



Old Dominion Annexation Pre-Application #24-03

CITY COUNCIL MEETING MARCH 3, 2025

Pre-Application Process (Adopted July 2021)

1. Applicant submits an “Annexation Pre-application.”

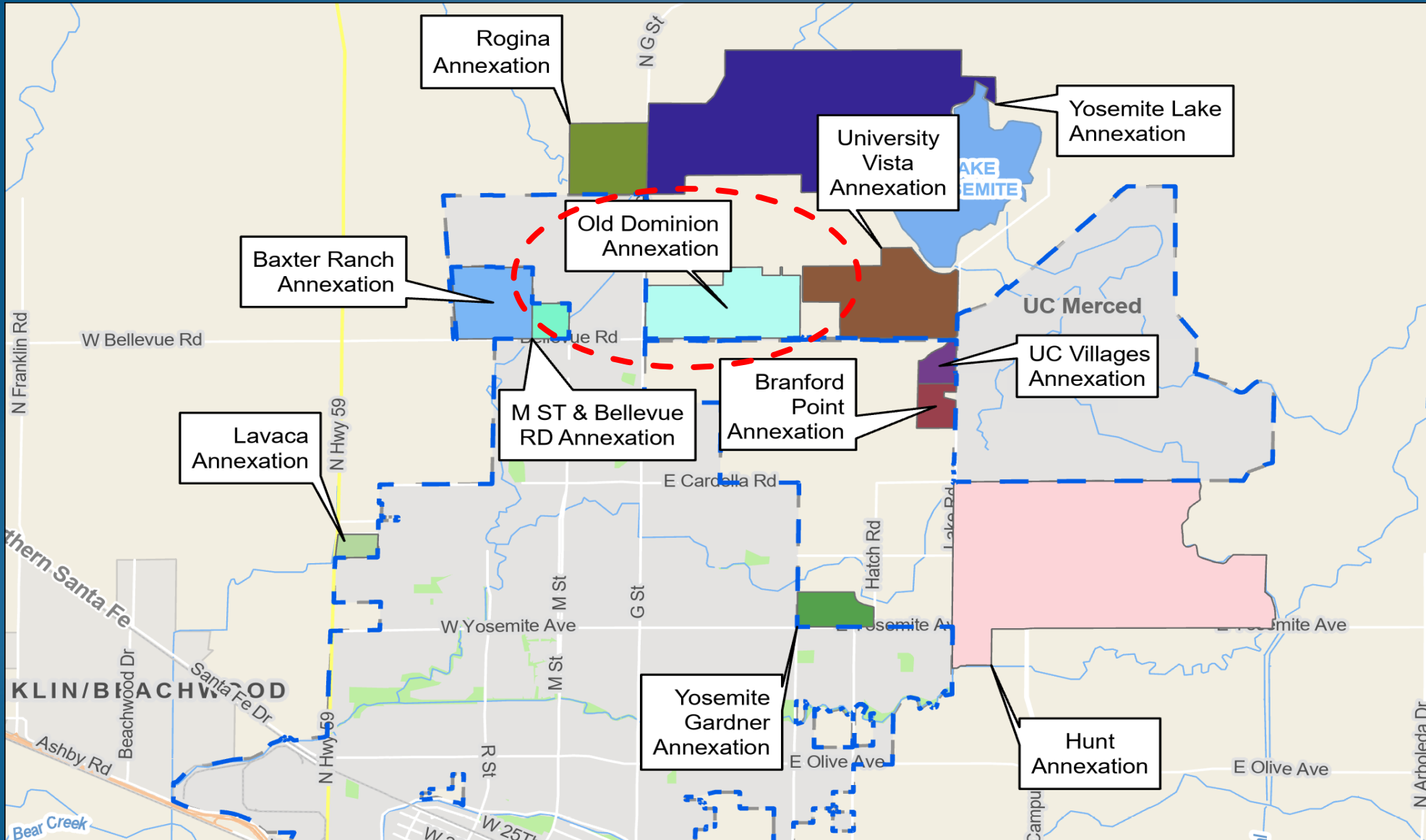
2. Meeting(s) with City staff.

3. Item is scheduled for City Council consideration.

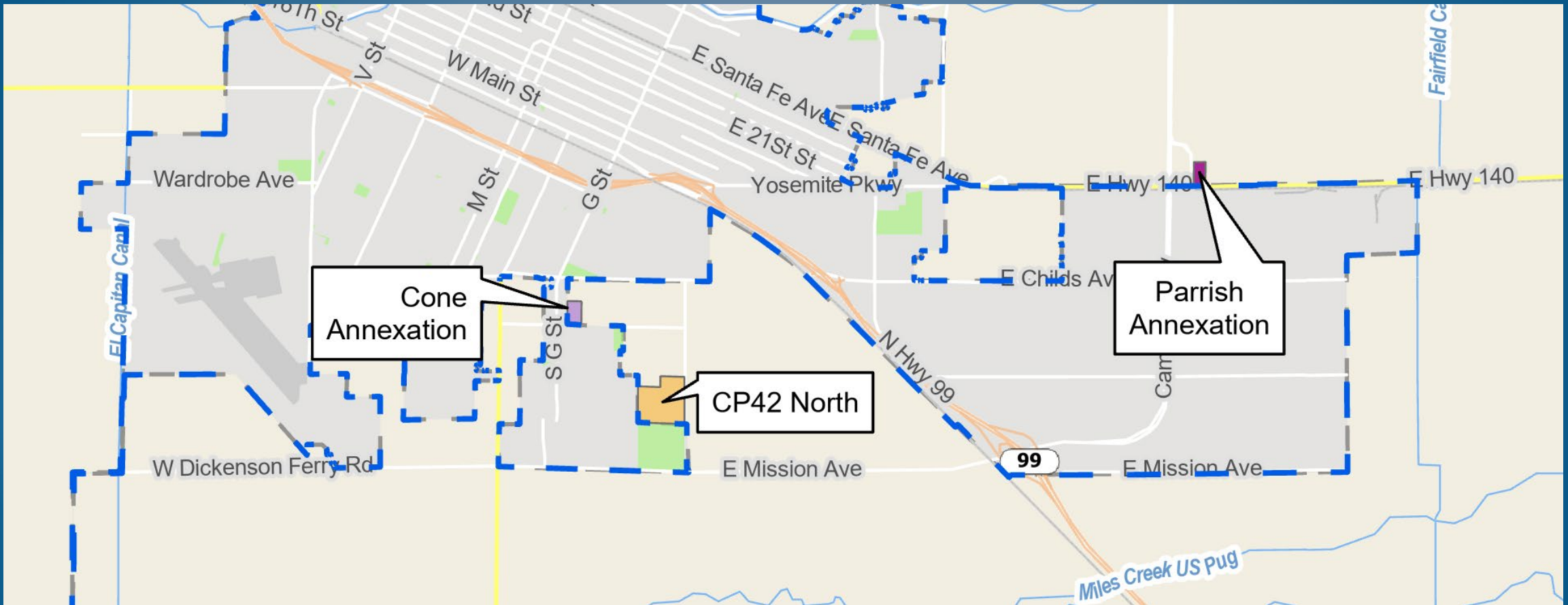
4. Planning staff presents a report for City Council with analysis of “merit criteria” & the project’s infrastructure needs.

5. The City Council will indicate general support or non-support for application moving forward.

6. Applicant Decides Whether or Not to Proceed.

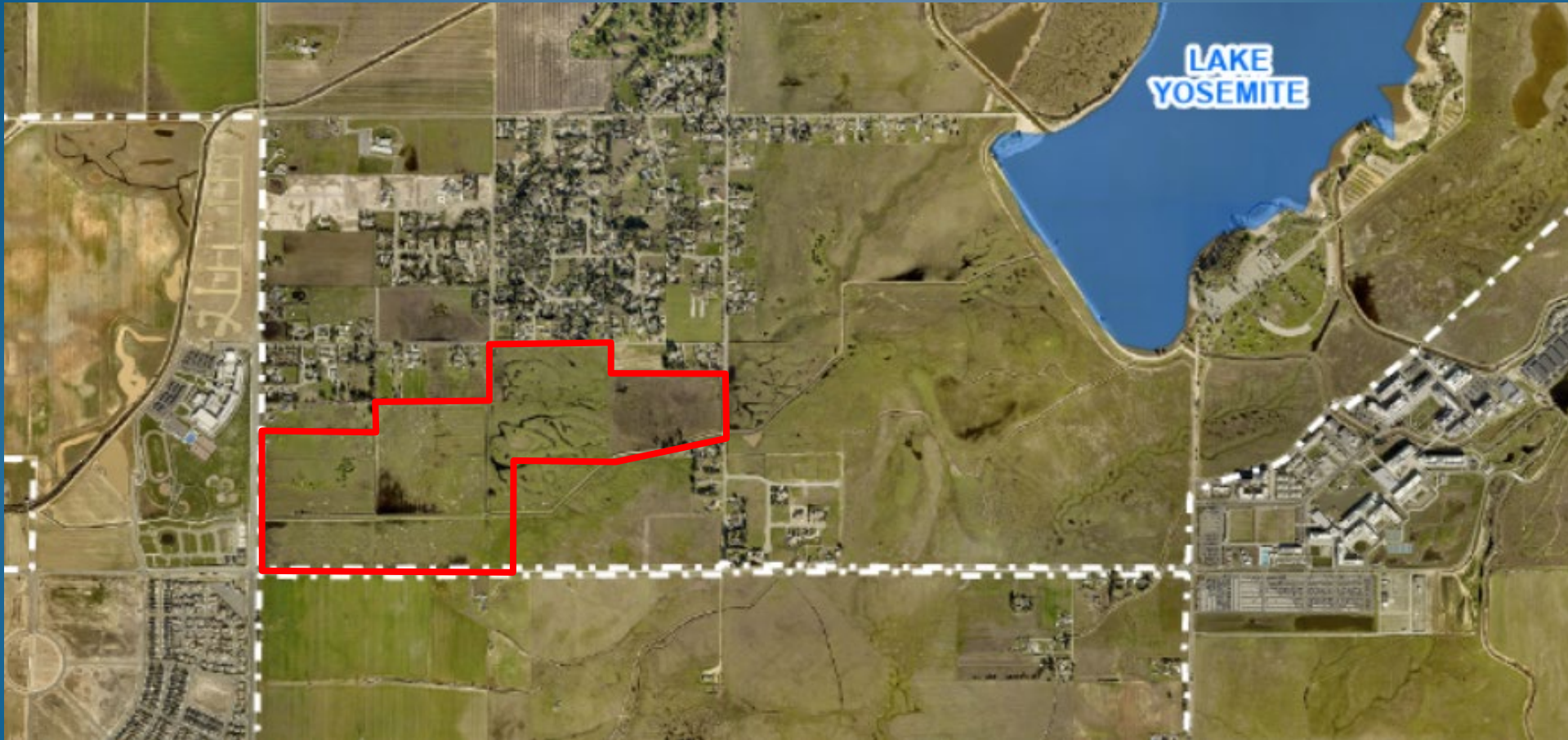


Current Pre-Annexation and Annexation Projects: North Merced



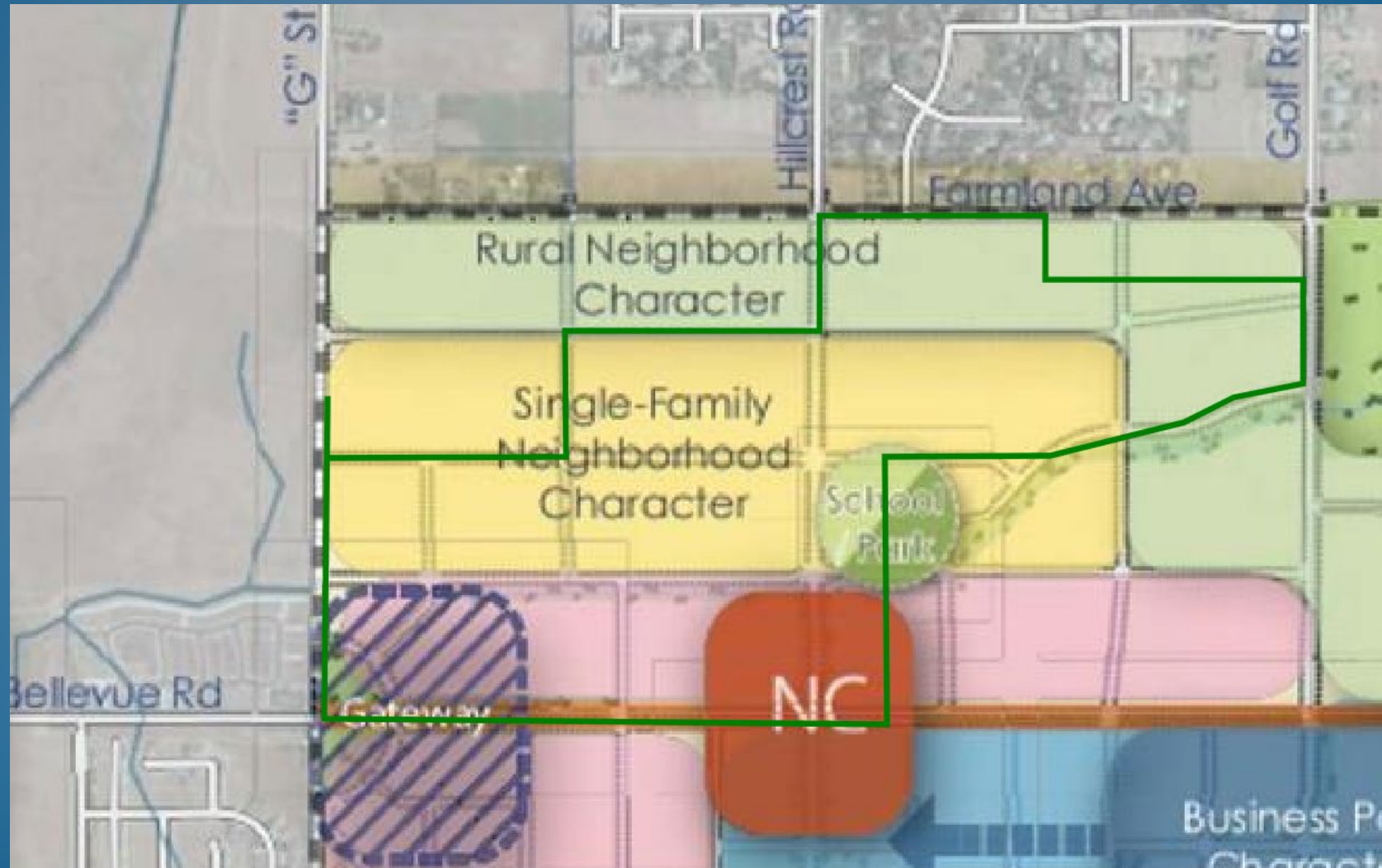
Current Pre-Annexation and Annexation Projects: South Merced

PROPOSED ANNEXATION AREA

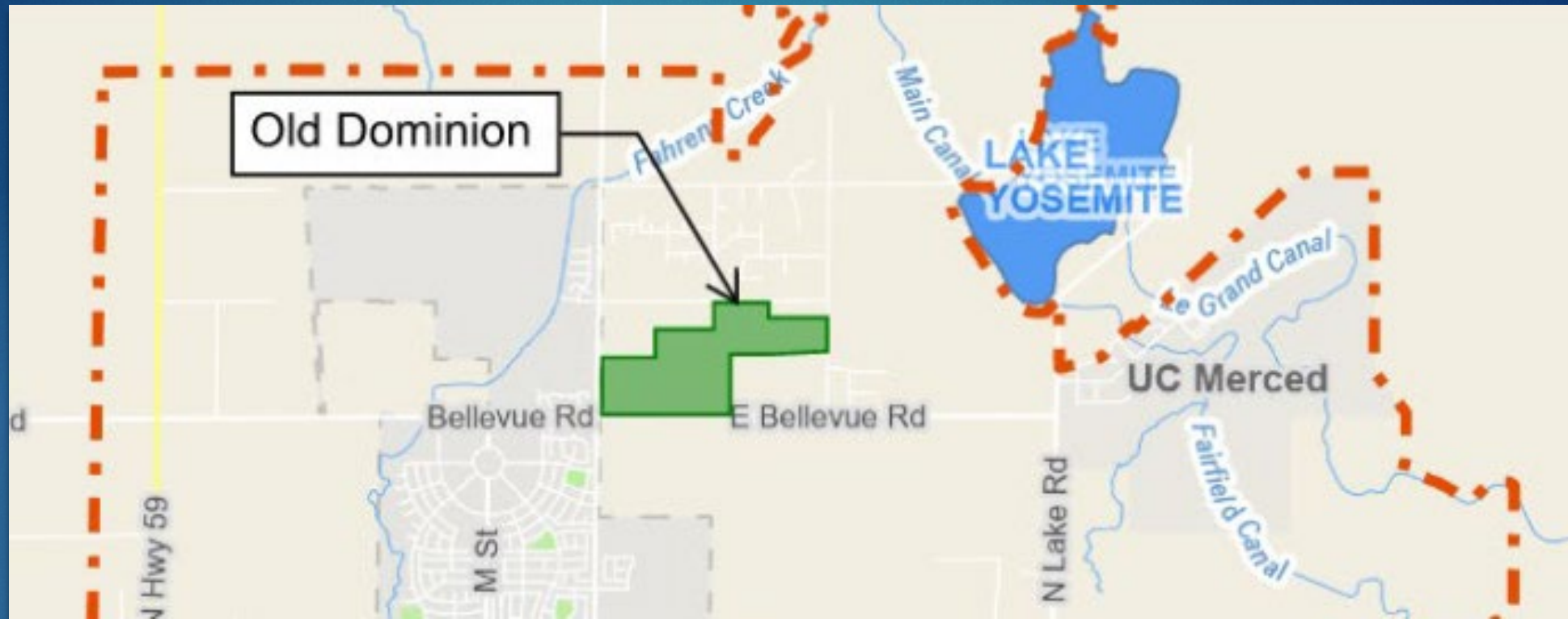


170.3 ACRES

Bellevue Community Plan



PROPOSED DEVELOPMENT AREA



170.3 ACRES

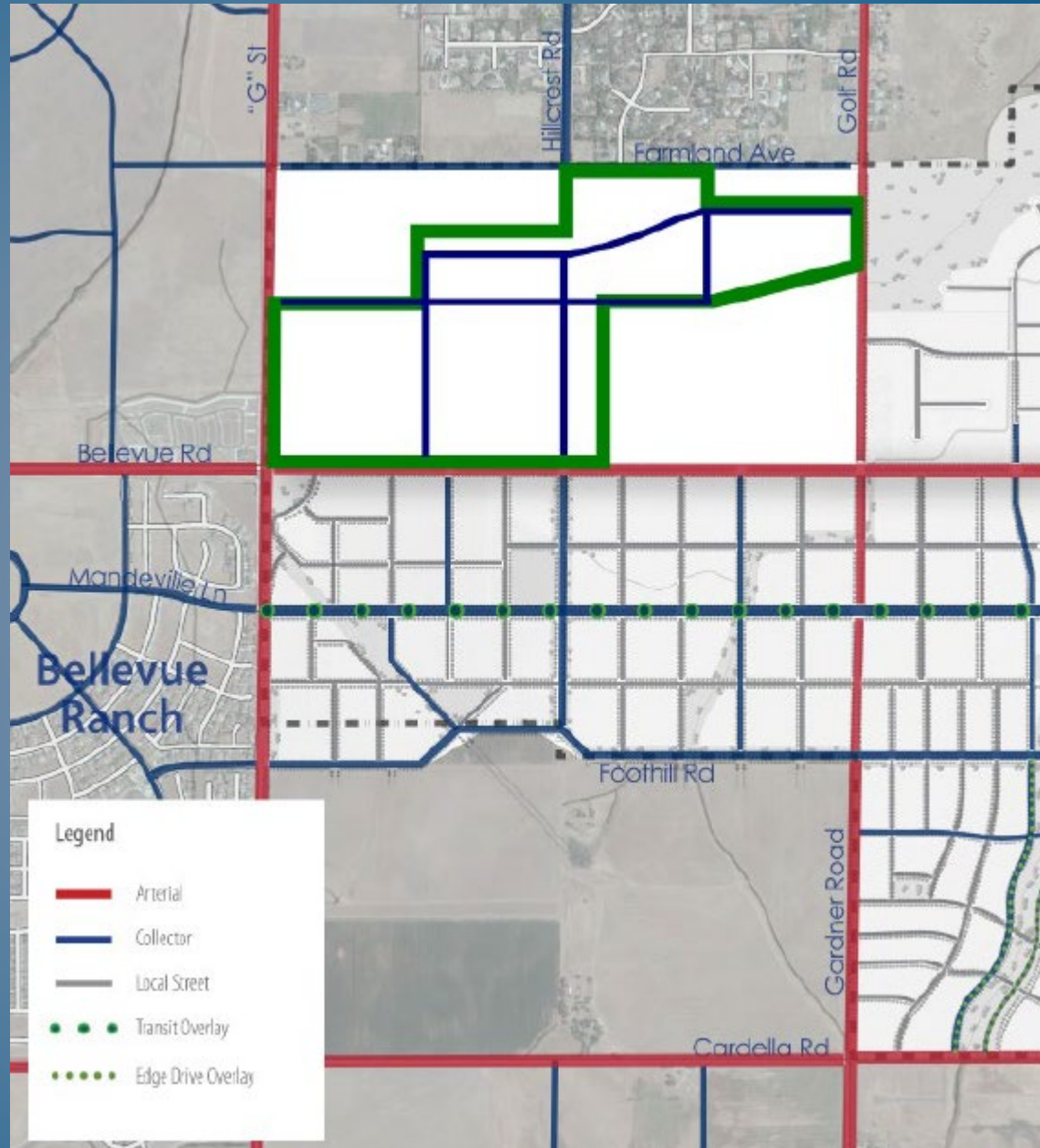


Proposed Conceptual Land Use Map

Proposed Roads

PROPOSED
DEVELOPMENT
AREA

Collector



Utilities & Services

At time of an annexation application:

- ❑ Will be evaluated through environmental review.
- ❑ Could be connected via Bellevue Road and G Street

POLICE

- ❑ Proximity to Police Station - Approx 4.3 miles
- ❑ A satellite Police Station is planned with VST

FIRE

- ❑ Proximity to Fire Station 55 – Approx. 2.5 miles

Potential Issues

- ❑ Biological Resource Limitations: Environmental Review at the time of annexation will define issues and mitigations.
- ❑ MID canals crossing proposed development area
- ❑ Amount of usable open space provided within the proposed open Space reserves
- ❑ The need for new trunk lines to convey wastewater
- ❑ Dam breach analysis, as the project is downstream from Lake Yosemite
- ❑ Lack of Police radio communication in north Merced



**Environmental
Review (EIR)**

**Annexation and
Pre-zone**

**General Plan
Amendment**

**Planned
Development
Establishment**

**Pre-annexation
and
Development
Agreement**

**Tentative and
Final Maps**

**Uninhabited
Annexation
(LAFCO)**

Required Entitlements and Actions

Questions & Comments?

City Council should then adopt a motion in general support or not in support of the Old Dominion Annexation moving forward with an official annexation application.