

Levesque, Jennifer

From: Sid Lakireddy [REDACTED]
Sent: Friday, July 02, 2021 3:38 PM
To: cityclerk
Cc: John Anderson; Stephen Peck
Subject: 7/6 Comments Regarding Item # k.5.21-490 Pre-Application Process for Annexations

I am writing today to first commend City staff for continuing to work on this process and project for as long as it has been. It is encouraging for developers like myself to know that progress is being made, albeit incremental.

I would like to express that I am supportive of what is being proposed today only if a couple of main issues are addressed;


I) The whole point of this exercise is to not waste City's staff time if the development is not "real". One way to determine that is if the project has a 401 or 404 environmental clearance or at the very least started the consultation process. If a property owner in this area is not cleared by the state or federal government they will still have many years ahead of them working through those agencies before they can start building. So why devote effort and sewer capacity to those projects in the near term?

Yes this item may just be for the annexation application but acceptance of an annexation according to the City's previous position is also a promise of sewer capacity, so unless the City articulates a different position, annexation is the same as reservation of sewer capacity.

So in short I ask that you add environmental clearance progress as a criteria for accepting pre-annexation applications unless the parcel of land is already developed.

II) The City indicates "Merit Criteria" as defined in the City's existing master plan as a guide to determine the feasibility of a project under the proposed application. This criteria needs to be revisited and more than likely updated in light AB 3312 passing. Urban Expansion Criteria 1.3 in the master plan requires that land be adjacent to current city limits. Assuming the City of Merced annexes UC Merced, then adjacent land will be adjacent to UC Merced and hence urban areas as defined. It would be helpful for the City Council to officially articulate this position at this time so it doesn't pose an impediment later on when processing applications.

Thank you,
Sid Lakireddy

 [NOTICE: This message originated outside of City of Merced -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]