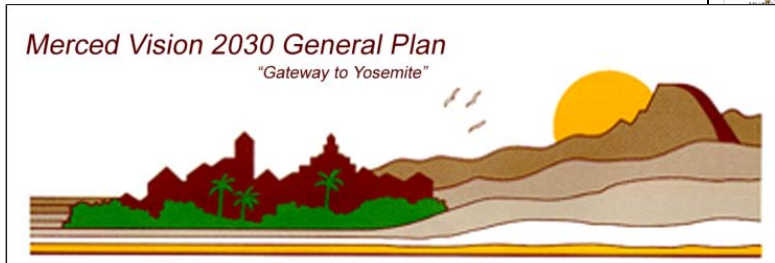
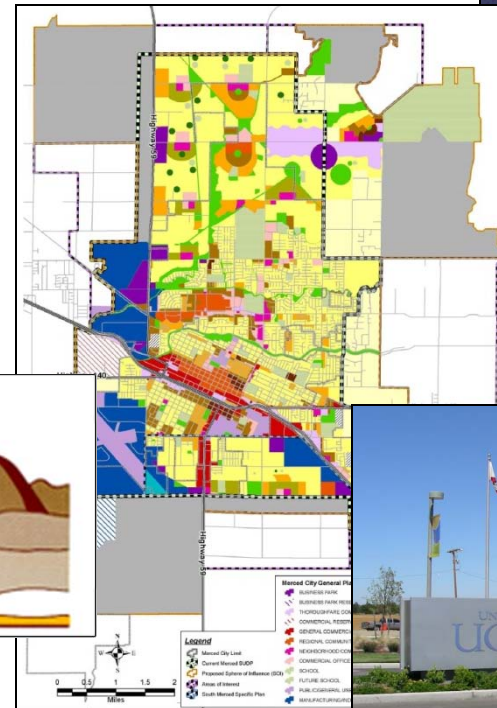


Merced Vision 2030 General Plan

City Council
Public Hearing
(Continued)

November 7, 2011



Kim Espinosa, Planning Manager

Tonight's Meeting

- **Staff Presentation**
 - Overview of the October 17, 2011 City Council Actions
 - Options for Tonight
- **Continued Public Hearing**
- **City Council Vote**
 - Certification of EIR (Already done for Option 2)
 - *Merced Vision 2030 General Plan*
 - Land Use Diagram (up to 9 Sectors)
 - LAFCO Application



City Council Direction from September 19, 2011

Public hearing was held with 7 individuals testifying.

During City Council discussion, Council Members expressed a desire to reduce the proposed growth boundary in size by taking out both Castle Farms and Mission Lakes, taking out just Mission Lakes, or taking out other undefined areas.

Support was expressed for leaving any areas taken out within the Area of Interest (AOI) and for leaving the UC Merced campus and University Community areas within the growth boundary (SUDP/SOI).

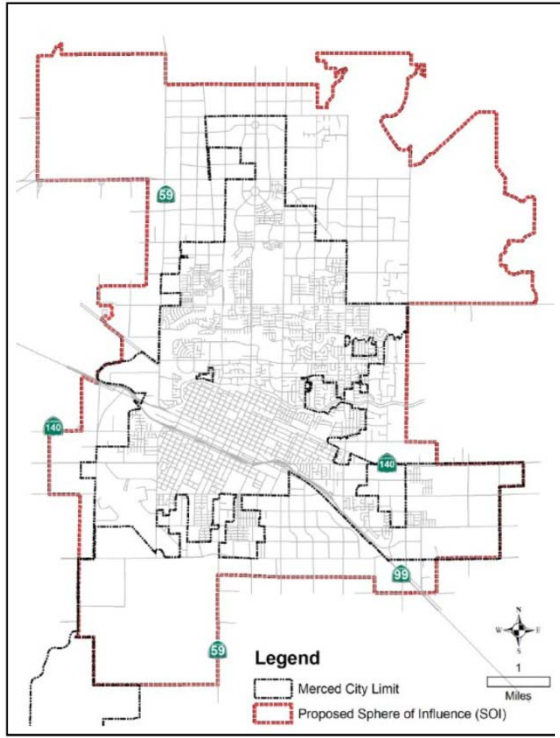
City Council Direction from September 19, 2011 (Cont.)

The majority of the City Council wished to look at 3 possible options for adopting the General Plan and EIR:

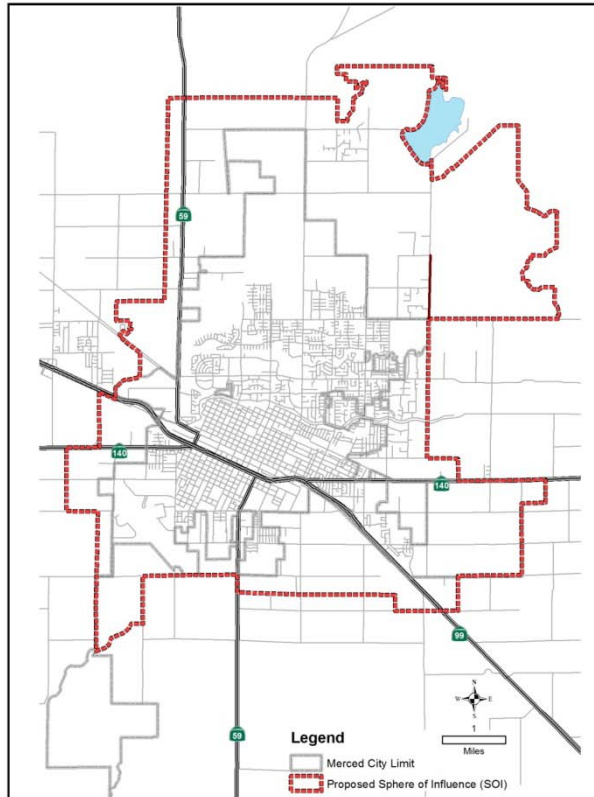
- 1) The current proposal; or,
- 2) Another proposal based on EIR Alternative #2 (removing both Castle Farms and Mission Lakes); or,
- 3) Another proposal based on a modified EIR Alternative #2 (removing only Mission Lakes)

The public hearing was subsequently continued to October 17, 2011 to consider these three options.

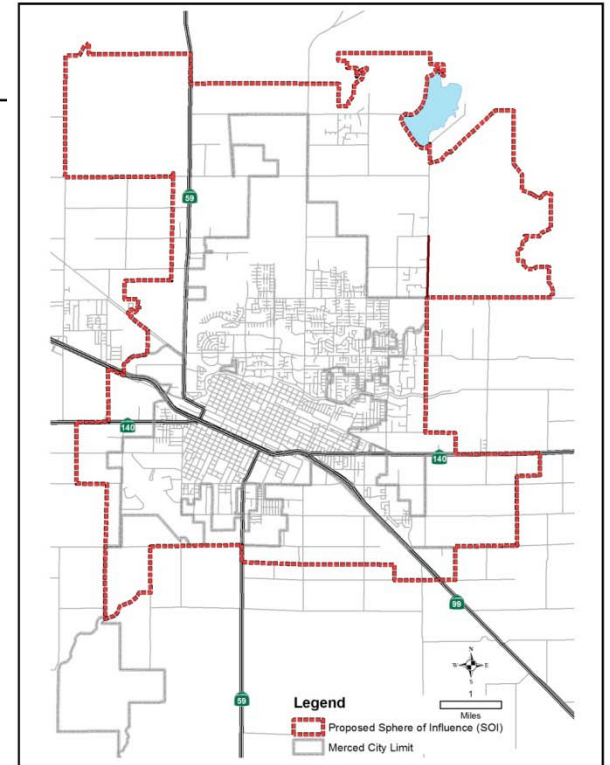
Three Options



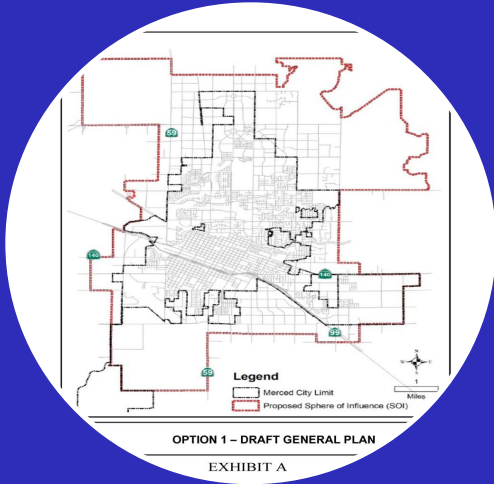
OPTION 1 - DRAFT GENERAL PLAN



OPTION 2 - EIR ALTERNATIVE #2

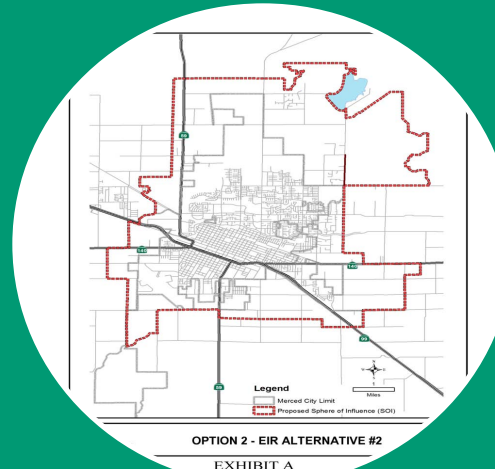


OPTION 3 - MODIFIED EIR ALTERNATIVE #2A



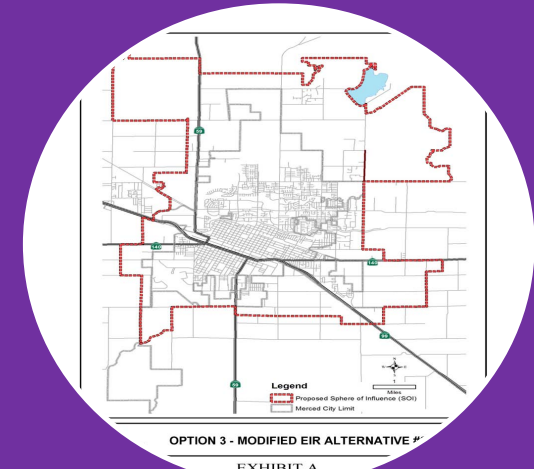
Option 1--Draft
General Plan
(Planning
Commission
Recommendation),

or,



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

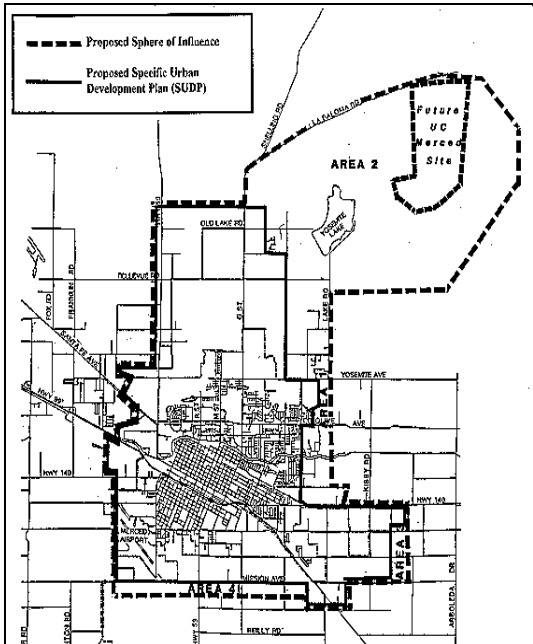
or,



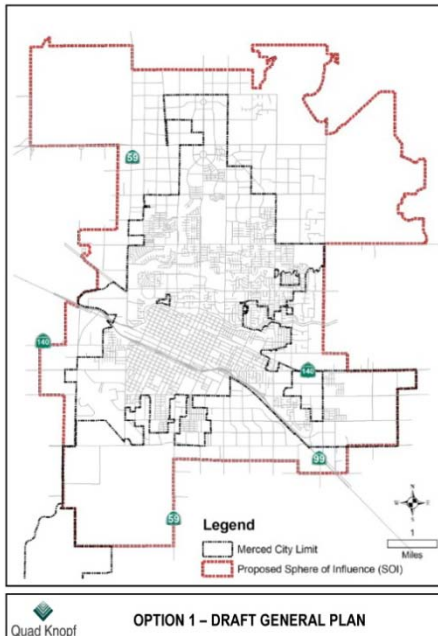
Option 3--Modified
EIR Alternative #2A
(Removing Mission
Lakes Only).

3 Possible Options

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

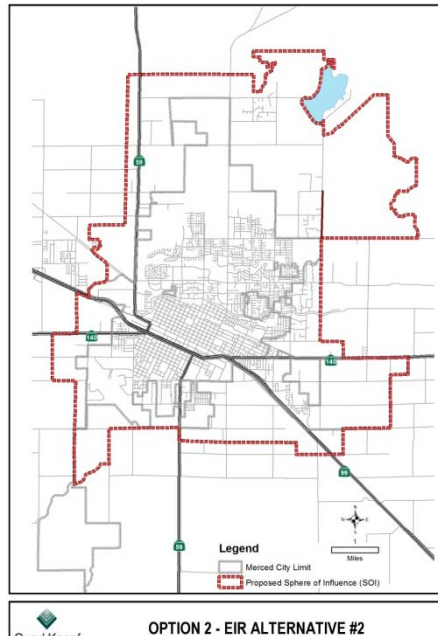


*Adopted Plan--
SUDP = 20,700 acres
SOI = 37,300 acres*



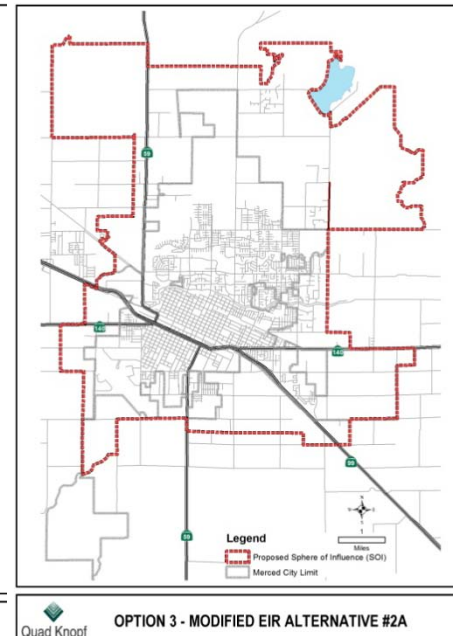
Quad Knopf **OPTION 1 - DRAFT GENERAL PLAN**

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



Quad Knopf **OPTION 2 - EIR ALTERNATIVE #2**

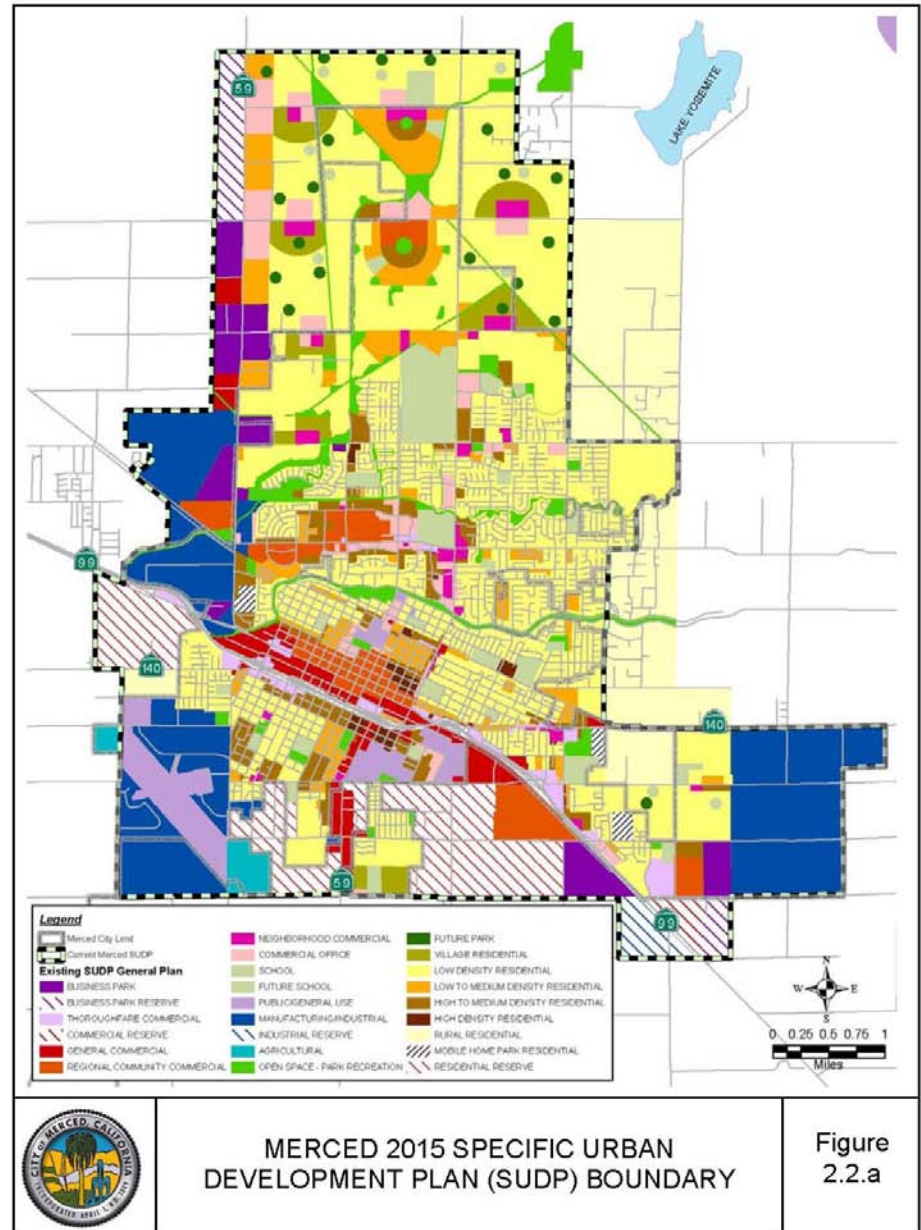
*Option 2--
Combined
SUDP/SOI =
28,576 acres
AOI = 15,000
acres*



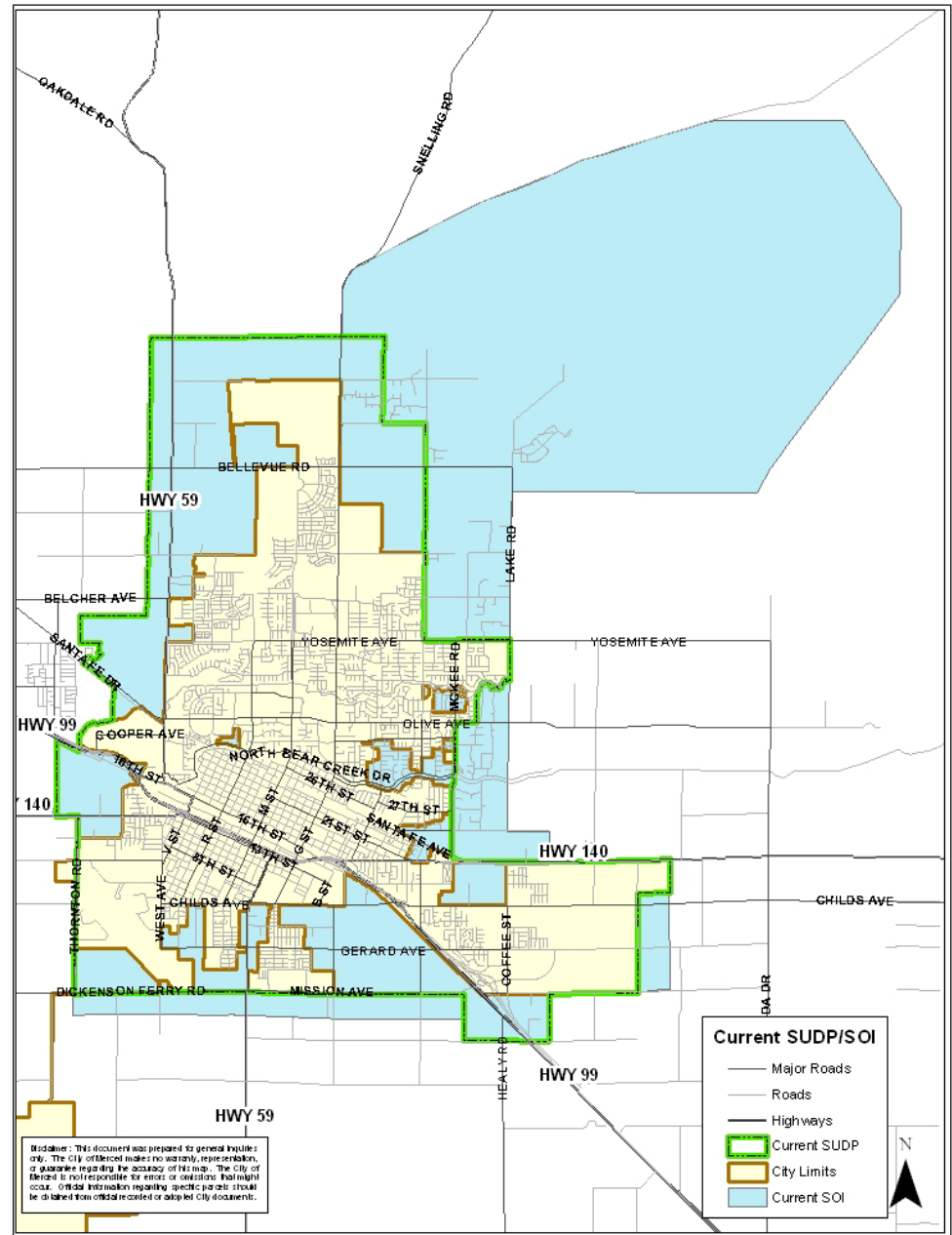
Quad Knopf **OPTION 3 - MODIFIED EIR ALTERNATIVE #2A**

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

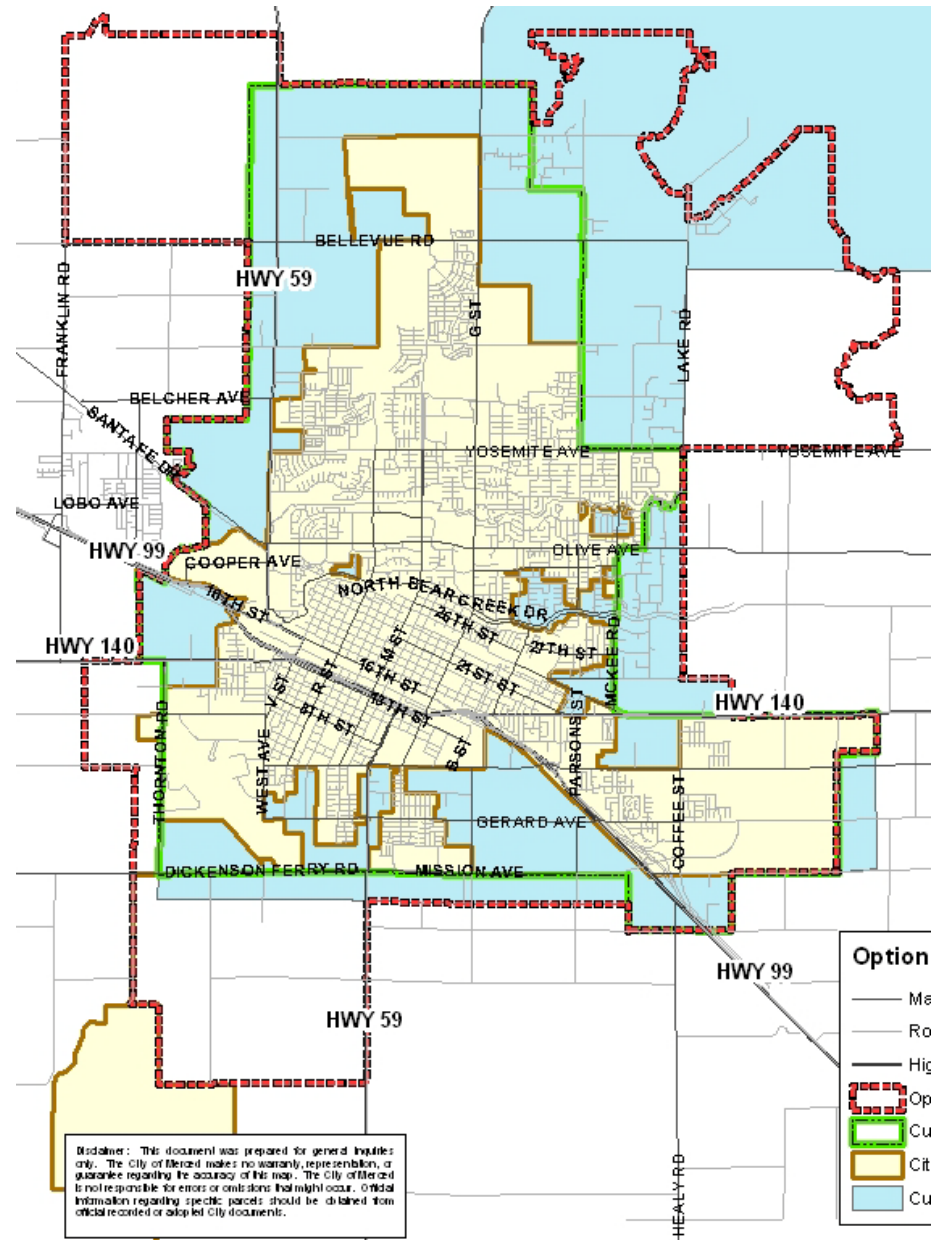
*Merced Vision
2015
General Plan
(Adopted in
1997)*



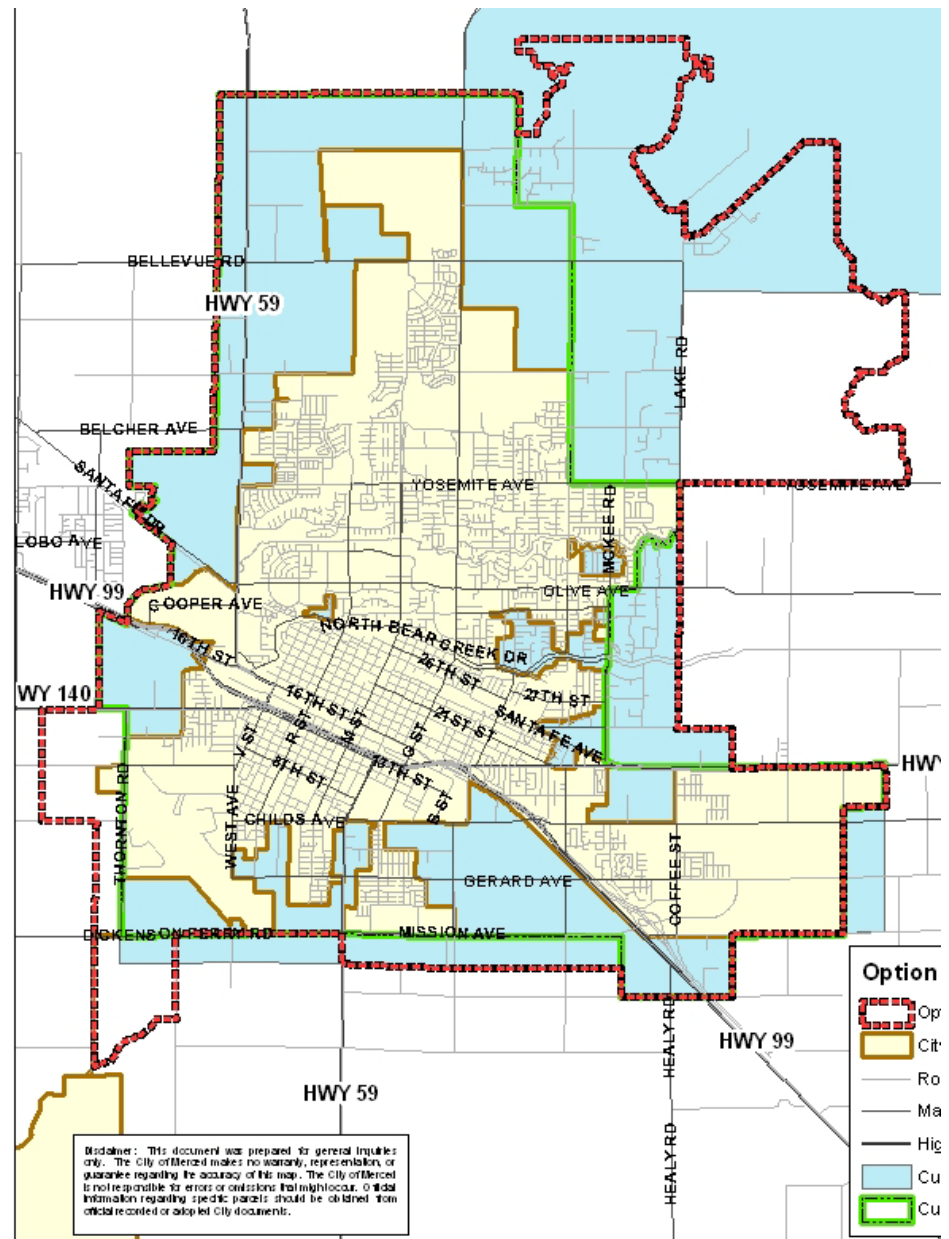
*Merced City Limits
(14,829 acres),
Merced Vision 2015
General Plan SUDP
(20,700 acres),
&
Merced Vision 2015
General Plan SOI
(33,700 acres)*



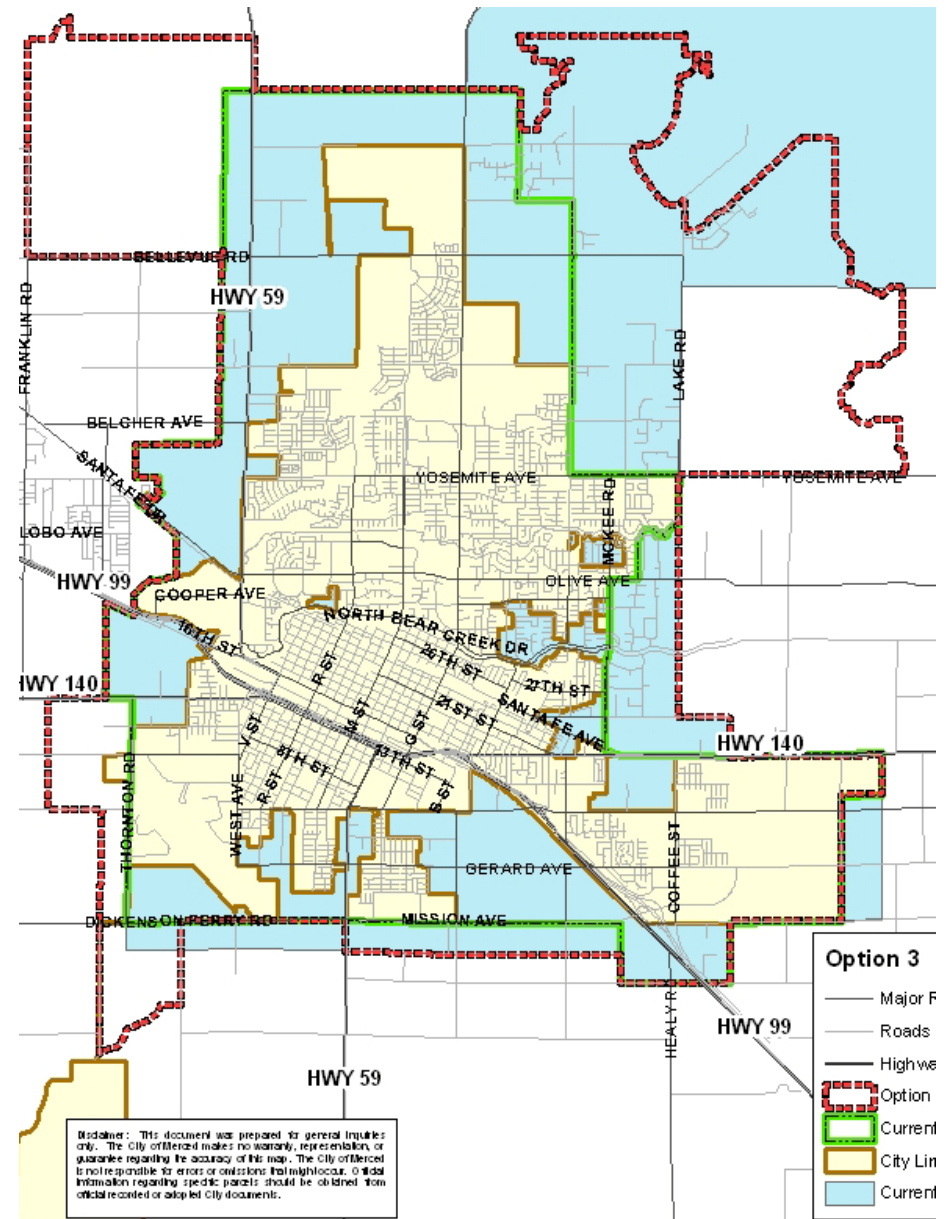
*Merced City Limits
(14,829 acres),
Merced Vision 2015
General Plan SUDP
(20,700 acres),
Merced Vision 2015
General Plan SOI
(33,700 acres),
& Option 1
SUDP/SOI for
Merced Vision 2030
General Plan
(33,576 acres)*



*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 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)*



City Council Actions on October 17, 2011

Continued public hearing was held with 7 individuals testifying.

City Council adopted Resolution #2011-63, approving the Final EIR for Option 2 (deletion of both Mission Lakes and Castle Farms) by a 4-3 vote.

Because there were not 4 affirmative votes to approve Sector II of the Land Use Diagram, the City Council could not vote on whether to adopt a resolution to approve Option 2 as the *Merced Vision 2030 General Plan*.

The final action was to continue the matter to the November 7 City Council meeting.

Because there were not 4 affirmative votes to give direction to staff for a modified plan, the same 3 options are being presented tonight.

Possible Actions for Tonight

A) If the City Council wishes to approve Option 2 (deletion of Mission Lakes and Castle Farms), this will require that a majority of the Council Members approve the remaining 6 sectors of the Land Use Diagram and the resolution approving the General Plan along with the resolution making application to LAFCO for a modified Sphere of Influence (Attachments 12 & 13).

B) If City Council wishes to approve Option 1 or Option 3, then a majority of the City Council would first be required to repeal Resolution #2011-63, and then adopt a new resolution for the EIR, approve the sectors for the Land Use Diagram for the selected option, and adopt the resolutions approving the General Plan and LAFCO application. (For Option 1, Attachments 8, 9, & 10; or for Option 3, Attachments 14, 15, & 16.)

Possible Actions for Tonight

C) If the City Council wishes to approve a new option with a footprint that is **smaller** than Option 2, but **at least as large** as the boundaries of the existing *Merced Vision 2015 General Plan*, then the City Council will need to make a motion giving staff specific direction regarding the proposed new boundaries, including any properties that the Council wishes to remove from the proposed boundaries. Staff would bring that option back to City Council at a subsequent hearing.

Possible Actions for Tonight

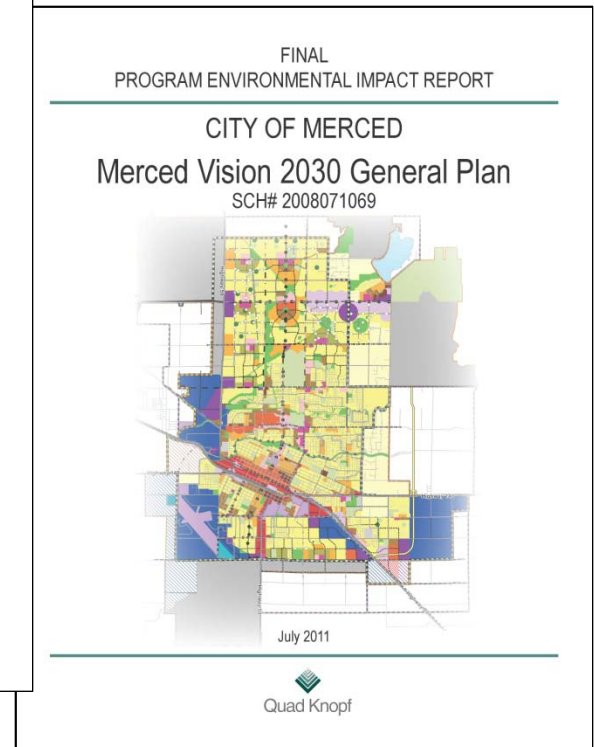
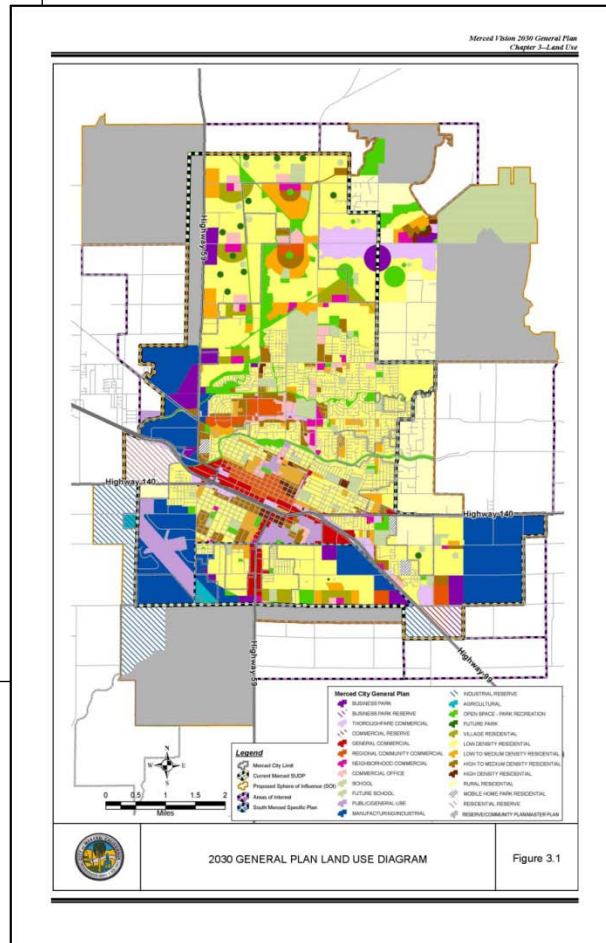
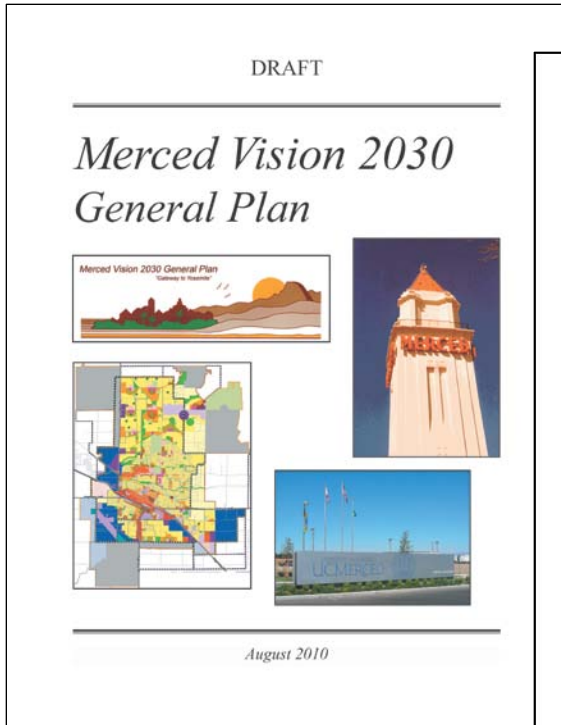
D) If, however, the City Council wishes to modify the footprint of the new General Plan so that at least some portion of it is **smaller than the existing boundaries** under the *Merced Vision 2015 General Plan* (adopted in 1997), then the following steps need to occur:

1) The City Council will need to adopt a motion that specifies the new boundaries that are proposed for the General Plan, including any specific properties that the Council wishes to see deleted from the adopted 1997 boundary.

2) Based upon the proposed modified boundaries, a determination will need to be made if the proposed new boundaries trigger any environmental issues that will require further environmental analysis, further studies and/or possible recirculation of the EIR.

3) At such time that any necessary environmental analysis (if any) has been completed, due process requires that the property owners that would be removed from the adopted 1997 growth boundary receive notice of the Planning Commission and City Council meetings at which the proposed boundaries will be considered.

Adopting An Option



Alternatives for City Council

1) Approve Option 2 (EIR Alternative #2), including Resolutions at Attachments 11 (already completed), 12, and 13 of the October 17, 2011, administrative report; 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 of the October 17, 2011, administrative report; 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 of the October 17, 2011, administrative report; or,

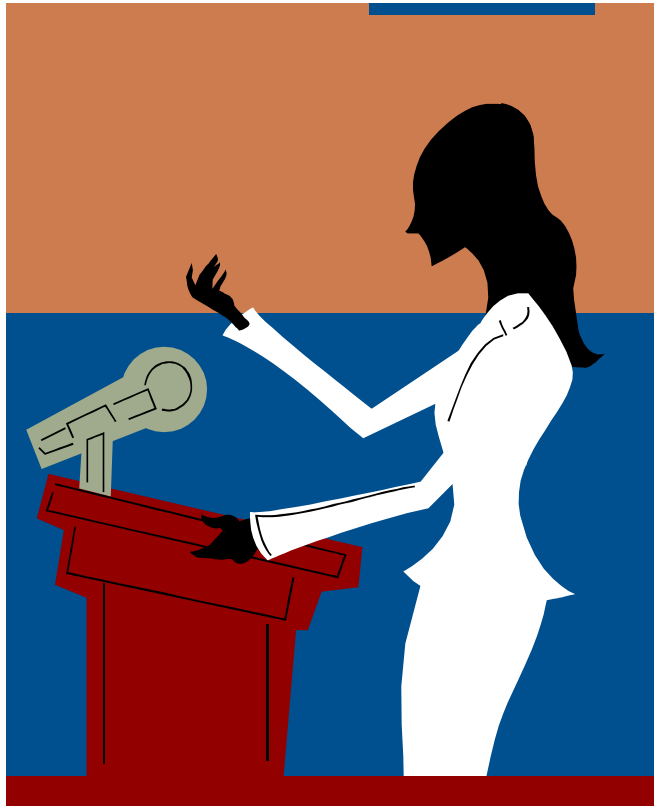
4) Refer back to staff with specific boundaries that are proposed for the General Plan so a determination can be made if additional environmental review is necessary; or,

5) Continue item to another future Council meeting with direction for an alternative approval process (date and time to be specified in City Council motion).

Questions?



Public Hearing



Official City Council Action

