

Section VI Community Services and Utilities

The Kiernan Business Park Specific Plan (KBPSP) will provide public services necessary to meet the needs of the development in accordance with the policies of the City's General Plan. Phasing and financing obligations relating to public services are outlined in Section VIII: Implementation of this document as well as in the KBPSP Development Agreement.

A. Public Safety

The City of Modesto Police will provide law enforcement for the Kiernan Business Park.

The City of Modesto Fire Department will provide fire protection for the Kiernan Business Park.

The City of Modesto Fire Department will provide fire protection for the Kiernan Business Park. The primary response with a three person engine company and a four person truck company will be from Station #11, located approximately one mile east from the Kiernan Business Park at Carver and Pelandale. Secondary response will be from the Fire Station #6 located one mile south at Hahn and Standiford.

B. Schools

The Kiernan Business Park has no impact to schools.

C. Libraries

The Kiernan Business Park has no impact to libraries.

D. Child Care

Child care is an allowed land use and is encouraged to be provided within the Kiernan Business Park.

E. Solid Waste

Solid waste collection and disposal for the Kiernan Business Park Specific Plan will be provided by Gliton Solid Waste Management.

F. Flood Control

The project area is outside of the 100-year floodplain.

G. Utilities

Dry utilities including power, gas and telephone facilities will be located in a ten-foot (10') utility easement located directly behind property lines. These facilities will be constructed within joint trenches. The easement will also include associated appurtenances as required. Electric service and telephone lines shall be placed under ground to improve site appearance. Cable TV and information technology should be coordinated to be located in the utility easement.