



**North Merced Annexation Update
Builders Roundtable
October 11, 2018**

Development Continuum



- ▶ Annexation – incorporation into City
- ▶ Tentative Map for area Subdivision
- ▶ Final Map – agreement executed and bonds held for security
- ▶ Public Improvements constructed and accepted by City
- ▶ District formation
- ▶ Properties developed - Buildings and improvements on private property

Current Annexations

- ▶ Yosemite & Gardner – University Village 28.6 acres of mixed use commercial and multifamily project – 330 units proposed. CEQA work is underway.
- ▶ Commercial Project at Hwy 59 and Santa Fe Dr. – Olive Ave. Approved, pending LAFCO
- ▶ Rogina Annexation – 150 acres
- ▶ Pre Application for Yosemite Lake Estates

Proposed Annexation Areas

- ▶ Area 7 – 1,267 acres for industrial – business park
- ▶ Area 6 – 728 acres for industrial – business park
- ▶ Bellevue Road near extension of R St.
(Bellevue Ranch)

Considerations of an Annexation Area

- ▶ Are the properties contiguous to the City?
- ▶ Are they noncontiguous to the City?
- ▶ Is the area inhabited or uninhabited?
- ▶ Can the area be served by the City?
- ▶ Is there a Finance and Utility Plan for Services?
- ▶ Are there potential obstacles?
 - Opposition to being annexed by voters – property owners?
 - Can project entitlements separate from annexation be obtained?
 - Environmental Constraint's?
 - Mitigation Measures? Costs to mitigate?

Key terms - Acronyms

- ▶ LAFCO – Local Agency Formation Commission
- ▶ SOI – the City's Sphere of Influence – where it can grow or annex
- ▶ GP – General Plan
- ▶ Zoning – land uses permitted in either the city or county zoning code
- ▶ Pre Zoning – a transitional designation until territory is annexed
- ▶ GPA – general plan amendment
- ▶ PD – planned development – a unique zoning area
- ▶ Site Plan or Utilization Plan – a conceptual plan of a project area, Master Plan or Specific Plan fall into this category too
- ▶ CEQA – the California Environmental Quality Act
- ▶ EIR – an Environmental Impact Report
- ▶ IS – an environmental initial study
- ▶ Neg Dec – a negative declaration under CEQA
- ▶ MSR – Municipal Service Review – a verification of the city's service ability
- ▶ DA – Development Agreement or Pre-Annexation Development Agreement

Other terminology

- ▶ Incorporated
- ▶ Unincorporated
- ▶ Inhabited
- ▶ Uninhabited
- ▶ Contiguous
- ▶ Noncontiguous
- ▶ Justification of Services Proposal
- ▶ Planned, logical, and orderly progression of urban expansion
- ▶ Land Use Entitlements & Permits
- ▶ Agricultural Mitigation - 1:1
- ▶ Ground water sustainability
- ▶ Mitigation - Monitoring Program

Typical services provided by a City

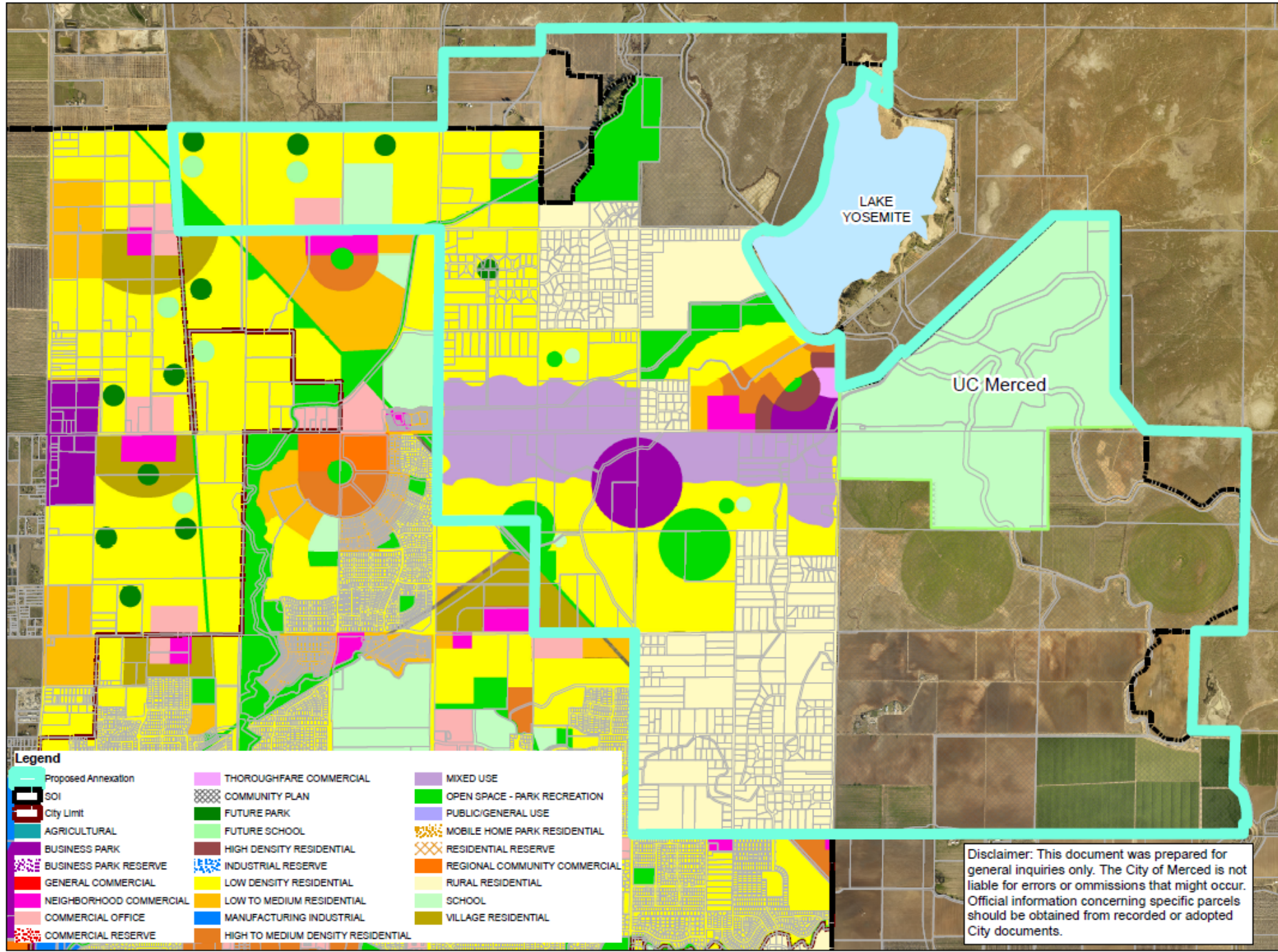
- ▶ Waste Water collection and treatment
- ▶ Domestic Water
- ▶ Police and Emergency Response
- ▶ Fire Protection
- ▶ General Governance
- ▶ Land Use and Entitlement Approvals
- ▶ Public Facility Maintenance
- ▶ Other special services such as parks and recreation
- ▶ Storm water collection, treatment, and disposal
- ▶ Road maintenance and street lighting
- ▶ Garbage, recycling, and green waste collection

North Merced Annexation

North Merced Annexation

Proposed Annexation of
~7668.858 Acres

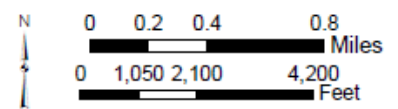
Annexation Area contains
689 Parcels



Legend

Proposed Annexation	THOROUGHFARE COMMERCIAL	MIXED USE
SOI	COMMUNITY PLAN	OPEN SPACE - PARK RECREATION
City Limit	FUTURE PARK	PUBLIC/GENERAL USE
AGRICULTURAL	FUTURE SCHOOL	MOBILE HOME PARK RESIDENTIAL
BUSINESS PARK	HIGH DENSITY RESIDENTIAL	RESIDENTIAL RESERVE
BUSINESS PARK RESERVE	INDUSTRIAL RESERVE	REGIONAL COMMUNITY COMMERCIAL
GENERAL COMMERCIAL	LOW DENSITY RESIDENTIAL	RURAL RESIDENTIAL
NEIGHBORHOOD COMMERCIAL	LOW TO MEDIUM RESIDENTIAL	SCHOOL
COMMERCIAL OFFICE	MANUFACTURING INDUSTRIAL	VILLAGE RESIDENTIAL
COMMERCIAL RESERVE	HIGH TO MEDIUM DENSITY RESIDENTIAL	

Disclaimer: This document was prepared for general inquiries only. The City of Merced is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.



YLE Community Plan Area

OLD LAKE

FARMLAND

GOLF

Bellevue Corridor Plan Area

BELLEVUE

Virginia Smith Trust Area

G

CARDELLA






SR

M

R

LAKE

YOSEMITE

-  YLE Project Area
-  VST Property
-  Bellevue Corridor Plan Area
-  CITY LIMIT
-  SOI/SUDP

▲ N

Some key issues

- ▶ Properties that are non-contiguous to the City need support from others to provide a path for an annexation – registered voters have rights and other property owners have rights as well in the process
- ▶ LAFCO policies and procedures – logical and orderly, no islands, no peninsulas
- ▶ What entitlements besides annexation does the proposed development area need to develop – what's the timing to achieve those?
- ▶ Are there other regulatory permits or approvals that may be necessary?
- ▶ Interim Sewer Capacity vs. completion of the Waste Water Master Plan. When and how much capacity is needed?
- ▶ What role will UC Merced play?

Waste Water Collection System

- ▶ The City's consultant Stantec has prepared the Master Plan to serve the entire General Plan area
- ▶ Environmental (EIR) work has been initiated
- ▶ LAFCO will need to know that the City has a plan in place to provide the services – financial and utility or engineering
- ▶ The City has an “interim” available capacity of 500,000 gallons per day (.5 MGD) – this can accommodate just over 1,500 homes or a combination of homes and other development types
- ▶ Likely to be similar to an assessment district with annual payments to offset debt services or bond payments made by the City

Timing – Next Steps

- ▶ For now the horizon and scope is just to assess the proposed annexation boundary, perform community outreach, provide information, and other related activities.
- ▶ An RFP was prepared in late August to solicit proposals – two were received. They will be reviewed by a City Committee.
- ▶ A Stakeholder meeting will be held to discuss the proposals, costs, and timing. City's expectation is that development will pay for the costs to proceed.
- ▶ The consultant work focus on the annexation boundaries, phasing, and ability to proceed. Much of the work is education and outreach.