



City of Merced General Plan Vision 2030

Citizen's Advisory Committee Meeting
February 7, 2007

Meeting Overview

- What will the General Plan Update do...
- State required issues to address
 - General Plan Consistency (Land Use, Circulation, etc.)
 - Conformity of Circulation with Land Use
 - Adequacy of fee mechanism to mitigate impacts
 - Phasing of public improvements
- Schedule and Work Program
- Obtain input regarding issues
 - Expansion Area options
 - LAFCo policies
 - Planning horizon
- Wrap up and next steps

The General Plan Update Will:

- Provide opportunities for meaningful public participation in the planning and decision making process
- Identify planning issues, opportunities & challenges to be addressed
- Explore land use and policy alternatives
- Ensure that the General Plan is current, internally consistent and easy to use
- Provide guidance in the planning & evaluation of future land and resource decisions
- Provide a vision and framework for the future growth of the City

Significant Issues to Address

- Community character
- Retention of “Neighborhood” centered General Plan policies
- Address areas with plans already in development
 - Ensure plans are consistent with General Plan
- Future circulation system components
 - Access to U.C. campus is significant issue
- Analysis of constraints within new SUDP areas
 - Prime agricultural lands
 - Castle Airport
 - Wetlands and vernal pools
- Preferred growth model

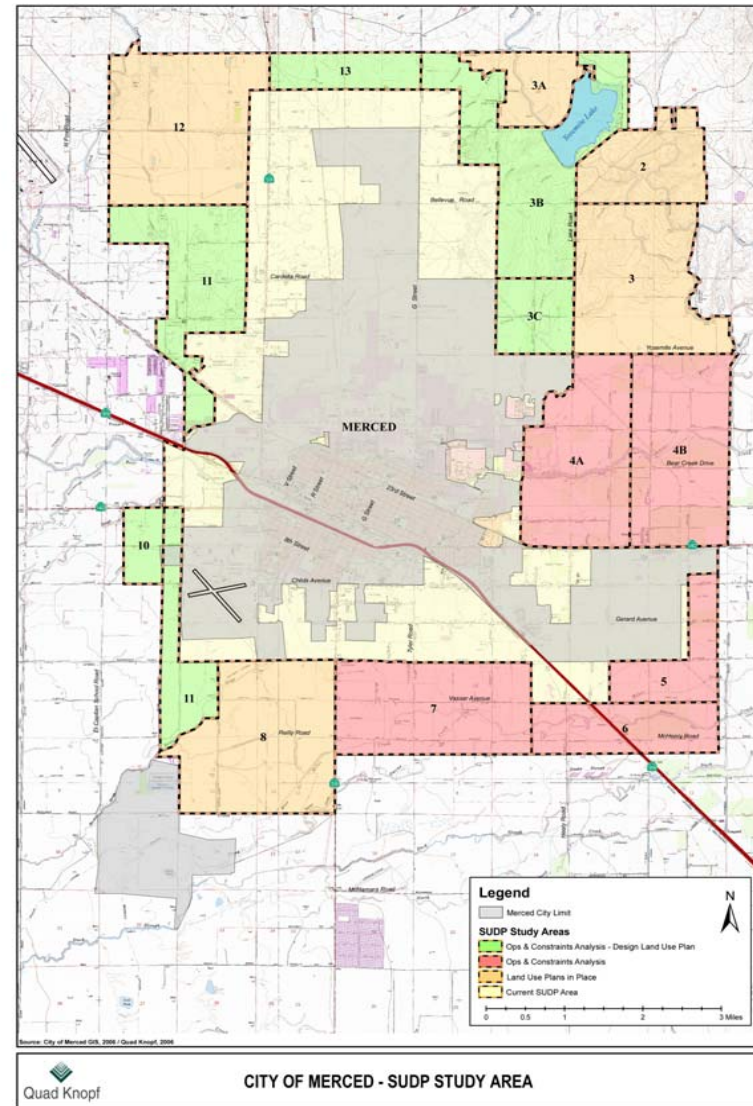
State Requirements to Address

- Adequacy of General Plan
 - Comprehensiveness, entire planning area & broad range of issues
 - Internal consistency of all elements
 - Must be possible to make a consistent interpretation and application under the same set of facts (not arbitrary)
 - Long-term perspective

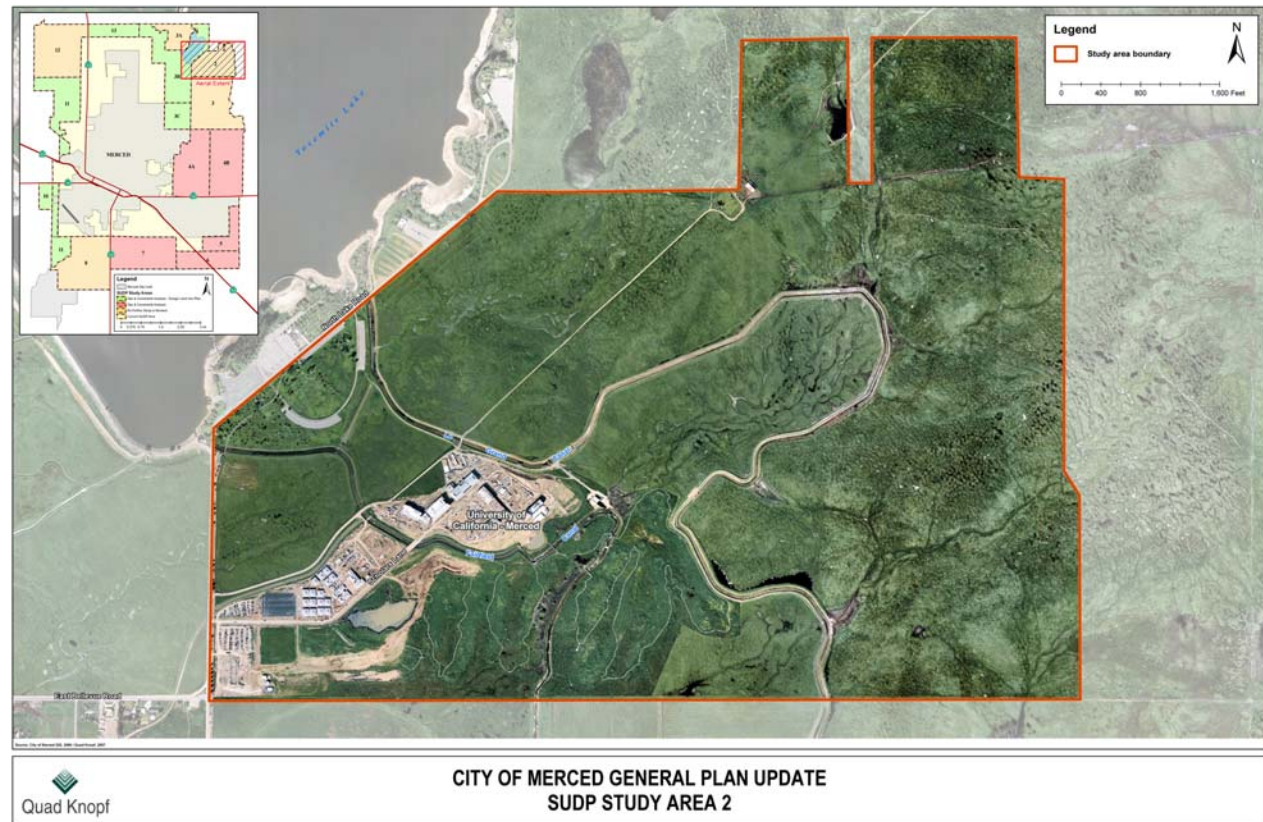
Planning Areas

Recent General Plan history

- SUDP study areas
- Projects in-process
- Long-range planning (40 years)
- Critical areas
- LAFCo issues



Area 2

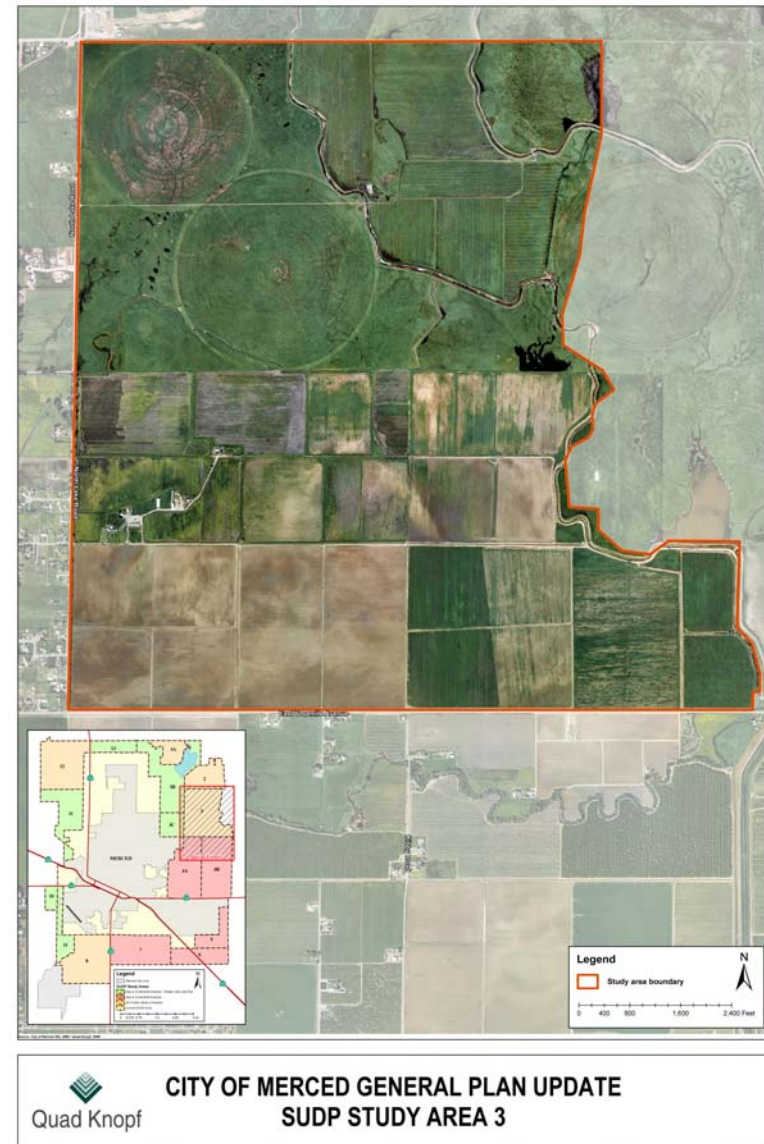


- Constraints

- Campus plan is already adopted
- Access
- Providing services

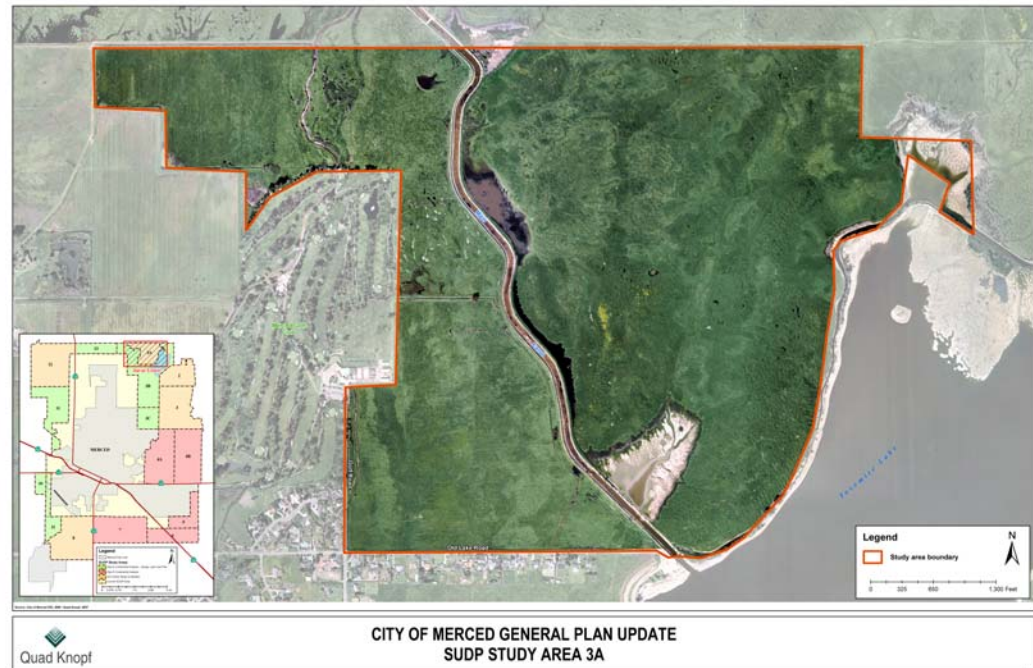
Area 3

- Constraints
 - Access
 - Providing services
 - “University Community” is already adopted



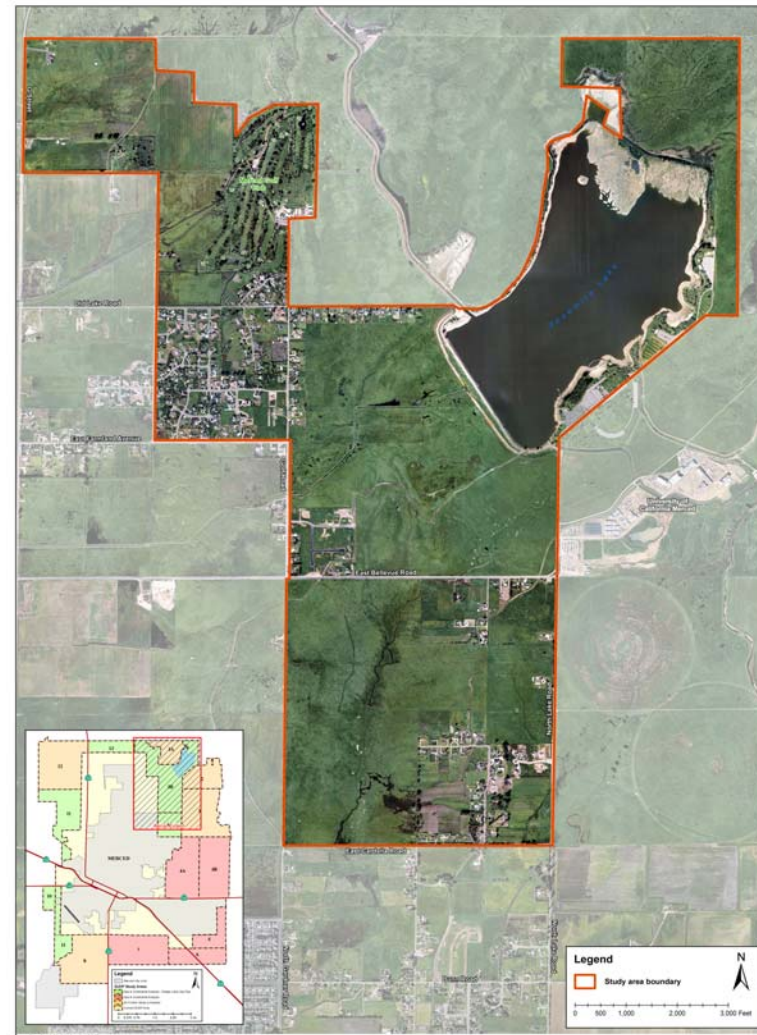
Area 3A


- Constraints
 - Yosemite Lakes development plan currently underway
 - Access is limited
 - Providing services, particularly sewer
 - Wetlands



Area 3B

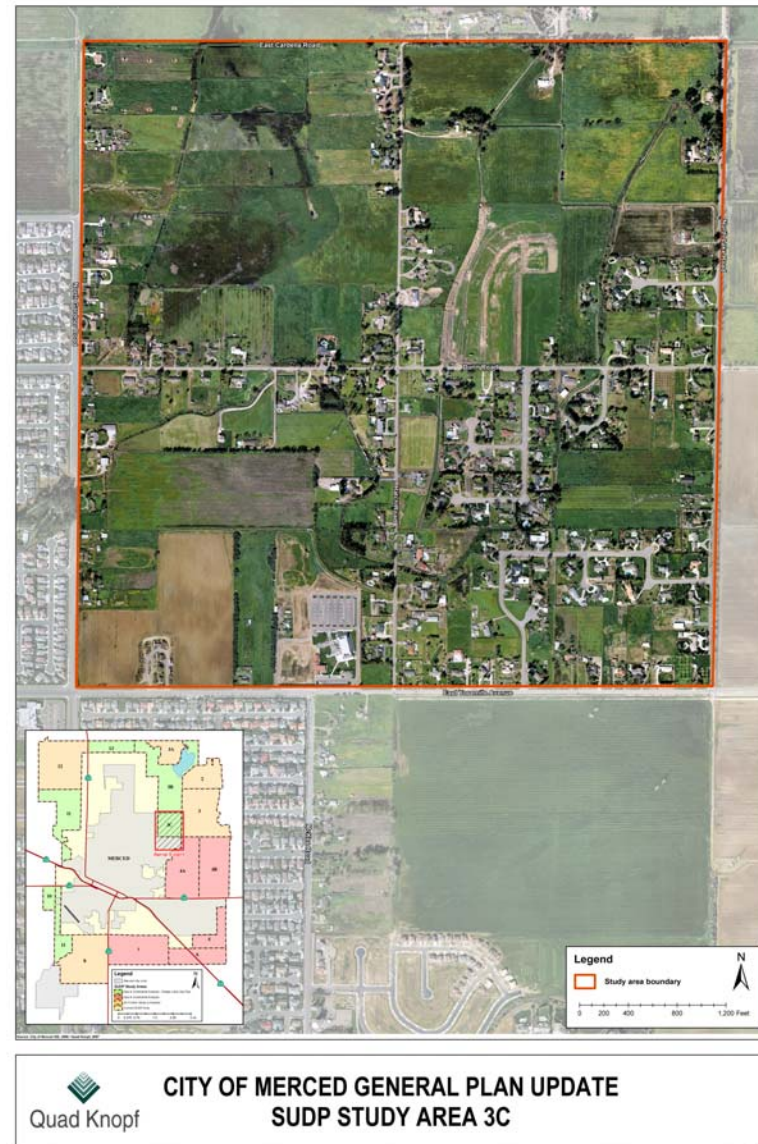
- Constraints
 - Existing parcelization
 - Extensive wetlands
 - Dam inundation area
 - Access to NW and NE corners



 **CITY OF MERCED GENERAL PLAN UPDATE
SUDP STUDY AREA 3B**

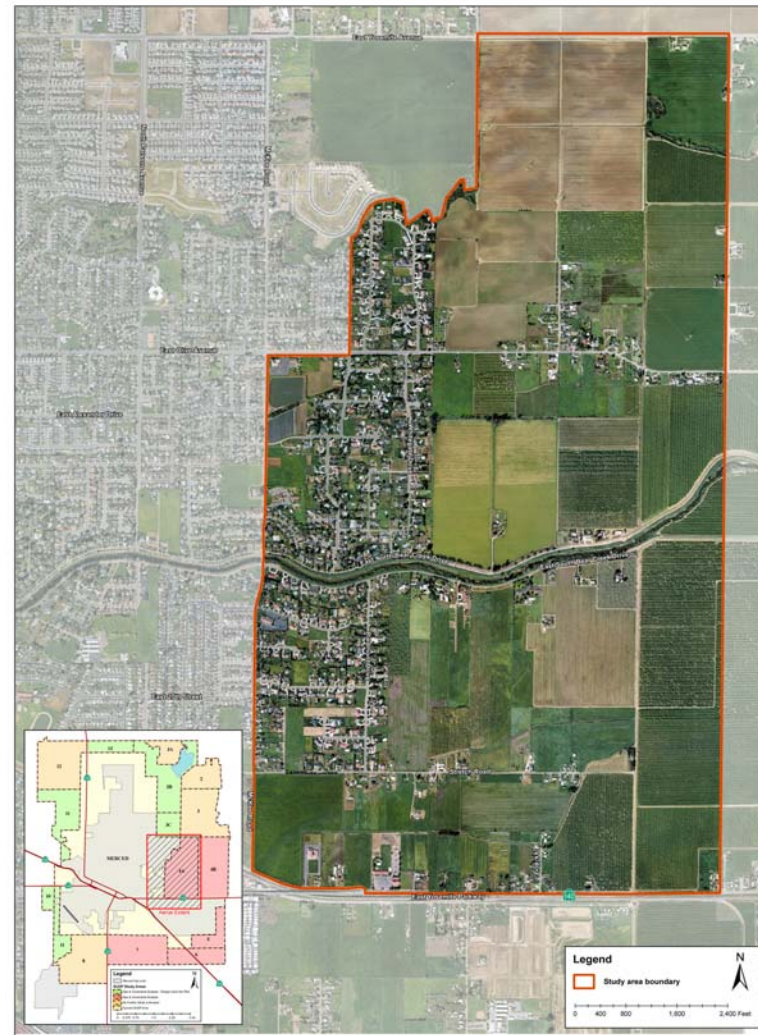
Area 3C

- Constraints
 - Existing parcelization
 - Providing services
 - Some wetlands



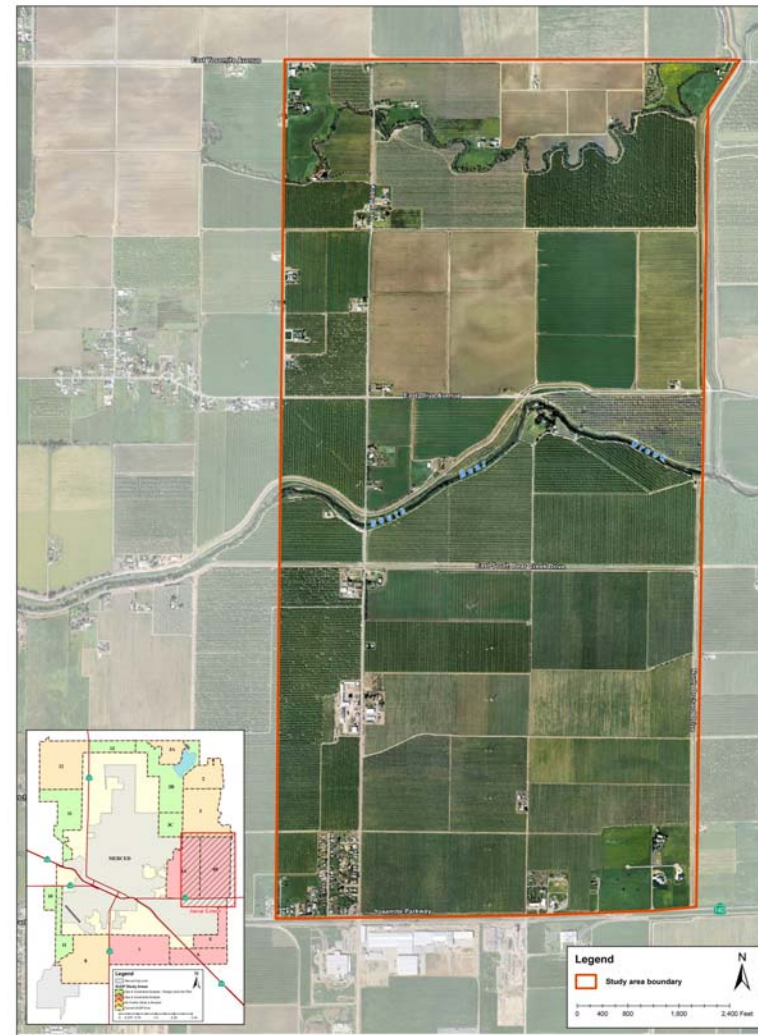
Area 4A

- Constraints
 - Existing development on west side
 - Future alignment of Campus Parkway
 - Providing services (cost)
 - Prime agricultural soils



Area 4B

- Constraints
 - Access
 - Providing services
 - Located east of future Campus Parkway
 - Prime agricultural soils



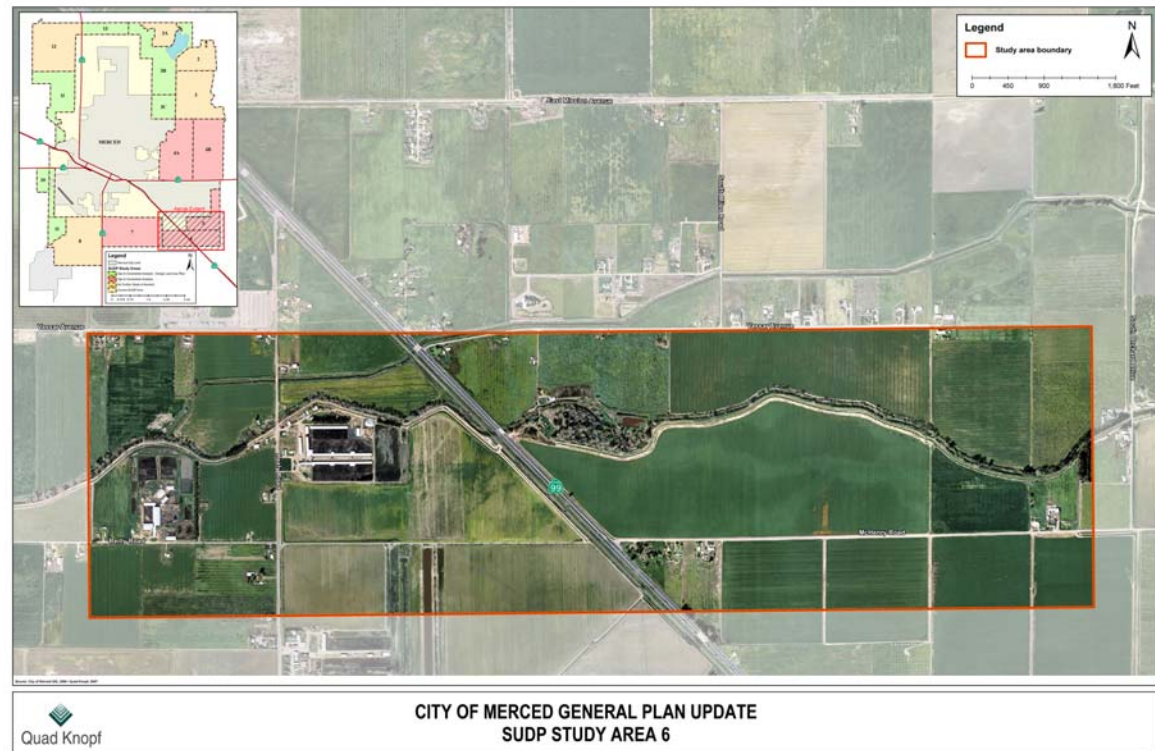
Area 5

- Constraints
 - Access
 - Prime agricultural soils
 - Floodplain issue



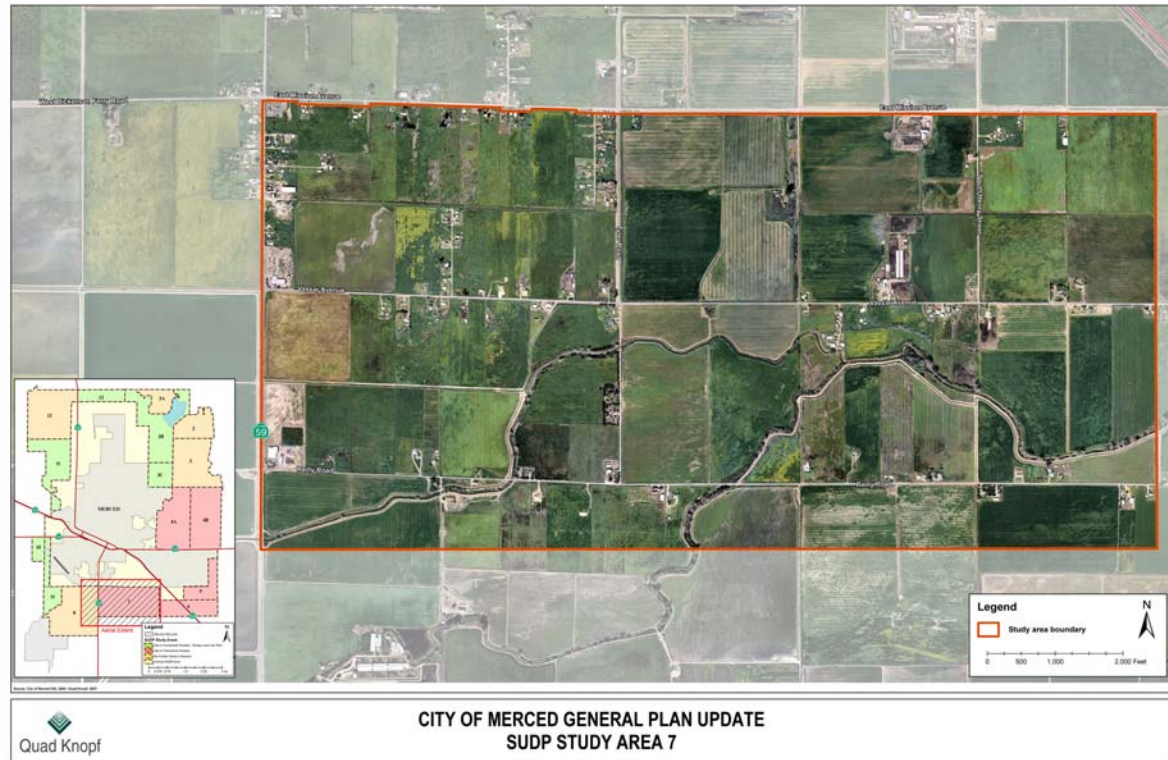
Area 6

- Constraints
 - Access
 - Prime soils
 - Significant floodplain area



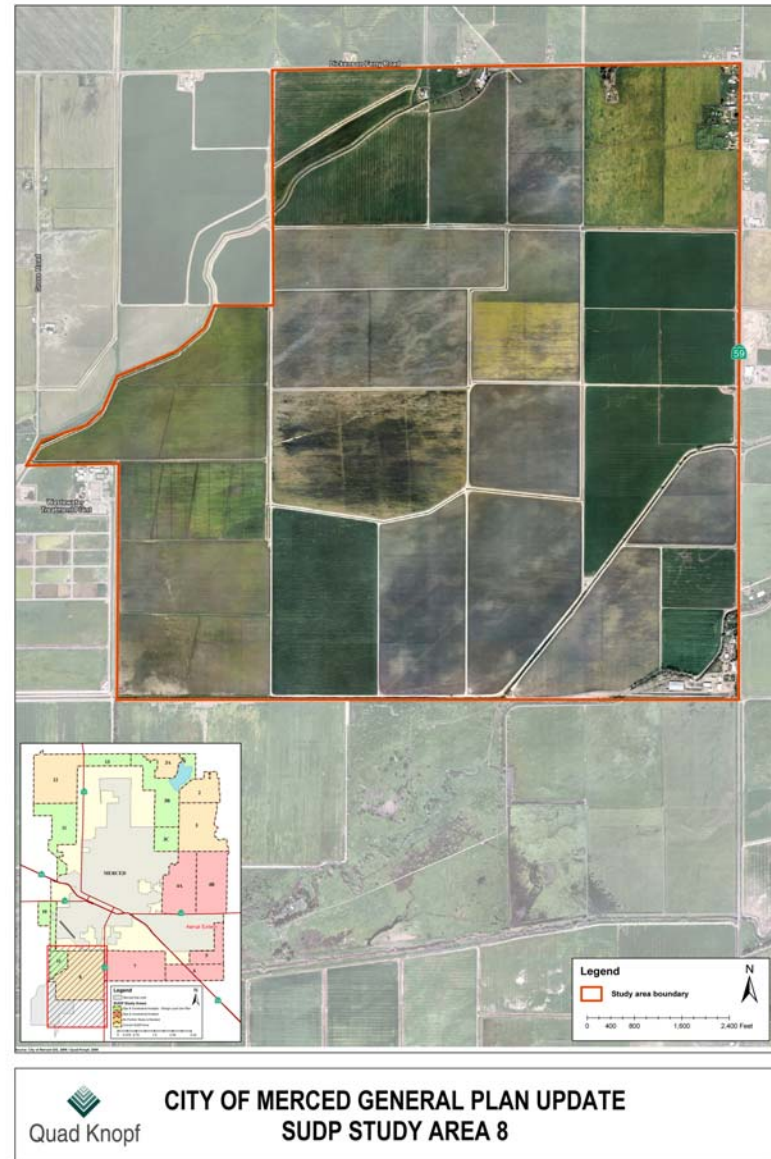
Area 7

- Constraints
 - Access
 - Prime soils
 - Significant floodplain area
 - Merced Municipal Airport land use constraints



Area 8

- Constraints
 - Planning underway for Mission Lakes development
 - Merced Municipal Airport land use constraints
 - Proximity to waste water treatment facility
 - Access



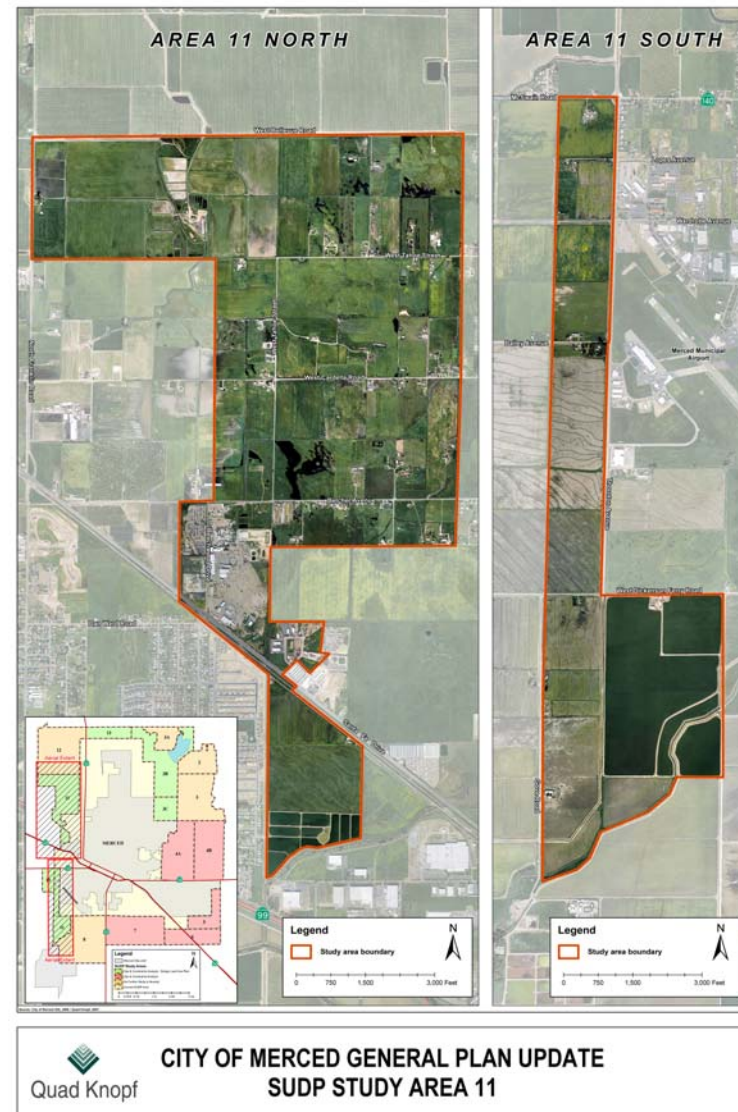
Area 10

- Constraints
 - Poor access to highway
 - Merced Municipal Airport land use constraints
 - Provision of services, particularly sewer



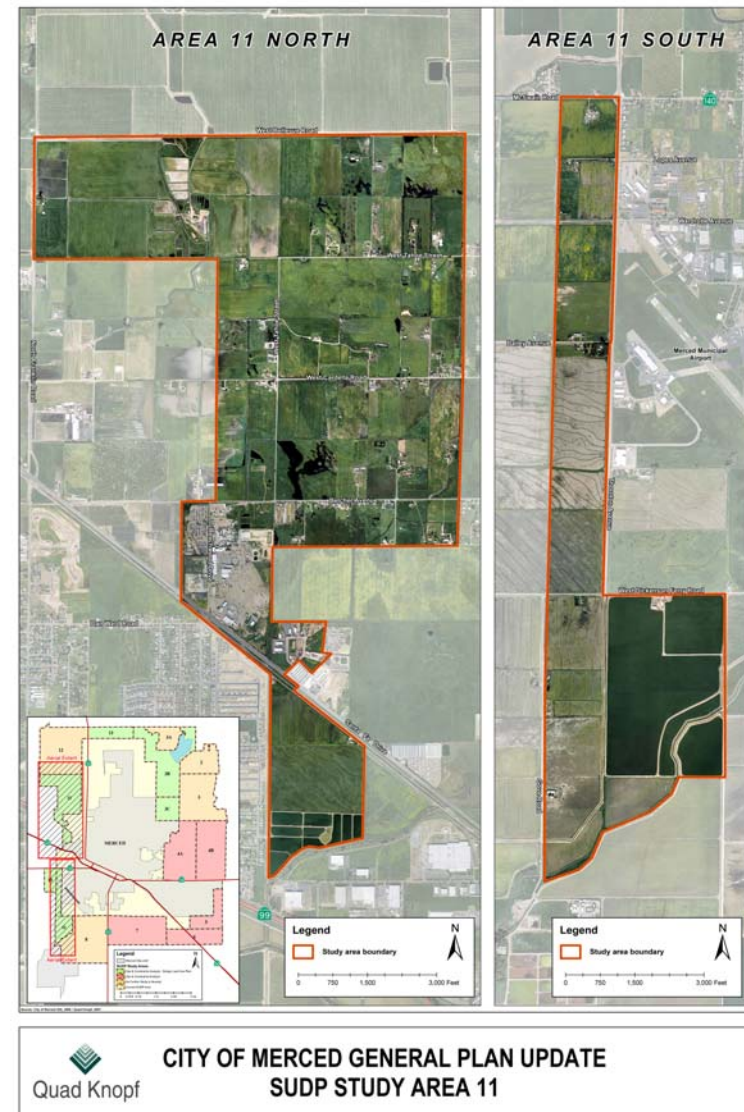
Area 11 North

- Constraints
 - Castle Airport land use constraints
 - Providing public services
 - Access to highway, city center



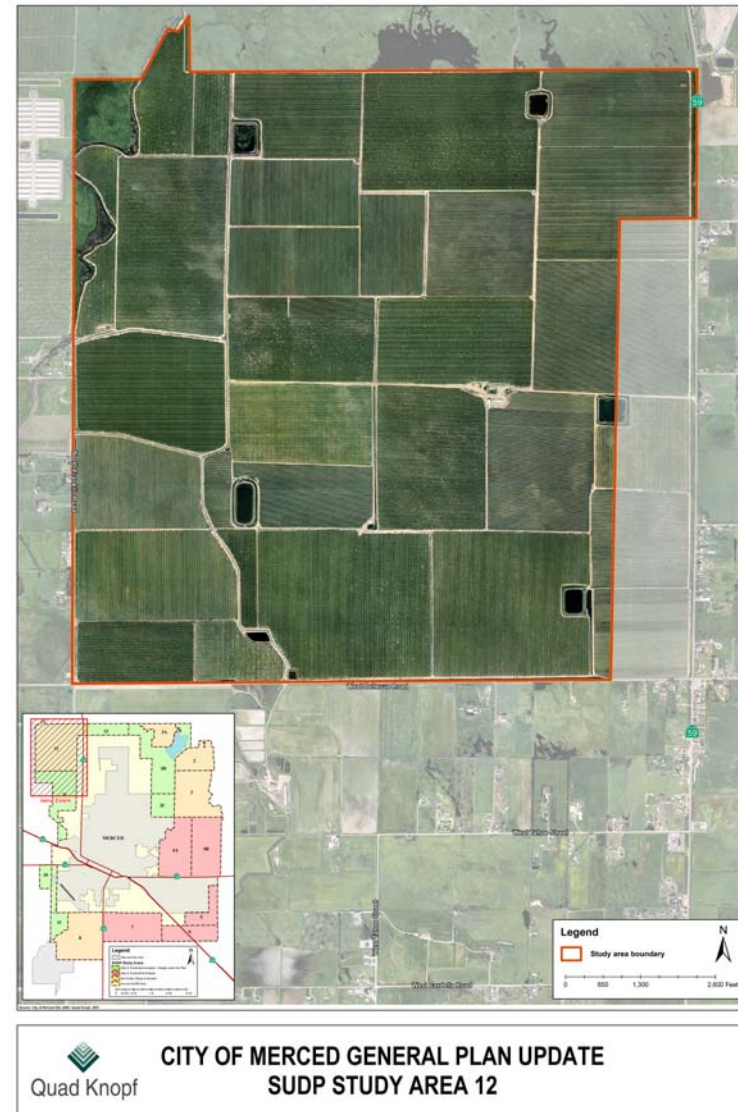
Area 11 South

- Constraints
 - Merced Municipal Airport land use constraints
 - Providing public services
 - Access to highway, city center
 - Proximity to waste water treatment facility



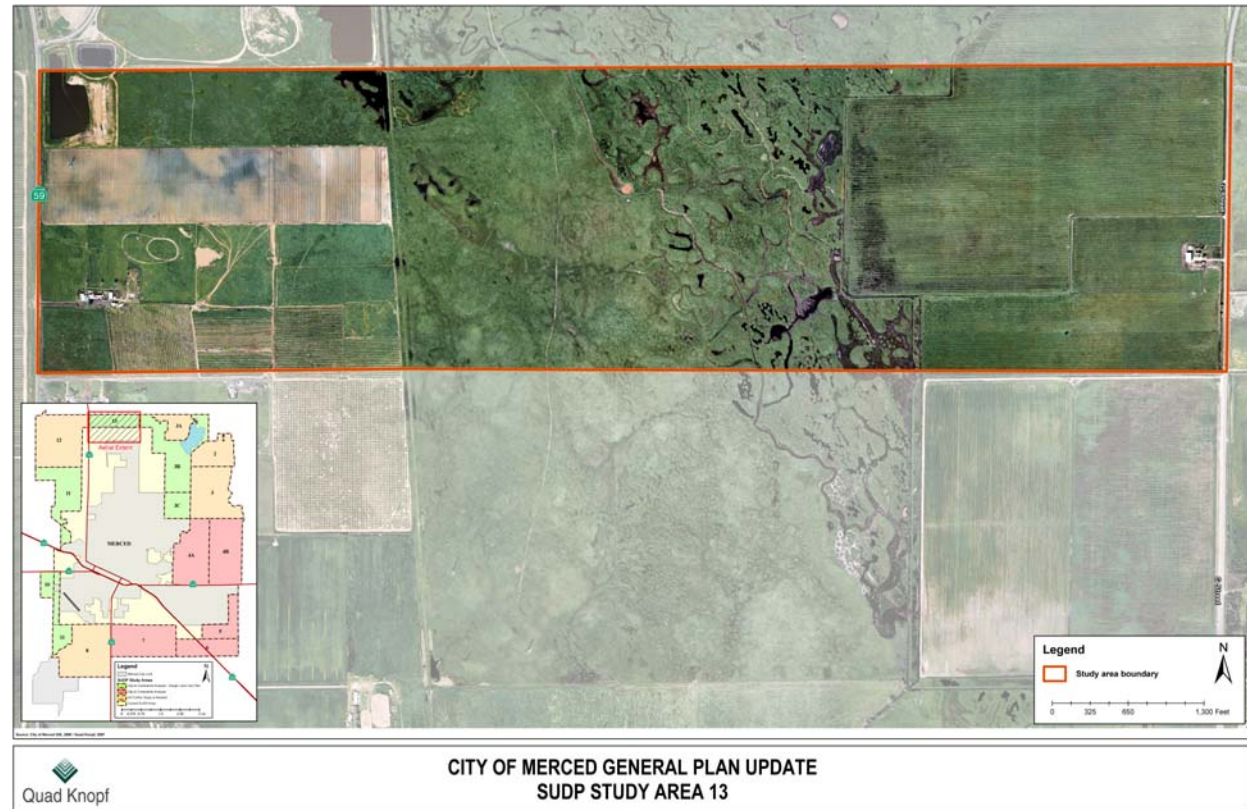
Area 12

- Constraints
 - Planning for Castle Farms development underway
 - Airport land use conflicts
 - Access
 - Providing public services
 - Timing and location of future Atwater-Merced Expressway



Area 13

- Constraints
 - Significant wetlands in area
 - Access to city center, highway
 - Providing public services



Comments and questions

Next Steps

- Stakeholder meeting (March 15)
- Public workshops to obtain feedback on drafts (April 12-1st workshop)
- Prepare draft land use diagram and text revisions
- 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

Schedule

2007

- Feb. CAC and TAC meetings to review preliminary Land Use plan
- March City Council study session, stakeholder meeting, CAC meeting on policy options
- April Community workshop
- May CAC meeting on draft land use policies and diagram, TAC meeting on options and technical issues
- June TAC meeting on draft policies
- July 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

Public comment period