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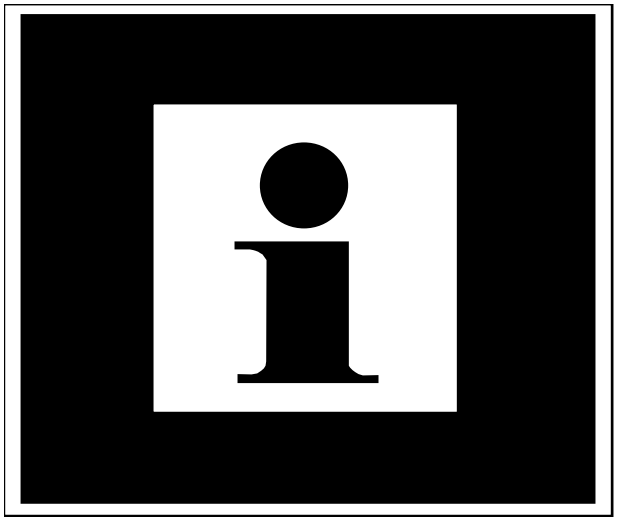

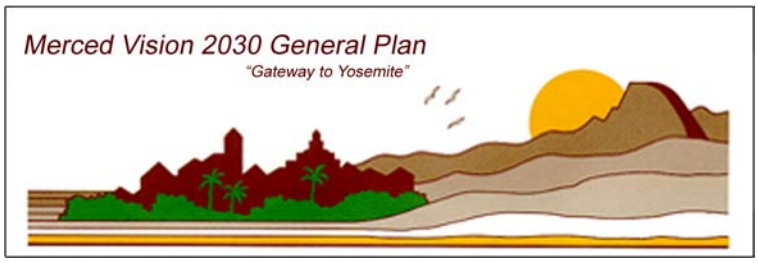


# Chapter 14
# Policy Index

## Chapter 2—Urban Expansion Goals, Policies, and Implementing Actions

### Goal Area UE-1: Urban Expansion

**GOALS**

- **A Compact Urban Form**
- **Preservation of Agriculturally Significant Areas**
- **Efficient Urban Expansion**

**POLICIES**

**UE-1.1** Designate areas for new urban development that recognize the physical characteristics and environmental constraints of the planning area.

**UE-1.2** Foster compact and efficient development patterns to maintain a compact urban form.

**UE-1.3** Control the annexation, timing, density, and location of new land uses within the City's urban expansion boundaries.

**UE-1.4** Continue joint planning efforts on the UC Merced and University Community plans.

**UE-1.5** Promote annexation of developed areas within the City's Specific Urban Development Plan (SUDP)/Sphere of Influence (SOI) during the planning period.

**UE-1.6** Consider expansion of the City's SUDP/SOI boundary for areas within the Area of Interest when certain conditions are met.

### *Policy UE-1.1*
### *Designate Areas For New Urban Development That Recognize the Physical Characteristics and Environmental Constraints of the Planning Area.*

***Implementing Actions:***

1.1.a Direct development away from significant concentrations of "Prime" agricultural soils and give priority to the conversion of non-prime agricultural land if reasonable alternatives exist.

1.1.b Limit development and development related impacts on agricultural lands along the City's urban fringe.

1.1.c Incompatible urban development should not be approved which would endanger the continued operations of the Merced Regional Airport.

1.1.d Work with Merced County to establish policies to protect prime agricultural areas around the SUDP/Sphere of Influence, including the areas north of Highway 140 and east of the proposed Campus Parkway, from future development. This process should include consideration of:

a) A process to implement techniques (transfer of development rights, agricultural easements, Farmland Trusts, etc.) in order to establish a limited access Campus Parkway with no adjacent urban development outside of the Merced SUDP/SOI.

b) Designation of an "Area of Interest (AOI)" or other process to require referral for comment to the City of any proposed development projects within the AOI boundary.

c) Limiting the expansion of the existing Rural Residential Centers and SUDP's into prime agricultural areas around the SUDP/Sphere of Influence.

1.1.e Explore techniques to preserve areas of significant agricultural soils, aircraft noise and safety zones, buffers between cities, scenic areas, flood plains, endangered species habitats, etc. from incompatible urban development.

1.1.f Work with Merced County and the other cities in the County to develop a County-wide agricultural land preservation policy.

### *Policy UE-1.2*
### *Foster Compact and Efficient Development Patterns to Maintain a Compact Urban Form.*

***Implementing Actions:***

1.2.a Encourage development on in-fill sites by amending the Zoning and Subdivision Ordinances to better accommodate such requests.

1.2.b Work with Merced County to ensure that existing unincorporated Rural Residential Centers in the Merced area are not expanded and no new Rural Residential Centers are established.

1.2.c Continue to limit the expansion of City utilities to only those areas within the established urban boundary.

1.2.d Promote higher residential densities within the Merced urban area.

### *Policy UE-1.3*
### *Control the Annexation, Timing, Density, and Location of New Land Uses Within the City's Urban Expansion Boundaries.*

***Implementing Actions:***

1.3.a The City should continue to require that all new urban development and annexations be contiguous to existing urban areas and have reasonable access to public services and facilities.

1.3.b The City should adequately plan for public improvements/services to support designated land uses for all areas as they become suitable for development and/or proposed for annexation.

1.3.c The City shall encourage phasing of new development.

1.3.d The City shall continue to utilize and refine systems to evaluate the cost of providing various municipal services to new development and/or areas proposed for annexation and establish clear policy for meeting those costs.

1.3.e The planning for land uses in newly developing areas should reflect a mix of land uses which will support a neighborhood, including a variety of residential densities and price ranges, neighborhood and convenience shopping facilities, job creation, and public facilities such as schools and parks.

1.3.f Work with the County to implement the land use provisions of the "Property Tax Sharing Agreement between the City of Merced and the County of Merced" (Section 2.3.4) and negotiate a new agreement that reflects the SUDP/Sphere of Influence (SOI) and Area of Interest (AOI).

1.3.g Evaluate future annexation requests against the following conditions:

a) Is the area contiguous to the current City limits and within the City's Specific Urban Development Plan (SUDP)/Sphere of Influence (SOI)? Do the annexed lands form a logical and efficient City limit and include older areas where appropriate to minimize the formation of unincorporated peninsulas?

b) Is the proposed development consistent with the land use classifications on the General Plan Land Use Diagram (Figure 3.1)?

c) Can the proposed development be served by the City water, sewer, storm drainage, fire and police protection, parks, and street systems to meet acceptable standards and service levels without requiring improvements and additional costs to the City beyond which the developer will consent to provide or mitigate?

d) Will this annexation result in the premature conversion of prime agricultural land as defined on the Important Farmland Map of the State Mapping and Monitoring Program? If so, are there alternative locations where this development could take place without converting prime soils?

e) Will a non-agricultural use create conflict with adjacent or nearby agricultural uses? If so, how can these conflicts be mitigated?

f) Does annexation of the area help the City reach one of the following goals?

1) Does annexation of the area bring the City closer to annexation of the UC Merced campus and University Community?

2) Does the area contain significant amounts of job-generating land uses, such as industrial, commercial, office, and business/research & development parks?

3) Does the project provide key infrastructure facilities or other desirable amenities, such as the extension of major roads, utility trunk lines, parks and recreational facilities, etc.?

### *Policy UE-1.4*
### *Continue Joint Planning Efforts on the UC Merced Campus and University Community Plans.*

***Implementing Actions:***

1.4.a Incorporate the UC Merced campus area as part of the City's SUDP/Sphere of Influence and begin planning for the eventual annexation of the Campus.

1.4.b Working in cooperation with the County, implement the following policy statement from City Council Resolution #2006-89 regarding the University Community Plan Area.

***Policy UE-1.5***
***Promote Annexation of Developed Areas Within the City's Specific Urban Development Plan (SUDP)/Sphere of Influence (SOI) During the Planning Period.***

***Implementing Actions:***

1.5.a The City should continue to promote the annexation of unincorporated urban areas within the urban expansion boundaries, which cause a duplication of public services and hinder extension of City services to new development, if they are financially feasible.
1.5.b Review relevant City improvement and development policies to remove unnecessary obstacles to annexation.
1.5.c Provide assistance to residents of unincorporated areas to address public health and safety concerns of on-site water and sewer systems.
1.5.d Establish annexation policies and outreach program regarding the annexation of the existing Rural Residential Centers (existing development on one-acre lots)
1.5.e Provide information to interested unincorporated area residents on the benefits of annexation.
1.5.f Target the State Route 59 (South) Corridor as a priority annexation area.

***Policy UE-1.6***
***Consider Expansion of the City's SUDP/SOI boundary for Areas within the Area of Interest When Certain Conditions are Met.***

***Implementing Actions:***

1.6.a For areas within the City's Area of Interest (AOI), these areas can be considered for future inclusion in the City's SUDP/SOI as long as they are consistent with the criteria below:

a) City SUDP/SOI boundary is contiguous, and no "islands" are created;

b) A Community or Area Plan is approved that addresses land use, circulation, public facilities, infrastructure, and phasing of development;

c) The Public Facilities Financing Plan has been updated to include the area with revenue sources identified;

d) The property owner is committed to finance the City's Wastewater Treatment Plant & capacity is available;

e) New sewer trunk lines are planned and have capacity;

f) The developer agrees to install all off-site intervening infrastructure;

g) Community or Area Plans need to include adjacent areas within the SUDP/SOI that are affected by the development of Master Plans;

h) The inventory of vacant land within the City's SUDP/SOI has reached a certain level as determined by the City Council to ensure that development within the Area of Interest will not unduly delay development within the SUDP/SOI.

1.6.b Work with Merced County to define a process of dealing with properties proposed for development within the City's Area of Influence prior to being included in the City's SUDP/SOI boundary.

## *Chapter 3—Land Use Goals, Policies, and Implementing Actions*

### *Goal Area L-1: Residential & Neighborhood Development*

**GOALS**

- **Housing Opportunities in Balance with Jobs Created in the Merced Urban Area**
- **A Wide Range of Residential Densities and Housing Types in the City**
- **Preservation and Enhancement of Existing Neighborhoods**
- **Quality Residential Environments**
- **Mixed-use, Transit and Pedestrian-Friendly Residential Environments**
- **Ensure Adequate Housing is Available to All Segments of the Population**

**POLICIES**

**L-1.1** Promote balanced development which provides jobs, services and housing.

**L-1.2** Encourage a diversity of building types, ownership, prices, designs, and site plans for residential areas throughout the City.

**L-1.3** Encourage a diversity of lot sizes in residential subdivisions.

**L-1.4** Conserve residential areas that are threatened by blighting influences.

**L-1.5** Protect existing neighborhoods from incompatible developments.

**L-1.6** Continue to pursue quality single-family and higher density residential development.

**L-1.7** Encourage the location of multi-family developments on sites with good access to transportation, shopping, employment centers, and services.

**L-1.8** Create livable and identifiable residential neighborhoods.

**L-1.9** Ensure connectivity between existing and planned urban areas.

### *Policy L-1.1*
### *Promote Balanced Development Which Provides Jobs, Services and Housing.*

***Implementing Actions:***

1.1.a Promote mixed use development combining compatible employment, service and residential elements.

1.1.b Periodically review job growth statistics in the Merced urban area compared to new residential development.

1.1.c Determine the types of housing opportunities needed for the type of employment opportunities being created in the City.

### *Policy L-1.2*
### *Encourage a Diversity of Building Types, Ownership, Prices, Designs, and Site Plans For Residential Areas Throughout The City.*

***Implementing Actions:***

1.2.a Encourage higher-density residential developments within walking distance (approx. 1/4 mile) of commercial centers.
1.2.b Encourage residential and/or office above retail in the downtown area and in neighborhood commercial cores.
1.2.c Continue to allow second units in single-family areas.
1.2.d Encourage duplexes on corner lots in low-density residential areas.
1.2.e Consider density increases for existing residential sites where the necessary conditions exist for higher densities.
1.2.f Create a new zoning category to correspond with the "Village Core Residential" land use category for mixed densities in residential areas within walking distance of neighborhood commercial centers.
1.2.g Encourage a diversity of building types, ownership, prices, designs, and site plans for residential areas as spelled out in the South Merced Community Plan. These same policies should be applied to other Village Residential areas of the City as well.

### *Policy L-1.3.*
### *Encourage a Diversity Of Lot Sizes In Residential Subdivisions.*

***Implementing Actions:***

1.3.a Continue the use of Residential Planned Developments to provide for smaller lot sizes in single-family developments.
1.3.b Continue to retain large lot parcel zoning (10,000 to 20,000 square feet) along Bear Creek and in areas adjacent to the urban fringe.
1.3.c Continue to use the "Random-mixed Lot" ordinance (MMC 20.10.065) to allow a mix of lot widths and lot sizes in R-1-6 (single-family residential-- 6,000 square-foot minimum lot size) zones.

### *Policy L-1.4*
### *Conserve Residential Areas That Are Threatened by Blighting Influences.*

***Implementing Actions:***

1.4.a Conduct a study of non-conforming land uses and determine if the land use designations/ zoning should be changed to conform to the existing use or if changes should be made to the Zoning Ordinance restrictions on non-conforming uses.
1.4.b Consider policies and programs to address the current inventory of un-built subdivision lots and foreclosed homes
1.4.c Support Redevelopment efforts to preserve and enhance Downtown residential neighborhoods.

### *Policy L-1.5*
### *Protect Existing Neighborhoods From Incompatible Developments.*

***Implementing Actions:***

1.5.a Continue to use the Interface Overlay Zone regulations for the review of proposed land uses adjacent to residential areas.

1.5.b Evaluate traffic and circulation generated by large scale development projects and seek to limit their impacts on residential areas to the extent feasible without sacrificing the need for connectivity between land uses.

1.5.c Continue to implement City Council Resolution #84-105 establishing policy for zone changes in the Central Residential Area of the City (bounded by 18th Street on the south, Glen Avenue on the east, and Bear Creek on the north and west).

### *Policy L-1.6*
### *Continue to Pursue Quality Single-Family And Higher Density Residential Development.*

***Implementing Actions:***

1.6.a Continue to review proposed subdivision designs to ensure the provision of adequate circulation, public improvements, common open space, landscaping, maintenance, etc. through the Development Review process.

1.6.b Continue to require multi-family projects to comply, at minimum, with the adopted standards and design guidelines contained in the "City of Merced Multi-Family Design Standards and Guidelines."

1.6.c Continue to encourage residential subdivision projects to comply, at minimum, with the standards and design guidelines contained in the "City of Merced Small Lot Single Family Home Guidelines."

### *Policy L-1.7*
### *Encourage the Location of Multi-Family Developments on Sites With Good Access to Transportation, Shopping, Employment Centers, and Services.*

***Implementing Actions:***

1.7.a Designate areas adjoining arterial streets, major transportation routes and commercial areas for multi-family development.

1.7.b Use the Urban Village Concept to promote higher density residential development adjacent to commercial services and transit.

### *Policy L-1.8*
### *Create Livable and Distinct Residential Neighborhoods.*

***Implementing Actions:***

1.8.a Encourage Neighborhood Watch programs and other neighborhood associations throughout the City which facilitate concern for and contact with one's neighbors.

1.8.b Define specific neighborhood boundaries using natural or man-made features, such as creeks and roads, or by common community facilities (parks, schools, shopping centers). Ethnic and economic boundaries are discouraged.

1.8.c Develop a neighborhood planning process by which the concerns of specific neighborhoods can be addressed through neighborhood plans.

### *Policy L-1.9*
### *Ensure Connectivity Between Existing and Planned Urban Areas.*

***Implementing Actions:***

1.9.a Ensure multiple points of access for all new development.

1.9.b Discourage large-scale gated developments within Urban Villages and within Central Areas of the City.

## *Goal Area L-2: Economic & Business Development*

**GOALS**

- **Increased Employment Opportunities for the Citizens of Merced**
- **A Diverse and Balanced Merced Economy**
- **Preservation and Expansion of the City's Economic Base**
- **High Quality Industrial Areas, Including Technology Parks**
- **More High-Quality Research & Development Parks**
- **Ready Access to Commercial Centers and Services Throughout the City**
- **A Distinguished Downtown**

**POLICIES**

**L-2.1** Encourage further development of appropriate commercial and industrial uses throughout the City.

**L-2.2** Locate new or expanded industrial, research & development, technology, and business parks in appropriate areas.

**L-2.3** Promote the retention and expansion of existing industrial and commercial businesses.

**L-2.4** Provide a range of services adjacent to and within industrial areas to reduce auto trips.

**L-2.5** Maintain attractive industrial areas and business parks.

**L-2.6** Provide neighborhood commercial centers in proportion to residential development in the City.

**L-2.7** Locate and design new commercial development to provide good access from adjacent neighborhoods and reduce congestion on major streets.

| | |
|---|---|
| **L-2.8** | Encourage a mixture of uses and activities and reinvestment that will maintain the vitality of the downtown area. |
| **L-2.9** | Identify locations and develop standards for campus-type research and development parks. |
| **L-2.10** | Encourage well-planned freeway-oriented developments |

### *Policy L-2.1*
### *Encourage Further Development of Appropriate Commercial and Industrial Uses Throughout the City.*

***Implementing Actions:***

2.1.a Designate adequate amounts of commercial and industrial land to serve the City's employment needs through 2030 and beyond.
2.1.b Maintain an inventory of vacant commercial and industrial land and make this inventory available to the public and the development community.
2.1.c Continue the City's Economic Development activities.
2.1.d Develop incentives as appropriate to encourage new commercial and industrial development.
2.1.e Specifically target South Merced as an area that needs more commercial retail and office development.
2.1.f Promote industrial development that offers full-time, non-seasonal employment.
2.1.g Maintain a list of target industries for economic development purposes.
2.1.h Evaluate the role of the Merced Regional Airport and the desirability of expanding uses in the Airport Industrial Park to further promote tourism uses dependent on aviation access.
2.1.i Actively market the benefits of the Merced Regional Enterprise Zone and Recycling Enterprise Zone.
2.1.j Create opportunity for small business development, entrepreneurship, innovation, technology transfer, and commercialization.

### *Policy L-2.2*
### *Locate New or Expanded Industrial Parks, Research & Development, Technology, and Business in Appropriate Areas.*

***Implementing Actions.***

2.2.a Industrial and business park areas should be located where they will have good access to air transportation, rail transportation, or major highway transportation links.
2.2.b Industrial reserve areas should be protected from non-industrial use or premature development through agricultural zoning until such time as the land is needed for industrial development.
2.2.c Parcels of land in industrial reserve areas should remain as large as possible in order to accommodate a variety of plant sizes and types in the future.
2.2.d Develop an action program which outlines priorities for annexing new industrial and commercial areas and includes plans for providing services and infrastructure to these future industrial/commercial areas.

### *Policy L-2.3*
### *Promote the Retention and Expansion of Existing Industrial and Commercial Businesses.*

***Implementing Actions:***

2.3.a Protect industrial areas from encroachment by non-industrially-related uses and from incompatible uses within the industrial zones themselves.

2.3.b Continue to improve the permit approval process to ensure that industrial development projects are approved in a timely manner.

2.3.c Maintain a business outreach program to ensure that the needs of existing businesses are being met.

2.3.d Review and update as necessary the City's Zoning and Sign Ordinances in order to streamline and make the development process more business-friendly and understandable.

### *Policy L-2.4*
### *Provide a Range of Services Adjacent to And Within Industrial Areas to Reduce Auto Trips.*

***Implementing Actions:***

2.4.a Establish a new zoning designation called "business park" which would allow a mix of heavy commercial, "back office," and light industrial uses.

2.4.b Continue to allow services, such as restaurants and other retail commercial uses which mainly serve industrial employees, to locate in industrial zones as discretionary uses.

2.4.c Consideration should be given to provide attractive, efficient, and affordable means of mass transit between industrial areas and residential areas of the City.

2.4.d Consideration should be given to making changes to the Zoning Ordinance which allow for some commercial and service activities in and/or convenient to industrial areas.

### *Policy L-2.5*
### *Maintain Attractive Industrial and Business Park Areas.*

***Implementing Actions:***

2.5.a Continue to require Site Plan Review of new industrial development and the application of standards regarding landscaping, appearance, circulation, access, and parking. However, consider developing performance standards for industrial development to replace the Site Plan process in the future.

2.5.b Consider requiring the planting of parking lot trees in industrial areas, perhaps at a reduced standard instead of the one tree for each six parking spaces required in other areas, to provide shade, reduce glare, and reduce reflective heat.

2.5.c Require the removal or screening of all rubbish, abandoned buildings, processing wastes, old equipment, or other forms of blight in industrial areas.

2.5.d Investigate the possibility of regulating industrial development on the basis of or in combination with performance standards instead of strictly by definition of specific allowable uses as in the Zoning Ordinance.

2.5.e Require high quality architectural, site (signs, lights, walls, etc.), and landscape designs for industrial developments that abut Highway 99.

***Policy L-2.6***
***Provide Neighborhood Commercial Centers In Proportion to Residential Development in the City.***

***Implementing Actions:***

2.6.a Neighborhood commercial centers should be located approximately one mile apart along major arterial streets adjacent to residential areas throughout the City.

2.6.b Special emphasis should be placed on encouraging the development of neighborhood commercial center(s) in the general vicinity of the South Highway 59 corridor to serve the needs of South Merced residents.

2.6.c Efforts should be made to encourage the development of a neighborhood commercial center in the area east of G Street between Yosemite Avenue and North Bear Creek Drive.

***Policy L-2.7***
***Locate and Design New Commercial Developments To Provide Good Access from Adjacent Neighborhoods and Reduce Congestion on Major Streets.***

***Implementing Actions:***

2.7.a New retail commercial designations shall be located along arterials at their intersections with collector streets (at 1/4 mile or 1/2 mile locations) in new growth areas. These commercial areas should not be located at the intersections of two arterials, except under very unique circumstances.

2.7.b Commercial centers shall be designed to provide direct vehicular and pedestrian access from surrounding neighborhoods. In no case shall trips which could be internal (from adjacent neighborhood to center) be forced onto an arterial.

2.7.c The number of commercial driveways on arterials shall be minimized and located in areas where they will cause minimal conflicts with traffic flow on major streets and through intersections.

2.7.d Cross-access and shared driveways between adjacent commercial uses shall be provided as much as feasible.

2.7.e Commercial developments shall be designed to encourage pedestrian, bicycle, and transit access.

2.7.f Continue to implement City Council Resolution #93-10 establishing policy for the location of retail and service related uses in North Merced.

2.7.g Locate commercial nodes in new growth areas to avoid the aesthetic and circulation issues associated with “strip commercial” development through the implementation of the policies of the Urban Design chapter (Chapter 6), particularly the Core Commercial principles.

### *Policy L-2.8*
### *Encourage a Mixture of Uses And Activities That Will Maintain the Vitality of the Downtown Area.*

***Implementing Actions:***

2.8.a Solidify Downtown's role as the arts, entertainment and dining destination.
2.8.b Retain all existing and attract new financial service businesses, office uses, and government-related offices in Downtown Merced.
2.8.c Ensure that the Downtown is connected to the rest of the City through improved bus service, better bicycle/ pedestrian connections, and enhanced connections between Downtown and Merced College and the UC campus.
2.8.d Create exceptional Downtown residential neighborhoods.
2.8.e Develop more office space Downtown through renovation and new construction
2.8.f Strengthen transportation systems to support Downtown's economic base
2.8.g Encourage Downtown educational and training facilities and activities
2.8.h Continue to use Redevelopment funds to upgrade Downtown's appearance and infrastructure, to develop new public projects to implement the Downtown Strategy, to assist in the development and financing of private projects, and to market the Downtown area.
2.8.i Create a superior ambiance and build a distinguished Downtown.

### *Policy L-2.9*
### *Identify Locations and Develop Standards for Campus-type Research and Development Parks.*

***Implementing Actions:***

2.9.a Plan for job centers in the northeastern portion of the City capitalizing on the proximity to a research university, UC Merced.
2.9.b. Develop zoning and development standards for campus-type research and development parks.

### *Policy L-2.10*
### *Encourage Well-Planned Freeway-Oriented Developments*

***Implementing Actions:***

2.10.a Implement the following policy per City Council Resolution #2007-89 regarding Freeway-Oriented Commercial Developments":
2.10.b Review and update the Zoning and Sign Ordinances as necessary to ensure quality freeway-oriented development.

## *Goal Area L-3: Urban Growth and Design*

**GOALS**

- **Living Environments which Encourage People to Use a Variety of Transportation Alternatives**
- **A Compact Urban Village Design for New Growth Areas**
- **Self-sustaining, Mixed-Use, Pedestrian-Friendly Neighborhoods**
- **Transit-Oriented Development Adjacent to the High Speed Rail Station**

**POLICIES**

**L-3.1** Create land use patterns that will encourage people to walk, bicycle, or use public transit for an increased number of their daily trips.

**L-3.2** Encourage infill development and a compact urban form.

**L-3.3** Promote site designs that encourage walking, cycling, and transit use.

**L-3.4** Build identity, character, and enhanced community design in the South Merced Community Plan area.

**L-3.5** Develop a Transit-Oriented Development Overlay Zone adjacent to the planned High Speed Rail Station in Downtown Merced

**L-3.6** Require community plans for large new development areas within the City's SUDP/SOI prior to development.

**L-3.7** Implement policies and principles to conform to the intent of the San Joaquin Valley Regional Blueprint.

### *Policy L-3.1*
### *Create Land Use Patterns That Will Encourage People to Walk, Bicycle, or Use Public Transit For an Increased Number of Their Daily Trips.*

***Implementing Actions:***

3.1.a Encourage pedestrian or transit-friendly designs at suitable locations.

3.1.b Work to preserve and enhance existing neighborhoods and commercial districts which have transit and pedestrian-friendly designs and protect them from development that is incompatible in design, scale, or use.

3.1.c Plan areas for higher density development within 1/4 mile of locations identified as transit hubs and commercial centers.

3.1.d Encourage higher housing densities in areas served by the full range of urban services.

3.1.e Encourage mixed-use developments that provide commercial services such as day care centers, restaurants, banks, and stores near employment centers.

3.1.f Work closely with school districts to help them choose school site locations that allow students to safely walk or bicycle from their homes.

3.1.g Encourage regional shopping malls/centers at sites capable of support by a full range of transportation options.

3.1.h Consider air quality and mobility when reviewing any proposed change to the land use pattern of this community.

### *Policy L-3.2*
### *Encourage Infill Development and a Compact Urban Form.*

***Implementing Actions:***

3.2.a Encourage infill of vacant parcels.
3.2.b Encourage infill and redevelopment projects within the urban area that could enhance the effectiveness of the transit system.

### *Policy L-3.3*
### *Promote Site Designs That Encourage Walking, Cycling, and Transit Use.*

***Implementing Actions:***

3.3.a Encourage project designs which increase the convenience, safety and comfort of people using transit, walking or cycling.
3.3.b Encourage all subdivision street and lot designs, commercial site plans, and multi-family site plans to improve access by transit, bicycle, and walking.
3.3.c Encourage all development projects proposed within 2,000 feet of an existing or planned light rail transit, commuter rail, express bus or transit corridor stop, to incorporate site design measures that improve accessibility to the transit system.

### *Policy L-3.4*
### *Build Identity, Character, and Enhanced Community Design in the South Merced Community Plan area.*

***Implementing Actions:***

3.4.a Create and enforce codes that will foster the development of an aesthetic environment and beautify and enhance the design of "Gateway" roads.
3.4.b Beautify and enhance the design of Gateway roads in the South Merced Community Plan area.
3.4.c Utilize the City's Urban Village Concept, policies, and designs guidelines for development in the South Merced Community Plan area.

### *Policy L-3.5*
### *Develop a Transit-Oriented Development Overlay Zone Adjacent to the Planned High Speed Rail Station in Downtown Merced*

***Implementing Actions***

3.5.a Develop a "Transit-Oriented Development" Overlay Zone for the area adjacent to the planned High Speed Rail Station in Downtown Merced.
3.5.b Review and update as necessary the Downtown Strategy, Economic Development Strategy, and other planning documents after the selection of the High Speed Rail station location to reflect the City's development goals adjacent to this important facility.
3.5.c Consider changes to the City's Urban Village Concept in order to better reflect its status as "Transit-Ready Development" instead of "Transit-Oriented Development."

***Policy L-3.6***
***Require Community Plans for Large New Development Areas within the City's SUDP/SOI Prior to Development.***

***Implementing Actions:***

3.6.a Require the development of Community Plans for large-scale new developments within the City's SUDP/SOI prior to development.

3.6.b Make use of guiding principles in developing Community Plans.

***Policy L-3.7***
***Implement Policies and Principles to Conform to the Intent of the San Joaquin Valley Regional Blueprint.***

***Implementing Actions:***

3.7.a Review the City's General Plan and other policy documents to ensure that they conform to the Preferred Blueprint Growth Scenario, "Scenario B+," and the preferred density of 6.8 average dwelling units per acre.

3.7.b Continue to implement City policies and programs that conform to the Smart Growth Principles of the San Joaquin Valley Regional Blueprint

## *Chapter 4—Transportation and Circulation Goals, Policies, and Implementing Actions*

### *Goal Area T-1: Streets and Roads*

**GOALS**

- **An Integrated Road System that is Safe and Efficient for Motorized and Non-motorized Uses**
- **A Circulation System that is Accessible, Convenient and Flexible**
- **A Circulation System that Minimizes Adverse Impacts upon the Community**
- **A Comprehensive System of "Complete Streets" Which Address All Modes of Transportation**

**POLICIES**

**T-1.1** Design streets consistent with circulation function, affected land uses, and all modes of transportation.

**T-1.2** Coordinate circulation and transportation planning with pertinent regional, State and Federal agencies.

**T-1.3** Design major roads to maximize efficiency and accessibility.

**T-1.4** Promote traffic safety for all modes of transportation.

**T-1.5** Minimize unnecessary travel demand on major streets and promote energy conservation.

**T-1.6** Minimize adverse impacts on the environment from existing and proposed road systems.

**T-1.7** Minimize street system impacts on residential neighborhoods and other sensitive land uses.

**T-1.8** Use a minimum peak hour Level of Service (LOS) "D" as a design objective for all new streets in new growth areas and for most existing City streets except under special circumstances.

### *Policy T-1.1*
### *Design Streets Consistent with Circulation Function, Affected Land Uses, and All Modes of Transportation.*

***Implementing Actions:***

1.1.a Implement the General Plan Circulation Plan (Figure 4.1) as development occurs.

1.1.b Whenever feasible, implement a system of arterials and higher order streets in new growth areas based upon the adopted concept of arterials/expressways and ensuring the development of "complete streets" which address all modes of transportation.

1.1.c Evaluate existing streets in older portions of the City, and identify means of upgrading the system where necessary.

1.1.d Design and build residential collector streets that balance as effectively as possible competing needs to be safe and efficient.

1.1.e Study projected future areas of City expansion prior to development to identify the most effective circulation pattern(s).

### *Policy T-1.2*
### *Coordinate Circulation and Transportation Planning with Pertinent Regional, State and Federal Agencies.*

***Implementing Actions:***

1.2.a Work with Caltrans, the County, and MCAG to implement the current Regional Transportation Plan (RTP) and subsequent updates.
1.2.b Coordinate local circulation/transportation plans, the financing and construction of improvements, and right-of-way preservation programs with interested area and regional agencies.
1.2.c Identify a hierarchy pattern of major streets within the City's General Plan and Sphere of Influence areas, and work with the County of Merced and Caltrans to retain unimpeded future rights-of-way to accommodate the current general plan period and projected future growth.
1.2.d Continue to work with the County and Caltrans to implement the Campus Parkway and the Merced-Atwater Expressway projects as high priorities to serve the northern growth area.
1.2.e Continue to work with Caltrans and the Merced County Association of Governments (MCAG) on upgrades to the Highway 99 Corridor and its connectivity to the City's street system.
1.2.e Reduce congestion and improve accessibility by constructing new and improved road connections in South Merced.
1.2.f Continue to work with federal, state, and regional agencies and stakeholders to expand opportunities for multi-modal transportation.

### *Policy T-1.3*
### *Design Major Roads to Maximize Efficiency and Accessibility.*

***Implementing Actions:***

1.3.a Adhere, to the greatest possible extent, to the standards adopted for spacing streets that intersect arterials and higher order roadways as outlined in Table 4.2.
1.3.b Improve traffic flow of arterials and other major roadways whenever possible by avoiding or eliminating on-street parking.
1.3.c Work to insure that land uses fronting major streets have shared access across adjacent properties and provide sufficient on-site parking to avoid depending upon on-street parking.
1.3.d Continue to require the provision of on-site visitor parking in multi-family projects.
1.3.e Improve traffic flow of all new arterial streets to the greatest possible extent by the use of median strips of sufficient width to facilitate vehicle movement.
1.3.f Whenever feasible avoid, or eliminate, unnecessary or poorly placed median openings and consider limiting left turns at uncontrolled intersections during peak hours on arterials.
1.3.g Avoid residential "fronting lots" on Major Collectors and higher order streets.
1.3.h Obtain whenever feasible necessary rights-of-way in proximity to major intersections for needed turn lanes and to accommodate American with Disabilities Act (ADA) routes of accessibility and safe crossings.
1.3.i In new growth areas, obtain expanded arterial intersection rights-of-way (ROW) requirements
1.3.j Maintain the land use and access restrictions identified for major collector and higher order street intersections.
1.3.k Approve driveway access locations only if consistent with approved minimum acceptable distances from major intersections, except in unusual circumstances.
1.3.l Ensure street and intersection designs provide for accessibility accommodations.

### *Policy T-1.4*
### *Promote Traffic Safety for All Modes of Transportation.*

***Implementing Actions:***

1.4.a If fronting driveways cannot be avoided on a Major Collector or higher order street (see Action 1.3.g), seek design solutions that will allow automobiles to avoid backing out.
1.4.b Allow only adopted spacing of streets intersecting and traffic signals on any Arterial or higher order street, unless prior actions or unusual circumstances make this infeasible.
1.4.c Promote increased traffic safety with special attention to hazards which could cause personal injury.
1.4.d Reserve adequate road and intersection right-of-way to provide for the needs of traffic safety.
1.4.e Continue as feasible to mitigate or reduce safety hazards, and program improvements to congested intersections before they become significant problems.
1.4.f Seek to improve or correct the specific problem locations identified as "Circulation System Improvement Issues" in the City's Circulation Element (Section 4.4).

### *Policy T-1.5*
### *Minimize Unnecessary Travel Demand on Major Streets and Promote Energy Conservation.*

***Implementing Actions:***

1.5.a Encourage design of local and collector streets within Villages/Neighborhoods to provide multiple, reasonably direct routes to local neighborhood destinations.
1.5.b Avoid whenever feasible neighborhood street system designs that make it more convenient for a local resident to use an arterial street to reach an in-neighborhood destination than to remain on the local street system.

### *Policy T-1.6*
### *Minimize Adverse Impacts on the Environment from Existing and Proposed Road Systems.*

***Implementing Actions:***

1.6.a Continue working to minimize environmental impacts associated with heavily traveled traffic corridors, such as high noise levels and stop and go traffic situations (which contribute heavily to air pollution problems).
1.6.b Make a strong commitment to increase the number of people per vehicle so that the existing street system is utilized to its fullest.
1.6.c Consider ways to encourage employers to reduce impacts upon the existing street system.
1.6.d Avoid neighborhood street system designs whenever possible that require a local resident to travel away from a local destination in order to reach it.
1.6.e Install traffic control devices only where warranted except in unusual circumstances.
1.6.f Ensure to the extent feasible that pedestrian, bicycle, and automobile connections are maintained in existing neighborhoods affected by transportation and other development projects.

***Policy T-1.7***
***Minimize Street System Impacts on Residential Neighborhoods and Other Sensitive Land Uses.***

***Implementing Actions:***

1.7.a To the greatest extent feasible, maintain a distinct hierarchy of streets that will provide for major roadways between neighborhoods rather than through neighborhood areas.

1.7.b Whenever feasible, approve street circulation patterns that discourage exterior traffic from driving through neighborhoods.

1.7.c Continue to implement the City's Neighborhood Traffic Calming Guidelines to address traffic impacts on residential streets.

***Policy T-1.8***
***Use A Minimum Peak Hour Level of Service (LOS) "D" As a Design Objective for All New Streets in New Growth Areas and for Most Existing City Streets Except Under Special Circumstances.***

***Implementing Actions:***

1.8.a Traffic studies will be conducted as needed to determine the traffic impacts and to apply appropriate mitigation measures for new development projects.

1.8.b Use peak-hour Level of Service "D" ("Tolerable Delays") as the design standard for new streets and intersections in new growth areas.

1.8.c Establish minimum Level of Service standards for existing roadways and intersections that reflect the special circumstances of the surrounding area. For example, in the downtown area or adjacent to interchanges in build-out areas, LOS E or F would be acceptable if roadway widening conflicts with other General Plan policies or significant right-of-way acquisition, which would be severely disruptive to adjacent development, is required.

1.8.d Promote Transportation System Management (TSM) strategies in areas where LOS standards fall below the minimum.

## *Goal Area T-2: Bicycles, Pedestrians, and Public Transit*

**GOALS**

- **An Efficient and Comprehensive Public Transit System**
- **A Comprehensive System of Safe and Convenient Bicycle Routes (Within the Community and Throughout the Urban Area)**
- **A Comprehensive System of Safe and Convenient Pedestrian Facilities**
- **A Comprehensive System of "Complete Streets" Addressing All Modes of Transportation**

**POLICIES**

**T-2.1** Provide for and maintain a major transitway along "M" Street and possibly along the Bellevue Road/Merced-Atwater Expressway and Campus Parkway corridors.

**T-2.2** Support and enhance the use of public transit.

**T-2.3** Support a safe and effective public transit system.

**T-2.4** Encourage the use of bicycles.

**T-2.5** Provide convenient bicycle support facilities to encourage bicycle use.

**T-2.6** Maintain and expand the community's existing bicycle circulation system.

**T-2.7** Maintain a pedestrian-friendly environment.

**T-2.8** Improve planning for pedestrians.

**T-2.9** Ensure that new development provides the facilities and programs that improve the effectiveness of Transportation Control Measures and Congestion Management Programs.

### *Policy T-2.1*
### *Provide for and Maintain a Major Transitway Along "M" Street and Possibly Along the Bellevue Road/Merced-Atwater Expressway and Campus Parkway corridors.*

***Implementing Actions:***

2.1.a Continue to review land use decisions in the vicinity of the entire length of "M" Street to avoid creating or increasing conflicts with the intent of a major transitway.

2.1.b Cooperate with Merced County and other interested agencies outside the City to maintain long-term flexibility to achieve an "M" Street Transitway.

2.1.c Continue to review land use decisions in the vicinity of "M" Street and Bellevue Road to avoid creating or increasing conflicts with the proposed future major commercial and office park sites at the major transfer point between designated transitway corridors.

2.1.d Cooperate with Merced County and other interested agencies outside the City to maintain a viable option for a Bellevue Road Transitway to provide regional public transit access to the University of California (UC) campus.

2.1.e Cooperate with Merced County and other interested agencies outside the City to evaluate the need to extend westward the Bellevue Road Transitway Corridor Concept.

2.1.f Work cooperatively with Merced County and other interested agencies to review and evaluate development proposals in the vicinity of Bellevue Road that might conflict with the prospective Bellevue Transitway.

### *Policy T-2.2*
### *Support and Enhance the Use of Public Transit.*

***Implementing Actions:***

2.2.a Promote land development patterns and site design criteria that support and enhance the use of public transit.
2.2.b Whenever feasible, avoid residential subdivision designs that require pedestrians to duplicate walking distance (double-back) to reach public transit routes.
2.2.c Whenever feasible, avoid creating barriers that prevent convenient access to current or prospective public transit routes.
2.2.d Work with Merced County Transit ("The Bus") to seek Federal, State, and other funding sources which provide major funding for transit equipment, maintenance, and operation. Support legislation which will provide additional funding.
2.2.e Support and participate in regional public transit planning.
2.2.f Plan for multi-modal transfer sites that incorporate auto parking areas, bike parking, transit, pedestrian and bicycle paths, and park and ride pick-up points.
2.2.g Encourage park and ride lots at suitable locations serving long distance and local commuters.
2.2.h The City will work with Merced County Transit to pursue potential funding sources for operating and expanding the public transit system to increase frequency of service, routes and areas served, and to improve on-time performance.

### *Policy T-2.3*
### *Support a Safe and Effective Public Transit System.*

***Implementing Actions:***

2.3.a Include public transportation access in the review process for major public and private development projects, as well as all significant land use design proposals considered by the City.
2.3.b Provide transit stops on major streets and other transit improvements at sites deemed appropriate by the City and transit provider consistent with long-range transit plans.
2.3.c Avoid whenever possible public transportation transfer points that force passengers to cross major vehicle routes on foot.
2.3.d Provide off-street passenger loading/unloading at major public transportation destinations (shopping centers, etc.) whenever possible.

### *Policy T-2.4*
### *Encourage the Use of Bicycles.*

***Implementing Actions:***

2.4.a Encourage area employers to promote bicycle use through incentive programs or other means.
2.4.b Continue to support whenever feasible local efforts to promote cycling.
2.4.c Seek to involve a cross-section of actual bicycle users in bicycle planning efforts and transportation-related bicycle activities through the City's Bicycle Advisory Commission.

### *Policy T-2.5*
### *Provide Convenient Bicycle Support Facilities to Encourage Bicycle Use.*

***Implementing Actions:***

2.5.a Develop guidelines for public and private development relating to the design and location of bicycle parking facilities for both residential and non-residential uses and consider a bike parking ordinance.

2.5.b Design criteria in the construction of all bicycle trails, lanes and routes (Class I, II, and III bikeways) should conform to the State of California "Planning and Design Criteria for Bikeways in California;" Class I bikeways should have grade separation with all major streets where possible.

2.5.c Encourage The Bus system to continue to provide bicycle racks on buses.

### *Policy T-2.6*
### *Maintain and Expand the Community's Existing Bicycle Circulation System.*

***Implementing Actions:***

2.6.a Continue to coordinate implementation and planning of the Merced Bicycle Master Plan with the County of Merced and the University of California.

2.6.b Pursue all available revenue sources for implementing the City's Bicycle Master Plan.

2.6.c Vigorously pursue and use state and federal funds earmarked for bicycle and transit improvements.

### *Policy T-2.7*
### *Maintain a Pedestrian-Friendly Environment.*

***Implementing Actions:***

2.7.a Retain parkstrip and street tree planting requirements.

2.7.b Locate streetlights, street signs, fire hydrants, and other obstacles so they do not obstruct sidewalks and other pedestrianways.

2.7.c Continue to require new corner curb cuts and upgrade existing curb cuts to meet the American with Disabilities Act requirements.

2.7.d Work to maintain safe and convenient streetscapes for pedestrians.

2.7.e Continue to require sidewalks and pedestrianways for subdivisions and other development projects.

2.7.f Continue to encourage safe and convenient pedestrian environments in the Downtown and other areas that attract a great deal of pedestrian traffic.

2.7.g Continue to encourage the provision of plazas, malls, arcades, and walk-throughs.

2.7.h Encourage the planting of shade trees and, as a minimum, plan for the prospective establishment of rest areas with seating facilities along major pedestrianways.

2.7.i Continue to review and evaluate possible options for dealing with the issue of incomplete pedestrian access to development projects that will be major pedestrian destinations.

### *Policy T-2.8*
### *Improve Planning for Pedestrians.*

***Implementing Actions:***

2.8.a Seek to provide more flexible, more usable pedestrian access opportunities to land uses and land use combinations that are prospective pedestrian destinations (sports club facilities, schools, government facilities, parks, public open space areas, etc.).

2.8.b Evaluate the future need for sidewalks in business parks and industrially-zoned areas.

2.8.c Continue to review land use and project proposals with the intent to avoid pedestrian barriers that prevent or create unnecessarily circuitous access to community and commercial areas.

### *Policy T-2.9*
### *Ensure That New Development Provides the Facilities and Programs that Improve the Effectiveness of Transportation Control Measures and Congestion Management Programs.*

***Implementing Actions:***

2.9.a Consider measures to increase the capacity of the existing road network prior to constructing more capacity (additional lanes, new roadways, etc.).

2.9.b Work with employers and developers to provide employees and residents with attractive, affordable transportation alternatives.

2.9.c Expand programs to reduce vehicle miles traveled, stop and go traffic, and traffic congestion in order to improve traffic flow.

2.9.d Complete the City's network of bicycle and pedestrian transportation routes and allow for new forms of non-motorized transportation.

## *Goal Area T-3: Air and Rail Services*

**GOALS**

- **Air and Rail Systems that Provide Safe and Convenient Service to the Community**

**POLICIES**

***AIR***

**T-3.1** Preserve the Merced Regional Airport and its protective zones from incompatible encroachment and incompatible development within the Airport Industrial Park.

**T-3.2** Promote and encourage the orderly and timely development of commercial and general aviation facilities.

**T-3.3** Provide adequate ground transportation systems that complement air transportation facilities.

***RAIL***

**T-3.4** Reduce rail system impacts on circulation within the urban area.

**T-3.5** Support enhanced railroad passenger service and high speed rail service for Merced.

**T-3.6** Retain and expand as needed rail facilities serving industrial development.

### *Policy T-3.1 AIR*
### *Preserve the Merced Regional Airport and its Land Use Compatibility Zones from Incompatible Encroachment and Incompatible Development Within the Airport Industrial Park.*

***Implementing Actions:***

3.1.a Continue to protect the viability of approach areas and land use compatibility zones for both existing and future runway systems at the Merced Regional Airport through land use restrictions and property acquisition where necessary.

3.1.b Carefully review any zone changes or development proposals within the general area with special regard to identifying and evaluating possible long-term consequences upon the Merced Regional Airport.

3.1.c Continue to work with Merced County to retain low-intensity, compatible County zoning in the vicinity of the Airport Clear Zone, to avoid an increase in land use pressures.

3.1.d Work with the County of Merced on land use and master planning issues in the vicinity of Castle Airport and its Land Use Compatibility Zones.

### *Policy T-3.2 AIR*
### *Promote and Encourage the Orderly and Timely Development of Commercial and General Aviation Facilities*

***Implementing Action:***

3.2.a Implement the Merced Regional Airport Master Plan and update as necessary.

### *Policy T-3.3 AIR*
### *Provide Adequate Ground Transportation Systems that Complement Air Transportation Facilities.*

***Implementing Action:***

3.3.a As development in the area around the Merced Regional Airport takes place, consideration should be given to providing transit and truck access to airport facilities.

### *Policy T-3.4 RAIL*
### *Reduce Rail System Impacts on Circulation within the Urban Area.*

***Implementing Actions:***

3.4.a Review land use decisions in the vicinity of major at-grade railroad crossings to avoid the creation of unnecessary land use and circulation conflicts within areas that already experience special problems.
3.4.b Continue to seek approval of additional at-grade and separated-grade railroad crossings in the urban area.
3.4.c Continue efforts to develop separated-grade railroad crossings as needed in the future.
3.4.d Continue to communicate with railroad companies relating to traffic stoppage situations.

### *Policy T-3.5 RAIL*
### *Support Enhanced Railroad Passenger Service and High Speed Rail for Merced.*

***Implementing Actions:***

3.5.a Support efforts to extend existing rail passenger service directly to both Los Angeles and Sacramento.
3.5.b Support efforts to provide high speed rail passenger service to the Central Valley including a stop in Merced. Work with the High Speed Rail Authority to determine the appropriate location for the Merced Station.
3.5.c Plan the area around new commuter, passenger, and mainline rail stations to provide convenient and safe pedestrian and bicycle access and connections to the transit system.

### *Policy T-3.6 RAIL*
### *Retain and Expand as Needed Rail Facilities Serving Industrial Development.*

***Implementing Action:***

3.6.a When feasible seek to retain the availability of industrially-designated land in proximity to railroad tracks for industrial activities that actually require rail service.

## *Chapter 5—Public Services and Facilities Goals, Policies, and Implementing Actions*

### *Goal Area P-1: Public Facilities and Services*

**GOALS**

- **Maintenance and Improvement of Merced's Existing Infrastructure**
- **New Development Which Includes a Full Complement of Infrastructure and Municipal Public Facilities**
- **Efficient and Cost-Effective Public Service Delivery**

**POLICIES**

**P-1.1** Provide adequate public infrastructure and municipal services to meet the needs of future development.

**P-1.2** Utilize existing infrastructure and public service capacities to the maximum extent possible and provide for the logical, timely and economically efficient extension of municipal infrastructure and services where necessary.

**P-1.3** Require new development to provide or pay for its fair share of public facility and infrastructure improvements.

### *Policy P-1.1*
### *Provide Adequate Public Infrastructure and Municipal Services to Meet the Needs of Future Development.*

***Implementing Actions:***

1.1.a Through development review and long range planning efforts, ensure that utilities are adequately sized to accommodate the proposed development and, if applicable, allow for extensions for future developments, consistent with master plans.

1.1.b Master municipal infrastructure plans for newly developing areas may be prepared and adopted as necessary.

1.1.c Include in Community Plans, Specific Plans and master plans, a phasing plan for providing access, sewer, water, drainage, flood control, schools, parks and other appropriate governmental facilities and services.

1.1.d Construct the storm water drainage, water and sewer systems in accordance with adopted master plans.

1.1.e Apply for Federal, State and regional funding sources set aside to finance infrastructure costs to the maximum extent feasible.

***Policy P-1.2***
***Utilize Existing Infrastructure and Public Service Capacities to the Maximum Extent Possible and Provide For the Logical, Timely and Economically Efficient Extension of Infrastructure and Services.***

***Implementing Actions:***

1.2.a Develop plans which establish priorities to address existing inadequacies in the City's infrastructure system.
1.2.b Expand existing facilities to the extent possible at present locations.
1.2.c Periodically evaluate the City's service delivery system and identify policies and programs which may improve operating efficiency and/or reduce service delivery costs.

***Policy P-1.3***
***Require New Development To Provide or Pay For its Fair Share of Municipal Public Facility and Infrastructure Improvements.***

***Implementing Actions:***

1.3.a Prepare and adopt adequate fee schedules commensurate with the cost of planned improvements and services, with annual review and update.
1.3.b Periodically evaluate the City's service delivery system and identify policies and programs which may be applied to new development to improve operating efficiency and/or reduce service delivery costs.
1.3.c All new development shall contribute its fair share of the cost of on-site and off-site public infrastructure and municipal services as appropriate.
1.3.d The City may require developments to install off-site facilities which also benefit other properties.
1.3.e Master Plans, Community Plans, General Plan amendments, pre-zoning, and annexation proposals, through the Development Agreement process, shall ensure that infrastructure development and public facilities and municipal services are consistent with overall local public agency plans, and that the local public agencies can reasonably provide and/or extend services within the proposed development time frame of implementation.
1.3.f Consider changes to the Public Facilities Financing Plan and Public Facilities Impact Fee program, under applicable provisions of law, to reflect lower fees for "in-fill" development, transit-oriented development, and new development within the 2015 SUDP vs. areas being added to the SUDP/SOI in the *Merced Vision 2030 General Plan*.

## *Goal Area P-2: Police and Fire Protection Services*

**GOAL**

- **Maximum Crime and Fire Protection Services**

**POLICY**

**P-2.1** Maintain and enhance public protection facilities, equipment, and personnel to the maximum extent feasible within the resource constraints of the City to serve the City's needs.

### *Policy P-2.1*
### *Maintain and Enhance Public Protection Facilities, Equipment, and Personnel to the Maximum Extent Feasible Within the Resource Constraints of the City to Serve the City's Needs*

***Implementing Actions:***

2.1.a Periodically review existing and potential station facilities, equipment and staffing levels in light of protection service needs.
2.1.b Determine that new development is adequately served by fire and police protection services.
2.1.c Fire station sites should be selected based on the distribution of land uses and population projected when the area is fully developed.
2.1.d Ease of access should be a primary consideration in selecting a fire station site.
2.1.e Maintain an adequate and reliable water system to serve fire protection needs.
2.1.f Provide fire facilities and related resources to support the Fire Department Facilities Master Plan and any subsequent updates.
2.1.g Utilize existing community resources, to the maximum extent feasible, in the provision of public protection services.
2.1.h Assure that new development utilizes modern public protection concepts in their design and development.

## *Goal Area P-3: Water*

**GOAL**

- **An Adequate Water Source, Distribution and Treatment Infrastructure System in Merced**

**POLICIES**

**P-3.1** Ensure that adequate water supply can be provided within the City's service area, concurrent with service expansion and population growth.

**P-3.2** In cooperation with the County and the Merced Irrigation District, work to stabilize the region's aquifer.

### *Policy P-3.1*
### *Ensure That Adequate Water Supply Can Be Provided Within the City's Service Area, Concurrent With Service Expansion and Population Growth.*

***Implementing Actions:***

3.1.a Pursue innovative programs to reduce the demand for potable ("drinkable") water.
3.1.b Update the City's Water Master Plan and Urban Water Management Plan as needed.
3.1.c Review the current water system maintenance program and coordinate planned water main replacements with the updated Water Master Plan.
3.1.d Continue to work with MID and the County of Merced to ensure that adequate water supply and distribution facilities can be developed to meet the growth of the Merced metropolitan area.
3.1.e Continue to support policies and programs which prohibit the use of private wells and water systems within the City limits.
3.1.f Plan and design water facilities to efficiently serve the City's urban area.
3.1.g The City shall not extend water service outside its incorporated limits, except under limited circumstances.
3.1.h The City will convert flat-rate water services to water meters in compliance with the California State Water Code Section 527.

### *Policy P-3.2*
### *In Cooperation with the County and the Merced Irrigation District Work to Stabilize the Region's Aquifer.*

***Implementing Actions:***

3.2.a Work closely with the State and County agencies in exploring innovative technology and procedures for water conservation and recycling.
3.2.b Work cooperatively with MID to preserve and enhance its surface water delivery system.
3.2.c Explore the use of MID water resources for applications that do not require treated water to reduce demand on the regional groundwater supplies and reduce costs of water treatment.
3.2.d Cooperate with MID and the County in the development of groundwater recharge facilities.
3.2.e Obtain, purchase or preserve rights to open space such as transitioning agriculture lands for proposed major treatment plants, ground water recharge and storage facilities.

## *Goal Area P-4: Wastewater*

**GOAL**

- **An Adequate Wastewater Collection, Treatment and Disposal System in Merced**

**POLICIES**

**P-4.1** Provide adequate wastewater collection, treatment and disposal capacity for existing and projected future needs.

**P-4.2** Consider the use of reclaimed water to reduce non-potable water demands whenever practical.

### *Policy P-4.1*
### *Provide Adequate Wastewater Collection, Treatment and Disposal Capacity for Existing and Projected Future Needs.*

***Implementing Actions:***

4.1.a Maintain and enhance the existing wastewater system to increase the lifetime of the system.
4.1.b Develop and maintain wastewater master plans to serve future Merced urban expansion.
4.1.c Coordinate wastewater planning activities with the County.
4.1.d Prohibit the extension of wastewater service outside of City limits, except in unique circumstances.

### *Policy P-4.2*
### *Consider the Use of Reclaimed Water to Reduce Non-Potable Water Demands Whenever Practical.*

***Implementing Actions:***

4.2.a Consider the development of reclaimed water systems, including pipelines, pump stations and storage ponds.
4.2.b Consider conducting a reclaimed water market study to identify potential users.
4.2.c Consider preparing a plan for the use of reclaimed water which evaluates the facilities and costs required to serve potential users, determines required capacities of facilities, and presents an implementation plan.

## *Goal Area P-5: Storm Drainage and Flood Control*

**GOAL**

- **An Adequate Storm Drainage Collection and Disposal System in Merced**

**POLICIES**

**P-5.1** Provide effective storm drainage facilities for future development.

**P-5.2** Integrate drainage facilities with bike paths, sidewalks, recreation facilities, agricultural activities, groundwater recharge, and landscaping.

### *Policy P-5.1*
### *Provide Effective Storm Drainage Facilities For Future Development.*

***Implementing Actions:***

5.1.a Continue to implement, the City's Storm Water Master Plan and the Storm Water Management Plan and its control measures.

5.1.b Work with the MID and the County to update the City's Storm Water Master Plan to account for changes in expected storm drainage runoff due to expanded land uses within the Merced area.

5.1.c Continue to require all development to comply with the Storm Water Master Plan and any subsequent updates.

5.1.d Installation or design of facilities necessary to provide services to development projects will be based on the full build-out scenario.

### *Policy P-5.2*
### *Integrate Drainage Facilities With Bike Paths, Sidewalks, Recreation Facilities, Agricultural Activities, Groundwater Recharge, and Landscaping.*

***Implementing Actions:***

5.2.a Provide drainage channels in transportation or canal easement areas to the extent feasible.

5.2.b Storm water facilities shall be designed and constructed in accordance with the standards in the Parks and Open Space Master Plan and the Storm Water Master Plan.

## *Goal Area P-6: Solid Waste*

**GOALS**

- **Solid Waste Management Services That Accommodate the Local Population Without Causing Significant Damage to Environmental Resources**

**POLICIES**

**P-6.1** Establish programs to recover recyclable materials and energy from solid wastes generated within the City.

**P-6.2** Minimize the potential impacts of waste collection, transportation and disposal facilities upon the residents of Merced.

### *Policy P-6.1*
### *Establish Programs to Recover Recyclable Materials and Energy From Solid Wastes Generated Within the City.*

***Implementing Actions:***

6.1.a Continue to implement source reduction and recycling programs to minimize waste at the point of manufacture or use.

6.1.b Work with Merced County Regional Waste Management Authority officials in seeking federal and state funds for projects utilizing resources and material recovery processes.

6.1.c Participate in resource and material recovery studies.

### *Policy P-6.2*
### *Minimize the Potential Impacts of Waste Collection, Transportation and Disposal Facilities Upon the Residents of Merced.*

***Implementing Actions:***

6.2.a Intermediate processing facilities and materials recycling facilities should be distanced and buffered from sensitive land uses.

6.2.b Cooperate with Merced County Regional Waste Management Authority to implement recommendations for source reduction programs which have the least environmental and economic impacts on the City and its residents.

6.2.c Continue implementation of programs in cooperation with the Merced County Regional Waste Management Authority to meet solid waste diversion goals.

## *Goal Area P-7: Schools*

**GOALS**

- **Adequate School Facilities for All Students in the Merced Urban Area**
- **Excellent Cooperative Relationships between the City, the School Districts, and the Development Community**

**POLICIES**

**P-7.1** Cooperate with Merced area school districts to provide elementary, intermediate and high school sites that are centrally located to the populations they serve and adequate to serve community growth.

**P-7.2** Support higher educational opportunities.

### *Policy P-7.1*
### *Cooperate With Merced Area School Districts to Provide Pre-Kindergarten, Elementary, Intermediate, And High School Sites That Are Centrally Located to the Populations They Serve and Adequate to Serve Community Growth.*

***Implementing Actions:***

7.1.a. The City recognizes that education and public schools are an important and integral part of a well balanced community—providing not only educational opportunities for our youth, but also vital recreation and open space for our community.

7.1.b. The City of Merced will assist, support, collaborate and cooperate with the school districts having jurisdiction in planning for and providing of educational services and School Facilities to meet the needs of current and projected future students and employees. The City will work with the school districts to negotiate a memorandum of understanding (MOU)/cooperative agreement, which will address how the school impacts of development projects will be analyzed, the preparation of plans for services by developers, and school funding issues.

7.1.c. The City will promote the clustering of public and quasi-public uses such as schools, parks, child care facilities, and community activity centers. Joint-use of public facilities will be promoted and agreements for sharing costs and operational responsibilities by school districts and public entity partners will be encouraged.

7.1.d. In general, schools should be located within residential neighborhoods near parks, bikeways, and other open space amenities. Schools should not be located within industrial areas. In urban village areas, schools should be located adjacent to Village Core Residential (higher density) areas.

7.1.e. The City and the School Districts will work together toward circulation and transportation systems within the City that provide for the movement of students from homes to schools, including considerations for pedestrian, bicycle, and overall safe routes to school.

7.1.f. School Districts will select new school sites consistent with the Land Use Diagram in accordance with City policies and based on its own site selection studies in coordination with the City of Merced.

7.1.g. Designate specific school site locations on the Land Use Diagram as needs and sites are identified and ensure their compatibility with adjacent development.

7.1.h. Elementary school sites should be encouraged to locate on collector streets near but not directly on arterials.

7.1.i. Cooperate with the school districts to ensure that school facility impact fees are collected in accordance with State law. In addition, the City will work with the School Districts to coordinate discussions with developers of residential projects to enter into voluntary agreements with the school districts with provisions that child care and school facilities required by development are funded in a timely and adequate manner, concurrent with development, and in accordance with the standards and requirements of the school district having jurisdiction.

7.1.j. Work with the school districts to obtain adequate funding for infrastructure improvements on and adjacent to school sites.

7.1.k. The City of Merced will support and cooperate with the School Districts in planning for and providing child care and educational services and School Facilities with sufficient capacity, to meet the needs of current and projected future student enrollments and employees. To this end, the City will work cooperatively with the School District(s) in monitoring housing, population and school enrollment trends to plan for future School Facility and Child Care Facility needs.

7.1.l. Through the City's environmental review process, reasonable attempts will be made to reduce the effects of incompatible land uses and noise adjacent to or within a quarter mile of school facilities and other noise sensitive land uses.

## *Policy P-7.2*
## *Support Higher Educational Opportunities.*

***Implementing Actions:***

7.2.a Work with Merced College to ensure that facilities and grounds are available to meet future student needs.

7.2.b Work closely with both the Merced Community College District and University of California Chancellor's Office to assure that adequate community infrastructure is available to meet their institutional needs.

7.2.c Work with the County and UC Merced planning staff in the preparation of necessary plans and studies for the expansion of the UC Merced campus site and grounds.

7.2.d Develop programs with UC Merced students, faculty, and employees to gain their prospective on future development goals for the City.

## *Goal Area P-8: Government, Health, Library, & Cultural Facilities*

**GOAL**

- **Support for Cultural and Community Services that Improve and Maintain the Quality of Life for the Residents of Merced**

**POLICIES**

**P-8.1** The City will support the cultural and health related needs of the community by incorporating such facilities and services in development and redevelopment proposals.

**P-8.2** The City will promote consolidation of complementary or support services to avoid duplication of programs.

**P-8.3** Work with others to study innovative ways of delivering library services at the neighborhood level to promote community education and provide a focus for community activity and cultural development.

### *Policy P-8.1*
### *The City Will Support The Cultural and Health Related Needs of the Community by Incorporating Such Facilities And Services in Development And Redevelopment Proposals*

***Implementing Actions:***

8.1.a Encourage a range of health related facilities in Merced to meet the needs of a growing and aging population, including rehabilitation centers, walk-in medical centers, and full service hospitals.

8.1.b Encourage the continued operations of the multi-cultural and performing arts program and facilities in the Downtown area of Merced.

8.1.c Examine the needs for developing youth services programs and supporting facilities.

### *Policy P-8.2*
### *The City Will Promote Consolidation of Complementary or Support Services to Avoid Duplication of Programs.*

***Implementing Actions:***

8.2.a Senior centers, satellite libraries, adult education, recreation and/or other public facilities should be located in proximity to each other in each Village Core mixed-use area to allow for integrated activities to the maximum extent feasible.

8.2.b Continue to emphasize Downtown Merced as the central location for public and government facilities in the City (e.g., County and City government centers, civic center, post office, department of motor vehicles, federal and state offices, etc.).

8.2.c Encourage development of child care centers in all areas, including non-residential areas.

8.2.d Encourage the inclusion of child care facilities in new housing developments.

8.2.e Promote the development of shared cultural and recreational facilities and programs between the community and local educational facilities.

8.2.f Continue to encourage parks to be located adjacent to schools in order to promote the joint use of buildings and sports facilities.

***Policy P-8.3***
***Work with Others to Study Innovative Ways of Delivering Library Services at the Neighborhood Level to Promote Community Education and Provide a Focus for Community Activity and Cultural Development.***

***Implementing Actions:***

8.3.a Explore ways to incorporate "information access" into public facilities and buildings.
8.3.b Work with the County of Merced to define an efficient means of maintaining and delivering library services within the Merced urban area.

## *Goal Area P-9: Telecommunications*

**GOAL**

- **Development of Infrastructure and Service to Allow All Merced Residents to Utilize New Technologies to Communicate with the Region, the Nation, and the World**

**POLICIES**

**P-9.1** Develop City standards for telecommunications infrastructure and encourage its installation in all new development.

**P-9.2** Make information regarding City government and decision-making, local services, and opportunities to participate in City governance available to Merced citizens in electronic form.

**P-9.3** Make use of telecommunications services to increase public safety.

***Policy P-9.1***
***Develop City Standards for Telecommunications Infrastructure and Encourage its Installation in All New Development.***

***Implementing Actions:***

9.1.a The City will consider new development standards for the installation of telecommunications infrastructure so that new residential, commercial, and industrial development projects include the infrastructure components necessary to support modern communication technologies.
9.1.b Work with other agencies, such as the County of Merced and neighboring cities and schools, to integrate telecommunication infrastructure planning on a regional basis
9.1.c Work with service providers to encourage the provision of high-speed telecommunications service to all existing areas of the community.
9.1.d Develop standards for electronic map and plan submittals.
9.1.e Continue implementation of the City's Wireless Communications Facilities Ordinance (MMC 20.92).

***Policy P-9.2***
***Make Information regarding City Government and Decision-making, Local Services, and Opportunities to Participate in City Governance Available to Merced Citizens in Electronic Form.***

***Implementing Actions:***

9.2.a Make appropriate City documents and information regarding City services available for immediate retrieval by means of electronic access and the Internet.

9.2.b Use electronic communication in citizen input procedures, such as electronic mail, websites, news groups and social media to the extent feasible and practical.

***Policy P-9.3***
***Make Use of Telecommunications Services to Increase Public Safety.***

***Implementing Actions:***

9.3.a Develop a plan for locating telecommunication facilities to serve emergency response providers in the City.

9.3.b Review the potential health and environmental impacts of new telecommunications facilities, consistent with the requirements of federal and state laws and regulations.

## *Chapter 6--Urban Design Goals, Policies, and Implementing Actions*

### *Goal Area UD-1: Transit Ready Development or Urban Villages*

**GOALS**

- **An Integrated Urban Form**
- **Transit-Ready Community Design**
- **Pedestrian- and Bicycle-Compatible Neighborhoods**

**POLICIES**

**UD-1.1** Apply Transit-Ready Development or Urban Village design principles to new development in the City's new growth areas.

**UD-1.2** Distribute and design Urban Villages to promote convenient vehicular, pedestrian, and transit access.

**UD-1.3** Promote and facilitate Core Commercial design principles in Village commercial areas.

**UD-1.4** Promote and facilitate Urban Village residential area design principles**.**

**UD-1.5** Design and develop public and quasi-public buildings and uses utilizing Transit-Ready Development or Urban Village principles.

### *Policy UD-1.1*
### *Apply Transit-Ready Development or Urban Village Design Principles to New Development in the City's New Growth Areas.*

***Implementing Actions:***

1.1.a The focus of new development will be the "Urban Village," which are mixed-use, pedestrian- and transit-friendly communities within a one-square mile area.

1.1.b Each village shall have a mixed-use "Core Commercial" area located immediately adjacent to Village Core Residential neighborhoods.

1.1.c "Village Core Residential Areas" (part of the "Inner Villages") shall include residences that are within a convenient walking distance from Core Commercial areas and transit stops, and are built at densities high enough to help support them.

1.1.d Each Village will have an "Outer Village" adjacent to it which includes lands no further than one mile from the Core Commercial area.

1.1.e The location of parks, plazas, and trails should be coordinated to distribute a variety of recreation opportunities throughout the area.

1.1.f Uses which rely extensively upon autos or trucks are encouraged to locate in Business Park or other commercial areas along major transportation corridors.

1.1.g The City will work with individual property owners within the Village areas to assure that development occurs in a balanced manner to assure economic viability of individual projects.

1.1.h Develop special "Urban Village" design principles to encourage more job-generating uses within the Urban Villages.

### *Policy UD-1.2*
### *Distribute and Design Urban Villages to Promote Convenient Vehicular, Pedestrian, and Transit Access.*

***Implementing Actions:***

1.2.a Villages should be located to maximize access to their Core Commercial areas from their adjacent neighborhoods without relying on arterials.

1.2.b The boundary of each village varies with the size of the Core Commercial area and does not extend across arterials.

1.2.c Building intensities and densities should meet the minimum requirements set forth for a Village to promote more active centers, support transit, and encourage pedestrian-oriented development that fronts onto the street.

1.2.d The Village street system should provide multiple and parallel routes between the Core Commercial area and the rest of the Village. In no case shall trips which could be internal to a square mile bound by arterials be forced onto an arterial.

1.2.e Arterial streets should allow efficient conveyance of through traffic and must not pass through Villages.

1.2.f Collector and local streets should connect the Inner and Outer Village to Core Commercial areas, schools, and community parks without the use of arterials.

1.2.g The pedestrian and bicycle system must provide clear and direct access to the Core Commercial area and the transit stop.

### *Policy UD-1.3*
### *Promote and Facilitate Core Commercial Design Principles in Village Commercial Areas.*

***Implementing Actions:***

1.3.a Each Village must have a mixed-use Core Commercial area containing ground floor retail and commercial space, including: Convenience Centers, Neighborhood Centers, and Community Centers.

1.3.b Core Commercial areas must be developed at sufficient intensity (typically a F.A.R. of at least 0.25) to create a focus of activity at the center of Villages.

1.3.c Office areas should be built at an intensity that concentrates activity near transit stops and Core Commercial areas.

### *Policy UD-1.4*
### *Promote and Facilitate Urban Village Residential Area Design Principles.*

***Implementing Actions:***

1.4.a A mix of residential densities, ownership patterns, cost, and building types is desirable in Villages.

1.4.b A range of densities and dwelling types are permitted in Villages.

### *Policy UD-1.5*
### *Design and Develop Public and Quasi-Public Buildings and Uses Utilizing Transit-Ready Development or Urban Village Principles.*

***Implementing Actions:***

1.5.a Civic services should be placed in central locations in Villages.
1.5.b School sites should be selected by their respective districts in a way that provides opportunities to use pedestrian trails and bicycle routes to and from school and minimizes the need for students to cross arterial streets.
1.5.c Quasi-Public buildings such as religious buildings, fraternal halls, daycare facilities and private schools are encouraged to be situated and designed to face neighborhood parks or village greens.
1.5.d Utility facilities such as wells, pump stations, and electrical substations should be located in sites poorly suited for other forms of development, such as small sites bounded by high voltage power lines and arterials.
1.5.e Public parks and plazas should be designed for both active and passive uses. They should reflect and reinforce the character of the surrounding area.
1.5.f Encourage subdivision designs that provide neighborhood parks in proximity to activity centers, such as schools, libraries, and community centers.

## *Goal Area UD-2: Overall Community Appearance*

**GOALS**

- **A Unique Community Image**
- **Attractive Neighborhoods and Districts**
- **Attractive and Memorable Public Streets**

**POLICIES**

**UD-2.1** Use Urban Village design concepts in neighborhood revitalization programs.

**UD-2.2** Maintain and enhance the unique community appearance of Merced.

### *Policy UD-2.1*
### *Use Urban Village Design Concepts in Neighborhood Revitalization Programs.*

***Implementing Actions:***

2.1.a Identify existing or potential neighborhood core areas that could serve as a Core Commercial area.
2.1.b Evaluate public transit alternatives and service levels within existing neighborhoods.
2.1.c Identify needed neighborhood level public and quasi-public service facilities within existing neighborhoods.

***Policy UD-2.2***
***Maintain and Enhance the Unique Community Appearance of Merced.***

***Implementing Actions:***

2.2.a Encourage joint City and County cooperation in establishing land use and development standards along all major gateways to the City.

2.2.b Encourage the design of buildings that are in scale with adjacent development and harmonize with the character of the area or neighborhood.

2.2.c Discourage the visual monotony along major streets created by designs which use uninterrupted walls or fences with little or no landscaping.

2.2.d Encourage the development of methods to require acceptable levels of landscaping for new development and for effective maintenance in highly visible areas of the community.

2.2.e Expand the City's programs for undergrounding utility lines and require all new utility lines to be placed underground.

2.2.f Expand the City's policies which require architecturally suitable means of screening utility equipment and garbage containers.

2.2.g Require, where possible, the landscaping of railroad corridors through the City with low maintenance yet highly effective plant materials as commonly used in the community by various Caltrans facilities.

2.2.h Support merchant groups that initiate improvement programs that make commercial centers more attractive and more efficient.

2.2.i Continue to support the long-term beautification and preservation of downtown commercial areas.

2.2.j Maintain and update as necessary the City’s sign ordinances in order to maintain attractive and uncluttered commercial landscapes throughout the City.

## *Chapter 7—Open Space, Conservation, & Recreation Goals, Policies, and Implementing Actions*

### *Goal Area OS-1: Open Space for the Preservation of Natural Resources*

**GOALS**

- **Maintenance of Merced's Biological Resources**
- **A High-Quality, Expanding Urban Forest**
- **Preservation of Scenic Corridors and Resources**
- **Improvement and Enhancement of Water Quality**

**POLICIES**

**OS-1.1** Identify and mitigate impacts to wildlife habitats which support rare, endangered, or threatened species.

**OS-1.2** Preserve and enhance creeks in their natural state throughout the planning area.

**OS-1.3** Promote the protection and enhancement of designated scenic routes.

**OS-1.4** Improve and expand the City's urban forest.

**OS-1.5** Preserve and enhance water quality.

### *Policy OS-1.1*
### *Identify and Preserve Wildlife Habitats Which Support Rare, Endangered, or Threatened Species.*

***Implementing Actions:***

1.1.a Identify, and recognize as significant wetlands and critical habitat areas which meet the appropriate legal definition under Federal and State law.

1.1.b Urban development should occur away from identified sensitive species critical habitats areas unless specific provisions to ensure adequate protection and monitoring exist.

1.1.c Establish development review procedures which minimize impact on sensitive species and their habitat.

1.1.d Design parks and open space corridors to provide linkages between potential habitat areas.

1.1.e Manage Open Space areas to reduce the risk of injuring wildlife species with harmful chemicals, insecticides, herbicides, etc.

1.1.f Design improvements within parks, open space areas and open space corridors to facilitate animal life movement.

1.1.g Implement the Memorandum of Understanding (MOU) between the City of Merced and the U.S. Fish and Wildlife Service (USFWS), dated June 16, 2008, regarding the processing of development applications to ensure compliance with the Federal Endangered Species Act relating to Projects to be Served by the Wastewater Treatment Plant Water Quality Upgrade and Expansion Project.

### *Policy OS-1.2*
### *Preserve and Enhance Creeks in Their Natural State Throughout the Planning Area.*

***Implementing Actions:***

1.2.a Designate major creeks, streams, woodlands, and other appropriate areas in the City's SUDP/SOI as Open Space corridors.

1.2.b Continue to acquire a minimum 50-foot dedication from the centerline (or 25 feet from the crown, whichever is greater) of all creeks within the planning area in order to maintain these open space areas as natural riparian preserves and recreation areas.

1.2.c Encourage alternatives to concrete channeling of existing creeks and streams as part of any flood control project and support more natural flood control methods.

1.2.d Recognize Bear, Black Rascal, Cottonwood, and Fahrens Creeks as important open space resources and promote their protection and enhancement through the use of natural plant materials.

### *Policy OS-1.3*
### *Promote the Protection and Enhancement of Designated Scenic Routes.*

***Implementing Actions:***

1.3.a Identify, and where appropriate, designate additional scenic routes within the City's SUDP/Sphere of Influence.

1.3.b Preserve the designated Scenic Corridors.

1.3.c Utilize established guidelines for the review of projects proposed within a designated Scenic Corridor.

1.3.d Explore the feasibility of creating some scenic corridors in South Merced through the use of special standards.

### *Policy OS-1.4*
### *Improve and Expand the City's Urban Forest.*

***Implementing Actions:***

1.4.a Continue the City's Street Tree program (Merced Municipal Code 14.12) and explore alternative funding sources for providing long-term maintenance.

1.4.b Continue to require new development to plant street trees approximately 40 feet apart, at a maximum, along City streets.

1.4.c Work with local non-profit agencies, service clubs, and other voluntary organizations to plant trees and shrubs in appropriate areas throughout the City.

1.4.d Continue to promote Merced's "Tree City USA" designation with Arbor Day and other public events.

### *Policy OS-1.5*
### *Preserve and Enhance Water Quality.*

***Implementing Actions:***

1.5.a Utilize storm water retention basins and other "Best Management Practices" to improve the quality of storm water discharged into the region's natural surface water system.
1.5.b Monitor known sources of groundwater contamination within the City and its future expansion area.
1.5.c Monitor ground water in areas in and around the City using septic system wastewater disposal systems.

## *Goal Area OS-2: Open Space for the Managed Production of Resources*

**GOAL**

- **Protection of Regional Agricultural Resources**

**POLICIES**

**OS-2.1** Protect agricultural areas outside the City's SUDP/SOI from urban impacts.

**OS-2.2** Relieve pressures on converting areas containing large concentrations of "prime" agricultural soils to urban uses by providing adequate urban development land within the Merced City SUDP/SOI.

### *Policy OS-2.1*
### *Protect Agricultural Areas Outside the City's SUDP/SOI From Urban Impacts.*

***Implementing Actions:***

2.1.a Continue to explore the use of Farmland Trusts, exclusive agricultural zoning, the transfer of development rights, and other methods to protect prime agricultural areas.
2.1.b Establish policies and programs which minimize conflicts between urban and agricultural uses.
2.1.c Minimize conflict between agricultural and urban uses by requiring buffers, such as landscape areas, roadways, or creeks, to separate these uses.
2.1.d Work with Merced County and the other cities in the County to develop a Countywide agricultural preservation policy as defined in Urban Expansion Implementing Action UE-1.1.f.

### *Policy OS-2.2*
### *Relieve Pressures on Converting Areas Containing Large Concentrations of "Prime" Agricultural Soils to Urban Uses by Providing Adequate Urban Development Land Within the Merced City SUDP/SOI.*

***Implementing Actions:***

This important policy will be carried out through several implementing actions found in the Land Use, Public Services and Facilities, and Urban Expansion Chapters of the *Merced Vision 2030 General Plan*. These programs are not duplicated here under this policy heading.

## *Goal Area OS-3: Open Space for Outdoor Recreation*

**GOALS**

- **High-Quality Recreational Open Space**
- **Adequate Public Recreation Facilities**
- **Comprehensive Urban Trail and Bike Path System**

**POLICIES**

**OS-3.1** Provide high-quality park and open space facilities to serve the needs of a growing population.

**OS-3.2** Maintain and expand the City's Bikeway and Trail System.

**OS-3.3** Maintain the City's existing high-quality open space facilities.

**OS-3.4** Develop a diverse and integrated system of park facilities throughout Merced.

### *Policy OS-3.1*
### *Provide High-Quality Park and Open Space Facilities to Serve the Needs of a Growing Population.*

***Implementing Actions:***

3.1.a Continue efforts to acquire new park sites within future growth areas in advance of development to meet the recreation open space needs of an expanding population.

3.1.b Consider density bonuses for development proposals which offer extra park land dedications where needed.

3.1.c Continue to implement the City’s 2004 Parks and Open Space Master Plan and any subsequent updates.

3.1.d Continue to encourage joint use agreements between the City and local school districts to combine the design and use of park and school facilities when feasible.

3.1.e Use the City’s Park Dedication Ordinance to develop the City’s park system.

3.1.f Design and develop parks which are compatible with adjacent land uses through the establishment of a park planning process that is responsive to community and neighborhood input.

3.1.g Ensure that if park sites are also used for storm water detention, that there is sufficient land made available so that storm water detention does not interfere with the park and recreation function of the park.

### *Policy OS-3.2*
### *Maintain and Expand the City's Bikeway and Trail System.*

***Implementing Actions:***

3.2.a Utilize the urban stream system in the planning and design of bikeways and trails.
3.2.b Make use of creekside areas, utility line easements, abandoned railroad rights-of-way, and canal easements for bikeway purposes.
3.2.c Provide links between parks, schools, and open space areas via the bikeway system.
3.2.d Provide a link between the City and County bikeway systems by establishing a connector to the Lake Road Bikeway Corridor out to Lake Yosemite.
3.2.e Develop an off-street bikeway and trail system in South Merced.
3.2.f Expand the existing bikeway system to all new growth areas as development occurs.
3.2.g Explore the possibility of providing unpaved trails for equestrian and mountain bike use as part of the overall trail system.
3.2.h Bike path designs should reflect security and other needs of the surrounding community.

### *Policy OS-3.3*
### *Maintain the City's Existing High-Quality Open Space Facilities.*

***Implementing Actions:***

3.3.a Design park facilities so that a high quality of maintenance can occur with minimum effort.
3.3.b Encourage community participation in park maintenance and improvement programs.
3.3.c Explore park concession opportunities as a revenue source for park improvements and maintenance.
3.3.d Encourage neighborhood participation in policing and park security efforts.

### *Policy OS-3.4*
### *Develop a Diverse and Integrated System of Park Facilities Throughout Merced.*

***Implementing Actions:***

3.4.a Community parks should be distributed throughout the City.
3.4.b Neighborhood parks and village greens are to be located within Villages.
3.4.c Greenways should be designed to connect various park sites, schools and other public places with paths exclusively for pedestrians and bicyclists.
3.4.d In cooperation with Merced County and the Merced Irrigation District, evaluate the Lake Yosemite regional park to identify how it might adequately meet the needs of the City of Merced and the new growth areas in the region including the U.C. Merced campus.

## *Goal Area OS-4: Open Space for Public Health and Safety*

**GOAL**

- **A Safe Environment For Merced's Citizens**

**POLICY**

**OS-4.1** Preserve open space areas which are necessary to maintaining public health and safety.

### *Policy OS-4.1*
### *Preserve Open Space Areas Which Are Necessary to Maintaining Public Health and Safety.*

***Implementing Actions:***

4.1.a Continue enforcement of the City's Flood Damage Prevention Ordinance (MMC 17.48) to discourage construction in high-risk areas.
4.1.b Utilize areas along railroad rights-of-way and under high-voltage power transmission lines as open space.
4.1.c Continue enforcement of the City's weed abatement program to ensure undeveloped areas do not become fire hazards.
4.1.d Continue to discourage residential uses in Merced Regional Airport Clear Zones.

## *Goal Area OS-5: Conservation of Resources*

**GOALS**

- **Conservation of Water Resources**
- **Preservation and Protection of Soil Resources**

**POLICIES**

**OS-5.1** Promote water conservation throughout the planning area.

**OS-5.2** Protect soil resources from the erosive forces of wind and water.

### *Policy OS-5.1*
### *Promote Water Conservation Throughout the Planning Area.*

***Implementing Actions:***

5.1.a Continue implementation and enforcement of the City's Water Shortage Regulations (MMC 15.42.010-100).
5.1.b Continue implementation of the Water Efficient Landscaping and Irrigation Ordinance (MMC 17.60.010-070) and subsequent updates.
5.1.c Provide leadership in conserving urban water resources.
5.1.d Encourage public water conservation efforts.

### *Policy OS-5.2*
### *Protect Soil Resources From the Erosive Forces of Wind and Water.*

***Implementing Actions:***

5.2.a Reduce soil erosion potential of new development.
5.2.b Encourage the planting of trees as windbreaks in agricultural areas of the community.
5.2.c Maintain adequate vegetation along the banks of urban streams and storm water drainage channels.

## *Chapter 8--Sustainable Development Goals, Policies, and Implementing Actions*

### *Goal Area SD-1: Air Quality and Climate Change*

**GOALS**

- **Clean Air with Minimal Toxic Substances and Odor**
- **Clean Air with Minimal Particulate Content**
- **Effective and Efficient Transportation Infrastructure**
- **Coordinated and Cooperative Inter-Governmental Air Quality Programs**
- **Reduction in the Generation of Greenhouse Gases (GHG) from New Development**

**POLICIES:**

**SD-1.1** Accurately determine and fairly mitigate the local and regional air quality impacts of projects proposed in the City of Merced.

**SD-1.2** Coordinate local air quality programs with regional programs and those of neighboring jurisdictions.

**SD-1.3** Integrate land use planning, transportation planning, and air quality planning for the most efficient use of public resources and for a healthier environment**.**

**SD-1.4** Educate the public on the impact of individual transportation, lifestyle, and land use decisions on air quality.

**SD-1.5** Provide public facilities and operations which can serve as a model for the private sector in implementation of air quality programs.

**SD-1.6** Reduce emissions of PM10 and other particulates with local control potential**.**

**SD-1.7** Develop and implement a Climate Action Plan for the City.

**SD-1.8** Implement Policies in Other General Plan Chapters to Address Air Quality and Greenhouse Gas Emissions Reduction Goals

### *Policy SD-1.1*
### *Accurately Determine and Fairly Mitigate the Local and Regional Air Quality Impacts of Projects Proposed in the City of Merced.*

***Implementing Actions:***

1.1.a Implement uniform standards, analysis methods, and significance thresholds recommended by the Air District for mitigating air quality impacts resulting from development.
1.1.b Ensure that significant air quality impacts identified during CEQA review are consistently and fairly mitigated.
1.1.c All air quality mitigation measures should be feasible, implementable, and cost effective.
1.1.d Work with the SJVAPCD to identify regional cumulative transportation and air quality impacts.
1.1.e Reduce the air quality impacts of development projects that may be insignificant by themselves, but cumulatively are significant.

1.1.f Encourage innovative measures to reduce air quality impacts by coordinating with the SJVAPCD, project applicants, and other interested parties.
1.1.g Include the evaluation of Greenhouse Gas Emissions and Climate Change in environmental review documents prepared by the City.

### *Policy SD-1.2*
### *Coordinate Local Air Quality Programs With Regional Programs and Those of Neighboring Jurisdictions.*

***Implementing Actions:***

1.2.a Work with neighboring jurisdictions and affected agencies to address cross-jurisdictional and regional transportation and air quality issues.
1.2.b Consult with the SJVAPCD during CEQA review for discretionary projects.
1.2.c Coordinate with other jurisdictions and other regional agencies in the San Joaquin Valley to establish consistent and uniform implementation measures (trip reduction ordinances, indirect source programs, etc.).
1.2.d Support cost-effective multi-use modeling and geographic information system (GIS) technology.
1.2.e In cooperation with the San Joaquin Valley Air Pollution Control District, examine potential sources of revenue to pay for air quality improvement measures.

### *Policy SD-1.3*
### *Integrate Land Use, Transportation, and Air Quality Planning for the Most Efficient Use of Public Resources and for a Healthier Environment.*

***Implementing Actions:***

1.3.a The City of Merced will consider air quality when planning the land uses and transportation systems to accommodate the expected growth in this community.
1.3.b Transportation improvement should be consistent with the air quality goals and policies of the General Plan.
1.3.c The City of Merced will consult with transit providers to determine project impacts on long range transit plans and ensure that impacts are mitigated.
1.3.d Encourage the construction of low income housing developments that use transit-oriented and pedestrian-oriented design principles.
1.3.e The City of Merced will work with Caltrans and MCAG, the Regional Transportation Planning Agency, to minimize the air quality, and mobility impacts of large scale transportation projects on existing neighborhoods.
1.3.f Provide for installation and maintenance of additional landscaping which helps maintain and improve air quality, by continuing to increase the extent of landscaped areas in the City using street trees, parking lot shading, median islands, and landscape buffers.

***Policy SD-1.4***
***Educate the Public on the Impact of Individual Transportation, Lifestyle, and Land Use Decisions on Air Quality.***

***Implementing Actions:***

1.4.a Work to improve the public's understanding of the land use, transportation, and air quality link.
1.4.b Support SJVAPCD efforts to encourage formation of local groups that provide air quality education programs.

***Policy SD-1.5***
***Provide Public Facilities and Operations That Can Serve as a Model for the Private Sector in Implementation of Air Quality Programs.***

***Implementing Actions:***

1.5.a Continue to support, encourage, and implement to the extent feasible innovative employer-based trip reduction programs for their employees.
1.5.b Fleet vehicle operators should evaluate alternatives which include replacing or converting conventional fuel vehicles with clean fuel vehicles as rapidly as feasible within the financial constraints of the City.
1.5.c Support the use of teleconferencing and internet-based training opportunities in lieu of employee travel to conferences and meetings when feasible.
1.5.d Make use of telecommuting programs as part of their trip reduction strategies.
1.5.e Encourage the development of state of the art communication infrastructure linked to the rest of the world.

***Policy SD-1.6***
***To Reduce Emissions of $PM_{10}$ , $PM_{2.5}$, and Other Particulates With Local Control Potential.***

***Implementing Actions:***

1.6.a Work with the SJVAPCD to reduce to the maximum extent feasible particulate emissions from construction, grading, excavation, and demolition.
1.6.b Reduce $PM_{10}$ and $PM_{2.5}$ emissions from City maintained roads to the maximum extent feasible.
1.6.c Require all access roads, driveways, and parking areas in new commercial and industrial development to be paved or constructed of other materials that minimize particulate emissions.

### *Policy SD-1.7*
### *Develop and Implement a Climate Action Plan for the City*

***Implementing Actions:***

1.7.a Complete the development and implementation of a Climate Action Plan for the City of Merced.

1.7.b Once adopted, amend City policies and ordinances as needed to implement the goals, policies, and actions of the Climate Action Plan.

1.7.c As part of the development of the Climate Action Plan and in the spirit of AB 32, The Global Warming Solutions Act of 2006, a variety of suggested measures from the California Climate Action Team Strategies and the Department of Justice Attorney General will be considered and evaluated by the City for possible future implementation.

1.7.d In addition to the measures described in SD-1.7.c, during the preparation of the City's Climate Action Plan, the City will evaluate and consider additional policies and measures for possible future implementation.

### *Policy SD-1.8*
### *Implement Policies in Other General Plan Chapters to Address Air Quality and Greenhouse Gas Emissions Reduction Goals*

***Implementing Actions:***

1.8.a Continue implementation of land use, transportation, urban expansion, urban design, open space, and public facilities General Plan policies that address air quality goals.

1.8.b Continue implementation of land use, transportation, urban expansion, urban design, open space, and public facilities General Plan policies that address greenhouse gas emissions reduction goals.

## *Goal Area SD-2: Cultural Resources*

**GOALS:**

- **A Diverse And Rich Historic and Cultural Resource Environment**
- **A Long-Term Community Historic Preservation/Improvement Program**

**POLICIES:**

**SD-2.1** Identify and preserve the City's archaeological resources.

**SD-2.2** Identify and preserve the City's historic and cultural resources.

**SD-2.3** Develop and promote financial incentive programs for historic preservation efforts.

### *Policy SD-2.1*
### *Identify and Preserve the City's Archaeological Resources.*

***Implementing Actions:***

2.1.a Utilize the inventory of known archeological sites maintained by the Central California Information Center for the review of development proposals.

2.1.b Utilize standard practices for preserving archeological materials that are unearthed during construction, as prescribed by the State Office of Historic Preservation.

2.1.c If appropriate, consider reconstruction of archaeological sites in City parks, on school grounds, in open space areas, or other suitable locations where they can serve an educational purpose.

### *Policy SD-2.2*
### *Identify and Preserve the City's Historic and Cultural Resources.*

***Implementing Actions:***

2.2.a Expand City cultural and historic information resources.

2.2.b Support community groups and individuals working to preserve, protect and enhance the City's Historic and Cultural Resources.

2.2.c Review and revise as necessary, the City's development/construction regulations to facilitate the preservation of historic structures.

2.2.d Support, as feasible, efforts to promote the preservation of historically or architecturally significant structures in the City.

2.2.e Support efforts to designate historic districts within the City.

### *Policy SD-2.3*
### *Develop and Promote Financial Incentive Programs for Historic Preservation Efforts.*

***Implementing Actions:***

2.3.a Work to identify financial resources which can be used for historic preservation efforts in Merced.

2.3.b Provide access to information on financial resources available to property owners to assist in historic preservation/restoration efforts.

## *Goal Area SD-3: Energy Resources*

**GOAL**

- **Sustainable Energy Resource Use in the City of Merced**

**POLICIES**

**SD-3.1** Promote the use of solar energy technology and other alternative energy resources**.**

**SD-3.2** Encourage the use of energy conservation features, low-emission equipment, and alternative energy sources for all new residential and commercial development.

### *Policy SD-3.1*
### *Promote the Use of Solar Energy Technology and Other Alternative Energy Resources.*

***Implementing Actions:***

3.1.a Encourage the use of solar energy in design and management of all new construction in the City.

3.1.b Require all new subdivisions to maximize, to the extent feasible, proper orientation of lots with regard to solar utilization.

3.1.c Encourage developers and builders to properly design all structures on each building lot in the City to take fullest advantage of solar use in heating and cooling.

3.1.d Encourage developers and builders to maximize "passive" solar design, such as large south-facing windows for winter heat gains and overhangs and shading for summer heat protection.

3.1.e Pursue further investigation of potential benefits utilizing building code revision, narrower streets, solar access rights, and other energy-saving techniques.

### *Policy SD-3.2*
### *Encourage the Use of Energy Conservation Features, Low-Emission Equipment, and Alternative Energy Sources for All New Residential and Commercial Development.*

***Implementing Actions:***

3.2.a Work with the local energy providers on voluntary incentive-based programs to encourage the use of energy efficient designs and equipment.

3.2.b Cooperate with the local building industry, utilities and the SJVAPCD to promote enhanced energy conservation standards for new construction.

3.2.c Encourage new residential, commercial, and industrial development to reduce air quality impacts from area sources and from energy consumption.

3.2.d Encourage builders to develop "green" and/or LEED-Certified (or other similar programs) buildings.

3.2.e Investigate regulatory changes that will promote the use of wind energy technology.

## *Goal Area SD-4: Healthy Communities*

**GOALS**

- **Healthy Lives for Community Residents**
- **A Healthy Environment for All Residents**

**POLICIES**

**SD-4.1** Create a healthy built environment.

**SD-4.2** Encourage increased physical activity of residents and healthier food choices.

### *Policy SD-4.1*
### *Create a Healthy Built Environment*

***Implementing Actions:***

4.1.a Promote compact, mixed use, and transit-oriented development.
4.1.b Plan neighborhoods with safe and attractive places for recreational exercise.
4.1.c Create a balanced transportation system that provides for all modes of transportation.
4.1.d Continue to require tree planting and promote "green buildings."

### *Policy SD-4.2*
### *Encourage Increased Physical Activity of Residents and Healthier Food Choices*

***Implementing Actions:***

4.2.a Increase biking and walking through street design.
4.2.b Encourage healthy food choices through the encouragement of farmers markets and community gardens.

## *Chapter 9—Housing Goals, Policies, & Implementing Actions*

### *Goal Area H-1: New Affordable Housing Construction*

**GOALS**

- **Increase the Stock of Affordable Housing for Extremely Low, Very Low, Low, and Moderate Income Households**
- **Encourage a Mix of Housing Throughout the City to Meet the Needs of Different Income Groups**
- **Encourage the Construction of Housing and Facilities to Meet Special Needs, Including Farmworkers, Homeless, Large Families, Seniors, and People with Physical or Mental Disabilities**

**POLICIES:**

**H-1.1** Support Increased Densities In Residential Areas.

**H-1.2** Support Development of Affordable Housing.

**H-1.3** Pursue Joint Development Agreements.

**H-1.4** Provide Priority Review and Permitting for Affordable Housing Projects.

**H-1.5** Support the Construction of Second Units.

**H-1.6** Pursue State and Federal Funds for New Housing Construction.

**H-1.7** Support Housing to Meet Special Needs.

**H-1.8** Ensure Land Availability.

### *Policy H-1.1*
### *Support Increased Densities In Residential Areas*

***Implementing Actions:***

1.1.a Evaluate for Multi-Family Housing Development.
1.1.b Promote the Use of the Residential Planned Development Zoning Designation.
1.1.c Encourage Mixed Use Development.
1.1.d Review and Update the City's Zoning Ordinance to Assure Compliance with State Law.
1.1.e Encourage Alternate Housing Types.
1.1.f Encourage the Use of the Density Bonus Provision to allow a 50% increase in the number of units allowed in medium and high density zones dedicated exclusively for Senior Housing, if at least 50% of the units are affordable to very low-income households.
1.1.g Work with UC Merced to Develop a Student Housing Plan.
1.1.h Encourage the use of the City's Lot Split Process (Parcel Map) to subdivide large parcels into smaller parcels that would be more likely to be developed for affordable housing.

### *Policy H-1.2*
### *Support Development of Affordable Housing*

***Implementing Actions:***

1.2.a Review Design Standards; Update for Affordability.
1.2.b Continue City Housing Program.

### *Policy H-1.3*
### *Pursue Joint Development Agreements*

***Implementing Actions:***

1.3.a Participate in Joint Development Agreements.
1.3.b Encourage the construction of childcare centers within new housing developments through the use of Joint Development Agreements.

### *Policy H-1.4*
### *Provide Priority Review and Permitting for Affordable Housing Projects*

***Implementing Actions:***

1.4.a Maintain the One-Stop Permit Center Fast-Tracked Processing.

### *Policy H-1.5*
### *Support the Construction of Second Units*

***Implementing Actions:***

1.5.a Encourage Homeowners to Construct Second Units.

### *Policy H-1.6*
### *Pursue State and Federal Funds for New Housing Construction*

***Implementing Actions:***

1.6.a. Apply for Funding to Support New Housing Construction.
1.6.b Provide Assistance for Private and Nonprofit Applicants to State and Federal Programs.

### *Policy H-1.7*
### *Support Housing to Meet Special Needs*

***Implementing Actions:***

1.7.a Continue Continuum of Care Development and Participation.
1.7.b Promote and Develop Housing to Meet Special Needs.
1.7.c Assist In Obtaining Funding For Farmworker Housing.
1.7.d Assess the need for Farmworker Housing.
1.7.e Provide incentives for the development of fast-track permit processing for all Farmworker Housing applications.
1.7.f Consider amending the Zoning Ordinance to allow a reduction in parking requirements for housing for persons with disabilities.

### *Policy H-1.8*
### *Ensure Land Availability*

***Implementing Actions:***

1.8.a Develop an In-fill and Multi-family Lot Inventory.
1.8.b Prioritize City efforts to encourage residential development by focusing on in-fill development and densification within the existing City Limits.
1.8.c Provide Ample Land Through Planned Annexation

## *Goal Area H-2: Housing Conservation and Rehabilitation*

**GOALS**

- **Ensure Quality Affordable Housing through the Conservation and Rehabilitation of the Existing Housing Stock**

**POLICIES:**

**H-2.1** Continue the City's Housing Rehabilitation Loan Program.

**H-2.2** Pursue State and Federal Funds to Support Conservation and Rehabilitation.

### *Policy H-2.1*
### *Continue the City's Housing Rehabilitation Loan Program*

***Implementing Actions:***

2.1.a Continue the Housing Rehabilitation Loan Program.
2.1.b Consider Establishment of a Historic District.
2.1.c Identify and Notify Owners of Substandard Units.
2.1.d Provide Public Information on Preventative Maintenance and Energy Conservation.
2.1.e Promote Conservation of At-Risk Units.
2.1.f Assist Energy Conservation Efforts.
2.1.g Initiate a Program for Energy Conservation and Weatherization.

### *Policy H-2.2*
### *Pursue State and Federal Funds to Support Conservation and Rehabilitation*

***Implementing Actions:***

2.2.a Apply for State and Federal Funds to Support Housing Conservation and Rehabilitation.

## *Goal Area H-3: Housing Affordability*

**GOALS**

- **Increase Homeownership Opportunities for Low and Moderate Income Groups**
- **Provide Financial Assistance as Needed to Extremely Low, Very Low and Low Income Renter Households**
- **Minimize governmental constraints to the development, improvement, and maintenance of housing.**

**POLICIES:**

**H-3.1** Provide Financial Assistance to Qualifying Homebuyers and Renters.

### *Policy H-3.1*
### *Provide Financial Assistance to Qualifying Homebuyers and Renters*

***Implementing Actions:***

3.1.a Pursue State and Federal Funds for Down Payment Assistance.
3.1.b Coordinate with Local Agencies to Provide Housing Assistance to Extremely Low, Very Low, and Low Income Households.
3.1.c Minimize governmental constraints on housing development, improvement, and maintenance.
3.1.d Establishment of a Community (Housing) Land Trust.

## *Goal Area H-4: City Coordination*

**GOALS**

- **Coordinate Innovative Housing Efforts with Private and Nonprofit Developers as well as other Jurisdictions and City Departments**
- **Ensure Accountability and Success of the Housing Action Plan**

**POLICIES:**

**H-4.1** Educate the Public Regarding Affordable Housing Issues and Programs.

### *Policy H-4.1*
### *Educate the Public Regarding Affordable Housing Issues and Programs*

***Implementing Actions:***

4.1.a Provide Ongoing Public Information on Affordable Housing Issues and Programs.
4.1.b Establish a Tenant and Landlord Education Program.

## *Goal H-5: Quantified Objectives*

| Income Category | New Construction | Rehabilitation | Conservation |
|---|---|---|---|
| *Extremely Low-Income* | 459 | 46 | 60 |
| *Very Low Income* | 459 | 46 | 52 |
| *Low Income* | 574 | 30 | 44 |
| *Moderate Income* | 540 | 28 | 0 |
| *Above Mod. Income* | 1044 | 0 | 0 |
| | 3076 | 150 | 156 |

## *Goal Area H-6: Provide Equal Opportunity Housing*

**GOALS**

- **Promote Fair Housing Practices**

**POLICIES:**

**H-6.1** Use CDBG funds for fair housing enforcement, education, and technical assistance activities.
**H-6.2** Ensure all new multi-family construction meets the accessibility requirements of Federal and State Fair Housing Acts through local permitting and approval processes.
**H-6.3** Increase or maintain resources to establish and support outreach, public education and community development activities through community based or neighborhood organizations.

### *Policy H-6.1*
### *Use CDBG Funds for Fair Housing Enforcement, Education, and Technical Assistance Activities.*

***Implementing Actions:***

6.1.a Use CDBG funds for fair housing enforcement, education, and technical assistance activities.
6.1.b Prepare a HUD Consolidated Plan every 5 Years.
6.1.c Prepare an Analysis of Impediments to Fair Housing every 5 to 7 years.

***Policy H-6.2***
***Ensure all New Multifamily Construction meets the Accessibility Requirements of the Federal and State Fair Housing Acts through Local Permitting and Approval Processes.***

***Implementing Actions:***

6.2.a Ensure all new multi-family construction meets the accessibility requirements of the Federal and State Fair Housing Acts through local permitting and approval processes.

***Policy H-6.3***
***Encourage a Range of Housing Types to be Constructed in Subdivisions and Large Developments.***

***Implementing Actions:***

6.3.a Encourage a range of housing types to be constructed in subdivisions and large developments.

## *Chapter 10--Noise Goals, Policies and Implementing Actions*

### *Goal Area N-1: Noise*

**GOALS**

- **Protection of City residents from the Harmful and Annoying Effects of Exposure to Excessive Noise.**
- **Protection of the Economic Base of the City by Preventing Incompatible Land Uses from Encroaching upon Existing or Planned Noise-Producing Uses.**
- **The Application of State of the Art Land Use Planning Methodologies in Areas of Potential Noise Conflicts.**

**POLICIES**

**N-1.1** Minimize the impacts of aircraft noise.

**N-1.2** Reduce surface vehicle noise.

**N-1.3** Reduce equipment noise levels.

**N-1.4** Reduce noise levels at the receiver where noise reduction at the source is not possible.

**N-1.5** Coordinate planning efforts so that noise-sensitive land uses are not located near major noise sources.

**N-1.6** Mitigate all significant noise impacts as a condition of project approval for sensitive land uses.

### *Policy N-1.1*
### *Minimize the Impacts of Aircraft Noise*

***Implementing Actions:***

1.1.a Continue to follow the established noise abatement procedures for the Merced Regional Airport

1.1.b Encourage the use of noise-reducing flight procedures for large aircraft using Merced Regional Airport, such as maintaining minimum flight altitudes.

1.1.c Follow the recommendations stated in the Merced Regional Airport Master Plan and the Merced County Airport Land Use Compatibility Plan, such as limitations on occupancy and density levels, and restrictions on certain land uses near airports.

1.1.d Work with Merced County to minimize future noise impacts from Castle Airport.

1.1.e Update projected airport noise contours as information becomes available.

### *Policy N-1.2*
### *Reduce Surface Vehicle Noise*

***Implementing Actions:***

1.2.a Continue to discourage truck traffic and through traffic in residential areas in Merced.

1.2.b Evaluate the need to prepare and adopt a Noise Ordinance for the City of Merced.

1.2.c New development of noise-sensitive land uses may not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table N-3, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table N-3.

1.2.d Noise created by new transportation noise sources shall be mitigated to the extent feasible so as not to exceed the levels specified in Table N-3 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

1.2.e It is anticipated that roadway improvement projects will be needed to accommodate build-out of the General Plan. Therefore, existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects as a result of increased roadway capacity, increases in travel speeds, etc. It may not be practical to reduce increased traffic noise levels consistent with those contained Table N-3. Therefore, as an alternative, the following criteria may be used for roadway improvement projects:

- Where existing traffic noise levels are less than 60 dB $L_{dn}$ at the outdoor activity areas of noise-sensitive uses, a +5 dB $L_{dn}$ increase in noise levels due to roadway improvement projects should be mitigated to the extent feasible; and,
- Where existing traffic noise levels range between 60 and 65 dB $L_{dn}$ at the outdoor activity areas of noise-sensitive uses, a +3 dB $L_{dn}$ increase in noise levels due to roadway improvement projects should be mitigated to the extent feasible; and,
- Where existing traffic noise levels are greater than 65 dB $L_{dn}$ at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB $L_{dn}$ increase in noise levels due to roadway improvement projects should be mitigated to the extent feasible.

### *Policy N-1.3*
### *Reduce Equipment Noise Levels*

***Implementing Actions:***

1.3.a Limit operating hours for noisy construction equipment used in the City of Merced.

1.3.b Review City functions (e.g. construction, refuse collection, street sweeping, tree trimming) to insure that noise generated by equipment has been reduced to the lowest practicable level.

1.3.c Include maximum noise level permitted for City equipment purchases and construction contracts.

### *Policy N-1.4*
### *Reduce Noise Levels at the Receiver where Noise Reduction at the Source is Not Possible*

***Implementing Actions:***

1.4.a Require new residential projects to meet acceptable noise level standards as follows:

- A maximum of 45 dB Ldn/CNEL for interior noise level for residential projects.
- A maximum of 65 dB Ldn/CNEL for exterior noise level for residential projects proximate to major road way and railroad corridors. For other arterial, collector and local streets a maximum of 60 dB Ldn/CNEL exterior noise with a maximum of 65 dB Ldn/CNEL when all the best available noise-reduction techniques have been exhausted without achieving 60 dB, and the strict application of such a maximum becomes a hindrance to development needed or typical for an area.
- For Railroad operations the standard shall be 65 dB $L_{dn}$/CNEL or less for exterior noise level using a practical application of the best-available noise reduction measures. An exterior noise level of up to 70 dB $L_{dn}$/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with Table N-3.

1.4.b Encourage Merced County Airport Land Use Commission to update the Airport Land Use Compatibility Plan, especially for Castle Airport, and to require stringent noise reduction standards as applied at other airports in the County.

1.4.c Use the "normally acceptable" noise levels as established in the "Noise and Land Use Compatibility Guidelines" for the review of non-residential land uses.

### *Policy N-1.5*
### *Coordinate Planning Efforts so that Noise-Sensitive Land Uses are not Located Near Major Noise Sources*

***Implementing Actions:***

1.5.a New development of noise-sensitive uses should not be allowed where the noise level due to noise sources will exceed the exterior noise level standards of Table N-1 as measured immediately within the property line or within a designated outdoor activity area (at the discretion of the Director of Development Services) of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table N-1.

1.5.b Noise created by new proposed non-transportation noise sources should be mitigated to the extent feasible so as not to exceed the exterior noise level standards of Table N-1 as measured immediately within the property line of lands designated for noise-sensitive uses.

1.5.c The City of Merced shall also apply an interior maximum nighttime noise level criterion (Lmax) of 50 dB in bedrooms for new residential uses affected by a non-transportation noise source.

1.5.d Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table N-1, or the maximum interior noise level criterion, at existing or planned noise-sensitive uses, an acoustical analysis, at the discretion of the Director of Development Services, may be required as part of the environmental review process so that noise mitigation may be included in the project design. The general requirements for the content of an acoustical analysis are given by Table N-2.

1.5.e Create a master noise contours map to be used in the review and approval process for development proposals

1.5.f As feasible, require noise barriers and/or increased setbacks between heavy circulation corridors and noise-sensitive land uses.

Table N-1
Exterior Noise Level Performance Standards for New Projects
Affected by or Including Non-Transportation Noise Sources

| Noise Level Descriptor | Daytime (7 a.m. to 10 p.m.) | Nighttime (10 p.m. to 7 a.m.) |
|---|---|---|
| Hourly $L_{eq}$, dB | 55 | 45 |

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises (e.g., humming sounds, outdoor speaker systems). These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The City can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels.

Fixed noise sources which are typically of concern include, but are not limited to the following:

The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities including pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

| | | |
|---|---|---|
| HVAC Systems | Cooling Towers/Evaporative Condensers | Pump Stations |
| Lift Stations | Emergency Generators | Boilers |
| Steam Valves | Steam Turbines | Generators |
| Fans | Air Compressors | Heavy Equipment |
| Conveyor Systems | Transformers | Pile Drivers |
| Grinders | Drill Rigs | Gas or Diesel Motors |
| Welders | Cutting Equipment | Outdoor Speakers |
| Blowers | | |

Table N-2
General Requirements for an Acoustical Analysis
(Modifications may be approved at the discretion of the Director of Development Services)

An acoustical analysis prepared pursuant to the Noise Element should:

A. Be the financial responsibility of the applicant.

B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.

C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.

D. Estimate existing and projected cumulative (20 years) noise levels in terms of $L_{dn}$ or CNEL and/or the standards of Table N-1, and compare those levels to the adopted policies of the Noise Element.

E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.

F. Estimate noise exposure after the prescribed mitigation measures have been implemented.

G. Describe a post-project assessment program that could be used to evaluate the effectiveness of the proposed mitigation measures.

***Policy N-1.6***
***Mitigate All Significant Noise Impacts as a Condition of Project Approval for Sensitive Land Uses***

***Implementing Actions:***

1.6.a Where noise mitigation measures are required to achieve the standards of Tables N-1 and N-3, the emphasis of such measures should be placed upon site planning and project design. The use of noise barriers should be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

1.6.b Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table N-3 or the performance standards of Table N-1, an acoustical analysis may be required as part of the environmental review process so that noise mitigation may be included in the project design.

Table N-3
Maximum Allowable Noise Exposure
Transportation Noise Sources

| Land Use | Outdoor Activity Areas[1] $L_{dn}$/CNEL, dB | | | Interior Spaces | |
|---|---|---|---|---|---|
| | Roadways | Railroads | Aircraft | $L_{dn}$/CNEL, dB | $L_{dn}$dB[2] |
| Residential | 60/65[3] | 65[5] | 60[3] | 45 | -- |
| Transient Lodging | 65[4,5] | 65[4,5] | 65[4,5] | 45 | -- |
| Hospitals, Nursing Homes | 60[3] | 65[5] | 60[3] | 45 | -- |
| Theaters, Auditoriums, Music Halls | -- | | | -- | 35 |
| Churches, Meeting Halls | 60[3] | 65[5] | 60[3] | -- | 40 |
| Office Buildings | -- | | | -- | 45 |
| Schools, Libraries, Museums | -- | | | -- | 45 |
| Playgrounds, Neighborhood Parks | 70 | | 75 | -- | -- |

1 Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.

2 As determined for a typical worst-case hour during periods of use.

3 Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. For residential uses located adjacent to major roadways such as S.R. 99, S.R. 59, and S.R. 140, the normally acceptable exterior noise level is 65 dB Ldn/CNEL.

4 In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

5 Where it is not possible to reduce noise in outdoor activity areas to 65 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 70 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

## *Chapter 11--Safety Goals, Policies, and Implementing Actions*

### *Goal Area S-1: Disaster Preparedness*

**GOAL**

- **General Disaster Preparedness**

**POLICY**

**S-1.1** Develop and maintain emergency preparedness procedures for the City.

### *Policy S-1.1*
### *Develop and Maintain Emergency Preparedness Procedures for the City.*

***Implementing Actions:***

1.1.a Keep up-to-date through annual review the City's existing Emergency Plan and coordinate with the countywide Emergency Plan.

1.1.b Prepare route capacity studies and determine evacuation procedures and routes for different types of disasters, including means for notifying residents of a need to evacuate because of a severe hazard as soon as possible.

1.1.c Require that all new annexation areas be incorporated into the City's emergency plan at the time of annexation.

1.1.d Establish a process whereby the City of Merced systematically encourages review of and familiarity with the most current community disaster plan by those in local government and other local residents who hold responsible positions. Maintain a list of other public agencies that can be called upon for assistance

1.1.e Continue to adopt and respect agreements with the County and adjacent communities for mutual aid assistance.

1.1.f Implement the policies and procedures recommended in the Incident Command System (ICS)/National Incident Management System (NIMS), including continued training for City staff in these practices.

1.1.g Complete preparation and implementation (and updates as needed) of a Local Hazard Mitigation Plan for the City per the requirements of the Federal Emergency Management Agency (FEMA)."

## *Goal Area S-2: Seismic Safety*

**GOAL**

- **Reasonable Safety for City Residents from the Hazards of Earthquake and Other Geologic Activity**

**POLICIES**

**S-2.1** Reduce the potential danger from earthquake and seismic-related activity from existing buildings where necessary.

**S-2.2** Encourage the improvement of all public facilities and infrastructure such as natural gas, fuel, sewer, water, electricity, and railroad lines and equipment with up-to-date seismic safety features.

**S-2.3** Restrict urban development in all areas with potential ground failure characteristics.

### *Policy S-2.1*
### *Reduce the Potential Danger from Earthquake and Seismic-Related Activity from Existing Buildings Where Necessary.*

***Implementing Actions:***

2.1.a Evaluate the need for and the cost of setting up an enforcement program for eliminating any unreasonable risk associated with seismically unsafe buildings through reinforcement or removal where necessary.

2.1.b Study the possibility of obtaining State Historic Preservation, Community Development Block Grant, Redevelopment, or other available money to assist with repairs of unsafe buildings.

2.1.c Continue to require that new development meet the seismic design requirements in the Building Codes.

2.1.d Pursue uniform infrastructure, building, and land use requirements and policies regarding disaster avoidance within the City's Specific Urban Development Plan/Sphere of Influence boundaries.

2.1.e Review all possible new additions to the City's Building and Fire Codes based on up-to-date technology every three years.

2.1.f Continue to implement the State laws requiring seismic retrofitting of existing buildings when there is a change of use, additions, or remodeling that affects unreinforced masonry portions of the structure.

***Policy S-2.2***
***Encourage the Improvement of All Public Facilities and Infrastructure, Such as Natural Gas, Fuel, Sewer, Water, Electricity, and Railroad Lines and Equipment with Up-To-Date Seismic Safety Features.***

***Implementing Actions:***

2.2.a Work with Caltrans to review and, where possible, increase the earthquake stability of grade-separated transportation structures such as highway bridges and overpasses within the City's planning area.

2.2.b Provide adequate storage facilities to insure an adequate supply of water in the event of seismic activity. An evaluation of the seismic safety of the water system, including the elevated water towers, should be completed as part of the update of the Water Master Plan.

***Policy S-2.3***
***Restrict Urban Development in All Areas with Potential Ground Failure Characteristics.***

***Implementing Actions:***

2.3.a Investigate the feasibility of performing an inventory of areas with generally unstable ground within the SUDP/SOI area and work with the County to restrict or prohibit their development. In the Merced planning area, most of the unstable ground are in old streams beds, near embankments, and adjacent to streams with sufficient velocities to erode the bank.

2.3.b Retain a high level of groundwater supply in order to reduce the possibility of land subsidence, including the initiation of an educational program to discourage excessive, inefficient uses of water.

## *Goal Area S-3: Flooding*

**GOAL**

- **A City Free From Other Than Street Flooding**

**POLICIES**

**S-3.1** Implement Protective Measures for Areas in the City and the SUDP/SOI, Within the 200-Year Floodplain.

**S-3.2** Maintain essential City services in the event of flooding or dam failure.

### *Policy S-3.1*
### *Implement Protective Measures for Areas in the City and the SUDP/SOI Within the 100-Year and 200-Year Floodplains.*

***Implementing Action:***

3.1.a Continue to implement the City's Flood Damage Prevention Ordinance and other measures as needed to protect areas within the City and the SUDP/SOI that are within the 100-year and 200-year floodplains as applicable.

3.1.b The City shall evaluate areas within its SUDP/SOI to identify areas of potential localized flood hazards using an official flood insurance rate map issued by the Federal Emergency Management Agency (FEMA), the National Flood Insurance Program maps published by FEMA, information about flood hazards available from the U.S. Army Corps of Engineers, dam failure inundation maps available from the Office of Emergency Services, Awareness Floodplain Maps and 200-year flood plain maps available from the Department of Water Resources, historical data available from the City, County of Merced, and any other sources as appropriate during the preparation of a Hazard Mitigation Plan.

3.1.c Essential facilities (i.e., hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities), when feasible, shall be located outside of flood hazard zones, or construction methods and other methods to minimize damage from flood hazards identified, so that structural and operational integrity is maintained during flooding.

3.1.d The City shall develop a program with criteria to determine when construction of essential public facilities and other critical facilities will be permitted in flood hazard zones or areas with other geologic hazards."

### *Policy S-3.2*
### *Maintain Essential City Services in the Event of Flooding or Dam Failure.*

***Implementing Actions:***

3.2.a Continue to build all pump stations (both sewer and water) entryways at one (1) foot above the 200-year flood elevation (when it has been determined and mapped), and continue to implement additional standards to address flooding due to dam failure.

3.2.b Continue the "flood-proofing" of high-value or important City infrastructure, such as lift stations and signal control functions, as required by the City's Flood Damage Prevention Ordinance.

3.2.c The City shall develop and maintain relationships with local jurisdictions, water districts, state agencies, and federal agencies for the purposes of: 1) providing information for the public; 2) utilizing current data (e.g., National Flood Insurance Program maps); and, 3) determining appropriate regulatory requirements for development in high hazard areas.

3.2.d Limit future development in areas with high flooding risk to the extent feasible to open space, green belts, and other natural areas, recreational use or agricultural use. Maintain public safety and sustainable development in areas prone to risk of flooding.

## *Goal Area S-4: Fire Protection*

**GOAL**

- **Fire and Hazardous Material Safety for the Residents of the City and For Those Working in Fire Suppression**

**POLICIES**

**S-4.1** Promote the concept of fire protection master planning with fire safety goals, missions, and supporting objectives for the community.

**S-4.2** Maintain a reasonable level of accessibility and infrastructure support for fire suppression, disaster, and other emergency services.

### *Policy S-4.1*
### *Promote the Concept of Fire Protection Master Planning with Fire Safety Goals, Missions, and Supporting Objectives for the Community.*

***Implementing Actions:***

4.1.a Provide additional fire station locations as expansion of the City occurs in order to maintain a response time objective of 4 to 6 minutes citywide 90 percent of the time, within the financial constraints of the City.

4.1.b Work with the Fire Department and the Environmental Health Division to identify fire districts that will require specialized manpower and equipment, such as businesses that use hazardous materials, and request that land uses or structures with similar needs be confined to these districts.

### *Policy S-4.2*
### *Maintain a Reasonable Level of Accessibility and Infrastructure Support for Fire Suppression, Disaster, and Other Emergency Services.*

***Implementing Actions:***

4.2.a Continue to use 8-inch or larger pipe in high-value districts. In residential districts, additional "looping" or completion of water main grids shall continue to be provided where possible so that lengths of 6-inch pipe on the long side of the block will not exceed 600 feet.

4.2.b Maintain current standards defined in the Fire Code and City Standards for the spacing of fire hydrants. In general, these standards call for 500-foot spacing in residential areas and 300-foot spacing in commercial and industrial areas.

4.2.c Continue to provide fire prevention and disaster preparedness information through the schools, public interest groups, and other facilities and people.

4.2.d Continue close collaboration between Inspection Services, Fire Prevention, and Fire Suppression support personnel to ensure public safety and improve construction safety through the building permit and life safety inspections process.

4.2.e Continue to enforce the present nuisance abatement program regarding a height limit on weeds during the dry season (mid-April through mid-November) in both vacant and developed lots, abandoned vehicles, and vacant buildings.

## *Goal Area S-5: Airport Safety*

**GOAL**

- **A Safe Airport Environment Both Above and On the Ground**

**POLICIES**

**S-5.1** Continue to protect approach areas and control zones for both existing and future runway systems through land use regulations and property acquisition where necessary.

**S-5.2** Prevent the encroachment of potential hazards to flight within the Airport's airspace.

### *Policy S-5.1*
### *Continue to Protect Approach Areas and Control Zones for Both Existing and Future Runway Systems Through Land Use Regulations and Property Acquisition Where Necessary.*

***Implementing Actions:***

5.1.a Retain existing agricultural land uses and discourage residential land use designations within the Merced Regional Airport Land Use Compatibility Zones A and B1 as defined in the Merced County Airport Land Use Compatibility Plan. Restrict densities within other Zones per Table 2A of the Merced County Airport Land Use Compatibility Plan.

5.1.b Limit the peak occupancy levels of industrial/commercial uses per Table 2A of the Merced County Airport Land Use Compatibility Plan. Occupancy levels and density vary within each of the Land Use Compatibility Zones.

5.1.c Continue to utilize various alternatives for acquiring approach protection easements and overflight easements for properties within the vicinity of the Merced Regional Airport as defined in the Airport Master Plan.

5.1.d Work with the County of Merced on land use and master planning issues in the vicinity of Castle Airport and its Land Use Compatibility Zones."

### *Policy S-5.2*
### *Prevent the Encroachment of Potential Hazards to Flight Within the Airport's Airspace.*

***Implementing Action:***

5.2.a Continue to follow Federal Aviation Regulation standards regarding the maximum height of structures and other objects within the Merced Regional Airport Land Use Compatibility Zones.

## *Goal Area S-6: Crime*

**GOAL**

- **Reduced Criminal Activity and An Increased Feeling of Safety and Security in the Community**

**POLICIES**

**S-6.1** Provide superior community-based police services within the resource constraints of the City.

**S-6.2** Provide services and personnel necessary to maintain community order and public safety.

### *Policy S-6.1*
### *Provide Superior Community-Based Police Services Within the Resource Constraints of the City.*

***Implementing Actions:***

6.1.a Continue programs, such as "Neighborhood Watch" which increase residents' involvement in, and ownership of, police operations.

6.1.b Direct services and outreach programs towards youths in the community.

6.1.c Locate future police facilities to enhance the "community policing" concept through the expansion of existing or the addition of new police service districts as the City grows.

### *Policy S-6.2*
### *Provide Services and Personnel Necessary to Maintain Community Order and Public Safety.*

***Implementing Actions:***

6.2.a Maintain a police force sufficiently staffed and deployed to ensure quick response times to emergency calls, within the financial constraints of the City.

6.2.b Encourage approaches to crime prevention to be designed into new buildings and subdivisions.

6.2.c Identify changes to current laws and ordinances or create new ones to help carry out crime prevention strategies.

## *Goal Area S-7: Hazardous Materials*

**GOAL**

- **Hazardous Materials Safety for City Residents**

**POLICIES**

**S-7.1** Prevent injuries and environmental contamination due to the uncontrolled release of hazardous materials.

**S-7.2** Ensure that hazardous materials are cleaned up before a property is developed or redeveloped.

### *Policy S-7.1*
### *Prevent Injuries and Environmental Contamination Due to the Uncontrolled Release of Hazardous Materials.*

***Implementing Actions:***

7.1.a Support Merced County in carrying out and enforcing the Merced County Hazardous Waste Management Plan.

7.1.b Continue to update and enforce local ordinances regulating the permitted use and storage of hazardous gases, liquids, and solids.

7.1.c Continue to make sure underground storage tanks containing hazardous materials are properly installed, used, and removed.

7.1.d Provide continuing training for hazardous materials enforcement and response personnel.

7.1.e To the extent feasible, encourage new residential developments and other projects to locate an adequate distance from potential existing sources of toxic emissions, such as freeways, heavy industrial sites, and other hazardous material locations.

### *Policy S-7.2*
### *Ensure that Hazardous Materials are Cleaned Up Before a Property is Developed or Redeveloped.*

***Implementing Actions:***

7.2.a Continue to work with the State Department of Health Services and Merced County in developing cleanup programs for known hazardous waste sites within the Merced planning area.