

## **Executive Summary**

This is a regulatory Specific Plan. It serves as zoning for the property involved. Development plans, site plans and tentative parcel map modifications in this area must be consistent with the Specific Plan.

The Kiernan Business Park Specific Plan is organized in accordance with the City of Modesto Specific Plan Procedures and Preparation Guide dated October 2004 and is composed of ten sections as follows:

- I. The Summary chapter discusses the purpose of the specific plan and the summary of the preparation process.
- II. The Introduction chapter explains the relationship of the specific plan to the existing City of Modesto general plan, the CEQA process and explains the existing conditions of the property.
- III. The Specific Plan Elements chapter outlines the land use plan, the circulation plan, the streetscape plan, the public facilities plan and the conceptual grading plan.
- IV. The Development Standards chapter states the specific rules that must be observed for all projects. It covers permitted uses, site development standards and general provisions. The development standards describe in narrative and illustrative form the aspects of development which must be addressed by each project to assure the quality intended by the Plan. The chapter explains areas including the intensity of development, setbacks, building heights and landscaping.

- V. The Design Guidelines chapter describes the overall design concept of the plan, site planning guidelines, architectural guidelines, landscape guidelines, signage guidelines and lighting guidelines.
- VI. The Community Services and Utilities chapter describes public safety, solid waste, flood control and utilities.
- VII. The Environmental Resources section includes a summary of environmental issues/impacts: a summary of mitigation measures including what measures have been incorporated into the Specific Plan development and design standards; who is responsible for implementing the mitigation measures; what triggers the mitigation; and, who or what agency monitors the mitigation.
- VIII. The Implementation chapter An Implementation chapter describes the rules and procedures for review and processing of individual development plans. It also includes important sections on phasing and monitoring development and allocating maintenance responsibilities.
- IX. The Plan Administration chapter describes the adoption process, the development review process and specific plan amendment procedures.