

ANNEXATION PRE-APPLICATION



**CITY OF MERCED
PLANNING DIVISION**
678 W. 18th Street
Merced, CA 95340
(209) 385-6858
FAX (209) 725-8775

RECEIPT NO.	PRE-APP NO
FILING FEE	DATE
CHECK NUMBER	RECEIVED BY

Name of Property Owner: Baxter Ranches, LLC. **Address/City/State/Zip Code:** 923 E. Pacheco Blvd Suite C Los Banos, CA 95635-4327 **Phone:** 209-826-6200

E-mail:

Name of Applicant: Stonefield Home, Inc **Address/City/State/Zip Code:** 923 E. Pacheco Blvd Suite C Los Banos, CA 95635-4327 **Phone:** 209-826-6200

E-mail: tiffanie@stonefieldhome.com

Street Address or Location of Property (Be Specific):

70, 134, 166, 220 and 224 E. Bellevue Road, 3 parcels with no site address.

Assessor's Parcel Number(s): 170-060-016 and 017.170-080-001, 002, 003, 004, 005 and 006. **General Plan Designation:** SFR **# of Acres:** 161 Acres +/-

Description of Proposed Project:

Pre-Annexation review to provide City Council direction on Annexation request.

See Checklist on Next Page for Detailed List of Submittal Requirements



PROPERTY OWNER'S SIGNATURE
(Required)

923 E. Pacheco Blvd Suite C Los Banos, CA 95635-4327

PROPERTY OWNER'S ADDRESS

***NOTE:** If the property owner(s) is an LLC or a corporation, the City requires documentation that shows the person(s) who is signing the application is authorized to sign for the LLC or corporation.

Additional Comments/Descriptions:

GENERAL INFORMATION ABOUT ANNEXATION PRE-APPLICATIONS

Annexation Pre-applications are different from regular pre-applications that are only reviewed by City Staff in that Annexation Pre-applications are also reviewed by the City Council and Merced County Local Agency Formation Commission (LAFCO) staff to provide early guidance on annexation requests.

MATERIALS TO SUBMIT (Checklist)

One copy of all required plans or documents below shall be submitted along with the completed application and fee. Any other pertinent information that will assist staff in reviewing your proposal should also be submitted. (A digital copy of all plans or documents in Adobe pdf format shall also be submitted on a CD/DVD or by email; sorry, no flash drives can be accepted.)

- Boundary Map of Proposed Annexation Area with following:**
 - Identification of properties within the proposed project boundary that are owned/controlled by other than the applicant (if applicable);
 - Number of acres within the proposed project boundary;
 - Existing City of Merced General Plan Land Use Designations
 - Existing Merced County Zoning Attachments 1-9
- Conceptual Land Use Plan with Proposed General Plan and Zoning Designations and Accompanying Acreage and Development Capacity for each Proposed Use Type (e.g., number and type of residential units, building square footage for non-residential use types including commercial or industrial development);** Attachments 10-20
- Project Phasing and Projected Phasing Schedule. Applicants are encouraged to specify a first and one or more subsequent phases to support City Council flexibility in allocating limited City resources to the project;** Within Cover Letter
- Estimate of Wastewater, Water, and other Infrastructure Demands per Development Phase expressed in equivalent dwelling units and Estimated Demand per development phase;** Attachments 21-26
- Illustrated Plans/Elevations (if available) and Narrative about Project Design Features that demonstrate quality of design;** None
- Estimated Number of Jobs to be created based on accepted job density factors and/or end user-specific information;** Within Cover Letter
- Description of Community Benefits being offered with Narrative about the need for/basis of the proposed benefits. Examples of community benefits might include construction/funding of infrastructure or public facilities, housing/recreation/job training programs, environmental benefits, etc. beyond what development typically provides;** Within Cover Letter
- Description of Proposal's Consistency with the General Plan and with the Merit Criteria (see page 3);** Within Cover Letter
- Summary of Applicant/Developer Experience with delivering/facilitating development and representative evidence to support experience such as project photos, site plans, development agreements, entitlement approvals, letters of recommendation, etc.;** Within Cover Letter
- Project Financing Strategy/Evidence of Existing/Potential Funding;** Within Cover Letter
- Annexation Pre-Application Fee (See below)**
- Number of Registered Voters within Project Boundary; and,** Within Cover Letter
- List of Public Services and Utilities being requested from the City and preliminary assessment of how services and utility costs to the City would be funded.** Within Cover Letter and Attachments 27-28
- Description of Project "Readiness" which might include environmental clearances for wetlands or wildlife habitat, completion of special studies related to environmental impacts, the ability to proceed without delay, etc.** Within Cover Letter
- (Optional) The LAFCO Justification of Proposal Questionnaire (Below, Pages 4-6)**

STONEFIELD

H O M E .com



BAXTER RANCHES
PRE-ANNEXATION APPLICATION
SUBMITTAL



PREPARED BY: BENCHMARK ENGINEERING, INC

JULY 2022



CIVIL ENGINEERING & LAND SURVEYING

915 17th Street • Modesto, CA 95354 • 209.548.9300

July 26, 2022

Kim Espinosa, Planning Manager
City of Merced Development Services Department
678 West 18th Street
Merced CA 95340

RE: Baxter Ranches, LLC. Pre-Annexation Application

Dear Ms. Espinosa,

On behalf of our client Baxter Ranches, LLC., attached is the Application for Annexation Pre-Application of 161.05 acres north of Bellevue Road, east of the Old Yosemite Valley Railroad right of way and west of Fahrens Creek.

Although a conceptual layout within the subject properties was included in the approved Bellevue Ranch Master Development Plan, the properties were not included in the annexation to the City of Merced. The Bellevue Ranch Master Development Plan included a re-alignment of Fahrens Creek. Upon masterplan development the creek was not allowed to be re-aligned per the U.S. Army of Corps of Engineers. The proposed land plan within this application reflects the existing Fahrens Creek channel in its current alignment.

We feel this project is a high priority project ready to provide much needed housing benefits, improve traffic circulation and currently has the infrastructure in place to supply the project with City services. Our application demonstrates the capacity to provide the annexation with said City services.

The proposed annexation site is approximately 161 Acres, containing 8 parcels. The existing parcels to the east are included in a separate annexation application entitled "M" Street Annexation. If approved the two annexations would fill in a "peninsula" of land on the north side of Bellevue Road connecting the northwest portion of Bellevue Ranch to Bellevue Road.

The site presently consists of ranchettes, almond orchards and a horse ranch.

General Plan Consistency

Consistent with the General Plan the annexation proposes a Pre-Zone of 580 single family residential lots, 9.35 Acres of dual use Park/Basin, 3.6 Acres of Parkinson Drain open space and 1.48 Acres of Fahrens Creek open space with a Planned Development (PD) overlay. A floating school site is shown on the General Plan. A school site is proposed within Bellevue Ranch north of Bellevue Road and the School District has purchased a school site within Bellevue Ranch West to the south of Bellevue Road, more

specifically, the northwest corner of M Street and Arrow Wood Drive. The proposed single family residential lots vary in size from 5,000 sf to 11,675 sf with an average area of approximately 6,378 sf. The annexation area anticipates four phases of development to coincide with each quadrant bisected by R Street (north and south) and a quarter mile collector (east and west). Phasing is subject to change driven by market demand at the time of development.

Wastewater Demand

Estimated wastewater demand from the annexation area based on land use is 116,000 gallons per day (average daily flow) with a peak hour flow of 266,800 gallons per day. The calculated total annual wastewater flow is 130-acre feet per year. The project will install various sized gravity lines into a Sanitary Sewer Lift Station wastewater and force main a waste discharge line into the Bellevue Ranch Sewer System.

Water Demand

Estimated water demand is similar to the wastewater demand. The Average Daily Demand is 116,000 gallons per day. Minimum Daily Demand is 220,400 gallons per day. Peak Hour Flow is 324,800 gallons per day.

Storm Drain System Requirements

The project site was separated into four quadrants for storm drainage purposes. Each quadrant is tributary to its own boundary and captured in a dual use park basin. As storm water is collected the intend is to meter the detained water from each quadrant into a backbone storm drain line flowing into a storm drain lift station which will discharge metered flow into the relocated Parkinson Drain. The volume required for each quadrant is as follows: Quadrant one 3.17-acre feet. Quadrant two 2.96-acre feet. Quadrant three 2.74-acre feet. Quadrant four 2.86-acre feet for a total volume of storm water capture of 11.75-acre feet.

Job Creation

Single family residential development generally creates about 15 jobs for every one million dollars in construction costs. A 100-lot subdivision would roughly generate 100 jobs or an average of one job per lot.

Home building also creates jobs. National Association of Home Builders (NAHB) estimates that building 100 single family homes generates 300-year long jobs. The job impact on housing is broader than just home construction. The jobs created with new home construction generate an additional 50 percent of

jobs in non-construction fields. The other new jobs show up across the rest of the economy because of home construction.

Community Benefits

Community benefits for the annexation include improved traffic circulation within the project area, parks and recreation and much needed housing including a variation of the required levels of affordable housing. The fees generated from the project, developer contributed funds and PFFP identified segments will ensure major infrastructure will be installed servicing not only the project site but will provide future improvements for adjacent properties.

The annexation area is contiguous to the current city limits and is within the Sphere of Influence (SOI) and the Sphere of Specific Urban Development (SUDP). The project lands form a logical and efficient city limit by annexing an unincorporated peninsula. The land uses proposed with this application is consistent with General Plan Land Uses. The Annexation Area can be served by city sewer, water, storm drain, fire and police protection, parks and streets systems to meet acceptable levels of service.

Developer Experience

In 1984, Greg Hostetler and his late wife Cathie, formed Ranchwood Homes Corp. which has provided new homes for San Joaquin Valley residents for over four decades. Together they built homes in Atwater, Madera, Dos Palos, Gustine, Los Banos, Newman and Merced.

Prior to starting a home building business, the Hostetler's farmed cotton, hay and alfalfa in the greater Los Banos area, and continue to own and operate several diversified farming companies today. These entities farm thousands of acres of agricultural land throughout California including Merced County, Yolo County, Los Banos, Merced, and Winters which includes permanent crops such as almonds, pistachios and grapes as well as other crops such as alfalfa, wheat, oats and others.

Greg's affiliated companies include offsite construction, grading, underground infrastructure, joint utilities, landscaping, recycled materials, trucking, resale homes, property management and rental homes to name a few.

Greg is the developer/builder of numerous residential projects in all parts of The City of Merced and Master Developer of Bellevue Ranch since 2012.

Public Financing Strategy / Evidence of Existing / Potential Funding

The City of Merced's Public Facilities Finance Plan (PFFP) and Development Impact Fee (DIF) are one-time charges on new development, collected and used by the City of Merced to fund the cost of public facilities necessary to serve new growth. Existing Fee Categories include:

Baxter Ranches, LLC
Pre-Annexation Application
July 26, 2022
Page 4

- ◆ Roadways, Bridges, and railway crossings
- ◆ Traffic signals
- ◆ Fire
- ◆ Police
- ◆ Parks, Recreation and Bikeways.
- ◆ Roadway improvements identified in the PFFP Fee Program are Bellevue Road, R Street, traffic signals and bikeways along Fahrens Creek.

The remaining infrastructure costs shall be borne by the developer. The developer can choose to privately fund said improvements or create a finance district (CFD) to sell bonds, pay for backbone infrastructure and place a tax on the developed parcels for re-payment of said backbone infrastructure.

Registered Voters

There are currently 5 registered voters within the proposed annexation area.

Public Services and Utilities Request

The applicant is requesting public services and utilities from the City of Merced. Those utilities include sewer disposal, water supply, storm drainage, police protection, fire protection, refuse and garbage collection and disposal, street maintenance, streetlights, park and recreation, park and open maintenance, traffic signals, signs and markings and landscape maintenance. The project will create or join a Community Facilities District (CFD) to pay for said services and maintenance typical of new development.

Project Readiness

The project is currently farmed or ranchettes with no wetlands or biological habitat. Special studies yet to be performed would be traffic, air quality and greenhouse gas. Sewer, water and storm drainage is serviceable to the project site. The project is ready to be annexed to the City of Merced.

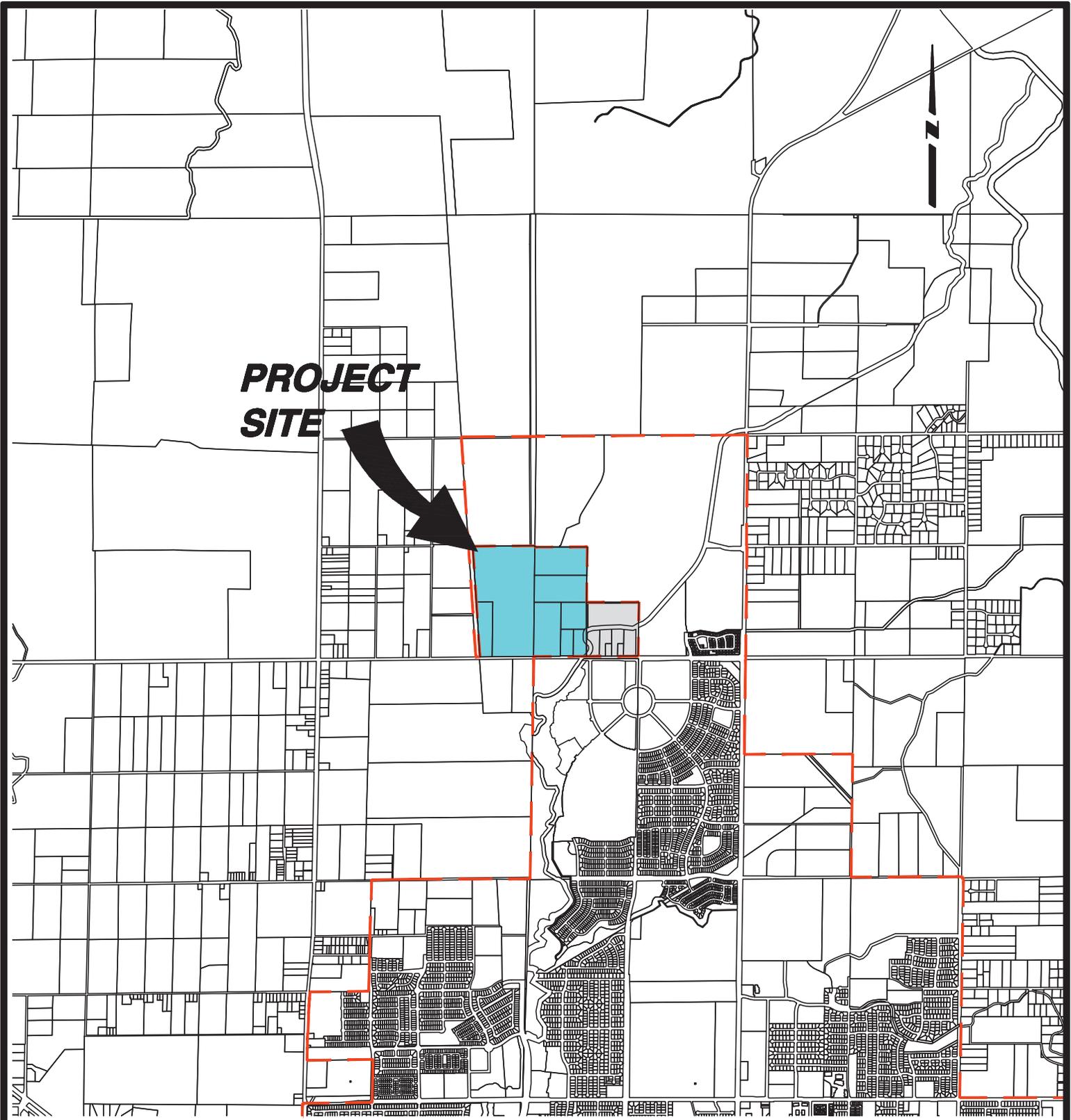
Please feel free to contact me with any questions or comments or if you need additional information.

Sincerely,



Rick Mummert
President

CC: Tiffanie Marshall, Stonefield Home, Inc.



LEGEND



PROJECT SITE



M STREET ANNEXATION

ATTACHMENT 1

MERCED CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

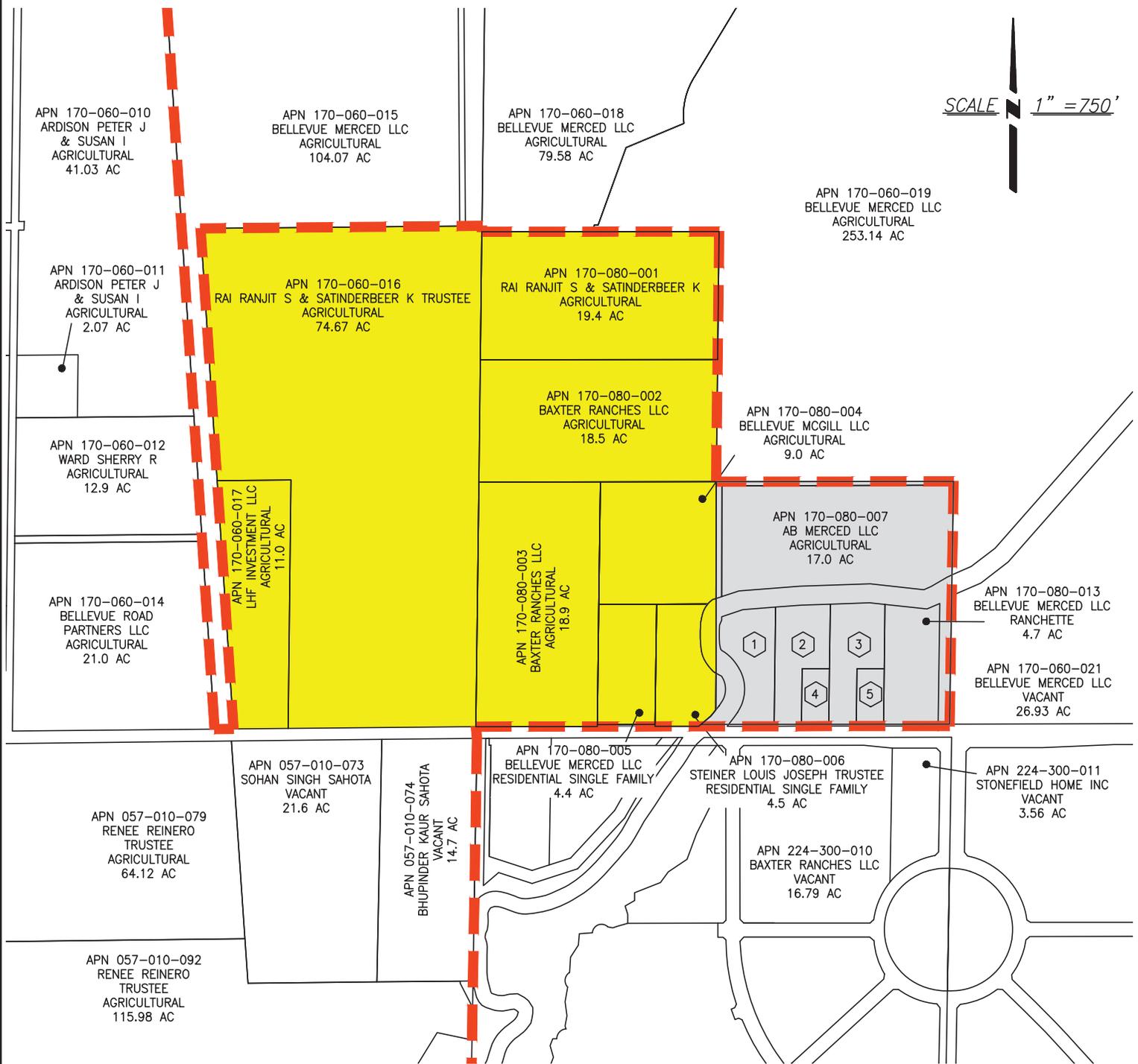
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LOCATION MAP
BAXTER RANCHES ANNEXATION

MERCED COUNTY, CALIFORNIA

DRAWN BY:	PC
DATE:	7/19/2022
SHEET:	1/1
JOB:	125992

SCALE 1" = 750'



LEGEND

- 1 APN 170-080-008 YAQUB TAHIR & CHAUDHRY HUSNA 260 E BELLEVUE RD MERCED, CA 95348
 - 2 APN 170-080-009 YAQUB TAHIR 336 E BELLEVUE RD MERCED, CA 95348
 - 3 APN 170-080-011 MAGANA GABRIEL 392 E BELLEVUE RD MERCED, CA 95348
 - 4 APN 170-080-010 PETTIE VINCENT ROBERT JAMES 364 E BELLEVUE RD MERCED, CA 95348
 - 5 APN 170-080-012 PIA JOSEPH ANGELO JR & AMANDA N 420 E BELLEVUE RD MERCED, CA 95348
- - - **CITY OF MERCED LIMITS**
 AREA OF ANNEXATION
 AREA OF M STREET ANNEXATION

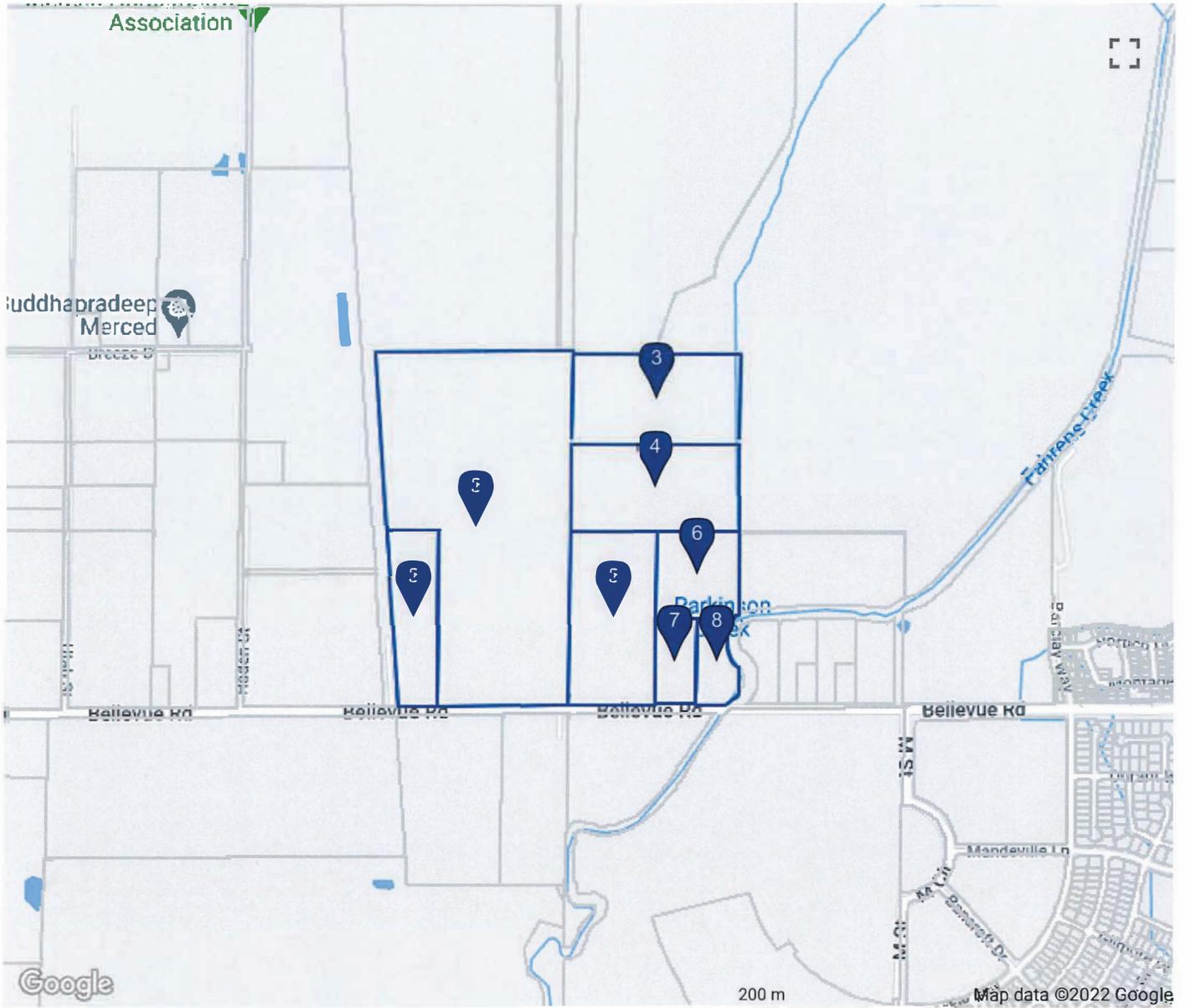
ATTACHMENT 2

MERCED CALIFORNIA

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 915 17th STREET • MODESTO, CALIFORNIA • 95354
 (209) 548-8300 FAX: (209) 548-8305

OWNERSHIP EXHIBIT
BAXTER RANCHES ANNEXATION
 MERCED COUNTY, CALIFORNIA

DRAWN BY:	IG
DATE:	7/19/22
SHEET:	1 / 1
JOB:	125992



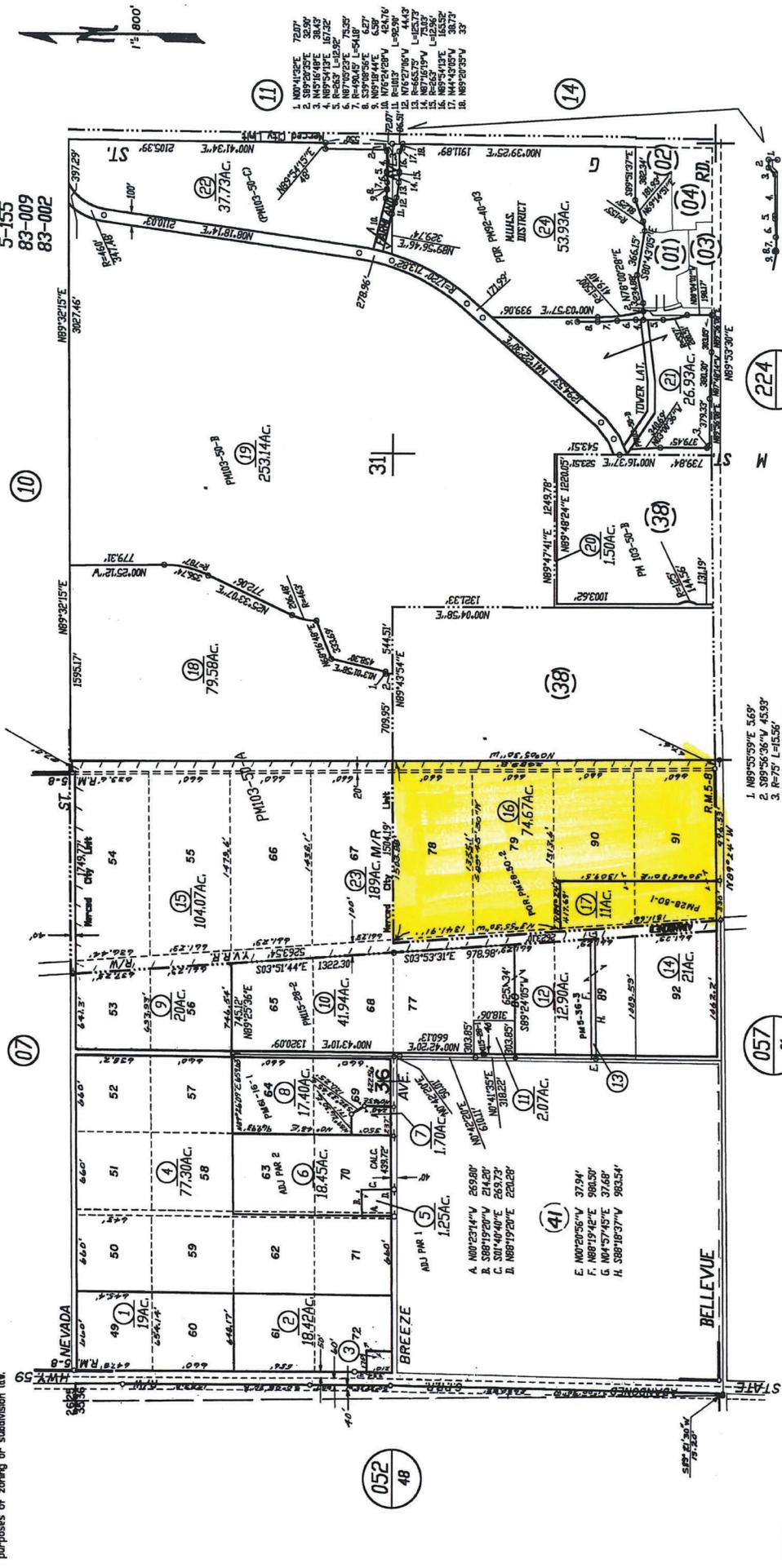
<input checked="" type="checkbox"/>		Co	APN 	Owner	S Street Address	S City State Zip
<input checked="" type="checkbox"/>	<u>1</u>	MER	170-060-017-000	LHF INVESTMENT LLC	220 W BELLEVUE RD	MERCED CA 95348-9280
<input checked="" type="checkbox"/>	<u>2</u>	MER	170-060-016-000	RAI RANJIT S & SATINDERBEER K TRUSTEE		
<input checked="" type="checkbox"/>	<u>3</u>	MER	170-080-001-000	RAI RANJIT S & SATINDERBEER K		
<input checked="" type="checkbox"/>	<u>4</u>	MER	170-080-002-000	BAXTER RANCHES LLC		
<input checked="" type="checkbox"/>	<u>5</u>	MER	170-080-003-000	BAXTER RANCHES LLC	70 E BELLEVUE RD	MERCED CA 95348-9288
<input checked="" type="checkbox"/>	<u>6</u>	MER	170-080-004-000	BELLEVUE MCGILL LLC	134 E BELLEVUE RD	MERCED CA 95348-9289
<input checked="" type="checkbox"/>	<u>7</u>	MER	170-080-005-000	BELLEVUE MERCED LLC	166 E BELLEVUE RD	MERCED CA 95348-9289
<input checked="" type="checkbox"/>	<u>8</u>	MER	170-080-006-000	STEINER LOUIS JOSEPH TRUSTEE	224 E BELLEVUE RD	MERCED CA 95348-9290

170-06

Tax Rate Area
5-153
5-154
5-155
83-009
83-002

T. 6 S., R. 13 & 14 E., M.D.B.&M.

NOTE -
This map is for Assessment purposes only.
It is not to be construed as porting
legal ownership or divisions of land for
purposes of zoning or subdivision law.



REDRAWN
REVISED
06-60
11-66
01-71
12-83
12-83
04-09
04-17-15
05-26-17
09-18-18

Merced Fruit and Farmlands Tract No. 1, R.M. Bk. 5, Pg. 8

Assessor's Map Bk. 170-Pg. 06
County of Merced, Calif.
1960

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

170-08

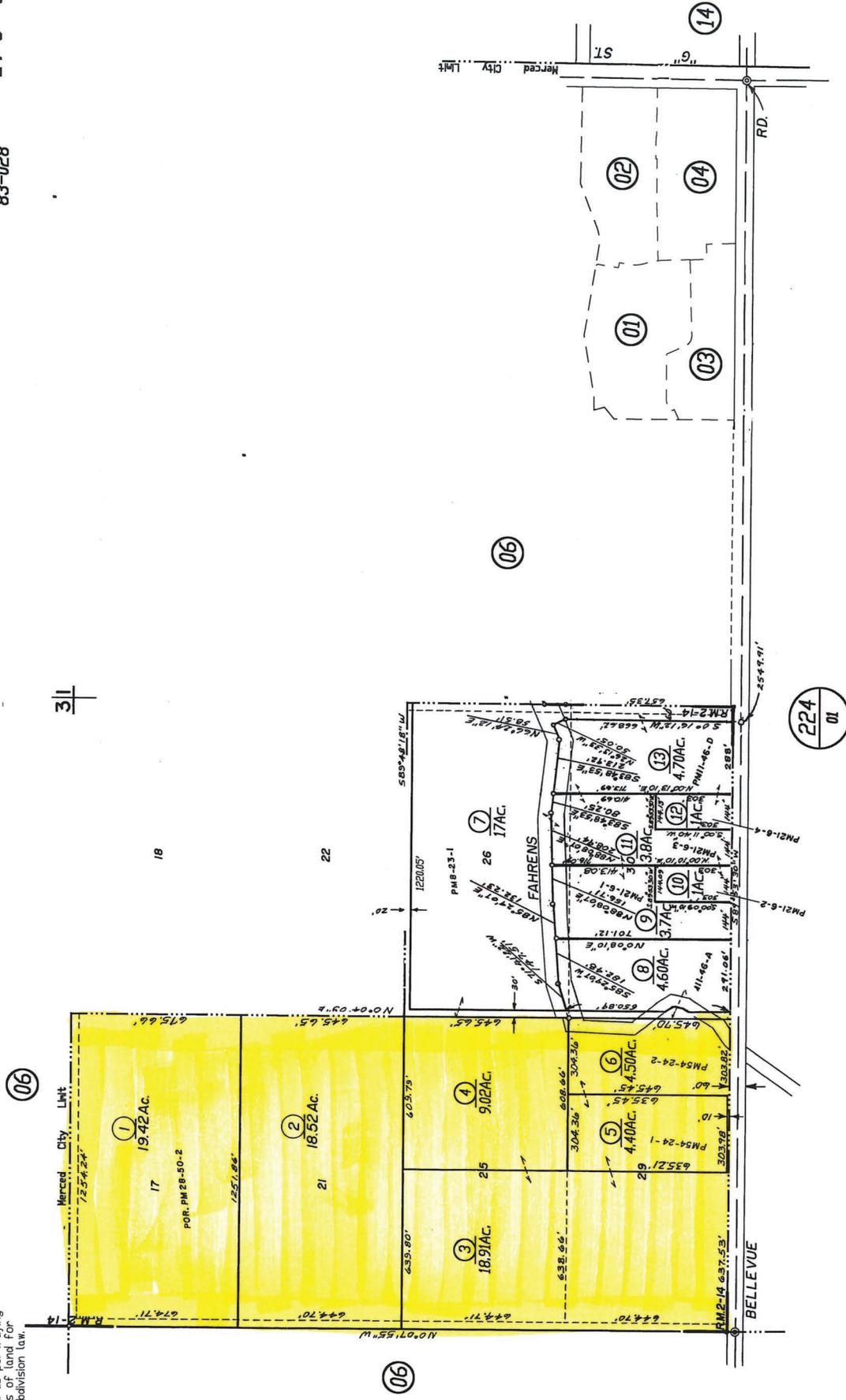
Tax Rate Area 83-002
83-028

POR. S 1/2 SEC. 31, T. 6 S., R. 14 E., M. D. B. & M.

NOTE - This map is for Assessment purposes only. It is not to be construed as partitioning legal ownership or division of land for purposes of zoning or subdivision law.



3||

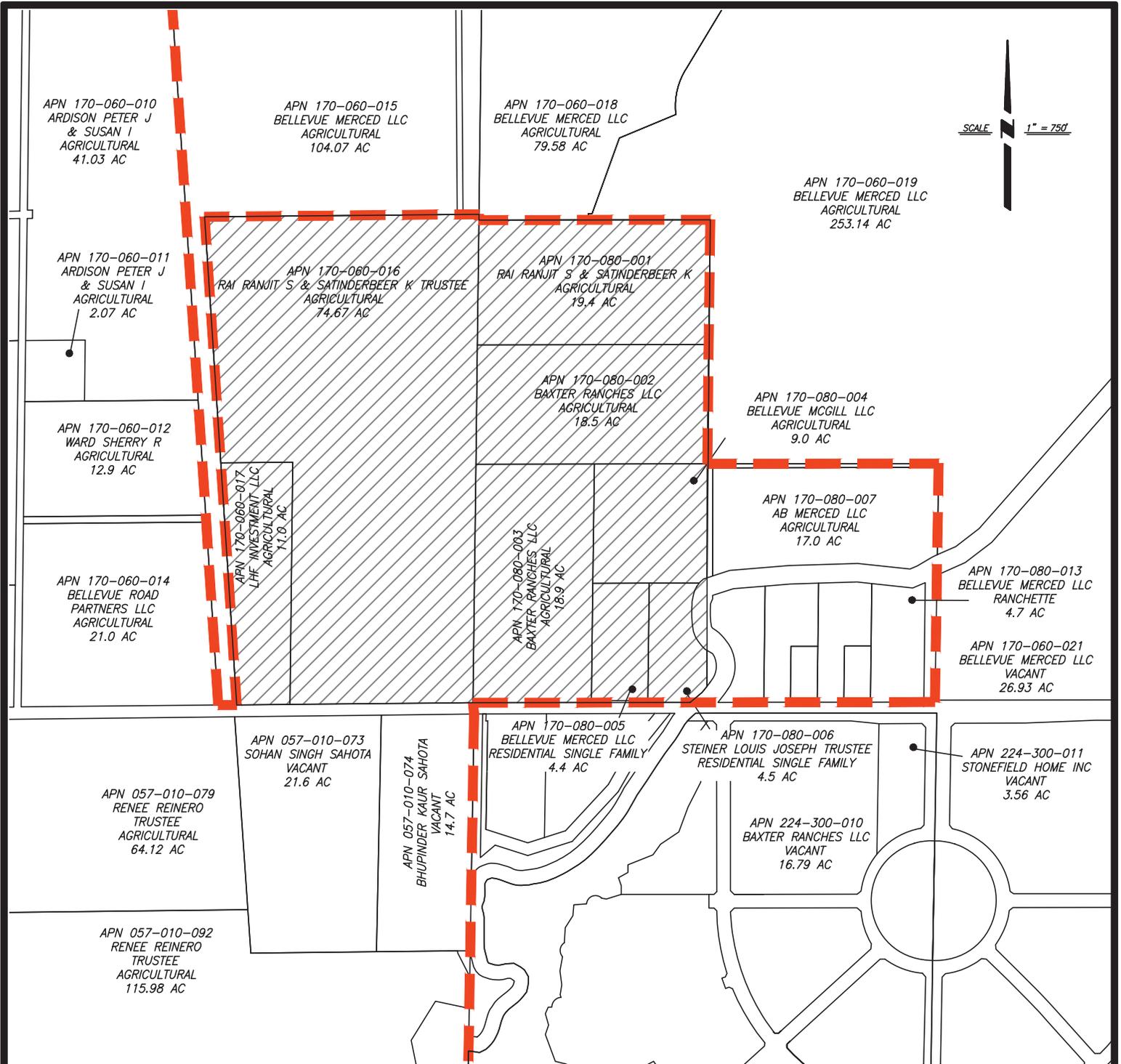


Assessor's Map Bk. 170-Pg. 08
County of Merced, Calif.
1967

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Lands of Holland Calif. Land Co. R. M. Vol. 2, Pg. 14

11-67
12-73
06-07
REMAPPED FROM 052-38 09-21-18



SCALE 1" = 750'

LEGEND



AREA OF ANNEXATION: 160.37 ACRES



CITY OF MERCED LIMITS

COUNTY ZONE : LOW DENSITY RESIDENTIAL

COUNTY GP : LOW DENSITY RESIDENTIAL

ATTACHMENT 7

MERCED CALIFORNIA



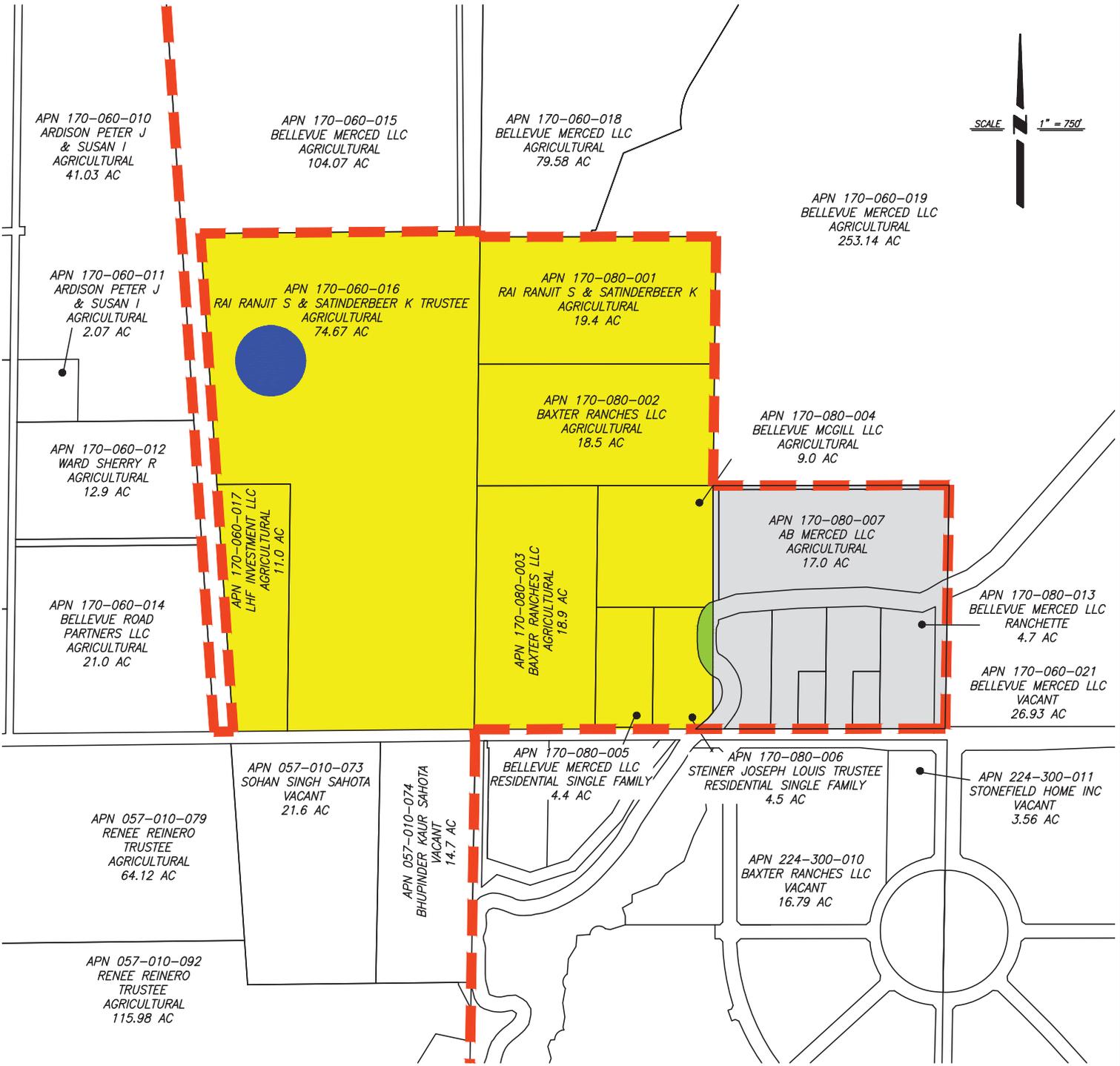
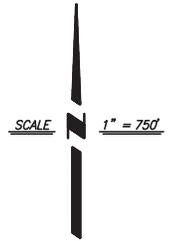
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

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EXISTING LAND USE MAP
BAXTER RANCHES ANNEXATION

MERCED COUNTY, CALIFORNIA

DRAWN BY:	PC
DATE:	7/19/2022
SHEET:	1/1
JOB:	125992



LEGEND

- LOW DENSITY: 159.79 ACRES**
- FLOATING SCHOOL SITE**
- OPEN SPACE / PARK RECREATION: .58 ACRES**
- CITY OF MERCED LIMITS**
- AREA OF M STREET ANNEXATION**

ATTACHMENT 8

MERCED CALIFORNIA



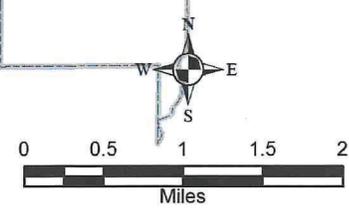
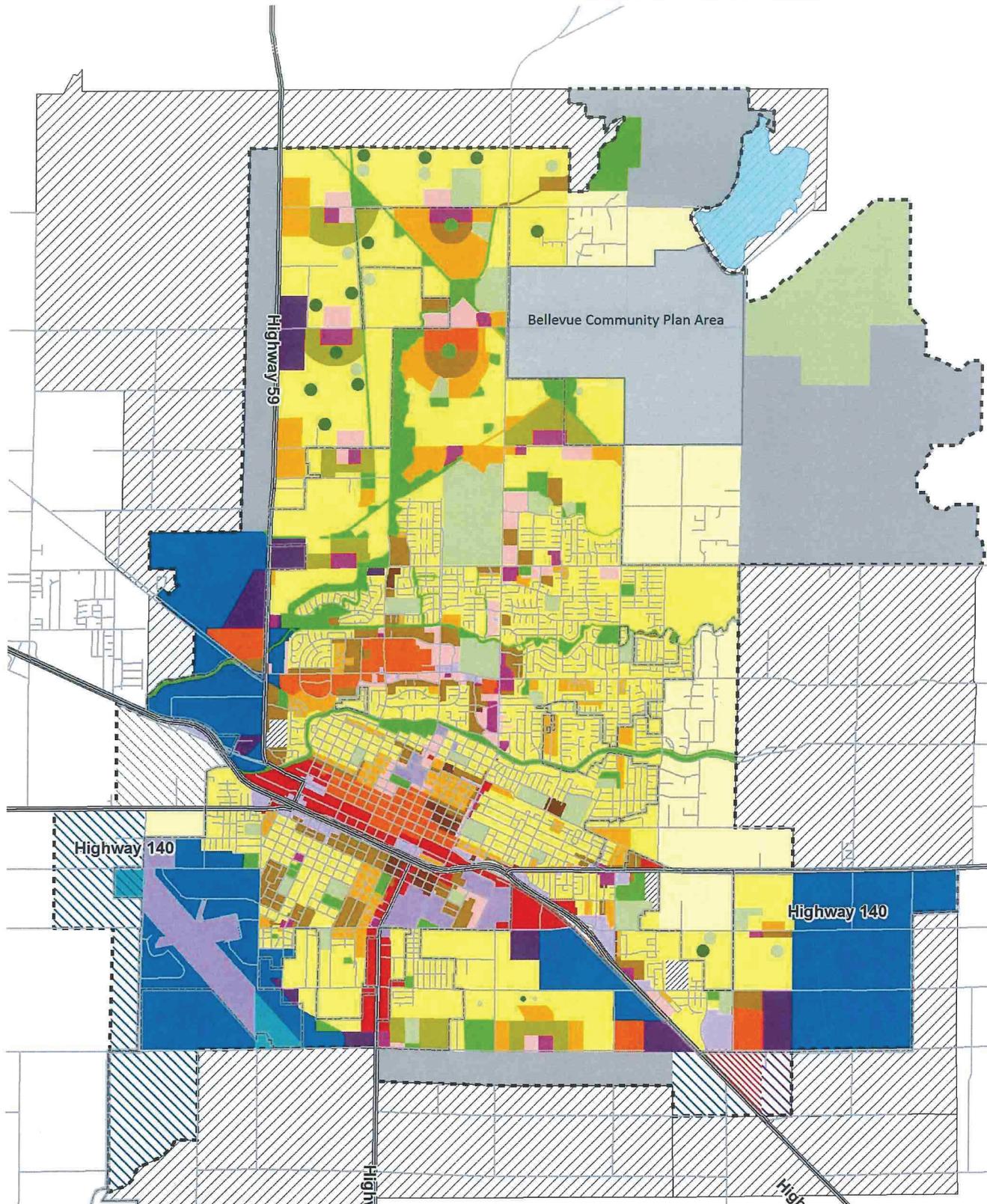
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CIVIL ENGINEERING & LAND SURVEYING

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EXISTING GENERAL PLAN
BAXTER RANCHES ANNEXATION

MERCED COUNTY, CALIFORNIA

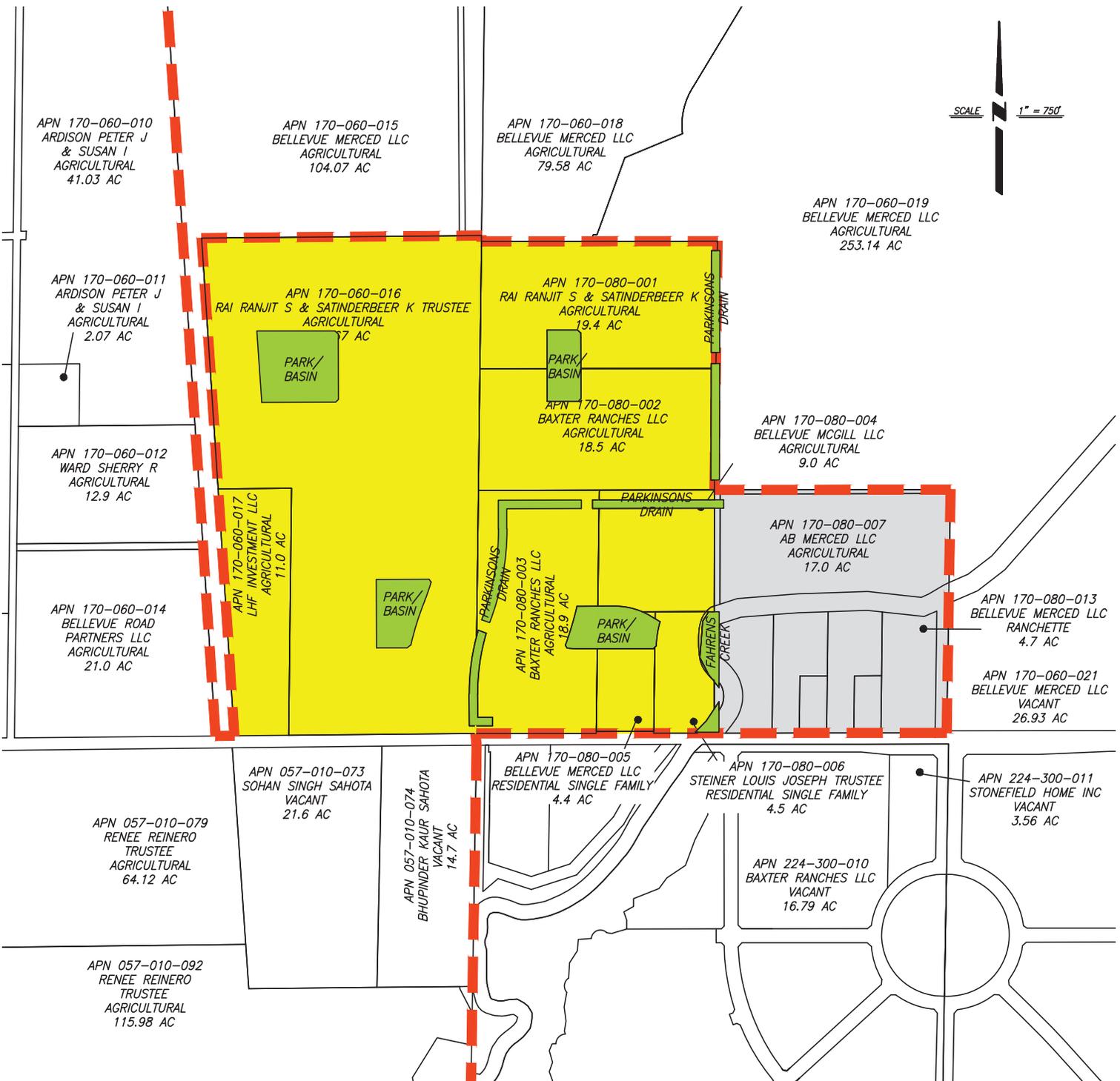
DRAWN BY:	PC
DATE:	7/19/22
SHEET:	1/1
JOB:	125992



Legend

Merced City Limit	BUSINESS PARK	INDUSTRIAL RESERVE
SOI/SUDP	BUSINESS PARK RESERVE	AGRICULTURAL
Area of Interest	THOROUGHFARE COMMERCIAL	OPEN SPACE - PARK RECREATION
	COMMERCIAL RESERVE	FUTURE PARK
	GENERAL COMMERCIAL	VILLAGE RESIDENTIAL
	REGIONAL COMMUNITY COMMERCIAL	LOW DENSITY RESIDENTIAL
	NEIGHBORHOOD COMMERCIAL	LOW TO MEDIUM DENSITY RESIDENTIAL
	COMMERCIAL OFFICE	HIGH TO MEDIUM DENSITY RESIDENTIAL
	SCHOOL	HIGH DENSITY RESIDENTIAL
	FUTURE SCHOOL	RURAL RESIDENTIAL
	PUBLIC/GENERAL USE	MOBILE HOME PARK RESIDENTIAL
	MANUFACTURING/INDUSTRIAL	RESIDENTIAL RESERVE

SCALE  1" = 750'



LEGEND

-  **LOW DENSITY RESIDENTIAL: 146.80 ACRES**
-  **OPEN SPACE / PARK RECREATION: 14.25 ACRES**
-  **CITY OF MERCED LIMITS**
-  **AREA OF M STREET ANNEXATION**

TOTAL: 161.05

ATTACHMENT 10

MERCED CALIFORNIA



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PROPOSED GENERAL PLAN
BAXTER RANCHES ANNEXATION
 MERCED COUNTY, CALIFORNIA

DRAWN BY: IG
 DATE: 7/19/22
 SHEET: 1 / 1
 JOB: 125992

APN 170-060-010
ARDISON PETER J
& SUSAN I
AGRICULTURAL
41.03 AC

APN 170-060-015
BELLEVUE MERCED LLC
AGRICULTURAL
104.07 AC

APN 170-060-018
BELLEVUE MERCED LLC
AGRICULTURAL
79.58 AC

APN 170-060-019
BELLEVUE MERCED LLC
AGRICULTURAL
253.14 AC

SCALE 1" = 750'

APN 170-060-011
ARDISON PETER J
& SUSAN I
AGRICULTURAL
2.07 AC

APN 170-060-016
RAI RANJIT S & SATINDERBEER K TRUSTEE
AGRICULTURAL
19.7 AC

APN 170-080-001
RAI RANJIT S & SATINDERBEER K
AGRICULTURAL
19.4 AC

APN 170-080-002
BAXTER RANCHES LLC
AGRICULTURAL
18.5 AC

APN 170-080-004
BELLEVUE MCGILL LLC
AGRICULTURAL
9.0 AC

APN 170-060-012
WARD SHERRY R
AGRICULTURAL
12.9 AC

APN 170-060-017
LHF INVESTMENT LLC
AGRICULTURAL
11.0 AC

APN 170-080-003
BAXTER RANCHES LLC
AGRICULTURAL
18.9 AC

APN 170-080-007
AB MERCED LLC
AGRICULTURAL
17.0 AC

APN 170-060-014
BELLEVUE ROAD
PARTNERS LLC
AGRICULTURAL
21.0 AC

APN 170-080-013
BELLEVUE MERCED LLC
RANCHETTE
4.7 AC

APN 170-060-021
BELLEVUE MERCED LLC
VACANT
26.93 AC

APN 057-010-073
SOHAN SINGH SAHOTA
VACANT
21.6 AC

APN 057-010-074
BHUPINDER KAUR SAHOTA
VACANT
14.7 AC

APN 170-080-005
BELLEVUE MERCED LLC
RESIDENTIAL SINGLE FAMILY
4.4 AC

APN 170-080-006
STEINER LOUIS JOSEPH TRUSTEE
RESIDENTIAL SINGLE FAMILY
4.5 AC

APN 224-300-011
STONEFIELD HOME INC
VACANT
3.56 AC

APN 057-010-079
RENEE REINERO
TRUSTEE
AGRICULTURAL
64.12 AC

APN 224-300-010
BAXTER RANCHES LLC
VACANT
16.79 AC

APN 057-010-092
RENEE REINERO
TRUSTEE
AGRICULTURAL
115.98 AC

LEGEND



LOW DENSITY RESIDENTIAL: 146.80 ACRES



CITY OF MERCED LIMITS



OPEN SPACE / PARK RECREATION: 14.25 ACRES



AREA OF M STREET ANNEXATION

TOTAL: 161.05

ATTACHMENT 11

MERCED CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

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(209) 548-9300 FAX: (209) 548-9305

PRE-ZONE EXHIBIT
BAXTER RANCHES ANNEXATION

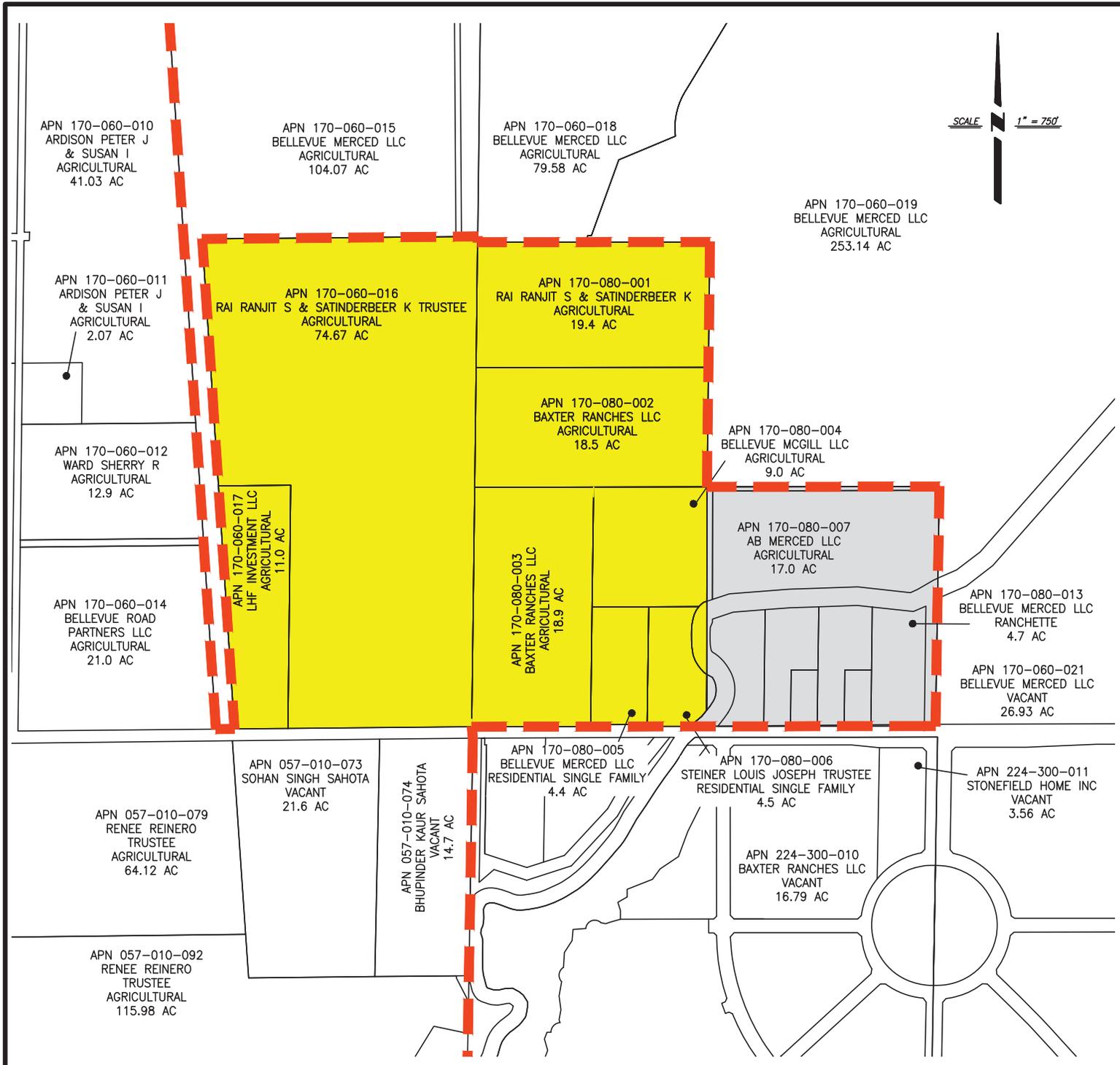
MERCED COUNTY, CALIFORNIA

DRAWN BY: PC

DATE: 7/19/22

SHEET: 1/1

JOB: 125992



SCALE 1" = 750'

LEGEND

- PROPOSED LOW DENSITY RESIDENTIAL: 160.37 ACRES**
- AREA OF M STREET ANNEXATION**
- CITY OF MERCED LIMITS**

ATTACHMENT 12

MERCED CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 915 17th STREET • MODESTO, CALIFORNIA • 95354
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PROPOSED LAND USE MAP
BAXTER RANCHES ANNEXATION
 MERCED COUNTY, CALIFORNIA

DRAWN BY:	IG
DATE:	7/19/22
SHEET:	1 / 1
JOB:	125992

Baxter Ranches Pre-Annexation

Merced, California
Conceptual Master Site Plan



ATTACHMENT 13





NO.	DESCRIPTIONS	DATE	APPROVED



NOTE: SEE LAND USE TABLE FOR LOT COUNTS, AREA, LAND USE, AND DENSITY.

SCALE: 1" = 100'

**PRELIMINARY LAYOUT
 BAXTER RANCHES
 MERCED, CALIFORNIA**



PRELIMINARY

**Proposed Land Use Table
Baxter Ranches Land Use by Quadrant
Merced, California**

North West Quadrant	Lots	Acres	Land Use	Gross Density
North West - SFR	168	40.56	LDR	3.80 DU/AC
NW Park		3.63	Park	
Sub-Total	168	44.19		

North East Quadrant	Lots	Acres	Land Use	Gross Density
North East - SFR	146	35.20	LDR	3.85 DU/AC
NE Park		1.55	Park	
Parkinsons Drain		1.20	Parkinson	
Sub-Total	146	37.95		

South West Quadrant	Lots	Acres	Land Use	Gross Density
South West - SFR	155	36.42	LDR	4.04 DU/AC
SW Park		1.93	Park	
Sub-Total	155	38.35		

South East Quadrant	Lots	Acres	Land Use	Gross Density
South East - SFR	111	34.01	LDR	2.77 DU/AC
SE Park		2.24	Park	
Parkinson Drain		2.4	Parkinson	
Fahrens Creek		1.48	Fahrens	
Sub-Total	111	40.13		

	Lots	Acres
Grand Total	580	160.62

LAND USE LEGEND	
P/OS	Park/Open Space
LDR	Low Density Residential
FARHENS	Fahrens Creek
PARKINSON	Parkinson Creek/Drain

ATTACHMENT 15

**Proposed Baxter Ranches Annexation Land Use (NW Quadrant)
Merced, California**

Lots	SQ.FT.
1	6,392
2	5,992
3	5,987
4	5,982
5	5,976
6	5,971
7	5,966
8	5,960
9	5,615
10	9,791
11	7,063
12	6,218
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,388
19	6,387
20	6,000
21	6,000
22	6,000
23	6,000
24	6,000
25	6,142
26	9,177
27	7,998
28	6,331
29	6,000
30	6,000
31	6,000
32	6,000
33	6,000
34	6,000
35	6,387
36	6,727
37	6,000
38	6,000
39	6,000
40	6,000
41	6,000
42	6,000
43	6,387

Lots	SQ.FT.
47	6,000
48	6,000
49	6,000
50	6,000
51	7,383
52	6,807
53	6,000
54	6,000
55	6,000
56	6,000
57	6,863
58	6,925
59	6,000
60	6,000
61	6,000
62	6,000
63	6,000
64	6,000
65	7,846
66	8,502
67	6,000
68	6,000
69	6,000
70	6,000
71	6,000
72	6,000
73	6,396
74	5,744
75	5,000
76	5,544
77	5,389
78	6,734
79	6,638
80	7,060
81	6,000
82	6,000
83	6,000
84	6,000
85	6,000
86	6,000
87	7,055
88	5,000
89	5,500

Lots	SQ.FT.
93	5,744
94	6,330
95	5,500
96	5,618
97	7,105
98	11,064
99	11,064
100	7,105
101	5,618
102	5,500
103	6,330
104	5,000
105	5,500
106	5,000
107	5,500
108	5,000
109	5,744
110	6,330
111	5,500
112	5,618
113	7,105
114	11,064
115	11,064
116	7,105
117	5,618
118	5,500
119	6,330
120	5,744
121	5,000
122	5,500
123	5,000
124	5,500
125	5,000
126	6,838
127	5,500
128	5,500
129	5,500
130	5,500
131	5,500
132	5,500
133	6,838
134	6,500
135	6,000

Lots	SQ.FT.
44	6,387
45	6,000
46	6,000
139	6,000
140	6,000
141	5,957
142	8,922
143	7,742
144	6,163
145	6,007
146	6,011
147	6,014
148	6,018

Lots	SQ.FT.
90	5,000
91	5,500
92	5,000
149	6,022
150	6,415
151	6,637
152	6,037
153	5,537
154	5,540
155	6,047
156	5,547
157	5,515
158	6,237

Lots	SQ.FT.
136	6,000
137	6,000
138	6,000
159	9,259
160	6,434
161	6,525
162	6,041
163	6,035
164	6,030
165	6,025
166	6,019
167	6,014
168	6,404

	Lots	SQ.FT.
Grand Total	168	1,049,140

Average Lot Size: 6,244 S.F.

**Proposed Baxter Ranches Annexation Land Use (NE Quadrant)
 Merced, California**

Lots	SQ.FT.
1	6,425
2	6,021
3	6,320
4	7,414
5	11,660
6	11,675
7	7,627
8	6,342
9	6,500
10	7,591
11	7,678
12	5,500
13	5,500
14	5,500
15	5,500
16	5,500
17	6,005
18	6,794
19	6,000
20	6,000
21	6,000
22	6,000
23	6,794
24	6,799
25	6,008
26	6,012
27	6,015
28	6,019
29	6,821
30	6,505
31	6,000
32	6,000
33	6,000
34	6,000
35	6,000
36	7,280
37	6,388
38	5,500
39	5,500
40	5,500
41	5,441
42	7,437
43	9,977

Lots	SQ.FT.
46	5,519
47	5,571
48	5,571
49	5,571
50	6,471
51	5,000
52	5,500
53	5,000
54	5,500
55	5,000
56	5,744
57	6,330
58	5,500
59	5,618
60	7,105
61	11,064
62	11,064
63	7,105
64	5,618
65	5,500
66	6,769
67	7,129
68	5,500
69	5,500
70	5,500
71	5,500
72	5,500
73	6,837
74	5,500
75	5,500
76	5,500
77	5,500
78	5,500
79	5,500
80	6,838
81	6,471
82	6,077
83	6,077
84	6,077
85	6,077
86	6,077
87	6,077
88	6,041

Lots	SQ.FT.
91	6,199
92	6,053
93	5,563
94	6,084
95	5,591
96	5,604
97	5,618
98	6,456
99	7,844
100	7,079
101	9,089
102	11,064
103	11,064
104	7,105
105	5,618
106	5,500
107	6,330
108	5,744
109	5,000
110	5,528
111	5,240
112	6,300
113	6,493
114	7,459
115	5,500
116	5,500
117	5,500
118	5,500
119	5,500
120	5,500
121	5,500
122	6,388
123	5,500
124	5,500
125	5,000
126	5,500
127	7,180
128	6,064
129	5,160
130	5,688
131	5,183
132	5,714
133	5,206

Lots	SQ.FT.
44	10,019
45	7,605
136	9,619
137	6,475
138	6,555
139	6,068

Lots	SQ.FT.
89	9,099
90	7,771
140	5,558
141	6,059
142	6,054
143	6,049

Lots	SQ.FT.
134	5,651
135	5,899
144	5,541
145	5,537
146	6,358

	Lots	SQ.FT.
Grand Total	146	928,071

Average Lot Size: 6,357 S.F.

**Proposed Baxter Ranches Annexation Land Use (SW Quadrant)
 Merced, California**

Lots	SQ.FT.
1	6,388
2	5,500
3	5,500
4	5,500
5	5,500
6	5,500
7	5,980
8	5,986
9	9,336
10	6,213
11	5,834
12	5,500
13	5,500
14	6,000
15	5,500
16	5,500
17	6,000
18	6,387
19	7,584
20	6,000
21	5,500
22	5,500
23	6,000
24	5,500
25	5,500
26	6,716
27	6,521
28	5,500
29	5,500
30	5,500
31	5,500
32	5,500
33	5,500
34	6,906
35	7,331
36	6,200
37	6,200
38	6,200
39	6,200
40	6,200
41	7,197
42	7,418
43	5,500

Lots	SQ.FT.
46	5,500
47	5,500
48	7,054
49	6,387
50	6,000
51	5,500
52	5,500
53	6,000
54	6,671
55	6,671
56	6,000
57	5,500
58	5,500
59	6,000
60	6,388
61	6,387
62	6,000
63	5,500
64	5,500
65	6,000
66	6,671
67	6,801
68	6,240
69	5,824
70	5,923
71	6,575
72	7,144
73	7,128
74	6,568
75	5,917
76	5,818
77	6,234
78	6,841
79	7,216
80	5,500
81	5,500
82	6,000
83	5,500
84	5,500
85	6,000
86	5,500
87	5,500
88	6,000

Lots	SQ.FT.
91	7,618
92	6,526
93	5,500
94	5,500
95	6,000
96	5,500
97	5,500
98	6,000
99	5,500
100	5,500
101	6,000
102	5,500
103	5,500
104	6,560
105	6,387
106	5,500
107	5,500
108	5,500
109	5,500
110	5,500
111	5,481
112	6,195
113	9,393
114	7,562
115	7,131
116	6,624
117	6,560
118	7,039
119	6,344
120	6,240
121	6,689
122	6,023
123	5,920
124	6,339
125	5,703
126	5,599
127	5,977
128	6,394
129	8,373
130	6,435
131	6,221
132	5,705
133	5,705

Lots	SQ.FT.
44	5,500
45	5,500
136	5,705
137	6,712
138	6,679
139	5,757
140	5,757
141	5,757
142	5,757

Lots	SQ.FT.
89	5,500
90	5,500
143	5,757
144	5,973
145	6,147
146	8,817
147	5,233
148	5,976
149	5,500

Lots	SQ.FT.
134	5,705
135	5,705
150	5,500
151	5,500
152	5,500
153	5,500
154	5,500
155	6,388

	Lots	SQ.FT.
Grand Total	155	941,323

Average Lot Size: 6,073 S.F.

**Proposed Baxter Ranches Annexation Land Use (SE Quadrant)
 Merced, California**

Lots	SQ.FT.
1	11,571
2	8,359
3	20,211
4	7,486
5	7,205
6	7,205
7	7,205
8	7,427
9	7,299
10	7,557
11	6,019
12	6,567
13	6,567
14	6,567
15	6,241
16	5,500
17	7,221
18	6,959
19	6,000
20	5,783
21	5,937
22	5,937
23	5,940
24	10,386
25	10,257
26	20,706
27	12,369
28	6,553
29	6,668
30	6,201
31	5,906
32	5,530
33	6,706
34	6,607
35	5,500
36	5,500
37	5,368

Lots	SQ.FT.
38	6,051
39	8,445
40	4,971
41	6,176
42	5,700
43	5,700
44	5,700
45	5,700
46	5,700
47	5,701
48	6,639
49	7,557
50	6,076
51	6,076
52	6,076
53	6,513
54	6,296
55	6,752
56	5,779
57	6,038
58	5,910
59	6,131
60	6,131
61	6,131
62	7,132
63	7,653
64	6,743
65	6,743
66	6,400
67	6,075
68	6,804
69	7,206
70	7,277
71	29,948
72	7,649
73	5,011
74	5,000

Lots	SQ.FT.
75	6,388
76	7,709
77	7,752
78	7,797
79	7,196
80	7,782
81	7,060
82	27,893
83	6,138
84	5,500
85	5,500
86	6,014
87	6,743
88	5,677
89	5,677
90	5,678
91	5,676
92	5,675
93	5,678
94	5,678
95	6,417
96	6,522
97	6,038
98	6,038
99	6,037
100	6,037
101	6,036
102	6,036
103	6,153
104	7,564
105	7,104
106	6,000
107	6,000
108	6,867
109	6,810
110	6,810
111	6,597

	Lots	SQ.FT.
Grand Total	111	802,887

Average Lot Size:	7,233 S.F.
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ATTACHMENT 19



LEGEND



OPEN SPACE / PARK RECREATION: 14.43 ACRES

ATTACHMENT 20

MERCED CALIFORNIA



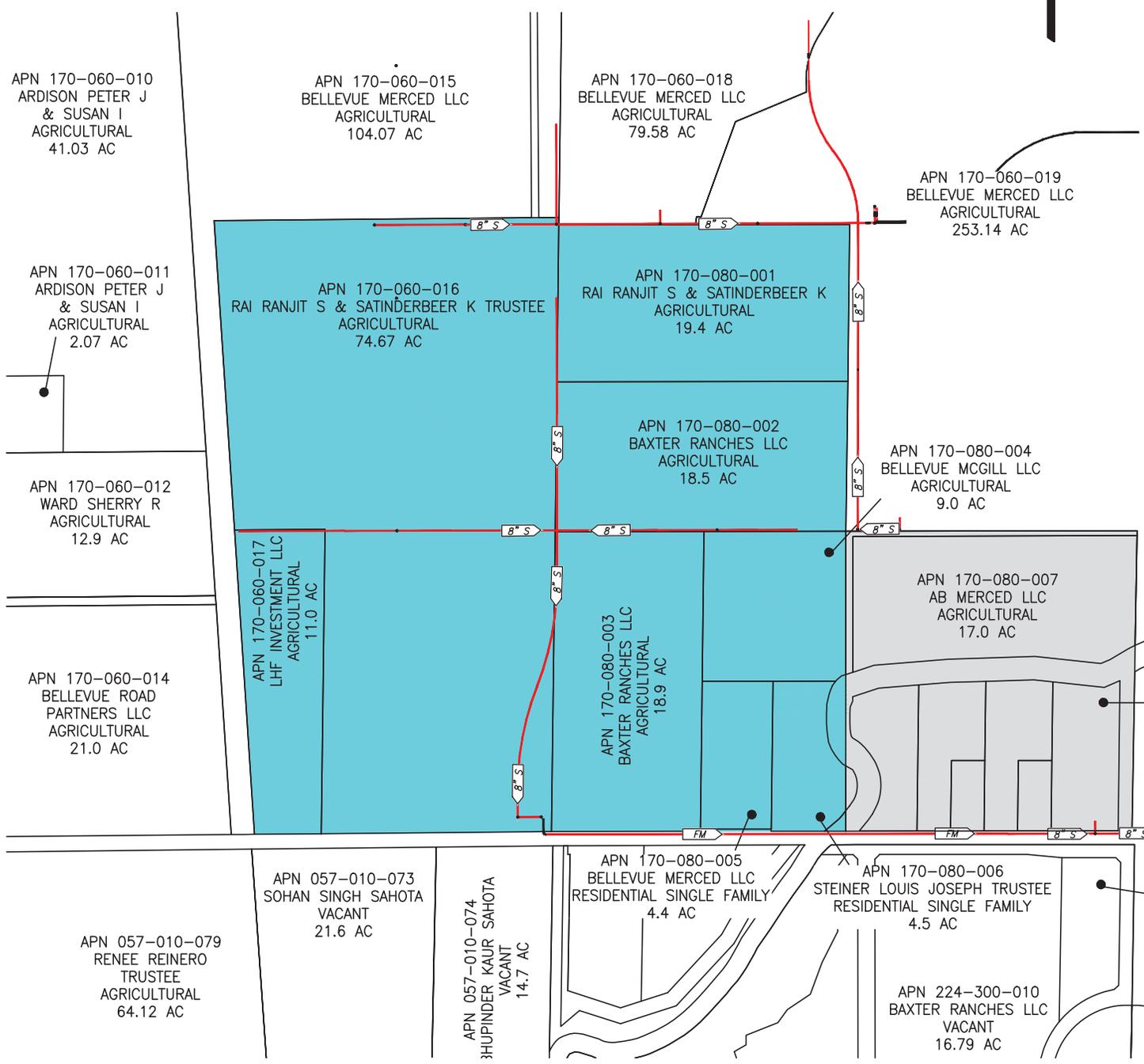
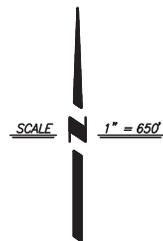
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

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PARK / OPEN SPACE EXHIBIT
BAXTER RANCHES ANNEXATION

MERCED COUNTY, CALIFORNIA

DRAWN BY:	IG
DATE:	6/13/22
SHEET:	1/1
JOB:	125992



LEGEND

 **PROJECT SITE**

 **M STREET ANNEXATION**

ATTACHMENT 21

MERCED CALIFORNIA



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SEWER EXHIBIT
BAXTER RANCHES ANNEXATION
 MERCED COUNTY, CALIFORNIA

DRAWN BY:	IG
DATE:	6/13/22
SHEET:	1 / 1
JOB:	125992

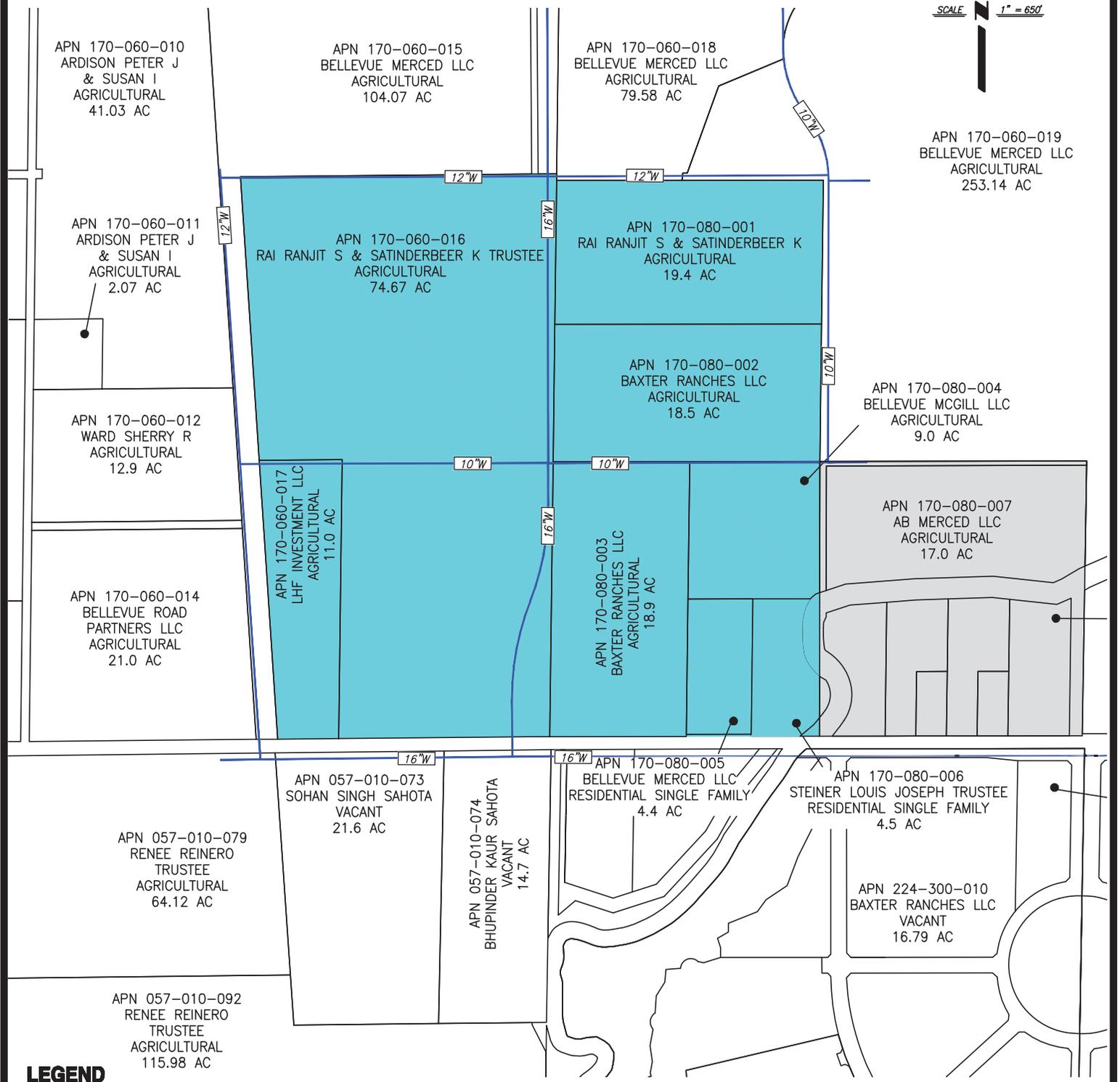
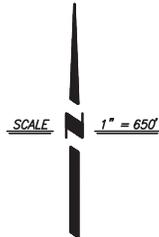
WASTEWATER DEMAND ESTIMATE FOR BAXTER RANCHES ANNEXATION

Land use Designation	Land Use Data			Wastewater Use Factor		Calculated Total Wastewater Demand
	Acres	Number of Dwelling Units (DU)	Square Footage (sq ft)	gpcd	gpd/DU	
North West Quadrant	44.19	168	N/A	65	200	33,600
North East Quadrant	37.95	146	N/A	65	200	29,200
South West Quadrant	38.35	155	N/A	65	200	31,000.00
South East Quadrant	40.13	111	N/A	65	200	22,200.00
Total Baxter Ranches Annexation:	160.62	580	N/A	65	200	116,000

* The estimated wastewater flows generated from the project is based on land use.

Average Daily Flow = 116,000 gpd
 Peak Hour Flow (230% adf) = 266,800 gpd
 Calculated Total Wastewater Flow = 130 Acft/Yr

ATTACHMENT 22



- LEGEND**
- PROJECT SITE**
 - M STREET ANNEXATION**

ATTACHMENT 23

MERCED CALIFORNIA



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WATER EXHIBIT
BAXTER RANCHES ANNEXATION
 MERCED COUNTY, CALIFORNIA

DRAWN BY:	IG
DATE:	6/13/22
SHEET:	1 / 1
JOB:	125992

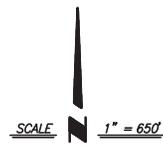
WATER DEMAND ESTIMATE FOR BAXTER RANCHES ANNEXATION

Land use Designation	Land Use Data			Water Use Factor		Calculated Total Water Demand
	Acres	Number of Dwelling Units (DU)	Square Footage (sq ft)	gpcd	gpd/DU	
North West Quadrant	44.19	168	N/A	65	200	33,600
North East Quadrant	37.95	146	N/A	65	200	29,200
South West Quadrant	38.35	155	N/A	65	200	31,000.00
South East Quadrant	40.13	111	N/A	65	200	22,200.00
Total Baxter Ranches Annexation:	160.62	580	N/A	65	200	116,000

* The estimated water flows generated from the project is based on land use.

Fire Flow: Average Daily Demand (add) = 116,000 gpd
 Maximum Day Demand (190% add) = 220,400 gpd
 Mixed Use Residential 1,500 gpm at 2 hours (sprinklered) Peak Hour Flow (280% add) = 324,800 gpd

ATTACHMENT 24



LEGEND

PROJECT SITE

M STREET ANNEXATION

ATTACHMENT 25

MERCED CALIFORNIA



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STORM DRAIN EXHIBIT
BAXTER RANCHES ANNEXATION
 MERCED COUNTY, CALIFORNIA

DRAWN BY:	DO
DATE:	7/14/22
SHEET:	1 / 1
JOB:	125992



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Baxter Ranches Annexation Basin Calculations

Date: 6-8-2022

Job No: 125992

The following calculations are prepared to determine the capacity of the proposed Storm Drainage Basin for the Baxter Ranches Annexation located in Merced, CA. These calculations will reference the Basin Design Calculations for Provence Subdivision.

Interruptible Outlet Basin Volume Requirement

$$Vol_{REQ} = \frac{VAR}{12} \text{ (City of Merced Std. SD-15)}$$

Vol_{REQ} = The required inflow volume in acre feet

V = The volume coefficient

A = The contributing area in acres

R = The total rainfall in inches for the storm period of 100 years. Per NOAA Atlas 14 R = 3.50in per 24 hours @ 100 year storm

Shed Areas

NW: A=27.20 Acres

NE: A=25.39 Acres

SW: A=23.54 Acres

SE: A=24.55 Acres

Total Acres = 100.68 Acres

Low Density (single family): V = 0.4 coefficient

$$Vol_{REQ} = \frac{V \times A \times R}{12}$$



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Northwest Quadrant

$$Vol_{REQ} = \frac{(0.4)(27.20)(3.5)}{12}$$

$$Vol_{REQ} = 3.17 \text{ Acre-ft} = 138,085 \text{ C.F.}$$

Northeast Quadrant

$$Vol_{REQ} = \frac{(0.4)(25.39)(3.5)}{12}$$

$$Vol_{REQ} = 2.96 \text{ Acre-ft} = 128,937 \text{ C.F.}$$

Southwest Quadrant

$$Vol_{REQ} = \frac{(0.4)(23.54)(3.5)}{12}$$

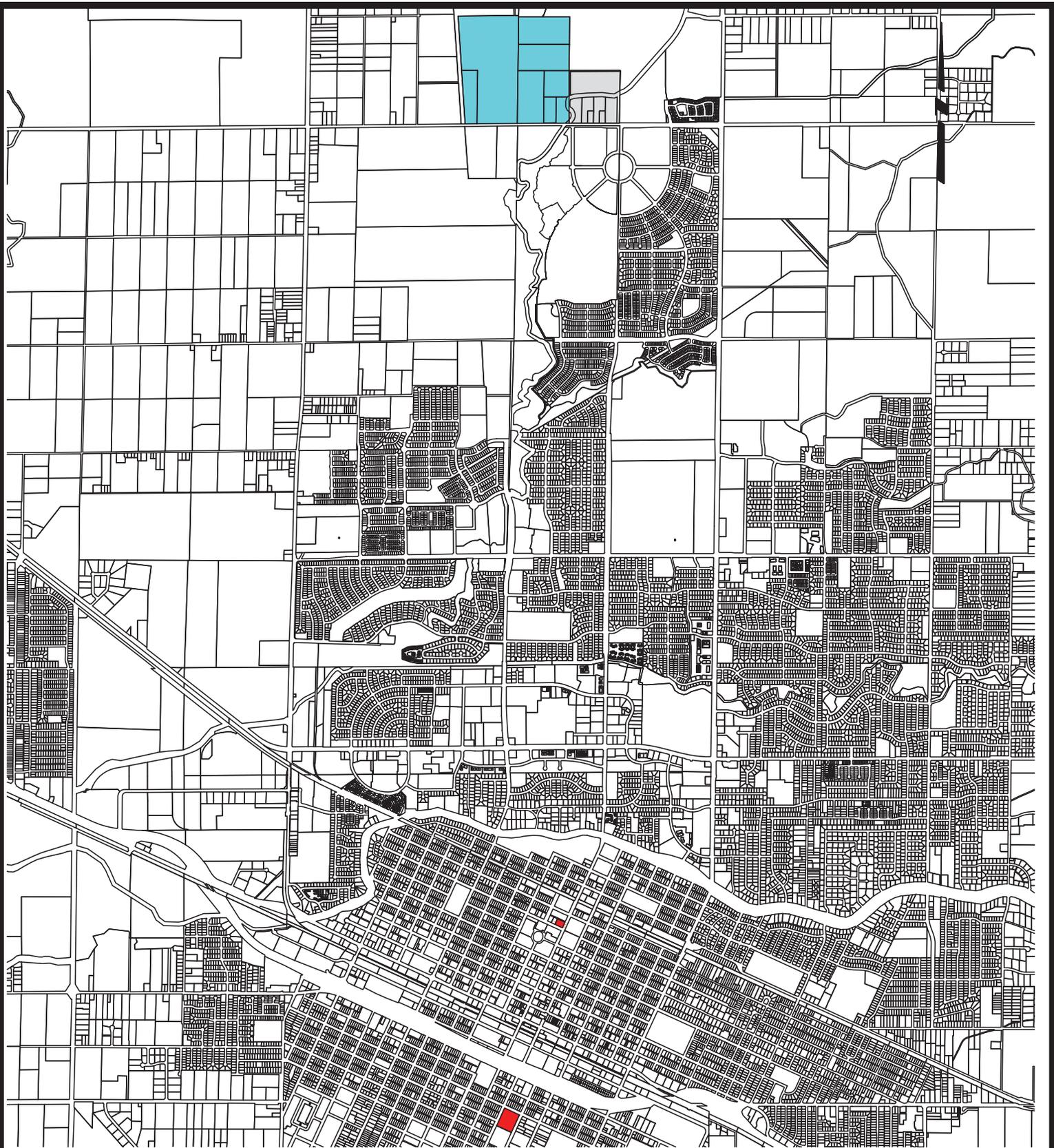
$$Vol_{REQ} = 2.74 \text{ Acre-ft} = 119,354 \text{ C.F.}$$

Southeast Quadrant

$$Vol_{REQ} = \frac{(0.4)(24.55)(3.5)}{12}$$

$$Vol_{REQ} = 2.86 \text{ Acre-ft} = 124,582 \text{ C.F.}$$

Baxter Ranches Annexation Total $Vol_{REQ} = 11.75 \text{ Acre-ft} = 511,830 \text{ C.F.}$



LEGEND

- POLICE STATION** **M STREET ANNEXATION**
- PROJECT SITE**

ATTACHMENT 27

MERCED CALIFORNIA



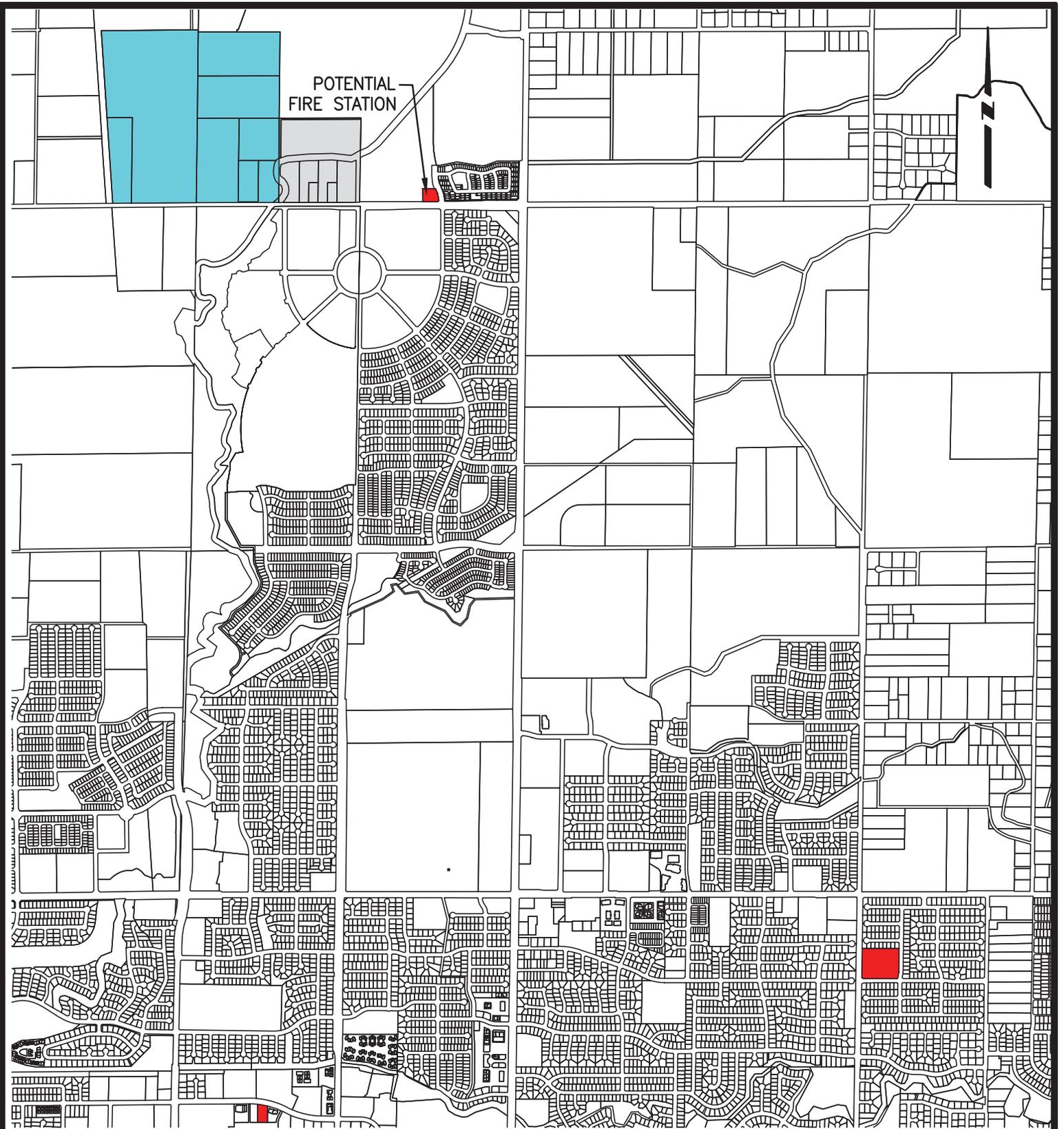
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POLICE STATION EXHIBIT
BAXTER RANCHES ANNEXATION

MERCED COUNTY, CALIFORNIA

DRAWN BY:	IG
DATE:	6/13/22
SHEET:	1 / 1
JOB:	125992



LEGEND

- FIRE STATION
- M STREET ANNEXATION
- PROJECT SITE



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ATTACHMENT 28
FIRE STATION EXHIBIT
BAXTER RANCHES ANNEXATION
 MERCED COUNTY, CALIFORNIA

MERCED CALIFORNIA

DRAWN BY:	IG
DATE:	6/13/22
SHEET:	1 / 1
JOB:	125992