

COVER PAGE

CHAPTER 5: Public Services and Facilities

Chapter 5—Public Services and Facilities

What public services and facilities are needed to support the planned growth within the Bellevue Community Plan? When will they be provided and how will they be financed? Where will they be located? How can new technologies provide these services and facilities? How do the services and facilities relate to nearby planning areas? This chapter addresses these and related questions.

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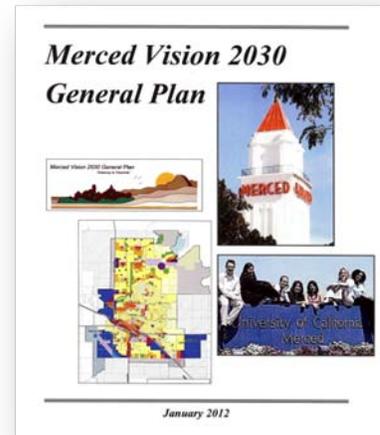
5.4 Consistency with the *Merced Vision 2030 General Plan*

INTRODUCTION

To assure that the Bellevue Community Plan was crafted in a manner consistent with the *Merced Vision 2030 General Plan*, this section describes how General Plan policies and implementing actions were utilized to develop and implement the “Public Services and Facilities” Chapter of the BCP.

For ease of reference, BCP applicable Public Services and Facilities General Plan polices and implementing actions are listed here. These may be applicable for various reasons:

- guided the crafting of the Bellevue Community Plan (BCP);
- guide design of future development projects; and
- formed the foundation upon which new policies were written to apply specifically to the BCP. Where used to develop policies for the BCP, a brief discussion is added to explain the relevance of the BCP planning area to the policy.



Use of the *Merced Vision 2030 General Plan* goals and policies in this manner assures that the Community Plan is consistent with the City’s General Plan.

Subject areas include:

- Public Facilities and Services
- Police and Fire Protection
- Water
- Wastewater
- Storm Drainage and Flood Control
- Solid Waste
- Schools
- Government Health, Library, Cultural Facilities
- Telecommunication

5.4.1 Public Facilities and Services

Public Services and Facilities Policy P-1.1

One of the key elements to promoting a healthy local economy in Merced is the quality of life enjoyed by the City's residents. The quality and availability of urban services and infrastructure is found to be an important measure of urban quality of life. It is understood that facilities and infrastructure not provided by the City is the planning and funding responsibility of other governmental, quasi-public, or private entities. For these reasons, the Urban Expansion Policy P-1.1 of the Merced Vision 203 General Plan spotlights the need to "Provide Adequate Public Infrastructure and Municipal Services to Meet the Needs of Future Development."

Plan for Utility Capacity and Extensions

Implementing Action P-1.1.a of the *Merced Vision 2030 General Plan* states, **"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."** Improvement standards applied through the long range planning and/or development review processes should be based upon existing and potential utility needs to a site as well as existing and potential utility needs in surrounding areas.

Develop Phasing Plans for Public Facilities and Services

Implementing Action P-1.1.c of the *Merced Vision 2030 General Plan* states, **"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."** A phasing plan helps ensure that adequate service facilities can be accommodated in the planning area and that new facilities and services will be provided in a manner that keeps pace with population growth.

Public Services and Facilities Policy P-1.3

New growth and development within the City is accommodated to assure that adequate space is provided to meet future population growth needs. The City will endeavor to provide for cost-effective new infrastructure and public service expansion to serve that growth. It is the City's policy, however, that new development should not create a financial burden for existing City residents and that all new development should be more self supporting with respect to infrastructure availability, maintenance, and future municipal service provision. For these reasons, the Urban Expansion Policy P-1.3 of the Merced Vision 203 General Plan spotlights the need to "Require New Development To Provide or Pay For its Fair Share of Municipal Public Facility and Infrastructure Improvements."

Require "Plans for Service"

Implementing Action P-1.3.e of the *Merced Vision 2030 General Plan* states, **"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.” Master Plans, Community Plans, General Plan amendments, pre-zoning, and annexation proposals prepared for areas subject to annexation to the City shall include an evaluation (prepared by the applicants with input from the City, School Districts, and other service providers) of all infrastructure, public facilities, and services under the jurisdiction of all local public agencies. These Plans for Service should include an evaluation of existing infrastructure and services, future public facilities and services required to serve the development, and the timing and funding of such public facilities and municipal services.

5.4.2 Police and Fire Protection

Public Services and Facilities Policy P-2.1

Public protection services and facilities are to be maintained in the City of Merced at a level that promotes the health and welfare of the City’s residents. The City is committed to assuring that facilities, equipment and staffing levels of its fire and police service units meet the highest standard. For these reasons, the Urban Expansion Policy P-2.1 of the Merced Vision 203 General Plan spotlights the need to “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.”

Determine Appropriate Sites for Future Fire Stations

Implementing Action P-2.1.d of the *Merced Vision 2030 General Plan* states, “**Ease of access should be a primary consideration in selecting a fire station site.**” The following guidelines should be considered when locating new firehouse facilities:

- a) Fire stations should be located on streets close to and leading into major or secondary thoroughfares.
- b) Fire stations should be located such that delays caused by incomplete street patterns are minimized, and developments required to minimize incomplete street segments or be required to complete those sections concurrent with the early phases of development.
- c) A fire station should be near the center of its primary service area, measured in terms of driving time to the periphery of this area.
- d) Fire stations should be convenient to high value areas of commercial or industrial districts, but not located in them unless such a location is necessary to maintain the required service radius and/or response time.e)
- e) Fire stations should be located, as much as feasible, away from other uses which may be sensitive to the noise impacts of frequent alarms.
- f) Fire stations and their sites should be designed to fit in with their surroundings, including consideration of open spaces, off-street parking, landscaping, and general appearances, especially when located in residential districts.
- g) In residential service areas, fire stations should be located in or near those sections which have the highest density.

5.4.3 Water

Public Services and Facilities Policy P-3.1

According to the Merced Water Supply Plan and the Urban Water Management Plan, the City of Merced currently has adequate water resources and will continue to do so if they are properly managed to meet its

future growth needs. The City must continue to work closely with the Merced Irrigation District (MID) in order to ensure that these resources remain stable. The City of Merced is committed to a program of cooperating in the long-term management of the area's water resources and utilizing policies and programs which conserve and manage water use in such a manner as to maintain the potable quality of the City's system and reduce treatment costs on applications which do not require the use of treated water. For these reasons, the Urban Expansion Policy P-3.1.of the Merced Vision 203 General Plan spotlights the need to "Ensure That Adequate Water Supply Can Be Provided Within the City's Service Area, Concurrent With Service Expansion and Population Growth."

Explore Range of Uses for Untreated Water

Implementing Action P-3.1.a of the *Merced Vision 2030 General Plan* states, "**Pursue innovative programs to reduce the demand for potable ("drinkable") water.**" The City should explore programs for utilizing untreated water since many urban water uses do not require treated, "drinkable" water. Non-treated water can be used for landscape irrigation, industrial processing, and other uses. Possible sources of non-treated water might include: (1) MID surface water supplies; (2) storm water; or (3) reclaimed water.

Limit Expansion of City Utilities to Unincorporated Lands

Implementing Action P-3.1.g of the *Merced Vision 2030 General Plan* states, "**The City shall not extend water service outside its incorporated limits, except under limited circumstances.**" City policy requires that an area be annexed to the City before City water can be provided. Exceptions to this policy include emergencies where public health and safety are threatened or a significant public interest is served, such as the UC campus or as otherwise determined by the City Council. (Refer to the Urban Expansion Chapter for other policies which relate to the UC.)

Public Services and Facilities Policy P-3.2

*Studies have concluded that the long-term potable water needs of the City can best be served through the use of the area's groundwater resources. To the same degree, there is a need to improve and enhance the ability to utilize surface water resources and to develop groundwater recharge facilities for the long-term stabilization of the regional aquifer. The City has historically cooperated with the Merced Irrigation District to preserve and enhance the regional water resources and is committed to continuing this cooperation. For these reasons, the Urban Expansion Policy P-3.2.of the Merced Vision 203 General Plan spotlights the need to **Stabilize the Region's Aquifer, in Cooperation with the County and the Merced Irrigation District Work**"*

Preserve and Enhance Surface Water System

Implementing Action P-3.2.b of the *Merced Vision 2030 General Plan* states, "**Work cooperatively with MID to preserve and enhance its surface water delivery system.**" It is important that the viability of the MID irrigation system be preserved and enhanced to assure long term, cost-effective water supplies for area agricultural interests. MID's water rights must also be protected. The long term strategy of promoting surface water use by area farms will reduce agricultural demands on the area's groundwater resources and promote water conservation throughout the region.

Explore Range of Uses for Untreated Water

Implementing Action P-3.2.c of the *Merced Vision 2030 General Plan* states, “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.” By using surface water for uses such as landscape maintenance that do not require treated water, the City can reduce its demand on regional groundwater supplies and perhaps reduce the costs of water treatment.

Develop Groundwater Recharge and Storage Facilities

Implementing Action P-3.2.d of the *Merced Vision 2030 General Plan* states, “Cooperate with MID and the County in the development of groundwater recharge facilities.” Groundwater recharge has been identified as key to maintaining an adequate water supply into the future. Groundwater recharge can operate in conjunction with park and open space facilities incorporating the development of recreational lakes and use of storm water retention basins for summer recharge programs. Recharge facilities should be designed as multi-use facilities within the Merced urban area where feasible.

5.4.4 Wastewater

Public Services and Facilities Policy P-4.1

Future growth and development will depend on the availability of wastewater system capacity. The City is committed to keeping the City’s system current with respect to present and projected future needs of the growing urban area. For these reasons, the Urban Expansion Policy P-4.1 of the Merced Vision 203 General Plan spotlights the need to “Provide Adequate Wastewater Collection, Treatment and Disposal Capacity for Existing and Projected Future Needs.”

Coordinate Wastewater Planning with Rural Residential, UC Merced and the UCP in mind

Implementing Action P-4.1.c of the *Merced Vision 2030 General Plan* states, “Coordinate wastewater planning activities with the County.” The City and County should develop a joint strategy for accommodation of development in the Rural Residential areas to minimize ground water contamination from septic tank systems. Additionally, development proposed within the City’s SUDP/SOI and not yet annexed to the City or proposed within an area that will likely be annexed in the future should be reviewed by both the City and County to assure its future compatibility with the City’s wastewater collection, treatment and disposal plans. Plans for servicing the UC Merced campus and University Community should also be coordinated.

Public Services and Facilities Policy P-4.2

In future years, the urban expansion area of Merced may require the development of expanded wastewater treatment systems as part of a long-term comprehensive wastewater treatment plan. In Their design should incorporate beneficial use of treated wastewater. It is necessary that other development components also be planned to incorporate the potential to utilize reclaimed water as a primary or secondary disposal process. For these reasons, the Urban Expansion Policy P-4.2 of the Merced Vision 203 General Plan spotlights the need to “Consider the Use of Reclaimed Water to Reduce Non-Potable Water Demands Whenever Practical.”

Design Growth Areas to Use Treated Wastewater

Implementing Action P-4.2.a of the *Merced Vision 2030 General Plan* states, “Consider the development of reclaimed water systems, including pipelines, pump stations and storage ponds.” Design and development would be dependent upon proximity of the system to potential users.

5.4.5 Storm Drainage and Flood Control

Public Services and Facilities Policy P-5.2

In order to provide for the most cost effective infrastructure development and maintenance strategy, the City is committed to a program of developing facilities that can accommodate multiple uses. To this end, the City will identify multiple use sites throughout the Merced SUDP/SOI. For these reasons, the Urban Expansion Policy P-5.2 of the Merced Vision 203 General Plan spotlights the need to “Integrate Drainage Facilities With Bike Paths, Sidewalks, Recreation Facilities, Agricultural Activities, Groundwater Recharge, and Landscaping.”

Provide “Open Space” Type Storm-Drainage Infrastructure

Implementing Action P-5.2.a of the *Merced Vision 2030 General Plan* states, **Provide drainage channels in transportation or canal easement areas to the extent feasible.** Reflect the planned regional street and open-space network to the degree possible when locating new future drainage facilities.

5.4.6 Schools

Public Services and Facilities Policy P-7.1

While the primary responsibility of providing education services in the City of Merced belongs to the various school districts which operate in the community, the City can provide an important element of support to education service providers. In a time of limited resources, cooperative arrangements between all levels of local government are essential to maintaining and enhancing service levels. The City of Merced is committed to working cooperatively with local educational service providers, both public and private, in the improvement of the educational resources available to City residents. For these reasons, the Urban Expansion Policy P- P-7.1 of the Merced Vision 203 General Plan spotlights the need to “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.”

Plan for School Sites near Parks, Bikeways and Adjacent to Residential Uses.

Implementing Action P-7.1.d of the *Merced Vision 2030 General Plan* states, “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.”

Schools should be sited near open space areas such as parks and bikeways in order to promote joint use of facilities and good bicycle and pedestrian access. In urban villages, schools should be located adjacent to the “Village Core Residential” areas where densities are higher.

Public Services and Facilities Policy P-7.2

The City of Merced is fortunate to have well regarded institutions of higher education. The City is committed to promoting these institutions and facilitating their growth and development. For these reasons, the Urban Expansion Policy P-7.2 of the Merced Vision 203 General Plan spotlights the need to “Support Higher Educational Opportunities.”

Coordinate Infrastructure Needs with UC Merced

Implementing Action P-7.2.b of the Merced Vision 2030 General Plan states, “**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.** The City’s street system, along with water, sewer, and drainage systems, serve the existing Merced College campus site and the UC Merced campus site. The City will work closely with Merced Community College and the UC system on future campus expansion and development plans, coordinate infrastructure extension, and upgrade programs to meet the development needs of these two campuses to the maximum extent feasible. The City anticipates and expects these institutions to pay their fair share of facility costs and to mitigate their impacts on the community

5.4.7 Telecommunications

Public Services and Facilities Policy P-9.1

Telecommunications infrastructure and services have been identified as important community resources, which are likely to be important to the continuing economic development of the community as basic infrastructure, such as sewer, water, and road systems. For these reasons, the Urban Expansion Policy P-9.1 of the Merced Vision 203 General Plan spotlights the need to “develop city standards for telecommunications infrastructure and encourage its installation in all new development.”

Plans for Telecommunications Infrastructure

Implementing Action P-9.1.a of the Merced Vision 2030 General Plan states, “**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.**” The City would develop plans and standards for the installation of telecommunications infrastructure. Examples would include conduit space within joint utility trenches for future high speed data equipment and flexible telephone conduit to allow for easy retrofit for high speed data systems. To minimize street cutting and trenching for the City, consideration should be given to requiring installation of conduit when streets are initially constructed. This conduit can be empty, and available for any and all service providers to fill with cable; filled with 'dark' fiber that is owned by the City, and leased for use by service providers; or, filled with 'lighted' fiber that allow the City to operate its own telecommunications services. Merced should develop a telecommunications infrastructure that is not dependent on any single medium, but incorporates a variety of media such as wireless and fiber optics as appropriate. Encourage new residential development to provide for the maximum reasonable bandwidth connectivity to each unit.

5.5 Public Services and Facilities Goals, Policies and Actions

INTRODUCTION

Consistent with the *Merced Vision 2030 General Plan*, the goals of this BCP chapter are grouped into nine areas as follows. This approach fosters consistency and builds on the City's broader General Plan guidance; these subjects include:

- **Goal Area P 1:** Public Facilities and Services
- **Goal Area P-2:** Police and Fire Protection
- **Goal Area P-3:** Water
- **Goal Area P 4:** Wastewater;
- **Goal Area P-5:** Storm Drainage and Flood Control
- **Goal Area P-6:** Solid Waste
- **Goal Area P 7:** Schools
- **Goal Area P-8:** Government, Health, Library, Cultural Facilities
- **Goal Area P-9:** Telecommunication

Policies and Implementing Actions specific to the BCP planning area are set forth in the Tables below:

5.5.1 Bellevue Community Plan Goals, Policies and Actions

Goal Area P-1: Public Facilities and Services

GOAL

■ **C**

POLICIES

UE-1.1 **E**

UE-1.2 **P**

Policy UE-1.1

E

Implementing Actions:

1.1.a P-----

1.1.b T-----

1.1.c A-----

1.1.d W-----

Goal Area P-2: Police and Fire Protection Services

GOAL

■ **C**

POLICIES

UE-1.1 **E**

UE-1.2 **P**

Policy UE-1.1

E

Implementing Actions:

1.1.a P-----

1.1.b T-----

1.1.c A-----

1.1.d W-----

Goal Area P-3: Water

GOAL

■ C

POLICIES

UE-1.1 E

UE-1.2 P

Policy UE-1.1

E

Implementing Actions:

1.1.a P----

1.1.b T-----

1.1.c A-----

1.1.d W-----

Goal Area P-4: Wastewater

GOAL

■ C

POLICIES

UE-1.1 E

UE-1.2 P

Policy UE-1.1

E

Implementing Actions:

1.1.a P----

1.1.b T-----

1.1.c A-----

1.1.d W-----

Goal Area P-5: Storm Drainage and Flood Control

GOAL

■ C_____

POLICIES

UE-1.1 E_____

UE-1.2 P_____

Policy UE-1.1

E_____

Implementing Actions:

1.1.a P-----

1.1.b T-----

1.1.c A-----

1.1.d W-----

Goal Area P-6: Solid Waste

GOAL

■ C_____

POLICIES

UE-1.1 E_____

UE-1.2 P_____

Policy UE-1.1

E_____

Implementing Actions:

1.1.a P-----

1.1.b T-----

1.1.c A-----

1.1.d W-----

Goal Area P-7: Schools

GOAL

■ C-----

POLICIES

UE-1.1 E-----

UE-1.2 P-----

Policy UE-1.1

E-----

Implementing Actions:

1.1.a P-----

1.1.b T-----

1.1.c A-----

1.1.d W-----

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

GOAL

■ C-----

POLICIES

UE-1.1 E-----

UE-1.2 P-----

Policy UE-1.1

E-----

Implementing Actions:

1.1.a P-----

1.1.b T-----

1.1.c A-----

1.1.d W-----

Goal Area P-9: Telecommunications

GOAL

■ C-----

POLICIES

UE-1.1 E-----

UE-1.2 P-----

Policy UE-1.1

E-----

Implementing Actions:

1.1.a P-----

1.1.b T-----

1.1.c A-----

1.1.d W-----

5.6 Public Facilities Financing

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5.6.1 2012 Public Facilities Finance Plan

5.6.2 Community Facilities Districts

5.7 Bibliography

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