



MODESTO CITY COUNCIL

[City of Modesto Website](http://www.modestogov.com) (www.modestogov.com)

AGENDA

City of Modesto

CITY COUNCIL MEETING

Chambers, Basement Level

Tenth Street Place, 1010 10th Street

Modesto, California

Tuesday, April 07, 2026 at 5:30 PM

Roll Call - Councilmembers Alvarez, Bavaro, Escutia-Braaton, Ricci, Williams, Wright, Mayor Zwahlen

MEETING DISCLOSURES

* **Public Comment will only be in-person.** Members of the public who wish to address the Council, by providing public comment, during the meeting must do so in-person in the Council Chambers. As an alternative, members of the public may also provide written public comment submitted via email as indicated in the Submitting Comments by Email instructions on this agenda. Zoom will still be available for viewing and Wordly translation.

* **Members of the public will be allowed to provide public comment through Zoom** if a Councilmember is participating remotely pursuant to the provisions of California Government Code section 54953.8.3.

* **If a technical issue arises with Zoom or the phone dial-in option, the Council meeting will continue unless the meeting is being held pursuant to the provisions of Senate Bill 707, California Government Code section 54953.8.3.** Alternative viewing options are listed below, and the meeting is physically open to the public.

WORDLY TRANSLATION SERVICE



"Wordly" can translate into 25+ different languages! To access written translation during the meeting, please scan the QR Code or click this link [Join the live session on Wordly](https://attend.wordly.ai/join/RJDY-6364) (https://attend.wordly.ai/join/RJDY-6364).

"Wordly" puede traducir a más de 25 idiomas diferentes! Para acceder a la traducción durante la reunión, por favor escanee el código QR o [Únete a la sesión en vivo sobre Wordly](https://attend.wordly.ai/join/RJDY-6364) (https://attend.wordly.ai/join/RJDY-6364).

You may observe a livestream of the meeting on the [Agenda and Minutes web page](#). You may also view or listen to the meeting as indicated below.

THE MEETING CAN BE VIEWED BY ZOOM VIDEO CONFERENCING OR TELEPHONE

Joining the City Council meeting via Zoom

The City of Modesto is now offering the ability to view Council meetings via telephonic conferencing via “Zoom” video conferencing computer technology. The meeting may be accessed through the use of Zoom using the following options:

- Enter the following link into an Internet Browser
[Zoom Website](https://us02web.zoom.us/j/95895497651) (<https://us02web.zoom.us/j/95895497651>)
- Enter the following [Zoom Website](https://zoom.us) (<https://zoom.us>) into an Internet Browser and use the Webinar ID: 958 9549 7651
- Passcode: 84326

To use Zoom, please visit: <https://zoom.us/> and either sign-up for a free Zoom account or continue as a guest. Once you have downloaded the app onto your mobile device, joined from your web browser, or downloaded the Zoom software on your computer you will be ready for the upcoming Council meeting.

Joining the City Council meeting via Telephone

If you don't have a smart phone or computer to access the meeting via Zoom, you can listen by phone, by calling 1-877-853-5257 (Toll Free) or 1-888-475-4499 (Toll Free) and enter the Webinar ID: 958 9549 7651 Passcode: 84326

SUBMITTING COMMENTS BY E-MAIL

Written comments may be submitted via email by [emailing the City Council Meeting email address](mailto:councilmeetings@modestogov.com) (councilmeetings@modestogov.com) **and include Agenda Item Number in the subject line**. All comments will be shared with the Councilmembers and placed in the record but will not be read aloud during the meeting. Written comments must be received two hours before the meeting.

This Agenda is on file in the City Clerk's Office, Sixth Floor, 10th Street Place, Posting Board at entry of 10th Street Place, and is available on the [City's Website](https://www.modestogov.com/) (<https://www.modestogov.com/>).

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the Clerk's office during normal business hours. Such documents are also available online, subject to staff's ability to post the documents before the meeting on the [Agendas and Meetings](https://www.modestogov.com/council-meetings) page. (<https://www.modestogov.com/council-meetings>)

In accordance with the requirements of Title II of the Americans with Disabilities Act (“ADA”) of 1990, the Fair Employment & Housing Act (“FEHA”), the Rehabilitation Act of 1973 (as amended), Government Code section 11135 and other applicable codes, the City of Modesto (“City”) will not discriminate against individuals on the basis of disability in the City's services, programs, or activities. For more information, please visit the [City of Modesto's ADA web page](#)

(<https://www.modestogov.com/865/Americans-with-Disabilities-Act-ADA>)

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk 209-577-5396. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Pledge of Allegiance to the Flag

Invocation

City Clerk's Announcements

Declaration of Conflicts of Interest

Reports from Closed Session

ACKNOWLEDGEMENTS AND PRESENTATIONS

1. Proclamation declaring April 2026 as Arts, Culture and Creativity Month. (Funding Source: Not Applicable)
CITY COUNCIL; Breanna Griffin, 209-577-5421, bgriffin@modestogov.com
2. Proclamation declaring April 2026 as Donate Life Month. (Funding Source: Not Applicable)
CITY COUNCIL; Breanna Griffin, 209-577-5421, bgriffin@modestogov.com
3. Proclamation declaring April 2026 as National Volunteer Month. (Funding Source: Not Applicable)
CITY COUNCIL; Breanna Griffin, 209-577-5421, bgriffin@modestogov.com
4. Proclamation declaring April 12-18, 2026 as Emergency Dispatcher Week. (Funding Source: Not Applicable)
CITY COUNCIL; Breanna Griffin, 209-577-5421, bgriffin@modestogov.com
5. Proclamation declaring April 24, 2026 as Earth Day. (Funding Source: Not Applicable)
CITY COUNCIL; Breanna Griffin, 209-577-5421, bgriffin@modestogov.com

MISCELLANEOUS

Legislation, Appointments, Other

6. Consider accepting the resignation of Ivan Valencia from the Airport Advisory Committee. (Funding Source: Not Applicable)
Staff Recommendation:
 - Resolution accepting the resignation of Ivan Valencia from the Airport Advisory Committee.*PUBLIC WORKS; Marisol Navarro, 209-577-5319, marnavarro@modestogov.com*

7. Consider approving the reappointments of Chris Guptill for the District 4 seat, Jesse Franco for the District 6 seat, and appointments of Monica Williams-Brown and Martha Martin for two At-Large seats of the City of Modesto Measure H Oversight Board beginning April 7, 2026, to serve their respective terms ending December 31, 2029. (Funding Source: Not Applicable)

Staff Recommendation:

- Resolution approving the reappointments of Chris Guptill for the District 4 seat, Jesse Franco for the District 6 seat, and appointments of Monica Williams-Brown and Martha Martin for two At-Large seats of the City of Modesto Measure H Oversight Board beginning April 7, 2026, to serve their respective terms ending December 31, 2029.

BUDGET; Stephan Christensen, 209-577-5390, schristensen@modestogov.com

8. Consider approving the appointment of Shammy Karim and Christian Simon to the City of Modesto Citizens' Housing and Community Development Committee for four-year terms expiring December 31, 2029. (Funding Source: Not Applicable)

Staff Recommendation:

- Resolution approving the appointment of Shammy Karim and Christian Simon to the City of Modesto Citizens' Housing and Community Development Committee with terms expiring December 31, 2029.

CED; Edgar Garcia, 209-577-5211, edgarcia@modestogov.com

PUBLIC COMMENT PERIOD

Three-minute time limit per speaker.

Only interested persons in the audience may present these matters. Under State law, Councilmembers may respond to matters being presented under this item only as follows:

- a. Briefly respond to statements made or questions raised.
- b. Ask a question for clarification.
- c. Provide a reference to staff or other resources for factual information.
- d. Request staff to report back at a subsequent meeting.
- e. Finally, a Councilmember or the Council itself may take action to direct staff to place a matter of business on a future agenda.

CONSENT ITEMS – ROLL CALL VOTE REQUIRED

Information concerning the consent items listed below has been forwarded to each Councilmember prior to this meeting for study. Unless some member of the audience or Councilmember has a question concerning an item and asks that it be withdrawn from the consent list, the Council approves the items at one time. The action taken by the Council in approving consent items is set forth in the explanation of this individual item.

CONSENT

An item may be removed from consent and discussed at the request of an audience member or Council member.

Consent

9. Consider approving the Minutes for the March 10, 2026 Council Meeting. (Funding Source: Not Applicable)

Staff Recommendation:

- Consider approving the Minutes for the March 10, 2026 Council Meeting.

CITY CLERK; Diane Nayares-Perez, 209-577-5396, dnayaresperez@modestogov.com

Consent

10. Consider approving Final Adoption of Ordinance 3807-C.S. amending Section 9-3-9 of the Zoning Map of the City of Modesto to rezone from Professional Office Zone, P-O, to Medium Density Residential Zone, R-2, for property located at 3213 Coffee Road, west of Thorsen Ave. (Funding Source: Not Applicable)

Staff Recommendation:

- Motion approving Final Adoption of Ordinance 3807-C.S. amending Section 9-3-9 of the Zoning Map of the City of Modesto to rezone from Professional Office Zone, P-O, to Medium Density Residential Zone, R-2, for property located at 3213 Coffee Road, west of Thorsen Ave.

CITY CLERK; Diane Nayares-Perez, 209-577-5396, dnayaresperez@modestogov.com

Consent

11. Consider accepting the 2025 Annual Report of the City's Citizen Advisory Boards, Commissions, and Committees. (Funding Source: Not Applicable)

Staff Recommendation:

- Motion accepting the 2025 Annual Report of the City's Citizen Advisory Boards, Commissions and Committees.

CITY CLERK; Diane Nayares-Perez, 209-577-5396, dnayaresperez@modestogov.com

Consent

12. Consider approving a Fifth Amendment to the Legal Services Agreement with Swingle, Van Egmond, Heitlinger for continued representation in tort cases, increasing the amount by \$250,000 and a Third Amendment to the Legal Services Agreement with Meyers Nave amending the scope of work and increasing the Agreement amount by \$250,000. (Funding Source: General Liability Insurance Fund and General Fund)

Staff Recommendation:

- Resolution approving a Fifth Amendment to the Legal Services Agreement with Swingle, Van Egmond & Heitlinger increasing the agreement amount by \$250,000, for a total Agreement amount not to exceed \$1,450,000 for continued representation in tort cases, and authorizing the City Manager or his designee, to execute the Amendment.
- Resolution approving a Third Amendment to the Legal Services Agreement with Meyers Nave amending the scope of work to include litigation and trial counsel support and increasing the agreement amount by \$250,000, for a total Agreement amount not to exceed \$349,500, and authorizing the City Manager, or his designee, to execute the Amendment.

CITY ATTORNEY; Jose Sanchez, 209-577-5284, jsanchez@modestogov.com

Consent

13. Consider confirming the detachment of a non-contiguous City property located at Frazine Rd. (133-001-026) and Grimes Ave (017-012-012), reverting the property back to unincorporated status within the County of Stanislaus and authorizing application to the Stanislaus Local Agency Formation Commission to annex the territory back to the Stanislaus Consolidated Fire Protection District. (Funding Source: Utilities Fund)

Staff Recommendation:

- Resolution confirming the detachment of non-contiguous City properties located at Frazine Rd. (APN 133-001-026) and Grimes Ave (APN 017-012-012), reverting the properties back to unincorporated status within the County of Stanislaus and authorizing application to the Stanislaus Local Agency Formation Commission to annex the territory back to the Stanislaus Consolidated Fire Protection District and authorizing the City Manager, or his designee, to execute any and all necessary documents required for City detachment and application for annexation to the Stanislaus Consolidated Fire Protection District.

CITY MANAGER; Scotty Douglass, 209-571-5571, sdouglass@modestogov.com

Consent

14. Consider accepting the informational Fiscal Year 2025-26 Mid-Year General Fund Update Report and approving the recommended budget adjustments to the major General Fund revenues and expenditures amending the Fiscal Year 2025-26 Annual Operating Budget. (Funding Source: General Fund)

Staff Recommendation:

- Resolution accepting the information Fiscal Year 2025-26 Mid-Year General Fund Update Report and approving the recommended budget adjustments to the major General Fund revenues and expenditures amending the Fiscal Year 2025-26 Annual Operating Budget.

BUDGET; Kaceey Culbertson, 209-571-5855, kculbertson@modestogov.com

Consent

15. Consider approving the recommended budget adjustments to Fiscal Year 2025-26 Annual Operating and Capital Improvement Program Budgets. (Funding Source: Various Funds)

Staff Recommendation:

- Resolution amending Fiscal Year 2025-26 Annual Operating and Capital Improvement Project Fund Budgets and authorizing the City Manager, to take the necessary steps to implement the provisions of this Resolution.

BUDGET; Kaceey Culbertson, 209-571-5855, kculbertson@modestogov.com

Consent

16. Consider repealing and replacing Chapters 1, 2, 3, 7, and 11 of Title 9 of the Modesto Municipal Code to adopt by reference, the 2025 California Building, Plumbing, Electrical, Mechanical, and Existing Building Codes. (Funding Source: General Fund, Building Permit Fees)

Staff Recommendation:

- Motion introducing and waiving the first reading of an Ordinance repealing and replacing Chapter 1 "Building Code," of Title 9, "Building Regulations" of the Modesto Municipal Code to adopt by reference the 2025 California Building Code.
- Motion introducing and waiving the first reading of an Ordinance repealing and replacing Chapter 2 "Plumbing Code" of Title 9 "Building Regulations" of the Modesto Municipal Code to adopt by reference the 2025 California Plumbing Code.
- Motion introducing and waiving the first reading of an Ordinance repealing and replacing Chapter 3 "Electrical Code" of Title 9 "Building Regulations" of the Modesto Municipal Code to adopt by reference the 2025 California Electrical Code.
- Motion introducing and waiving the first reading of an Ordinance repealing and replacing Chapter 7 "Mechanical Code" of Title 9 "Building Regulations" of the Modesto Municipal Code to adopt by reference the 2025 California Mechanical Code.
- Motion introducing and waiving the first reading of an Ordinance repealing and replacing Chapter 11 "Existing Building Code" of Title 9 "Building Regulations" of the Modesto Municipal Code to adopt by reference the 2025 California Existing Building Code.

CED; Oscar Diaz, 209-571-5885, odiaz@modestogov.com

Consent

17. Consider accepting the Claus Road and Scenic Drive Signal Coordination, CML 5059(245) & CML 5059(246) Project as complete, releasing securities, releasing payments totaling \$864,020 to Tennyson Electric, LLC. of Livermore, CA, and authorizing the City Clerk to file a Notice of Completion. (Funding Source: Congestion Mitigation and Air Quality and Measure L Funds)

Staff Recommendation:

- Resolution accepting Claus Road and Scenic Drive Signal Coordination, CML 5059(245) & CML 5059(246) Project as complete, releasing securities, releasing payments totaling \$864,020 to Tennyson Electric, LLC. of Livermore, CA, and authorizing the City Clerk to file a Notice of Completion.

ENGINEERING SERVICES; Peter Kambel, 209-577-5444, pkambel@modestogov.com

Consent

18. Consider accepting the 2024 Restroom Replacement Project as complete, releasing securities, releasing payments totaling \$570,290 to Platinum General Engineering, LLC, of Waterford, CA., and authorizing the City Clerk to file a Notice of Completion. (Funding Source: Measure H)

Staff Recommendation:

- Resolution accepting the 2024 Restroom Replacements Project as complete, releasing securities, releasing payments totaling \$570,290 to Platinum General Engineering, LLC, of Waterford, CA., and authorizing the City Clerk to file a Notice of Completion.

ENGINEERING SERVICES; Peter Kambel, 209-577-5444, pkambel@modestogov.com

Consent

19. Consider approving the Safe Streets and Roads for All (SS4A) Action Plan and adopting the Vision Zero Resolution Authorizing City staff to apply for SS4A Grant Implementation Funds to eliminate fatal and serious injury crashes. (Funding Source: Safe Streets and Roads for All Grant and Measure L Funds)

Staff Recommendation:

- Resolution accepting the Safe Streets and Roads for All (SS4A) Action Plan and adopting the Vision Zero Resolution Authorizing City staff to apply for the Safe Streets and Roads for All Grant for Implementation Funds.

*ENGINEERING SERVICES; Michael Sacuskie, 209-571-5552,
msacuskie@modestogov.com*

Consent

20. Consider approving the Subdivision Improvement Agreement (SIA) and Final Map for McClure Meadows subdivision, consisting of approximately 4.15 acres for 38 residential lots, and 0.945 acres of public road right-of-way dedications located at the northwest corner of McClure Road and Yosemite Boulevard Accessor's Parcel Number (APN) # 033-089-041. (Funding Source: Developer Fees)

Staff Recommendation:

- Resolution approving the Final Map for McClure Meadows subdivision, approving the Subdivision Improvement Agreements and authorizing the City Manager, or his designee, to execute the Subdivision Improvement Agreements with Self-Help Enterprises, a California nonprofit public benefit corporation and authorizing the City Clerk to certify the Final Maps and record with the Stanislaus County Recorder's Office.

*ENGINEERING SERVICES; Jaspreet Mangat, 209-577-5253,
jmangat@modestogov.com*

Consent

21. Consider approving the Plans and Specifications for the Retroreflective Backplates, LED Stop Signs Installation, Rectangular Rapid Flashing Beacons (RRFB), HSIPSL 5059 (253, 252, 251) Project, accepting the Bid and Awarding a Contract to St. Francis Electric, LLC, of San Leandro, CA, for a total amount not to exceed \$2,716,890. (Funding Source: Highway Safety Improvement Program (HSIP) and Local Measure L Funds)

Staff Recommendation:

- Resolution approving the Plans and Specifications for the Retroreflective Backplates, LED Stop Signs Installation, Rectangular Rapid Flashing Beacons (RRFB), HSIPSL 5059 (253, 252, 251) Project, accepting the Bid and Awarding a Contract to St. Francis Electric, LLC, of San Leandro, CA, in the amount of \$2,264,075, and authorizing Change Orders up to a cumulative amount of \$452,815, for a total Agreement amount not to exceed \$2,716,890, and authorizing the City Manager, or his designee, to execute the Agreement.

*ENGINEERING SERVICES; Michael Sacuskie, 209-571-5552,
msacuskie@modestogov.com*

Consent

22. Consider approving an Agreement with the State of California, Office of Emergency Services to provide reimbursement for eligible expenses related to the training and staffing of a HazMat Type 1 Team. (Funding Source: General Fund)

Staff Recommendation:

- Resolution approving an Agreement with the State of California, Office of Emergency Services to provide reimbursement for eligible expenses related to the training and staffing of a HazMat Type 1 Team, and authorizing the City Manager, or his designee, to execute the agreement.

FIRE DEPARTMENT; Shanon Evans, 209-572-9590, sevans@modestofire.com

Consent

23. Consider approving the First Amendment with CSG Consultants, Inc. of Foster City, Ca. for Fire Prevention Plan Check Services, increasing the Agreement amount by \$164,000 for a total amount of \$539,000 through the term of the Agreement and extending the term of the Agreement from June 30, 2026, to June 30, 2027. (Funding Source: General Fund)

Staff Recommendation:

- Resolution approving the First Amendment with CSG Consultants, Inc., Foster City, CA for the Fire Prevention Plan Check Services, increasing the Agreement amount by \$164,000 for a new total amount of \$539,000 through the term of the Agreement and extending the term of the Agreement from June 30, 2026, to June 30, 2027, and authorizing the City Manager, or his designee, to execute the Amendment.

FIRE DEPARTMENT; Shanon Evans, 209-572-9590, sevans@modestofire.com

Consent

24. Consider approving an Agreement with Miracle Playsystems, Inc., San Francisco, CA, for Playground Equipment and Replacement for a total amount not to exceed \$150,263 over five years. (Funding Source: General Fund)

Staff Recommendation:

- Resolution approving an Agreement with Miracle Playsystems, Inc., San Francisco, CA, by utilizing the Competitive Bid Process with National Intergovernmental Purchasing Alliance (National IPA), Sourcewell, for Playground Equipment and Replacement, for a two year Agreement with three one-year extension options, for an estimated annual amount of \$27,321 and a total amount not to exceed \$150,263 over five years; and authorizing the Director of Finance, or her designee, to execute the Agreement.

PRN; Jeremy Rogers, 209-577-5437, jrogers@modestogov.com

Consent

25. Consider approving a First Amendment to the Agreement with American Chiller Service, Inc., Modesto, California for HVAC Maintenance and Emergency Repairs for the Modesto Centre Plaza, increasing the Agreement amount by \$157,900 to account for unanticipated emergency repair. (Funding Source: Centre Plaza Fund)

Staff Recommendation:

- Resolution approving a First Amendment to the Agreement with American Chiller Service, Inc, Modesto, California for HVAC Maintenance and Emergency Repairs for the Modesto Centre Plaza increasing the agreement by \$157,900 to a new total amount not to exceed \$532,900 through the term of the Agreement; and authorizing the City Manager or his designee to execute the Agreement.

PRN; Jeremy Rogers, 209-577-5437, jrogers@modestogov.com

Consent

26. Consider approving an Agreement with Clark Pest Control Inc., Modesto, CA for Pest Control Services for a total amount not to exceed \$425,195 over five years. (Funding Source: Various Funds)

Staff Recommendation:

- Resolution approving an Agreement with Clark Pest Control Inc., by utilizing the Competitive Bid Process from Stanislaus County, CA for Pest Control Services, for a two-year Agreement with three one-year extension options, for an estimated annual amount of \$85,039, and a total amount not to exceed \$425,195 over five years, and authorizing the City Manager, or his designee, to execute the Agreement.

PUBLIC WORKS; Gabe DaSilva, 209-652-2579, gdasilva@modestogov.com

Consent

27. Consider approving an Agreement with Specialized Elevator Services LLC DBA Elevator Industries, Sacramento, CA for Elevator Maintenance and Repair Services for a total amount not to exceed \$435,000 over five years. (Funding Source: Various Funds)

Staff Recommendation:

- Resolution approving an Agreement with Specialized Elevator Services LLC DBA Elevator Industries Inc., by utilizing the Competitive Bid Process with Region 4 Education Service Center via OMNIA Partners for Elevator Maintenance and Repair Services, for a two-year Agreement with three one-year extension options, for an estimated annual amount of \$87,000, and a total amount not to exceed \$435,000 over five years, and authorizing the City Manager, or his designee, to execute the Agreement.

PUBLIC WORKS; Gabe DaSilva, 209-652-2579, gdasilva@modestogov.com

Consent

28. Consider approving an Engineering Services Agreement with Trihydro Corporation, of Laramie, WY, in the amount of \$3,212,014, plus \$160,601 in Additional Services, if needed, for a total amount not to exceed \$3,372,615 and accepting a Proposition 1 Groundwater Grant Program Award from the California State Water Resources Control Board in the amount of \$9,434,145. (Funding Source: Water Fund)

Staff Recommendation:

- Resolution approving an Engineering Services Agreement with Trihydro Corporation of Laramie, WY, in the amount of \$3,212,014, plus \$160,601 in

Additional Services, if needed, for a total amount not to exceed \$3,372,615 and authorizing the City Manager, or his designee, to execute the Agreement.

- Resolution accepting a State Water Resources Control Board, Proposition 1 Groundwater Grant Program Award in the amount of \$9,434,145 for the Municipal Groundwater Improvement Project and authorizing the City Manager, or his designee, to enter into the associated funding Agreement.
- Resolution amending the Fiscal Year 2025-26 Capital Improvement Program budget in the amount of \$18,473,294, to fund the design and construction phases of the Municipal Groundwater Improvement Project and authorizing the City Manager, or his designee, to implement the provisions of the Resolution.

UTILITIES; Jim Alves, 209-571-5557, jalves@modestogov.com

Consent

29. Consider approving an Asset Management Gap Analysis Agreement with Woodard and Curran, Sacramento, CA in the amount of \$460,680, plus \$92,136, if needed, for an Agreement total amount not to exceed \$552,816. (Funding Source: Wastewater and Water Fund Reserves)

Staff Recommendation:

- Resolution approving an Asset Management Gap Analysis Services Agreement with Woodard and Curran, Sacramento, CA, in the amount of \$460,680, plus \$92,136, if needed, for an Agreement total amount not to exceed \$552,816, and authorizing the City Manager, or his designee, to execute the agreement.
- Resolution approving an amendment to the Fiscal Year 2025-2026 Non-Capital Improvement Program budget in the amount of \$602,816, from Water and Wastewater Fund reserves to fund Project Number 101719 - Asset Management Gap Analysis and authorizing the City Manager, or his designee, to implement the provisions of this resolution.

UTILITIES; Jeff Daniels, 209-577-6255, jdaniels@modestogov.com

COUNCIL COMMENTS & REPORTS

CITY MANAGER COMMENTS & REPORTS

HEARINGS

Published in the Modesto Bee on March 18, 2026.

30. Hearing to amend to the Land Use Diagram of the Tivoli Specific Plan, approve Area Plan No. 4 for the Tivoli Specific Plan, approve the Mable-Tivoli Final Development Plan, and approve the Mable-Tivoli Vesting Tentative Subdivision Map to divide 22.8 acres into 92 single-family residential lots. (Funding Source: Application Fee)

Staff Recommendation:

- Resolution approving Specific Plan Amendment No. 8 to the Tivoli Specific Plan.
- Resolution approving Area Plan No. 4 to the Tivoli Specific Plan in the Tivoli Specific Plan.
- Resolution approving the Vesting Tentative Subdivision Map of Tivoli Mable

Parcel.

- Resolution approving the Final Development Plan of Tivoli Mable Parcel.

CED; Katharine Martin, 209-577-5267, kamartin@modestogov.com

Published in the Modesto Bee on March 18, 2026.

31. Hearing to consider approving the proposed amendment to the Land Use Diagram of the Tivoli Specific Plan, with proposed adoption of Tivoli Area Plan No. 1, the Alves-Tivoli and Paregian-Tivoli Vesting Tentative Subdivision Maps and Final Development Plans, together with an amendment to the Land Use Element of the General Plan. (Funding Source: Application Fees)

Staff Recommendation:

- Resolution approving Specific Plan Amendment No. 7 to the Tivoli Specific Plan to amend the Land Use Diagram of six acres from Medium-High Density Residential to Low Density Residential.
- Resolution approving Area Plan No. 1 in the Tivoli Specific Plan, property located between Mable Avenue and future Claratina Avenue, east of Oakdale Road.
- Resolution approving the Vesting Tentative Subdivision Map of Tivoli Alves.
- Resolution approving the Vesting Tentative Subdivision Map of Tivoli Paregian.
- Resolution approving the Final Development Plan for Tivoli Alves.
- Resolution approving the Final Development Plan for Tivoli Paregian.
- Resolution adopting an Amendment to the General Plan to restore the designation of eight acres to Regional Commercial (RC) from Residential (R) to reconcile inconsistency between the General Plan and the Land Use Diagram of the Tivoli Specific Plan.

CED; Katharine Martin, 209-577-5267, kamartin@modestogov.com

MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the City Council and staff upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that (1) there is a need to take immediate action, and (2) that the need for action came to the City's attention after the agenda was posted.

ADJOURNMENT

Posted pursuant to Government Code Section 54954.2 on the bulletin board at Tenth Street Place on

_____ at _____ by _____
date time signature