

7.0 Public Services and Facilities

This chapter addresses the public services and facilities required to serve the future population of the Plan Area. It includes a description of law enforcement, fire protection, emergency medical, solid waste disposal and recycling; as well as parks, schools and libraries followed by a list of standards for each. Where phrases such as "should" or "are encouraged" are used, the statement is a refinement of policy or a guideline and subject to some interpretation. Where phrases such as "shall" and "are required" are used, the statement is mandatory.

The WLSP will be analyzed in the financing plan prepared by Economic & Planning Systems, Inc. (EPS). This study addresses the funding of public facilities not provided for by current fee programs or other funding mechanisms. Additional information regarding the West Landing Financing Plan (WLFP) is contained in Chapter 10, Project Financing Plan.

7.1 LAW ENFORCEMENT

Currently, law enforcement to the unincorporated WLSP area is provided by the Stanislaus County Sheriff's Office. Once annexed, the WLSP area will fall within the service area of the City of Ceres Police Department. As of 2010, the Police Department had 52 sworn officer positions, with a target ratio of 1 to 1.5 officers per 1,000 residents. The Ceres Police Department operates out of the 2727 Third Street Station, about 3 to 4 miles from the WLSP area. To serve the Plan Area, the Ceres Police Department currently plans to pursue a substation within the Plan Area. The Police and Fire Department would support a combined new facility, of which the police substation would need approximately 800 square feet.

7.1.1 Law Enforcement Standards

1. The Department's adopted service standard is 1 to 1.5 patrol officers per 1,000 residents, and an average response time of 5 minutes.

2. Adequate police protection shall be provided by the City of Ceres Police Department to the Plan Area as development occurs.
3. Residential-based surveillance and law enforcement notification programs, such as neighborhood watch, are strongly encouraged.
4. All land uses in the plan area should be designed to facilitate surveillance and access by law enforcement equipment and personnel.
5. Streets shall be designed to ensure that emergency response is not impaired.
6. Buildings and other facilities shall be designed to incorporate the philosophy of “Crime Prevention Through Environmental Design” (CEPTED).

7.2 FIRE PROTECTION & EMERGENCY MEDICAL RESPONSE

Currently, fire protection to the unincorporated West Landing Specific Plan area and the surrounding areas is provided by the Westport Fire Protection District (WFPD). As part of the annexation process, Fire District boundaries will be reorganized so that the West Landing Specific Plan area would fall within the fire protection service area of the City of Ceres Fire Department.

The Ceres Fire Department has four fire stations, the closest being Fire Station #3 at Boyle Drive and Service Road, just south of the southeastern corner of the plan area. This is backed-up by the main station at 2755 Third Street in downtown Ceres, approximately 3 to 4 miles from the West Landing Specific Plan area. Ceres fire stations respond to not only structure fires, but also a number of medical aid, rescue, public assistance and mutual aid calls as well. Nearly 68 percent of all of calls are medical in nature and all firefighters are also trained Emergency Medical Technicians. The Ceres Fire Department maintains target response times of 3 to 5 minutes.

Per the 1994 agreement between the City of Ceres and the County, the Ceres Fire Department would continue to provide fire and life protection (emergency medical) services to the County facility in the Specific Plan area.

The Ceres Fire Department has indicated that they may not be able to provide adequate fire protection for the West Landing Specific Plan area at build out from their existing stations and with existing equipment. The station at Boyle Drive and Service Road is approximately 2.5 miles along the existing roadways from the far corner of the Specific Plan area. The Fire Department will consult digital maps for analysis of response times once potential future roadways are planned.

At this point, the Fire Department considers it likely that they will not be able to maintain adequate response times to serve the Specific Plan area from the existing stations and intends to pursue the possibility of a fifth station within the Specific Plan area. They have provided the following information in regard to a new station:

- For traffic reasons, the station should not be located too close to a school.
- The station location should be such as to provide optimal response time to the maximum area taking into account the location of other stations in the vicinity.
- The station should be located with access to a collector street and will need access reasonably separated from any roundabout.
- A station would need to be approximately 7,000 square feet on 1 acre of land and would be staffed by an engine company of two fire fighters at all times.
- Current service levels will need to be maintained at all times.

The Fire Department also voiced concerns over their current ability to provide fire coverage to existing and planned non-residential facilities. Coverage of these facilities would require a truck with a ladder that could provide access to multi-story buildings in the event of a structure fire. The Fire Department's one existing truck is currently dedicated to a commercial district in a different area of the City. The Fire Department has provided the following information regarding a truck company:

- The land uses in the project area will need to be served by a truck company. This new truck company will need to be on-line early in the development of the Specific Plan area.
- A truck company is a staff of four (4), as opposed to the two-man crew for an engine. The financing plan addresses details of the fire capital facility financing; fire operations and maintenance, including staffing, is included in the fiscal impact analysis.

Another consideration is that the potential removal of the Specific Plan area, and specifically of the G3 Enterprises, Inc. facilities, from the WFPD could represent a significant loss of tax revenue for the Westport Fire Protection District. Ultimately, as part of the review of the annexation application, the Stanislaus Local Agency Formation Committee (LAFCO) is obligated to evaluate the effects of any such reorganization on the affected agencies and make specific findings regarding any existing district's continuing feasibility and ability to provide services. The following considerations relate to this change in fire service:

- Should the reorganization occur, a potential net loss of revenue to the WFPD may occur.
- It is unlikely the WFPD will be able to provide urban levels of fire protection and emergency medical response appropriate for the West Landing Specific Plan area as it develops under the Specific Plan. However, it may be mutually beneficial to allow a period of early transition in which the WFPD retains coverage of all or a portion of the Specific Plan area prior to development under the Specific Plan. Such a transition period could be part of the plan to mitigate a potential net loss of revenue while also allowing a ramping-up period for Ceres Fire Department to get any necessary fire service companies and/or facilities on-line.

7.2.1 Fire Protection & Emergency Medical Response Standards

1. The fire station site shall be identified on the Tentative Subdivision Map, at the time and location deemed appropriate by the City of Ceres Fire Department. With the development of the Plan Area, fees shall be collected and allocated for the land purchase, construction, and outfitting of the station.
2. Fire stations shall be located, designed and oriented in a manner harmonious with adjoining land use.
3. Water facilities shall be designed and installed to ensure adequate fire flows within the Plan Area to provide an adequate level of fire protection.
4. Public health and safety needs within the Plan Area shall be met through the provision of fire protection services and facilities at a level sufficient to maintain the existing ISO rating for areas with fire hydrants and shall meet established response time standards.
5. Fire station and fire apparatus facilities shall be provided in accordance with the City of Ceres Standards.

7.3 SOLID WASTE DISPOSAL & RECYCLING

Solid waste disposal is provided by Ceres Bertolotti Disposal through an agreement with the City.

Residential waste is collected once a week. Collection services are funded by refuse service fees based on container sizes.

Solid waste is taken to Stanislaus County Fink Road Landfill and Waste-to-Energy facility. The Fink Road Landfill has a permitted total capacity of approximately 14,500,000 cubic yards, of which

approximately 69 percent was remaining in 2000. This facility is permitted to receive a maximum of 2,400 tons/day.

The Waste-to-Energy facility is a cogeneration plant, which operates under a separate permit. Appropriate types of waste are diverted to the Waste-to-Energy facility, which reduces the amount of waste requiring landfilling. Approximately 800 to 1,200 tons per day are processed at the Fink Road Landfill. Typically, most of the waste is processed by the Waste-to-Energy facility, leaving approximately 300 to 400 tons per day to be landfilled. Recycled materials are also collected.

Refuse from Plan Area residences will be collected by an automated truck collection system, identical to that provided to other residential areas of the county. On the basis of the projected Plan Area residential population only (exclusive of commercial uses), ultimate development of the Plan Area can be expected to result in 21 tons of solid waste per day (10,245 population x 4/2000 = 20.9 tons).

7.3.1 Solid Waste Disposal & Recycling Standards

1. Recycling of residential and commercial solid waste should be promoted and encouraged within the Plan Area.
2. Residential developments shall be designed to facilitate the use of automated solid waste collection trucks.
3. All urban uses shall be designed so that solid waste containers can be hidden from street view either with an enclosure or garage, or behind a fence within a side yard area.

7.4 PARKS

The City of Ceres requires 4 acres of parkland per 1,000 population or approximately 41.0 acres in land dedication based on a maximum projected population of 10,245. The Specific Plan Land Use Plan provides a total of approximately 47.0 acres of parks, with 42.4 acres towards parkland credit. Therefore, the park requirement has been satisfied for the Plan Area. The proposed park acreage includes one Community Park and two Neighborhood Parks. (Figure 7.1)

The underlying zoning designation for parks and paseos shall be the predominant land use surrounding each park or paseo segment. For example, the underlying zoning for the Community Park is Medium Density Residential. The parks shown on the Land Use Diagram are approximate, and final determination and configurations will occur upon the submittal of Tentative Subdivision Maps.

Table 7.1: Parkland Acreage Summary

	Total Acreage	Unencumbered Acreage	Joint Use Basin	Parkland Credit
Community Park	30	22	5.4 ^[1]	27.4
Neighborhood Park - North	8.5	5.5	2 ^[2]	7.5
Neighborhood Park - South	8.5	5.5	2 ^[2]	7.5
Total Parkland Credit				42.4

^[1] Based on an 8.0-acre basin using the following calculation:

- 4.8 ac. 10-year area x 50% = 2.4 acres
- 0.5 ac. 10-25 year area x 80% = 0.4 acres
- 1.35 ac. 25-100 year area x 90% = 1.2 acres
- 1.35 ac. above 100-year area x 100% = 1.35 acres

^[2] Based on a 3.5-acre basin using the following calculation:

- 1.8 ac. 10-year area x 50% = 0.9 acres
- 0.2 ac. 10-25 year area x 80% = 0.16 acres
- 0.5 ac. 25-100 year area x 90% = 0.45 acres
- 0.5 ac. above 100-year area x 100% = 0.5 acres

Two Neighborhood Parks are located adjacent to the elementary schools to allow shared use. The parks will accommodate a broader range of activities such as soccer fields, softball and little league ball fields suitable for league play. The community park may have lighted fields to allow leagues to play in the evenings. The purpose of the parks is to encourage multiple uses and allow for active recreation.

7.4.1 Determination of Parkland Requirement

The amount of parkland required within the Plan Area is determined by applying the 4.0 acres per 1,000-population requirement to the anticipated population within the Plan. The City of Ceres’ General Plan identifies a factor of 3.2 persons per Low Density Residential household, 2.75 persons per Medium Density Residential household, and 2.5 persons per High Density Residential household. Table 8.1 provides a calculation of population within the West Landing Plan Area for a projected population of 10,245.

The parkland dedication shall be provided in general conformance with Figure 8.1, and shall be tabulated as follows:

Table 7.2: Parkland Dedication Requirement

Land Use	Units	Persons/Dwelling Unit(1)	Projected Population	Park Land Requirement(2)
VLDR	81	3.20	259	1.0
LDR	1,252	3.20	4,006	16.0
MDR	659	2.75	1,812	7.2
HDR I	715	2.5	1,788	7.2
HDR II	662	2.5	1,655	6.6
NC (mixed use)	200	2.5	500	2.0
O (mixed use)	90	2.5	225	1.0
TOTAL	3,659	N/A	10,245	41.0

(1) The persons per dwelling unit factor is based on the City of Ceres General Plan.

(2) Calculated at 4.00 acres per 1,000.

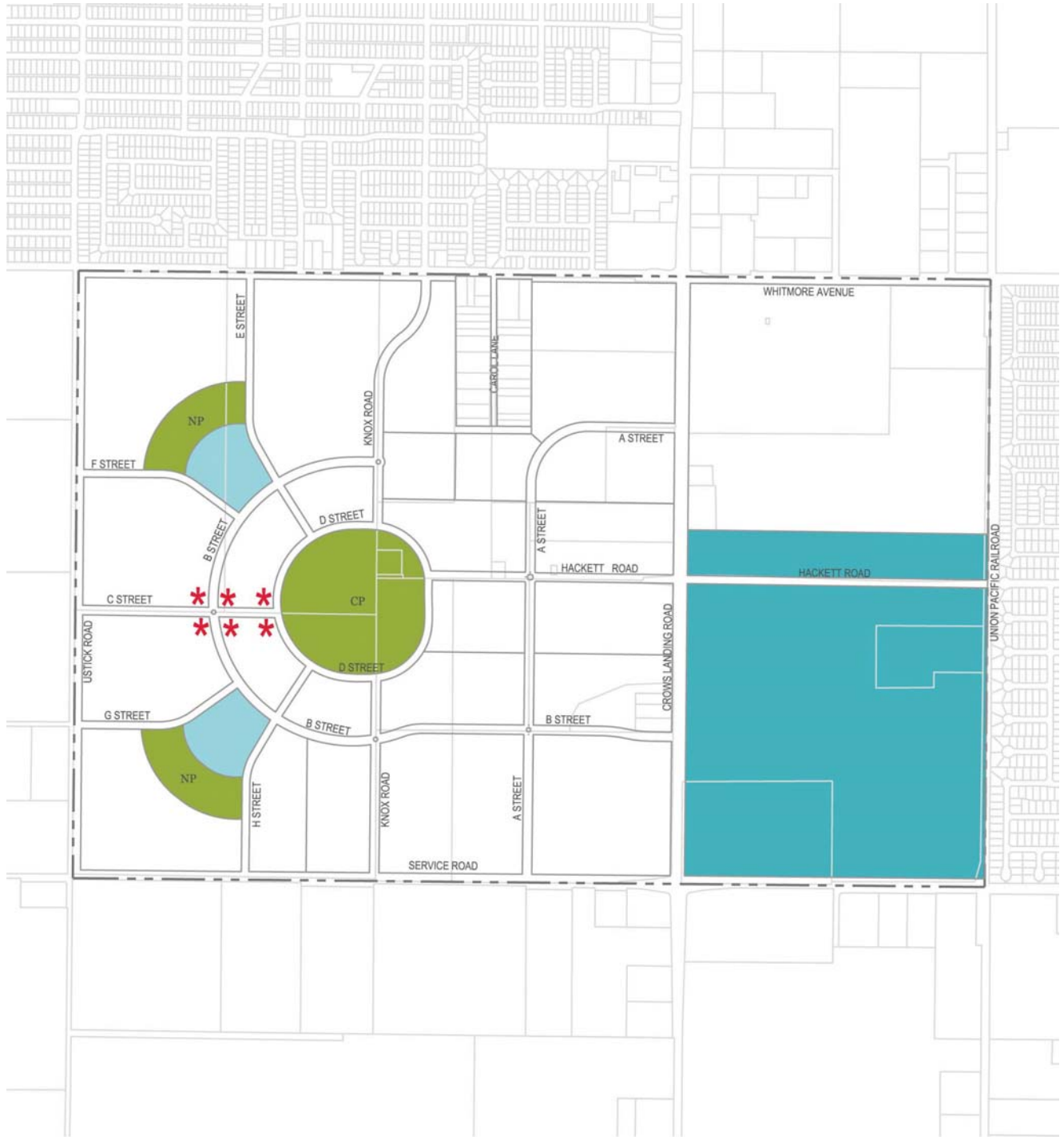
7.5 PARK FEES AND ACQUISITION

Parks are improved through the collection of in-lieu fees and/or land dedication. The City’s preference is for developers or builders to dedicate and/or improve park sites in exchange for fee credits. The City Council may also allow them to utilize fees collected from other projects within the WLSF to purchase and improve park sites. For planning purposes, all park sites shown in the plan should be considered a reservation of the site for future acquisition. The sites will be delineated as parcels at the time Tentative Subdivision Maps are prepared. For the purposes of valuation, sites should be assumed to have the same underlying land use as the predominant surrounding use.



7.6 SCHOOLS

The Plan Area is currently within the Modesto City School District. It is intended that the Plan Area would be transferred to the Ceres Unified School District. A determination about the transfer will be made later in the development process, pending final resolutions between Modesto and Ceres School Districts.



Legend

- S School (Elementary)
- CF Community Facilities
- P Park & Plazas
- * Fire Station/Police Sub-Station
(Potential Locations - Final location to be determined by City)
- Project Boundary

Figure 7.1: Public Services, Facilities & Parkland Map		Date: August 2010	
West Landing Specific Plan Ceres, California	NOT TO SCALE		

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