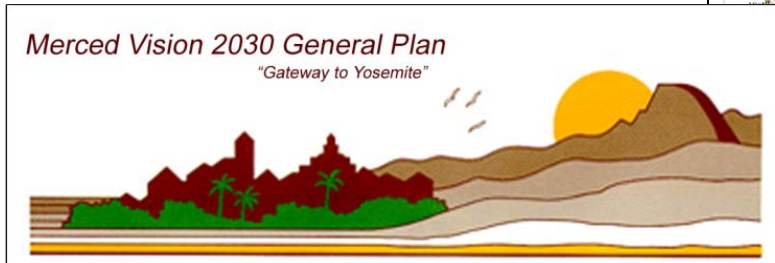
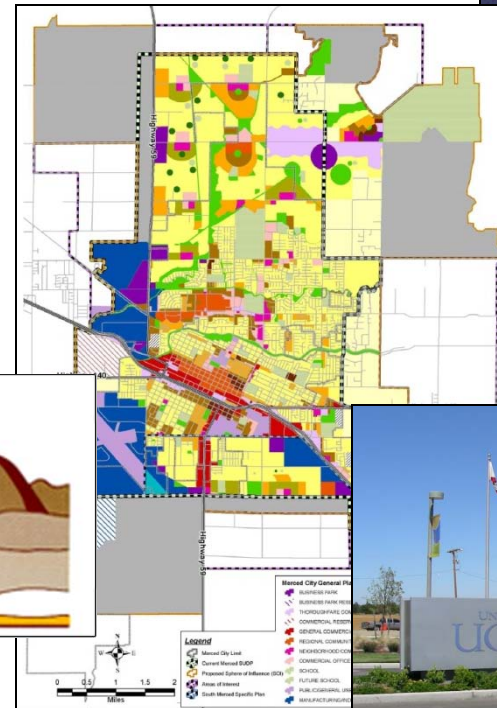


Merced Vision 2030 General Plan

City Council
Public Hearing
(Continued)

January 3, 2012



Kim Espinosa, Planning Manager

Tonight's Meeting

- **Staff Presentation**
 - Past City Council Direction/Action
 - Overview of the Options 1, 2, & 3
 - Information on Option 4
- **Continued Public Hearing**
- **City Council Vote (Options 1, 2, or 3)**
 - Certification of EIR (Already done for Option 2)
 - *Merced Vision 2030 General Plan*
 - Land Use Diagram (up to 9 Sectors)
 - LAFCO Application
 - Or Provide Staff with Direction on Other Options for Future Consideration

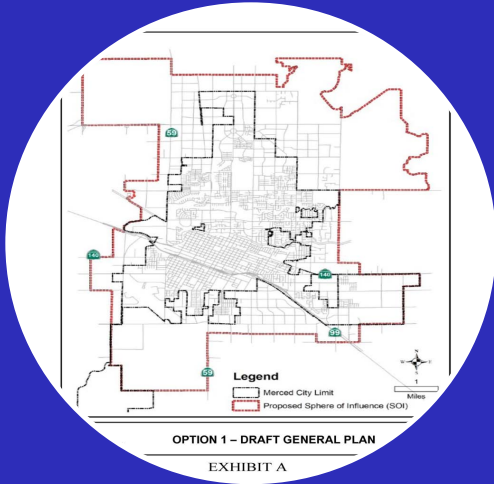


Previous City Council Action

Public hearing was held on Sept 19, Oct 17, & Nov 7 with a total of 21 individuals testifying.

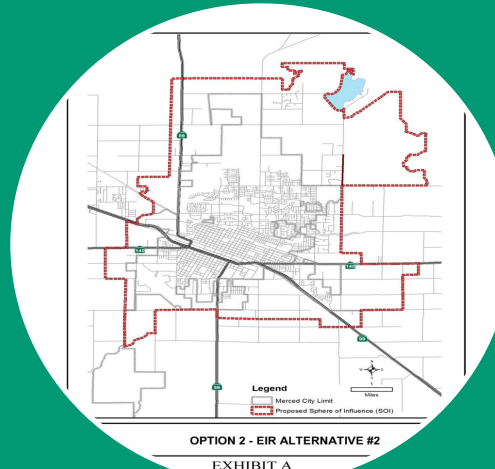
The City Council asked for 4 options to be presented to them for consideration—Resolutions have been prepared to allow either Option 1, 2, or 3 to be adopted at tonight's meeting. (The Resolution for the EIR for Option 2 was already adopted on Oct. 17, 2011.)

On Nov 7, the City Council asked for additional information on Option 4 (Removal of Areas East of McKee Road) in regards to cost, timeline, EIR revisions, and process. Option 4 cannot be adopted at tonight's meeting.



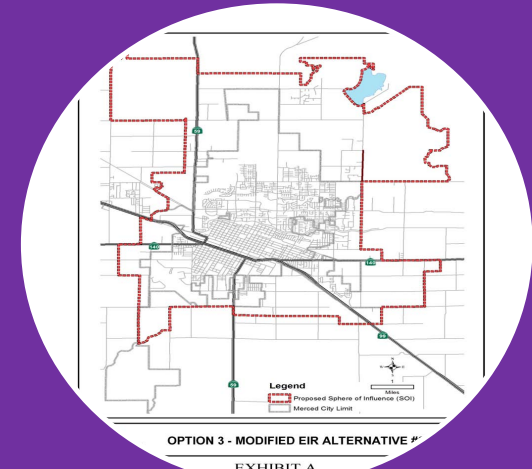
Option 1--Draft
General Plan
(Planning
Commission
Recommendation),

or,



Option 2 --EIR
Alternative #2
(Removing Castle
Farms & Mission
Lakes);

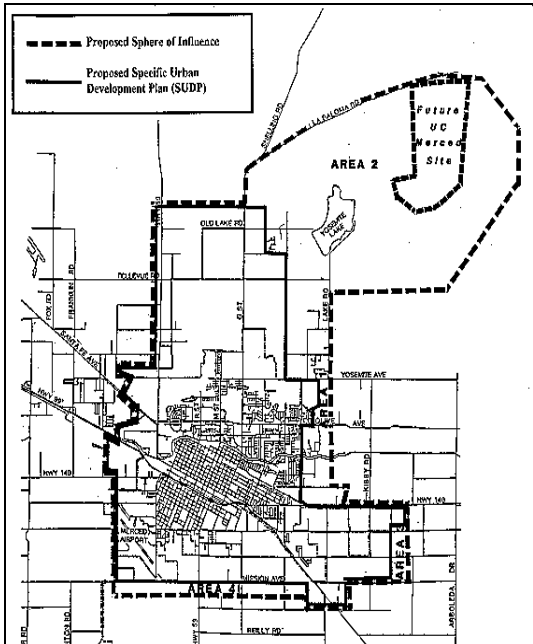
or,



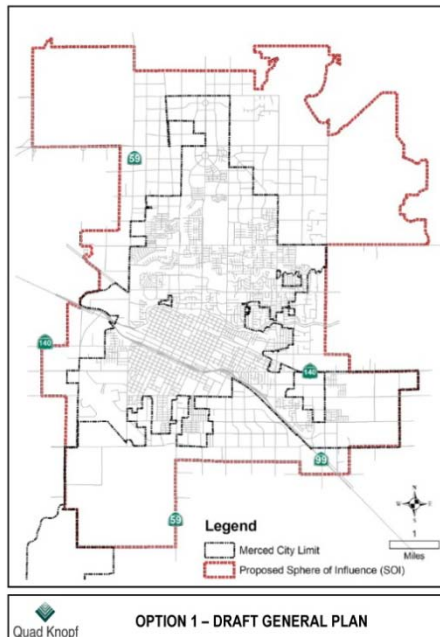
Option 3--Modified
EIR Alternative #2A
(Removing Mission
Lakes Only).

3 Possible Options

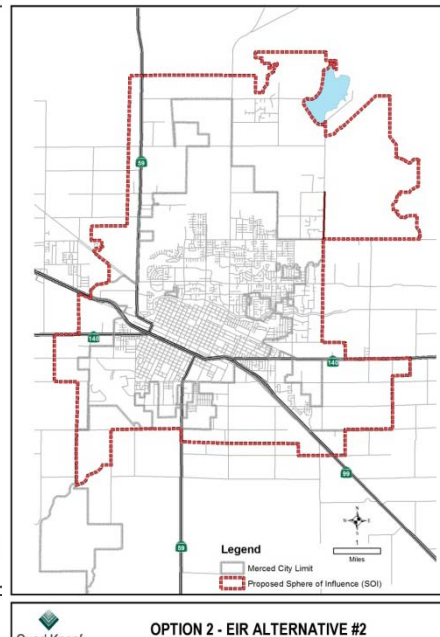
Merced Vision 2015 General Plan (1997) vs. Draft Merced Vision 2030 General Plan Options



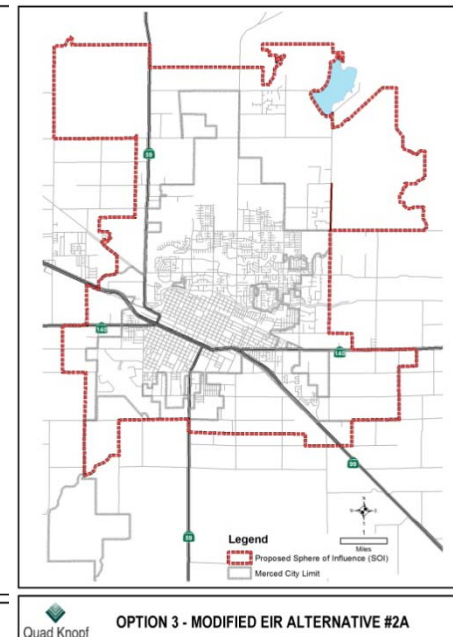
*Adopted Plan--
SUDP = 20,700 acres
SOI = 37,300 acres*



*Option 1--
Combined
SUDP/SOI =
33,576 acres
AOI = 10,000
acres*

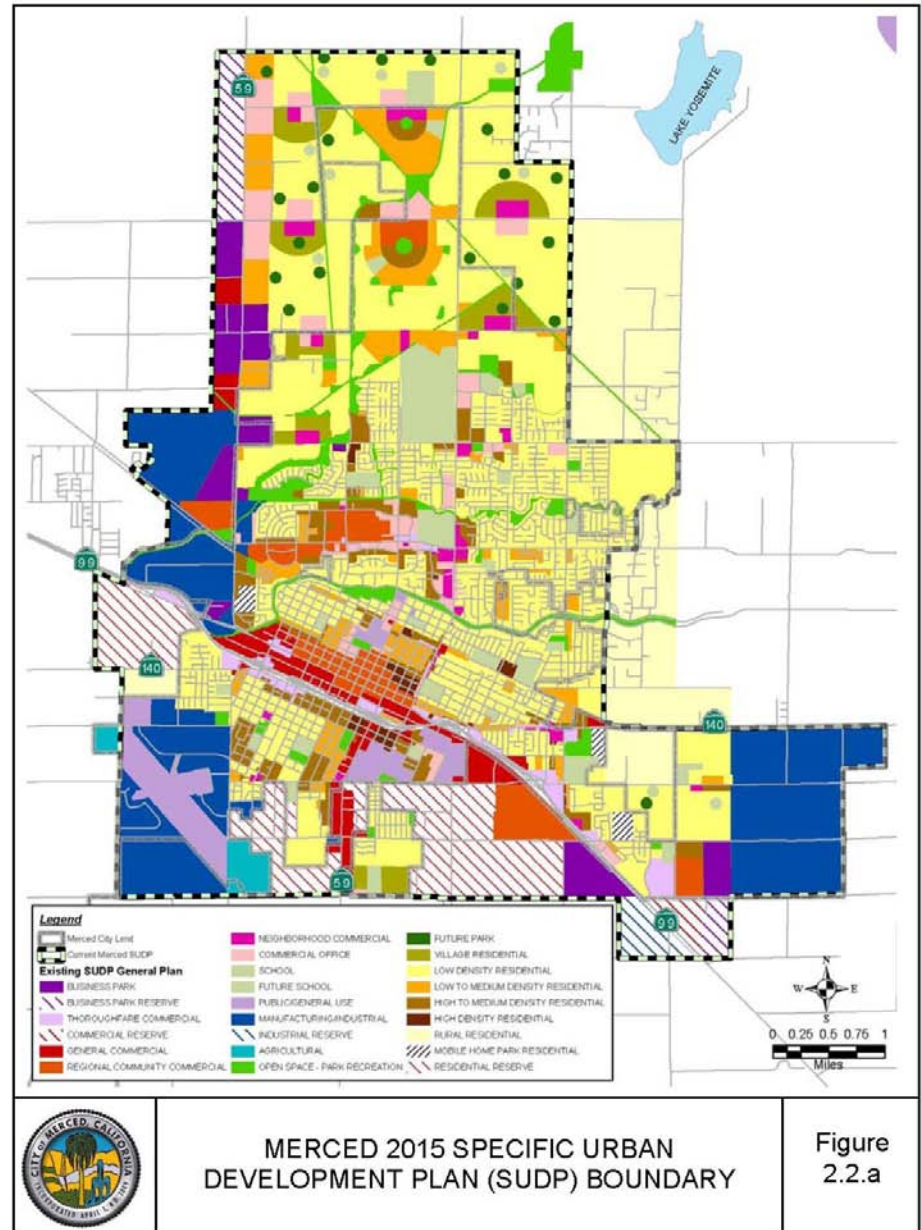


*Option 2--
Combined
SUDP/SOI =
28,576 acres
AOI = 15,000
acres*



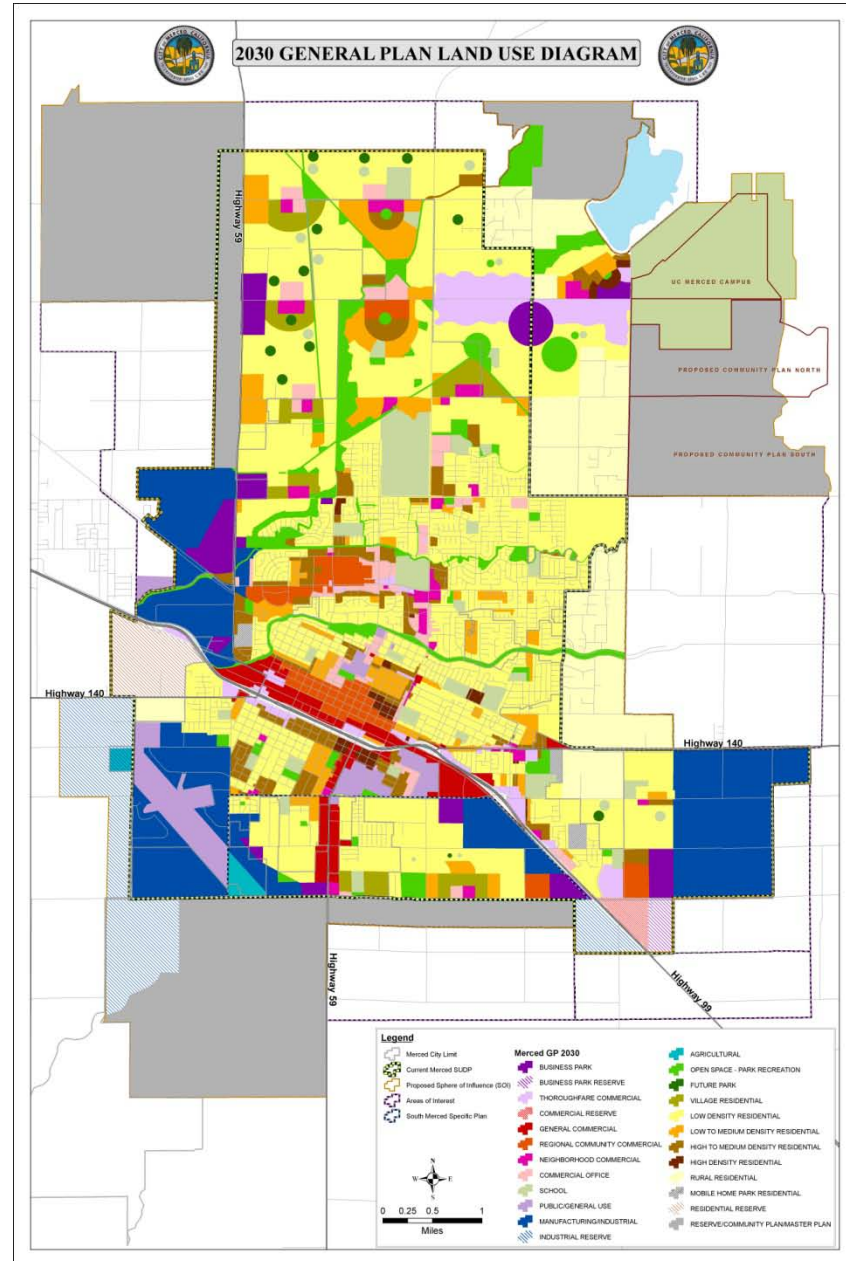
*Option 3--
Combined
SUDP/SOI =
31,076 acres
AOI = 12,500
acres*

*Merced Vision
2015
General Plan
(Adopted in
1997)*

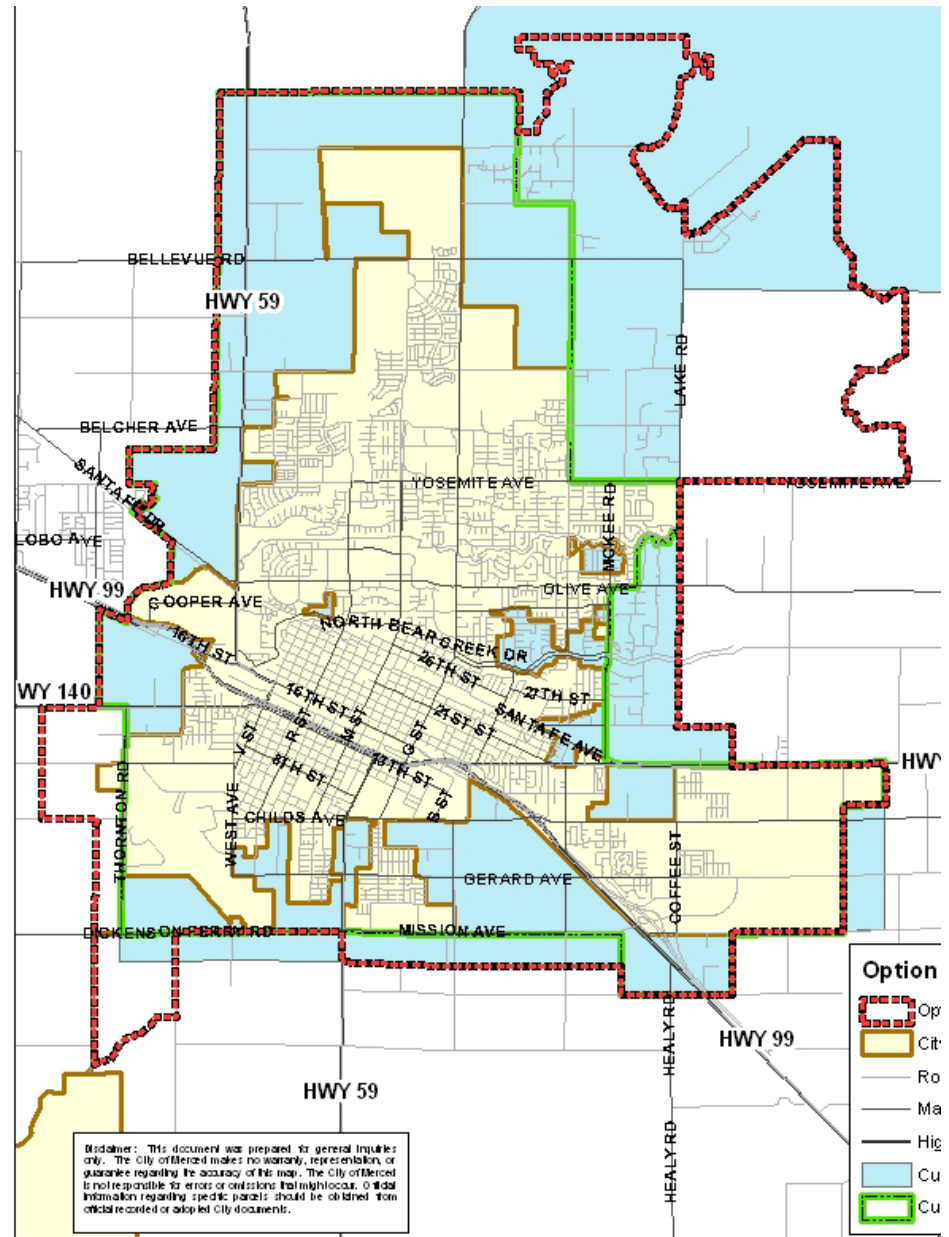


Merced Vision 2030 General Plan

Option 1 (Draft General Plan)— Land Use Diagram



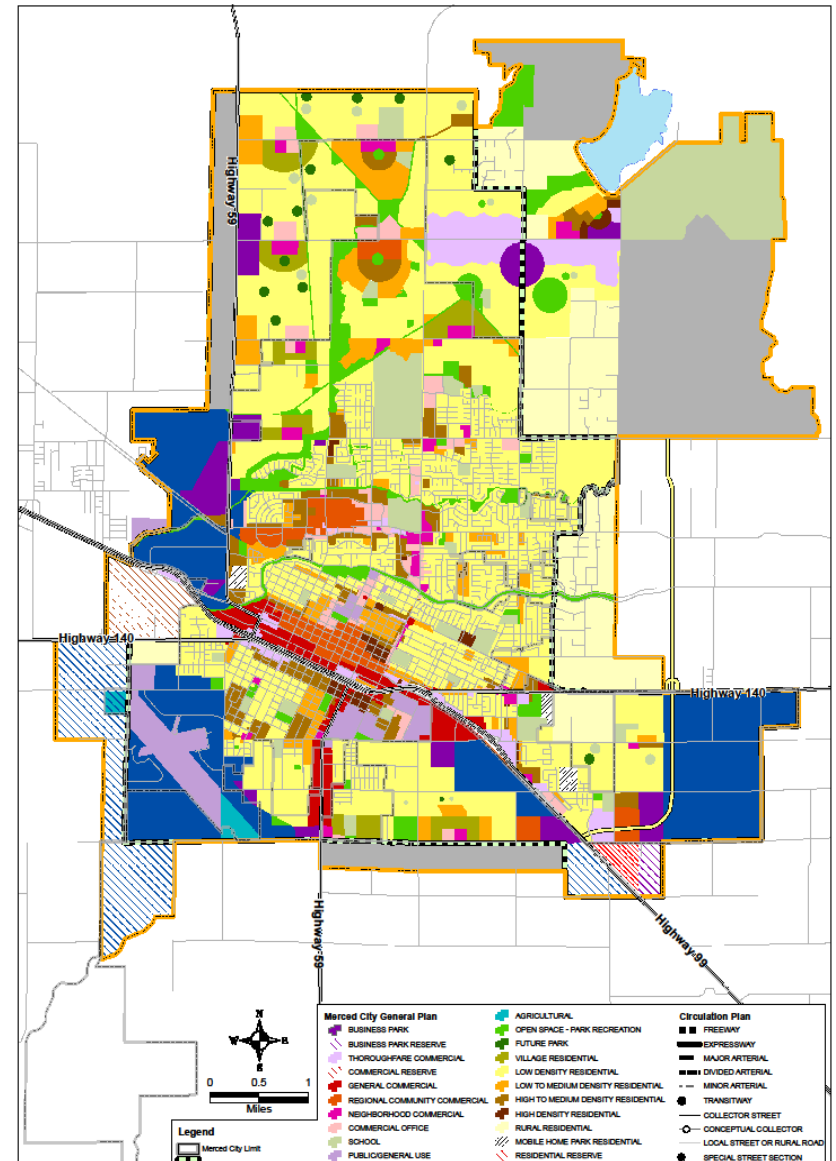
*Merced City Limits
(14,829 acres),
Merced Vision 2015
General Plan SUDP
(20,700 acres),
Merced Vision 2015
General Plan SOI
(33,700 acres),
& Option 2
SUDP/SOI for
Merced Vision 2030
General Plan
(28,576 acres)*



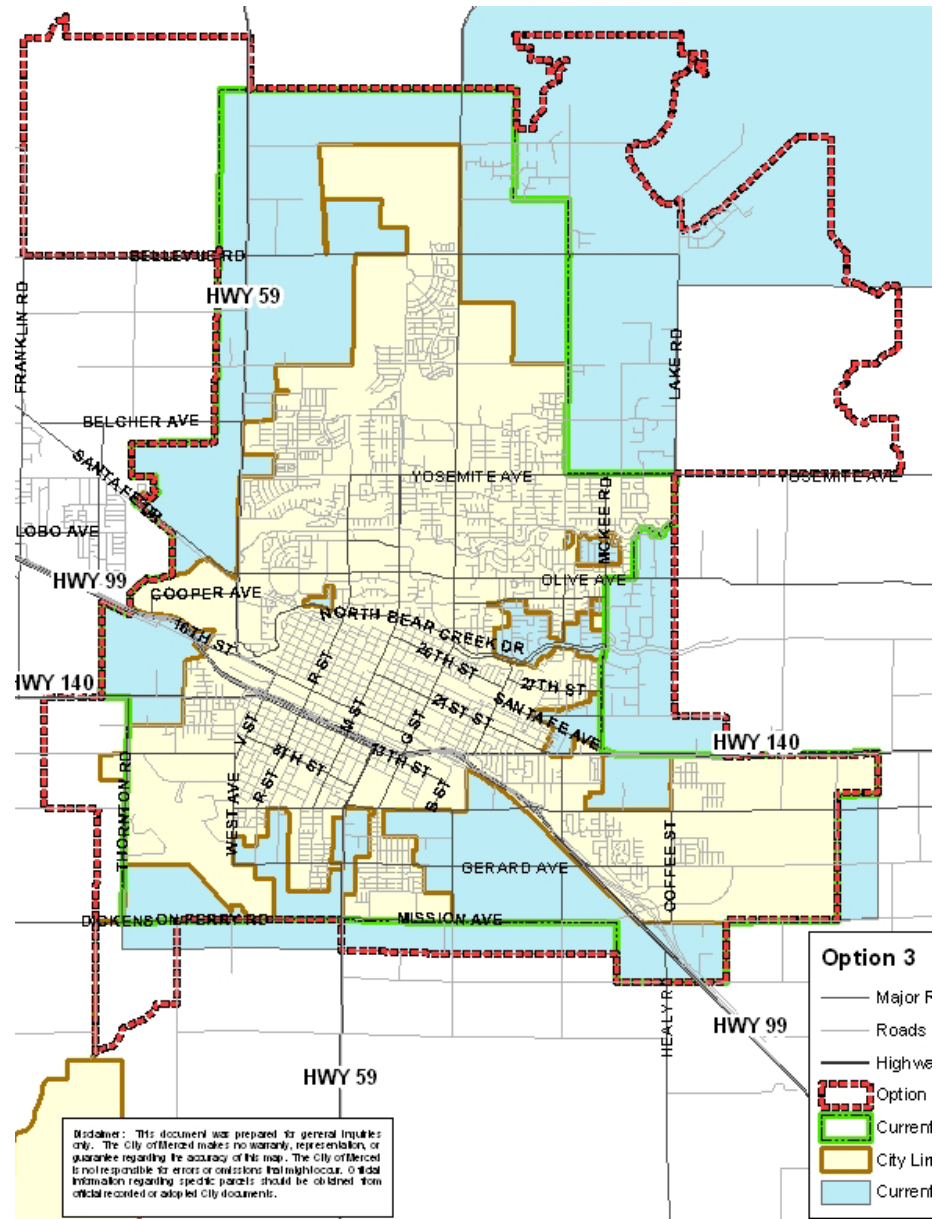
Merced Vision 2030 General Plan

Option 2 (EIR Alternative #2)— Land Use Diagram

(Removes Castle
Farms & Mission
Lakes Community
Plans from
SUDP/SOI)



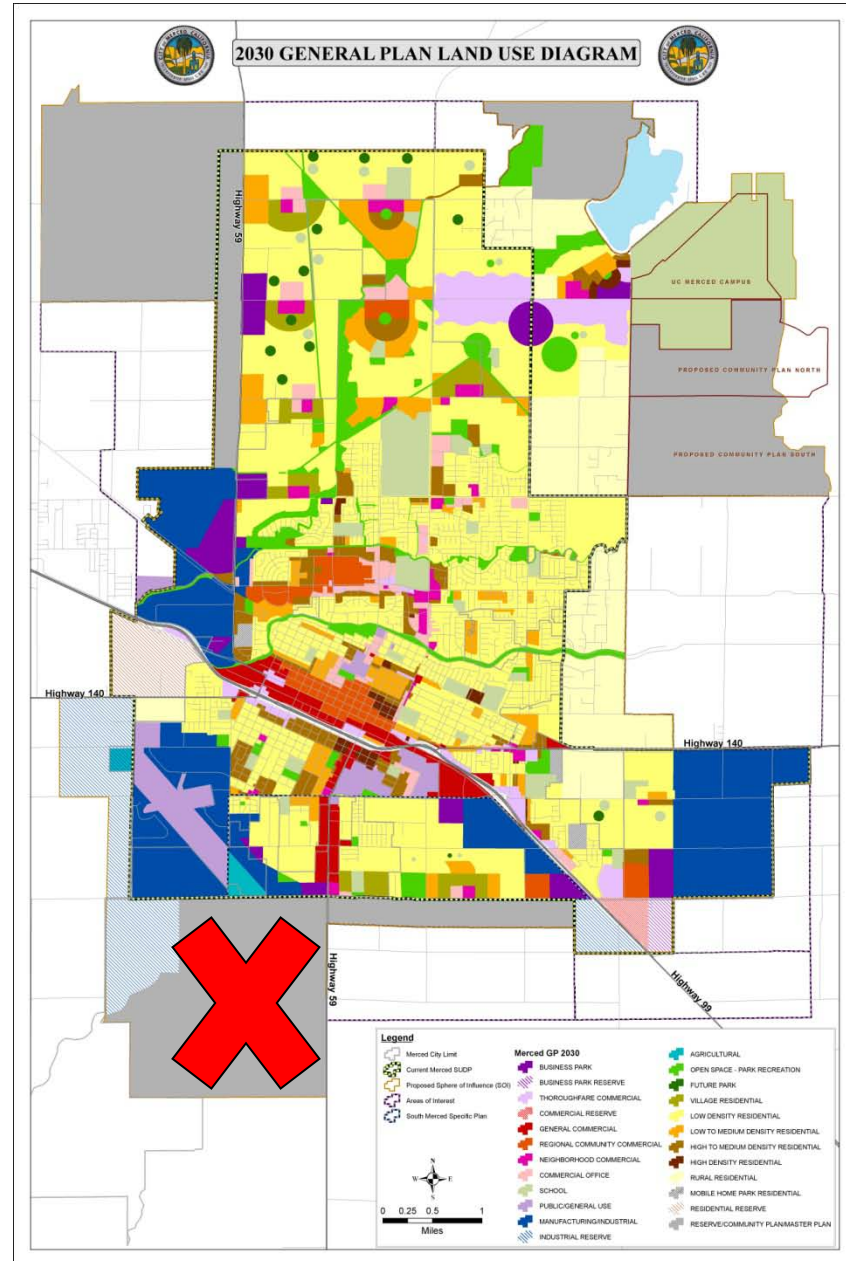
*Merced City Limits
(14,829 acres),
Merced Vision 2015
General Plan SUDP
(20,700 acres),
Merced Vision 2015
General Plan SOI
(33,700 acres),
& Option 3
SUDP/SOI for
Merced Vision 2030
General Plan
(31,076 acres)*



Merced Vision 2030 General Plan

Option 3 (Modified EIR Alternative #2A)— Land Use Diagram

**(Removes Mission
Lakes Only from
SUDP/SOI)**



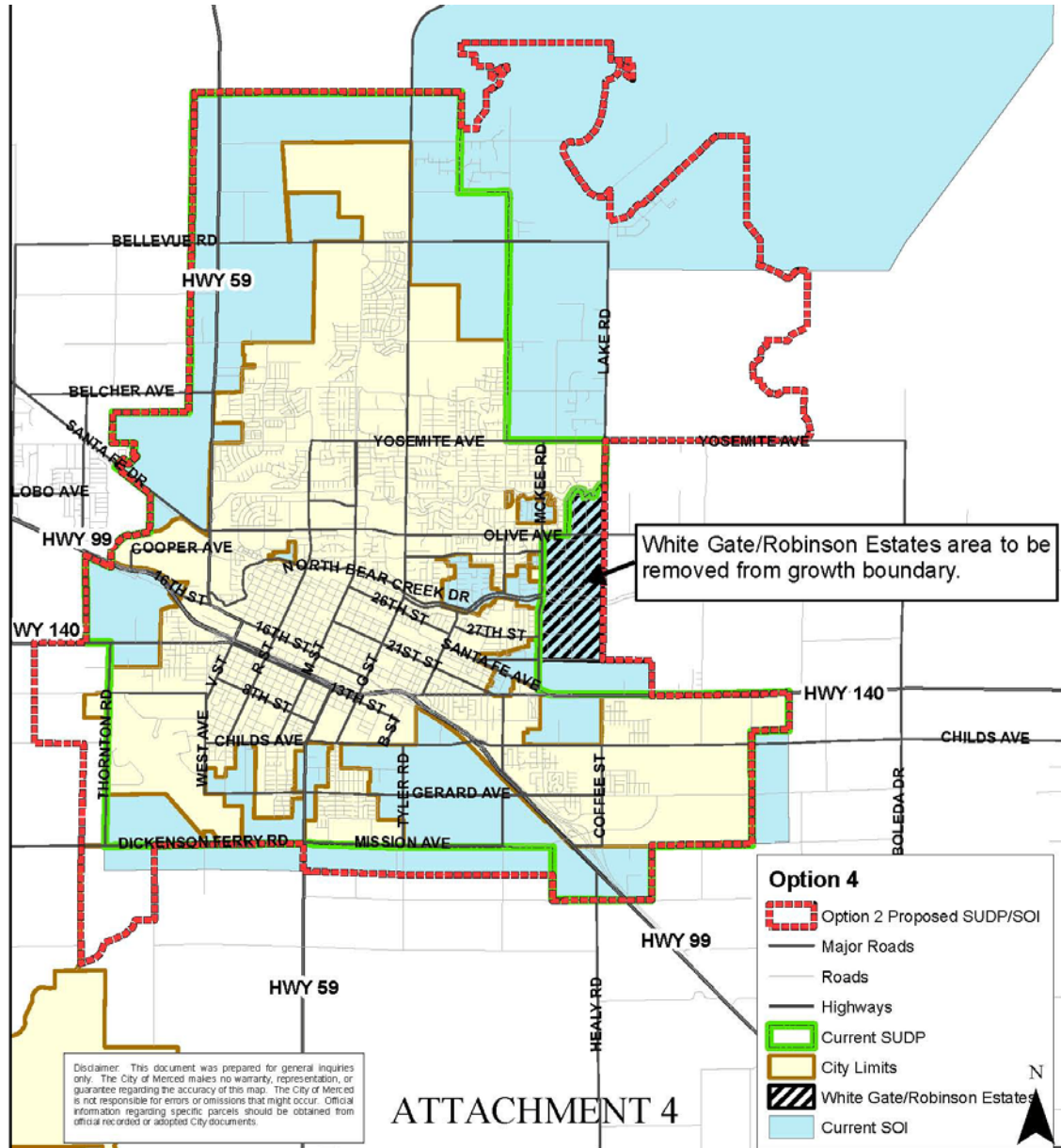
OPTION 4

*Merced City Limits
(14,829 acres),*

*Merced Vision 2015
General Plan SUDP
(20,700 acres),*

*Merced Vision 2015
General Plan SOI
(33,700 acres),*

*& Option 4
SUDP/SOI for Merced
Vision 2030 General
Plan
(approx. 27,976 acres)*



Option 4 (Removal of White Gate/ Robinson Estates Area)

At the request of several property owners, City Council directed staff to study removal of this area from the proposed SUDP/SOI.

This 600-acre area is outside the current City Limits but within the adopted 1997 Sphere of Influence, and removal was not considered in the General Plan EIR.

Modifications to the EIR would be necessary to consider this option, including to baseline assumptions, Air Quality, Agriculture, Water Quality, Noise, & Traffic sections.

EIR public comment period would need to be reopened during recirculation of the EIR and responses to comments prepared.

This process is estimated to take **6-12 months** and could cost from **\$75,000 to \$125,000**.

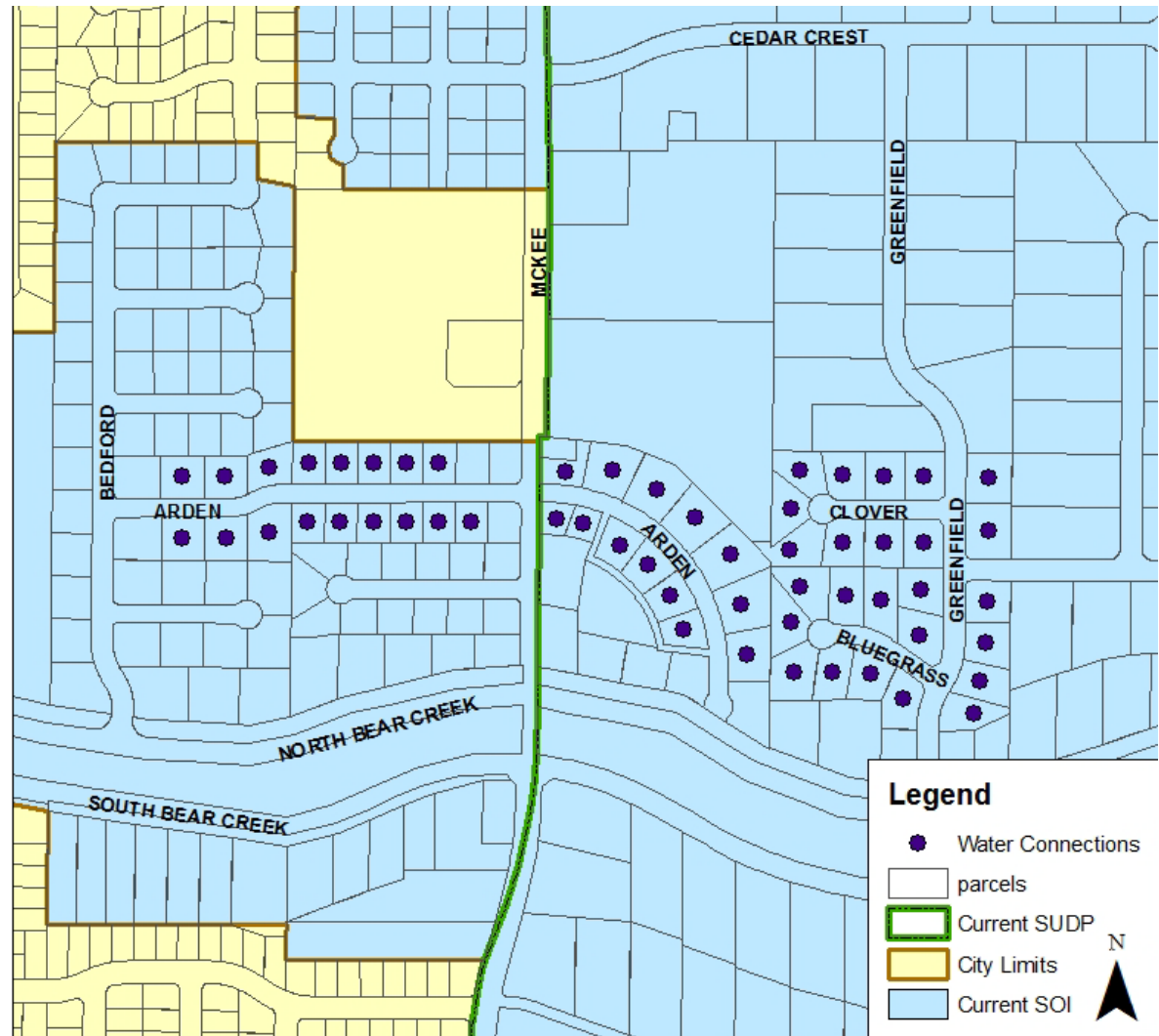
Option 4 Process (Cont.)

Option 4 would also trigger new public hearings before the Planning Commission and City Council, adding 3-4 months after the EIR process.

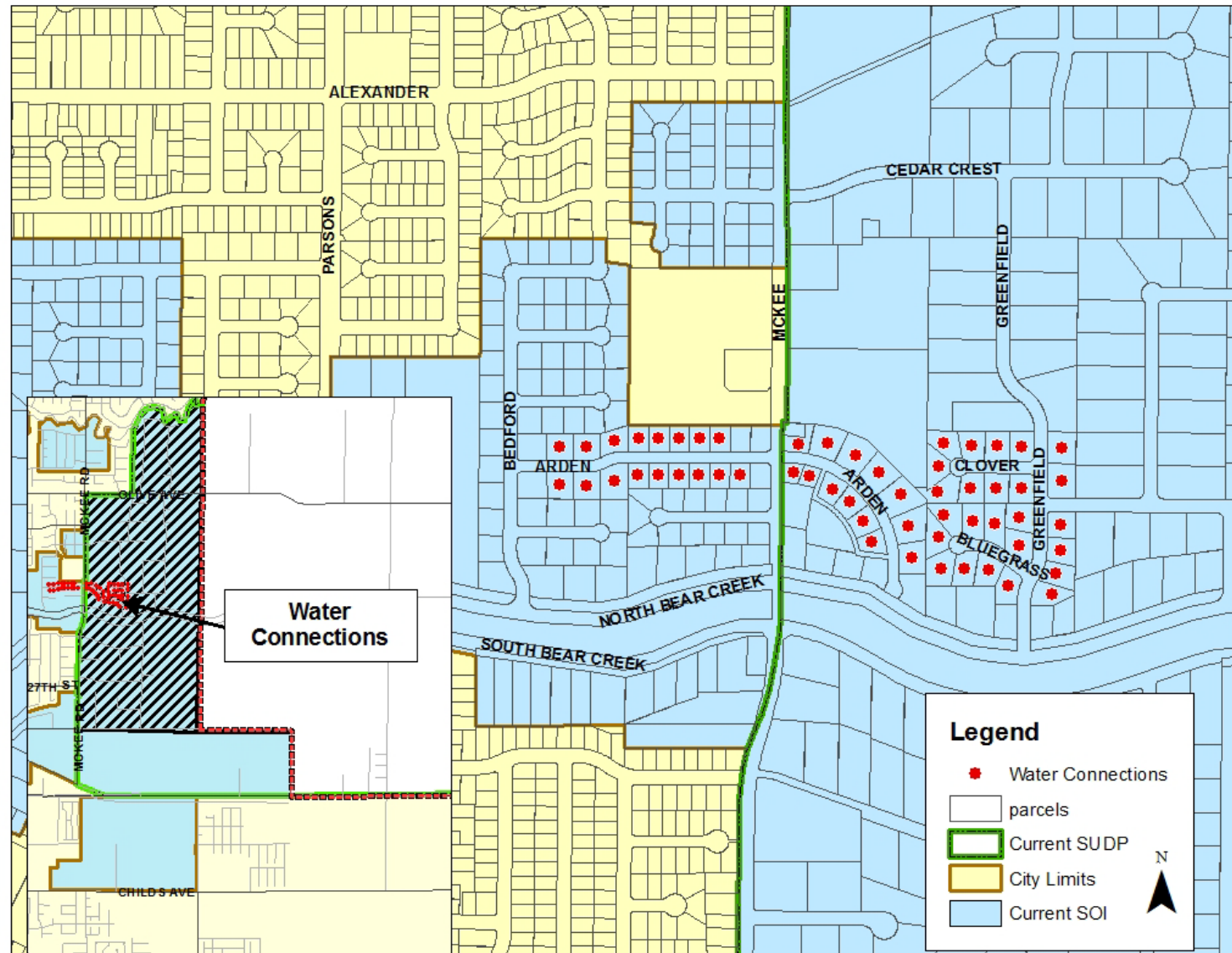
Notification would need to be made to all property owners within the 600-acre area of the public hearings to ensure due process.

One potential concern is that some of that area is currently served with City water service (approximately 40 homes) and LAFCO staff has indicated that removing these areas from the Sphere would be contrary to LAFCO policies and State law (Attachment 7N)

Current Water Connections Outside City Limits but Within the Sphere of Influence



Water Connections in Relation to Option 4



Alternative to Option 4

Move forward with adoption of Option 1, 2, or 3 for the General Plan.

Direct staff to prepare a General Plan Amendment to consider removal of that area from the SUDP/SOI.

This process would have its own environmental review (paid for by the City) and would likely be less expensive and take approximately 6 months.

This process would cause a delay in submittal of the City's application to LAFCO for a modified Sphere of Influence, which could cause delays for any projects that may want to seek annexation within the new Sphere.

Summary Table of Options

Option	SUDP/SOI	Area of Interest	Adoption Process
Option 1	33, 576 acres (Combined SUDP/SOI)	10,000 acres	Rescind approval of EIR for Option 2 & Adopt Resolutions at Attachments 8, 9, & 10
Option 2	28,576 acres	15,000 acres	Adopt 2 Resolutions at Attachments 12 & 13; EIR Resolution already adopted
Option 3	31,076 acres	12,500 acres	Rescind approval of EIR for Option 2 and Adopt Resolutions at Attachment 14, 15, & 16
Option 4	27,976 acres	15,600 acres	Modification/Recirculation of EIR, & Additional Public Hearings (No Final Action Tonight)
Other Options	??	??	Same as Option 4

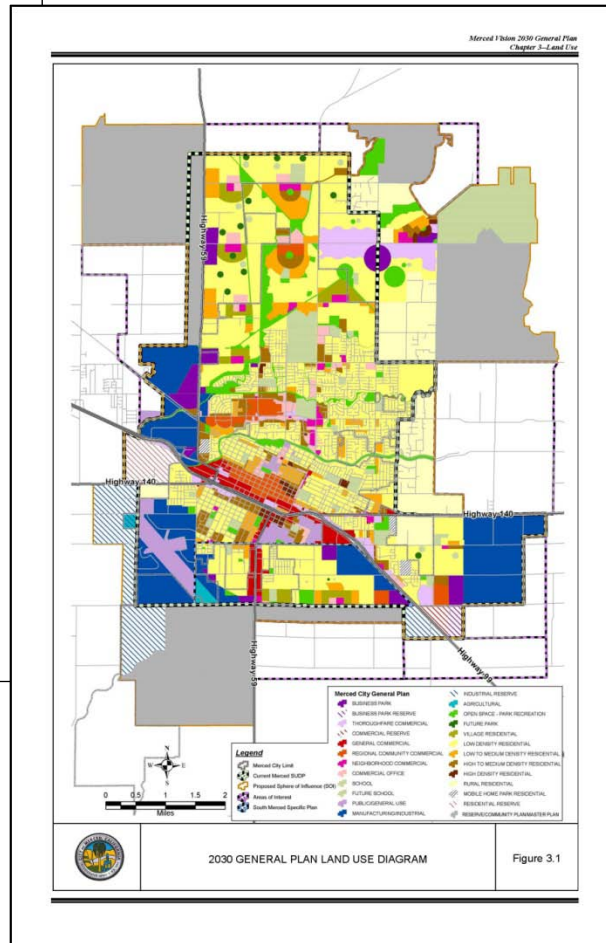
Adopting An Option

DRAFT

*Merced Vision 2030
General Plan*

Merced Vision 2030 General Plan
"Gateway to Research"

August 2010



FINAL
PROGRAM ENVIRONMENTAL IMPACT REPORT

CITY OF MERCED
Merced Vision 2030 General Plan
SCH# 2008071069

July 2011

Quad Knopf

Alternatives for City Council

1) Approve Option 2 (EIR Alternative #2), including Resolutions at Attachments 11 (already completed), 12, and 13; or,

2) After rescinding previously adopted Resolution #2011-63 for the EIR for Option 2, Approve Option 1 (Original Draft General Plan), as recommended by the Planning Commission, including Resolutions at Attachments 8, 9, and 10; or,

3) After rescinding previously adopted Resolution #2011-63 for the EIR for Option 2, Approve Option 3 (Modified EIR Alternative #2A), including Resolutions at Attachments 14, 15, and 16; or,

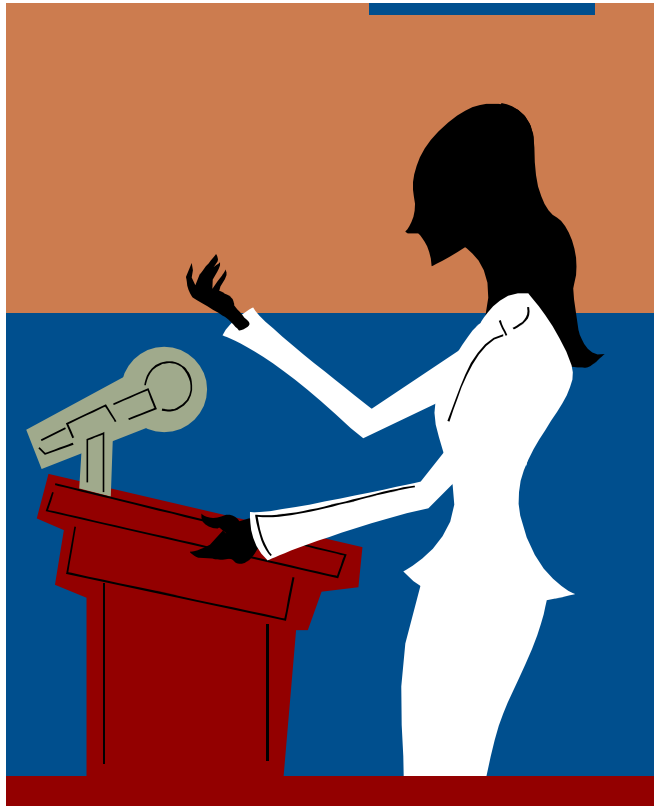
Alternatives for City Council (Cont.)

- 4) Direct staff to prepare Option 4 (Removal of White Gate/Robinson Estates Area) for further consideration at future Planning Commission and City Council public hearings according to the process outlined in the report; or,
- 5) Approve either Option 1, Option 2, or Option 3, and direct staff to begin a separate General Plan Amendment process to remove the White Gate/ Robinson Estates area from the SUDP/Sphere of Influence; or,
- 6) Refer back to staff with other specific boundaries that are proposed for the General Plan so a determination can be made regarding costs, environmental review, and public hearing process; or,
- 7) Continue item to another future Council meeting (date and time to be specified in City Council motion).

Questions?

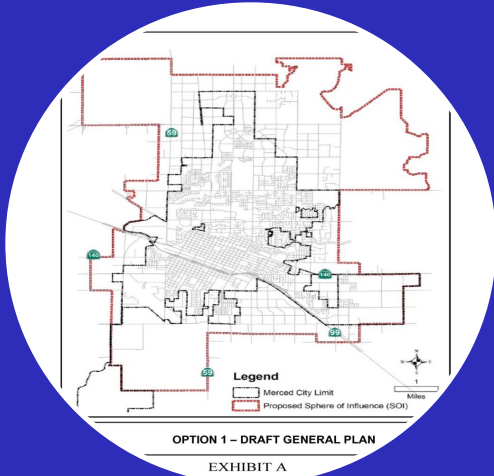


Public Hearing

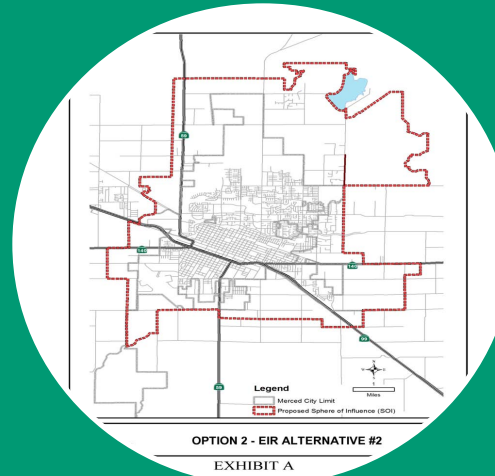


Official City Council Action

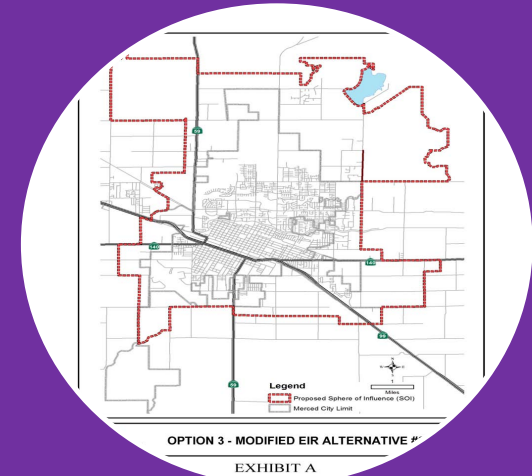




Approve Option 1 (Original Draft General Plan), as recommended by the Planning Commission, including Resolutions at Attachments 8, 9, and 10; or,



Approve Option 2 (EIR Alternative #2), including Resolutions at Attachments 11, 12, and 13; or,

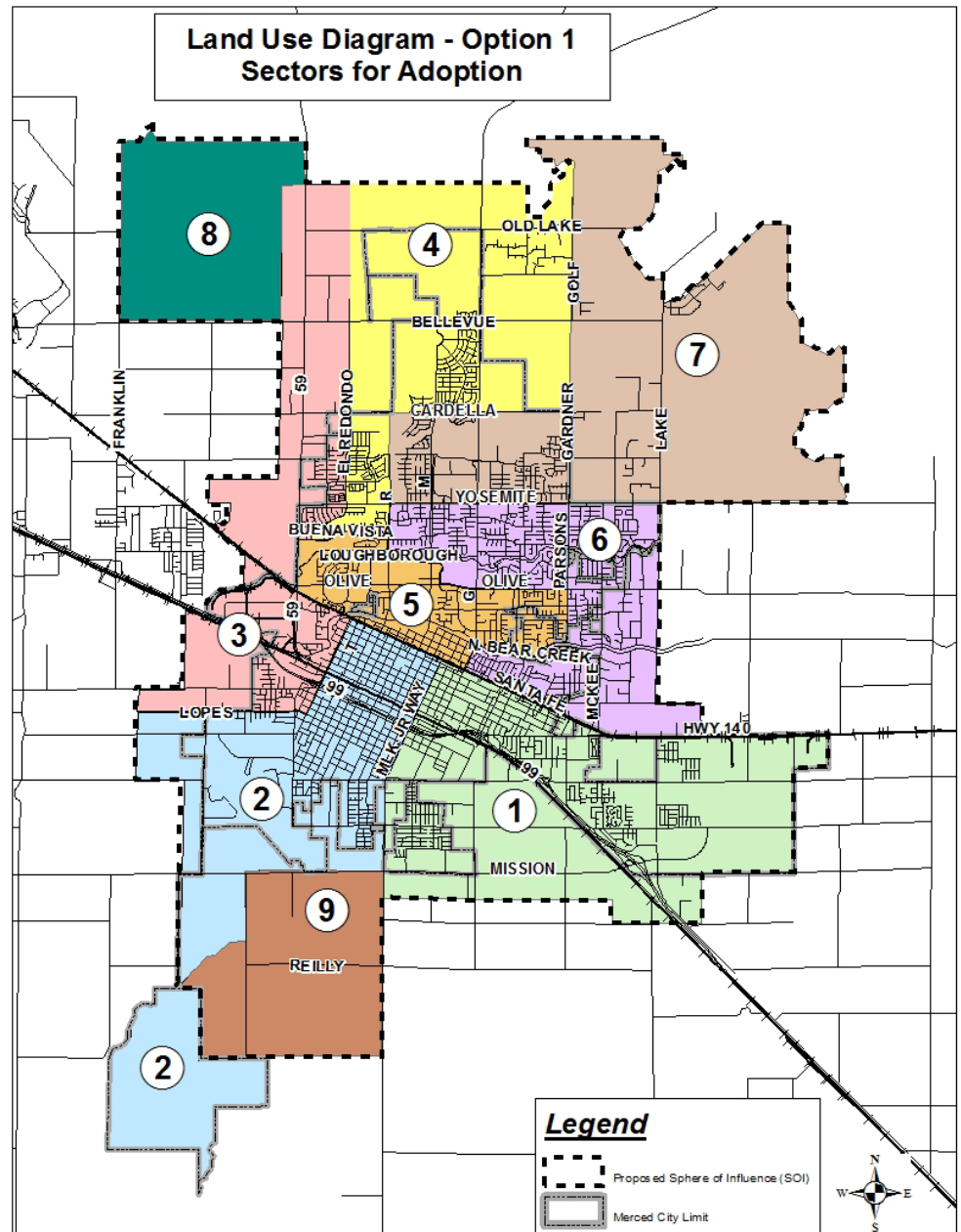


Approve Option 3 (Modified EIR Alternative #2A), including Resolutions at Attachments 14, 15, and 16.

3 Possible Options

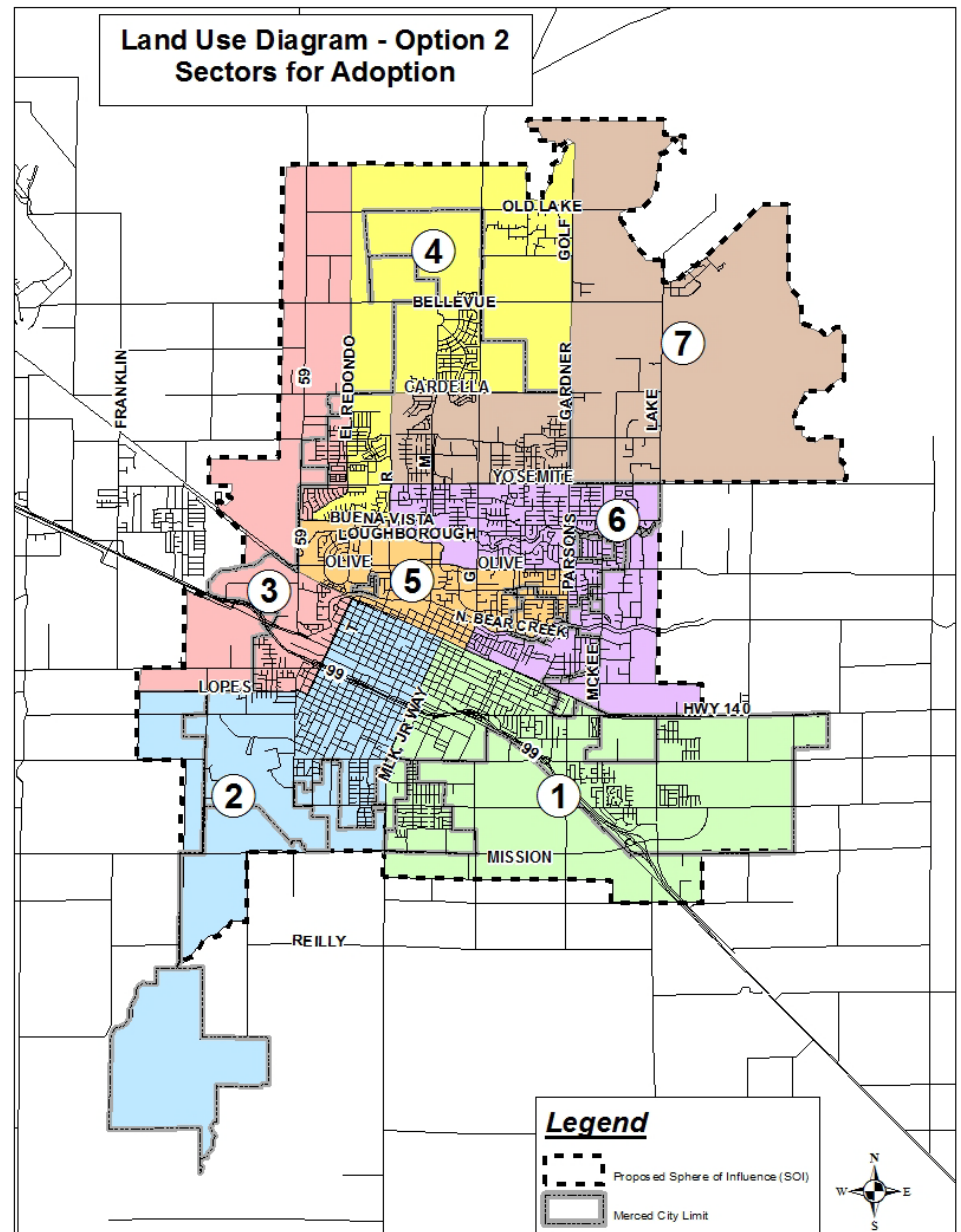
Option 1--Potential Conflicts of Interest

- Sector I – *Council Member Rawling*
- Sector II – *Council Member Blake*
- Sector III – *Council Member Pedrozo*
- Sector IV – *Mayor Pro Tempore Lor*
- Sector V – *Council Member Dossetti*
- Sector VI – *Mayor Thurston*
- Sector VII – *Council Member Murphy*
- Sector VIII—*None*
- Sector IX--*None*



Option 2--Potential Conflicts of Interest

- Sector I – *Council Member Rawling*
- Sector II – *Council Member Blake*
- Sector III – *Council Member Pedrozo*
- Sector IV – *Mayor Pro Tempore Lor*
- Sector V – *Council Member Dossetti*
- Sector VI – *Mayor Thurston*
- Sector VII – *Council Member Murphy*



Option 3--Potential Conflicts of Interest

- Sector I – *Council Member Rawling*
- Sector II – *Council Member Blake*
- Sector III – *Council Member Pedrozo*
- Sector IV – *Mayor Pro Tempore Lor*
- Sector V – *Council Member Dossetti*
- Sector VI – *Mayor Thurston*
- Sector VII – *Council Member Murphy*
- Sector VIII—*None*

