



# City of Merced General Plan Vision 2030

Citizens Advisory Committee Meeting

August 8, 2007

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# 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

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# 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



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# 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

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# 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

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# 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.

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# 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

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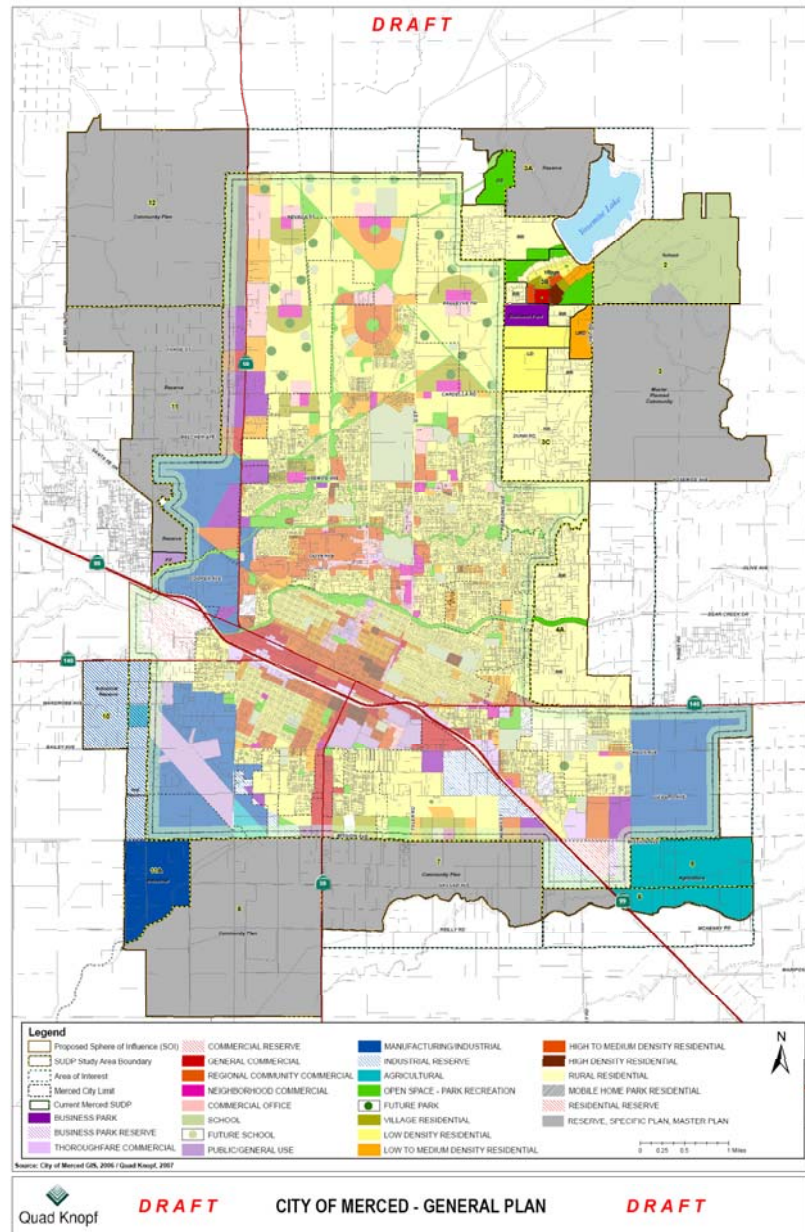
# Constraints to development

- 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.

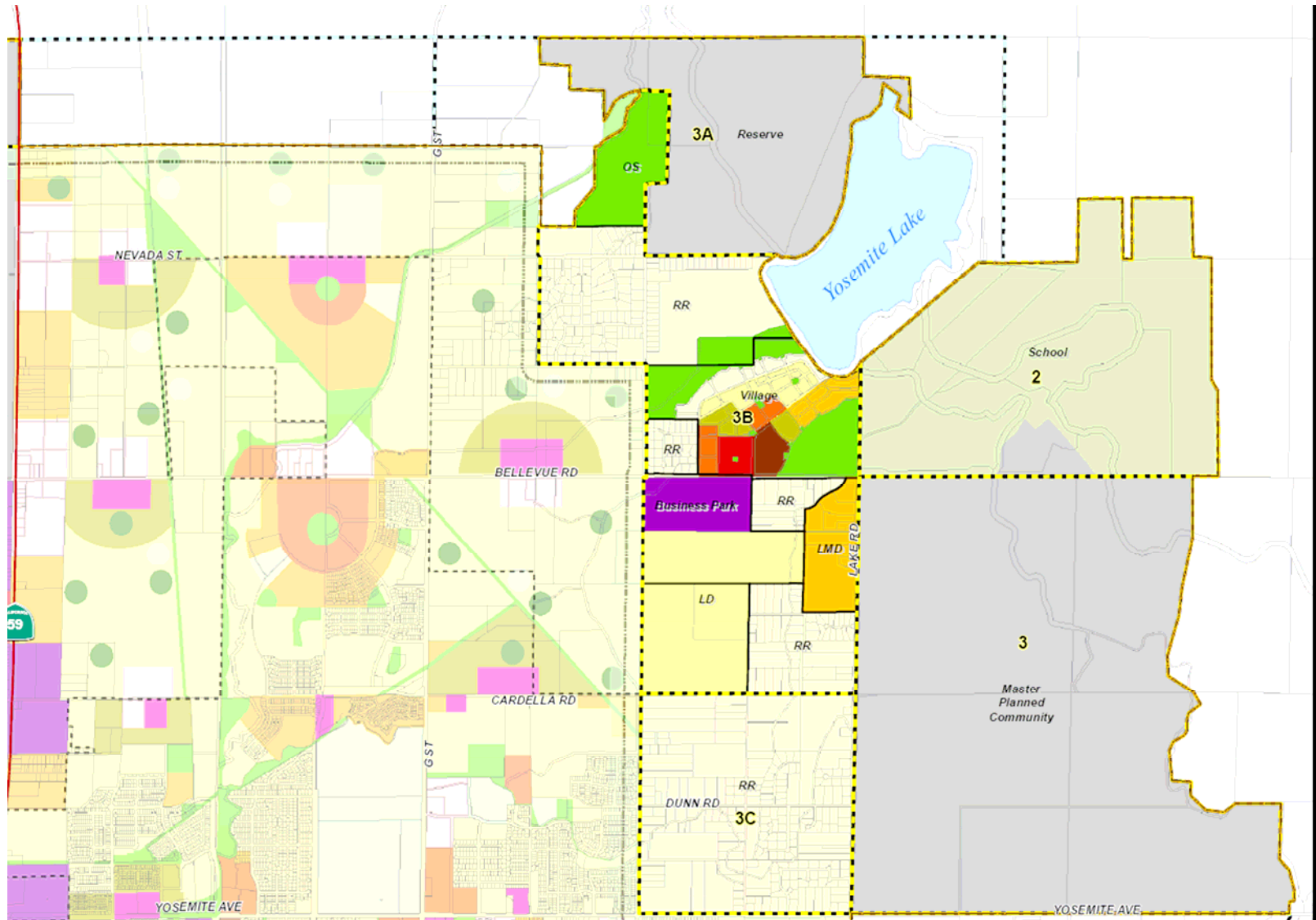




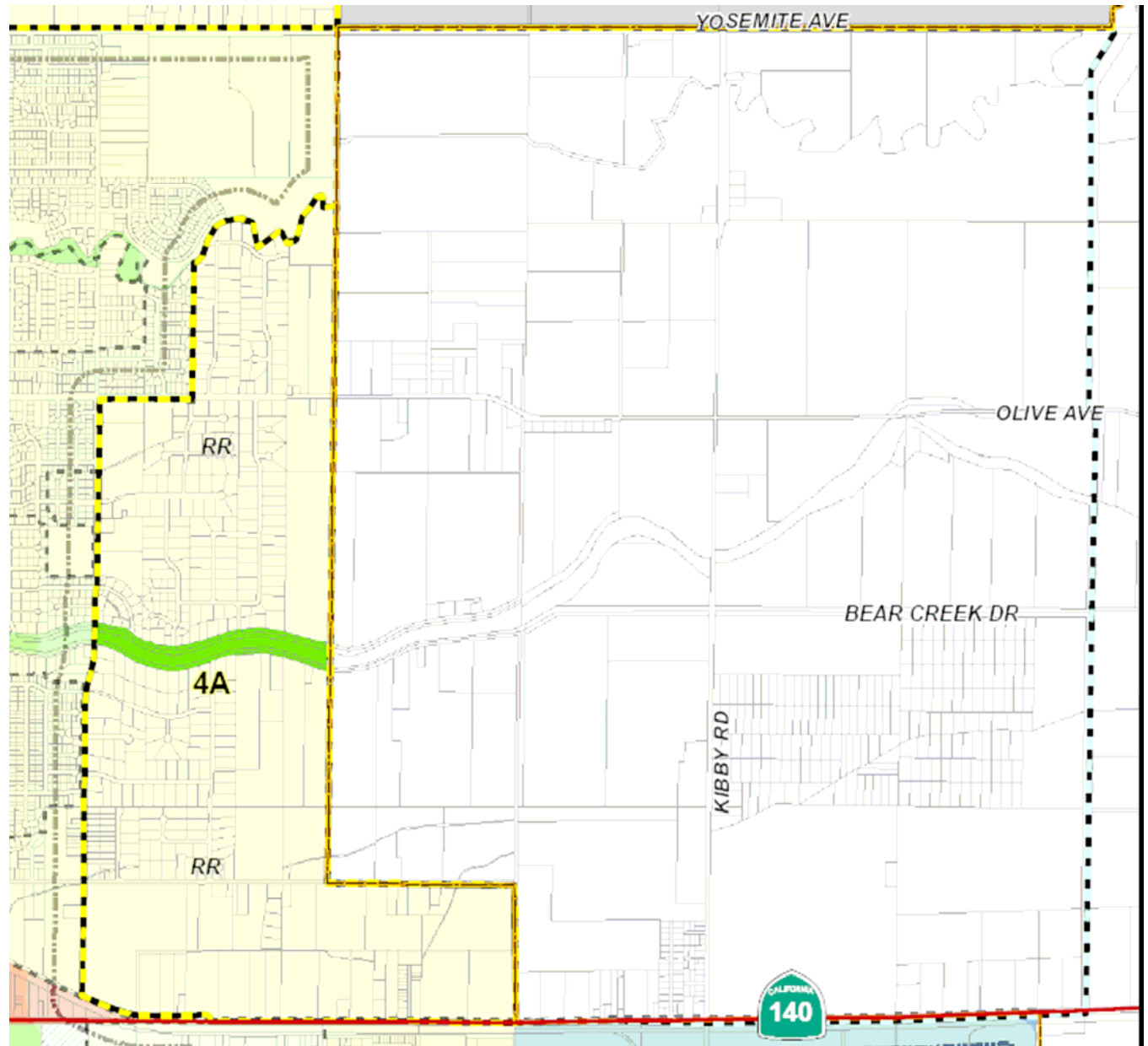
# City of Merced DRAFT General Plan Map



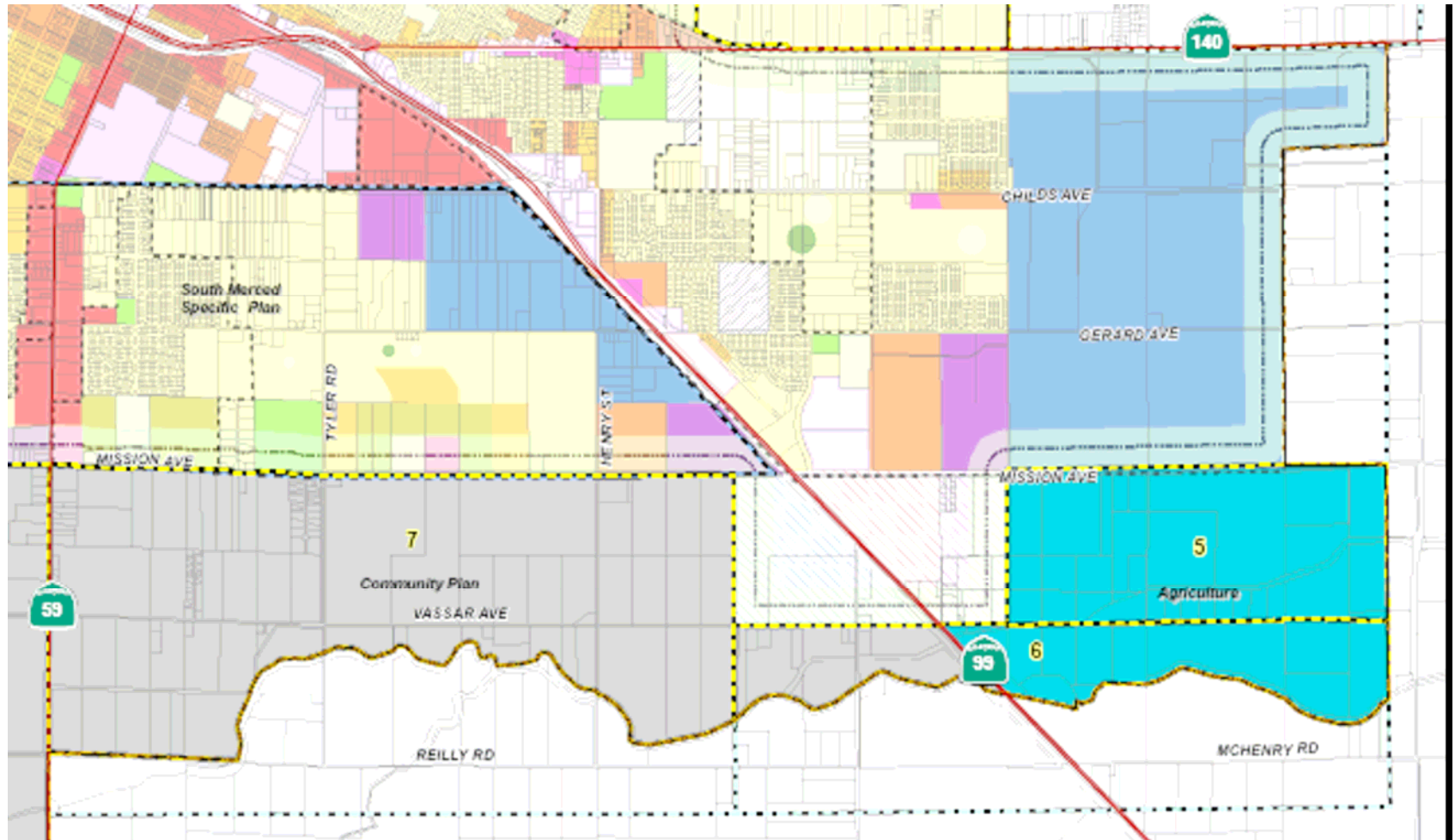
# Northeast Area



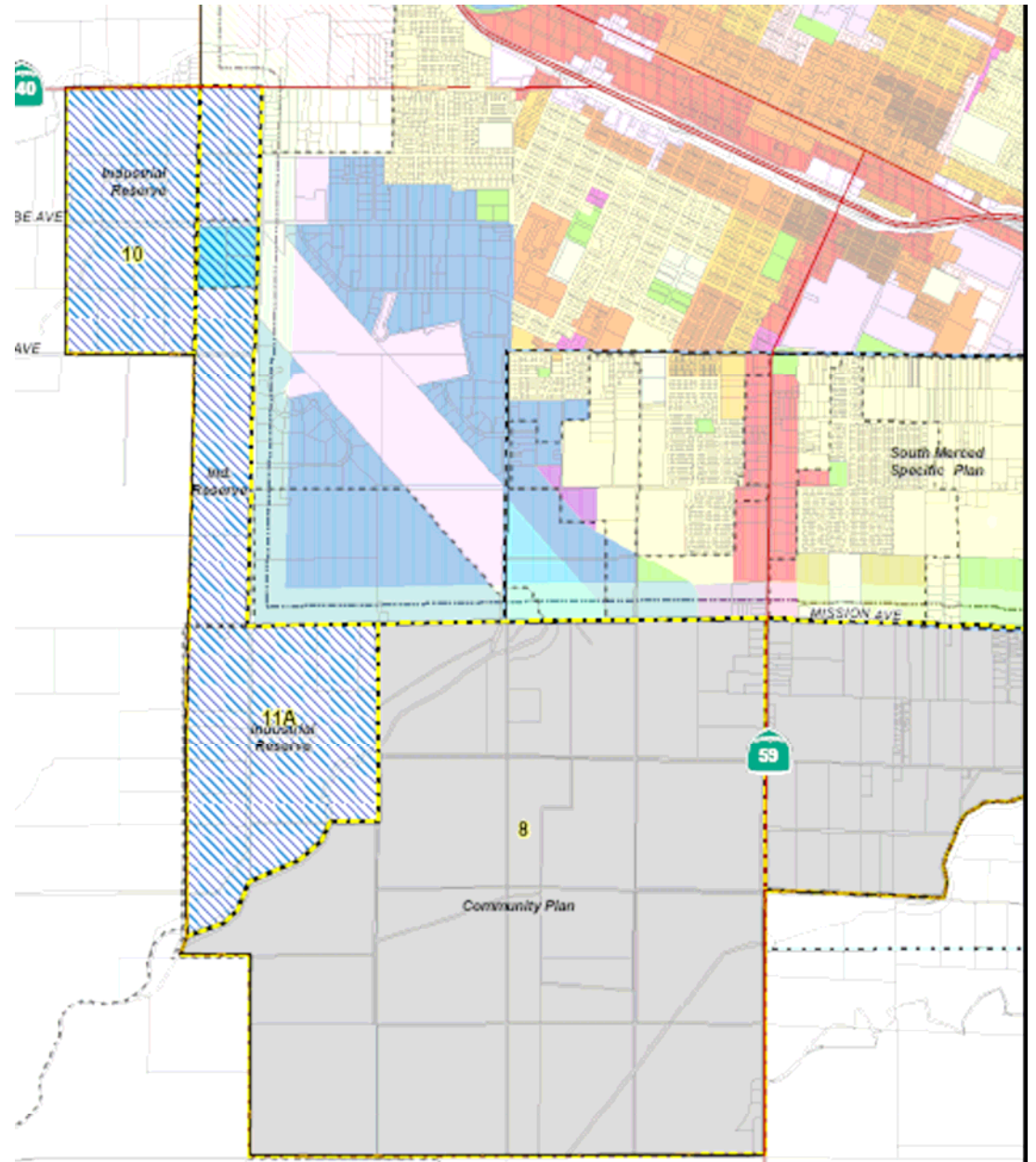
# East-Central Area



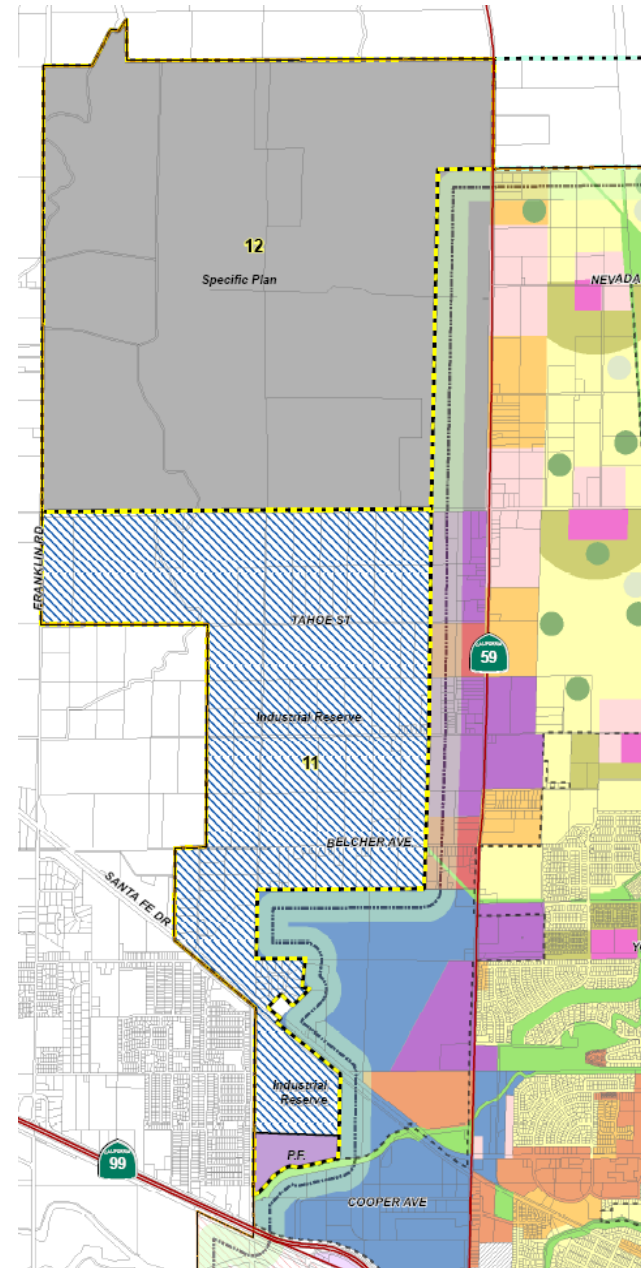
# Southeast Area



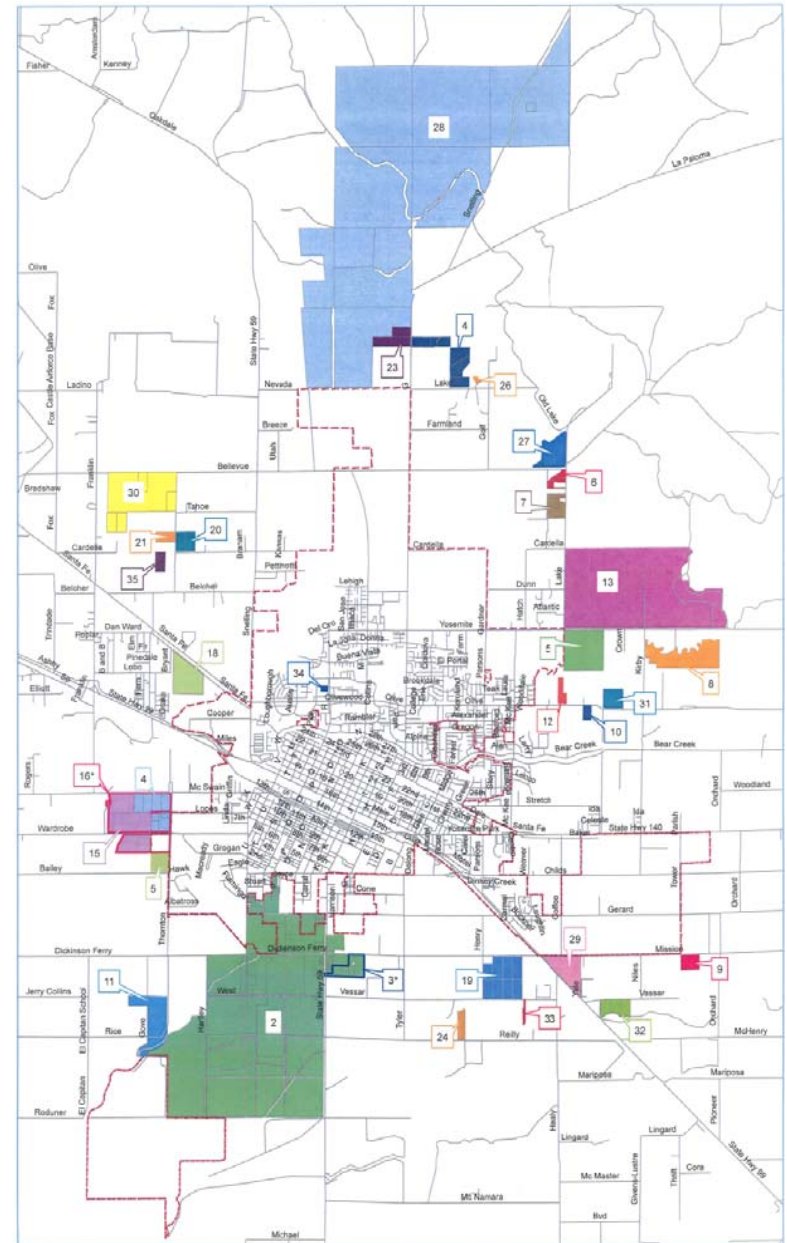
# Southwest Area



# Northwest Area



# Requests from Property Owners



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# Public Comments, Questions



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# 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

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# 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