



# **LWH Property Annexation Pre-Application #24-01**

**City Council Meeting—June 3, 2024**

**Jonnie Lan, AICP, Principal Planner**

# Pre-Application Process

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

2. Meeting(s) with City staff.

3. Schedule for regularly scheduled City Council meeting.

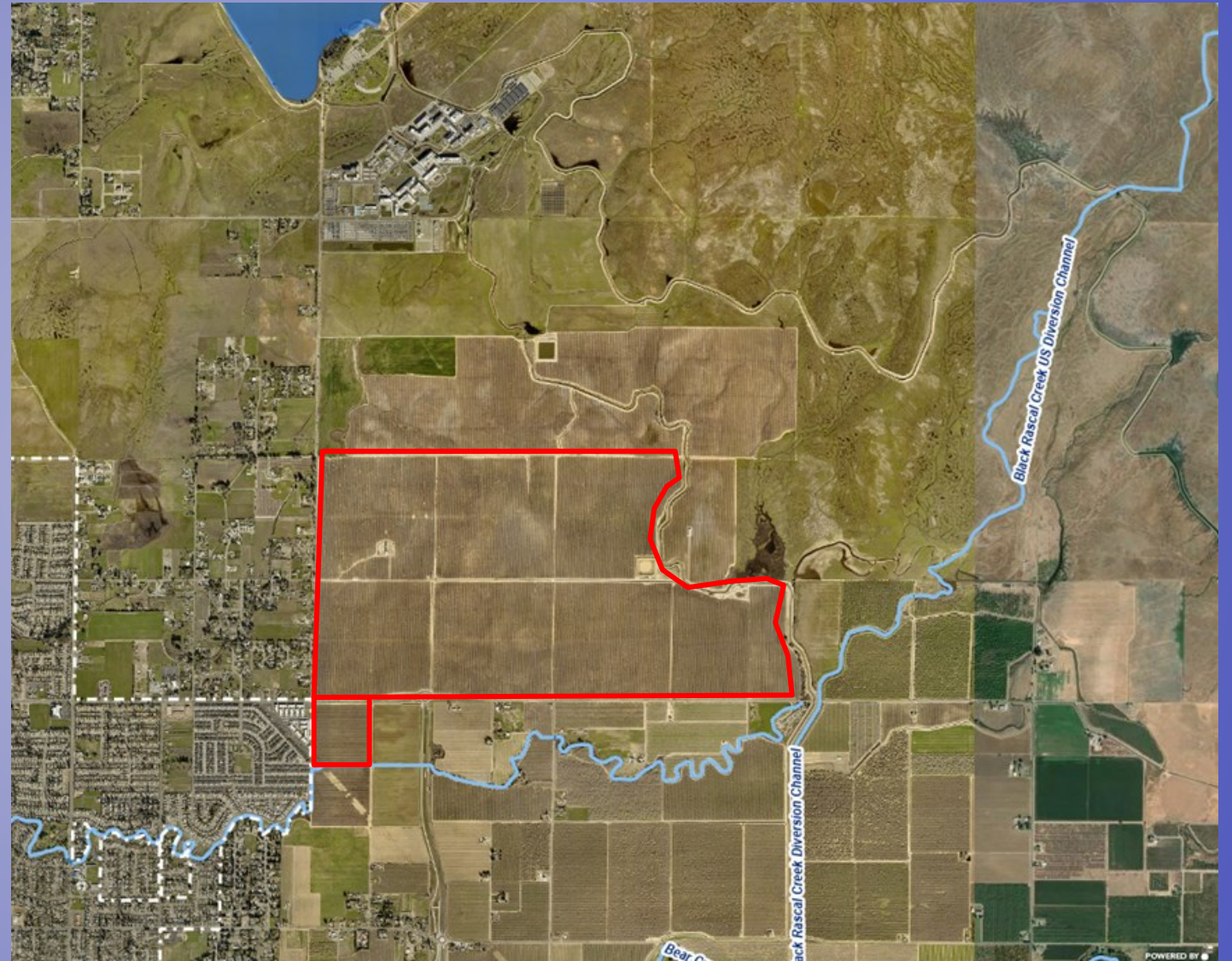
4. Prepare report for City Council with analysis of “merit criteria” & the project’s infrastructure needs.

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

6. Applicant Decides Whether or Not to Proceed.

# LOCATION

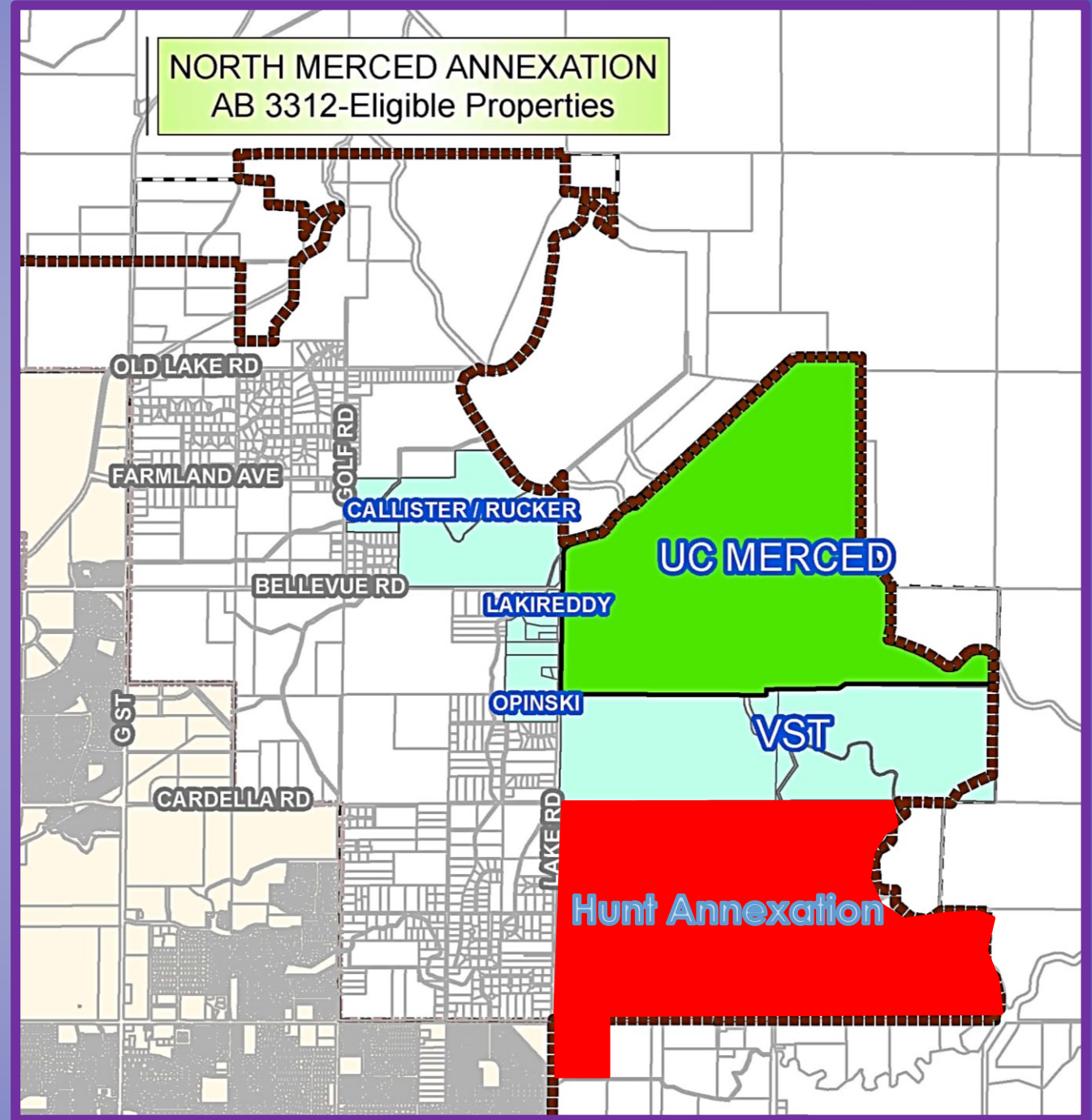
- Northern part of proposal is within City Sphere of Influence
- Southern part of proposal is within City Area of Interest

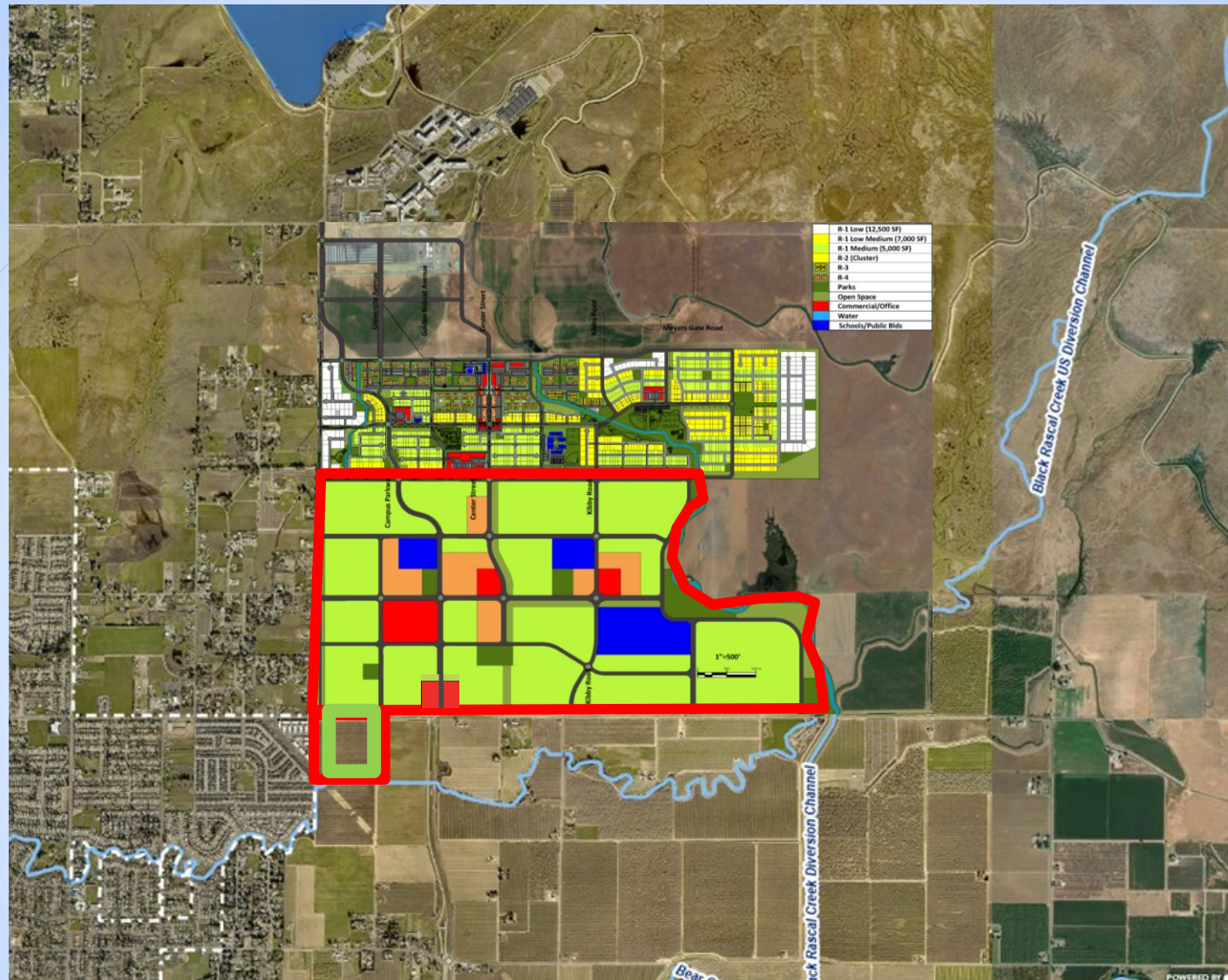




# LOCATION

- Located Near UC Merced Campus
- Not part of AB3312 approval
- Analyzed as part of the original University Community Plan Area
- Expected to provide development that supports UC campus



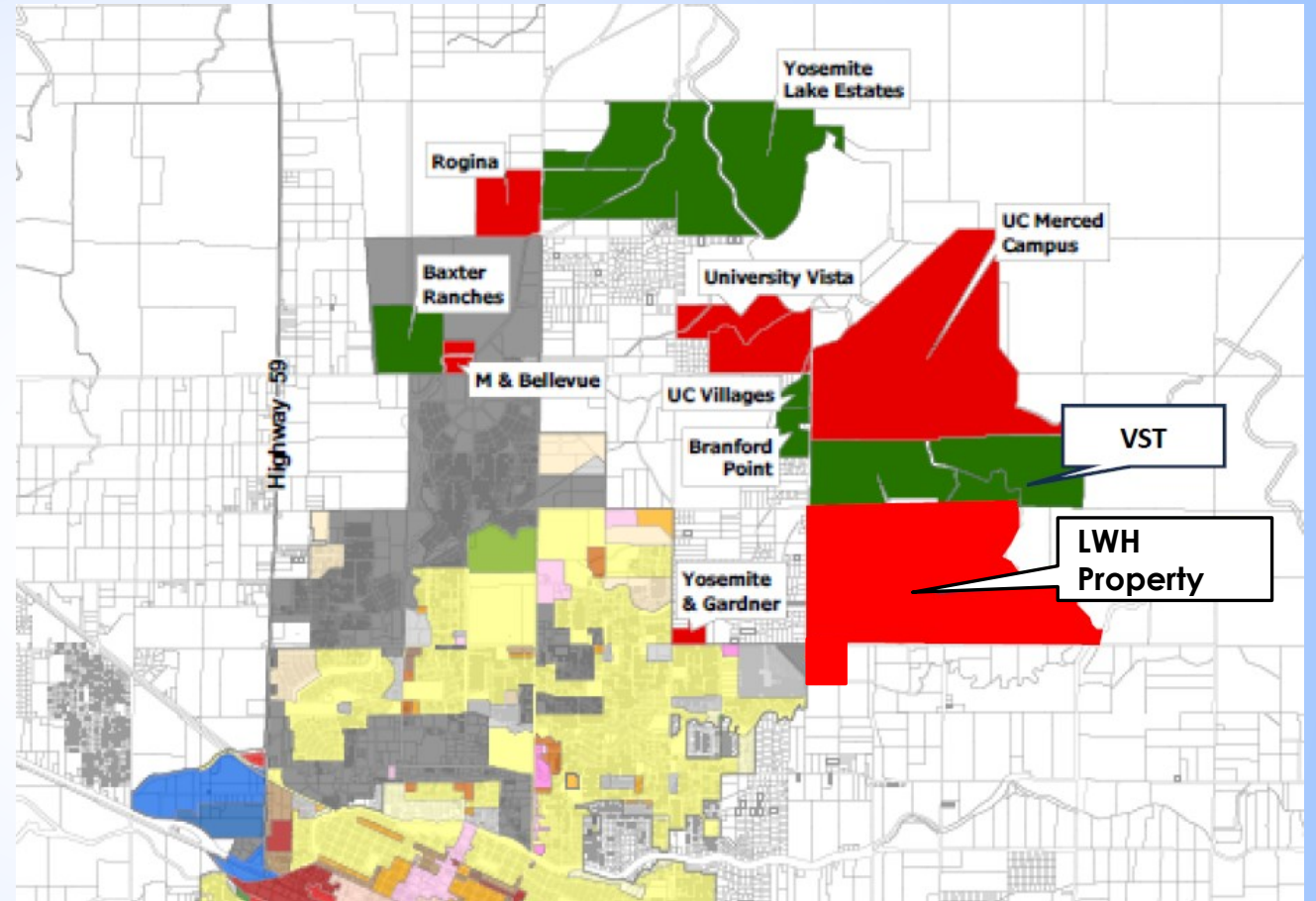


**Annexation  
Boundary**

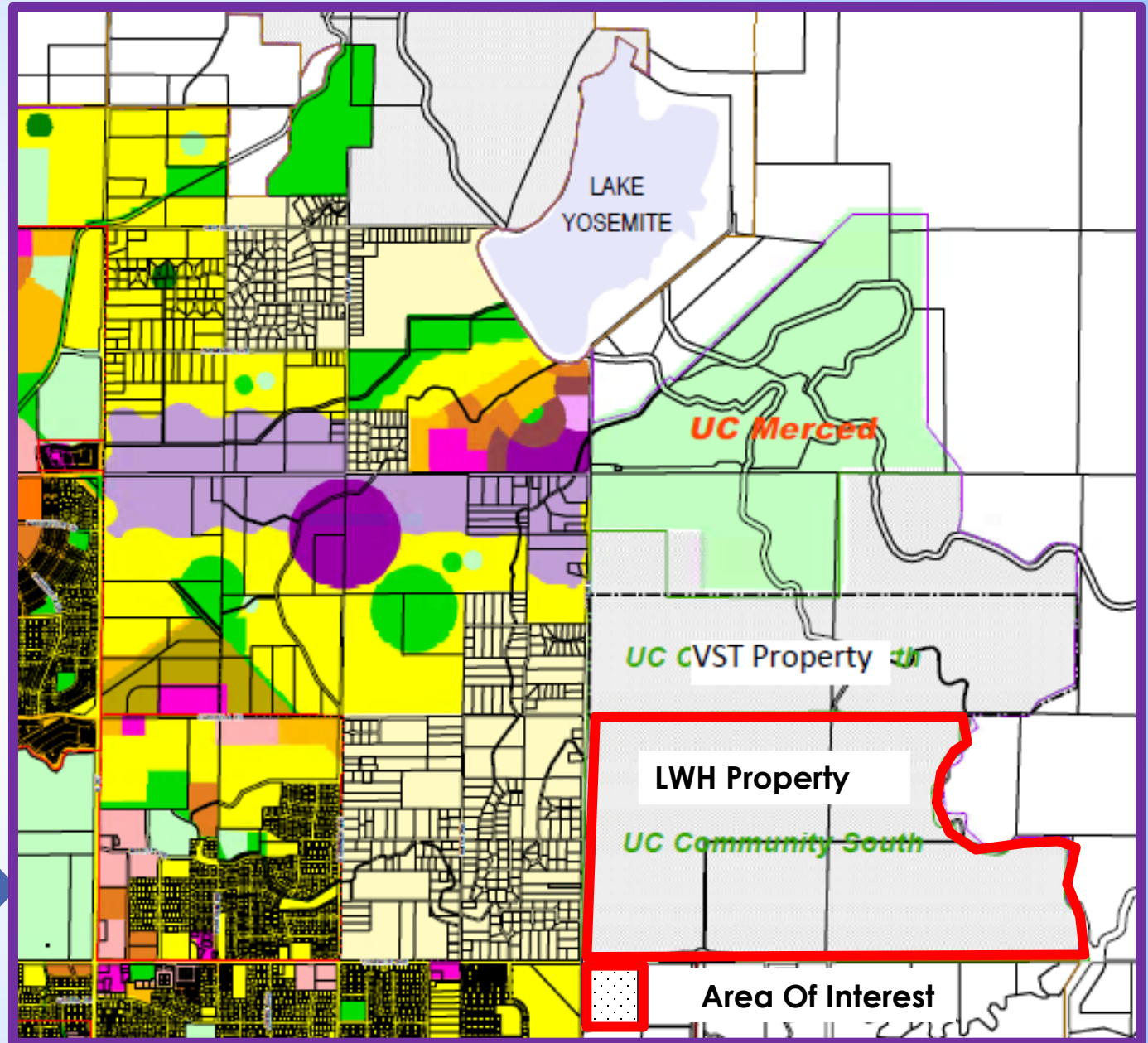
**Proposed Annexation Area  
(1,187 Acres)**



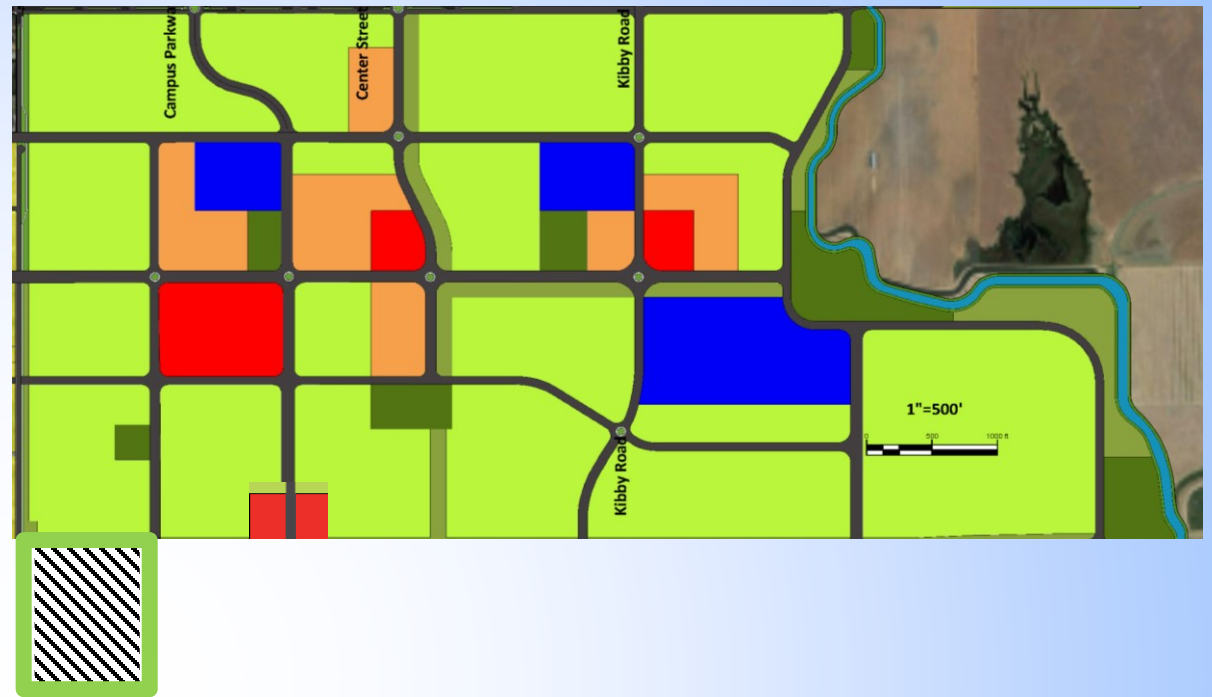
# Current Pre-Annexation and Annexation Projects: North Merced



# General Plan Land Use Designations



# Proposed Zoning Designations



## Applicant proposes a mixture of uses:

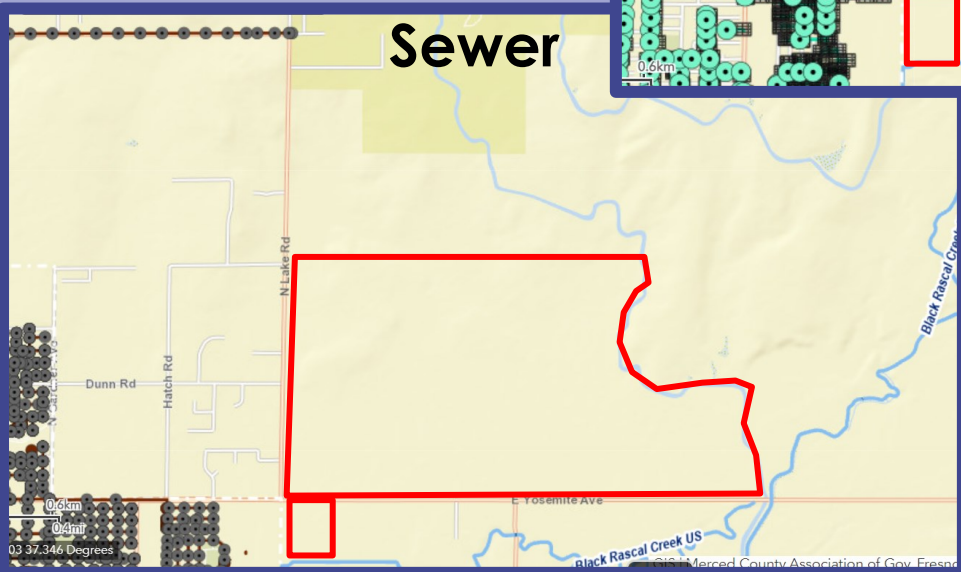
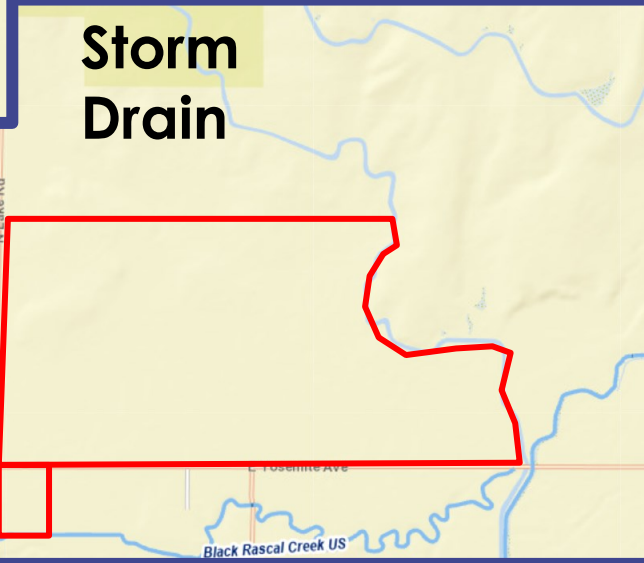
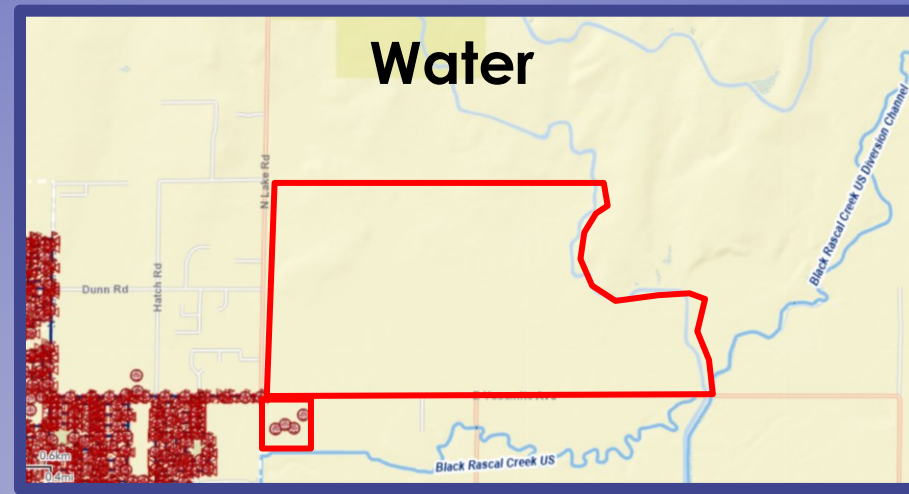
- 250,000 square feet of Commercial
- 140,000 square feet of Office and Hotel space
- Additional Commercial at Yosemite and Campus Pkwy
- 1,794 Multi-Family units
- 4,029 Single Family units

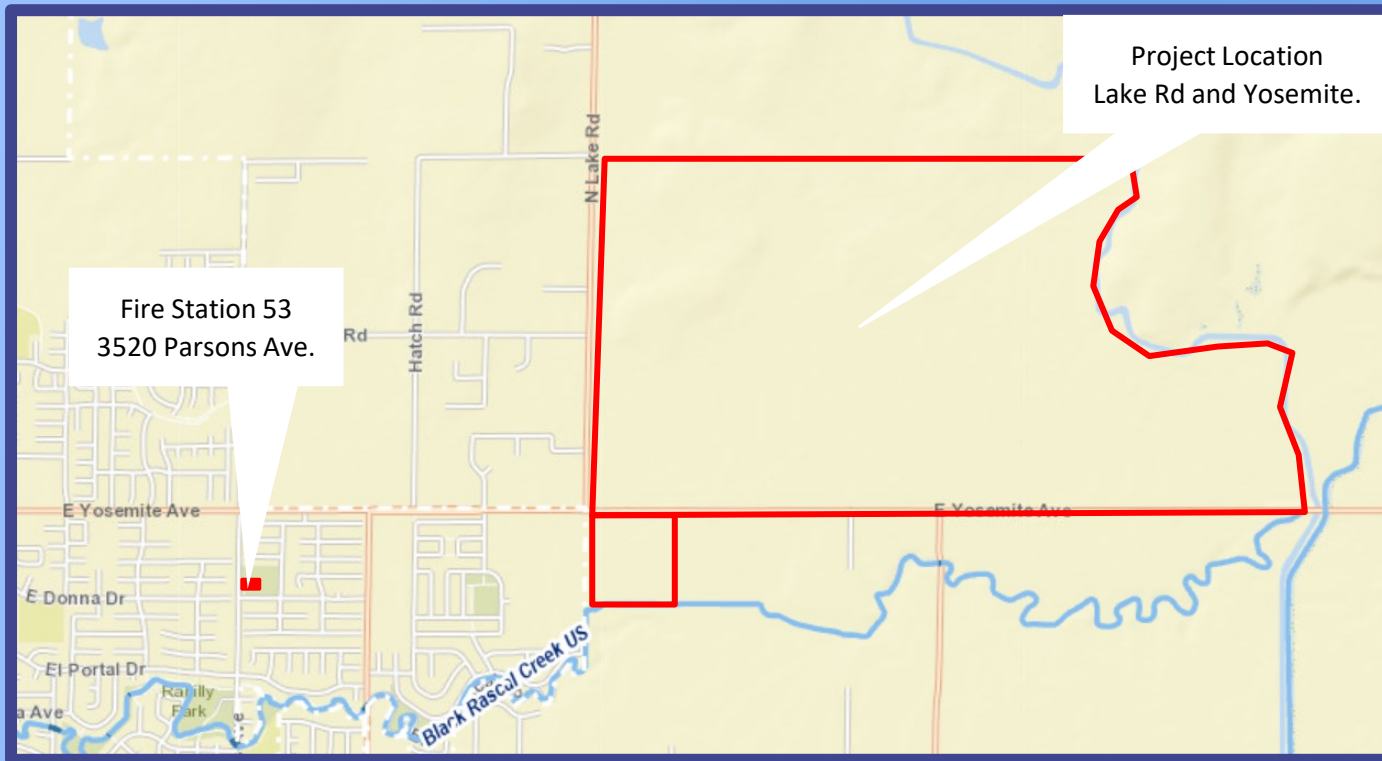


# Utilities

At time of annexation:

- Will be evaluated through environmental review.
- Could be connected via west or north if VST is already developed.
- Will be required to provide locations for wells to add to the City's Water System.

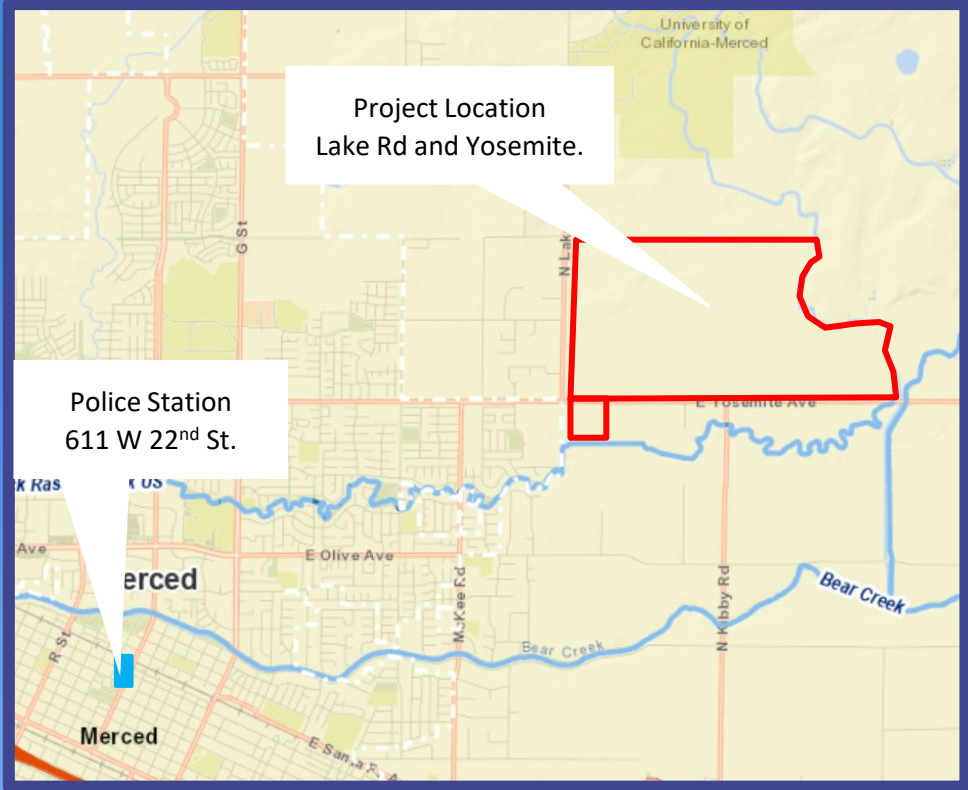




**Proximity to Fire Station -  
Approx 1.2 miles**

**Proximity to Police Station -  
Approx 4.3 miles**

**However, a Police Station  
satellite is planned with VST  
to support the University  
Campus**



# Potential Issues

- **Biological Resource Limitations:** Environmental Review at the time of annexation will define issues and mitigations.
- **Water availability and quality:** If annexation is pursued, applicant will have to prove water availability.
- **Staff can work with applicant to address issues.**





**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)**

**Some Required  
Entitlements and  
Actions**

**Questions &  
Comments?**

