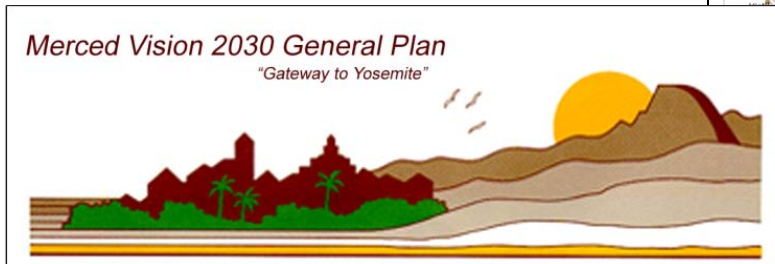
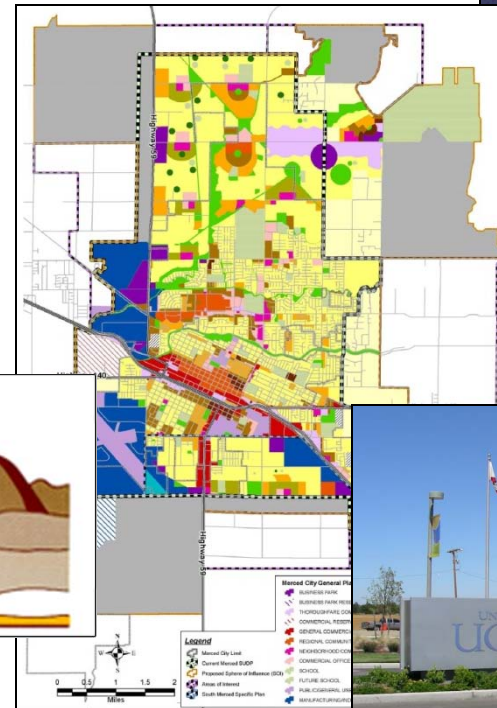


Merced Vision 2030 General Plan

City Council
Public Hearing
(Continued)

October 17, 2011



Kim Espinosa, Planning Manager

Tonight's Meeting

- **Staff Presentation**
 - Overview of the Options requested by City Council on Sept. 19, 2011
 - EIR Alternatives
 - Planning Commission Recommendation
- **Public Hearing**
- **City Council Vote**
 - Preliminary Vote to Choose an Option
 - Certification of EIR
 - *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).

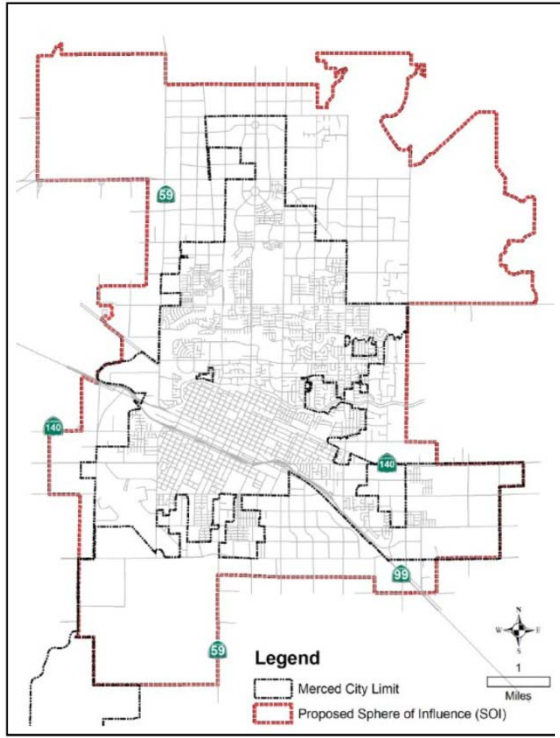
City Council Direction from September 19, 2011 (Cont.)

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

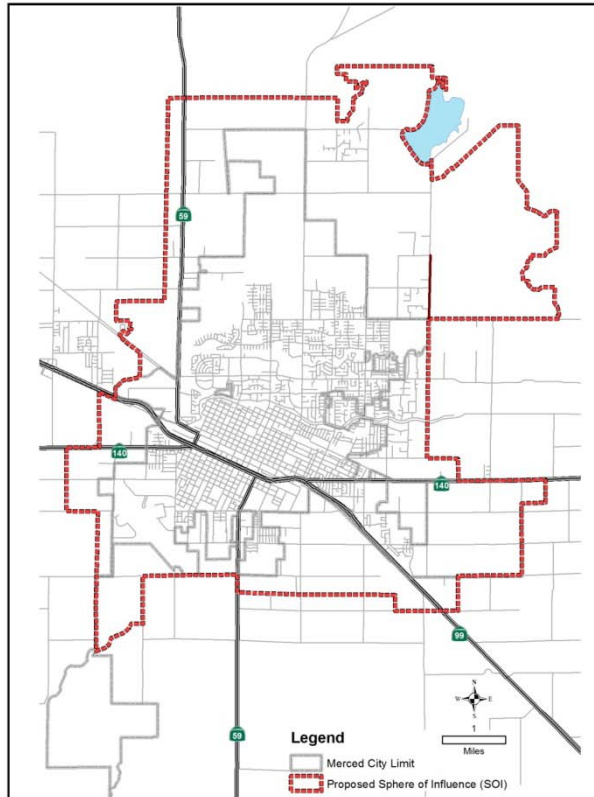
- 1) The current proposal; or,
- 2) Another proposal based on EIR Alternative #2 (removing both Castle Farms and Mission Lakes); or,
- 3) Another proposal based on a modified EIR Alternative #2 (removing only Mission Lakes)

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

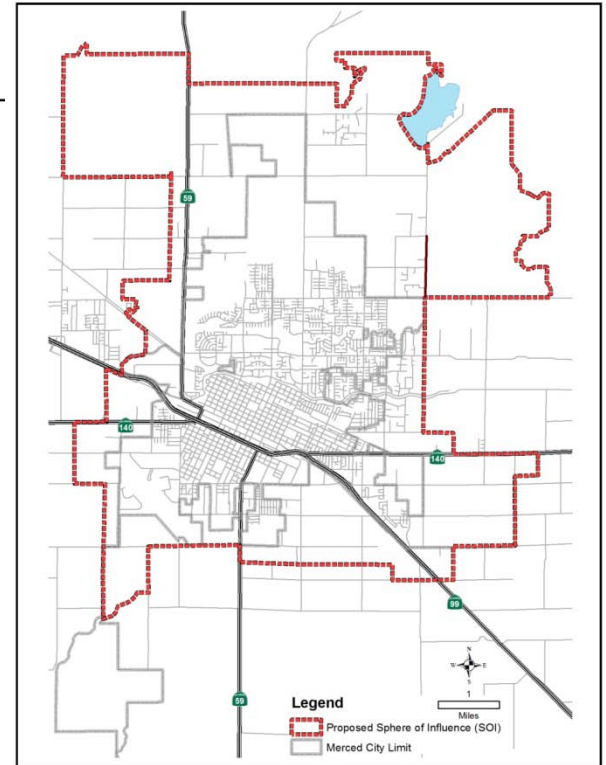
Three Options



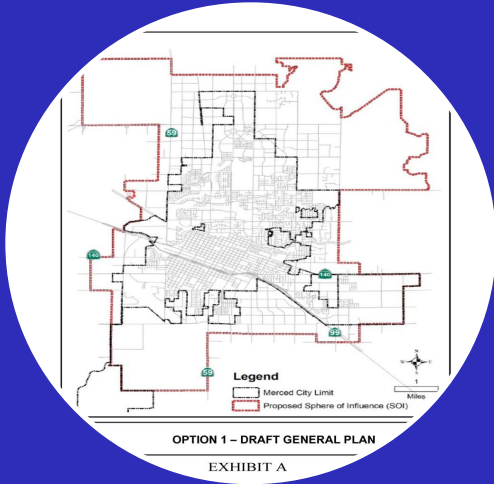
OPTION 1 - DRAFT GENERAL PLAN



OPTION 2 - EIR ALTERNATIVE #2

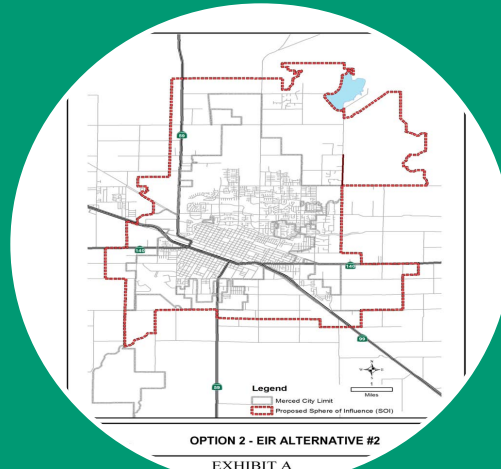


OPTION 3 - MODIFIED EIR ALTERNATIVE #2A



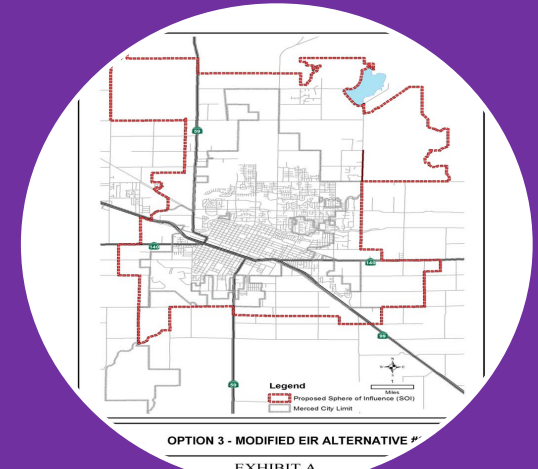
Option 1--Draft
General Plan
(Planning
Commission
Recommendation),

or,



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

or,



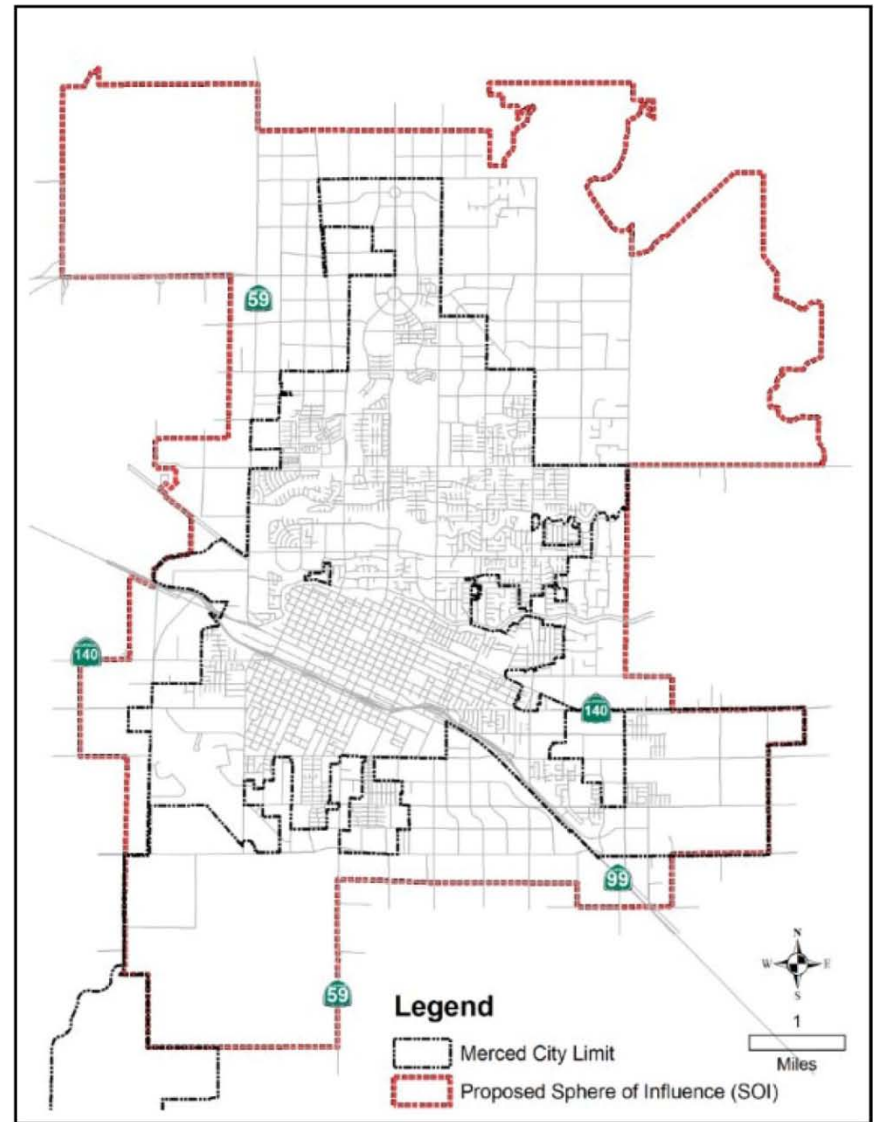
Option 3--Modified
EIR Alternative #2A
(Removing Mission
Lakes Only).

3 Possible Options

Merced Vision 2030 General Plan

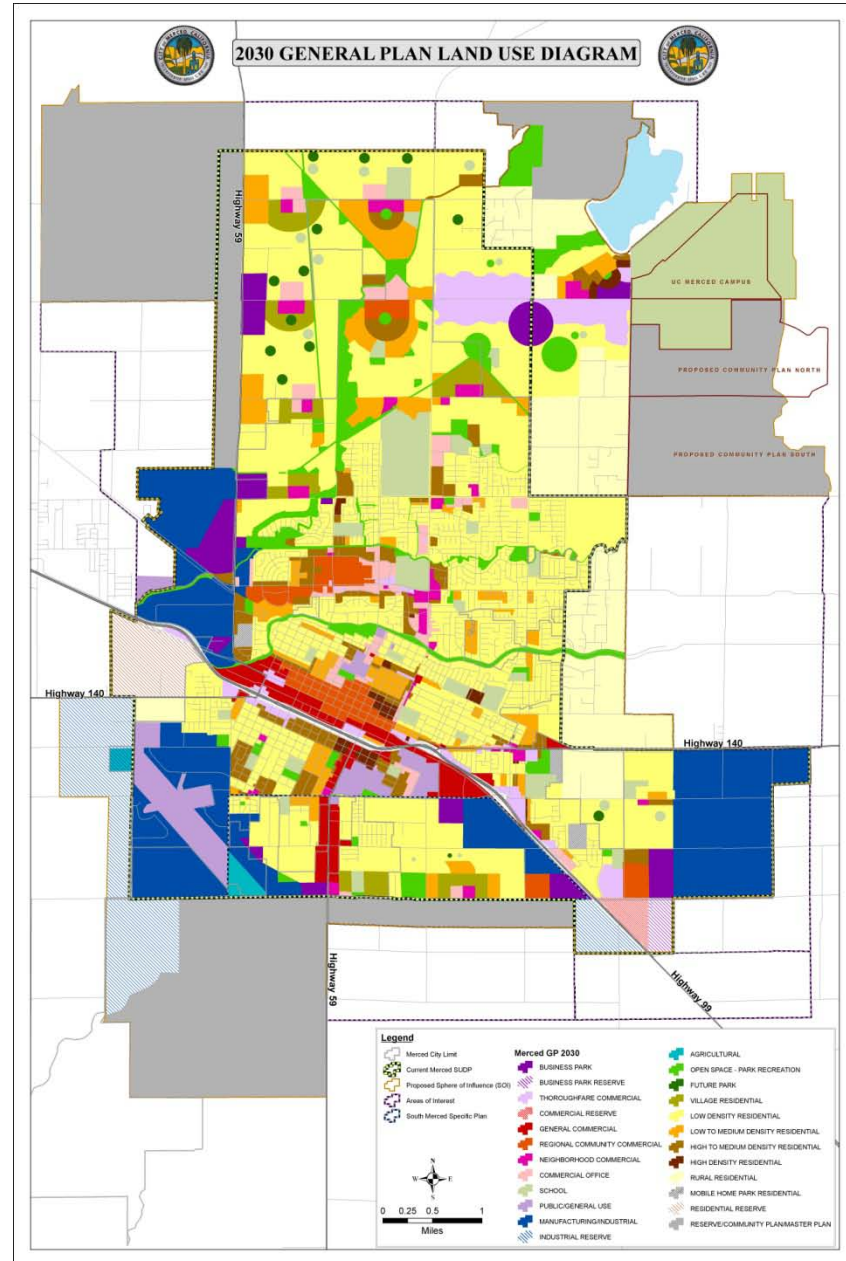
**Option 1 (Draft
General Plan)--
Specific Urban
Development Plan
(SUDP)/Sphere of
Influence (SOI)**

33, 576 acres



Merced Vision 2030 General Plan

Option 1 (Draft General Plan)— Land Use Diagram



Option 1—Draft General Plan (Planning Commission Recommendation)

SUDP/SOI (33, 576 acres) is as proposed in the August 2010 Draft, including Castle Farms and Mission Lakes

Minor modifications have been proposed to the General Plan text and Land Use Diagram as seen at Exhibits B & C of Attachment 9.

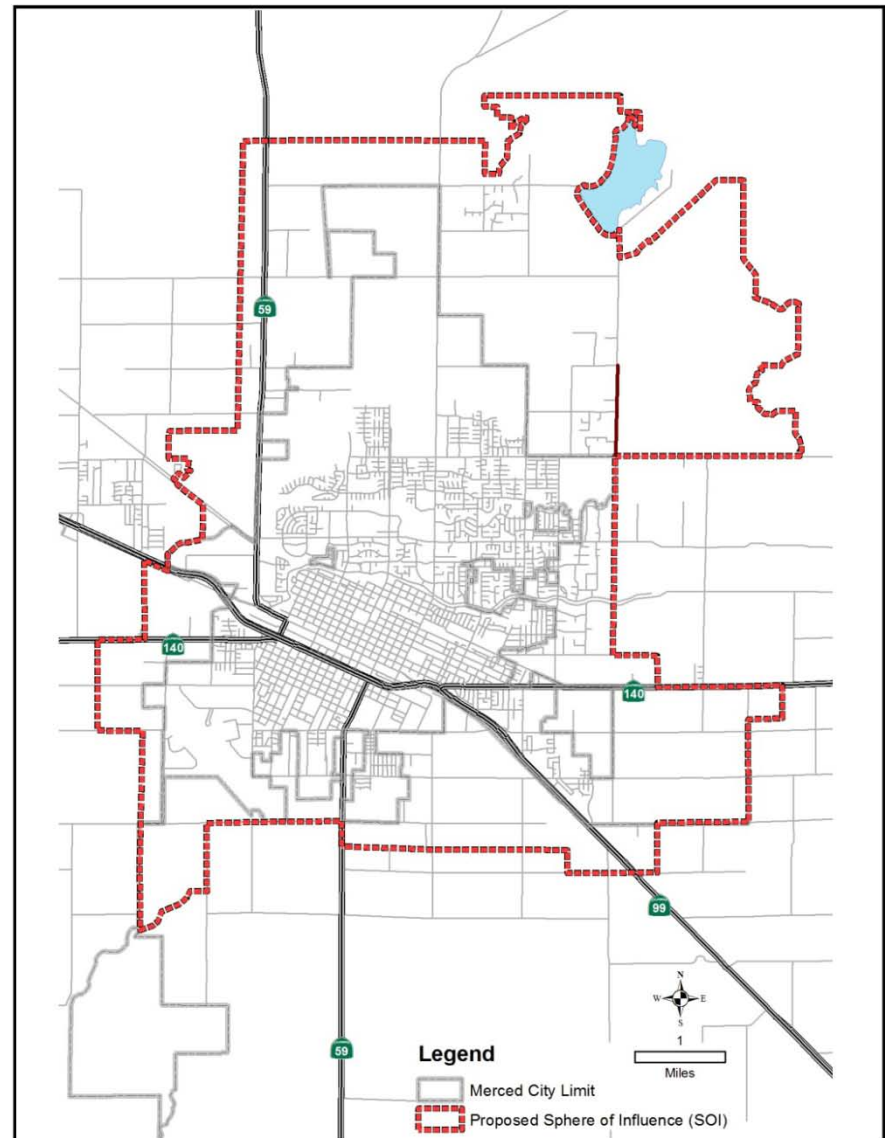
Findings of Fact and A Statement of Overriding Considerations (including findings for rejection of the EIR Alternatives) have been prepared for adoption of the EIR as seen in Exhibit 1 of Attachment 8.

Mitigation Monitoring Program and EIR Errata Sheet (Exhibits 2 & 3 of Attachment 8) are the same for all options.

Merced Vision 2030 General Plan

Option 2 (EIR Alternative #2)-- Specific Urban Development Plan (SUDP)/Sphere of Influence (SOI)

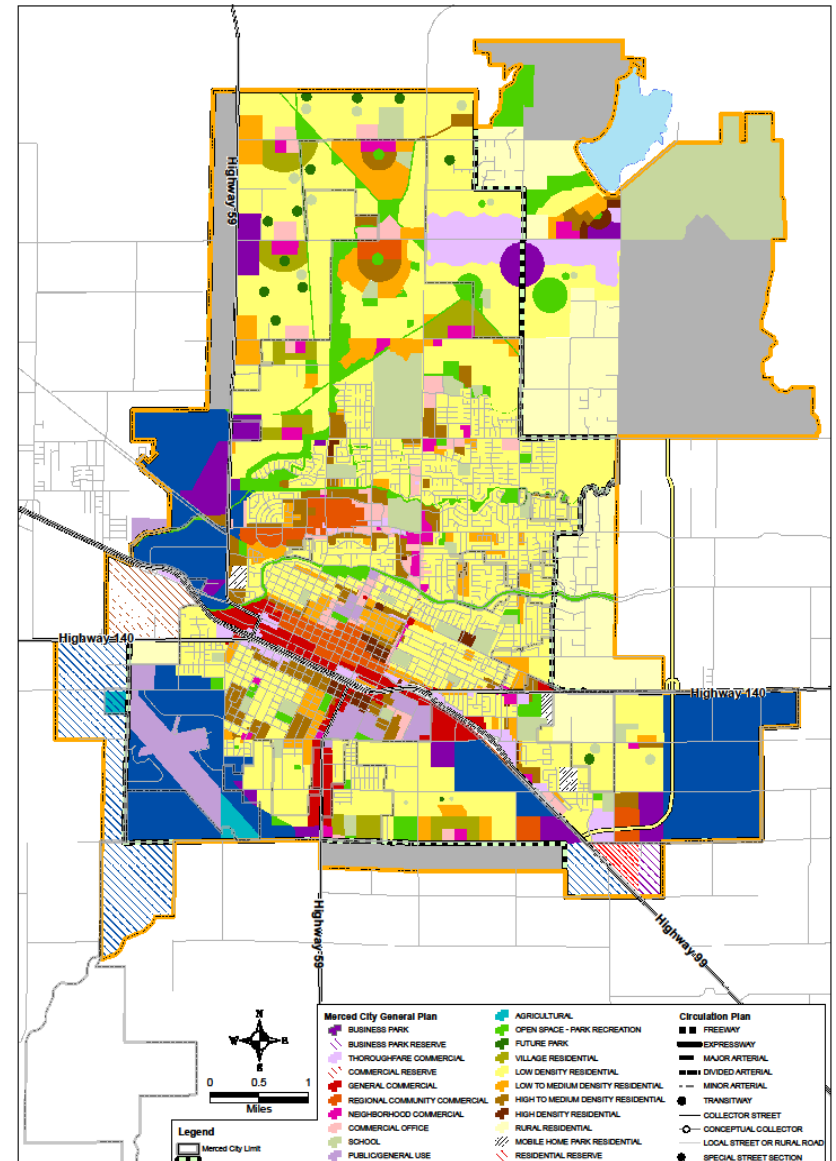
28, 576 acres



Merced Vision 2030 General Plan

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

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



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

SUDP/SOI (28, 576 acres) has been modified to remove Castle Farms and Mission Lakes, which remain in the Area of Interest.

Additional modifications have been proposed to the General Plan text and Land Use Diagram to reflect the change above as seen at Exhibits B & C of Attachment 12.

Findings of Fact and A Statement of Overriding Considerations to reflect the adoption of EIR Alternative #2 have been prepared as seen in Exhibit 1 of Attachment 11.

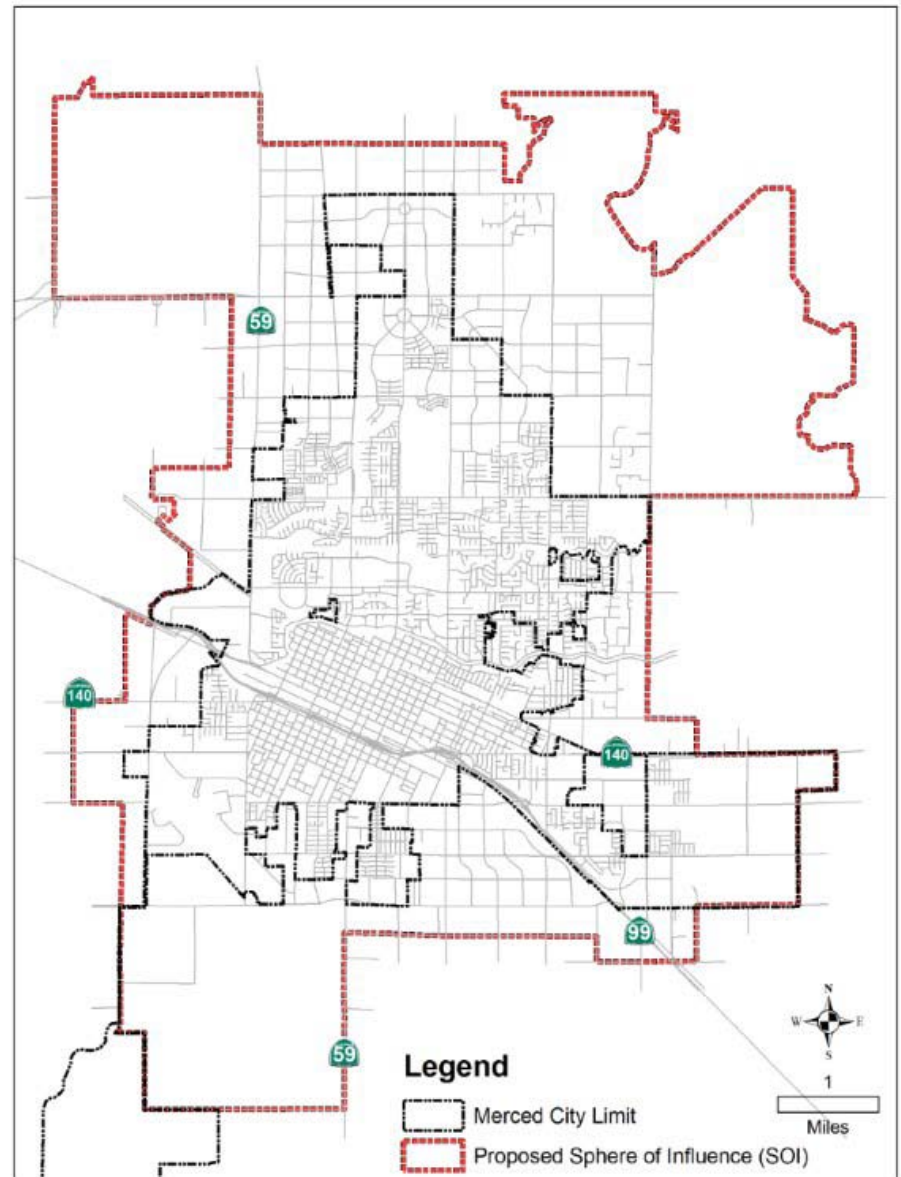
Mitigation Monitoring Program and EIR Errata Sheet (Exhibits 2 & 3 of Attachment 11) are the same for all options.

LAFCO resolution was modified to reflect SUDP/SOI above (Attachment 13).

Merced Vision 2030 General Plan

**Option 3 (Modified
EIR Alternative #2A)--
Specific Urban
Development Plan
(SUDP)/Sphere of
Influence (SOI)**

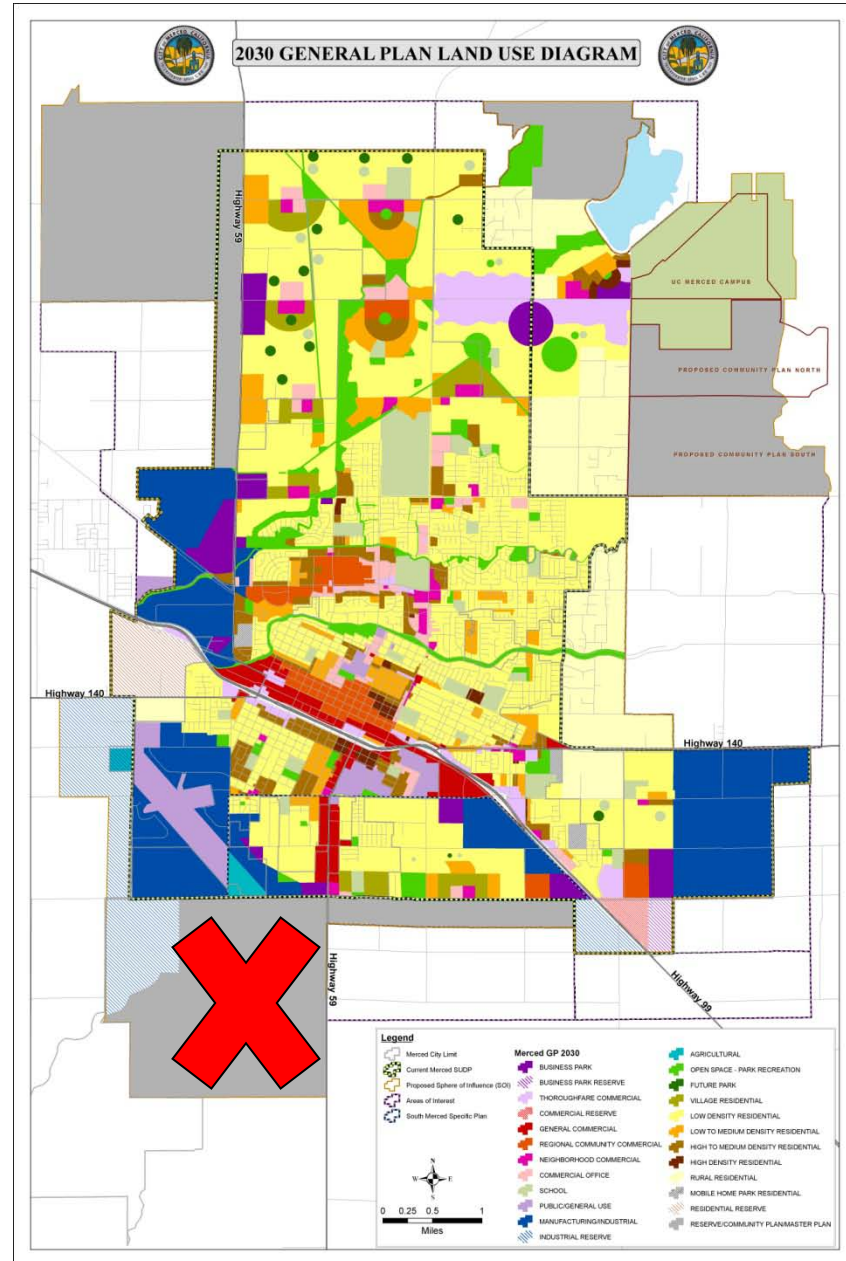
31,076 acres



Merced Vision 2030 General Plan

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

(Removes Mission
Lakes Only from
SUDP/SOI)



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

SUDP/SOI (31, 076 acres) has been modified to remove Mission Lakes, which remains in the Area of Interest.

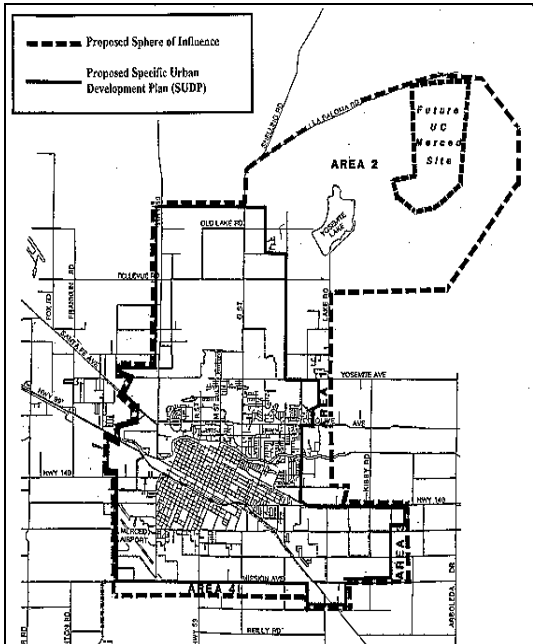
Additional modifications have been proposed to the General Plan text and Land Use Diagram to reflect the change above (Exhibits B & C of Attachment 15).

Findings of Fact & Statement of Overriding Considerations to reflect the adoption of a modified EIR Alternative #2A was prepared (Exhibit 1 of Attachment 14).

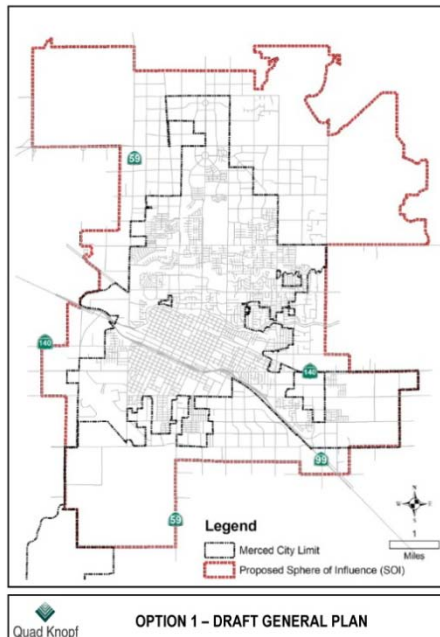
EIR Errata Sheet (Exhibit 3 of Attachment 14) reflects the addition of a modified EIR Alternative but no recirculation of the EIR is necessary because this alternative is not substantially different from the 3 alternatives originally analyzed in the Draft EIR and would not, as compared to one or more of the original alternatives, clearly lessen the significant environmental impacts of the Project (Option 1).

LAFCO resolution was modified to reflect SUDP/SOI above (Attachment 16).

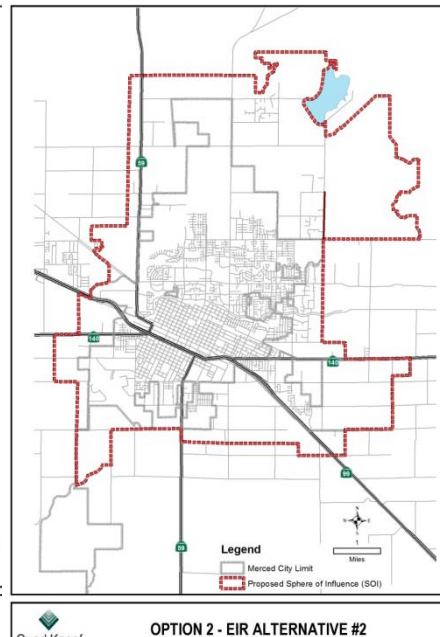
Merced Vision 2015 General Plan (1997) vs. Draft Merced Vision 2030 General Plan Options



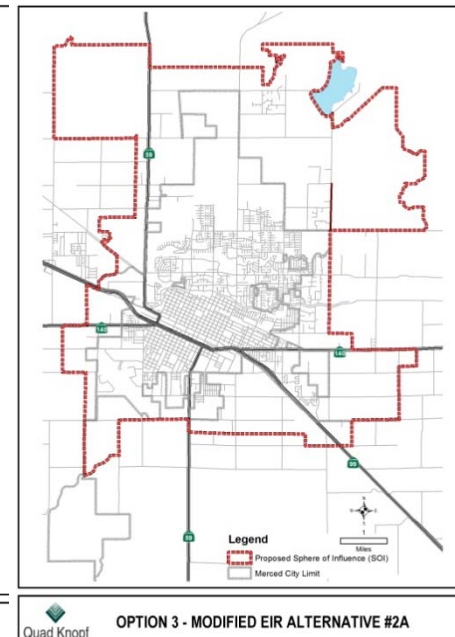
*Adopted Plan--
SUDP = 20,700 acres
SOI = 37,300 acres*



*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*

Draft & Final Program Environmental Impact Report

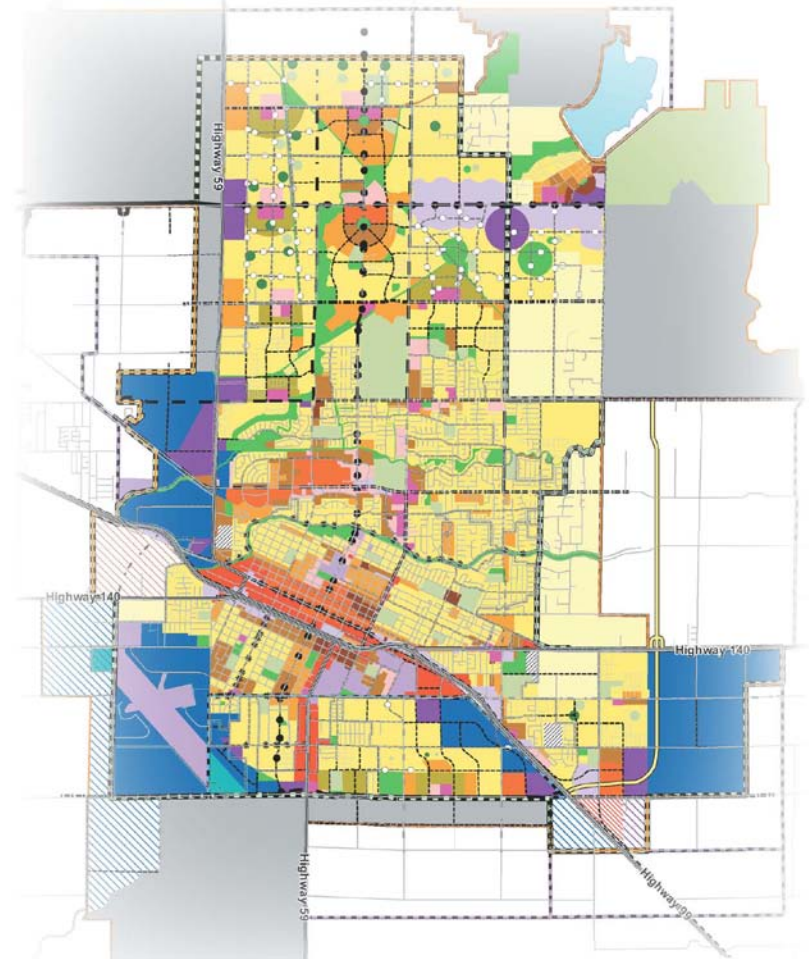
Merced Vision 2030 General Plan

SCH# 2008071069

Prepared for:

City of Merced Development Services Department
Planning & Permitting Division

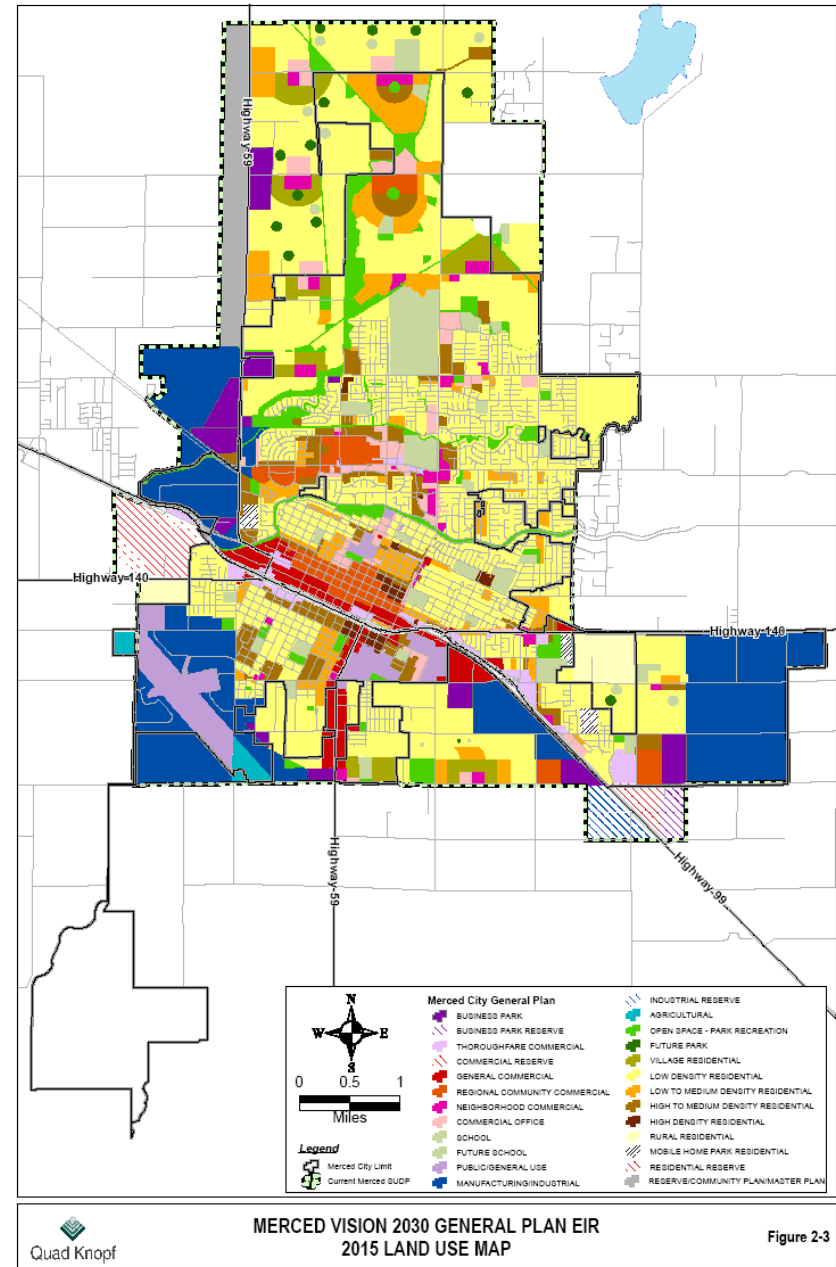
August 2010/July 2011



Alternative #1

Existing General Plan (No Project)

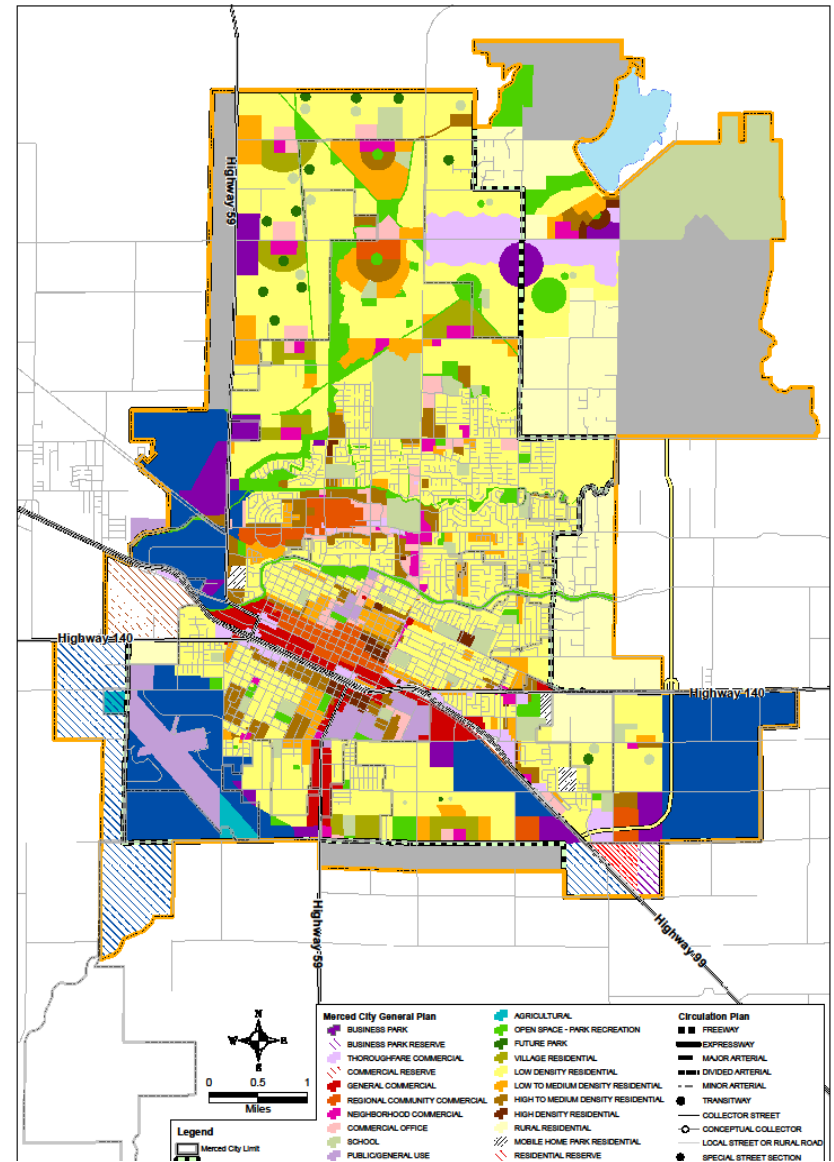
- *Merced Vision 2030 General Plan* would not be adopted, and existing *Merced Vision 2015 General Plan* would remain in effect (SUDP = 21,700 acres).
- Would result in the reduction of 10 impacts, the increase of 3 impacts, and 4 impacts remain unchanged compared to the Draft General Plan (Project)
- Found to be environmentally inferior to the Project and other alternatives for failing to meet project objectives.



Alternative #2 (Option 2)

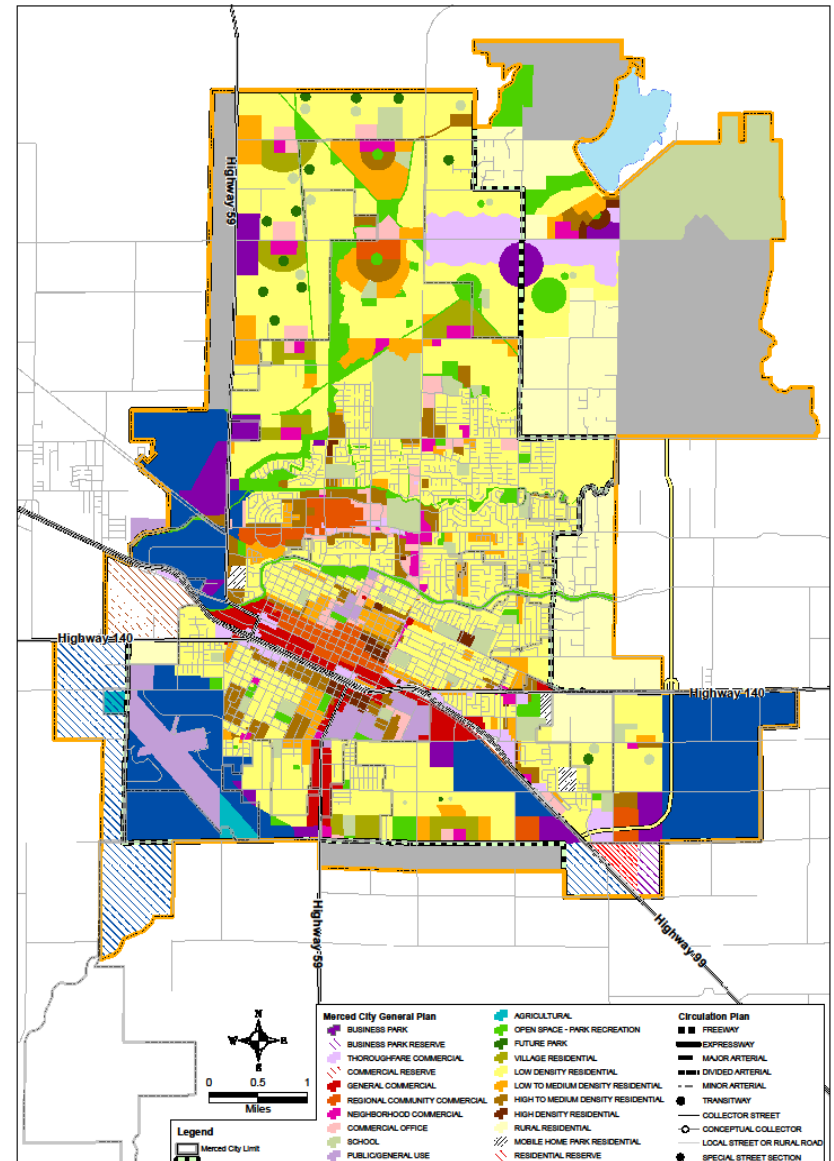
Reduced Project Area

- Slightly less new development allowed in comparison with the proposed General Plan.
- Growth restricted to a smaller expansion area, including UC Merced & University Community (2005 Draft SUDP), but removes 2 other large community plan areas added in 2006-07 (SUDP = 28,576 acres).
- Considered feasible because the City could grow at a slower pace than expected.



Alternative #2 (cont.)

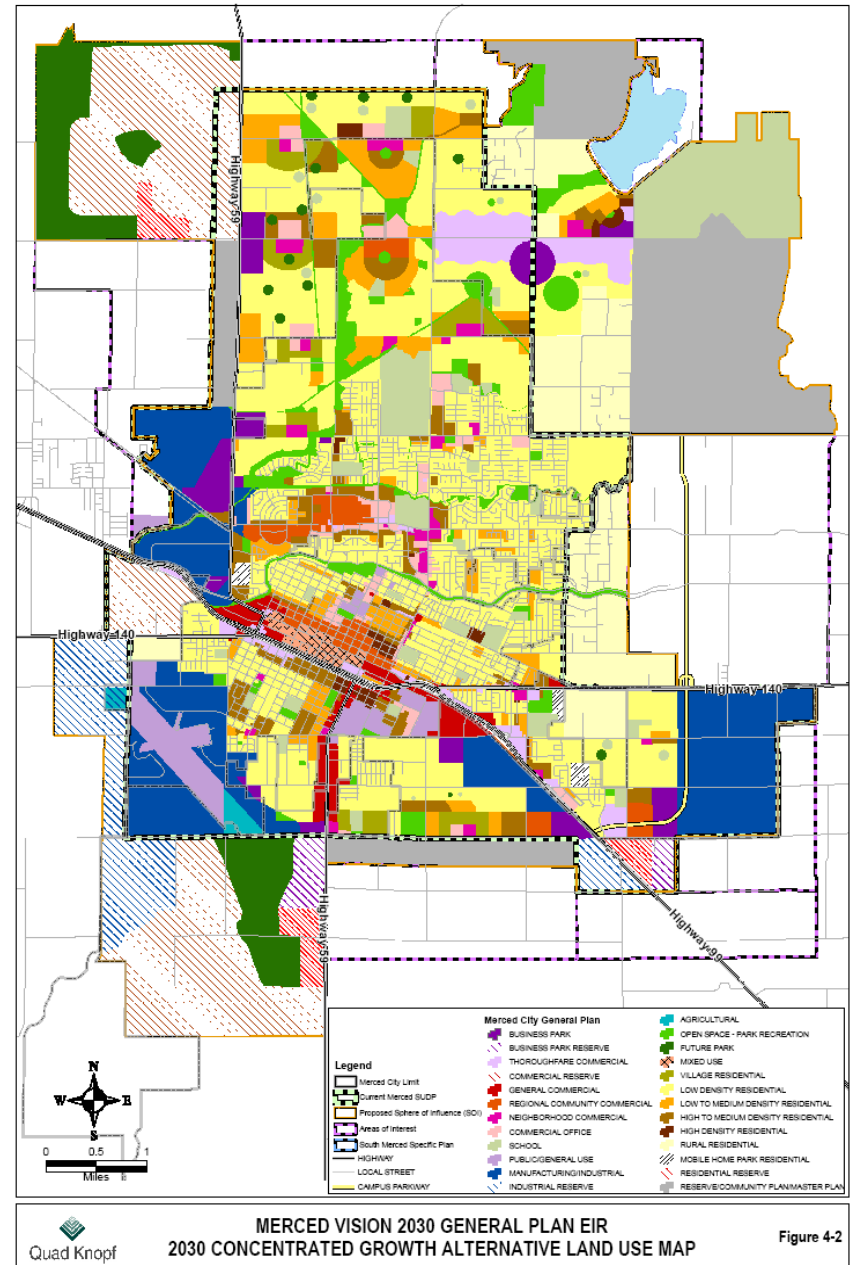
- Would result in the reduction of 11 impacts, the increase of 0 impacts, and 6 impacts remain unchanged compared to the Draft General Plan.
- Alt #2 is the “environmentally superior alternative” because it reduces more potential impacts than the others.
- City Council has indicated it would consider adoption of this Alternative (Option 2).



Alternative #3

Concentrated Growth

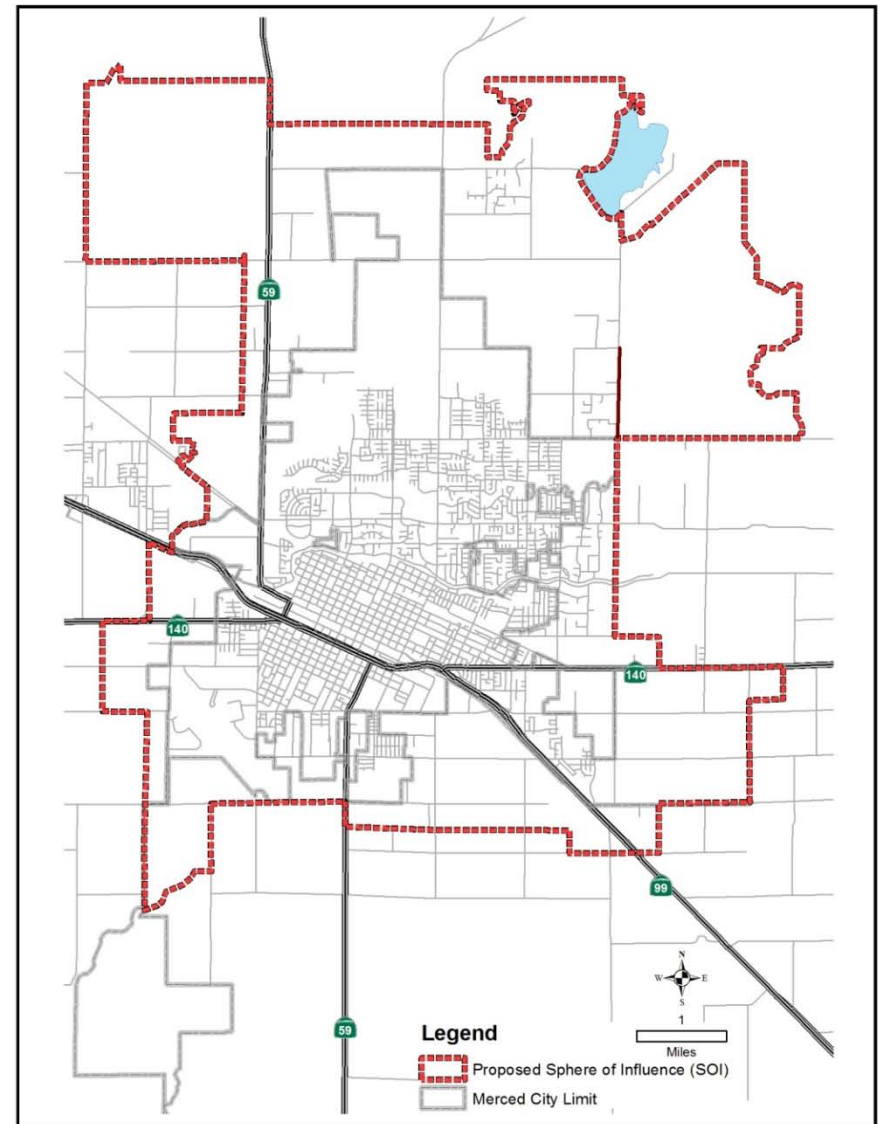
- Total amount of new units similar to that allowed under the Plan but residential densities would be increased (SUDP remains the same).
- More land designated as Open Space or Reserve.
- Would result in the reduction of 8 impacts, no impacts would increase, & 9 impacts would remain unchanged.
- Rejected due to failure to meet Project objectives or to lessen significant impacts.



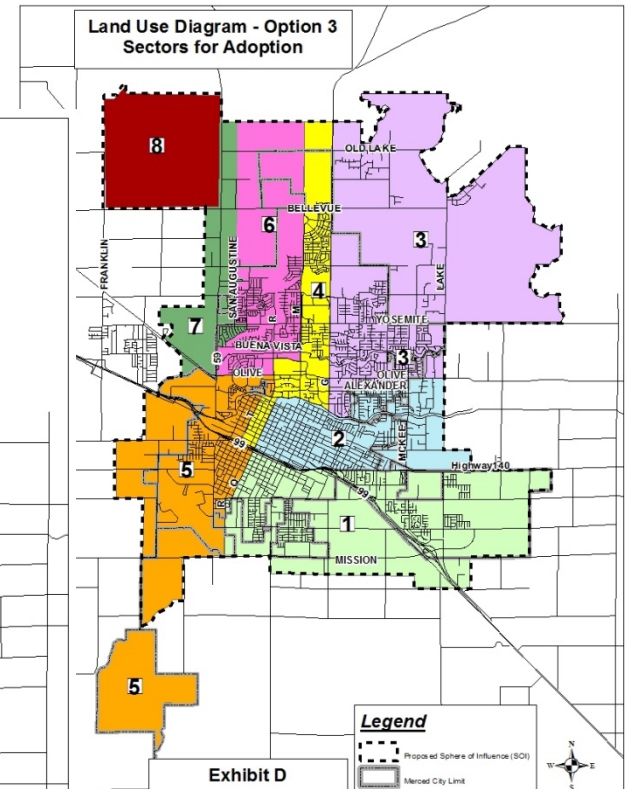
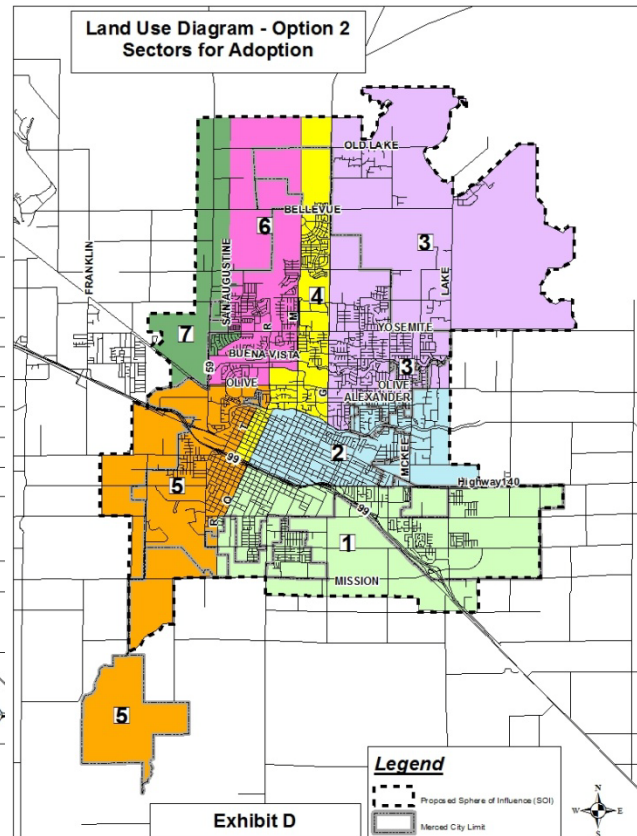
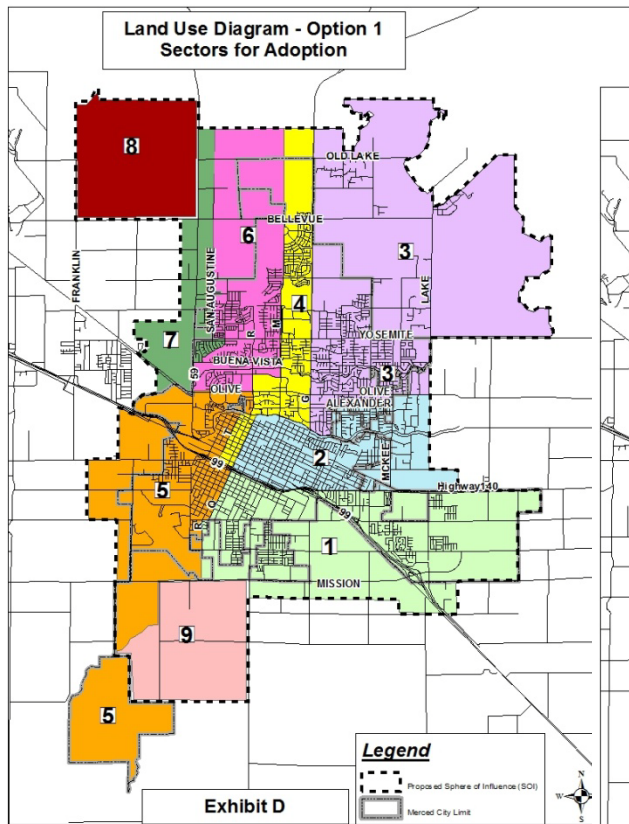
Alternative #2A (New)

Modified Reduced Project Area

- Similar to Alternative #2, but only one Community Plan area is eliminated.
- A variation of Alternative #2 so the impact analysis is the same.
- Would result in the reduction of 11 impacts, no impacts would increase, & 6 impacts would remain unchanged.
- City Council has indicated it would consider adoption of this Alternative (Option 3).



Adopting the Land Use Diagram & Avoiding Conflicts of Interest



Adopting the Land Use Diagram & Avoiding Conflicts of Interest

In order to avoid potential or perceived conflicts of interest regarding properties owned by the City Council Members, the City Attorney has advised that the General Plan Land Use Diagram be adopted in segments.

Even though no changes in land use designation are proposed within the current City limits where these properties are located, this approach reflects an abundance of caution to avoid even perceived conflicts of interest.

For the City Council, staff divided the Land Use Diagram into 9 sectors for Option 1, 7 sectors for Option 2, and 8 sectors for Option 3 based on the locations of the primary residences of the members and other property interests that were provided to the City by those members.

Adopting the Land Use Diagram & Avoiding Conflicts of Interest

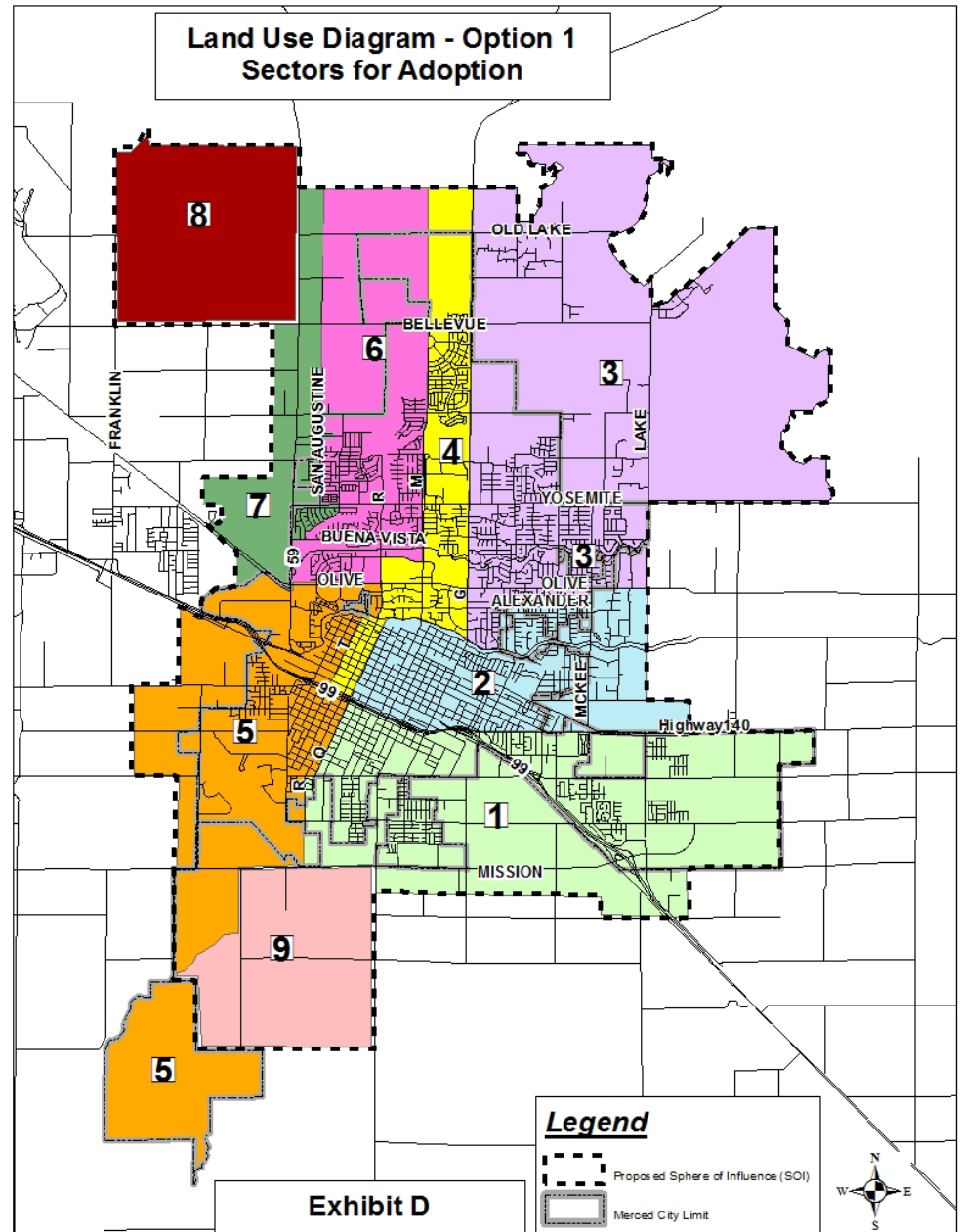
These sectors are drawn so that no more than one member should have to declare a potential conflict of interest for any one sector.

Once the City Council has tentatively selected an Option, first a vote must be taken to adopt the EIR according to one of the Options. Then to adopt the General Plan resolution, separate votes will need to be taken for each land use sector (either 9, 7, or 8) as well as a separate vote to adopt the General Plan as a whole. Finally a separate vote will need to be taken on the LAFCO resolution.

Prior to each vote on an individual land use sector, the Council Member with a potential conflict of interest will need to declare a conflict and leave the Council chambers.

Option 1--Land Use Sectors

- **Sector I** – S of Hwy 99/Hwy 140, E of R (S of Childs) & Q (N of Childs)
- **Sector II** – N of Hwy 99/Hwy 140, E of Q, & S of N Bear Creek (Q to Oleander), S of Alexander (Oleander to McKee), & S of E Olive, E of McKee
- **Sector III** –E of G & N of N Bear Creek (G to Oleander), N of Alexander (Oleander to McKee), & N of E Olive, E of McKee
- **Sector IV** –N of Hwy 99 (T to Q), N of N Bear Creek (R to G), & N of Loughborough (M to G)
- **Sector V** –S of Santa Fe/W Olive & W of R (Olive to N Bear Creek), W of T (N Bear Creek to Hwy 99), & S of Hwy 99, W of Q (Hwy 99 to Childs) & W of S Hwy 59, S of Childs
- **Sector VI** – N of Santa Fe/W Olive (N Hwy 59 to R), E of N Hwy 59 (Olive to Buena Vista), E of Sarasota (Buena Vista to El Redondo), & E of San Augustine, N of El Redondo
- **Sector VII** –N of Santa Fe/W Olive, W of N Hwy 59 (Olive to Buena Vista), W of Sarasota (Buena Vista to El Redondo), & W of San Augustine, N of El Redondo
- **Sector VIII**—Castle Farms (Options 1 & 3 only)
- **Sector IX**—Mission Lakes (Option 1 only)



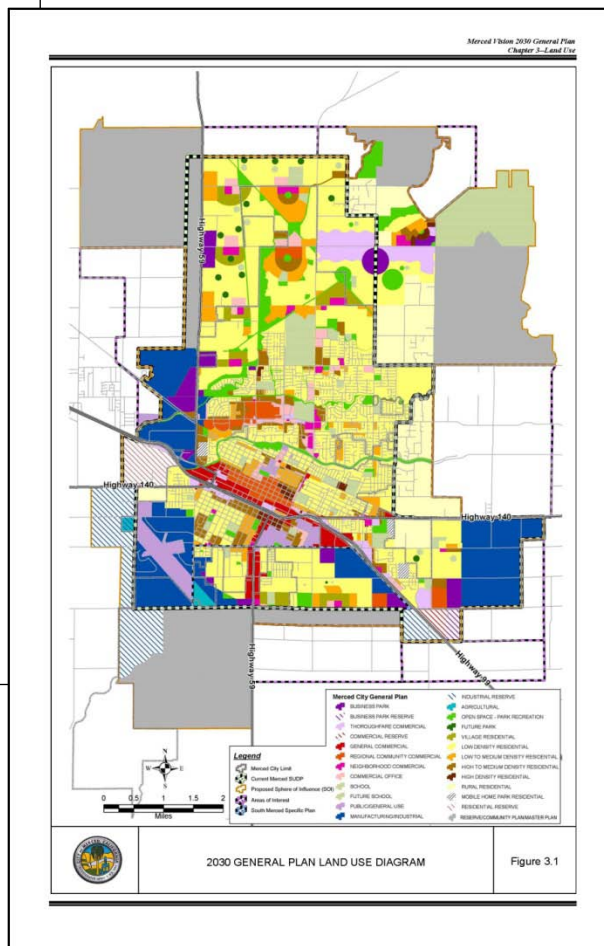
Adopting An Option

DRAFT

*Merced Vision 2030
General Plan*

Merced Vision 2030 General Plan
"Gateway to Research"

August 2010

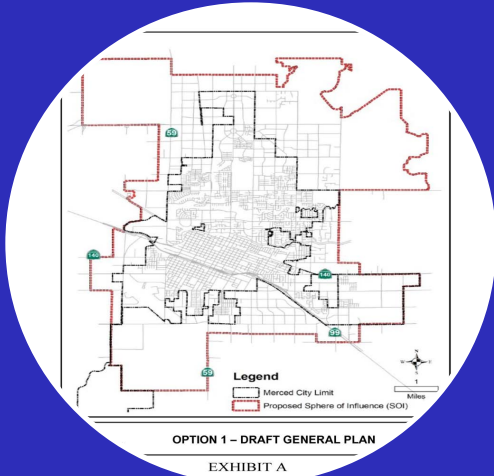


FINAL
PROGRAM ENVIRONMENTAL IMPACT REPORT

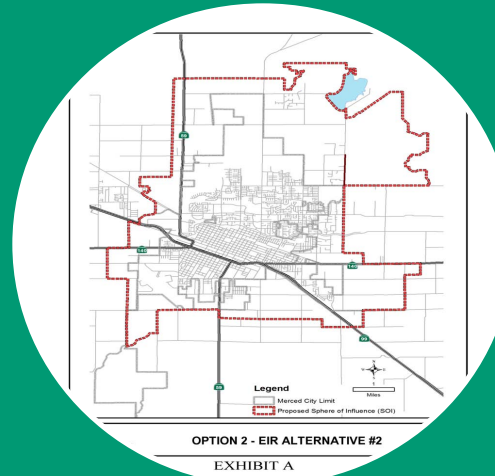
CITY OF MERCED
Merced Vision 2030 General Plan
SCH# 2008071069

July 2011

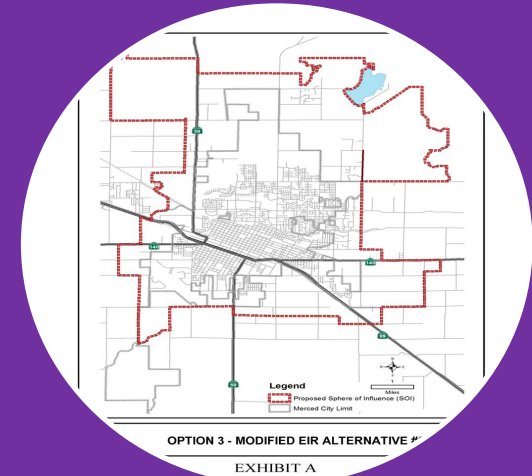
Quad Knopf



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



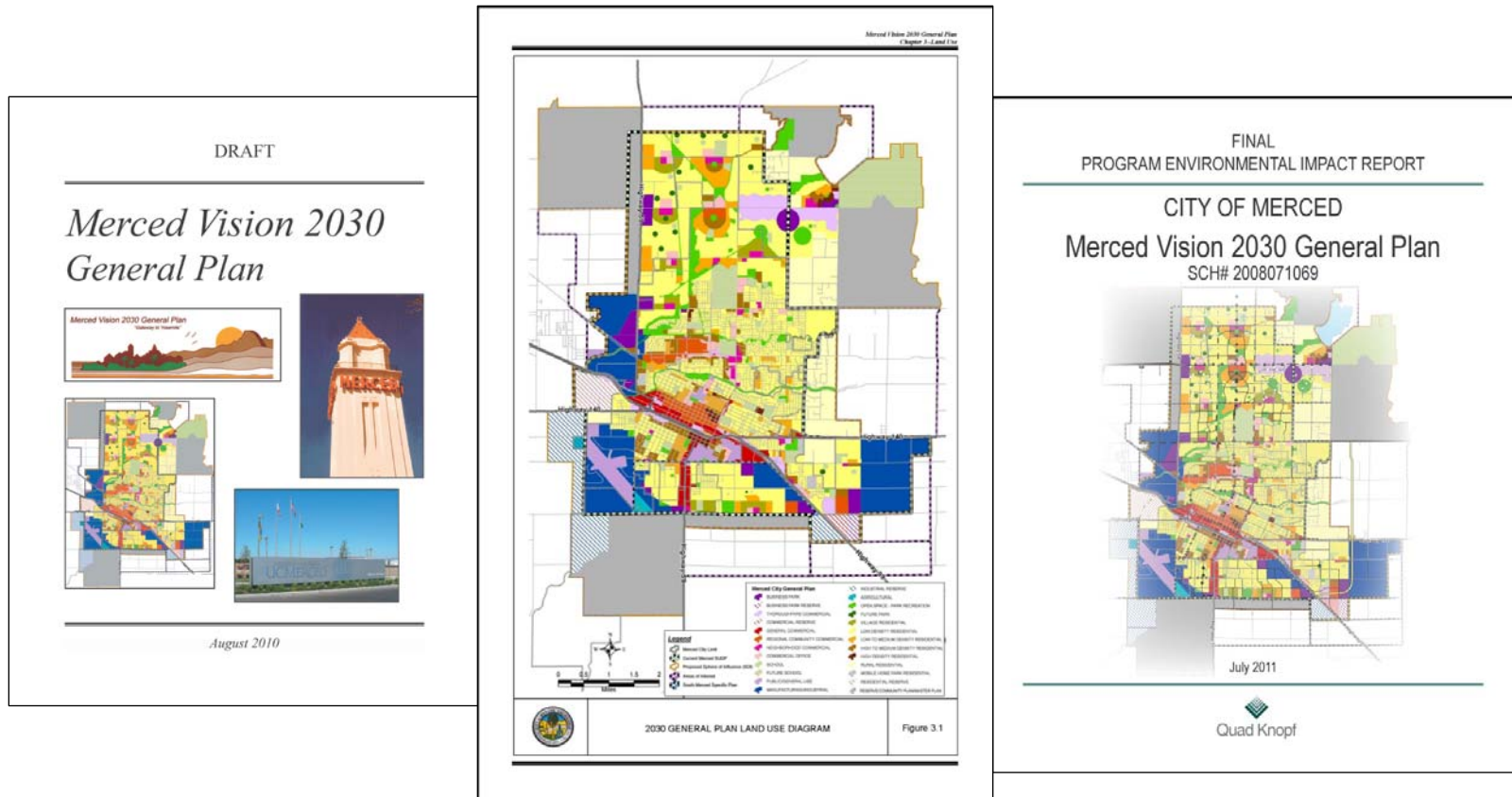
Approve Option 2 (EIR Alternative #2), including Resolutions at Attachments 11, 12, and 13; or,



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

3 Possible Options

Option 1—Draft General Plan (Planning Commission Recommendation)



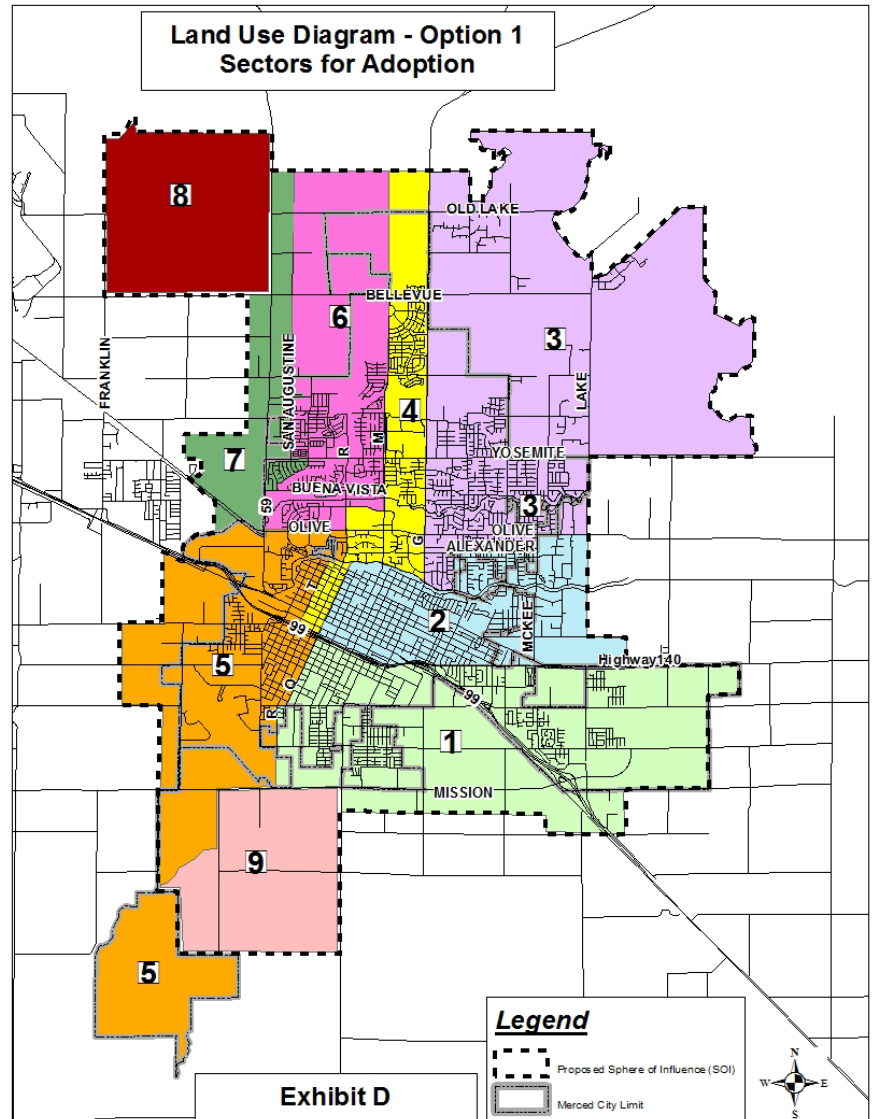
Option 1—Draft General Plan (Planning Commission Recommendation)

Planning Commission recommends that the City Council adopt a motion for Option 1:

- A. Approving Resolution #2011-__--A Resolution of the City Council of the City of Merced, California, Approving and Certifying a Final Environmental Impact Report for the *Merced Vision 2030 General Plan*, Making Findings and Determinations, Adopting a Statement of Facts and Overriding Considerations, and Adopting a Mitigation Monitoring Program (Attachment 8); and,

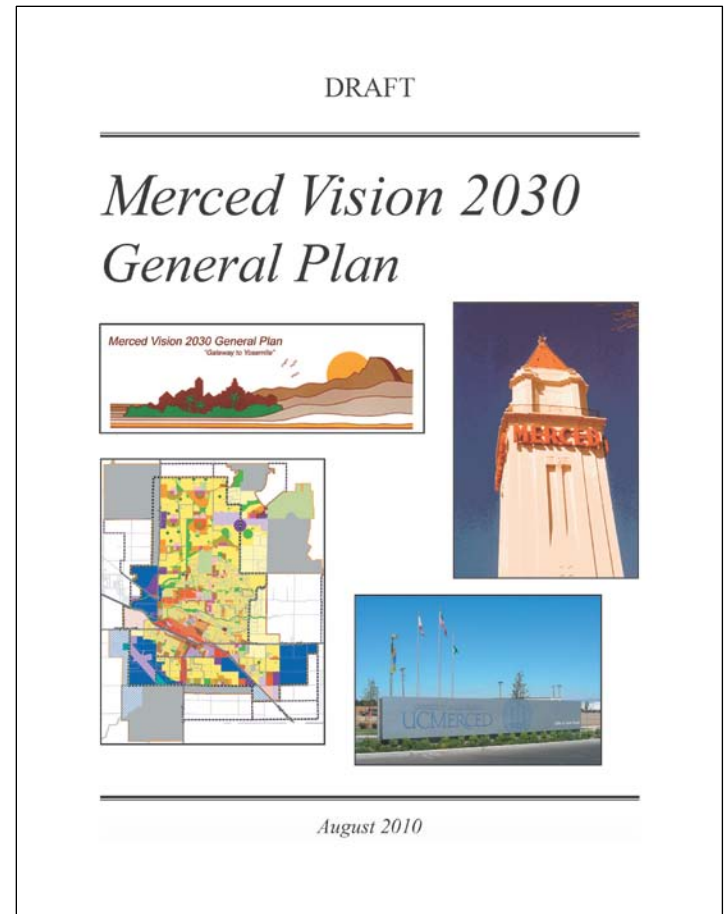
Option 1 (Cont.)

B. Adoption of the *Merced Vision 2030 General Plan* Land Use Diagram (Figure 3.1 of the *Merced Vision 2030 General Plan*) divided into 9 sectors (9 separate votes needed) as seen at Exhibit D of the Resolution at Attachment 9:



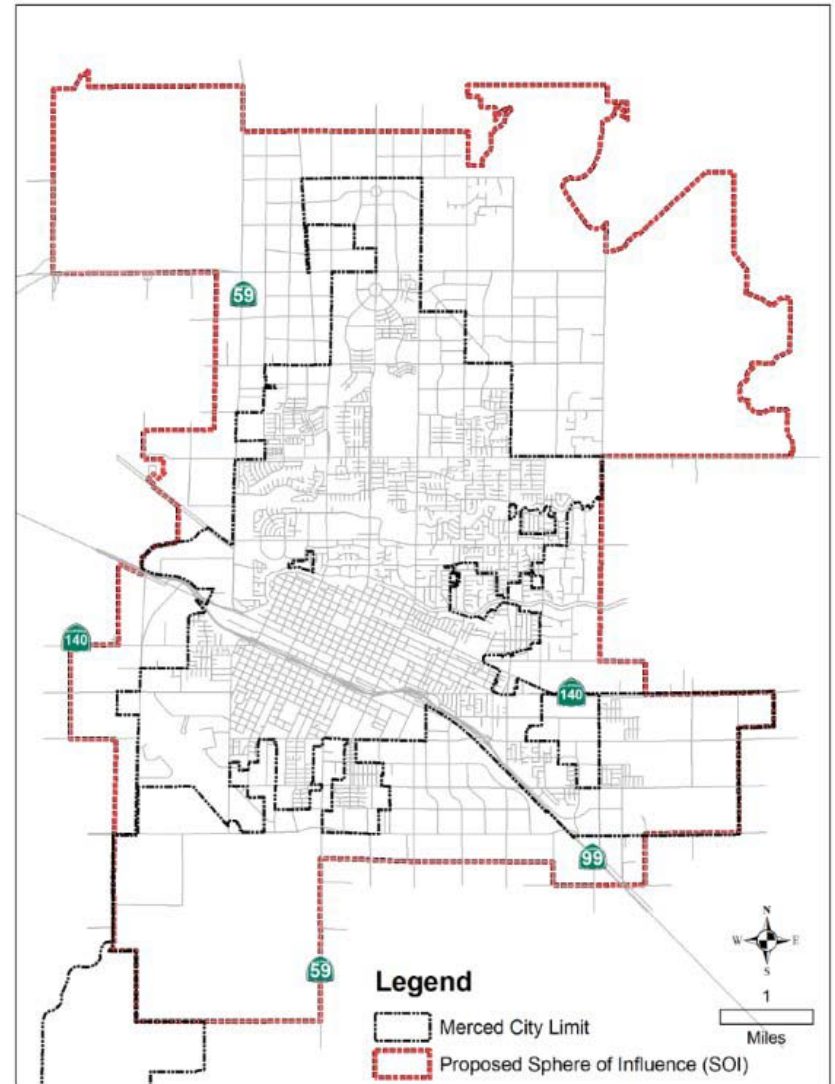
Option 1 (Cont.)

- B. Approving Resolution #2011-____--A Resolution of the City Council of the City of Merced, California, Adopting the *Merced Vision 2030 General Plan* (Attachment 9) with the changes to the General Plan Text and Land Use Diagram per Exhibits B & C of Attachment 9; and,

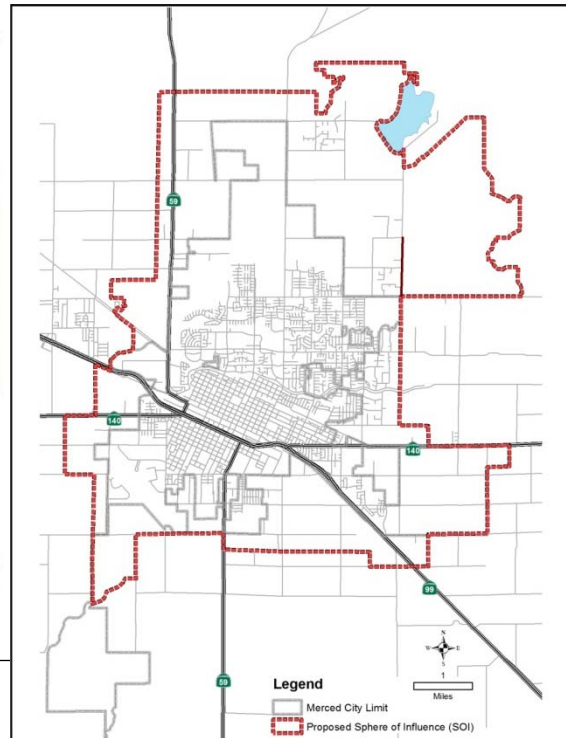
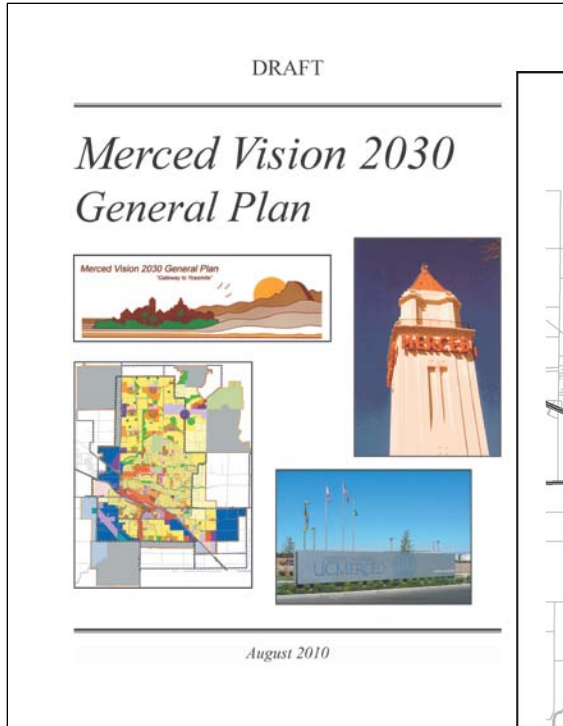


Option 1 (Cont.)

C. Approving Resolution #2011-__--A Resolution of the City Council of the City of Merced, California, Making Application to the Local Agency Formation Commission for Expansion of the City's Sphere of Influence (SOI) (Attachment 10).

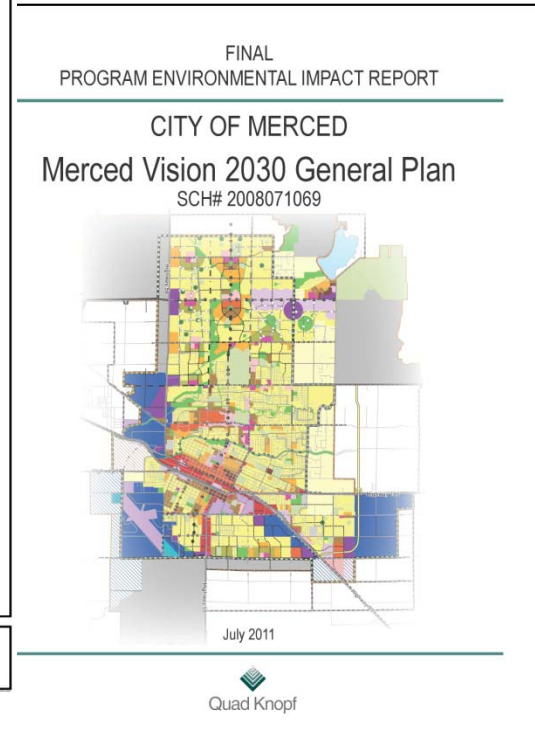


Option 2—EIR Alternative #2



Quad Knopf

OPTION 2 - EIR ALTERNATIVE #2



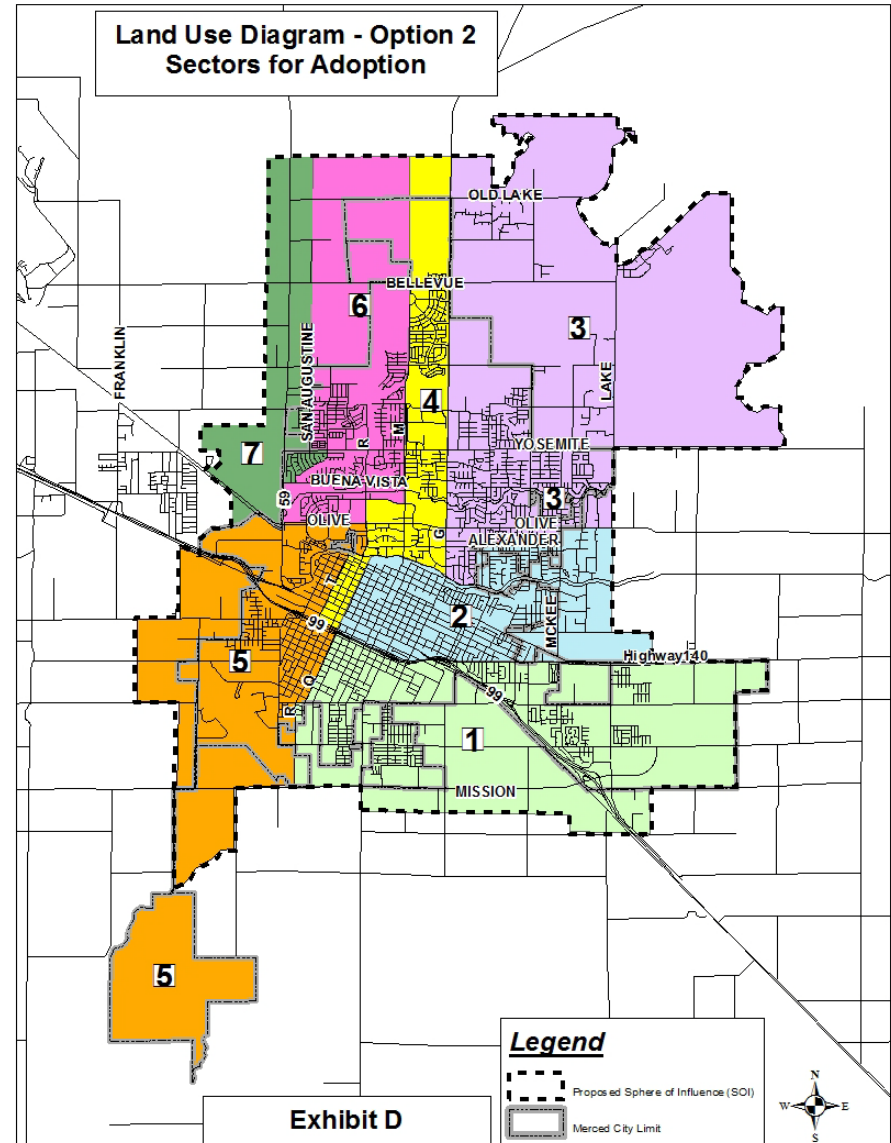
Option 2—EIR Alternative #2 (Removing Castle Farms & Mission Lakes)

Adopt a motion for Option 2:

- A. Approving Resolution #2011-__--A Resolution of the City Council of the City of Merced, California, Approving and Certifying a Final Environmental Impact Report for the *Merced Vision 2030 General Plan*, Making Findings and Determinations, Adopting a Statement of Facts and Overriding Considerations, and Adopting a Mitigation Monitoring Program (Attachment 11); and,

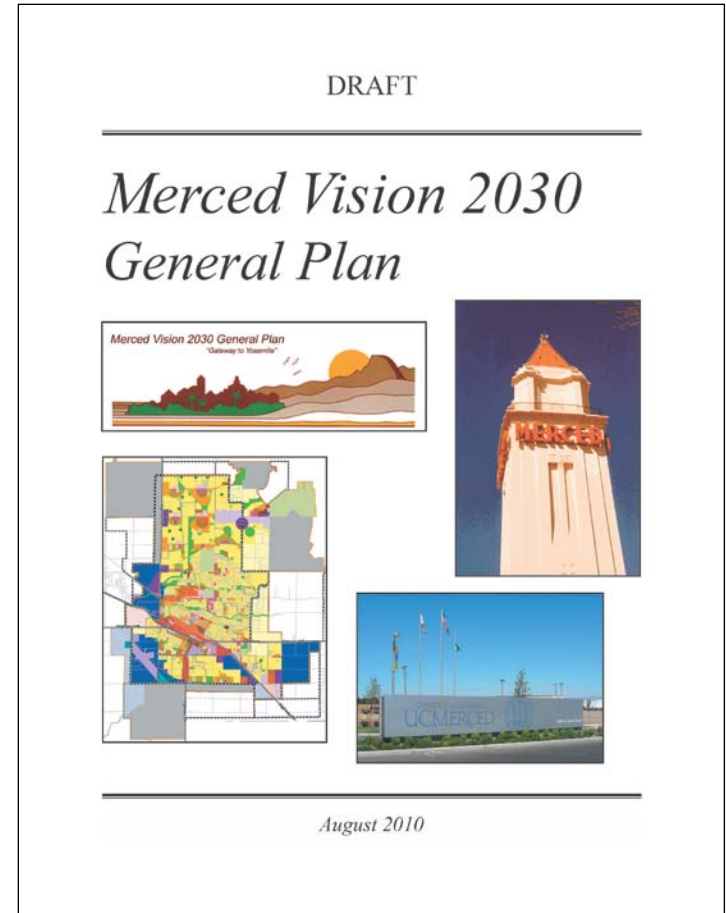
Option 2 (Cont.)

B. Adoption of the *Merced Vision 2030 General Plan* Land Use Diagram (Figure 3.1 of the *Merced Vision 2030 General Plan*) divided into 9 sectors (7 separate votes needed) as seen at Exhibit D of the Resolution at Attachment 12:



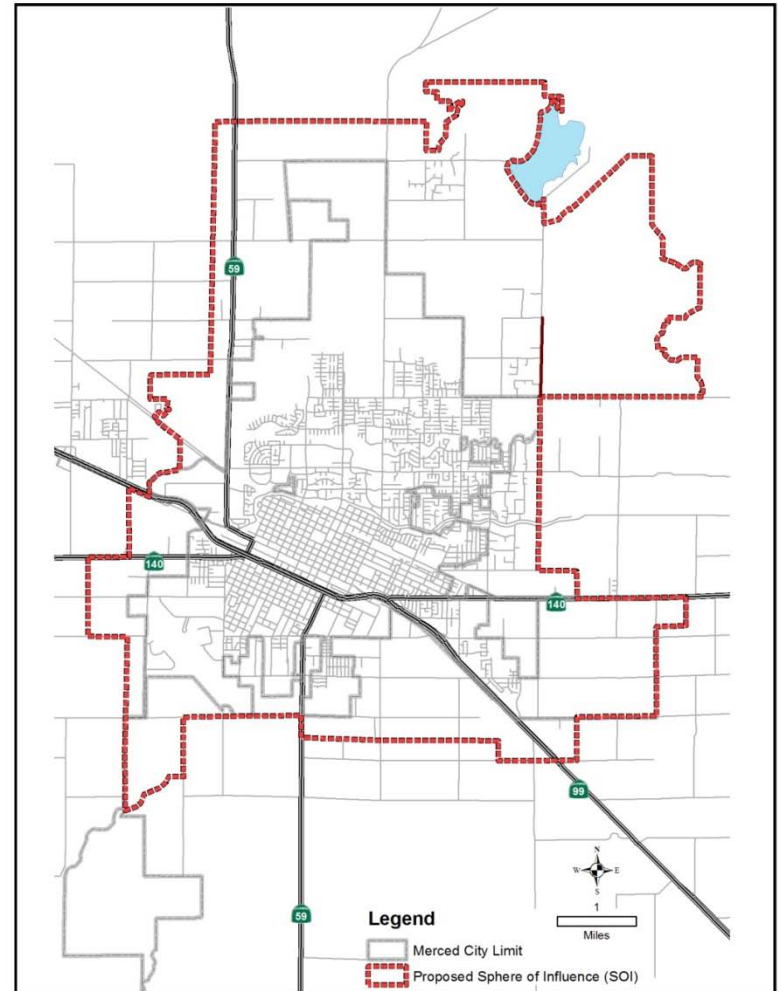
Option 2 (Cont.)

B. Approving Resolution #2011-____--A Resolution of the City Council of the City of Merced, California, Adopting the *Merced Vision 2030 General Plan* (Attachment 12) with the changes to the General Plan Text and Land Use Diagram per Exhibits B & C of Attachment 12; and,

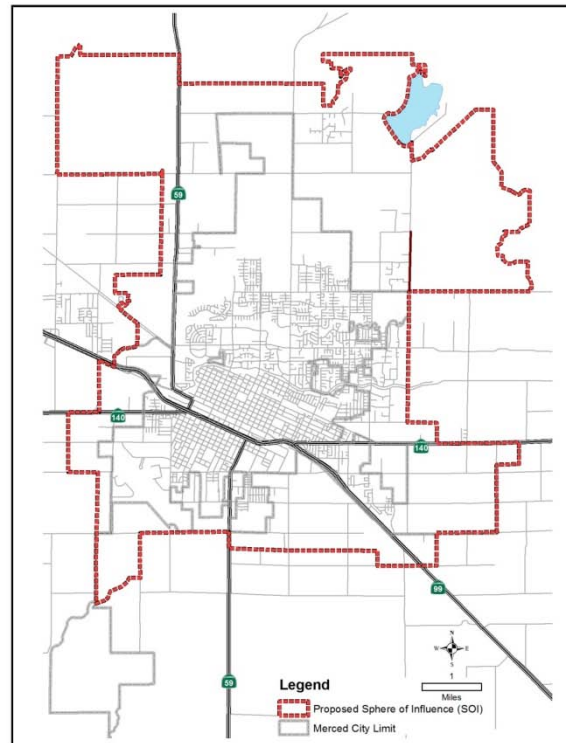
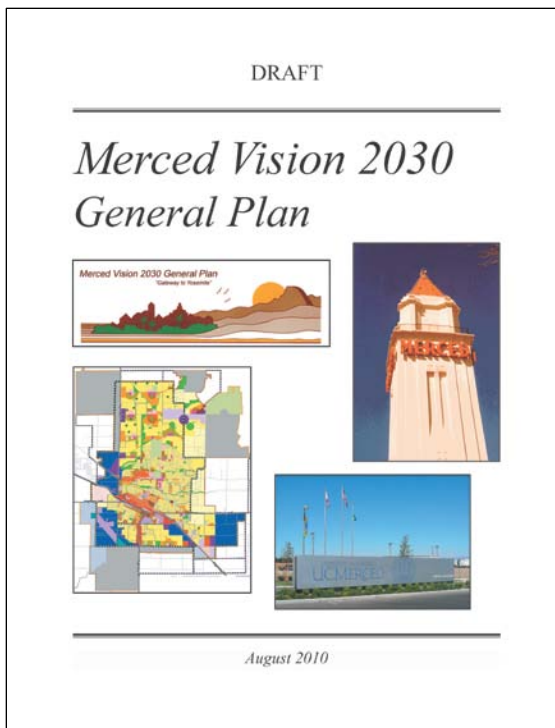


Option 2 (Cont.)

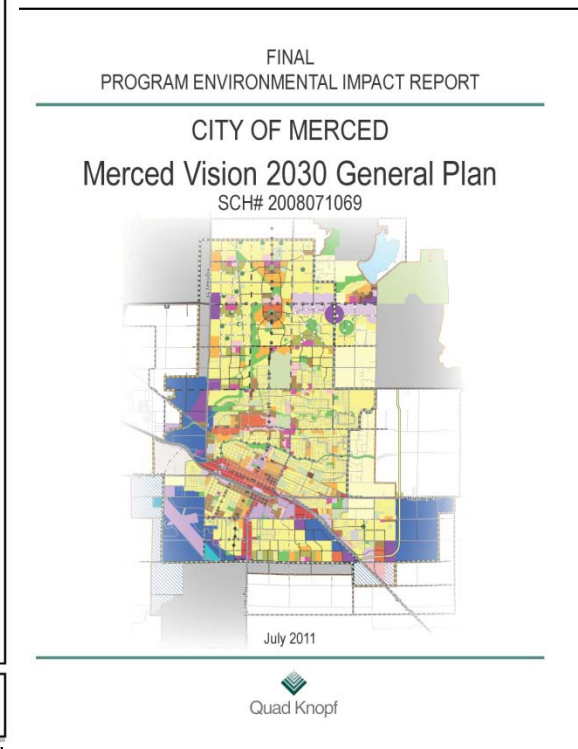
C. Approving Resolution #2011-____--A Resolution of the City Council of the City of Merced, California, Making Application to the Local Agency Formation Commission for Expansion of the City's Sphere of Influence (SOI) (Attachment 13).



Option 3—Modified EIR Alternative #2



Quad Knopf
OPTION 3 - MODIFIED EIR ALTERNATIVE #2A



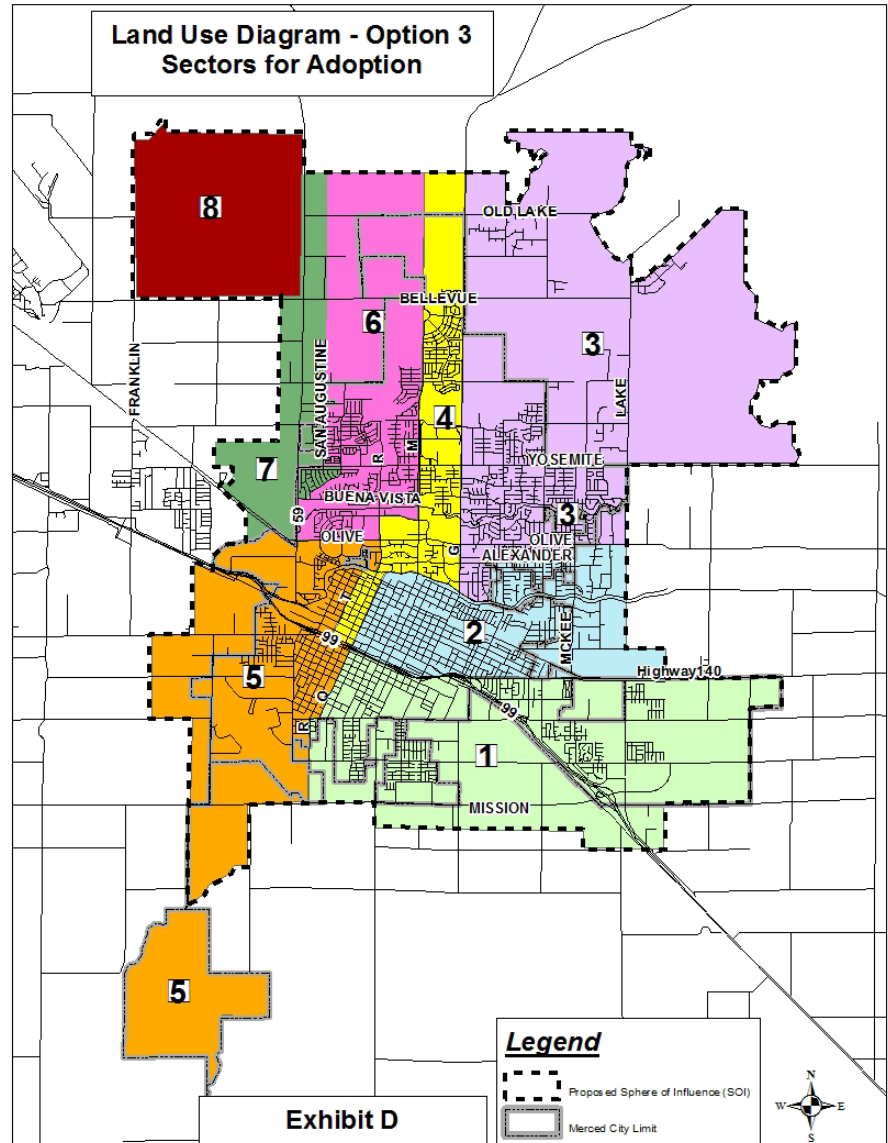
Option 3—Modified EIR Alternative #2 (Removing Mission Lakes Only)

Adopt a motion for Option 3:

- A. Approving Resolution #2011-__--A Resolution of the City Council of the City of Merced, California, Approving and Certifying a Final Environmental Impact Report for the *Merced Vision 2030 General Plan*, Making Findings and Determinations, Adopting a Statement of Facts and Overriding Considerations, and Adopting a Mitigation Monitoring Program (Attachment 14); and,

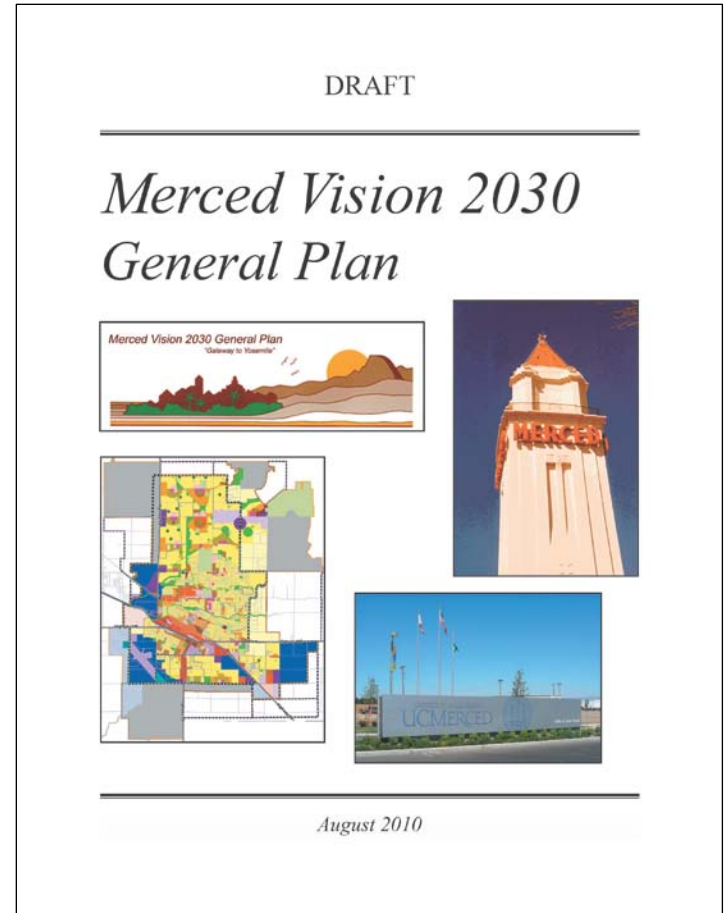
Option 3 (Cont.)

B. Adoption of the *Merced Vision 2030 General Plan* Land Use Diagram (Figure 3.1 of the *Merced Vision 2030 General Plan*) divided into 8 sectors (8 separate votes needed) as seen at Exhibit D of the Resolution at Attachment 15:



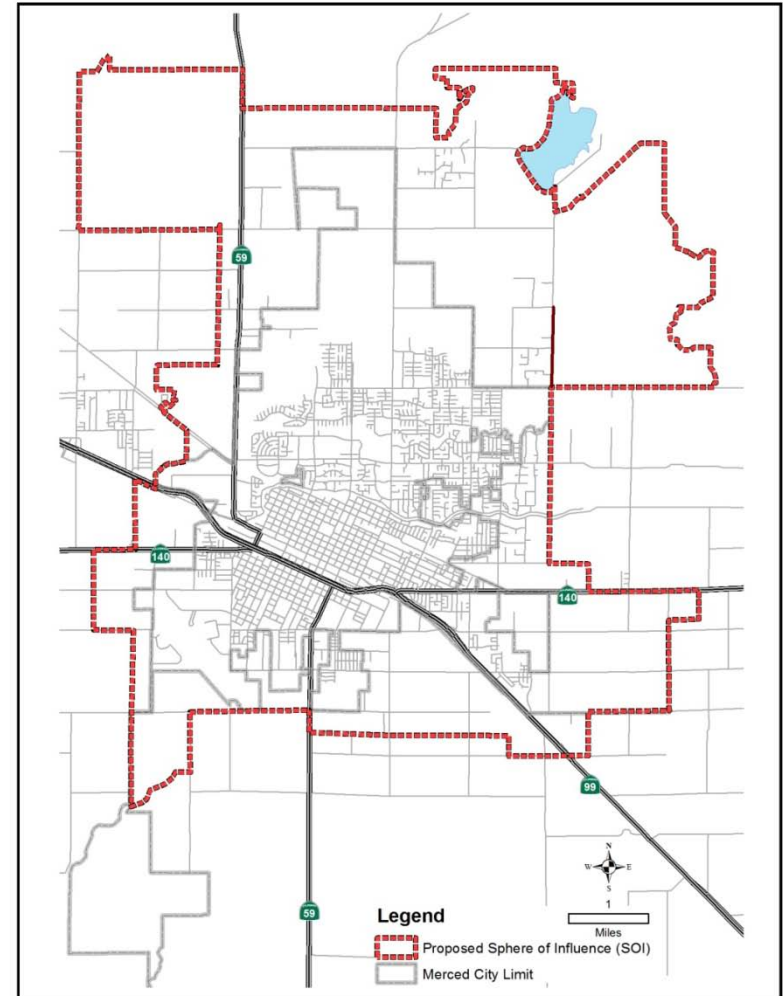
Option 3 (Cont.)

B. Approving Resolution #2011-____--A Resolution of the City Council of the City of Merced, California, Adopting the *Merced Vision 2030 General Plan* (Attachment 15) with the changes to the General Plan Text and Land Use Diagram per Exhibits B & C of Attachment 15; and,



Option 3 (Cont.)

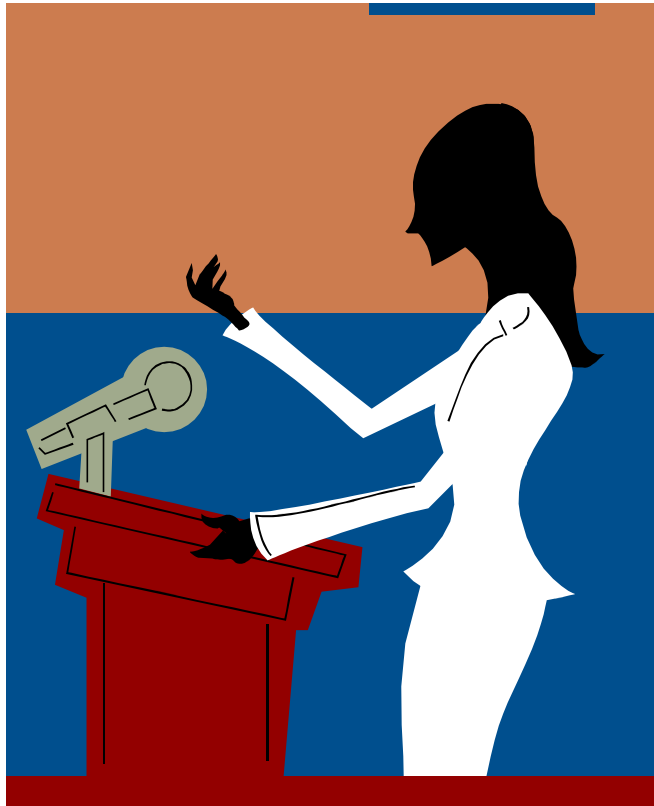
C. Approving Resolution #2011-__--A Resolution of the City Council of the City of Merced, California, Making Application to the Local Agency Formation Commission for Expansion of the City's Sphere of Influence (SOI) (Attachment 16).



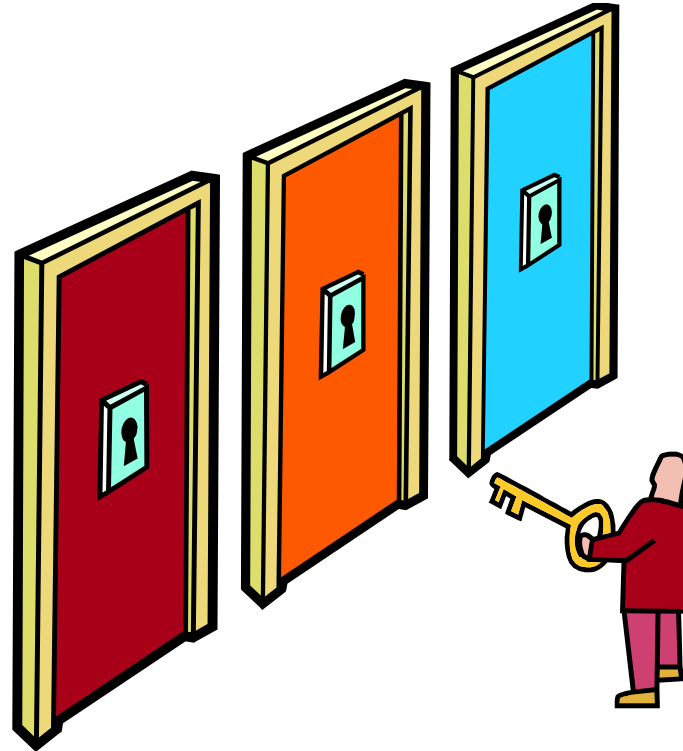
Questions?

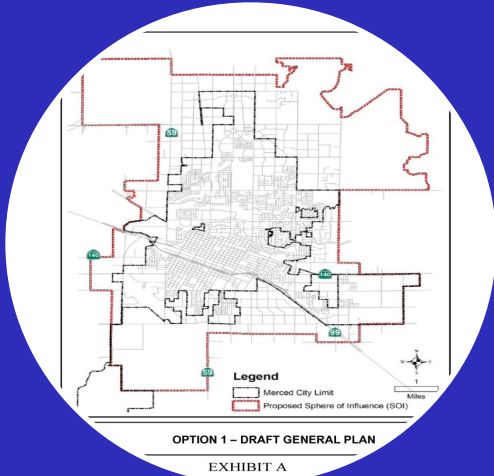


Public Hearing

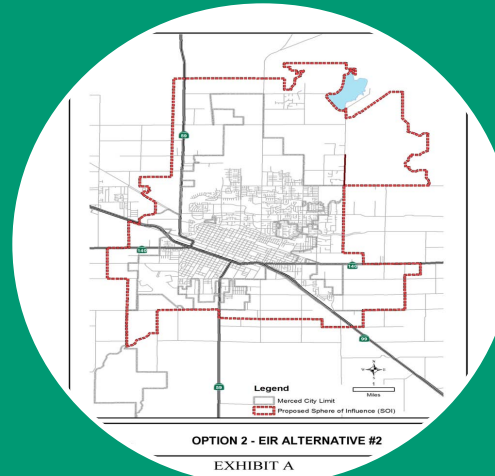


Preliminary Vote on Options

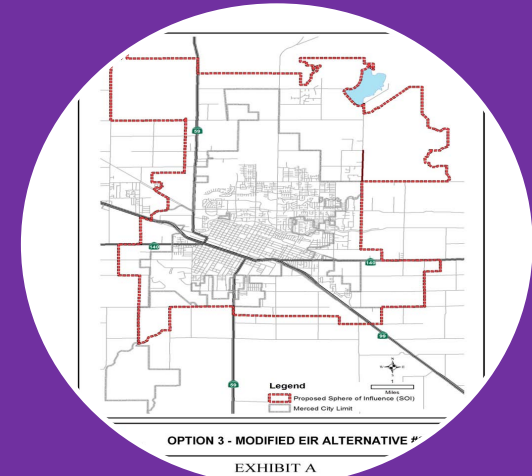




Approve Option 1 (Original Draft General Plan), as recommended by the Planning Commission, including Resolutions at Attachments 8, 9, and 10; or,



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

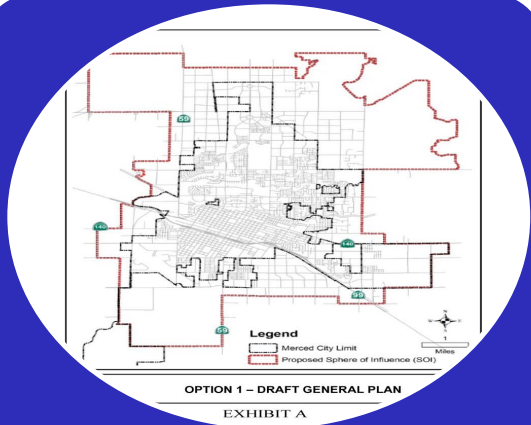


Approve Option 3 (Modified EIR Alternative #2A), including Resolutions at Attachments 14, 15, and 16.

3 Possible Options

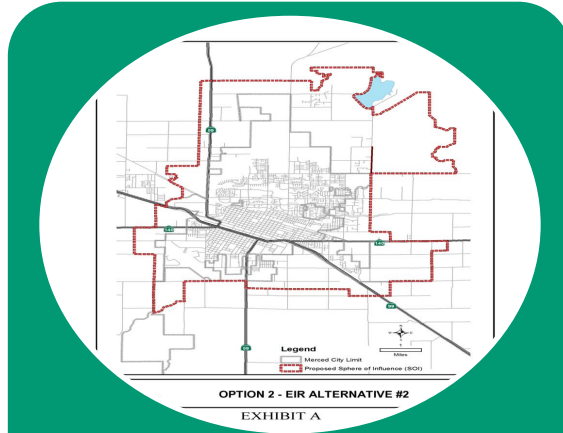
Official City Council Action





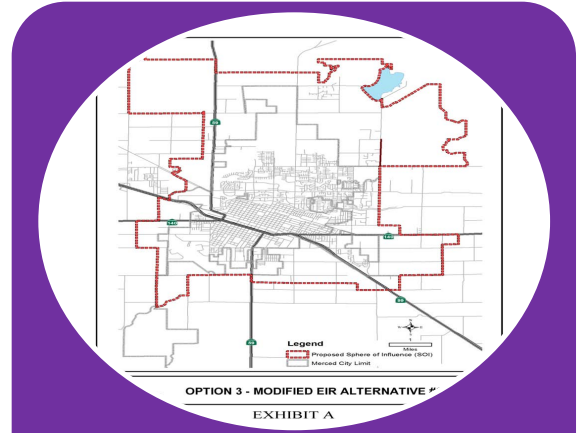
To approve **Option 1**:

- 1) EIR (Attachment 8)—one vote; and,
- 2) General Plan (Attachment 9)—9 votes on Sectors plus 1 vote on overall; and,
- 3) LAFCO (Attachment 10)—1 vote



To approve **Option 2**:

- 1) EIR (Attachment 11)—one vote; and,
- 2) General Plan (Attachment 12)—7 votes on Sectors plus 1 vote on overall; and,
- 3) LAFCO (Attachment 13)—1 vote



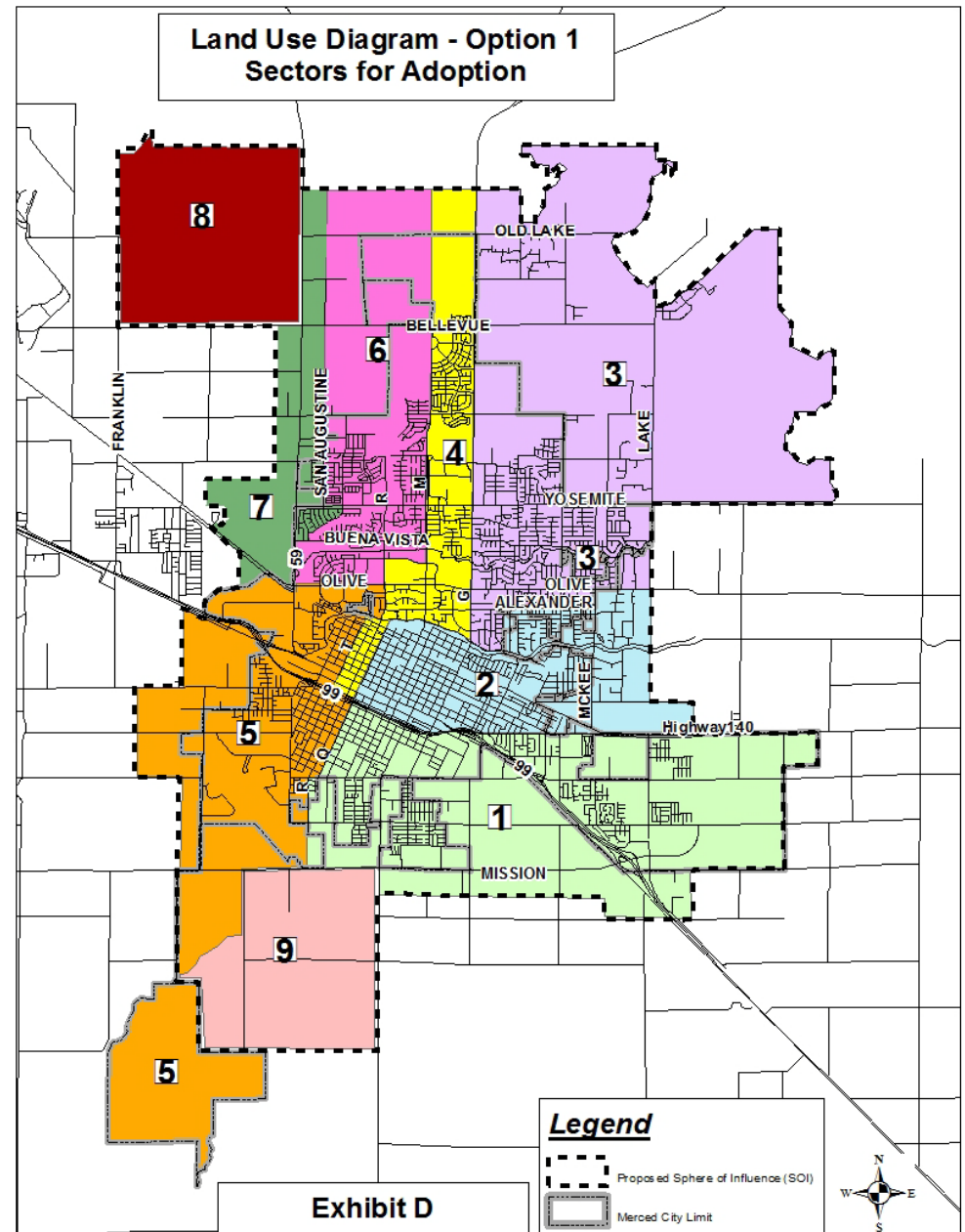
To approve **Option 3**:

- 1) EIR (Attachment 14)—one vote; and,
- 2) General Plan (Attachment 15)—8 votes on Sectors plus 1 vote on overall; and,
- 3) LAFCO (Attachment 16)—1 vote

3 Possible Options

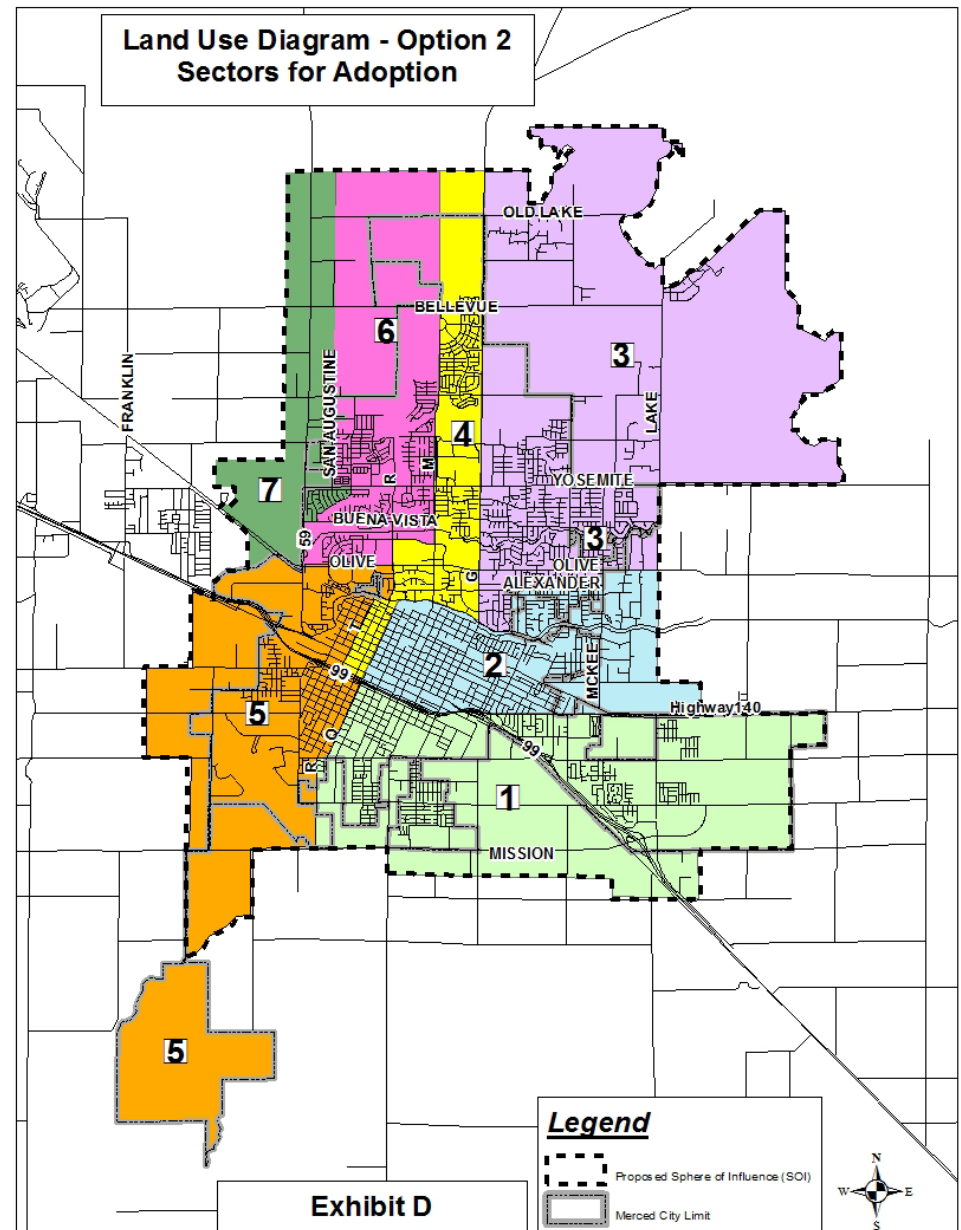
Option 1--Potential Conflicts of Interest

- Sector I – *Council Member Rawlings*
- Sector II – *Mayor Spriggs*
- Sector III – *Council Member Carlisle*
- Sector IV – *Council Member Gabriault-Acosta*
- Sector V – *Mayor Pro Tempore Blake*
- Sector VI – *Council Member Lor*
- Sector VII – *Council Member Pedrozo*
- Sector VIII—*None*
- Sector IX--*None*



Option 2--Potential Conflicts of Interest

- Sector I – *Council Member Rawlings*
- Sector II – *Mayor Spriggs*
- Sector III – *Council Member Carlisle*
- Sector IV – *Council Member Gabriault-Acosta*
- Sector V – *Mayor Pro Tempore Blake*
- Sector VI – *Council Member Lor*
- Sector VII – *Council Member Pedrozo*



Option 3--Potential Conflicts of Interest

- Sector I – *Council Member Rawlings*
- Sector II – *Mayor Spriggs*
- Sector III – *Council Member Carlisle*
- Sector IV – *Council Member Gabriault-Acosta*
- Sector V – *Mayor Pro Tempore Blake*
- Sector VI – *Council Member Lor*
- Sector VII – *Council Member Pedrozo*
- Sector VIII—*None*

