



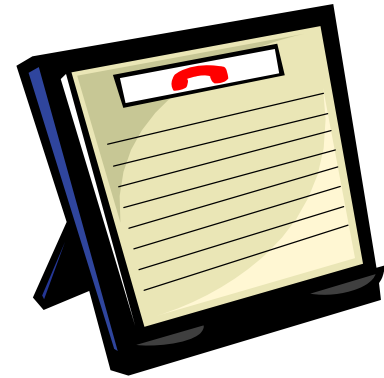
# City of Merced General Plan Vision 2030

City Council/Planning Commission Joint Study Session  
February 19, 2008

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# Meeting Agenda

- Review and discussion of Draft Guiding Principles
  - Original draft
  - Suggested additions from TAC
- December 2007 LAFCO meeting
  - Summary of meeting
  - Proposed changes to Draft Land Use diagram and SOI boundary
- Review and discussion of Draft Circulation Map and Draft Sewer Map
- Review of modifications to existing General Plan Policies
- Briefing on input from General Plan Update TAC
- Next steps and schedule for General Plan Update and EIR
- Recommendations



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# Main Question for Tonight— How Big is the SOI Box?



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# Initial Draft Guiding Principles (Page 1)

- Expansion of the Sphere of Influence and city boundary with phasing of development to avoid premature conversion of agricultural land and to plan for cost-effective extension of municipal services.
- Foster compact and efficient development patterns.



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# Initial Draft Guiding Principles (Page 2)

- Connectivity between existing and planned urban areas. Examples include the northeast area toward UCM, the University Community, and South Merced.
- Merced as the single municipal service provider in the expanded Sphere of Influence.



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# Initial Draft Guiding Principles (Page 3)

- New development provides or pays its fair share of public services and facilities to avoid burdening existing city residents (in short, new growth pays for itself).
- Mixed-use, transit and pedestrian friendly urban villages in growth areas with direct access to commercial cores from surrounding neighborhoods.



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# Initial Draft Guiding Principles (Page 4)

- Commercial nodes in new growth areas to avoid the aesthetic and circulation issues associated with more common “strip commercial”.
- Circulation: Recognition of the cost and importance of the arterial street system and protect capacity with access standards. Designs that encourage all modes of transportation.



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# Initial Draft Guiding Principles (Page 5)

- Build community quality. High community standards for Merced's services, infrastructure, and private development as a strategy for attracting business and industry and to benefit the City's residents.
- Planning well in advance for industrial/business park uses and for the infrastructure needed to support such development.
- A diversity of housing types and opportunities.





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# Additional Principles Suggested by TAC (p. 1)

- Encouraging Sustainable and “Green” Development
- Planning for the provision of infrastructure ahead of development
- Maintaining Merced’s high quality of life and keeping it a nice place to live
- Encouraging new research parks and the use of new technologies
- Protection of the Merced Municipal Airport as an important community asset



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# Additional Principles Suggested by TAC (p. 2)

- Maintaining a quality educational environment for pre-school, K-12, and higher education
- Maintaining our quality parks and recreation systems, including the bike path system
- Encouraging a healthy community through improved medical facilities, air quality, parks & recreation opportunities, etc.



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# LAFCO Meeting – December 2007

- Concern with protecting the Castle Airport from incompatible land uses
- Encouragement of infill development
- Concern with Area 8 (Mission Lakes) and its impacts on the Merced Municipal Airport
- Questions about what kind of agricultural preservation policies will be included in the General Plan
- Concern with including areas designated “Agriculture” in the City’s plan
- Need for policies to address the “Area of Interest,” especially the Campus Parkway area
- The level of land use and infrastructure detail needed in order to evaluate the “Community Plan” areas and the need to show at least “conceptual” plans for those areas
- The need for phasing and growth policies
- Encouraging the annexation of County Islands
- Need to look at higher densities
- Concern with water supply and flood control issues



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# LAFCO Meeting (Cont.) – Land Use Map Issues

1. Difficult to justify large size of Sphere of Influence (SOI) based on LAFCO (Local Agency Formation Commission) policies:
  - Draft map and proposed SOI can accommodate population way beyond normal 20-year horizon. Note: The University Community qualifies under LAFCO policies as a “community of interest.”
  - City needs a plan for public facilities and services to serve the large area – location and financing. Impact fees would need to increase to support more infrastructure.



# LAFCO Meeting (Cont.) – Land Use Map Issues

2. With the large size, some of the impacts in the EIR will be more significant, e.g., agriculture land and mitigation, air quality, and traffic.
3. Challenges of large Community Plan areas (together over 7,500 acres):
  - Significant increase in cost for infrastructure not in Public Facilities Financing Plan (= increased fees)
  - Connectivity with existing urban area
  - Need for developer planning adequate to retain Community Plan areas in SOI to be analyzed in the EIR.



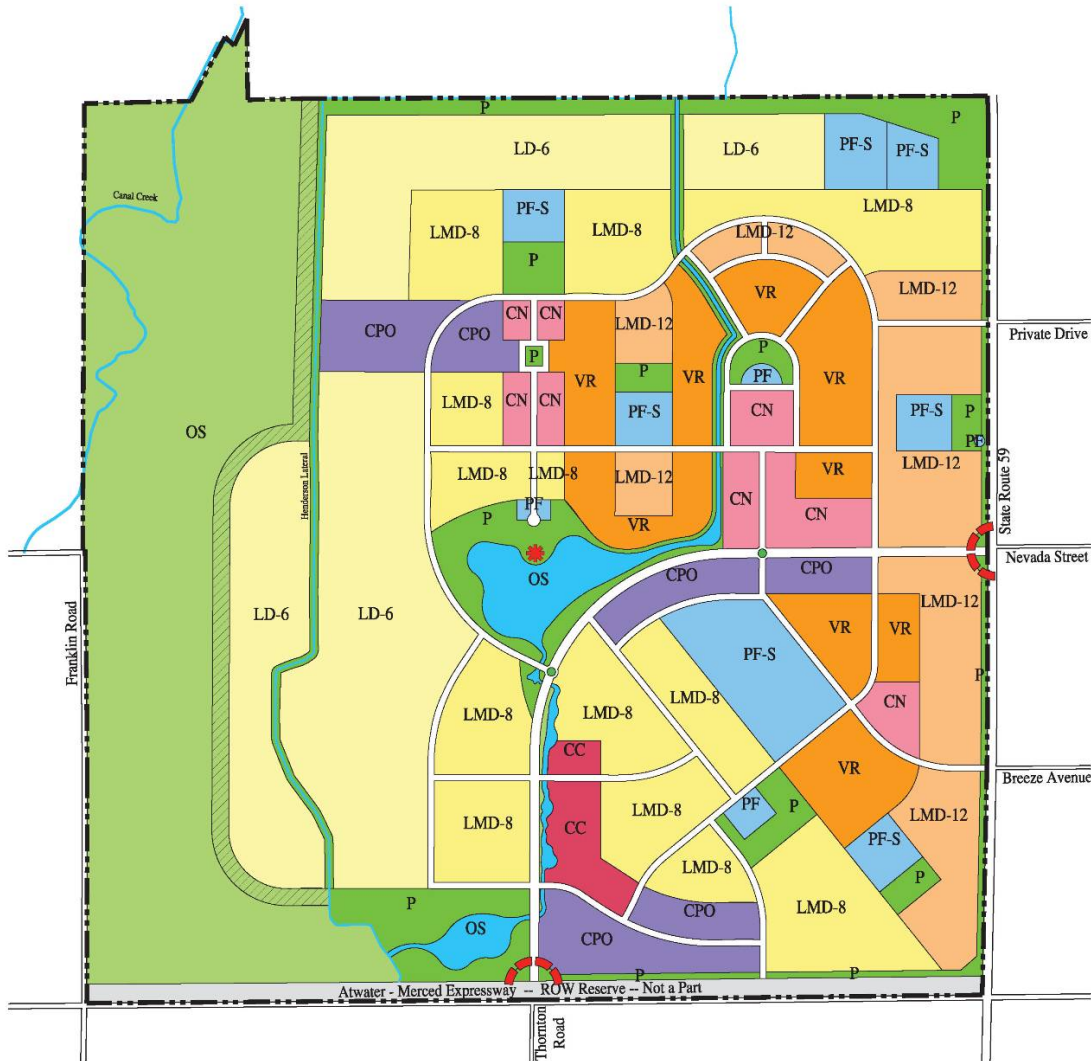
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# LAFCO Meeting (Cont.) – Land Use Map Issues

4. What is being done to address?
- Castle Farms (northwest of Hwy 59 and Bellevue) is preparing a conceptual land use map, infrastructure plan, and phasing scheme (next slide).
  - Developer of Mission Lakes (south of Dickenson Ferry Road) submitted info on Feb 15 (next slide)
  - Staff is recommending phasing policies for the Urban Expansion Chapter – Policy UE-1.8 .
  - Staff is recommending a smaller S.O.I. and larger Area of Interest for future joint planning.



# Castle Farms Concept Map



## CONCEPTUAL LAND USE PLAN

Land Use	Gross Acres	Target Gross Units	Target Gross Density
LD-6 Low Density Residential LD-6 (6.6 DU/AC)	447.7	2,686	6 DU/AC
LMD-8 Low Medium Density Residential LMD-8 (6.8 DU/AC)	391.2	3,130	8 DU/AC
LMD-12 Low Medium Density Residential LMD-12 (6.12 DU/AC)	197.9	2,375	12 DU/AC
VR Village Residential VR (7.30 DU/AC)	205.6	2,878	14 DU/AC
CN Neighborhood Commercial CN (10 DU/AC)	74.3	743	10 DU/AC
CC Community Commercial	32.5		
CPO Commercial / Professional Office	120.4		
PF, PF-S Public Facilities, Schools	121.9		
P Parks	229.4		
OS Water Features	57.1		
OS Open Space	505.4		
OS Open Space Buffer	50.1		
Primary Circulation	119.0		
Atwater - Merced Expressway Reserved Right of Way	53.8		
<b>Total</b>	<b>2,606.3</b>	<b>11,812</b>	

Source: 2010 California Statewide Population Projections

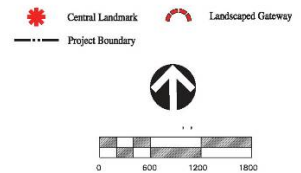
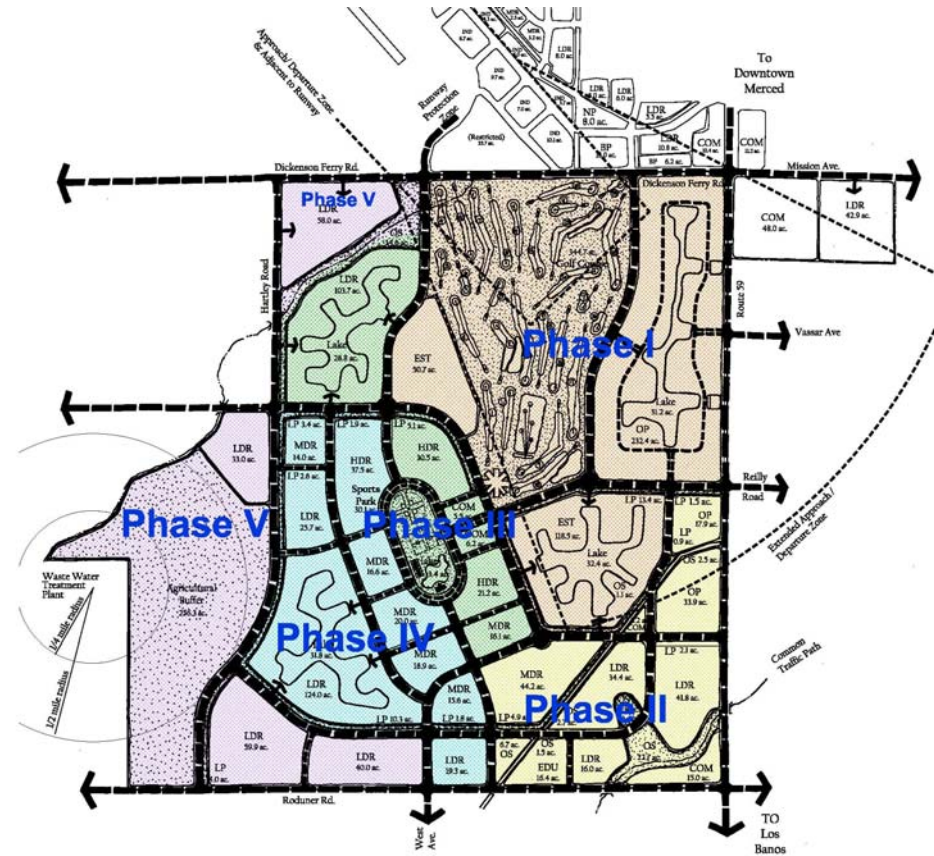


Figure 3

# Mission Lakes Preliminary Phasing Map



**Mission Lakes Plan Area**  
Merced, California  
**Land Use Plan - Phasing**

**Mission Lakes Land Use**

Land Use	Acres	Density/Ac.	Units
Estate Residential	169 ac.	1.0 units/ac.	169 units
Low Density Residential	336 ac.	4.5 units/ac.	1,512 units
Medium Density Residential	145 ac.	7 units/ac.	1,015 units
High Density Residential	89 ac.	10 units/ac.	890 units
Office Professional	284 ac.		
Commercial	30 ac.		
Agricultural Buffer	256 ac.		
Golf Course	145 ac.		
Elementary School	16 ac.		
Parks	30 ac.		
Open Space / Linear Parks	92 ac.		
ROW / Accessway	125 ac.		
<b>Land Use Totals</b>	<b>2,338 acres</b>		
Lake (included in Land Use)	128 ac.		
Clubhouse			

**North of Dickenson Ferry Land Use**

Land Use	Acres	Density/Ac.	Units
Low Density Residential	65 ac.	4.5 units/ac.	293 units
Medium Density Residential	17 ac.	7 units/ac.	119 units
Business Park	19 ac.		
Commercial	25 ac.		
Industrial	58 ac.		
Parks	30 ac.		
Recreational	36 ac.		
ROW / Accessway	88 ac.		
<b>Land Use Totals</b>	<b>322 ac.</b>		<b>412 units</b>

**Mission Avenue Parcel Land Use**

Land Use	Acres	Density/Ac.	Units
Low Density Residential	31 ac.	4.5 units/ac.	140 units
Commercial	36 ac.		

March 27, 2006  
Rev. February 8, 2008

LAND PLANNER / LANDSCAPE ARCHITECT:  
Randall Planning and Design, Inc.  
1475 N. Broadway Suite 290  
Walnut Creek, California 94596

CONSULTANTS:

Golkin Gato Engineering  
405 W. 15th Street  
Merced, CA 95340

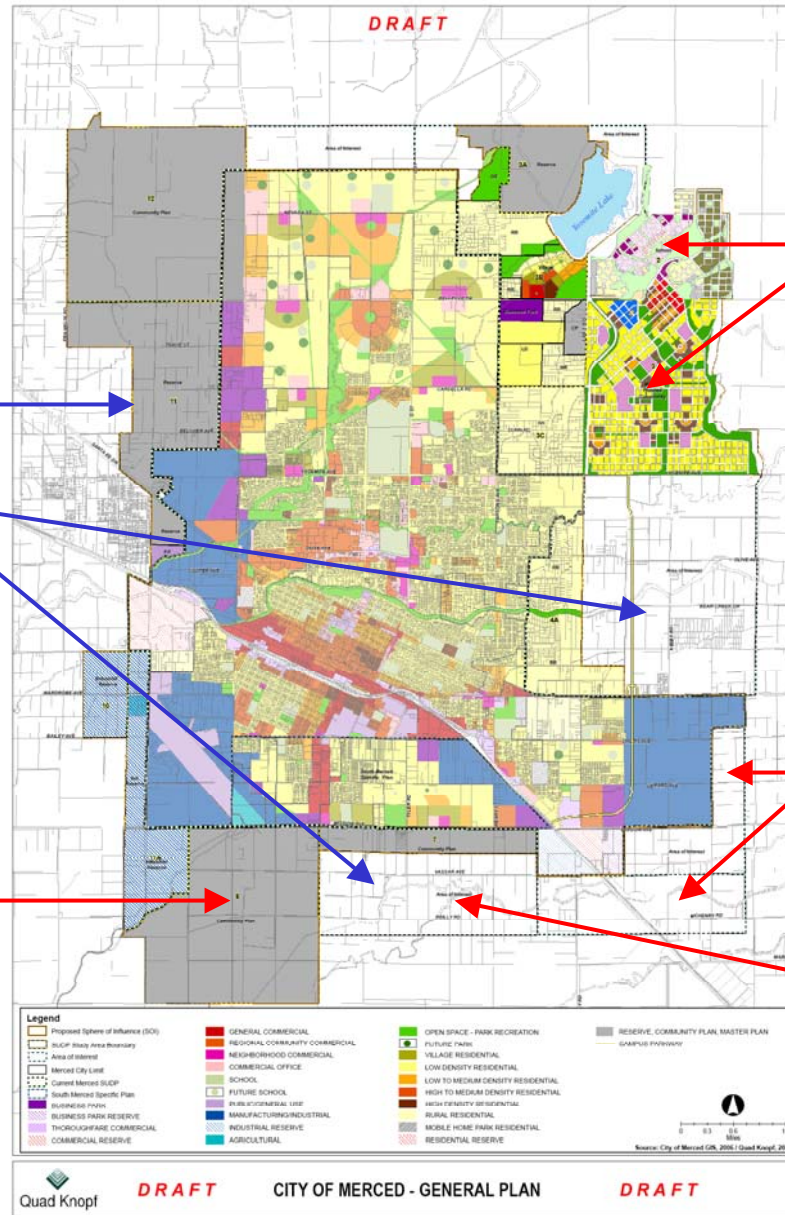




# Revised Draft Land Use Map

- 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



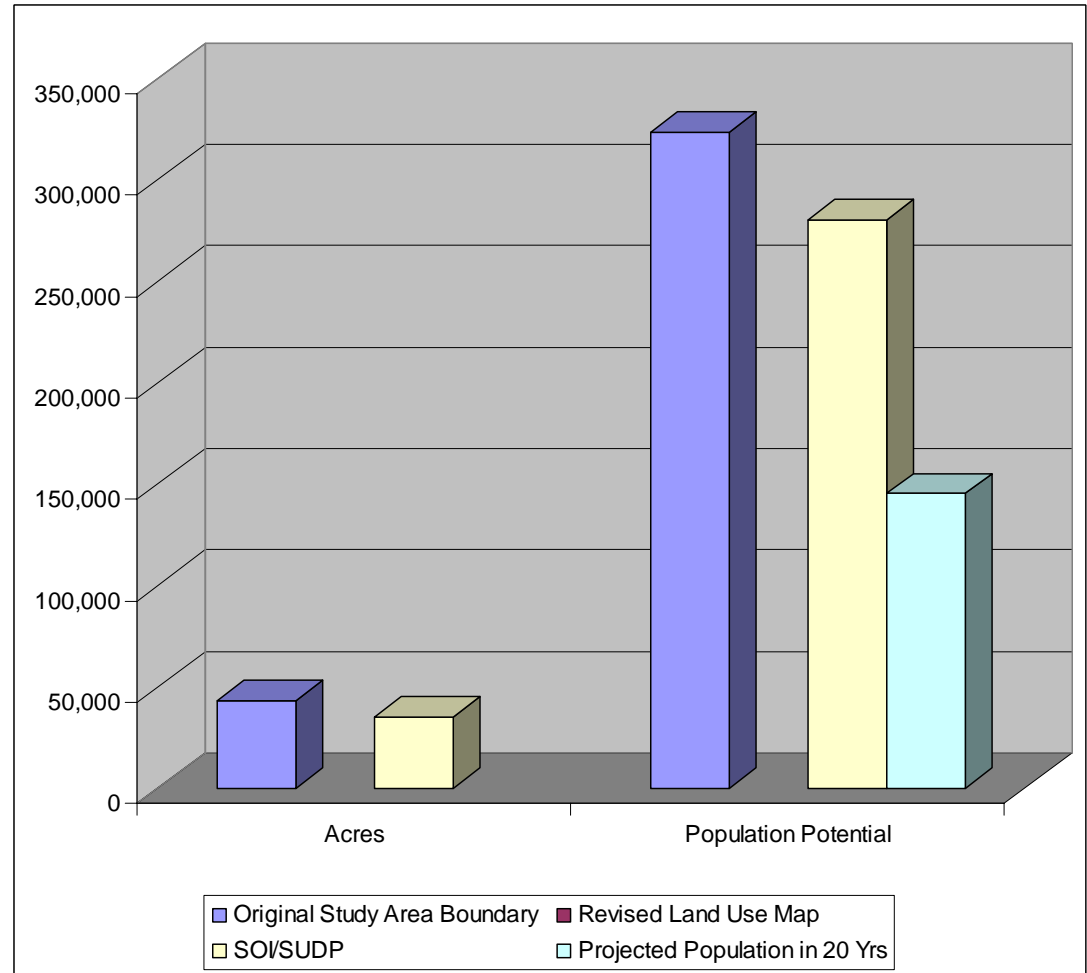
Future University Community/ Campus Plan

Areas 5 & 6 now in "Area of Interest"

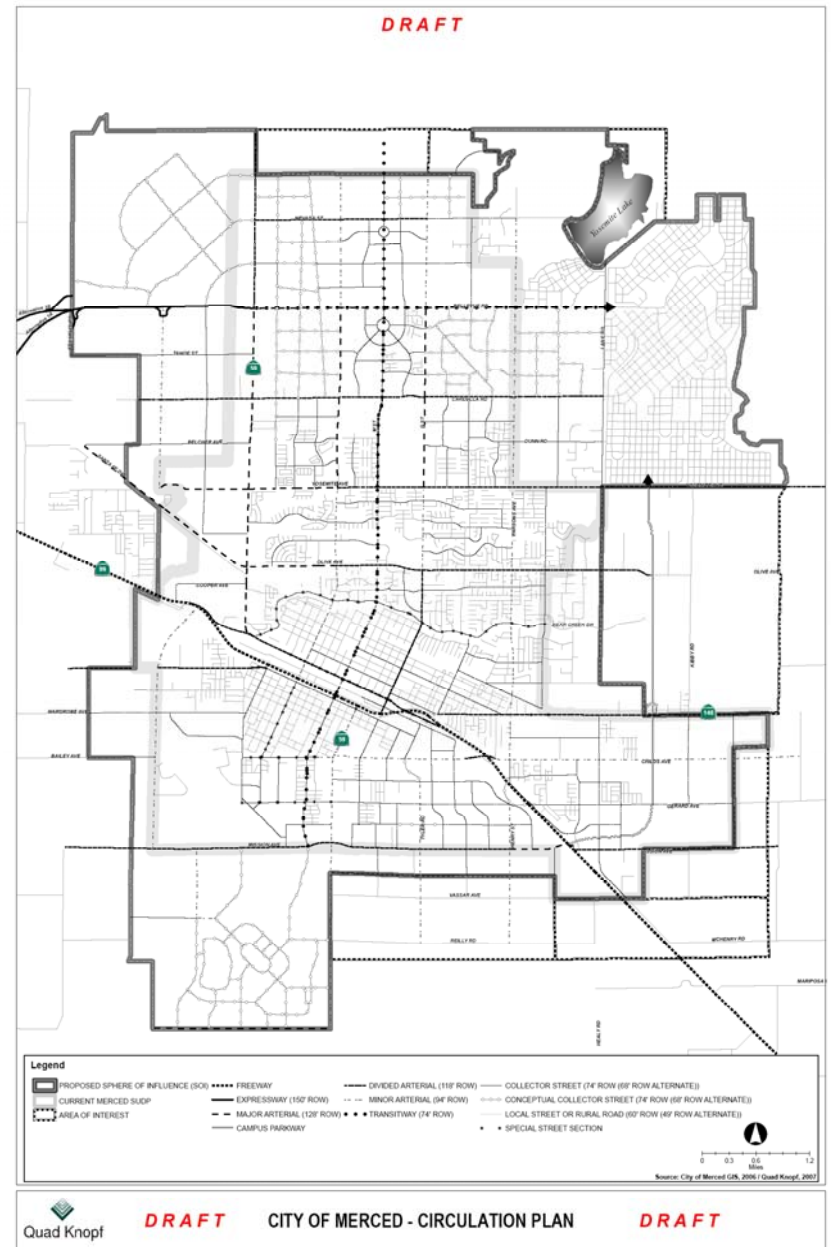
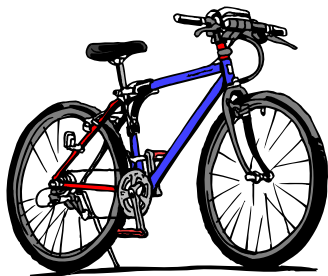
Area 7: Smaller portion in SOI, balance in AOI

# Draft Land Use Map Comparison

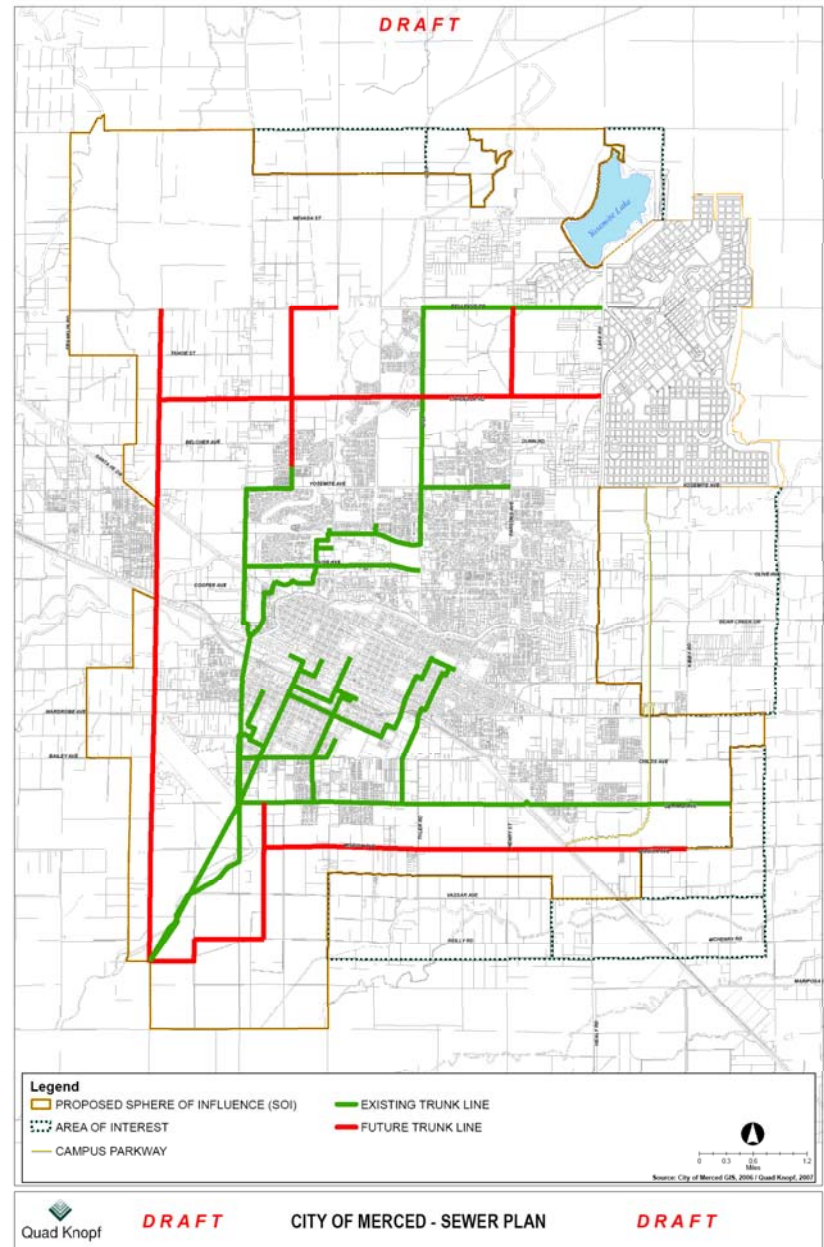
- Original Study Area Boundary:
  - Acres: 43,550
  - Population potential: 323,585
- Revised Draft Land Use Map:
  - Total acres:
    - SOI/SUDP: 35,541
    - AOI: 7,995
  - Population potential (within SOI): 280,265
- Projected Population in 20 years: 145,344



# Draft Circulation Map



# Draft Sewer Map



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# Draft Policy Changes



- 1) City staff and Quad Knopf reviewed existing policies.
- 2) Changes were proposed to those policies that were outdated or no longer necessary.
- 3) New policies were proposed to ensure document complies with State law, or were necessary to implement new community needs.
- 4) The TAC has begun reviewing of draft policies.
- 5) Draft Guiding Principles were used to guide policy changes.
- 6) Policy document will be revised to reflect any changes to Guiding Principles.

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# Preliminary Criteria for Adding Areas to SOI

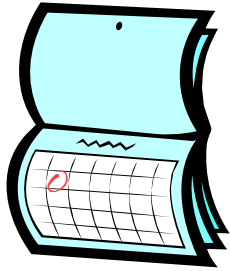
- Criteria for Adding areas within Area of Interest to the SOI
  - City Boundary is contiguous (or annexation is imminent), and no “islands” are created
  - A Specific or Area Plan is approved with land use, circulation, public facilities, and infrastructure
  - Public Facilities Financing Plan updated to include area; revenue sources identified
  - Property owner is committed to finance WWTP & capacity is available
  - New sewer trunk lines planned
  - Revised Revenue Sharing Agreement with County in place
  - Developer agrees to install all off-site intervening infrastructure
  - Specific or Area Plans need to include adjacent areas within the SOI that are affected by the development of Master Plans

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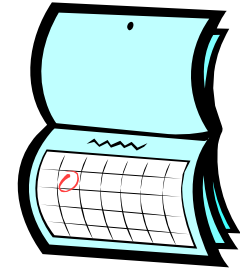
# Next Steps

- Finalize Land Use Diagram
- Finalize Background and Policy Document
- Prepare EIR
- Draft Documents Reviewed by Council
- Public Review Drafts Released
- Public Hearings on Draft Documents
- Adoption





# Tentative Schedule



- Feb-June 2008: Preparation of Administrative Draft General Plan document for City review and Preparation of Traffic Study
- June 2008: Release of Public Review Draft of General Plan document
- June-August 2008: Preparation of Draft EIR
- August-Sept 2008: 45-Day Public Review of Draft EIR
- Oct-Nov 2008: Preparation of Final EIR
- Nov/Dec 2008: Planning Commission & City Council Public Hearings on General Plan & EIR



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# Planning Commission Recommendation



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# City Council Action

