

Technical Appendix B, “Projects and Plans”

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B.1 – Summary Descriptions

Appendix B provides a preliminary overview of projects and plan documents related to the BCCP area. Lands within, adjacent to and near the Bellevue Corridor Community Plan (BCCP) project have various levels of entitlements, including Specific Urban Development Plans, general plan land use designations, community plans, subdivided lands, and conditional use permits. Narrative descriptions, maps and tables are presented in this appendix to depict current and future land uses.

The section begins with two maps. The first maps, ***“Existing Land Uses, August 2012,”*** generally depicts the current arrangement of land uses through display of an aerial photograph (2008), along with icons for schools, a golf course, and a hospital. Merced’s City limits and Sphere of Influence boundary of the *Bellevue Corridor Community Plan* is also delineated. To provide continuity of reference, these boundaries appear on all maps in this section. The second map, ***“Index Boundary Map of Approved Projects and Plans,”*** generally depicts the boundaries of the lands that have land use entitlements, and to which a narrative written description is provided in this section.

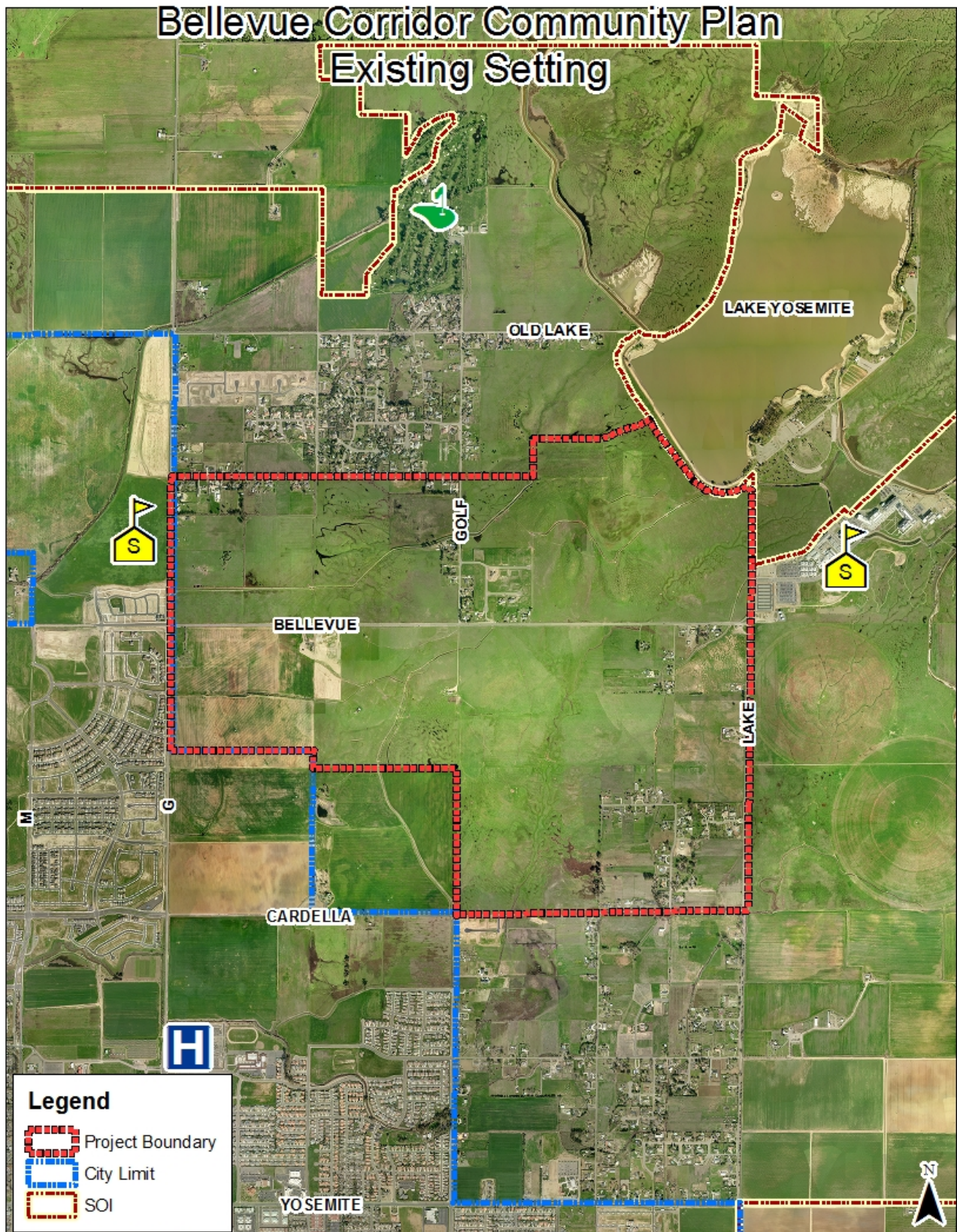
Following these maps are the ***written descriptions of the projects***. The list of projects and plans are grouped by: 1) those in the City of Merced, and 2) those in the currently unincorporated area of Merced County. Note that all of the approved projects and plans are located within the City of Merced’s planned growth area, technically called the Sphere of Influence (SOI) boundary, with exception of a part of *Yosemite Lake Estates*.

While most projects described in this section have received formal action and entitlement of the land use and circulation plan by an elected or appointed body from Merced County or the City of Merced, those marked with an (*) alert the reader that some elements of the displayed images on the maps in this section have not yet received formal approval. These images are included here to depict preliminary interests of the property owner, and are called “illustrative plans.” Likewise, Technical Appendix E of the BCCP includes “illustrative plans” from interested property owners of lands within the *Bellevue Corridor Community Plan* that were considered in developing the final land use plan for the community plan.

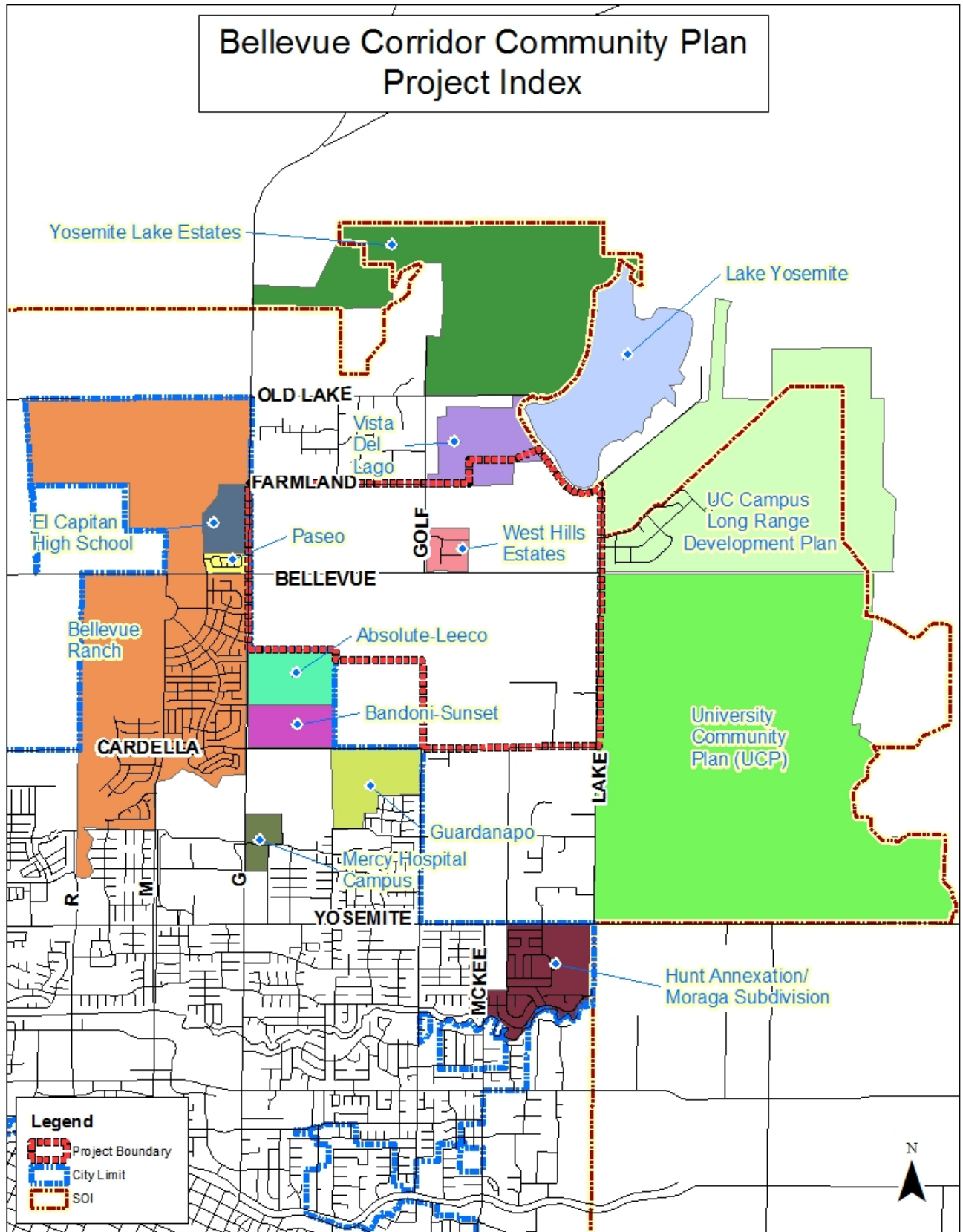
Following the written descriptions are composite information in the form of the map, ***“Composite Map of Approved Projects and Plans,”*** and the spreadsheet, ***“Table of Total Dwelling Units, Square Footage, and Acreage of Various Land Uses.”***

Appendix B concludes with detailed images of the described projects.

B.1.1 Figure B.1, *Existing Land Uses, August 2012*



B.1.2 Figure B.2, *Index Boundary Map of Approved Projects and Plans*



Projects Within Current City Limits

B.1.3 Bellevue Ranch Master Development Plan

The Bellevue Ranch Master Development Plan (BRMDP) consists of 1,395 acres of mixed use development, including 4,843 to 6,648 residential units, retail commercial and office commercial uses, several schools and parks, and a fire station. Similar to traditional town development, the BRMDP conveniently places housing, retail commercial uses, public facilities, and office uses near each other. Development of the BRMDP is linked to an infrastructure phasing plan. Hence, much of the plan area cannot be developed at this time due to lack of streets, sewer, bridges, and other infrastructure necessities. Prior to the economic downturn of 2008, 1,618 lots were being prepared for home construction, of which approximately 600 were sited with homes, leaving 1,018 vacant lots ready for future development. A commercial lot at the corner of Cardella Road and M Street, as well as larger parcels along Bellevue Road, exist for future retail and office services.

The specifics of the BRMDP include:

- 561.7 acres of “Detached Standard Homes” with a DU range of 4-5 du/ac
- 334 acres of “Detached Patio Homes” with a DU range of 5.5-6.5 du/ac
- 75.9 acres of “Multi-Family” dwellings with a DU range of 10-22 du/ac
- 91.7 “Commercial” acres
- 23.1 “Office” acres
- 20.8 “Elementary School” acres
- 14.7 “Park and Transit Station” acres
- 78.2 “Park” acres
- 119.9 “Open Space/Creeks/Easements/Corridor” acres
- 43 “High School” acres
- 2.5 “Fire Station” acres

B.1.4 Paseo Development

The project has two primary land use components: 1) 8.5 acres adjacent to “G” Street designated Low-Medium Density (LMD) and designed for 85 zero-lot line single-family homes, and 2) 8.5 acres adjacent to Barclay Avenue designated “Neighborhood Commercial” and designed to include a small neighborhood commercial center with two buildings (one 20,000 s.f. and the other 19,400 s.f.), and associated parking lots. Though no specific tenants have been identified, uses could include small café-type or fast-food restaurants (no drive-thru) and retail type uses to serve the neighborhood, the future high school, and the UC Merced campus.

B.1.5 Bandoni-Sunset Annexation

This 76.1-acre parcel was annexed into the City in 2005, and includes the following land use designations and anticipated uses: 1) 10 acres of “Low Medium Density” Residential, 2) 20.5-acres of future “Neighborhood Commercial” land uses, and 3) approximately 45-acres of “Village Residential” land uses. The site will also include an off-street bicycle path extending from “G” Street to points east, north and south.

B.1.6 Absolute-Leeco Annexation and Subdivisions

The Absolute Leeco Project contains 100-acres of residential development and open space features. Two subdivisions have been approved for the site, and include the “Bright Subdivision” with 168 single-family residential on 40-acres, and the Palisades Park Subdivision with 155 single-family lots on 49 acres. The eastern portion of the project site includes approximately 12-acres owned by the City of Merced to be a future Neighborhood Park, and is situated next to a potential elementary school site. The site will also include off-street bicycle paths connecting with the Bandoni-Sunset Project.

B.1.7 El Capitan High School

Located at the southwest corner of East Farmland Avenue and “G” Street, *El Capitan High School* is the third high school of the Merced Union High School District to operate within the City of Merced. Construction of the new school began in June 2011 and is planned to open in August 2013. The 55-acre campus includes approximately 200,000 square-feet of building space in nine buildings, six of which are two stories. The site also contains 30 acres of playfields, a drainage basin, and parking for 370 cars. The new high school will start with freshmen and sophomore in 2013 and will progress one grade each year with full capacity in 2015. Total enrollment is anticipated to be 2,100 students.

B.1.8 Merced Medical Center Campus

The *Merced Medical Center* 30-acre campus is comprised of four related facilities including 1) Mercy Medical Center, 2) Merced Cancer Center, 3) Medical Office Building, and 4) future facilities.

Mercy Medical Center

Sited on approximately 17-acres, the Mercy Medical Center consists of an eight-story, 260,000-square-foot, 185-bed hospital (seven stories and one below grade level plus a mechanical

penthouse), and a 12,350-square-foot power plant, a helipad, and approximately 950 parking spaces. The hospital was to be built in 3 phases which would ultimately consist of over 600,000 square feet and have 460 beds. The first phase was completed in 2010.

Merced Cancer Center

Sited on 1.7 acres at the northeast corner of “G” Street and Cormorant Drive, the Merced Cancer Center was constructed in 2001. It contains 12,730 square feet and performs state-of-the-art cancer therapies.

Medical Office Building

Directly adjacent to Mercy Medical Center, the Mercy Medical Office Building (MOB), also known as the “Pavilion,” is a 4-story, 65,500-square-foot medical office building on approximately 0.5 acres that connects with the new hospital on the first floor. It has outpatient services, pre-admitting and medical offices to support the new hospital, an outpatient ambulatory surgery center on the 4th floor, and offers laboratory services.

Future Facilities

There are approximately 200,000 square feet of medical office buildings and approximately 1,040 parking spaces proposed on a 10-acre site south side of Mercy Avenue.

B.1.9 Guardanapo Development

The Guardanapo Project consists of 102 acres consisting of: 1) approximately 196,000-square-foot of commercial offices on 18-acres, 2) 306 single-family homes on 56-acres, and 3) between 109 and 216 low-medium-density (duplex) residential units on 17.63 acres. The site is presently vacant.

B.1.10 Hunt Annexation / Moraga Subdivision

The Moraga Development consists of three land use types on 117-acres, including: 1) 102 acres of 520 detached single family homes, 2) a conceptual 14-acre multi-family site possibly holding 289 dwelling units with a density of 20.18 units/acre, and 3) open space features including a 7.5 acre community park. The park is constructed as are several homes, however, most of the site remains vacant.

Projects Between Merced City Limits and SOI Boundary

B.1.11 UC Merced Long Range Development Plan (LRDP)

The University of California, Merced campus opened in Fall 2005. By Fall 2012, Campus population is expected to reach over 5,000 students. By 2020, the student population is forecasted to exceed 11,000, and the faculty and staff population will exceed 3,200. At build-out, in the year 2035, the campus is expected to have a student population of 25,000, a staff and faculty population of over 6,500, and other daily population of over 600. Approximately 12,500 of the students will be housed on campus.

The 815-acre campus site will be used for classrooms and instructional laboratories, faculty offices, libraries, research facilities, administrative offices, student services, performing arts, athletic and recreation facilities, a student center, on-campus housing, food services, support services, and parking. The goal is for the Campus to be self-sufficient to a great extent.

The LRDP organizes UC Merced into four academic campus districts (North Campus, Central Campus West, Central Campus East, and Gateway District) and four neighborhoods (Lake View, North Neighborhood, Sierra View, and Valley View). The campus features a network of irrigation canals and two topographical land depressions or “bowls” which will serve as open space as well as stormwater retention basins. The districts and neighborhoods are generally organized around the two bowls. Campus development is described in block types that illustrate potential building types, scale, site coverage, and density within each district and neighborhood. Refer to Table B.2 for a summary of block types. Anticipated building heights range from 50 to 100 feet.

Table B.2. Campus Block Types				
Block Type	Block Size	Land Use	Net Density	Gross Density*
Academic Core				
AC-1: Typical academic block	3 acres	Academic buildings	0.96 FAR	0.72 FAR
AC-2: Academic lab block	3 acres	Research buildings	0.96 FAR	0.72 FAR
AC-3: Main Street block	3 acres (1.5 academic, 1.5 residential)	Academic buildings, student services, student apartments	Academic: 1.5 FAR Residential: 60 units/acre	Academic: 1.12 FAR Residential: 45 units/acre
Gateway District				
G-1: Industrial-research block	3 acres	Industrial research buildings	0.45 FAR	0.34 FAR

Table B.2. Campus Block Types				
Block Type	Block Size	Land Use	Net Density	Gross Density*
G-2: Industrial-research block	3 acres	Industrial research buildings	0.96 FAR	0.72 FAR
Student Neighborhoods				
SN-1: Townhouse and stacked flats	4 acres	Residential apartments and open space	27 units/acre	20 units/acre
SN-2: Walk-up apartments	3 acres	Residential apartments, open space, and student services	35 units/acre	27 units/acre
SN-3: Residence hall buildings	4 acres	Residential apartments and open space	80 units/acre	60 units/acre
* Assumes 75% efficiency for streets.				

The LDRP describes a circulation system that includes a hierarchy of streets, malls, and trails on a tree-lined, pedestrian-oriented grid. Parking will ultimately be supplied at a rate of 0.62 spaces per student, however, a higher ratio is anticipated until the campus and transit systems mature. The campus circulation system will be further highlighted in the complete streets, right-of-way, and transit priority project background studies.

Physical Design Framework

The UC Merced Physical Design Framework outlines principles and standards to advise campus-level project approvals. Framework objectives are structured around interconnected environmental design, community, and planning principles as well as the UC Merced administrative and committee structure for the planning process. The Framework provides guidance for architectural elements, color and materials, and landscaping. Additionally, it describes the campus design approval process and the role of various campus committees in development review and decision-making.

B.1.12 University Community Plan (UCP)

Today, the University Community Plan consists of 1,951 total acres, with ownership divided between two entities. The portion of the University Community Plan area located north of Cardella Road consists of 833 acres and is owned by the University Community Land Company LLC, a not-for-profit organization composed of the Virginia Smith Trust and the University of California. The portion of the University Community located south of Cardella Road (extended) consists of 1,118 acres and is owned by LWH Farms, LLC.

A University Community Plan (UCP), for a different boundary than today's UCP, was adopted by Merced County in December 2004. The Merced County Board of Supervisors adopted the UCP

(also called a “Specific Urban Development Plan” or “SUDP”) and associated environmental impact report for the development of a University Community, sited adjacent and south of the UC Merced Campus. Under this adoption, the UCP covered 2,133 acres and consisted of high-, medium-, and low-density housing; commercial buildings; buildings to house research and development; and parking, parks, schools, and open space. The UCP was designed to provide over 11,000 housing units and house over 30,000 people.

In 2009, due to the need to shift boundaries as a result of protecting habitat resource lands, the northern portion of the UCP was revised and an associated EIR prepared. This revised plan and environmental review was adopted by the University of California Board of Regents in 2009. No application for review and/or action by Merced County occurred regarding this revised plan, however.

B.1.13 Yosemite Lake Estates

The *Yosemite Lake Estates* project involves a 655-acre “Specific Urban Development Plan (SUDP) Study Area” created in 2004. The proposed project, as recently proposed for modification, consists of 361 developable acres located to the west of the Crocker Huffman Canal, as well as 475 “protected open space” acres on its east side to the shore of Yosemite Lake. In action by the Merced County Board of Supervisors on July 31, 2012, authorization was granted to initiate preparation of a community plan on this revised project area. The plan is anticipated to include: 1) 278 acres for 1,388 detached single family homes, and 2) 83 acres of non-residential uses including: a) 32-acres for Park and Open Space, b) 10-acre School Site, c) 6-acre Community Center Clubhouse & Neighborhood Commercial Uses, and d) 20-acres for Collector Roads and Parkway. This most recent plan has not been reviewed by the City of Merced and is not consistent with the “illustrative” plan shown on the City’s *Merced Vision 2030 General Plan* adopted in January 2012.

B.1.14 Vista Del Lago

Vista Del Lago is a 58-lot residential subdivision on 75.7 acres and a 71-acre Remainder Parcel on a total of 146.7 acres of land. Lots are one acre or more in size. The site is currently vacant and the map is set to expire on April 4, 2014.

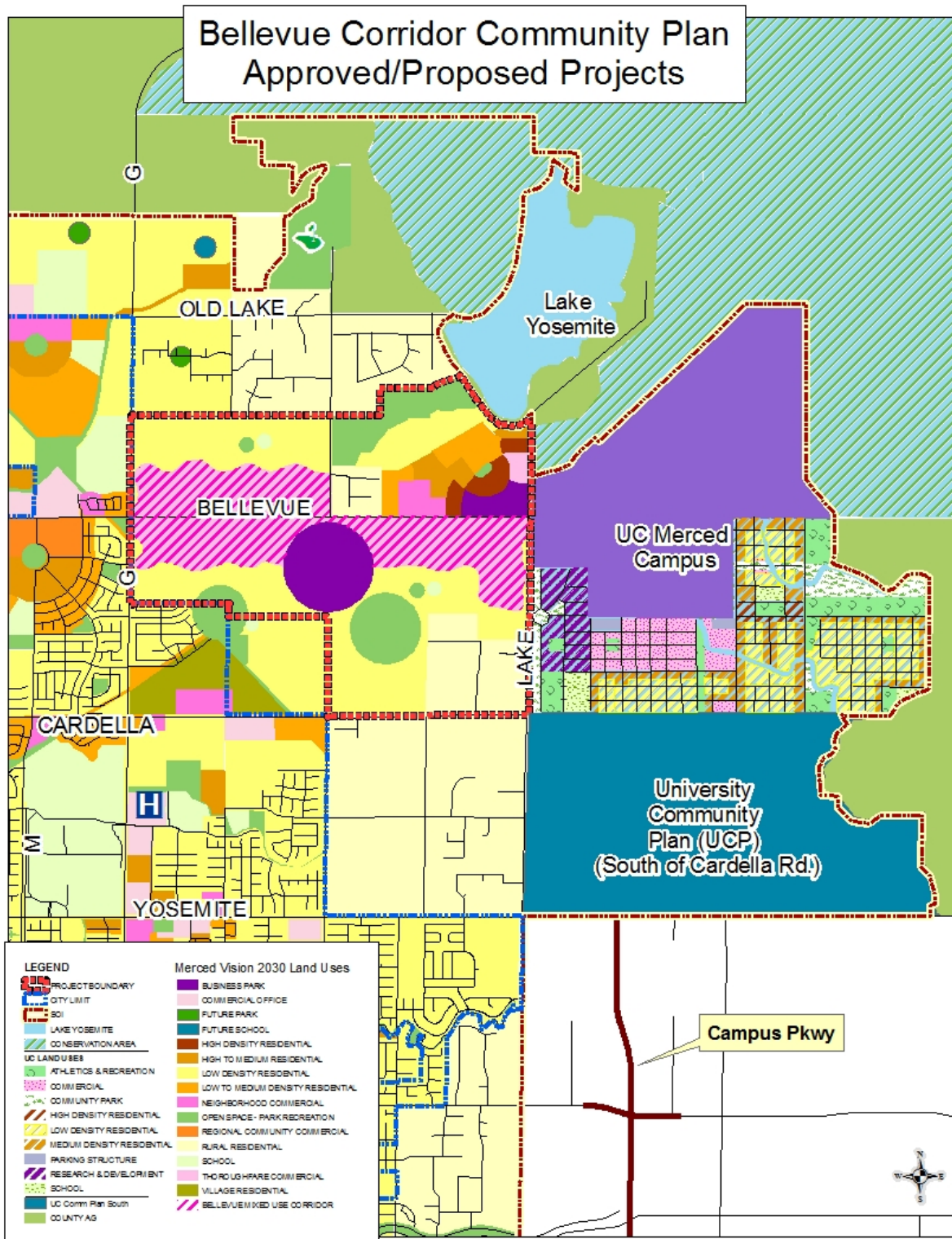
B.1.15 West Hills Estates

West Hills Estates is a development located on the northeast corner of Bellevue Road and Golf Road. The 30.4-acres site was approved for subdivision into 26 rural residential lots, approximately 1 acre each. To date, there are approximately 4 developed lots.

B.1.16 Sorrento

Sorrento is an 8 one-acre lot subdivision on the southeast corner of Gardner Road and Cardella Road with improvements on the ground. The development includes a 12.2 acre remainder lot since the drainage feature in the middle of the property was identified as wetland habitat by the California Department of Fish and Game.

B.1.17 Figure B.3, *Composite Map of Approved Projects and Plans*



B.1.18 Table B.3, *Table of Total Dwelling Units, Square Footage, and Acreage of Various Land Uses*

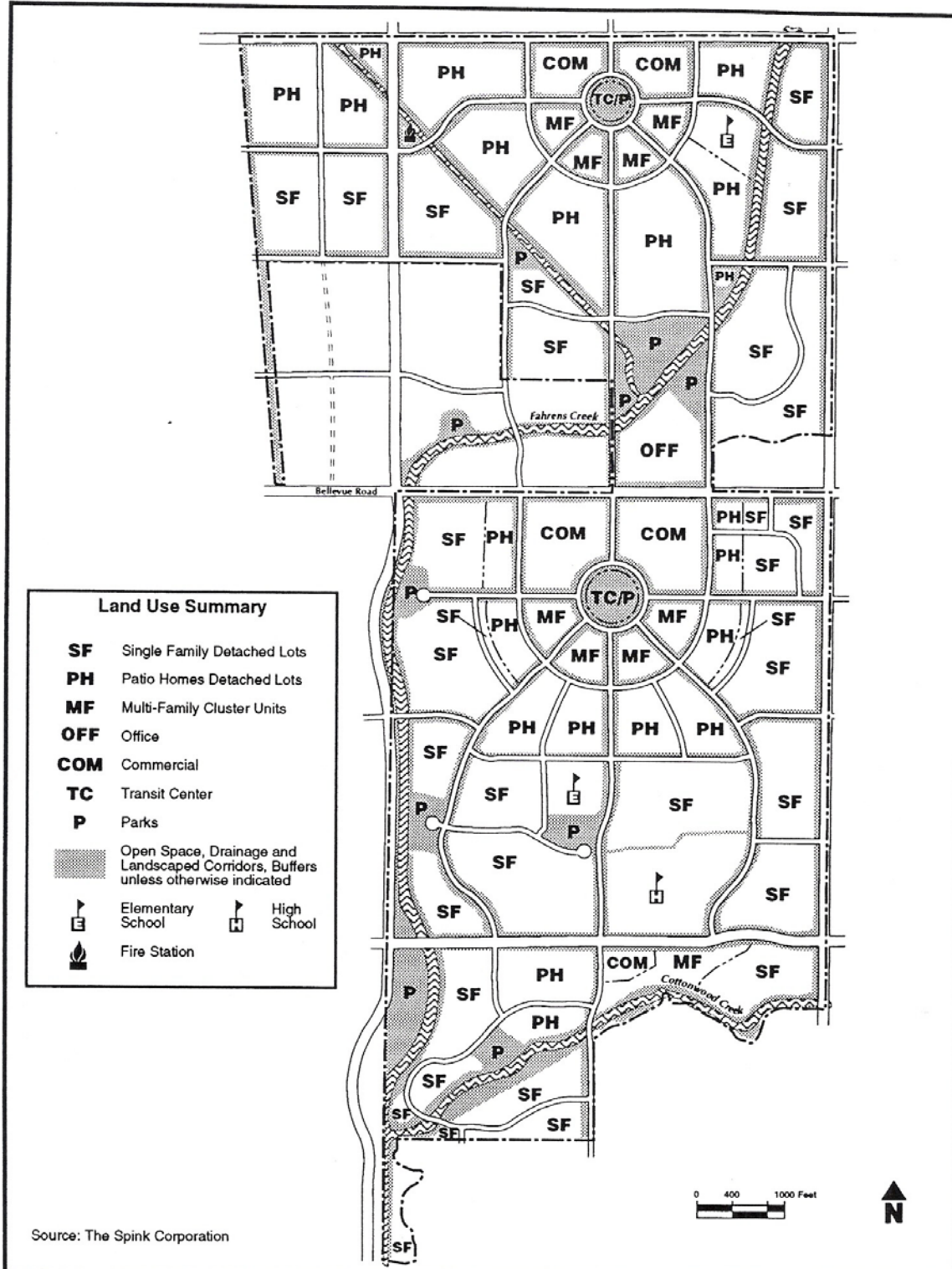
PLANS AND PROJECTS	Detached			Attached			Office ³		Commercial	
	DU	Acres	Density	DU	Acres	Density	Sq.Ft.	Acres	Sq.Ft.	Acres
Bandoni Sunset GP ⁸	45	4.5	10	810	45	18	0	0	313,000	20.5
Bright Homes Map	168	39.8	4.2	0	0	0	0	0	0	0
Guardanapo GP	306	56	5.5	216	17.6	12.3	196,000	18	0	0
Bellevue Ranch ^{1, 5, 7}	4,533	896	4.5	1,216	76	16	501,000	23	1,403,000	92
Mercy Medical Center (MMC) ⁶	0	0	0	0	0	0	600,000	17	0	0
Mercy Cancer Center	0	0	0	0	0	0	12,730	1.7	0	0
Merced Pavilion (MOB)	0	0	0	0	0	0	65,500	0.5	0	0
Future MMC Expansion	0	0	0	0	0	0	200,000	10	0	0
Moraga Map	520	102	5	0	0	0	0	0	0	0
Palisades Park Map	155	48.9	3.2	0	0	0	0	0	0	0
Paseo Map and GP	6	0.8	8	85	8.5	10	0	0	39,400	8.5
Vista Del Lago	58	75.7	0.8	0	0	0	0	0	0	0
West Hills Estates Map	26	30.4	0.9	0	0	0	0	0	0	0
Yosemite Lake Estates	1,388	278	5	0	0	0	0	0	15,000	6
University Community										
<i>Towncenter - Mixed Use Area⁴</i>	0	0	0	540	N/a ⁸	N/a ⁸	313,600	7.5	183,000	7.5
<i>Towncenter - Other Areas</i>	0	0	0	1,418	45	30	292,700	5	130,700	8
<i>Research and Development Use</i>							2,308,300	71		
<i>Other UCP Areas²</i>	7,385	890	8.3	2,274	85	26.8	140,000	9	328,400	21
Total	14,590	2,422	6.0	6,559	277	23.7	4,629,830	163	2,412,500	164

Table B.3 Notations:

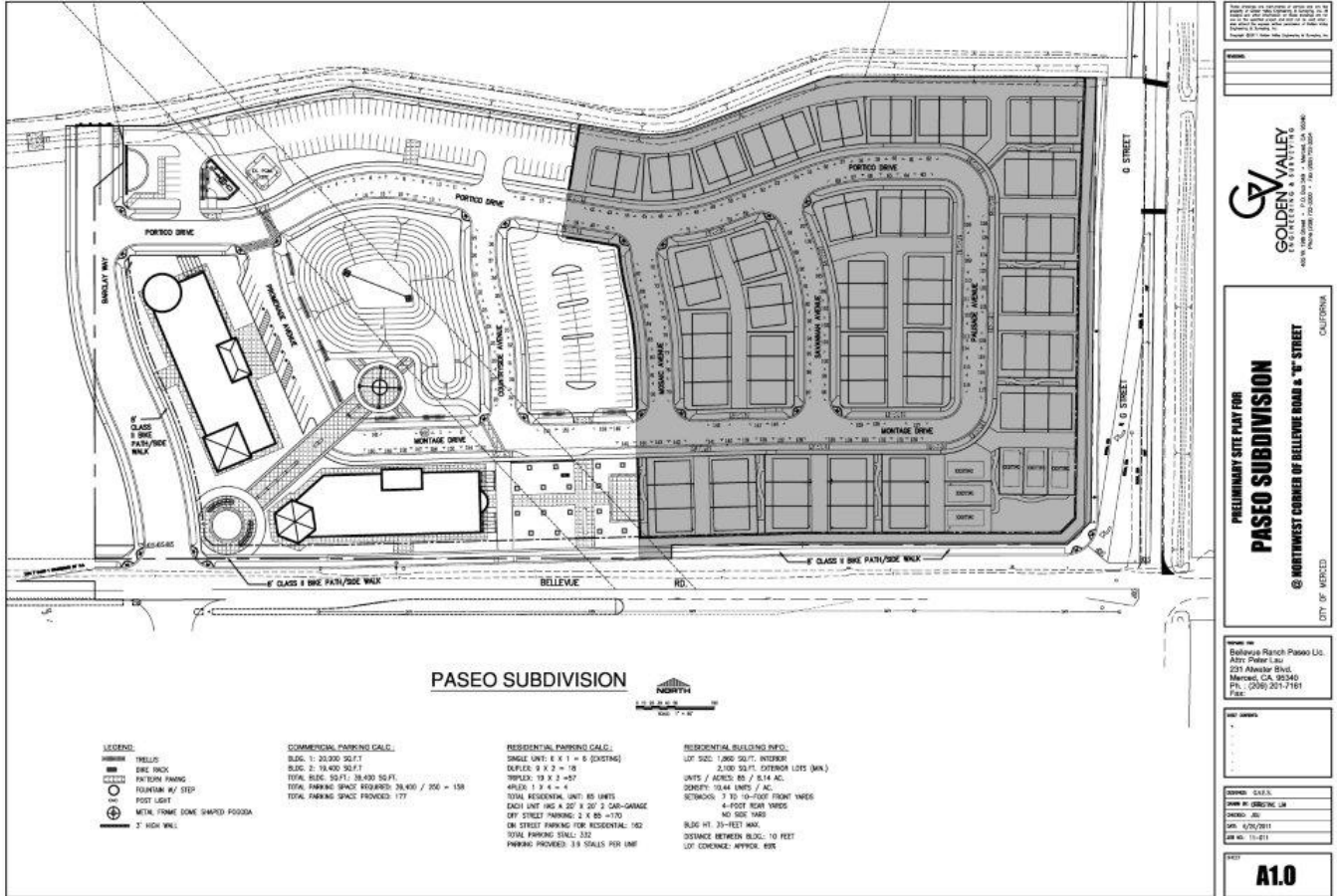
1. Includes all existing and planned amounts.
2. Data extrapolated from 2009 EIR/EIS for the 2009 UCM LRDP & UCP, Table 2.0-6, Page 2.0-41.
3. As a unique use, the *Research and Development Use* is "called-out" under the Office Category. The R&D site is located west of the Town Center.
4. These amounts are in addition to "Towncenter-Other Areas" and "Other UCP Areas". The 15-acre area is divided between office and commercial uses.
5. Includes 2529 "detached standard" units (562 ac) and 2004 "detached patio" units (334 ac) at density of 4.5 and 6 DU/acre respectively.
6. Currently at 260,000 sq. ft., long-term 600,000.
7. A FAR of 0.5 was used to estimate future office use, and a FAR of 0.35 was used for commercial. (In other cases, acreage based on submitted plans/documents.)
8. Part of 15 acre mixed use area. Acreage included under Office and Commercial.

B.2 – Images

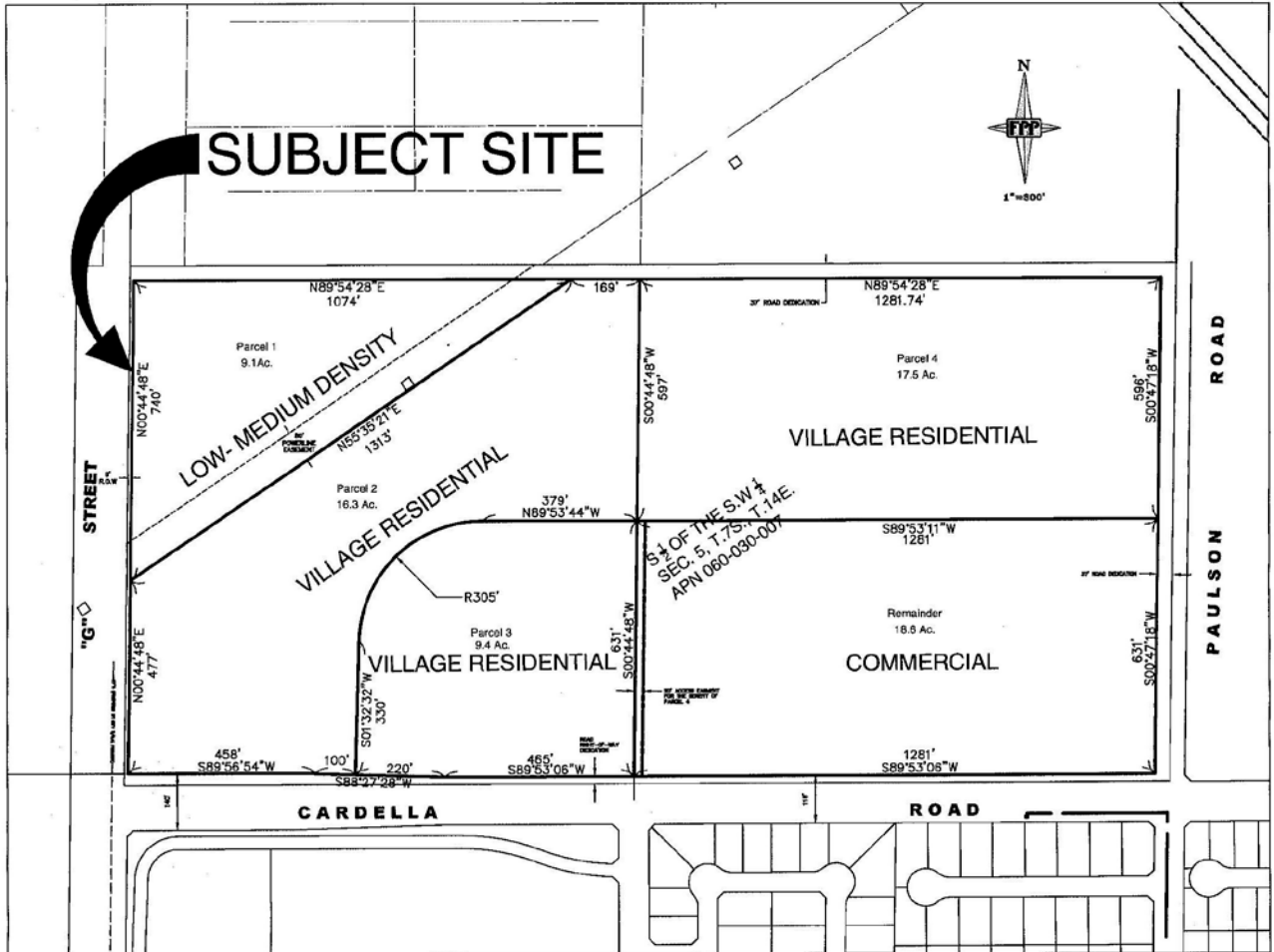
B.2.1 Bellevue Ranch Master Development Plan:



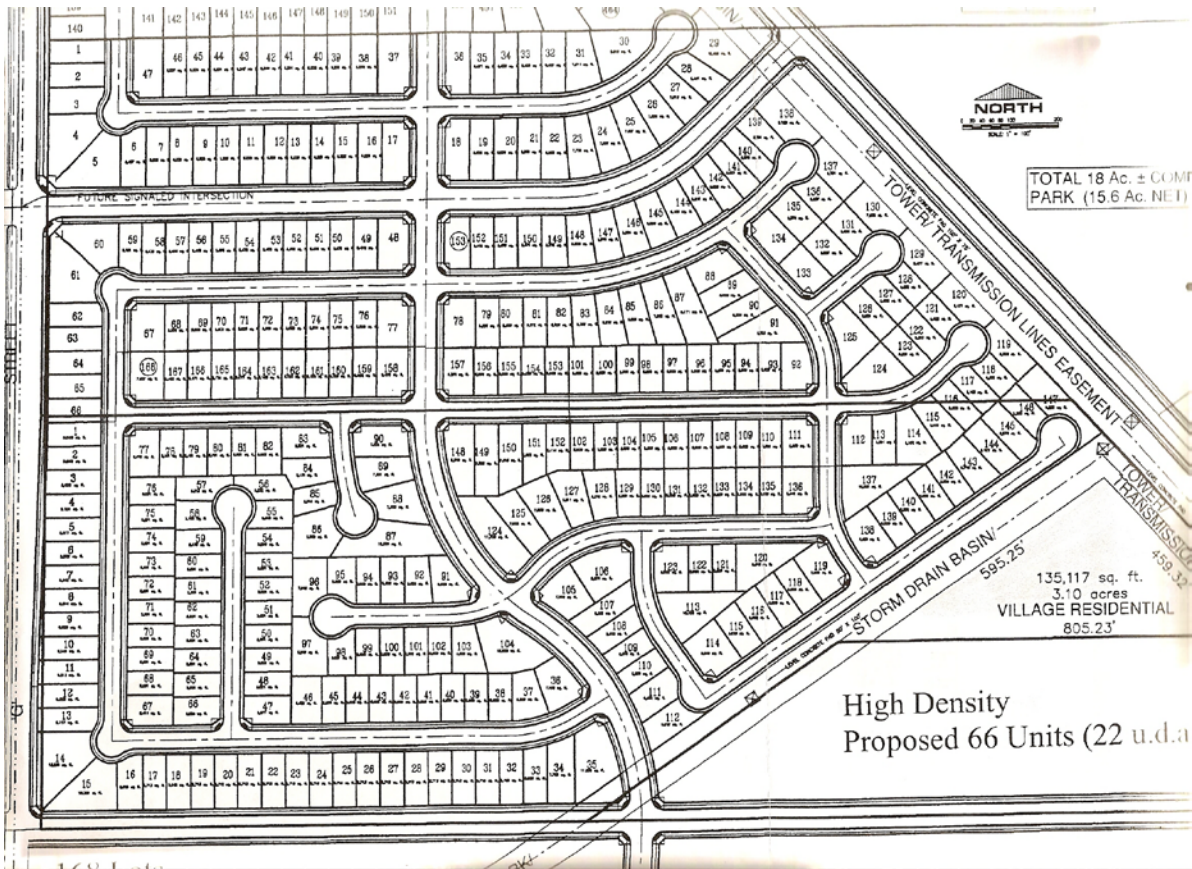
B.2.2 Paseo Development



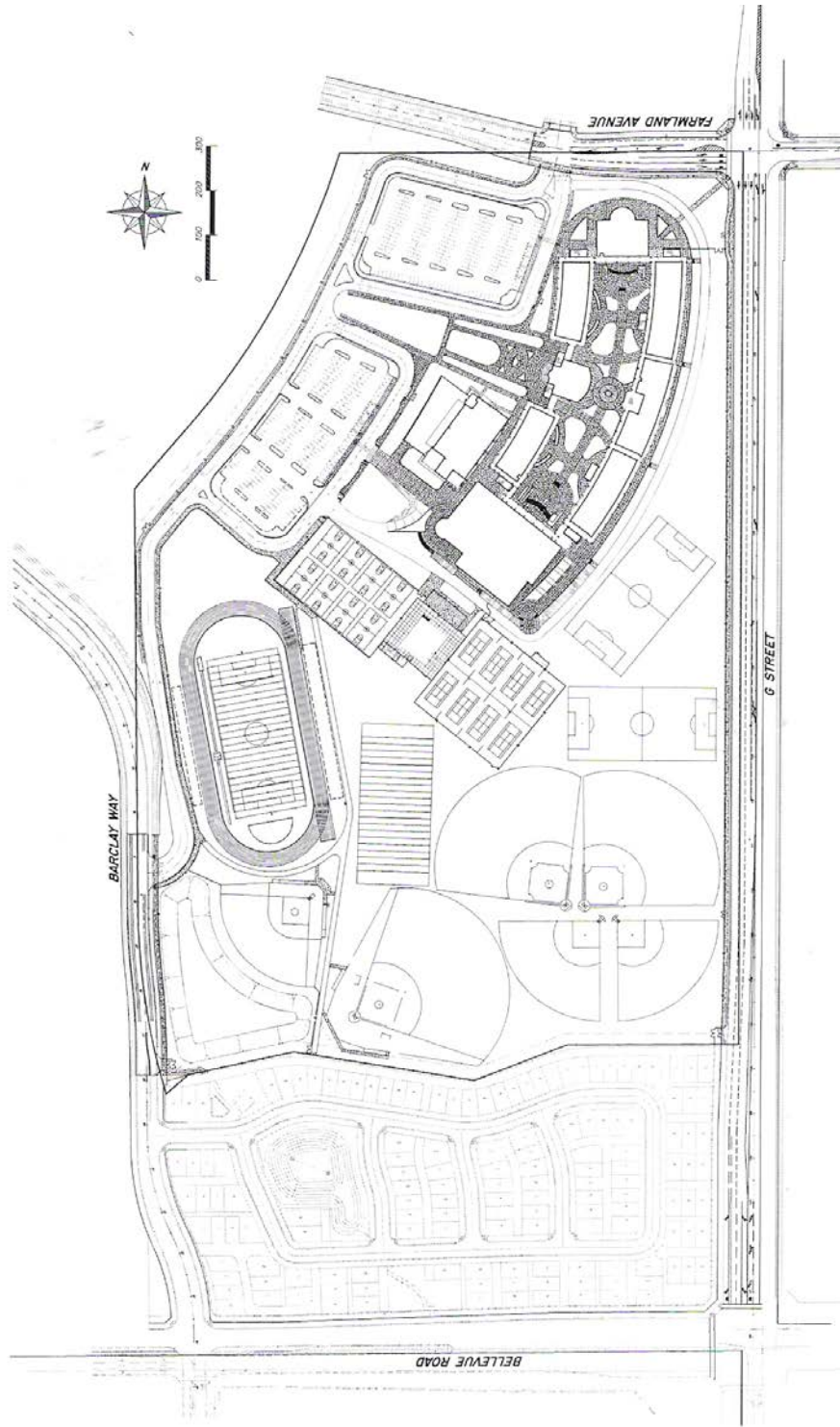
B.2.3 Bandoni-Sunset Annexation



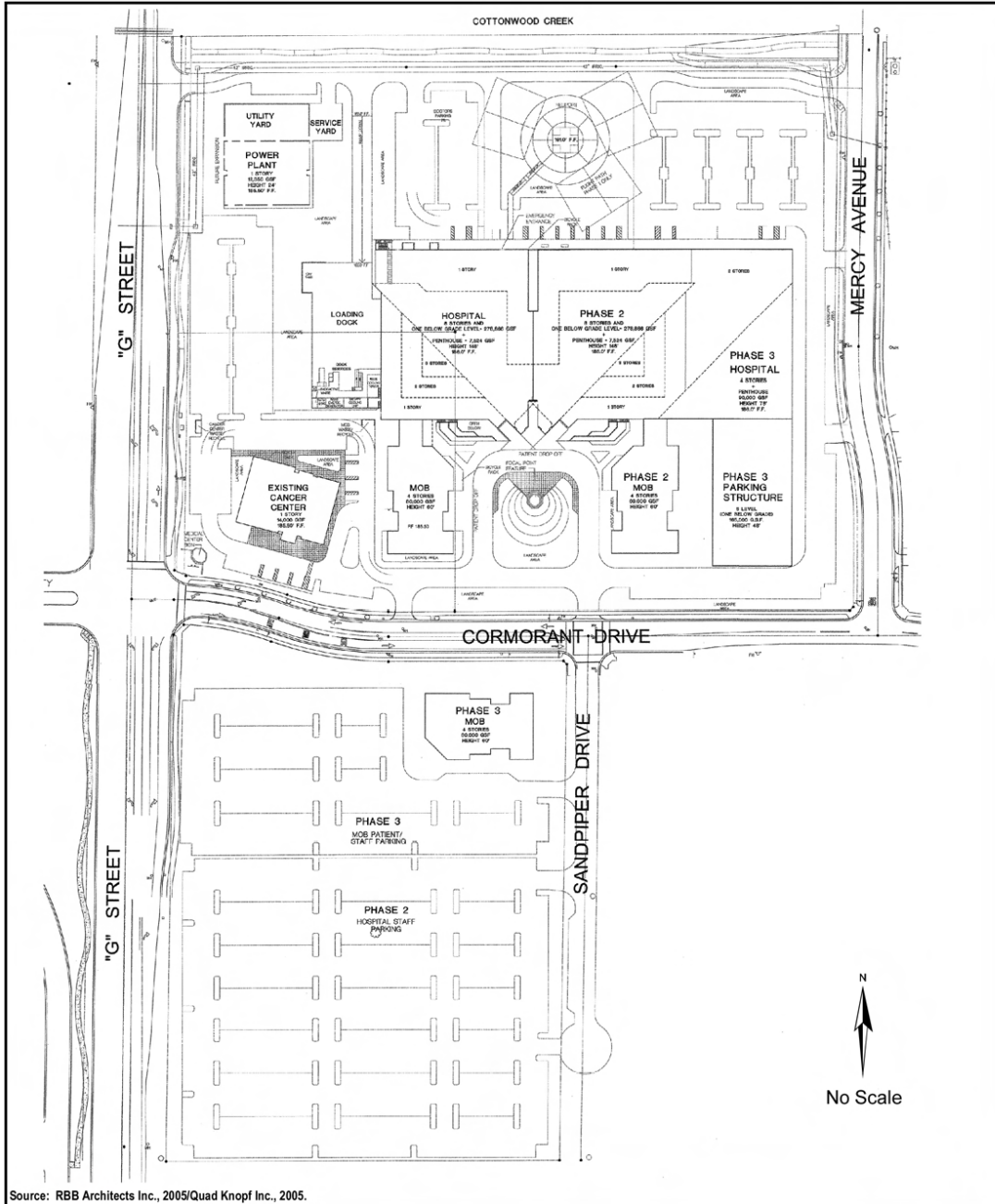
B.2.4 Absolute-Leeco Annexation and Subdivisions



B.2.5 El Capitan High School



B.2.6 Merced Medical Center Campus (All 3 Phases)

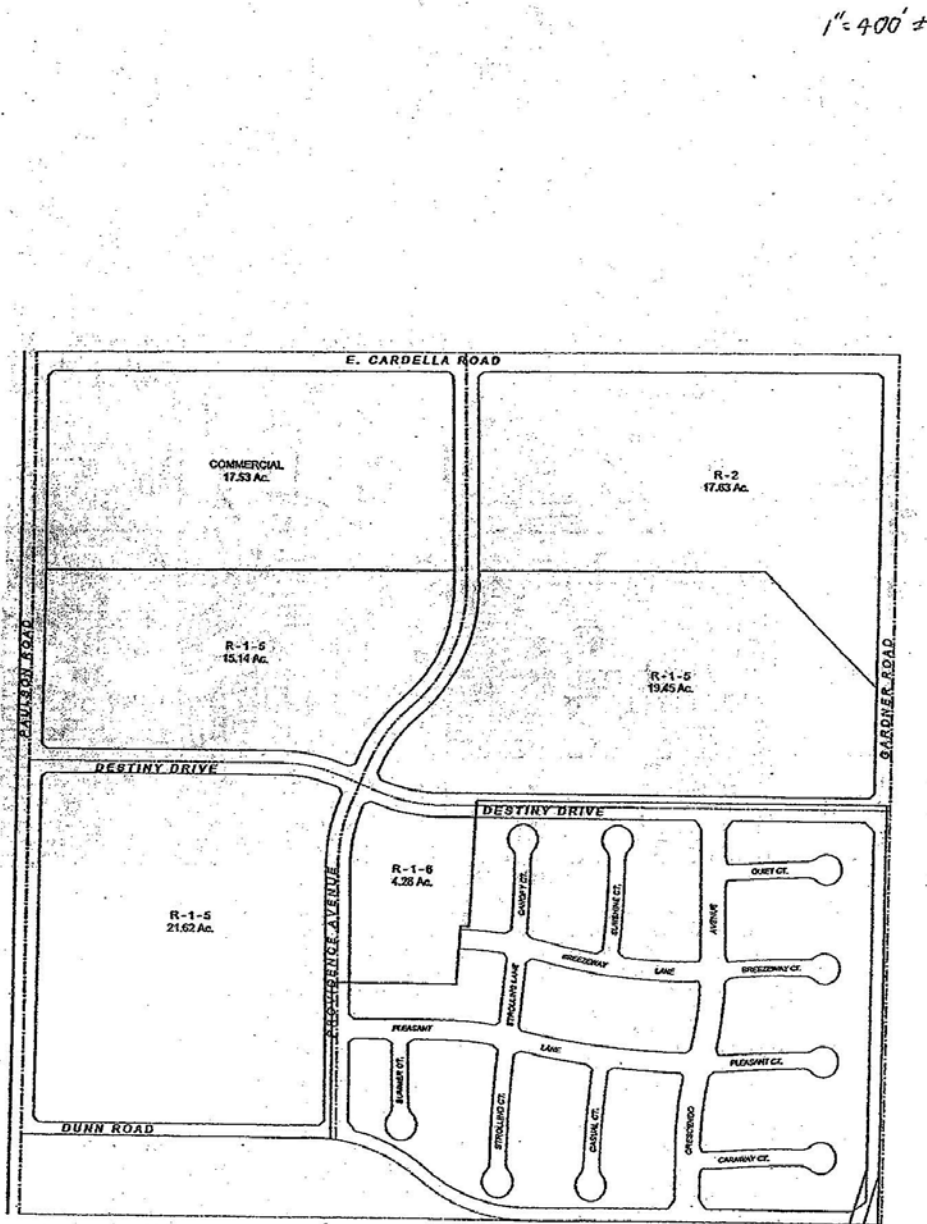


Source: RBB Architects Inc., 2005/Quad Knopf Inc., 2005.

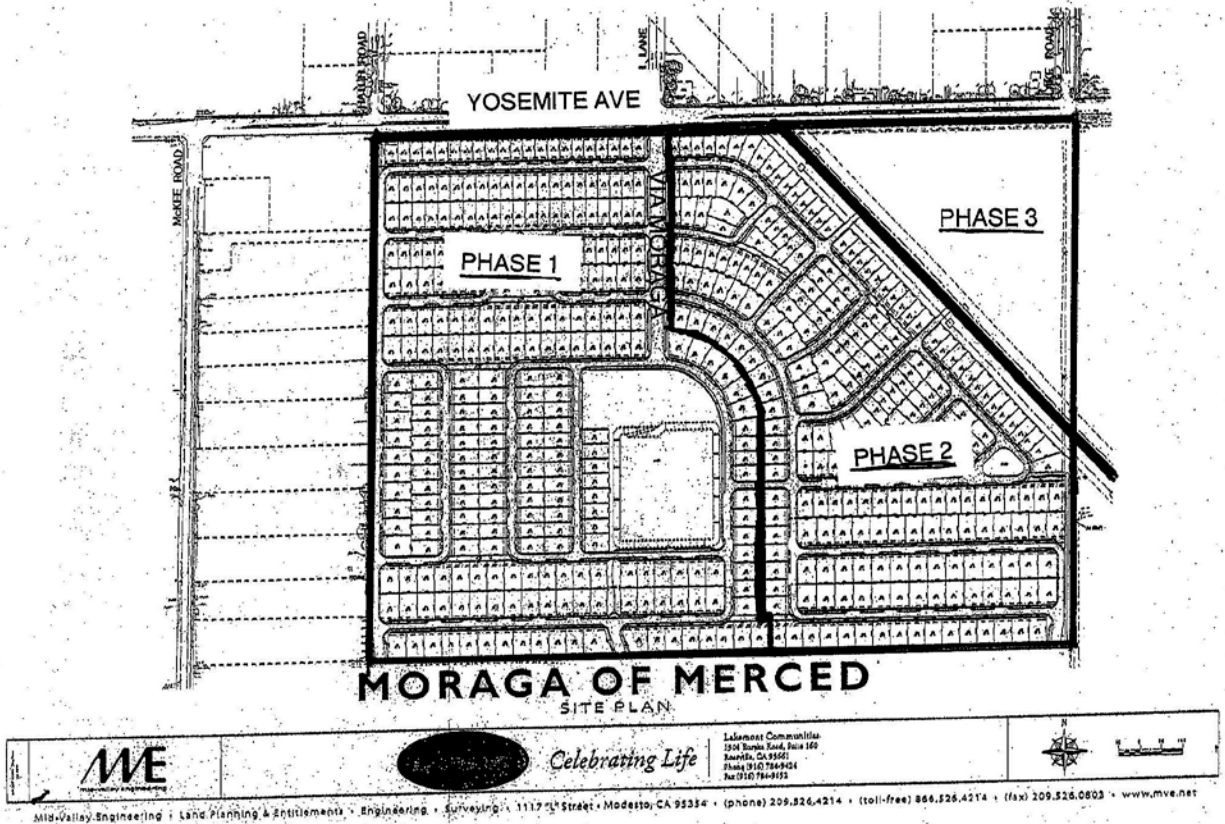

SITE PLAN
Figure 2-2

Job No. 04385

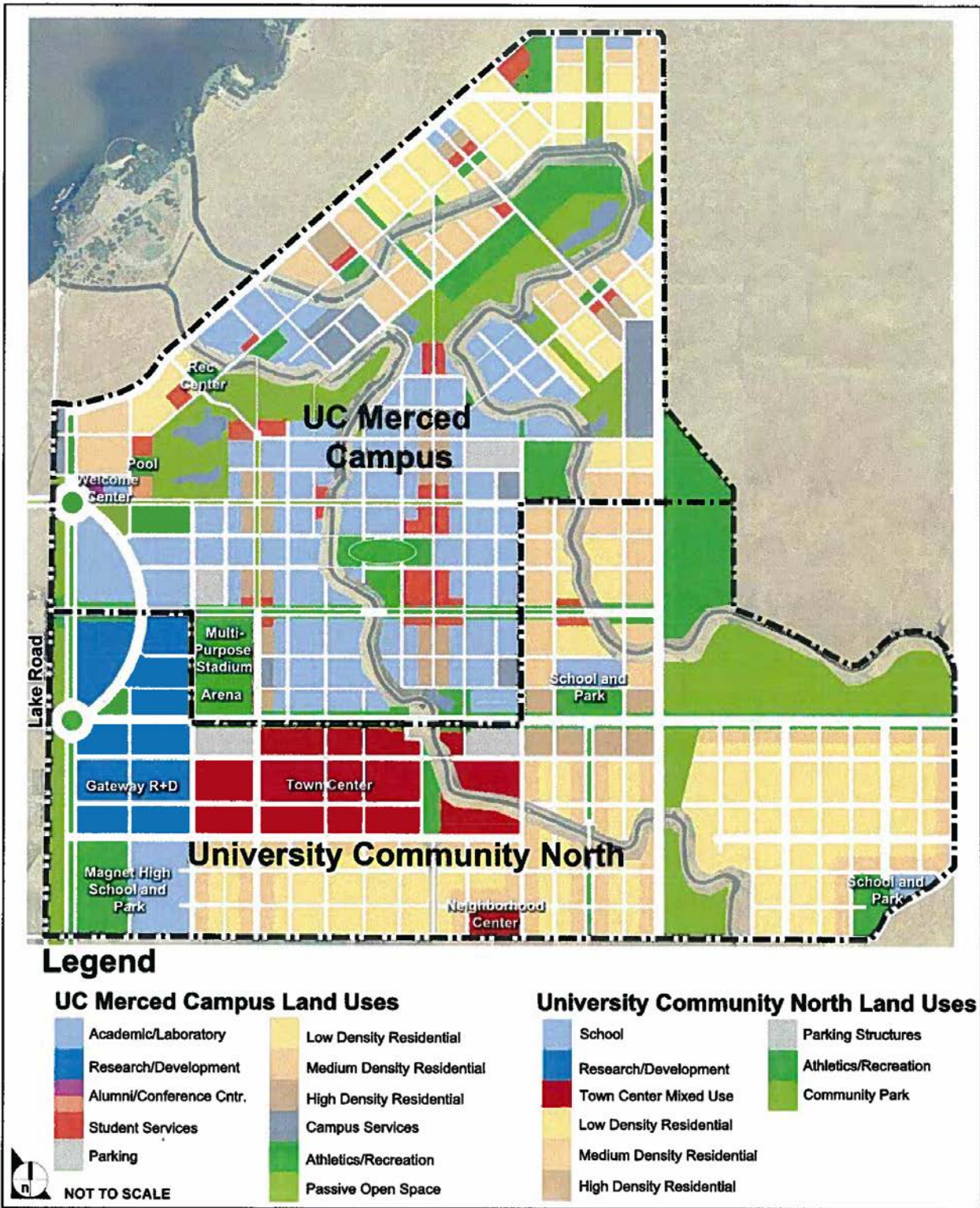
B.2.7 Guardanapo Development



B.2.8 Moraga Development

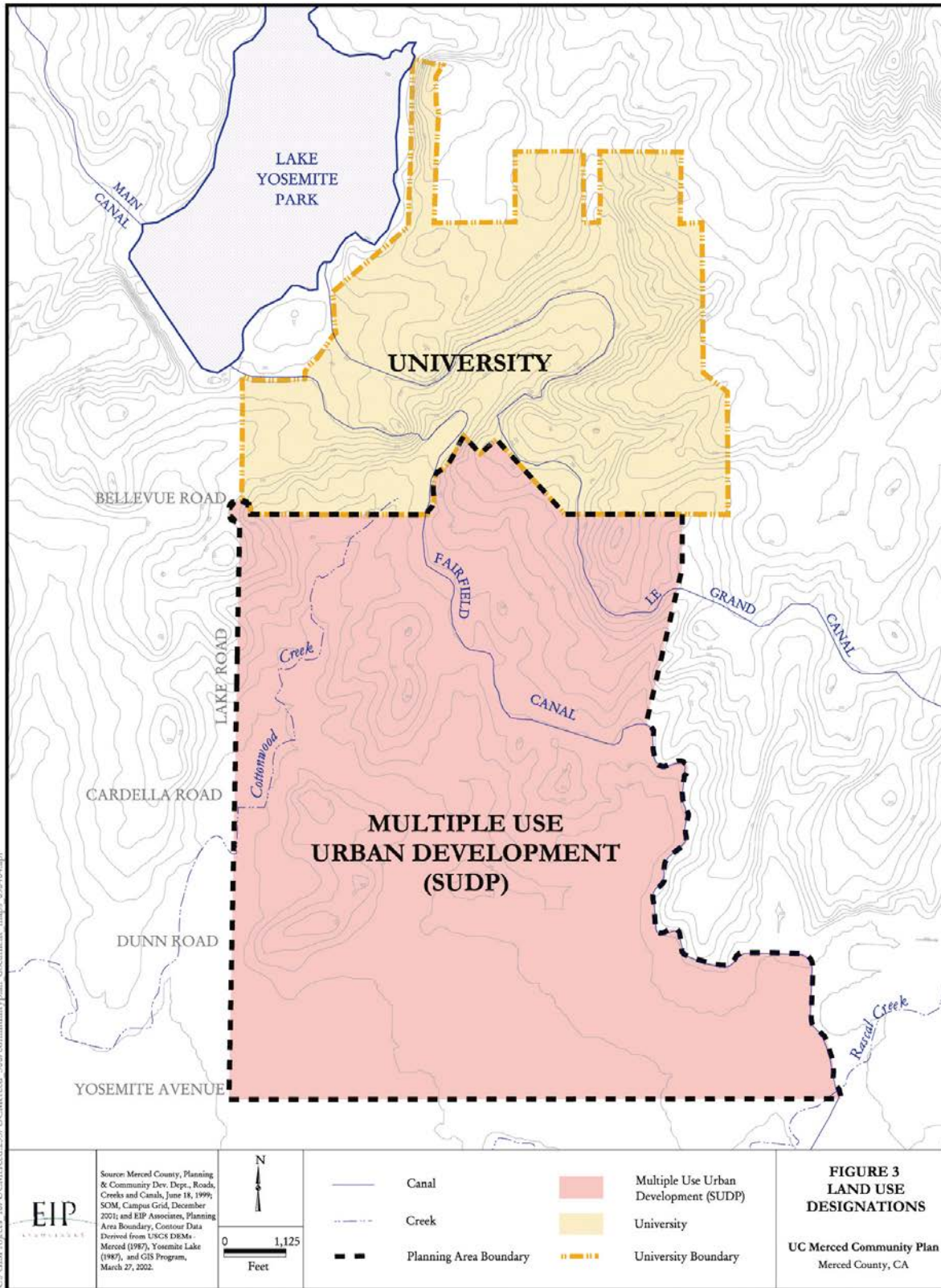


B.2.9 UC Merced Campus and Northern portion of University Community Plan (2009)

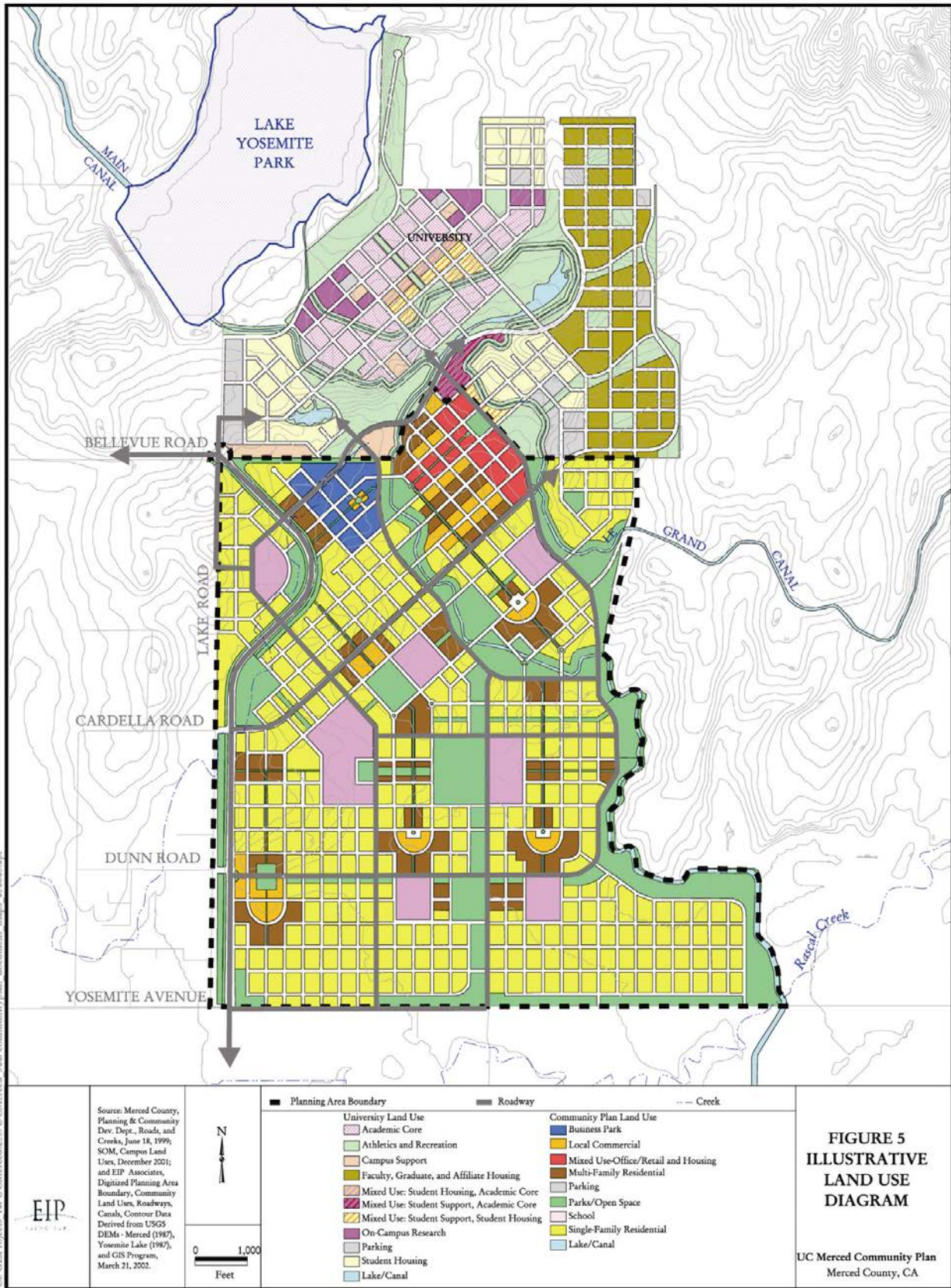


SOURCE: UC Merced - December 2011

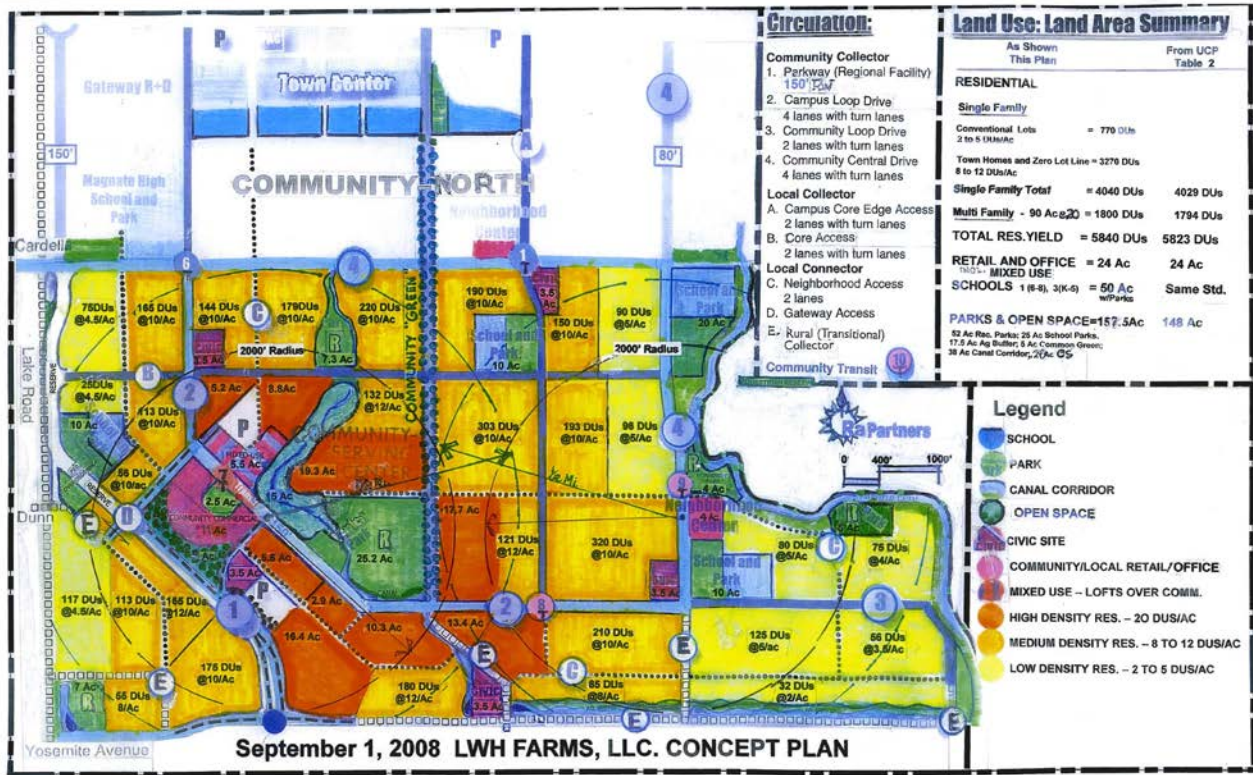
B.2.10 University Community Plan (2004), Image #1



B.2.10 "Illustrative" University Community Plan (2004), Image #2



B.2.10 "Illustrative" University Community Plan / So. of Cardella Road (2008), Image #3



B.2.11 "Illustrative" Yosemite Lake Estates



YOSEMITE LAKE ESTATES
CONCEPTUAL LAND USE PLAN - AUGUST 2011

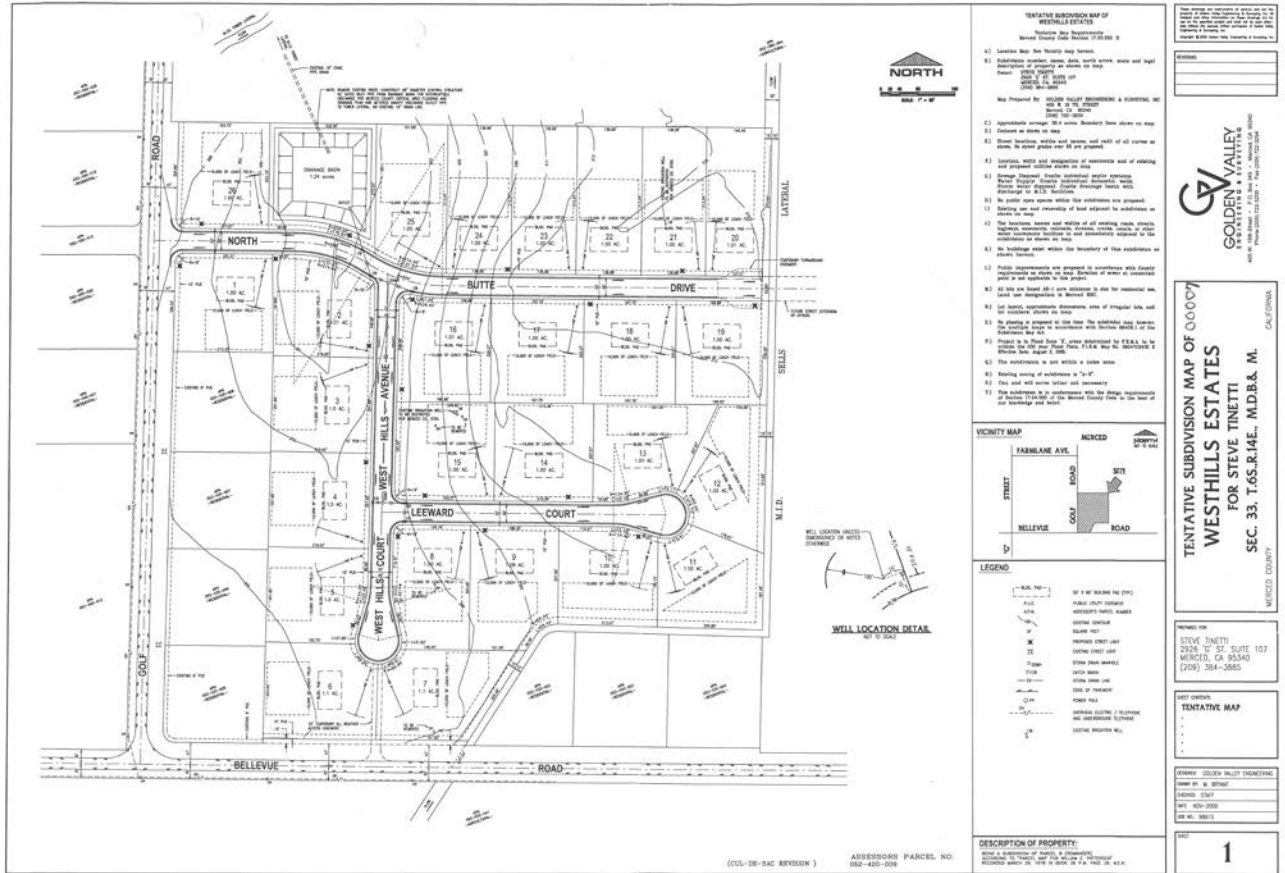


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B.2.13 West Hills Estates



B.2.14 Sorrento

