



City of Merced General Plan Vision 2030

Community Forum
September 12, 2007

Meeting Overview

- General Plan Progress Thus Far
- Issues Addressed
- Draft General Plan Map
- Summary of Property Owners' Requests
- Committee Discussion
- Public Comment
- Wrap up and next steps/schedule

Criteria used to develop the General Plan

- Community Visioning Workshops
 - Likes and dislikes
 - List of needs
- City Staff
 - Identify specific needs
 - Provide feedback on draft policies
- General Plan Citizen's Advisory Committee
 - Provide input on Land Use Alternative maps
 - Review and critique draft elements
- Technical Advisory Committee
 - Provide input on feasibility of various growth proposals



Significant Issues Addressed

- Address large areas with developer plans in progress
 - Ensure plans are consistent with General Plan
- Future circulation system components
 - Access to U.C. campus (east side)
 - Merced/Atwater Expressway & Hwy 59 (west side)
- Analysis of constraints within new SUDP areas
 - Prime agricultural lands
 - Merced and Castle Airports
 - Wetlands and vernal pools
 - Airport land Use Issues

Land Use Issues

- Areas 3A, 3B, & 3C (RRC's)—Connection to U.C. Campus and Community, Existing Development
- Areas 4A and B —Existing Development, Prime Agricultural Soils
- Southeast Area—Existing Industrial Land, Prime Agricultural Soils, Community Plan
- Southwest Area—Community Plans, Agriculture, Airport Issues, Waste Water Treatment plant
- South 59 corridor—Airport Issues, Access
- North Highway 59 Corridor—Change from Employment Focus, Castle Farms proposal

Sphere of Influence

- Purpose of Spheres of Influence
 - Establish the outer boundary for annexations
 - Typically adopted with reference to the General Plan
 - City has no additional authority within the Sphere of Influence
 - LAFCO considers municipal ability to provide services, agricultural preservation, ultimate boundaries between agencies, etc.

Relationship of Sphere, SUDP and Area of Interest

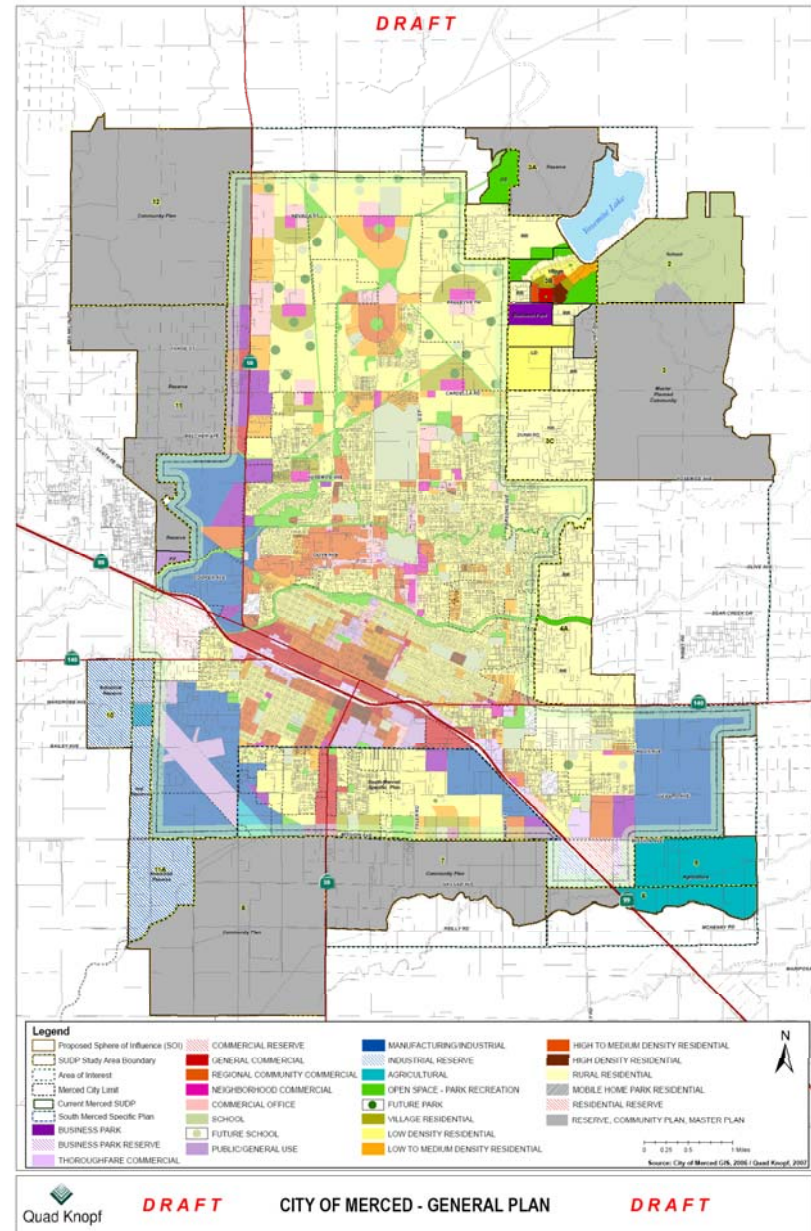
- Intend to propose coterminous Sphere and SUDP to delineate growth area
 - Will have City land use designations
- Area of Interest for 40-year planning area
 - No City Land Use designations
 - Criteria to add to Sphere/SUDP

Constraints to development

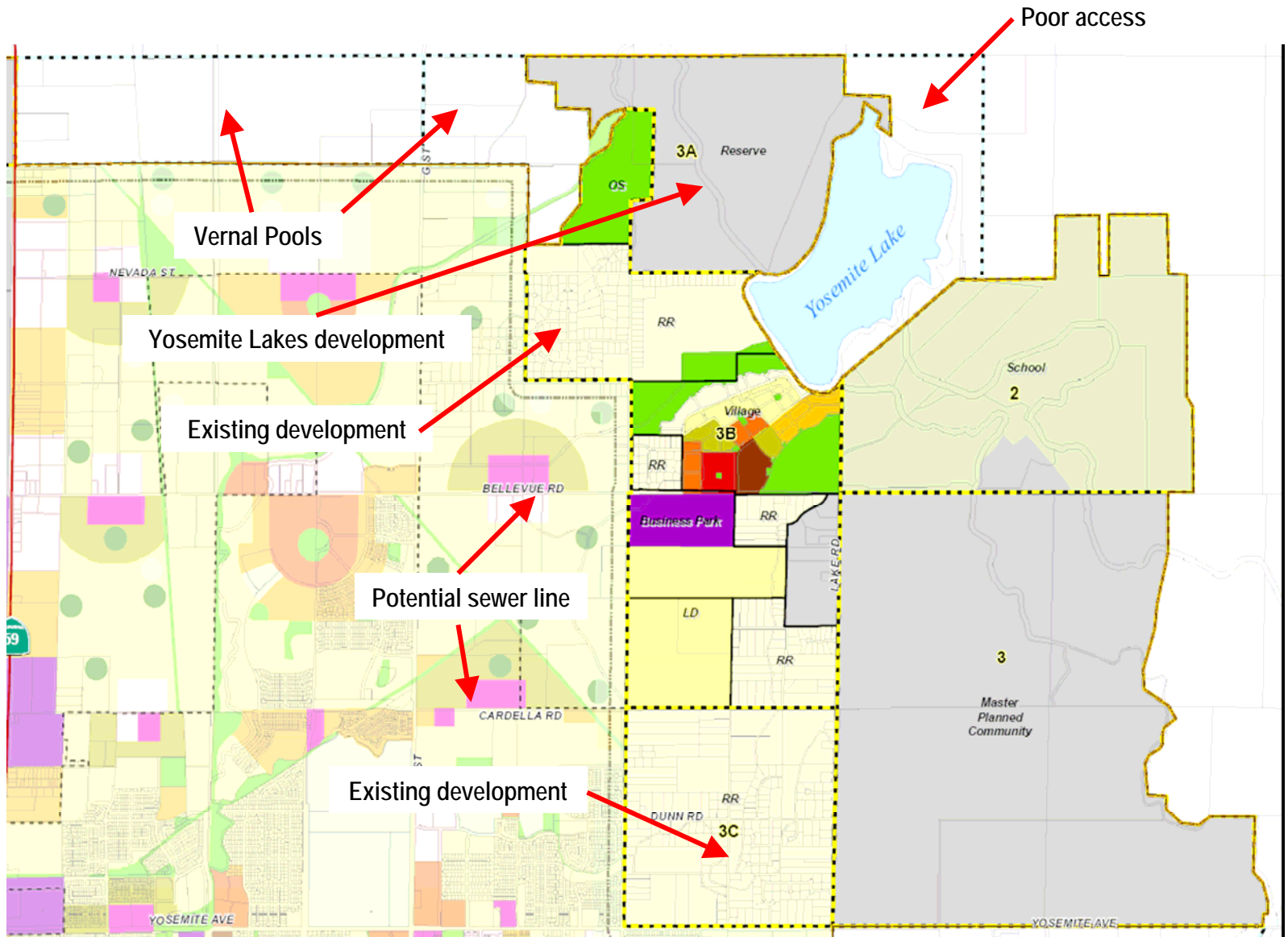
- Natural
 - Prime agricultural land
 - Sensitive habitat (vernal pools, wetlands)
 - Floodplains
- Regulatory and Policy requirements
 - City and County General Plan policies
 - Airport land use restrictions
 - LAFCo Criteria
- Physical
 - Undeveloped Circulation system
 - Water and sewer service
- Fiscal
 - How to pay for infrastructure, including Wastewater Treatment Plant, schools, fire stations, roads, etc.



City of Merced **DRAFT** General Plan Map



Northeast Area



University Community Plan

Campus

Community:

- Commercial area
- Residential
- Business park

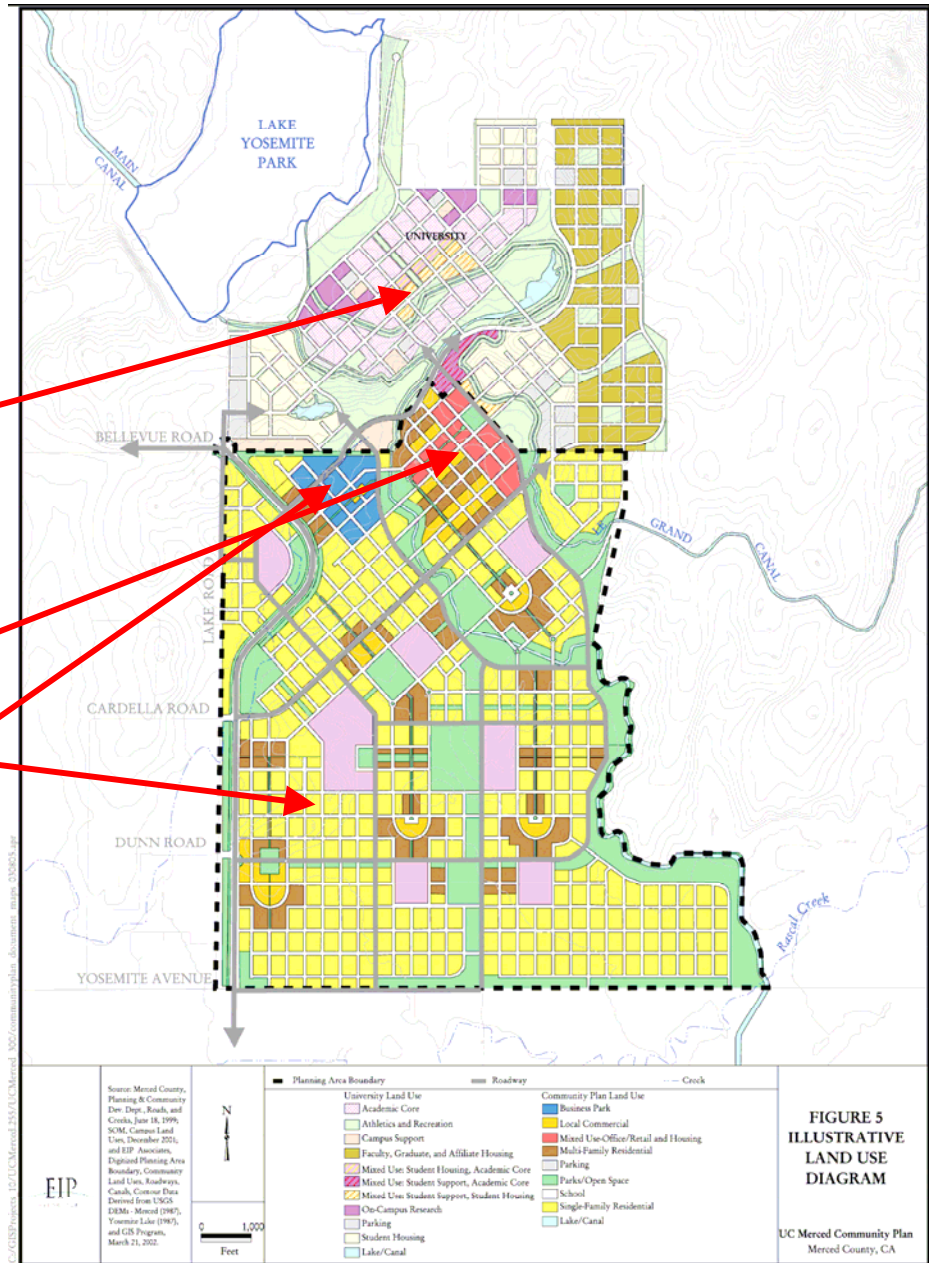


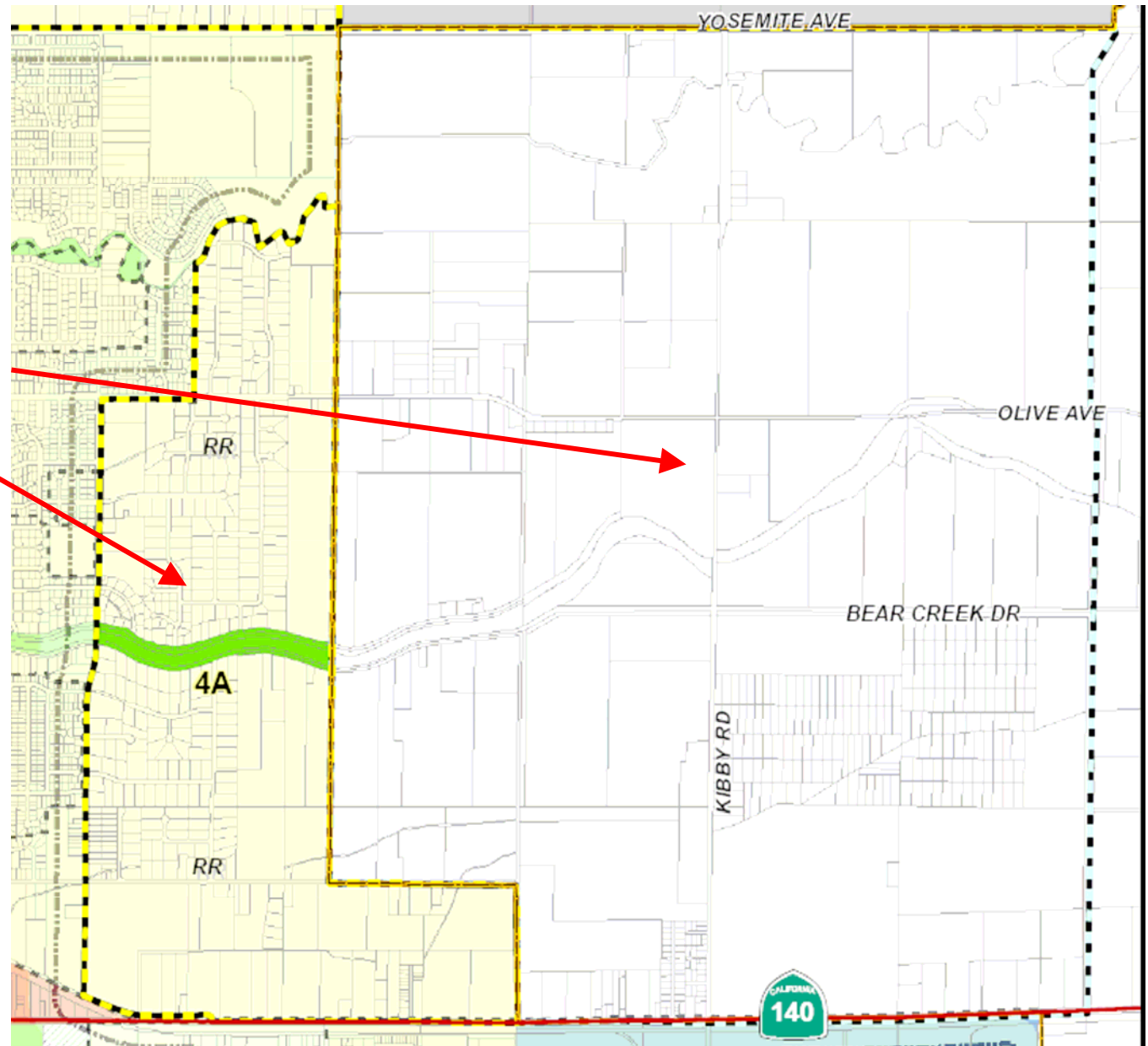
FIGURE 5
ILLUSTRATIVE
LAND USE
DIAGRAM

UC Merced Community Plan
Merced County, CA

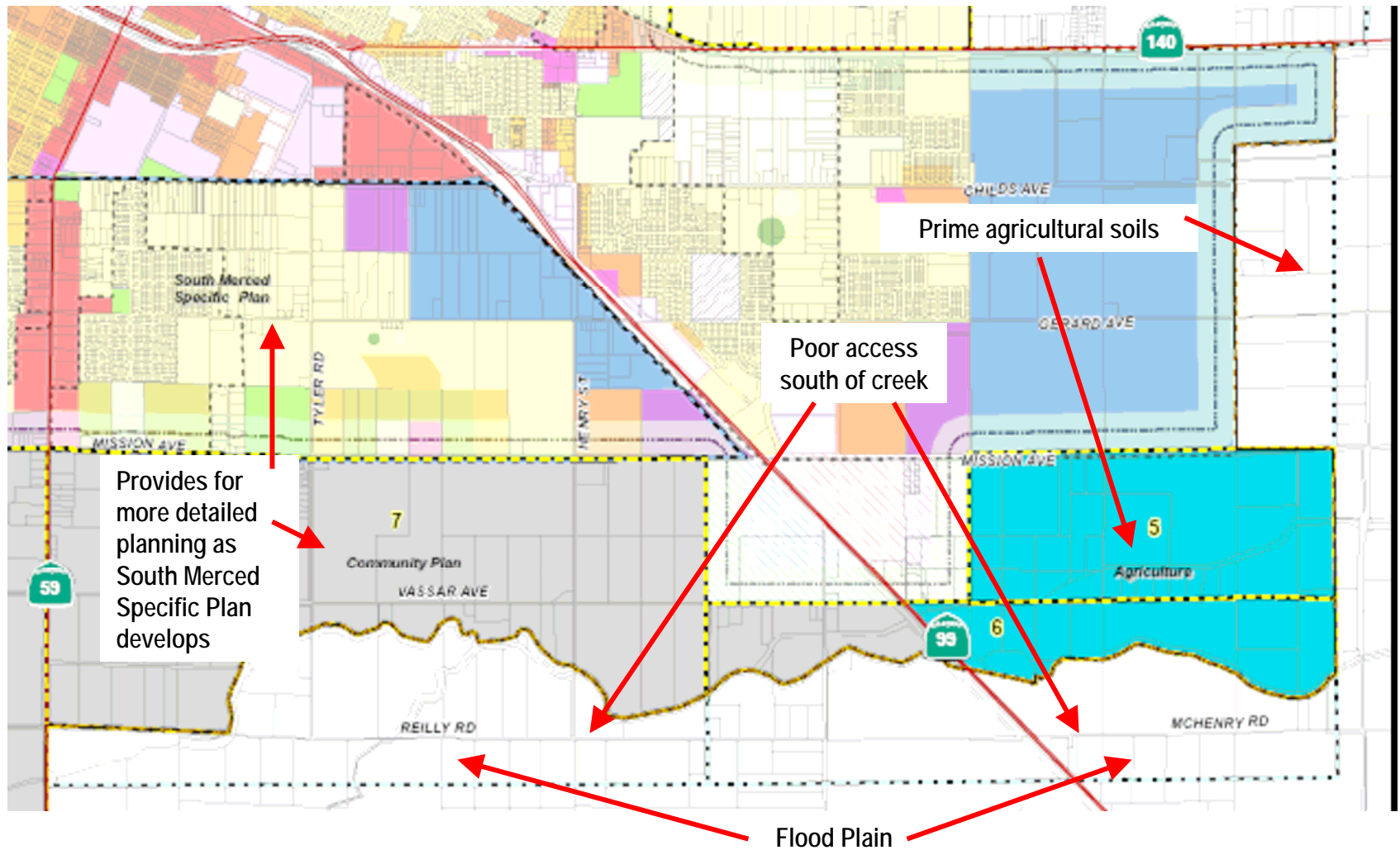
East-Central Area

Prime agricultural soils

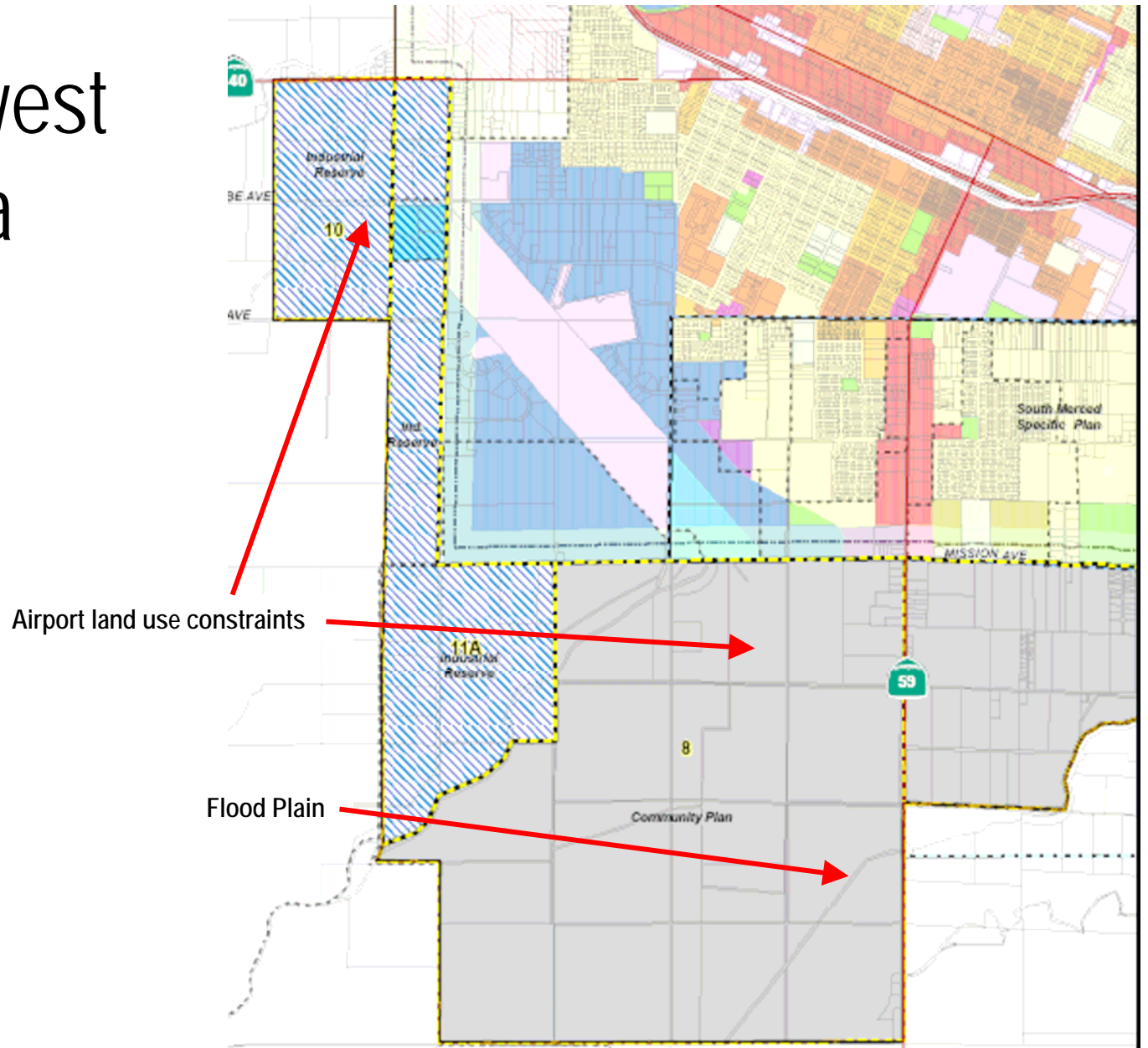
Existing development



Southeast Area



Southwest Area



Northwest Area

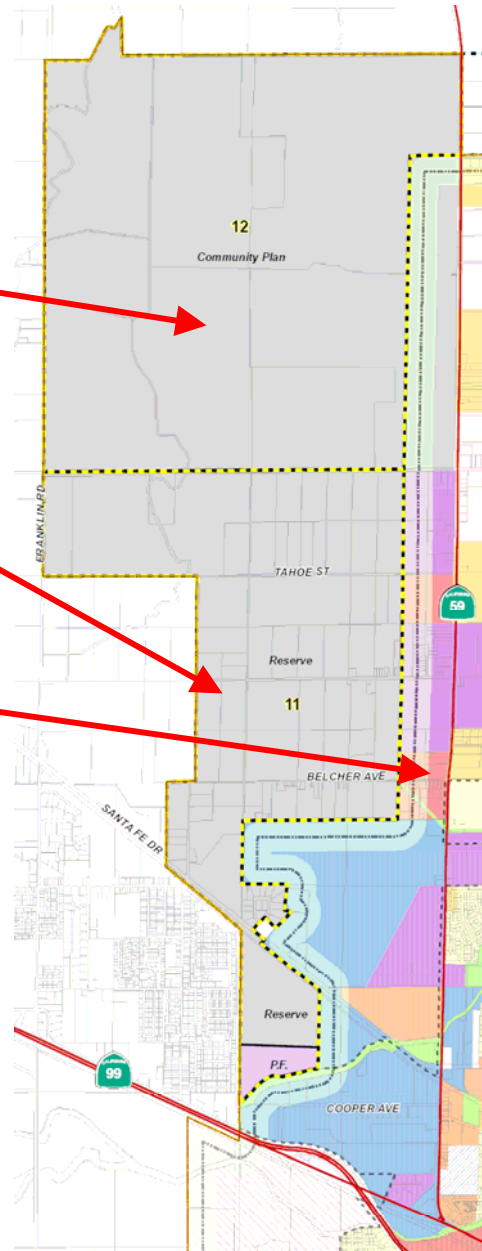
Castle Farms project



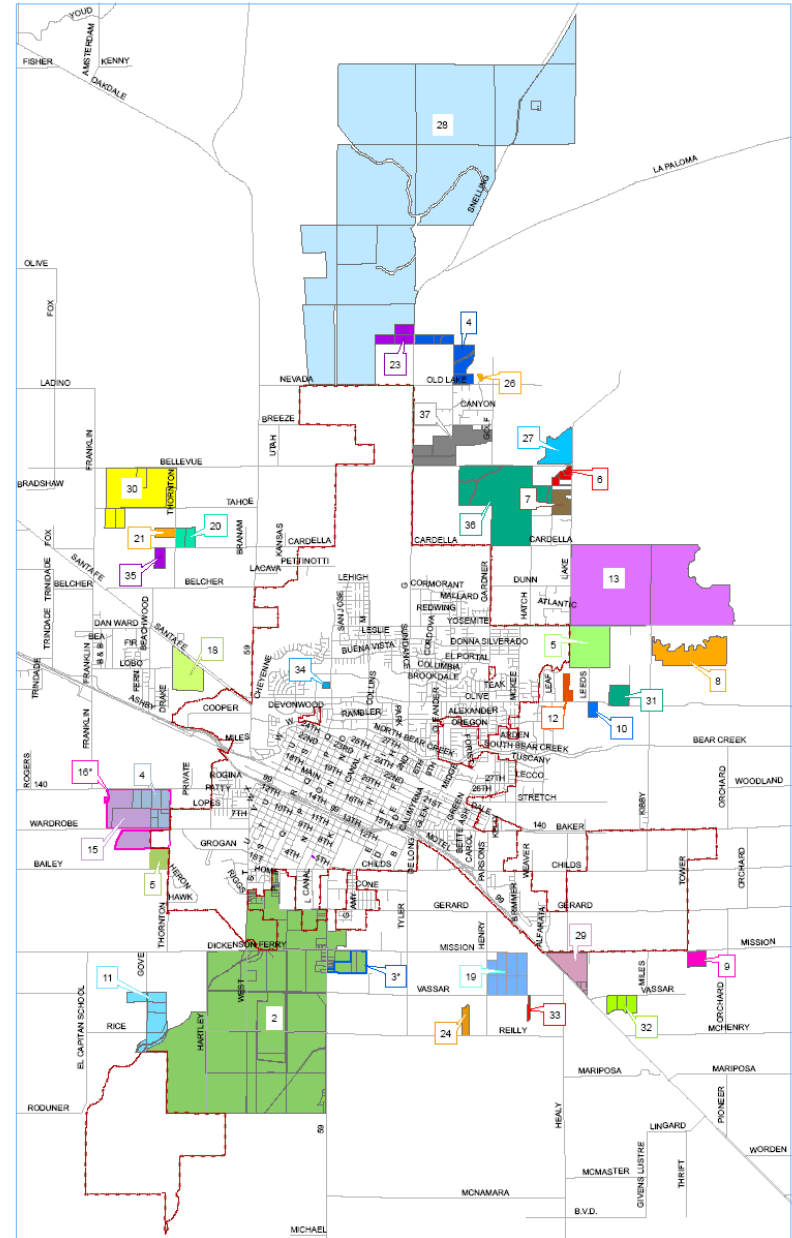
Castle Airport land use restrictions



Highway 59 access issues



Requests from Property Owners



Public Comments, Questions

Next Steps

- TAC to Review Existing Policies
- City Council/Planning Commission study session
- CAC/TAC meeting to review drafts
- Prepare new Admin. Draft, and Public Review draft
- Preparation of Environmental Impact Report (concurrent with Plan update)
- Public discussion and hearings
- Adoption of General Plan

Schedule

2007

- Sept. CAC meeting on draft land use policies and diagram, TAC meeting on options and technical issues
TAC meeting on draft policies
- Oct. Public Review Draft of Land Use diagram, Community workshop, CC study session, begin EIR preparation
- Oct. Draft General Plan elements for city staff review
- Dec. Draft General Plan for public review

2008

- Jan. General Plan EIR available for 45-day public review
- Feb.–Mar. Preparation of Final EIR and final General Plan
- April-May Public hearings on General Plan and EIR