



City of Merced General Plan Vision 2030

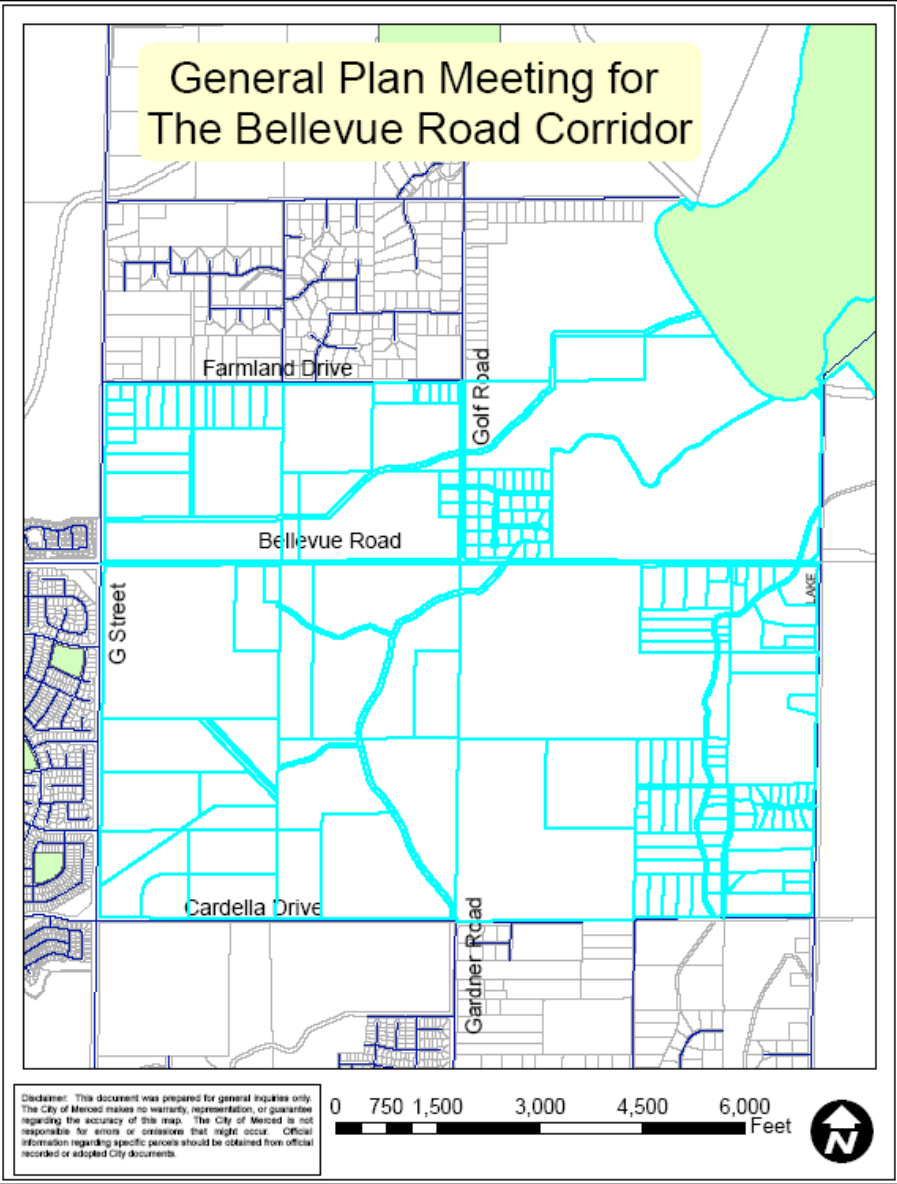
Bellevue Corridor Property Owner Meeting
June 23, 2008

Meeting Agenda

- Introductions
- Policy Framework
- Status of City's General Plan Update
- Explanation of the Annexation Process
- Implications/Benefits of Annexation to the City of Merced
- Property Owner Interest in Annexation
- Final Questions and Answers



Bellevue Corridor



Policy Framework



City Council Policy re: Bellevue Corridor, UC Campus, & Campus Community

- Encourage Annexation
- Recognize Rural Character of Developed Rural Residential Centers
- Plan for Intensification of development along Bellevue Road



City and County General Plans

- Mixed-use, transit and pedestrian friendly urban villages in growth areas with direct access to commercial cores from surrounding neighborhoods (Urban Villages).
- Merced as the single municipal service provider in the expanded Sphere of Influence. (No City services without annexation).



Local Agency Formation Commission (LAFCO)

- Has Authority to Approve/Disapprove all changes in City boundaries and changes in the Sphere of Influence



Status of City of Merced General Plan Update



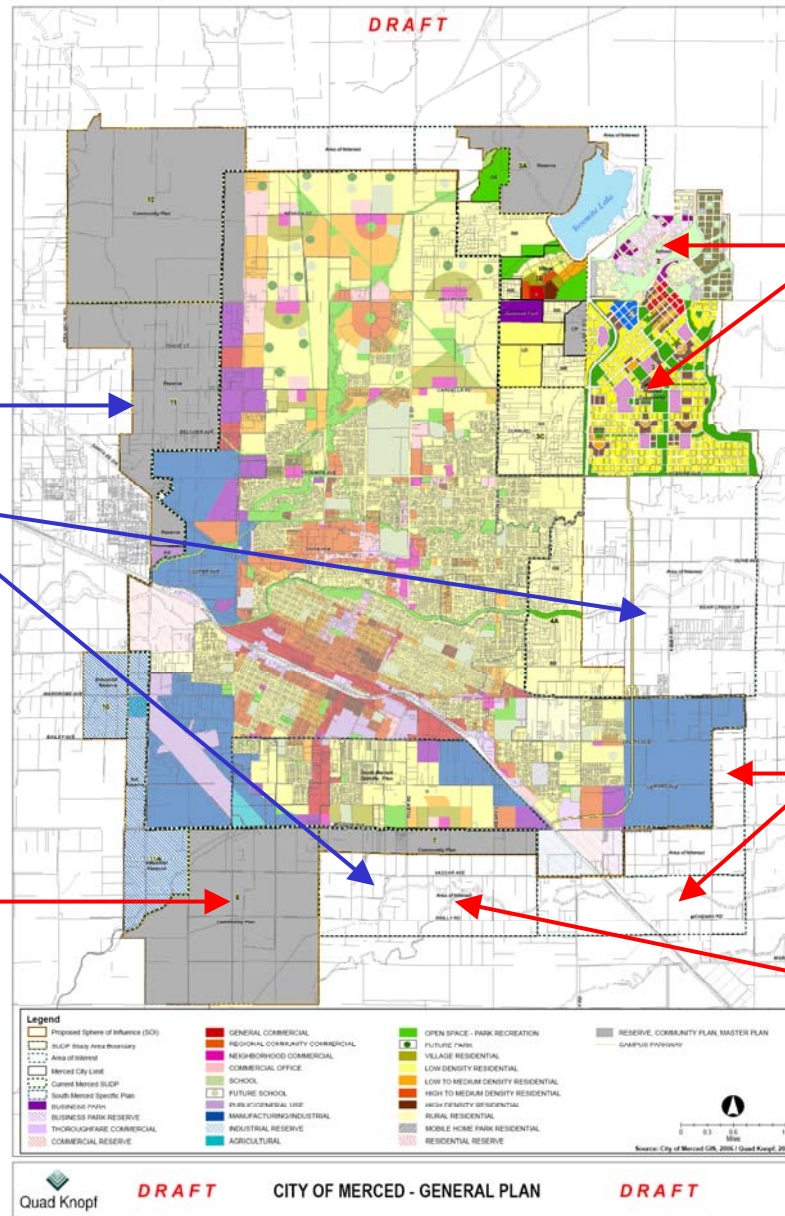
General Plan Update Overview

- Sphere of Influence (SOI) Expansion
- Draft Land Use Diagram (Next Few Slides)
 - Potential Changes in Next Draft for Bellevue Corridor
 - Boundary of UC and University Community
 - Less Open Space
 - More Business Park
- Circulation: Arterials & Collectors; Spacing & Planned Right-of-ways (Draft Circulation Map)
- Public Utilities and Services: Sewer Collection Plan Update (Draft Sewer Map)

Revised Draft Land Use Map (Feb 2008)

- Sphere of Influence boundary and SUDP boundary are the same
- No land use is provided within Area of Interest

Area 8 (Mission Lakes)
may be changed to AOI

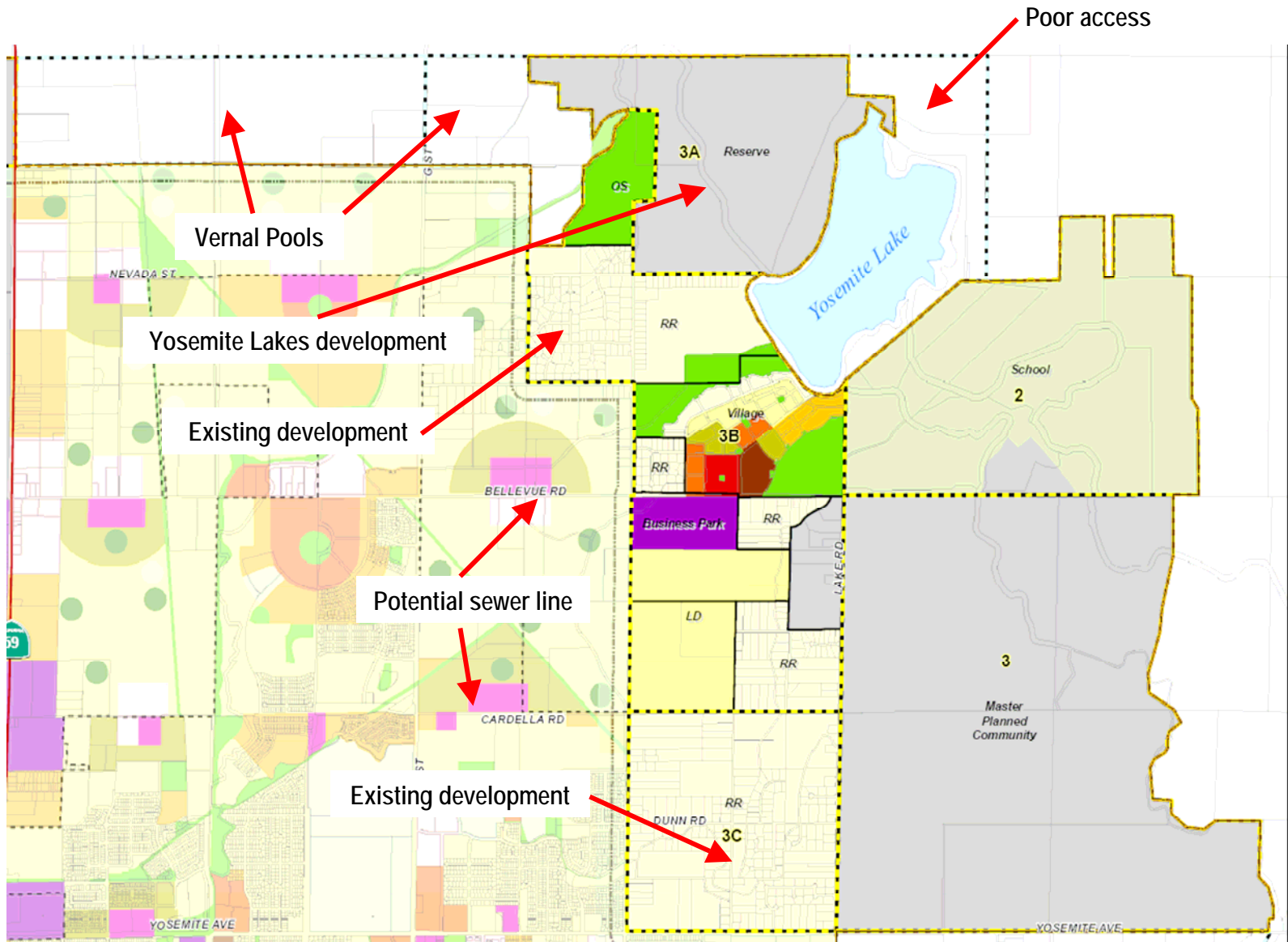


Future University
Community/
Campus Plan

Areas 5 & 6 now
in "Area of
Interest"

Area 7: Smaller
portion in SOI,
balance in AOI

Northeast Area



University Community Plan

Campus

Community:

- Commercial area
- Residential
- Business park

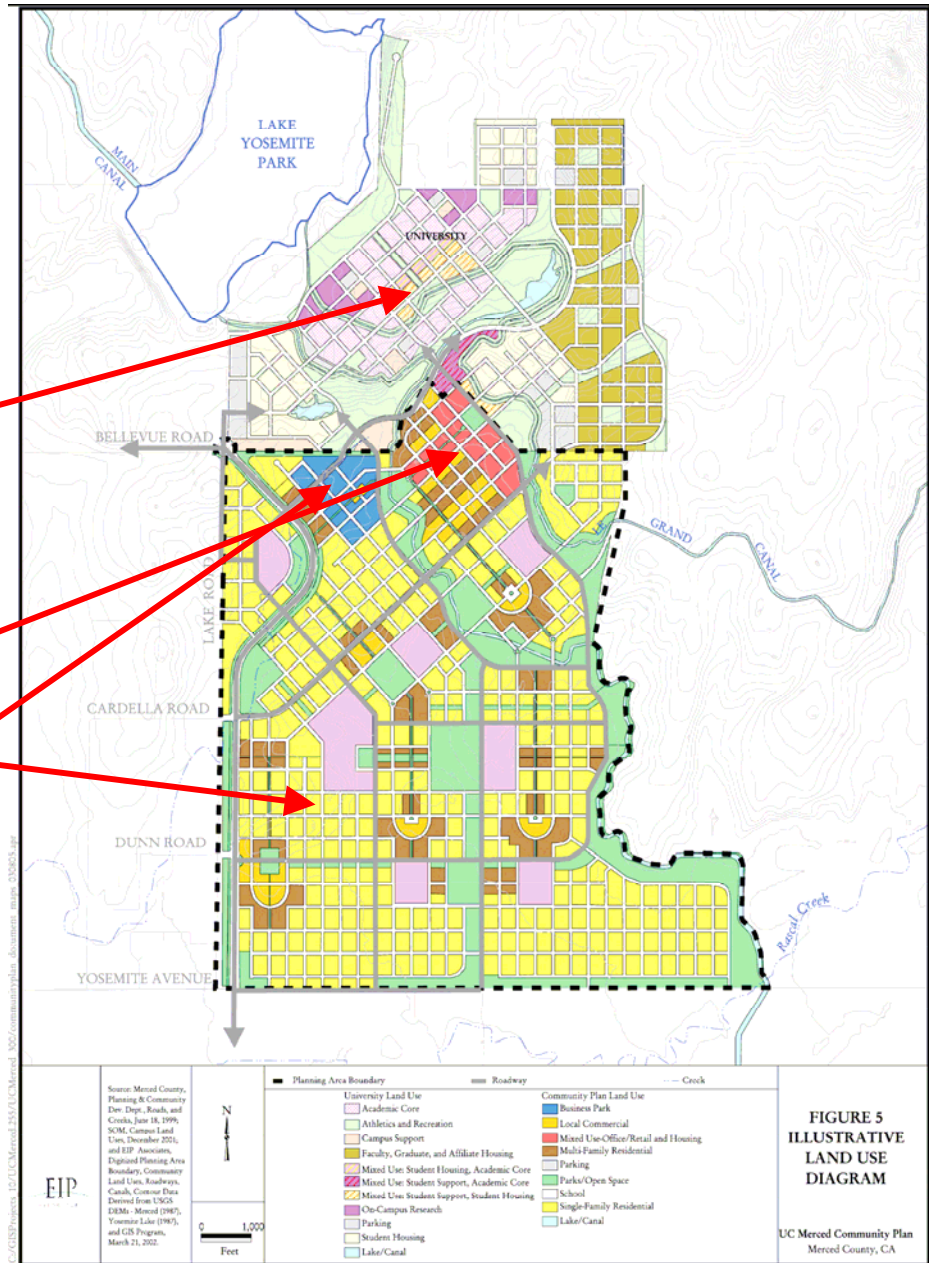
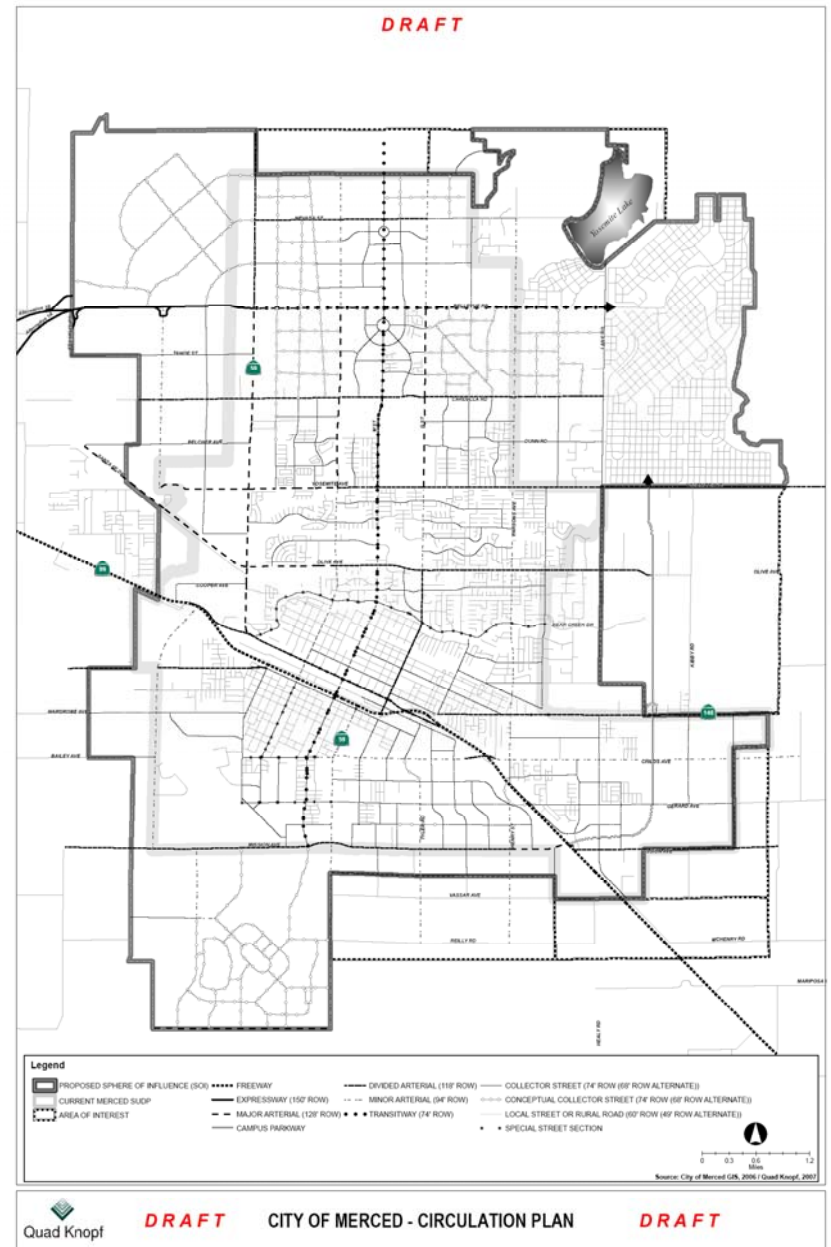
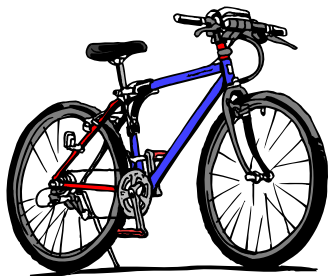


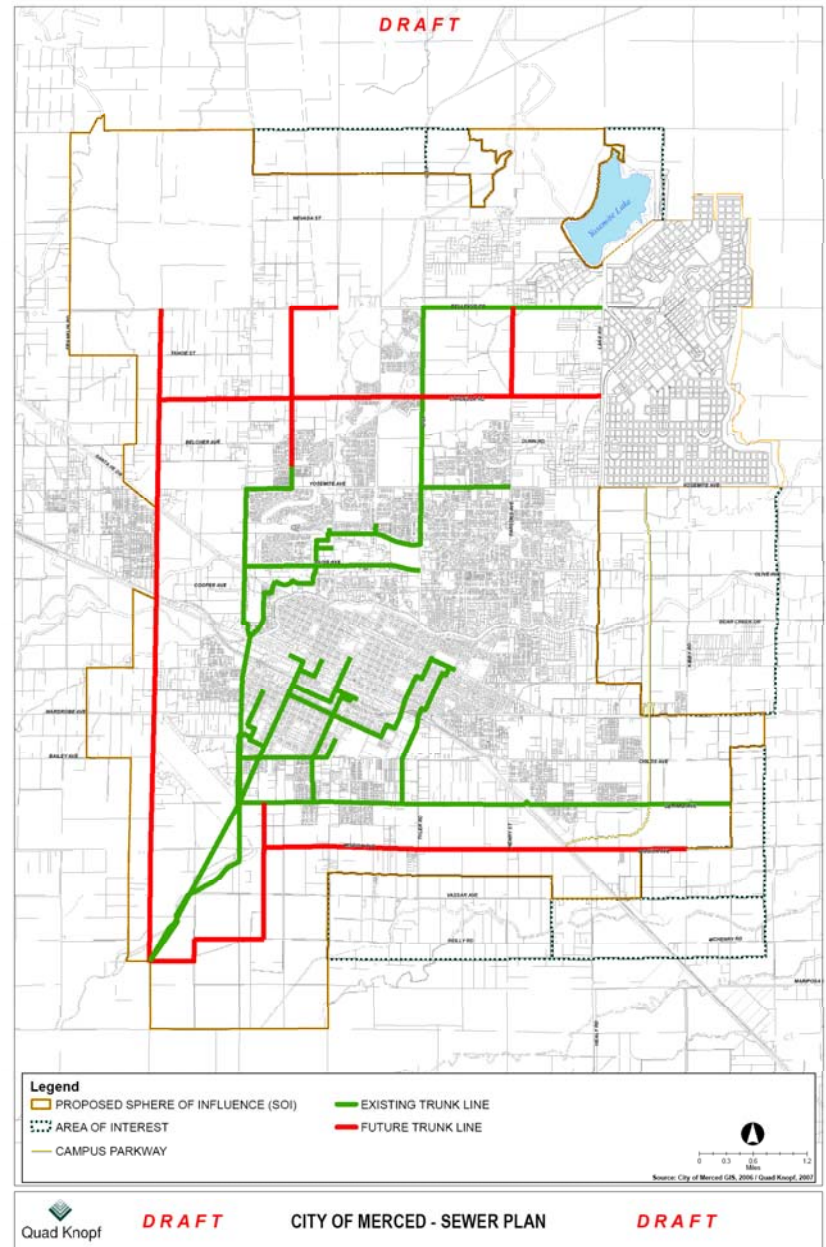
FIGURE 5
ILLUSTRATIVE
LAND USE
DIAGRAM

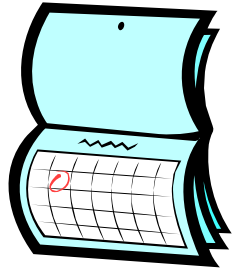
UC Merced Community Plan
Merced County, CA

Draft Circulation Map

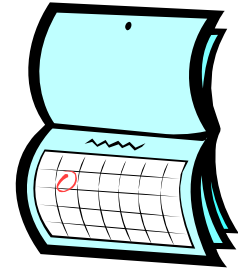


Draft Sewer Map





Tentative Schedule



- Summer 2008: Release of Public Review Draft of General Plan document
- Summer/Fall 2008: Preparation & Public Review of Draft EIR
- Dec 2008/Jan 2009: Planning Commission & City Council Public Hearings on General Plan & EIR
- Feb-June 2009: Municipal Services Review and LAFCO Consideration of Sphere of Influence Expansion

Annexation to the City of Merced



Annexation Eligibility

To be eligible for annexation to the City of Merced, the property must meet 2 criteria:

- The property must be directly contiguous to the current City Limits
- The property must be within the City's Specific Urban Development Plan (SUDP) urban growth boundary and the Sphere of Influence (SOI)

Annexation Issues

- “Inhabited” Annexations = 12 or more registered voters living on-site
- “Uninhabited” Annexations = Less than 12 or more registered voters living on-site
- “Logical Boundaries” = usually defined by physical characteristics, such as roads, creeks, canals, etc., not property lines. No “Islands” should be created.
- Annexation of other property owners who may or may not want to be included (Protests)
- Provision of public services and infrastructure to the project (availability of municipal services)
- City/County Tax Sharing Agreement in Place

City Annexation Process

- Property owner(s) submit application to City for annexation and pre-zoning
- City staff evaluates application against criteria established in City's General Plan and determines what level of environmental review is necessary.
- Staff prepares environmental review or solicits proposals from consultants for preparation of an Environmental Impact Report (EIR)
- Staff negotiates "Pre-Annexation Agreements" with property owners and prepares staff reports
- Planning Commission public hearing and recommendation to City Council
- City Council public hearing and decision on whether to submit an application to the Merced County Local Agency Formation Commission (LAFCO)

LAFCO Annexation Process

- Application Submitted to LAFCO by City
- LAFCO public hearing
- LAFCO protest hearing (needed if all property owners included in the annexation do not sign the LAFCO application)
- When the LAFCO Resolution is recorded, the Annexation is complete
- Entire process takes 12 to 24 months (18 months on average)

Benefits of Annexation (Handout)

- No changes in tax rates occur with annexation
- Become eligible for City sewer/water hookups, but are not required to do so unless new development occurs
- City Fire and Police Service will begin immediately. City Trash Collection will begin within 5 years of annexation
- Eligible to Vote in City Elections and Hold City Offices
- City Zoning generally allows higher densities than County Zoning
- Existing Land Uses May Continue, including Farming

Property Owner Interest in Annexation?



Final Questions and Answers

