



City of Merced General Plan Vision 2030

Stakeholder's Meeting
September 6, 2007

Meeting Overview

- General Plan Progress Thus Far
- Issues Addressed
- Draft General Plan Map
- 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

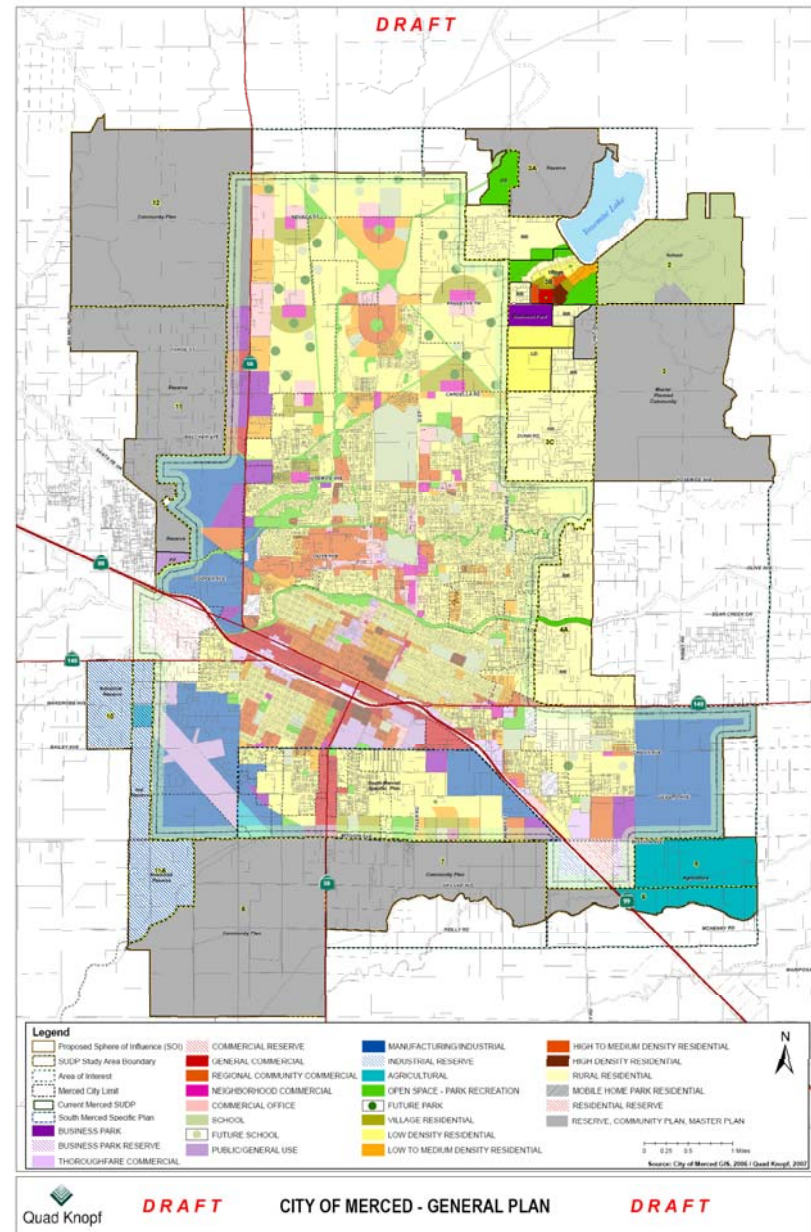
- Intend to propose coterminous Sphere and SUDP to delineate growth area
 - Will have City land use designations
- Area of Interest for 40-year planning area
 - No City Land Use designations
 - Criteria to add to Sphere/SUDP

Constraints to development

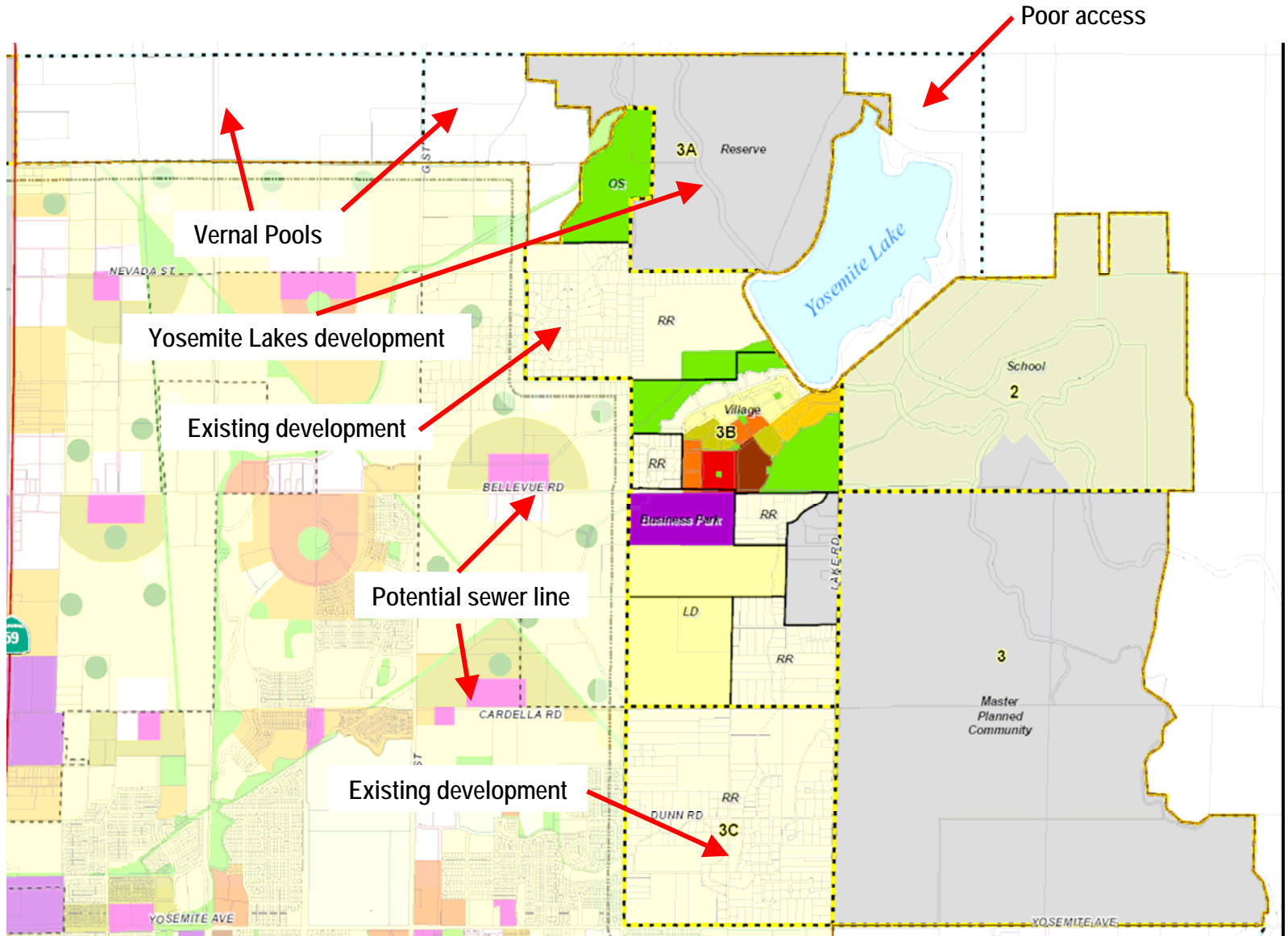
- Natural
 - Prime agricultural land
 - Sensitive habitat (vernal pools, wetlands)
 - Floodplains
- Regulatory and Policy requirements
 - City and County General Plan policies
 - Airport land use restrictions
 - LAFCo Criteria
- Physical
 - Undeveloped Circulation system
 - Water and sewer service
- 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

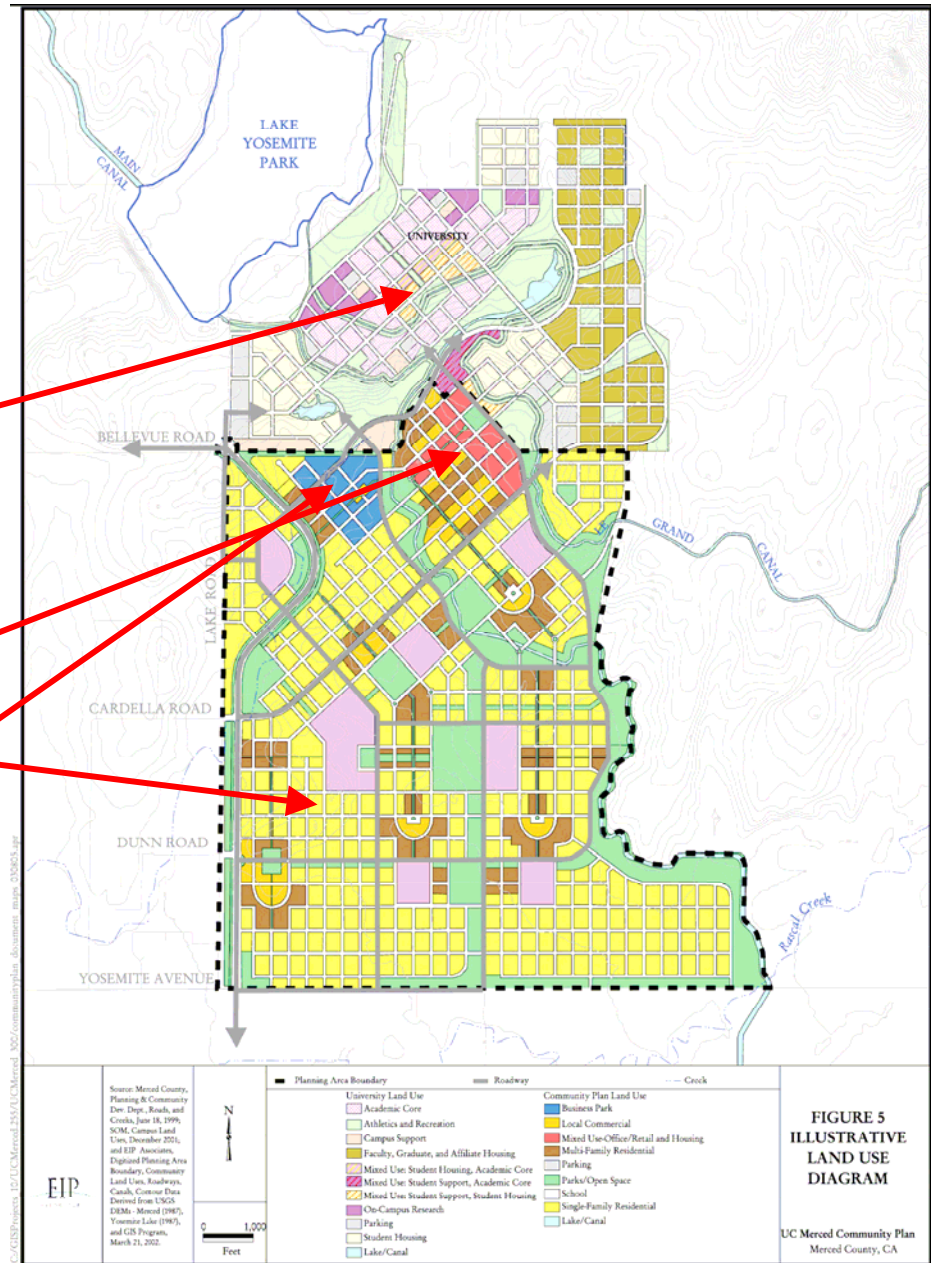


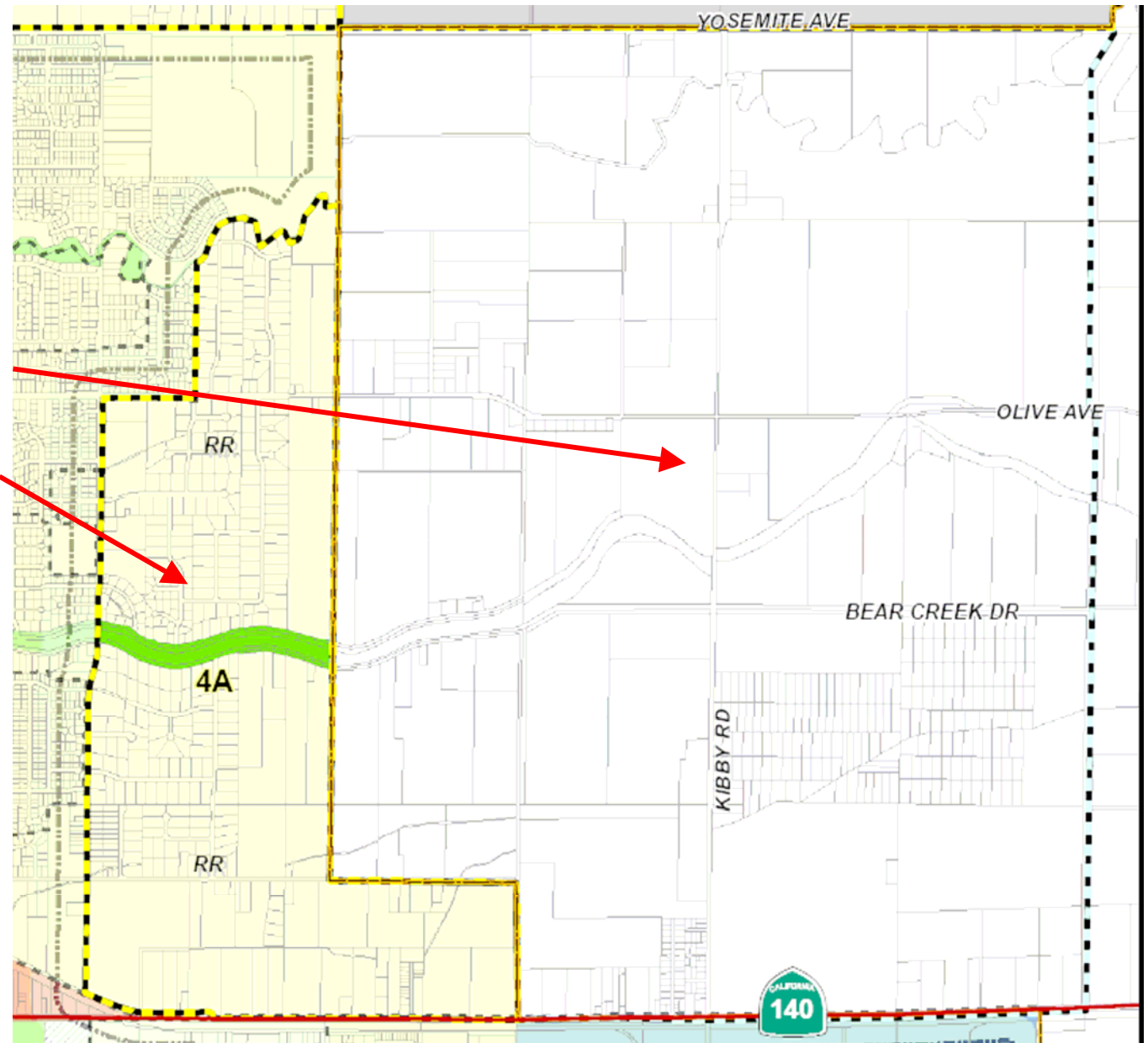
FIGURE 5
ILLUSTRATIVE
LAND USE
DIAGRAM

UC Merced Community Plan
Merced County, CA

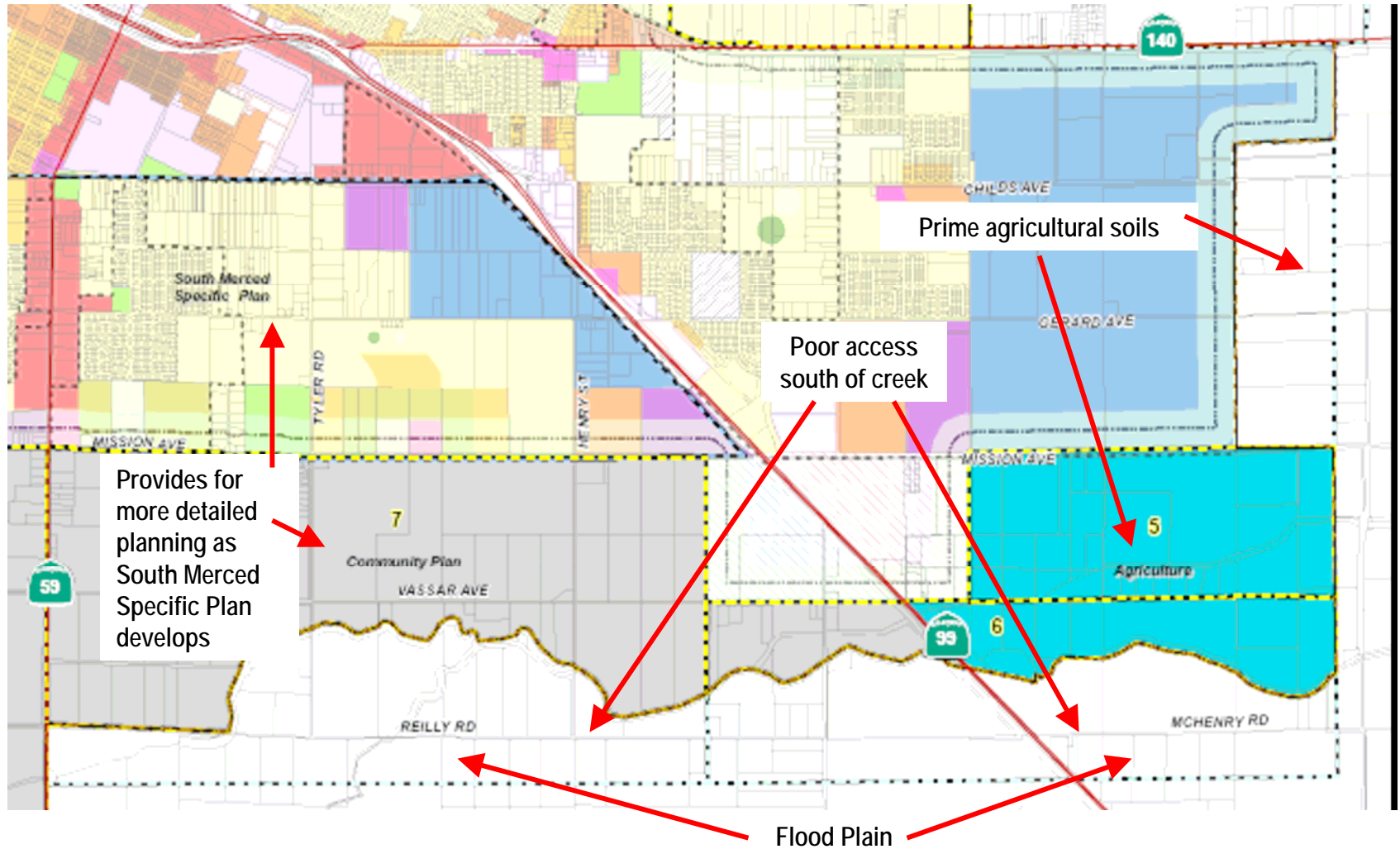
East-Central Area

Prime agricultural soils

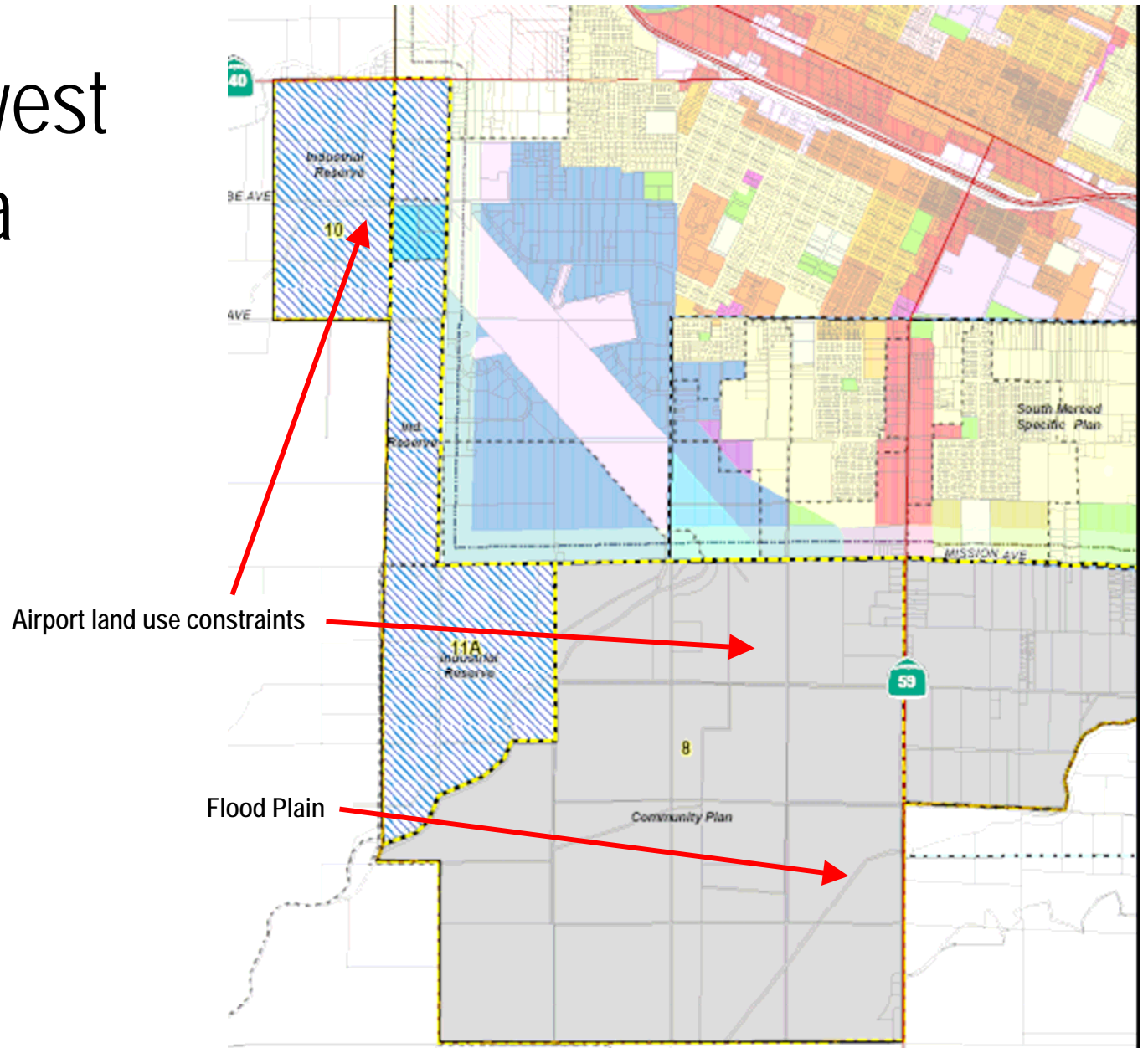
Existing development



Southeast Area



Southwest Area

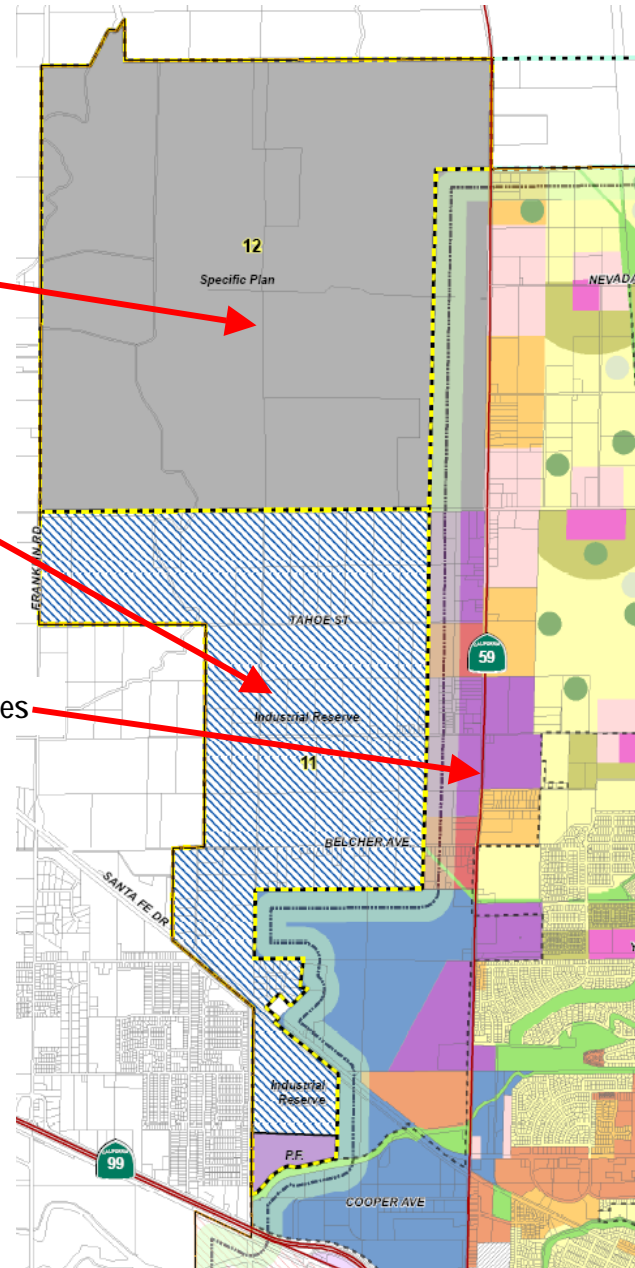


Northwest Area

Castle Farms project

Castle Airport land use restrictions

Highway 59 access issues



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