

Merced General Plan Update

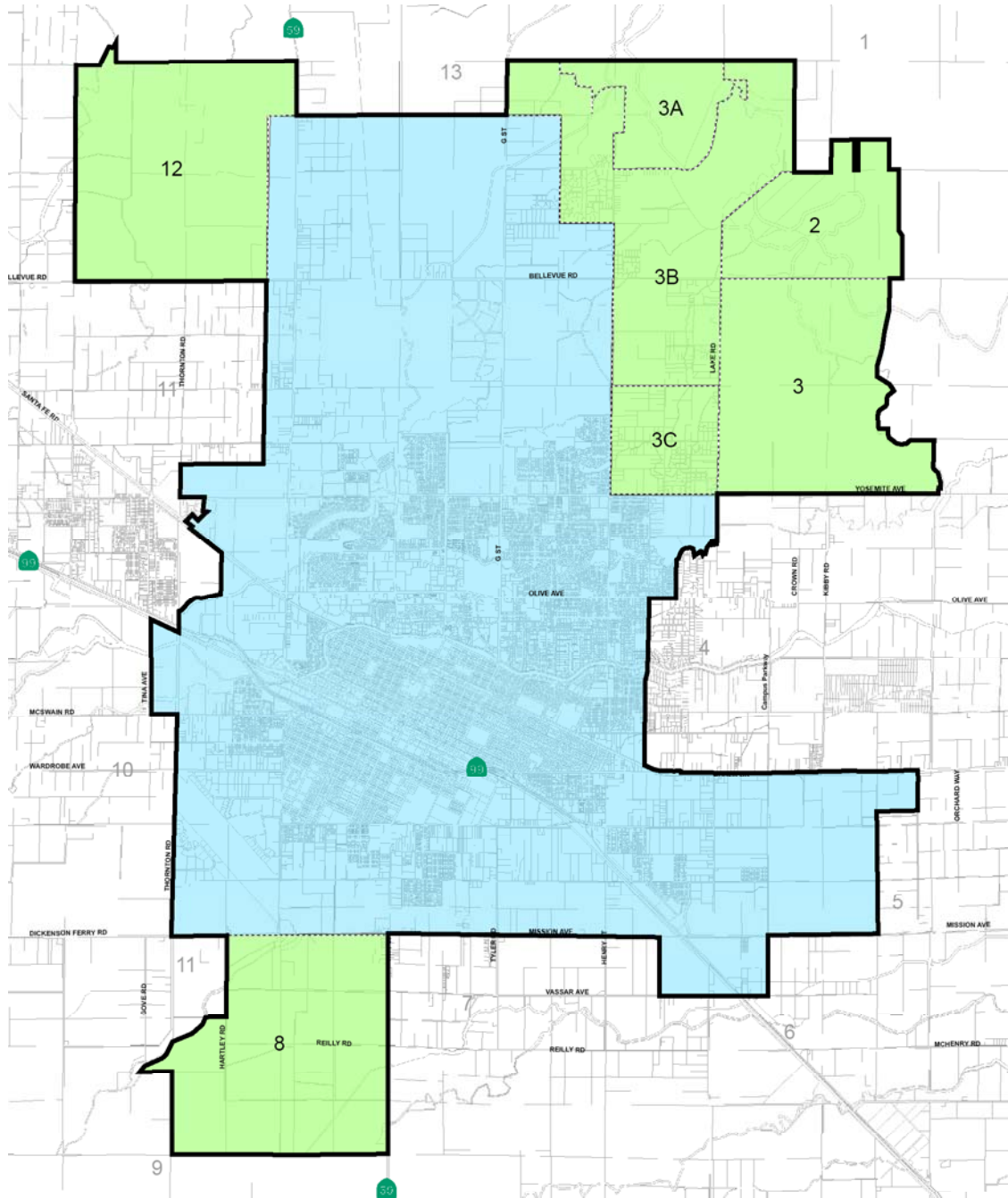


**Purpose of
Joint City Council/Planning
Commission Study Session
May 1 & 8, 2006**

- 1) Continue Public Comment**
- 2) Council/Commission
Comments on the 3 SUDP
Expansion Options**
- 3) Provide Direction on
Additional Public Comment
before Public Hearings**
- 4) Discuss Next Steps in the
General Plan Update
Process**

**Growth
Boundary
(SUDP)
Expansion
Options**

Option 1—Recommended Limited SUDP Expansion (360,000 Population Capacity)

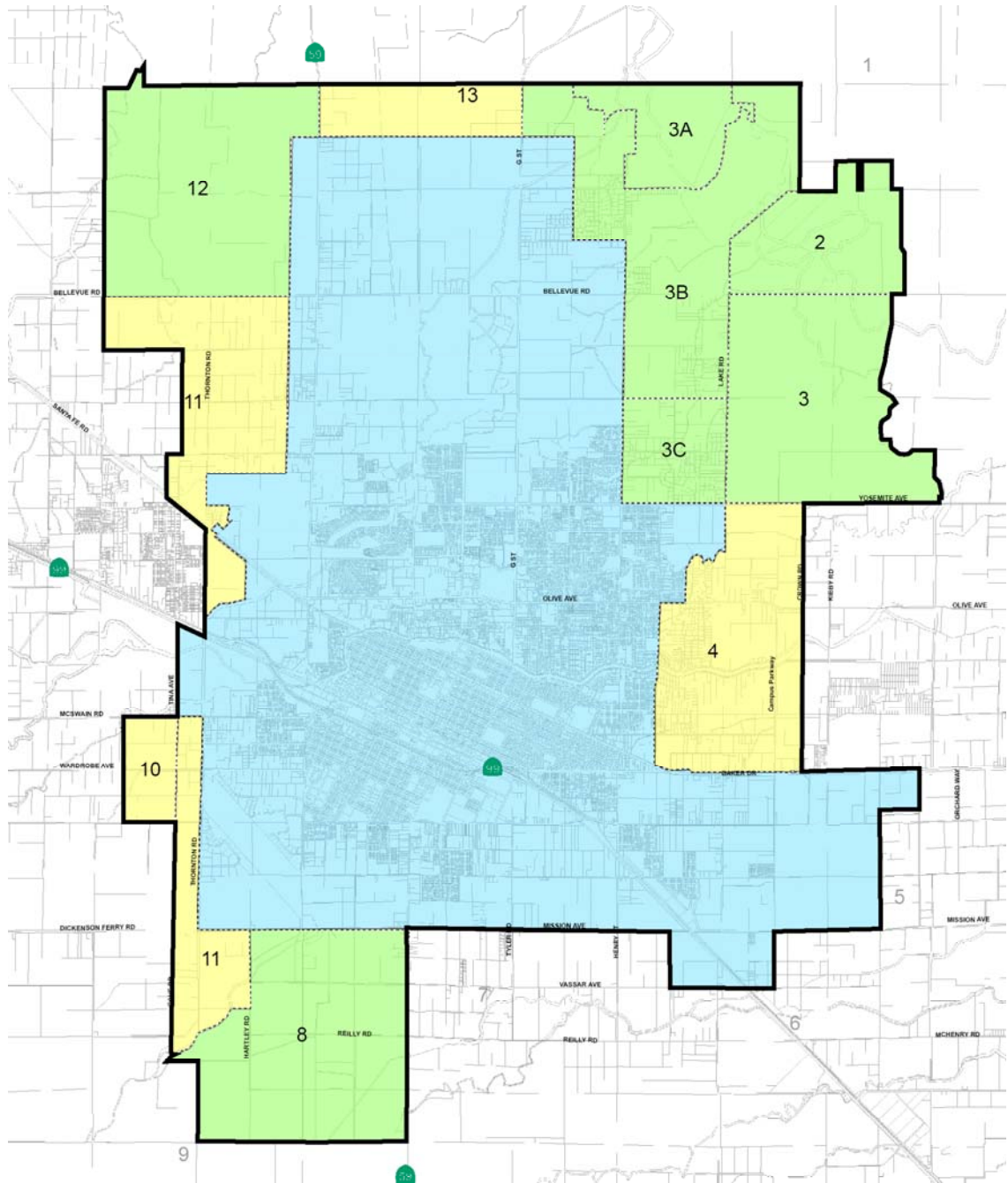


Option 1

Recommended Limited SUDP Expansion

- Includes 12,026 Additional Acres (beyond 20,540 acres in existing SUDP) for a total of 32,566 acres
- Includes Subareas:
 - Subarea 2 (UC Merced)
 - Subarea 3 (University Community)
 - Subareas 3A, 3B, & 3C (Yosemite Lakes & Rural Residential Centers)
 - Subarea 8 (Ranchwood Mission Lakes)
 - Subarea 12 (Castle Farms)
- Holding Capacity of 360,000 Population (Includes 176,000 in existing SUDP and 183,281 in new areas)

Option 2—Moderate SUDP Expansion (436,000 Population Capacity)

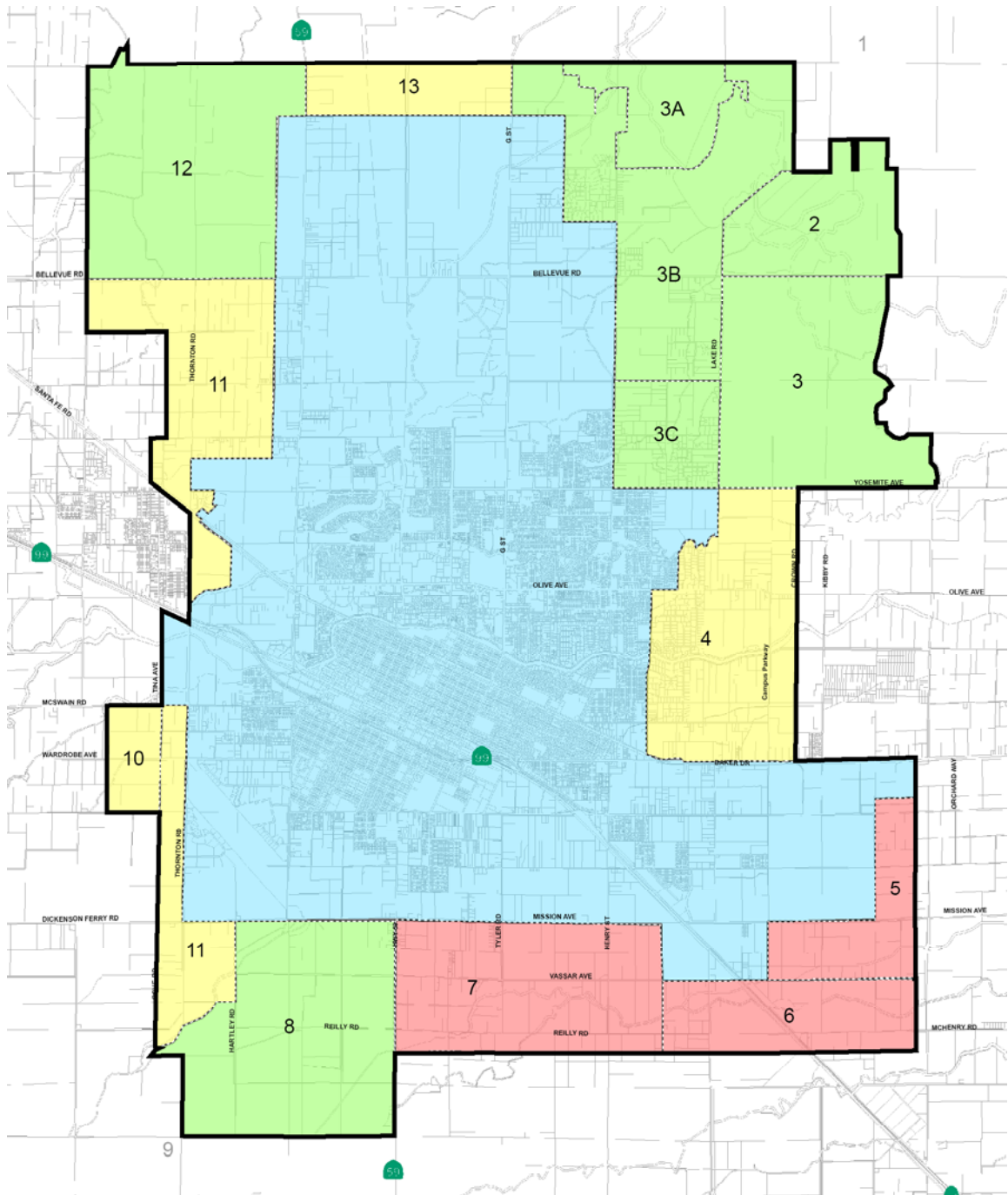


Option 2

Moderate SUDP Expansion

- Includes 17,301 Additional Acres (beyond 20,540 acres in existing SUDP) for a total of 37,841 acres
- Includes Subareas:
 - Subareas 2, 3, 3A, 3B, 3C, 8, & 12 from Option 1
 - Subarea 4 (Campus Parkway)
 - Subarea 10 (Thornton Industrial)
 - Subarea 11 (Thornton Road Corridor)
 - Subarea 13 (North Merced)
- Holding Capacity of 435,000 Population (Includes 176,000 in existing SUDP and 258,109 in new areas)

Option 3—Full Study Area/ Maximum SUDP Expansion (493,000 Population Capacity)

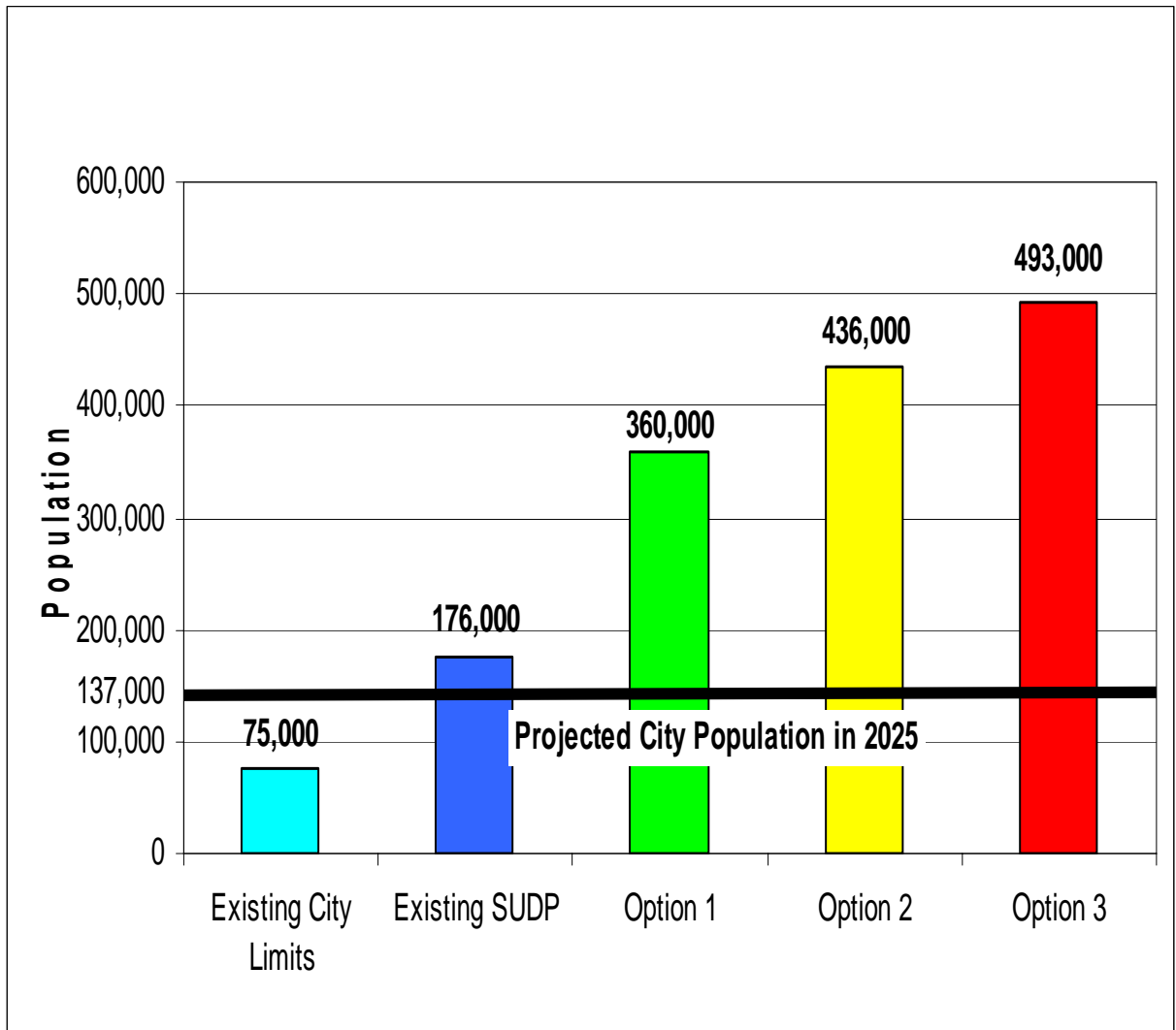


Option 3

Full Study Area/Maximum SUDP Expansion

- Includes 21,051 Additional Acres (beyond 20,540 acres in existing SUDP) for a total of 41,591 acres
- Includes Subareas:
 - Subareas 2, 3, 3A, 3B, 3C, 8, & 12 from Option 1
 - Subareas 4, 10, 11, & 13 from Option 2
 - Subarea 5 (SE Merced, North of Vassar)
 - Subarea 6 (SE Merced, South of Vassar)
 - Subarea 7 (South Merced)
- Holding Capacity of 493,000 Population (Includes 176,000 in existing SUDP and 316,709 in new areas)

Holding Capacity vs. Population Projections



LAFCO Policies on Sphere Revisions

- 1) Sphere should be large enough to accommodate 20 years of growth as well as territory that represents special communities of interest to the City
- 2) LAFCO will recognize areas outside the Sphere, such as “Joint City/County Planning Areas” or “Areas of Interest”
- 3) Cities should adopt phasing policies in their General Plans & identify priorities for annexation

LAFCO Criteria for Sphere Revisions

- 1) Does the City's General Plan identify the desired Sphere of Influence and all planned land uses within the Sphere?
- 2) Does the General Plan contain policies regarding phasing of future annexations?
- 3) Are there local policies re: timing of conversion of agricultural and open space lands and the avoidance of conversion of prime soils?

LAFCO Criteria for Sphere Revisions (Cont.)

- 4) Does the General Plan demonstrate the present & probable need for public facilities & services (including the sequence, timing, & probable cost) within the Sphere?
- 5) Does the General Plan identify the existence of any social or economic communities of interest (adjacent cities or special districts) within the planning area which may affect the boundaries?

Public Comments



City Council and Planning Commission Discussion & Direction to Staff





**The Following
Slides Were
Presented at the
May 1, 2006
Study Session**

Merced General Plan Update



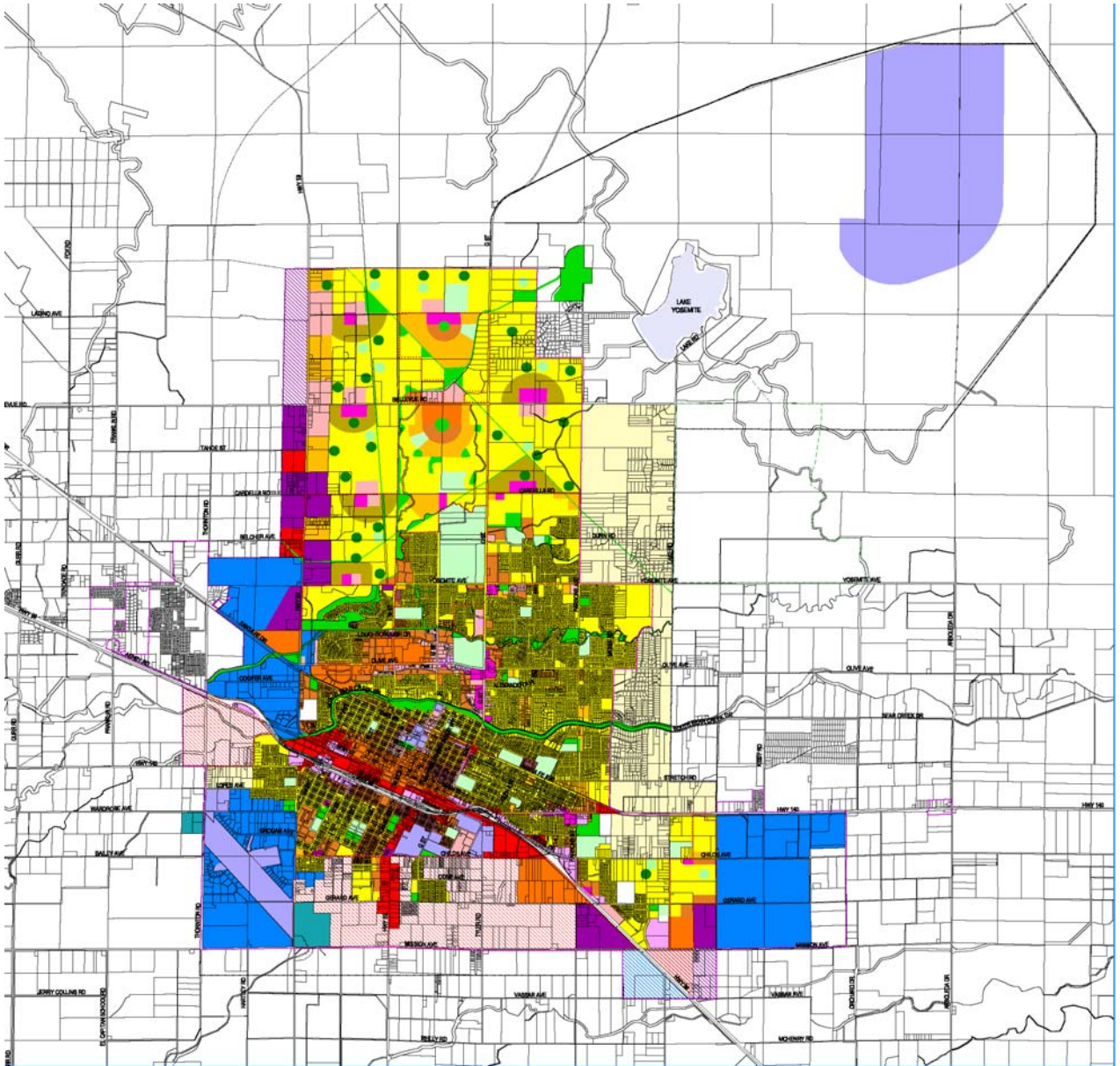
**Purpose of
Joint City Council/Planning
Commission Study Session
May 1, 2006**

Direction Sought By Staff

- 1) Comments on the 3 SUDP Expansion Options
- 2) Provide Direction on Additional Public Comment before Public Hearings
- 3) Discuss Next Steps in the General Plan Update Process

General Plan Boundaries and Sub-Areas

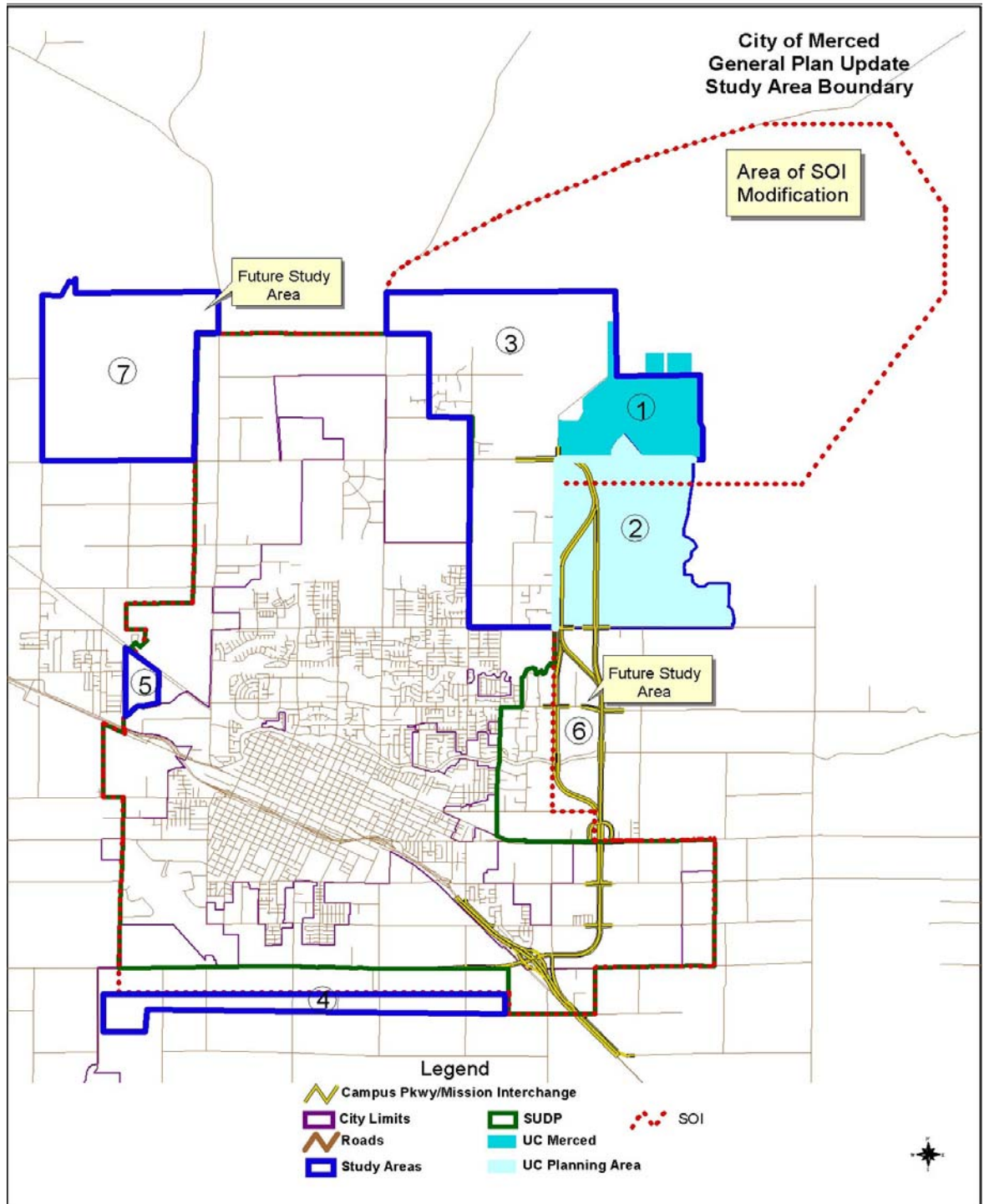
Merced Vision 2015 General Plan –20,540 Acres in SUDP



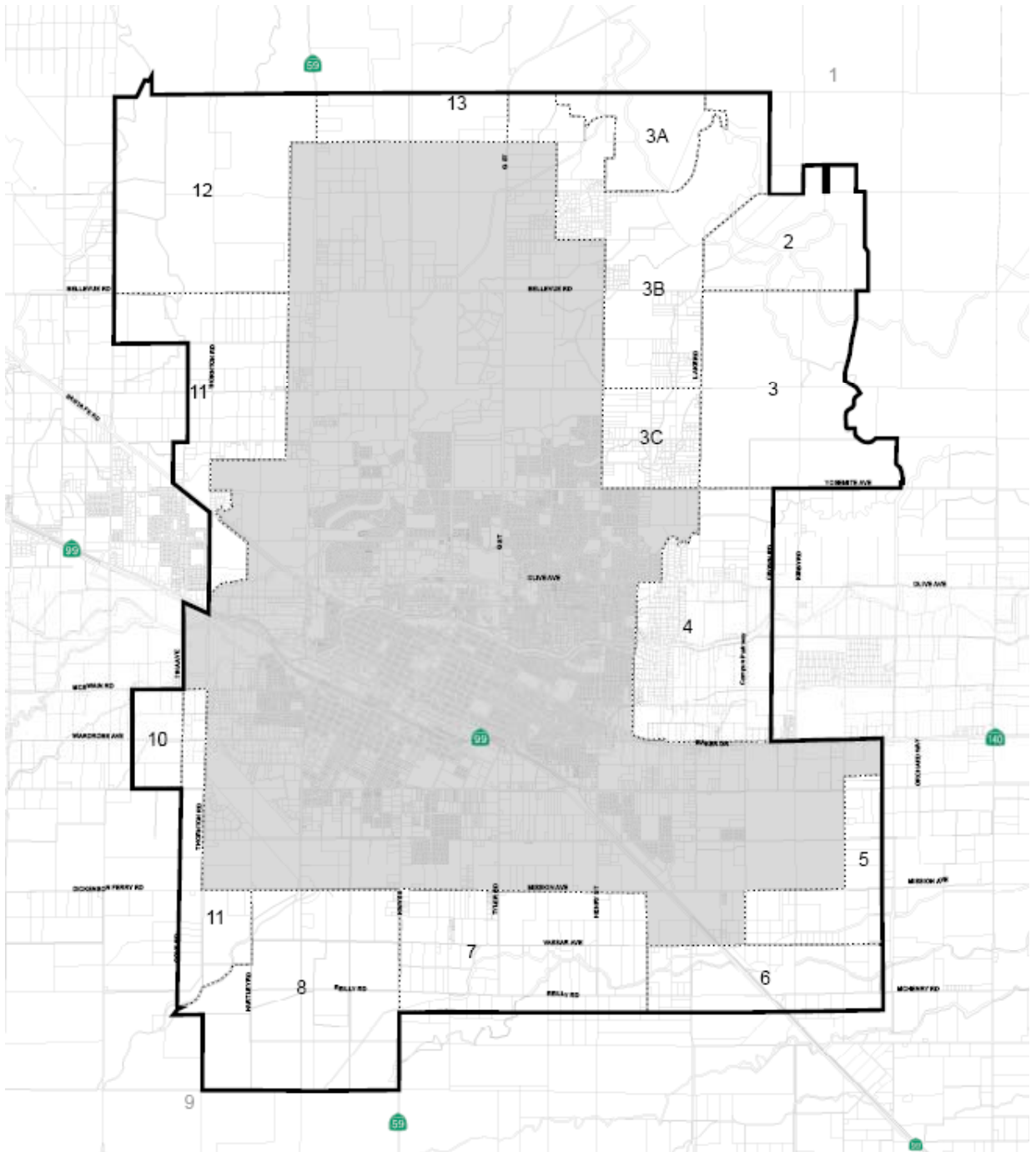
CITY OF MERCED GENERAL PLAN

Legend

General Plan Update Study Area Boundary --Expansion by 10,815 Acres (May 2005)



General Plan Study Area Divided Into Subareas



Growth Constraints

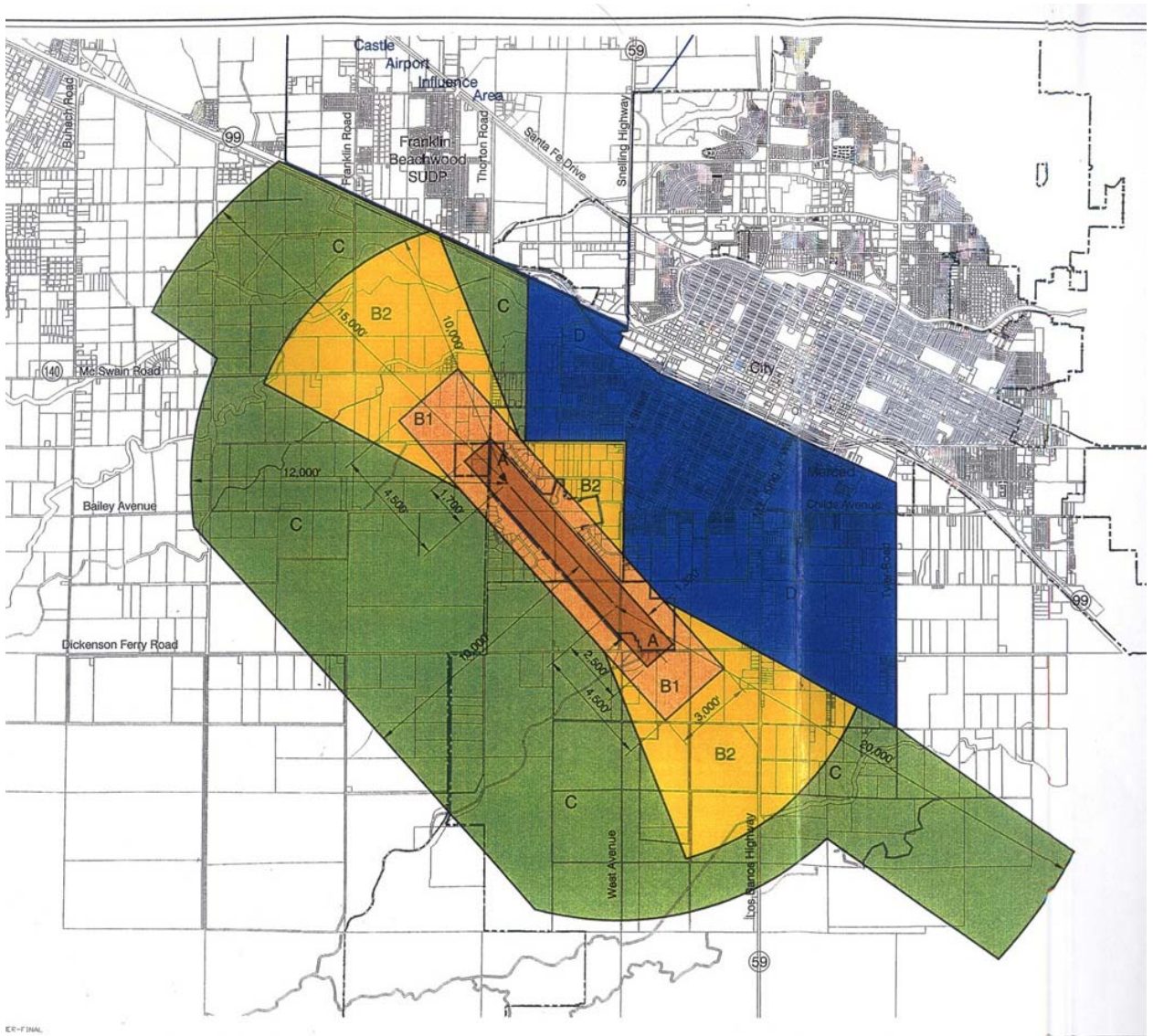
Growth Constraints

- Infrastructure Capacity
 - Water Supply
 - Wastewater Treatment & Collection
 - Current SUDP + UC = 20 mgd
 - No funding currently available even to 15 mgd
 - Transportation Planning
 - Road improvements needed to serve Subareas—Campus Parkway, Atwater-Merced Expressway, Mission Ave, Thornton, North and South Highway 59 plus collector roads
 - Maintaining City Service Levels & Standards
 - Schools

Growth Constraints (Cont.)

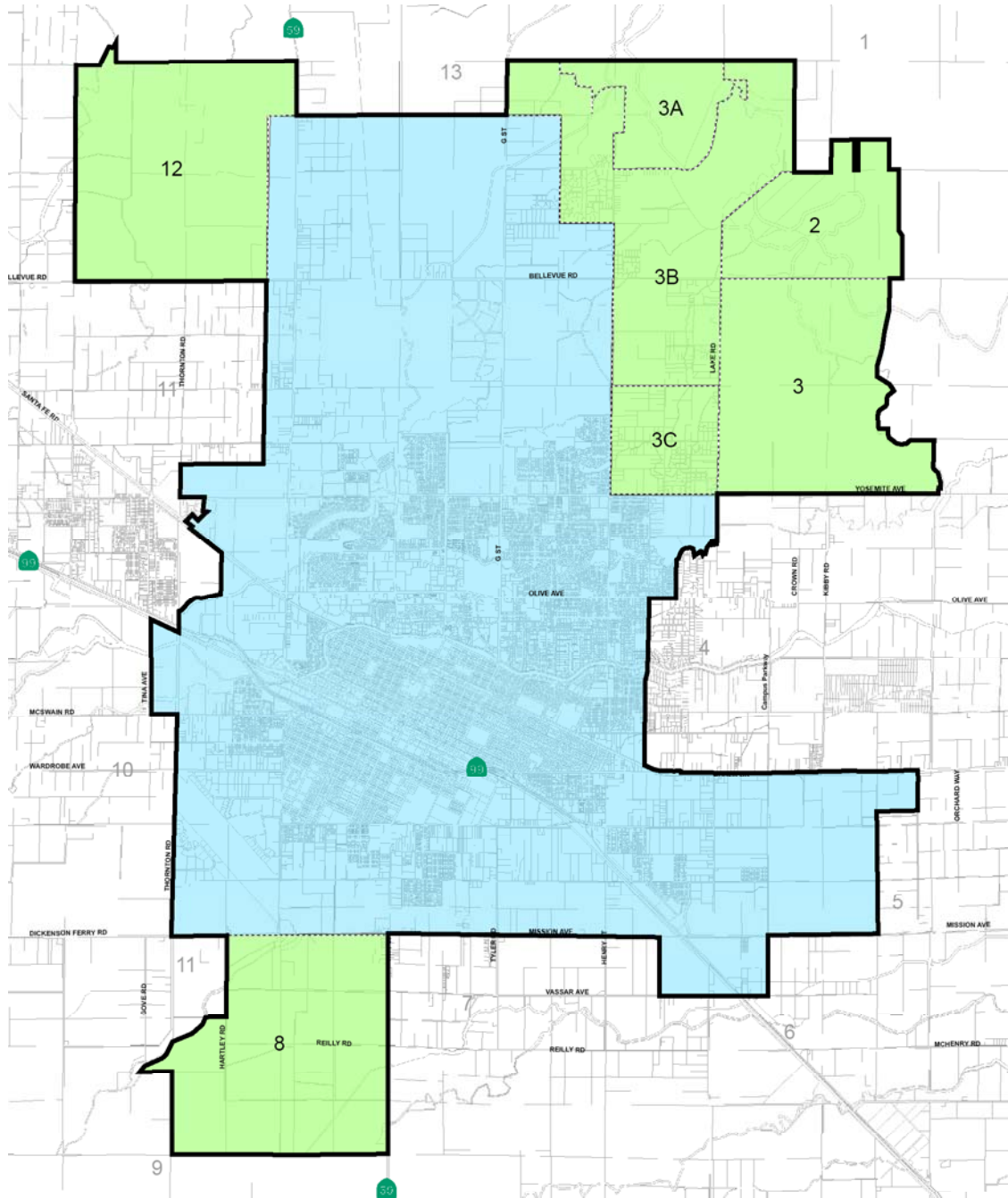
- Natural Resources
 - Agricultural Resources
 - Ag Land Conversion Mitigation
 - Biological Resources/Wetlands
 - Airport Hazards
 - Air Quality
- Policy Constraints
 - LAFCO's Criteria for Sphere Expansion
 - County SUDP Policies
 - Public Concerns re: Growth
 - Current Policies re: Compact Growth
 - Revenue Split in Current Tax-sharing Agreement w/ County

Airport Land Use Compatibility Plan



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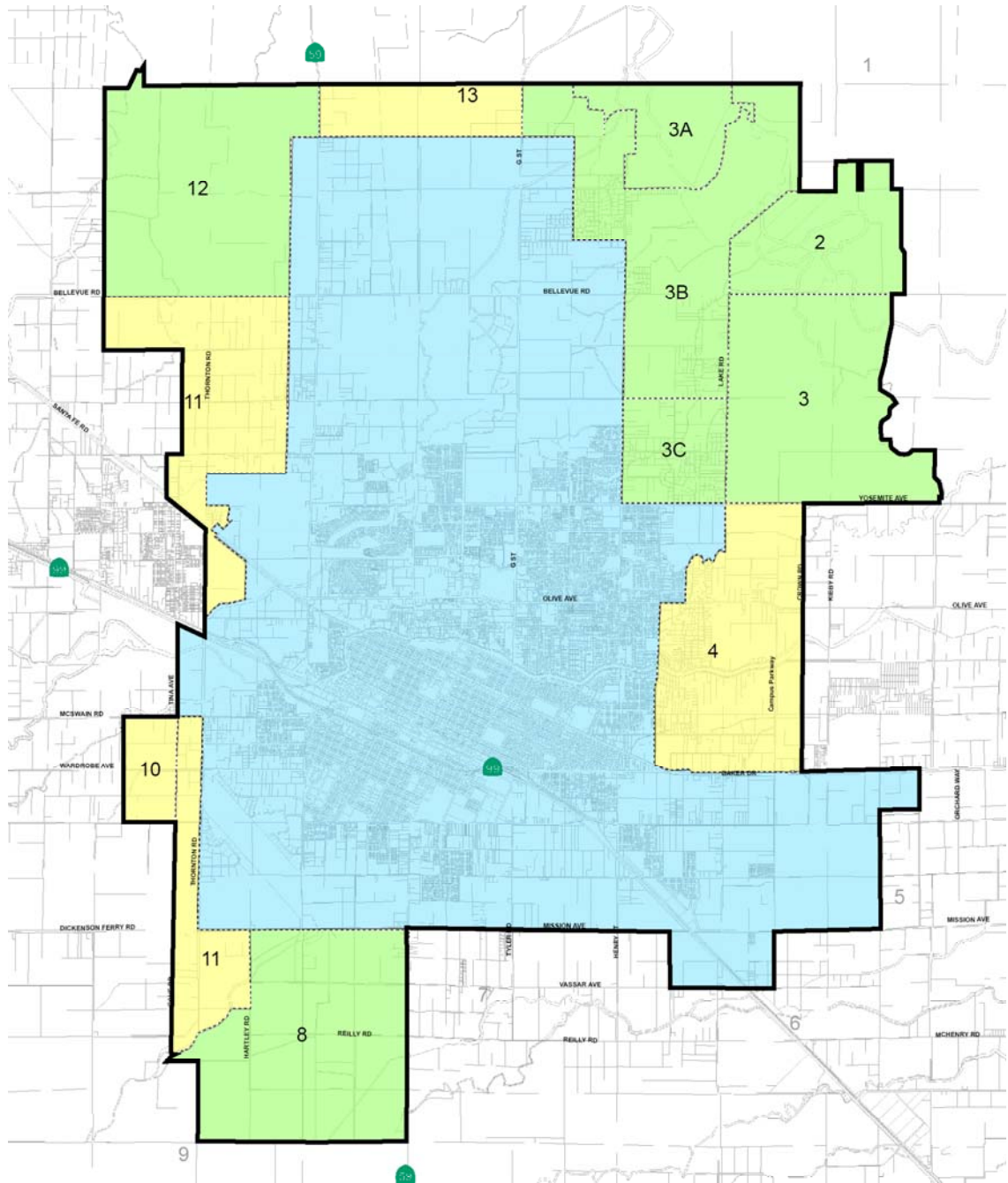


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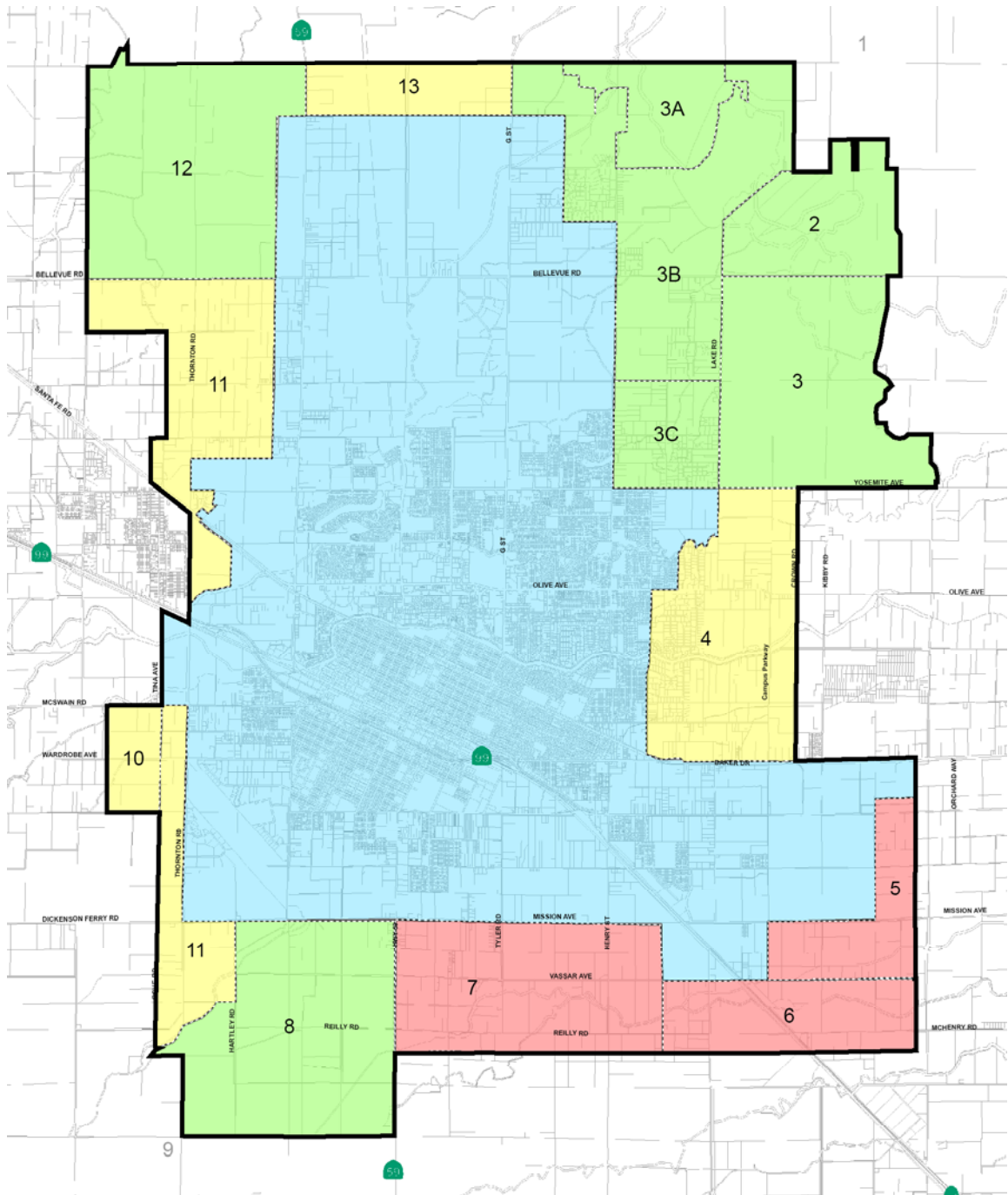


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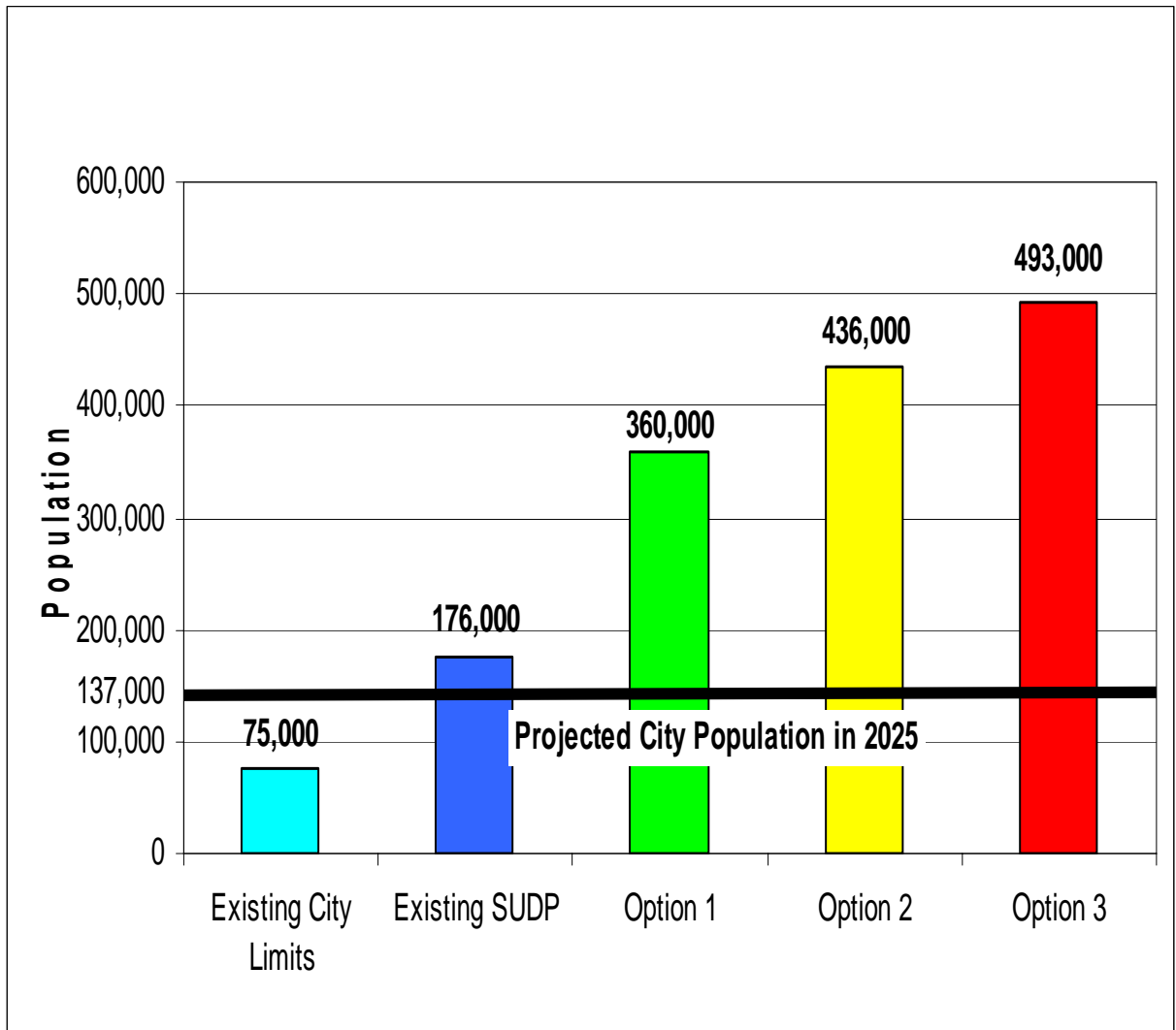


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Holding Capacity vs. Population Projections



**Options and
Factors Relating
To
Individual
Subareas**

Subarea Options/Factors

- 1) Original UC Site North of Lake (Not Included)
 - Wetlands/Resource Lands
- 2) UC Merced Campus (Options 1,2,& 3)
 - Need for City Services
- 3) University Community Plan Area (Options 1, 2, & 3)
 - Need for City Services/Previous Council Direction
- 3A) Yosemite Lake Estates SUDP (Options 1, 2, & 3)
- 3B) Rural Residential Center (North of Cardella) (Options 1, 2, & 3)
- 3C) Rural Residential Center (South of Cardella) (Options 1, 2, & 3)
 - Between UC & Current SUDP/Previous Council Direction
 - Facilitate orderly growth & provision of services

Options/Factors (Cont.)

- 4) Campus Parkway (Joint City/County Study Area, Options 2 & 3)
 - No City/County Agreement re: level of urbanization
 - No funding for Parkway construction north of Hwy 140
 - Requires extensive property owner involvement
 - Protection of Prime Farmland/ Mitigation
 - No short/intermediate term utilities to serve this area
 - Sewer service is dependent on University Community

Options/Factors (Cont.)

- 5) SE Merced (North of Vassar)
(Option 3)
- 6) SE Merced (South of Vassar)
(Option 3)
- 7) South Merced (South of Mission,
East of Hwy 59) (Option 3)
 - Poor accessibility
 - Distance from current services
 - Multiple small properties
 - Creeks & Streams/Habitat areas
 - Prime Farmland Impacts
 - Challenging to meet LAFCO SOI criteria
 - However, portions of Subareas 5 & 7 in proximity to Mission/99 Interchange might be suitable for future inclusion in SUDP if above can be overcome
 - Significant property owner interest expressed at Stakeholder meetings, especially in Area 7

Options/Factors (Cont.)

- 8) Ranchwood “Mission Lakes”
(Options 1, 2, & 3)
 - Large scale development makes provision of infrastructure more feasible
 - Can be integrated into existing built area of City north of Mission
 - Portion of site is within current SOI
 - Proximity to Wastewater Treatment Plant lowers sewer costs
- 9) Wastewater Treatment Plant
(Not Included)
 - No urban development potential
- 10) Proposed Industrial (South of Hwy 140, West of Thornton)
(Options 2 & 3)
 - Land is within Airport Approach Zones B1, B2, & 3 which will place restrictions on industrial uses (persons/acre, open space reqts, limit storage, etc.)
 - Still suitable for agricultural uses

Options/Factors (Cont.)

11) Thornton Road Corridor (From Bellevue Rd South to the WWTP) (Options 2 & 3)

- Development of Castle Farms will require sewer trunk line through area, which would be growth-inducing
- Northern area (north of 99) is in Castle Airport Approach Zones, which could limit development potential & land uses
- Southern area (south of 99) is in Merced Municipal Airport Approach zones which may limit development potential & land uses
- Significant property owner interest expressed at Stakeholder meetings

12) Castle Farms (Options 1, 2, & 3)

- Large scale development makes provision of infrastructure more feasible
- Facilitates the development of the Atwater-Merced Expressway
- Productive but not prime farmland

Options/Factors (Cont.)

- 13) North Merced (North of Existing SUDP) (Options 2 & 3)
- Development interest heard at Stakeholder Meetings
 - Could provide cohesive development between Subareas 12 and 3A
 - Comprised of multiple parcels, may make infrastructure provision difficult

Growth Policies, Public Input, & Next Steps

Growth Policies

- Use “Urban” and “Urbanizable” Classifications for Draft SUDP/SOI areas
- “Urban” for areas expected to be eligible for annexations in near term
 - Includes existing SOI, Subareas 2, north ½ of 3, 3A, 3B, and 3C
 - Can meet General Plan Criteria for annexation (Policy UE-1.3.f)
- “Urbanizable” for areas that need plans for urban services
 - Have preliminary plans in process
 - No sewer service presently available
 - Inadequate access but planning is underway
 - Areas not adjacent to existing developed areas of the City
 - Includes Subareas South ½ of 3, 8, & 12
- Area 4 (Campus Parkway) is a Joint City/County Planning Area

Growth Policies (Cont.)

- Criteria for converting from “Urbanizable” to “Urban”
 - City Boundary is contiguous (or annexation is imminent) & no “islands” are created
 - A Specific or Area Plan is approved with land use, circulation, public facilities, & 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 Agmt w/ County in place
 - Developer agrees to install all off-site intervening infrastructure

City Department Head Workshop

(March 2, 2006)

Overriding Themes & Issues Discussed

- Economic Development
- Infrastructure & Services
 - Water, Wastewater, & Storm Drainage
 - Parks & Bikeways
 - Police & Fire
- Traffic & Mobility
 - Beltway/Loop System
 - Railroad Crossings
 - Traffic calming in residential areas
 - Increasing congestion/lack of capacity in existing roadways
- Neighborhoods
- Growth Pays for Growth
- Preservation of Bear Creek & Ag Land
- UC Merced

Stakeholder Meetings

(April 11 & 12, 2006)

- Nearly 100 individuals attended
- Interest expressed in being included within draft SUDP by almost all in attendance and in all Subareas
- Some Subareas that were not part of recommended Option 1 had significant interest in being included
 - Subarea 4
 - Subarea 7
 - Subarea 10
 - Subarea 11
 - Subarea 13
- Some properties outside Study Area also wanted to be included

Next Steps

- 1) Hold additional public forums and solicit public input on draft SUDP boundary
- 2) Hold public hearings before Planning Commission and City Council to adopt draft SUDP boundary
- 3) Establish Planning Commission as advisory group to General Plan Update
- 4) Amend Scope of Work with Consultants for larger SUDP to complete General Plan Update

City Council and Planning Commission Discussion & Direction to Staff



Public Comments

