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## 5.0 PUBLIC SERVICES PLAN

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The public services plan identifies the parties responsible for providing municipal services to the University Community and their participation as well as level of service standards. The County, City, and University will need to reach cooperative agreements that dictate how services are provided in both the short and long term. For example, in the early years of Campus and Community development, the Merced County Fire Department may provide protection to both the Community and UC Merced. As student enrollment increases, however, the UC Merced may transition to providing its own fire protection on campus or may provide joint services with the County throughout the campus and UCP areas.

Services that will need to be defined include:

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### **IMP 5.1 PLANNING AND DEVELOPMENT MANAGEMENT**

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Initially, planning and development management will be provided by the County and informed by Memoranda of Understanding (MOUs) between the County and City of Merced. These MOUs will reflect the goals, objectives, and policies of each jurisdiction.

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### **IMP 5.2 POLICE PROTECTION**

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Initially, the Merced County Sheriff will provide police protection to the University Community at the level of service that is currently enjoyed elsewhere in the unincorporated County. In future years, the level of service may be modified as determined by the appropriate governing body.

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### **IMP 5.3 FIRE PROTECTION**

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Initially, fire protection will be provided by the Merced County Fire Department. The County and University will need to come to agreement about service responsibilities as well as the possibility of providing reciprocal protection.

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### **IMP 5.4 INTEGRATED WATER UTILITIES**

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The provision of integrated water service may require cooperation between the City, County, University, and regional utility districts to determine participation, service delivery responsibilities, and fee levels. For example, the County may provide its own water and sewer service or may contract with another agency for service.

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### **IMP 5.5 DRAINAGE, LANDSCAPE, AND HABITAT MAINTENANCE**

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For maintenance of drainage, landscape, and habitat areas, the County will need to determine whether existing County departments will be responsible or whether the County will need to create a new department. Levels of service will be guided by standards set forth in the UCP.

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### **IMP 5.6 PARKS AND RECREATION**

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The County will be largely responsible for maintaining parks and other facilities and sponsoring recreation programs. However, there will be opportunities for sharing facilities and programs with UC Merced and the City.

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### **IMP 5.7 LIBRARY**

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The County will bear the primary responsibility for staffing and maintaining library facilities in the UCP. The County may also participate in reciprocal borrowing and other programs with UC Merced.

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### **IMP 5.8 SCHOOLS**

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The County will have to come to determine whether the schools in the UCP area will be integrated in the Merced area school districts or if they will form their own district. In any event, operations and maintenance will be provided by the governing district using a combination of property tax and state funds, which are distributed on a per student basis.

The Merced City School District, the Weaver School District, and the Merced Union High School District currently are responsible for providing the K–12

educational programs, operations, and facilities for the future residents residing within the Community Plan. The formation of a new school district, or the annexation or de-annexation of property from one district to another, is subject to state statutory requirements and procedures. In any event, operations, maintenance, and facilities will be provided by the governing district using a combination of property tax revenues, state funds and operational grants, and other local public and private revenues, resources and techniques. Operations, maintenance, and facilities shall be in accordance with the adopted and accepted requirements and standards of the applicable school districts providing service and facilities.

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### **IMP 5.9 FISCAL ANALYSIS**

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A key component of the Public Services Plan will be an analysis of the public costs and revenues associated with providing the services described above. In this regard, a Fiscal Analysis will be conducted as a part of the record during preparation and consideration of individual Specific Plans to ensure that adequate revenues will be available to fund these public services.

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### **IMP 5.10 COMMUNITY EDUCATION**

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The County shall prepare and make information available to inform residents and businesses within the University Community regarding its services, programs, and key community issues. Representative of the range

of information that may be presented include: land use zoning and development processes; development fees; code compliance; property and building maintenance and improvement techniques; financial assistance and affordable housing programs, public transportation; ride-sharing and other transportation demand management programs; neighborhood traffic calming techniques and permit parking programs; status of infrastructure improvements; energy conservation methods and recycling programs; hazards and emergency response procedures (wind, fire, seismic, and flooding); the County's agricultural industry and compatibility of urban uses with these; natural resources and their value; educational and cultural events and venues; parks and recreation, health and safety, and seniors and youth programs; and access to government services and elected officials. This information may be presented in flyers and newsletters that are distributed to households in the University Community, on the County or a Community Web Page, and/or by cable television broadcasts.

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### **IMP 5.11 ECONOMIC DEVELOPMENT**

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The County will develop or assist in the creation of a public or non-profit entity that focuses on promoting economic development activities within the University Community and related to UC Merced. This entity will sponsor programs and efforts designed to attract business sectors that enhance the University Community environment and foster positive inter-relationships with UC Merced campus.

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## **6.0 FINANCING STRATEGY**

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**T**he Financing Strategy specifies the sources and uses of funds for the public improvements described in the Public Improvement Plan. The Financing Strategy is developed in part to ensure that the Community Plan as a whole can be developed in a financially feasible manner given available private and public funding sources. In addition to a Financing Strategy for the Community Plan as a whole, each individual Specific Plan for the Community Plan sub-areas will include a detailed Financing Plan, as required by state law and as specified above in the program addressing Specific Plan form and content.

Initial feasibility analysis conducted as a part of the UCP preparation indicates that development of the Community can be financially feasible, given expected infrastructure costs and the financial resources that will

become available as development occurs. In general, the Financing Strategy sets forth a "pay its own way" approach consistent with the Merced County General Plan and other development policies. Under this policy, the University Community will be expected, through one mechanism or another, to fund infrastructure and services without any negative effect upon existing taxpayers or ratepayers in other portions of the County.

The key steps in developing the Community Plan Financing Strategy, as well as the more detailed Specific Plan Financing, are as follows: