

FAIRVIEW VILLAGE #2 REORGANIZATION TO THE CITY OF MODESTO

Background

The Fairview Village #2 Reorganization area consists of 13 parcels located east of Carpenter Road, north of Whitmore Avenue, and south of the Tuolumne River. Three of the parcels are owned by the City of Modesto and six of the parcels will eventually be developed. The remaining four parcels will eventually be part of Tuolumne River Regional Park. Including adjacent roadways rights of way, the annexation is 177.75 acres total. The proposed annexation area is rezoned P-SP and P-R-1.

The purpose of the annexation is to allow residential and commercial development on the parcels rezoned P-SP and to create a logical annexation boundary for the parcels rezoned P-R-1. A Vesting Tentative Map application for residential has been filed and is being processed for 38.5 acres of the proposed annexation area.

Pursuant to Government Code Section 56653, the following Plan for Services to be extended to the affected territory has been prepared for the Fairview Village #2 Reorganization to the City of Modesto:

A. Project Area and Service Agreements

1. Traffic and Circulation: The annexation area is bounded by the City of Modesto to the north and east. Roadway dedication and improvements will be required along a portion of Carpenter Road as a condition of the Vesting Tentative Subdivision Map, but not as a condition of the annexation. There is currently no transit service to this area, but Modesto Area Express (MAX) is the most likely provider to extend service, as there are four routes within a mile of the site.
2. Waste Water Collection: There is an existing 10-inch line in St. Salazar Circle terminating adjacent to the proposed subdivision that will be extended to serve the area. Other lines will be extended as needed. The City's Wastewater Treatment facilities have adequate capacity to serve this area when development is complete.
3. Water Delivery: There are several water mains in Hatch Road, Carpenter Road, and Whitmore Avenue. New development will take water from one of these, which will be extended by the project proponent to the development area. The City of Modesto has adequate water supply to serve the annexation area.

4. Storm Water Drainage: Future residential development will be required to transport storm water to the central drainage basin.
5. Solid Waste Disposal: The annexation area is minimally developed and no need for urban waste disposal at this time. Following development, Gilton Waste Management will collect and dispose of solid waste from the site.
6. Fire Protection: The annexation area is primarily served by the Industrial Fire Protection District. However, Westport Fire Protection District's boundary is the centerline of Whitmore Avenue and Burbank-Paradise Fire Protection District's boundary is the centerline of Carpenter Road. These roadway segments will be detached from the fire protection districts. Industrial's station is about 2 miles east of the site at 148 Imperial Avenue. Modesto Fire Department's nearest station is at 420 Chicago Avenue, also about 2 miles northeast of the site. No adverse impacts on staffing or response times are expected to occur with this annexation.
7. Police Protection: Following annexation, the area will be served by Modesto Police Department. The police department has expressed no concerns about staffing or response times for this area.

B. Level and Range of Services

The City of Modesto is a full service provider of municipal services. The City will provide full services to the area upon annexation.

C. When Can Services Be Provided?

The services described above will be provided or available upon development. The project proponent will be required to construct some infrastructure prior to development in order to connect with the wastewater, water delivery, and stormwater collection systems.

D. Improvements Required as a Condition of Annexation

No improvements are required as a condition of annexation.

E. How Will Services Be Financed?

Capital facilities fees will be levied at the time building permits are issued. Funding for some services will be financed through utility and service fees, property tax revenues, and the general fund. Additionally, a new Community Facilities District will be established to address funding of some services.