

EXHIBIT “C”

PLAN FOR SERVICES

WHITMORE-LODI REORGANIZATION TO THE CITY OF MODESTO

Background:

The Whitmore-Lodi Reorganization area consists of two parcels located east of Crows Landing Road and north of Whitmore Avenue. Both parcels, totaling about 32.88 acres, are privately owned and are currently being farmed. Including adjacent rights-of-way on Whitmore and Lodi Avenues, the annexation area is approximately 32.88 acres total.

Pursuant to Government Code Section 56653, the following Plan for Services to be extended to the affected territory has been prepared for the Whitmore-Lodi Reorganization to the City of Modesto:

- A. The project site is part of the Baseline Developed Area, as described in the Modesto Urban Area General Plan, adopted March 5, 2019. As part of the approval, community facilities and services were analyzed in detail in Initial Study Environmental Checklist (C&ED No. 2020-18). These services include traffic and circulation, waste water collection, water delivery, storm water drainage, solid waste disposal, schools, parks, fire protection, and police protection. The City of Modesto is a full service city that intends to provide the following services.
 1. Traffic and Circulation: The bulk of the external roadway network is already constructed. Whitmore Avenue is a two-lane road in the project vicinity and is planned as a four-lane minor arterial. Lodi Avenue is planned as a two-lane road. Flamingo Drive will connect with Jayann Way as a two-lane road. The applicant or developer must dedicate and construct roadway improvements along the project frontages of both Whitmore and Lodi Avenues and extension of Jayann Way to City standards.
 2. Waste Water Collection: Upon reorganization, the site will annex to Modesto’s Sewer District No. 1. Sewer service will be provided to the subject site from an existing line in Lodi Avenue adjacent to the site. The City does not anticipate a substantial demand for service at this site.
 3. Water Delivery: There is an adequate quantity of water to serve the industrial development expected to occur on the property. The site will be

served from existing lines in Flamingo Drive and Whitmore Avenue, adjacent to the site.

4. Storm Water Drainage: Storm water drainage for this project must be contained on site, as the City does not have a positive storm drain system serving the area. Prior to the approval of development, the City must approve the storm water drainage system to ensure its adequacy. The storm water drainage system will be constructed by the applicant at the applicant's expense.
5. Solid Waste Disposal: Weekly pickup will be extended to the annexation area upon the effective date of annexation.
6. Fire Protection: Upon reorganization, there will be no change in fire protection service. The site is currently served by the Industrial Fire Protection District, and future service will continue through the Industrial Fire Protection District.
7. Police Protection: The Modesto Police Department is able to provide adequate service to the subject site without additional staffing, as industrial property does not require substantial additional policing.

B. Level and range of services

The City of Modesto is a full service provider of municipal services and intends to provide the complete service for those areas identified above.

C. When can services be provided?

The above-described services can be provided upon the effective date of annexation.

D. Improvements required as a condition of reorganization

No improvements are required as a condition of reorganization. The following improvements will be required as a condition of development:

- Concurrent with development, the applicant(s) shall construct roadway improvements to the satisfaction of the City Engineer.
- Prior to approval of development, the City must approve the storm water drainage system.

E. How will services be financed?

Services will be financed through City fees.