
IMP 3.6 CREATION OF NEW SPECIAL DISTRICT(S)

In addition to existing agencies and districts, the University Community may require (as noted above) the establishment of an entirely new service district(s). The creation of a new district will require a resolution of formation by the County to the Merced Local Agency Formation Commission and may require a vote among applicable property owners and/or approval by other agencies with jurisdiction over the area. A determination of which, if any, new districts need to be formed will be

based on public service and facility requirements and the preferred provision mechanism. It is anticipated that a general purpose special district, such as a community facilities district will be created early in the development of the Community. Initially this special district would be governed as a “dependent” district by Merced County but over time, as the population in the Community increases to above 5,000 persons a vote to transfer governance to a locally elected board of directors shall occur. This will assure that decisions regarding infrastructure and services are guided by local residents.

4.0 PUBLIC IMPROVEMENT PLAN

The Public Improvement Plan shall specify the type, amount, cost, and phasing for the public improvements and facilities that will support the University Community. A description of these improvements is provided in the Infrastructure and Services Chapters of the UCP, as elaborated below. The actual improvement projects, as well as their cost and timing, will need to be refined and finalized before development can proceed through the formulation of Community-wide master plans (*Imp 2.4*) and sub-area Specific Plans (*Imp 2.5*). The development of these improvements will require the County, City, University, and project developers, enter into cooperative agreements about service provision, participation, capacity, and funding contributions (see the Governance and Financing Strategy sections of this chapter for further discussion of these issues).

IMP 4.1 TRANSPORTATION INFRASTRUCTURE

The UCP area is largely undeveloped, with limited transportation infrastructure in place. New transportation corridors, roadways, and improvements to existing roads, will be necessary and will be consistent with the Regional Transportation Plan (developed by MCAG) and by guidelines articulated in the UCP. Certain roadway improvements, such as the Campus Parkway, will need to be developed in the early years of Community development in order to link the Campus and Community to Highway 99. Other roadways and improvements will be tied to the construction of various land uses and will be guided by subsequent Specific Plans.

Construction of roadway improvements will require cooperation and funding from a variety of entities including County, state, and federal agencies, MCAG, and private developers.

Elements of the Transportation Improvement Plan (TIP) shall be formulated for the entirety of the University Community and relevant components contained and elaborated in the sub-area Specific Plans. The TIP shall incorporate:

- Roadway master plan
- Designated truck routes and ordinance
- Bicycle master plan
- Pedestrian master plan
- Street design and access management standards
- Street plan lines
- Land use-sensitive functional hierarchy of streets (to ensure compatibility between uses and transportation elements)
- Traffic calming guidelines
- Traffic control warrants
- Multi-modal level of service criteria
- Parking management plan (for prioritization of nonpolluting vehicles)
- Parking code and ordinance
- Residential permit parking ordinance
- Monitoring program for parking occupancy
- Parking violations and enforcement

- Short-range transit plan
- Transit and bus stop design guidelines
- Transportation demand management program
- Public outreach programs to encourage use of alternative modes

IMP 4.2 INTEGRATED WATER SYSTEMS

The Community has established as a priority the development of a self-contained system with a sewer treatment plant on site. Alternatively, it may connect to an existing local municipal treatment plant. Sewer pipes may be sized to serve only the Community or may include additional capacity to serve the Campus and other areas in the unincorporated County. Similarly, on-site water wells may be developed to provide potable water for the future Community. However, if conditions warrant, use of off-site wells or connection to the City of Merced water system may be considered most prudent. In the event that connections to local systems are desirable or required, the construction of integrated water infrastructure may require cooperation between the City, County, University, and regional utility districts to determine participation, service delivery responsibilities, and capacity. The type, amount, location, and phasing of infrastructure that is actually built may be determined based on the best information available at the time these systems are designed and by agreements reached between these jurisdictions.

Goals and policies set forth in the Community Plan will guide the decision making process with respect to such issues as governance, technology, environmental sustainability, and level of service.

Prior to the preparation of the first Specific Plan, an Integrated Water Infrastructure Master Plan (IWIMP) shall be developed for the UCP area. The IWIMP shall be prepared through the direction of the County of Merced and reviewed by the UC, MID, City of Merced and City of Atwater (if necessary). The IWIMP shall incorporate the following elements:

- A Potable Water System Master Plan
- A Recycled Water System Master Plan
- A Wastewater Treatment and Disposal System Master Plan
- A Storm Drainage Master Plan (SDMP)
- A Capital Improvement Plan (CIP) to construct the IWIMP elements

The IWIMP shall, at a minimum, achieve the standards identified below in Table 4.

Concurrent with the preparation of each Specific Plan, a design-level MID facilities master plan shall be developed for areas within the UCP.

- The plan shall demonstrate the ability of the MID system to continue to deliver irrigation to downstream users despite modification to the existing system.
- At a minimum, the MID Facilities Master Plan shall incorporate elements of the Storm Drainage Master Plan that identify specific improvement to MID facilities.
- The MID Facilities Master Plan shall be reviewed and approved by MID and the County of Merced prior to or concurrent with the Specific Plan.

IMP 4.3 ENERGY AND TELECOMMUNICATIONS

Energy services will be developed in accordance with an Energy Services Plan that shall be approved either before or in conjunction with the first sub-area Specific Plan. This plan will establish a service agreement with a power distributor and will identify opportunities to purchase power generated from sustainable sources such as solar wind, and fuel cells, including the possible development of these facilities in proximity to the University Community site.

Telecommunications infrastructure will be developed by the phone, cable, and wireless communication providers that will serve the University Community and connect it to UC Merced and other appropriate off-site areas. The UCP will guide the siting of telecommunication facilities so that they may efficiently serve the community while complementing buildings and landscapes.

IMP 4.4 POLICE SUB STATION

Police protection will be provided by the Merced County Sheriff's Department. The Department has expressed interest in siting a substation in the UCP area and therefore one facility has been planned. The County may elect to contract with the City of Merced to provide urban level services to the Community during the initial years of development.

TABLE 4 INTEGRATED WATER INFRASTRUCTURE MASTER PLAN

Minimum Standards

<p>Potable Water Systems</p>	<ul style="list-style-type: none"> ▪ Wells and distribution system capable of meeting maximum daily demand and fire flow requirements set by the local governing agency. ▪ Wells shall be equipped with well-head fluoridation and disinfection systems as required to meet state Water Supply Permitting requirements. ▪ Backup well(s) shall be integrated into the potable water supply system. ▪ Wells grouted to minimum depth required by Merced County or state of California, whichever is greater. ▪ Adequate storage shall be provided within the UCP area. ▪ Storage tanks equipped with pumps capable of meeting maximum daily demand plus fire flow. ▪ Community design standards that require use of water conserving devices, such as low-flow showerheads, toilets, washing machines, etc. ▪ Water meters on all potable water connections. ▪ If required, water supply infrastructure that allows for the expansion to the Campus and the City of Merced ▪ Monitoring programs designed to track long-term changes in local groundwater levels ▪ If conditions warrant, consider development of off-site wells or connection to the City of Merced potable water system.
<p>Recycled Water Systems</p>	<ul style="list-style-type: none"> ▪ Modular design of recycling plant to allow expansion to include community and campus demand. ▪ Recycled water distribution system capable of delivering recycled water to all developed and/or landscaped lots. ▪ Recycled water delivery systems that avoid discharge to receiving waters. ▪ Recycled water delivery system that allows for delivery of recycled water to the Campus. ▪ Recycled water delivery system that allows for delivery of recycled water to ongoing agricultural users within the UCP

TABLE 4 INTEGRATED WATER INFRASTRUCTURE MASTER PLAN

Minimum Standards

<p>Wastewater Treatment and Disposal Systems</p>	<ul style="list-style-type: none"> ▪ Seasonal water recycling plant capable of producing Title 22 tertiary treated water or to the level appropriate for agricultural applications. ▪ Gravity wastewater collection system capable of conveying a peak flow of 3.5 times the average flow in areas served by recycling plant. ▪ On-site seasonal treated wastewater storage capable of accommodative wintertime treated effluent to be used for irrigation purposes during summer seasons. ▪ Alternatively, gravity wastewater connection to local municipal wastewater treatment facility capable of providing treatment and disposal of wastewater during winter or other times when wastewater flow exceeds recycled water demand. ▪ Alternative to the seasonal connection to a local municipal wastewater treatment facility shall include on-site seasonal storage of treated effluent. ▪ Decentralized on-site collection and treatment systems where soils are suitable for year-round disposal of wastewater.
<p>Storm Drainage Systems</p>	<ul style="list-style-type: none"> ▪ Stormwater conveyance system with capacity for 100-year storm. ▪ Stormwater conveyance system that can accommodate campus demand. ▪ Detention and retention basins that result in no net increase in stormwater discharge. ▪ Detention basins discharging to MID facilities sized to capture entire 10-year, 24-hour storm volume. ▪ Detention/retention basin design(s) consistent with regional groundwater recharge program. ▪ Detention basins that sustain vegetation beneficial to water quality. ▪ Pump station to discharge stormwater to Fairfield Canal. ▪ In MID receiving canals/creeks, sensor devices that determine when canal/creek is at capacity. ▪ Stormwater quality control devices that prevent sediment, petroleum, and heavy metals from entering receiving waters. ▪ Grass swales that filter “first flush.” ▪ Stormwater quality monitoring program to ensure achievement of SWRCB discharge standards. ▪ Stormwater infrastructure that does not preclude the continued use of existing irrigation facilities to ongoing agricultural users.

IMP 4.5 FIRE STATION AND FIRE FIGHTING EQUIPMENT

The Merced County Fire Department provides fire, rescue, and emergency medical services to the University Community and all unincorporated areas in the County. McKee Station #85 is the closest facility to the University Community area. Development in the University Community will likely require the County to construct a new station in order to assure response times and maintain current levels of service.

IMP 4.6 LIBRARY

The Merced County Library system currently serves Merced's residents; however, reduced funding has resulted in the reduction of programs, hours, and staff. The UCP provides for the development of one or more library facilities to serve the community. This may include partnerships with UC Merced and local schools to provide shared facilities, as well as wired/wireless connections between residences and library resources. The County will need to use a creative finance approach to funding capital costs for site acquisition, construction, furnishings, fixtures, and equipment.

IMP 4.7 SCHOOLS

As housing development proceeds, elementary, middle, and high schools will be developed within or outside the University Community to serve the University Community. The number of necessary schools shall be based on the planning of the University Community in conjunction with the implementation programs of the applicable school districts. The actual number of schools to be developed will depend on the actual rate of students generated by housing in the University Community, the school sizes based on enrollment levels, and the standards and requirements of the local school districts. There is a statewide trend to the development of somewhat larger schools on smaller parcels that share facilities with adjoining parks or other schools for efficiency and to reduce costs. Additionally, it can be expected that the student generation rates for the Community may be less than traditionally experienced in Merced due to the expected high occupancy by unmarried UC Merced students without children.

In order to accommodate K–12 students generated from the University Community, local school districts will be required to obtain school sites, and construct schools and support facilities concurrently with the

development activities of the University Community. In order to help ensure that facilities are constructed in a timely manner to accommodate enrollment growth, the Community Plan Financing Strategy and Specific Plan Financing Plans adopted by the County, and containing a schools and schools support facilities financing program approved and accepted by the applicable school districts shall be approved concurrently with the sub-area Specific Plans and specific development activities within the University Community to help ensure that the cost of school facilities, school support facilities, and services are funded through development impact fees, bonding, state funding programs, grants, and/or other public or private sources or techniques. The County and developers within the UCP area shall collaborate with local school districts in seeking expanded school financing mechanisms through new or revised state programs or through new or revised local facility financing instruments. Additionally, the location and designation, the costs and sources of funding, and the fiscal impact associated with required school sites and facilities, support facilities, and district operations shall be considered, evaluated, and presented in the Public Services Plan, Capital Improvements Plan, Fiscal Impact Analysis, and Implementation Programs as required to be included in the sub-area Specific Plans.

A process shall be defined, incorporated, and consistently implemented by each development sub-area Specific Plan for the resolution of any differences or disputes in the event that the County, the respective school district and the private development applicant are unable to reach an agreement on the schools portion of the contents of the Financing Strategy, Specific Plan Financing Plan, the Public Services Plan, the Capital Improvement Plan, the Fiscal Impact Analysis, and/or the Implementation Program.

IMP 4.8 PARKS AND COMMUNITY FACILITIES

Parks and other community amenities will be important assets to the University Community. A comprehensive network of parks and open space has been planned for the Community. The County will be largely responsible for developing parks and other facilities, although there will also be opportunities for sharing facilities will UC Merced. To facilitate management and funding, Community Facilities Districts (CFDs) may be created.

IMP 4.9 PUBLIC VEHICLE FLEET AND PUBLIC TRANSIT

The County shall purchase and public transit providers shall be encouraged to purchase a fleet of vehicles to serve the University Community that are non-polluting and energy efficient.

IMP 4.10 OPEN SPACE AND HABITAT CONSERVATION/MITIGATION

The eastern Merced County region is part of the largest block of relatively undisturbed, high-density vernal pool grasslands remaining in California. As such, habitat protection is a critical aspect to the UCP, which focuses on preserving and sustaining the vitality and diversity of the relatively undisturbed areas of the UCP district.

Consultation with relevant federal and state permitting agencies will guide the approach and define the constraints for providing habitat conservation and mitigation. Responsibility will fall initially to the County to adopt a land use plan and zoning designations that are acceptable to the regulating agencies. Subsequent development will be responsible for mitigating habitat off-site when necessary.

HABITAT MITIGATION PLAN

The County, in consultation with federal and state agencies, shall require the project applicant to prepare a Habitat Mitigation Plan that must achieve:

- No net loss of wetland functions and values
- Minimization of impacts to affected annual grassland and other upland habitats and preservation of similar habitats at a minimum ratio of one acre preserved for each acre lost.

The Habitat Mitigation Plan must address all habitats that will be affected by the implementation of a Specific Plan including:

- All permit conditions provided by the United States Fish and Wildlife Service, Regional Water Quality Control Board, California Department of Fish and Game, and/or United States Army Corps of Engineers.
- Mechanisms for long-term protection, monitoring, and maintenance of protected habitats, including long-term funding instruments.

- Specific design criteria to protect avoided on-site and off-site protected habitats. Design criteria will include, at a minimum, a 250' vegetated buffer between the building envelope and the edge of a protected habitats. The buffer will be designed to achieve the following:
 - Create a barrier for surface run-off from the UCP area
 - Create a barrier to the movement of domestic pets into natural areas
 - Minimize seed dispersal of exotic plants to the natural areas
 - Reduce noise and light from the Plan area into the natural areas
- The specifications of buffers and other habitat protection measures, including barrier requirements, activity restrictions, signage, monitoring, and reclamation requirements will be developed in coordination with the RWQCB, CDFG, USACOE, and USFWS.

Impacts to wetland habitats will be mitigated as follows:

- Mitigation that, at a minimum, meets or exceeds the following: The County shall ensure that three acres of wetlands will be preserved, enhanced, restored, or created for each acre lost. Wetland habitats will be mitigated in-kind to the maximum extent feasible. The mitigation wetlands should be aggregated and located immediately adjacent to other preserved wetlands of similar type whenever feasible and practical to avoid creating isolated preserves where function and value cannot be maintained over the long term.

Impacts to annual grassland habitats will be mitigated as follows:

- Compensatory mitigation that, at a minimum, meets or exceeds the following: The County shall ensure that one acre of annual grasslands will be preserved for each acre lost. The preserved annual grasslands should be aggregated and located immediately adjacent to other preserved annual grasslands of similar type whenever feasible and practical to avoid creating isolated preserves where function and value cannot be maintained over the long term.
- The County shall implement the following measures that address potential indirect impacts to annual grasslands within the UCP area and on adjacent natural lands:

- Provide a natural or semi-natural buffer between urban development and natural lands to the east (e.g., along the Fairfield Canal)
- Provide increased wildlife habitat value along interior corridors maintained for other purposes (e.g., canals)

The minimum performance standards for these natural and semi-natural lands shall include: maintenance of existing natural vegetation within buffer lands: minimum width of interior corridors shall not be less than 300 feet; no new permanent improvements, other than unpaved trails, within open space corridors designated for wildlife use (unless undergrounded); annual eradication of non-native weeds that are nuisance species or that substantially reduce wildlife habitat values: annual mowing of undisturbed grassland within interior corridors shall occur only between August 31 and October 31 (after the avian nesting season); and establishment of an open space/natural landscape working group to advise the County on management of the open space corridors for wildlife habitat.

The preparation of Mitigation Plans must involve consultation with the EPA, USCOE, USFWS, CDFG, and other relevant agencies.

A mitigation plan completed as part of the acquisition of a permit under the *Clean Water Act*, federal *Endangered Species Act*, or *California Endangered Species Act*.

OPEN SPACE CORRIDOR

The County, during project review, will ensure that the designated open space corridors are sited and operated to maximize their conservation value. The County shall ensure that the open space corridors will support at least 30 acres of existing, restored, or created wetlands and allow the movement of wildlife through the Community Plan area, to the extent feasible and applicable.

IMP 4.11 AFFORDABLE HOUSING

The ability to maintain housing affordability over the long term will be an important challenge for the University Community. Affordable housing goals articulated in the UCP can be achieved through cooperation between the City, County, University, the business community, non-profits, and residents at large. Effective mechanisms for providing affordable housing include land use controls that require inclusionary units, in-lieu fees paid by residential and commercial development, leveraging of state and federal funds, tax credits, and volunteerism (e.g., Habitat for Humanity).

A Housing Affordability Plan shall be required to be incorporated into each Specific Plan. This shall quantify the anticipated housing needs for the planning area, goals for the production of housing for very low-, low-, and moderate-income households, and a specific program of actions for their achievement. The Community's affordable housing goals shall be integrated into the mandated five-year updates of the County General Plan Housing Element.

IMP 4.12 OFF-SITE INFRASTRUCTURE PROGRAM

At each phase of development, off-site improvements to infrastructure (roads, sewer, etc.) may be required. These improvements, as well as funding mechanisms, will need to be identified throughout the development process. Guidelines set forth in the UCP will determine appropriate service levels for off-site improvements.

IMP 4.13 INFRASTRUCTURE PHASING

Infrastructure phasing will be determined by cooperative agreements between the City, County, and University as well as by market factors that drive the pace of development. Certain "backbone" improvements such as arterial roadways, sewer and water trunk lines, energy transmission lines, and possibly a fire station may need to be constructed before or concurrently with the first phase of residential and commercial development. Other items such as in-tract roads, schools, library, and recreation facilities can be phased to match the pace of development and to respond to the growing needs of the community as they arise.