalliance.com)



**Letter of Support**



**THE  
BURCHELL  
NURSERY  
INC.**

August 1, 2011

Attn: Rey Campanur  
Enterprise Zone Manager  
Stanislaus Economic Development & Workforce Alliance  
1010 10th Street, Suite 1400  
Modesto, CA 95354

Re: Letter Requesting EZ Expansion to include Burchell Nursery, Inc. (100.00 acres)

Dear Rey,

Purpose:

We are requesting that you consider authorizing the expansion of the enterprise zone by allowing the addition of the Burchell Nursery, Inc. into the county's Enterprise Zone. This request is for the addition of 100.00 acres. We believe that this would be of great benefit to us as a local employer by way of the tax credits and to the local economy by dollars spent and additional hiring of employees.

Who we are:

The Burchell Nursery is a commercial nursery that has been in operation and based in Stanislaus County since 1942. We are growers of bare-root and potted trees and operate in both Stanislaus and Fresno counties. Our primary customers are agricultural growers and other nurseries located throughout the San Joaquin Valley, the Pacific Northwest (WA, OR, ID, etc.), Georgia and foreign customers in Australia, South Africa and Mexico. However, our primary operations are located in Stanislaus County this includes the company's headquarters just East of Oakdale, CA in an unincorporated section of the county. We propagate a large spectrum of fruit, nut, citrus and olive trees for commercial growers and maintain our own breeding program. We are a premier propagator of walnut trees on the West coast.

Parcel(s) & Acreage requesting for addition to the Enterprise Zone:

The following parcels are those that we seek to have added into the Enterprise Zone:

<u>Parcel(s)</u>	<u>Acre(s)</u>
1. APN # 010-008-034	<u>100.00 -- Acres</u>
Total acres:	100.00 -- Acres

Main Office:  
12000 State Highway 120  
Oakdale, CA 95361-8887  
(800) 828-TREE • (209) 845-8733 • Fax: (209) 847-1972



Fresno Office:  
6705 S. Clovis Ave., Fowler, CA 93625  
(559) 834-1661 • Fax: (559) 834-1509  
Chico Office: (530) 345-0691

Website: [www.burchellnursery.com](http://www.burchellnursery.com) • E-Mail: [info@burchellnursery.com](mailto:info@burchellnursery.com)

This is where the majority of the Company's operations occur.

Benefits: as a result of these credits the Company would have more capital available for additional investment and improvements in;

- New more efficient equipment (tractors, processing equipment, new more efficient pumps etc.)
- Additional land improvements; leveling
- Expand product development research (Breeding Program)
- Job Creation Opportunities

After some economic challenges both as a result of changes within the agricultural industry and the state of the general economy we have done much better and have seen increased sales. These potential savings in tax credits would provide an ongoing foundation for us to effect and implement additional process improvements that we have identified over the last few years.

Any and all consideration is highly appreciated and please do not hesitate to contact me for any additional questions. My direct line is # (209)-840-5217.

Sincerely,

The Burchell Nursery, Inc

A handwritten signature in black ink, appearing to read "Ponci Madrigal Jr.", written over a horizontal dotted line. The signature is stylized and includes a long horizontal stroke at the end.

Ponci Madrigal Jr

Human Resources Manager