



# YOSEMITE LAKE VILLAGE

## PRE-ANNEXATION APPLICATION



**PREPARED BY:**



DATE: 01.17.2022

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 Architect: Christopher Pak - Archeon Group  
 Engineering & Planning: Sean Tobin - MVE, Inc.  
 Marketing: Debbie Bernard - The Bernard Partnership

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## I. INTRODUCTION

In July of 2021, the City of Merced adopted a new Annexation Pre-application process to facilitate City Council and L.A.F.C.O. review and provide direction for future annexation requests. This application is for a proposed 1,170 acre +/- annexation for the Yosemite Lake Village project area. The annexation boundary encompasses 10 parcels containing 734.22 acres owned by 5G's (Joseph Farms) (Gallo Family), 6 parcels containing 133.61 acres (ranging from 7.17 acres to 100.31 acres), and 2 parcels containing 113.32 acres owned and operated by the Merced Golf and Country Club.

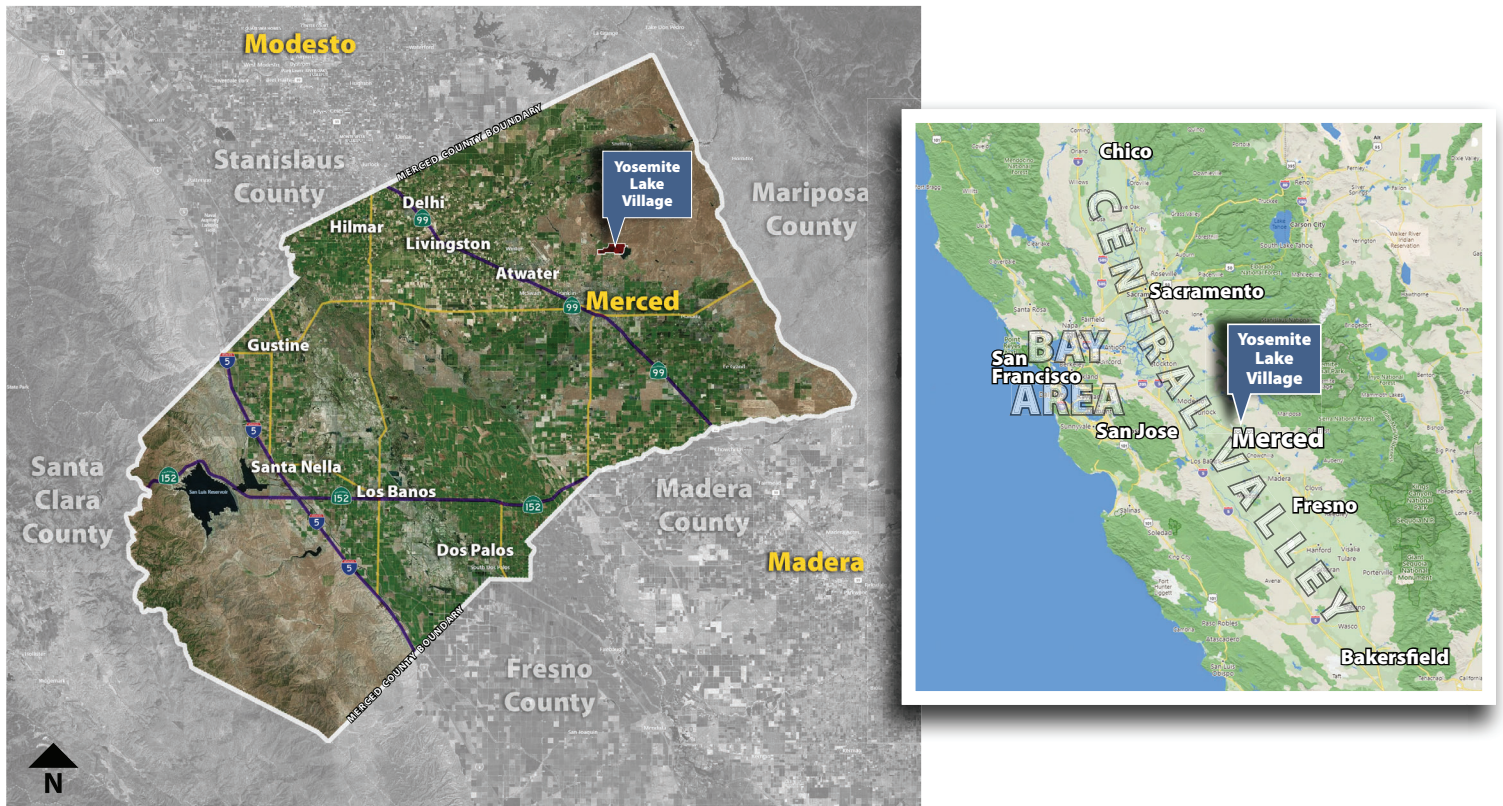
The project site (see Figure 1 - Regional Location Map) is located in the lower reaches of the western slopes of the Sierra-Nevada in the San Joaquin Valley and is specifically located in Merced County. The project site is northwest of Lake Yosemite (a man-made irrigation reservoir) and approximately one and one-half miles north-east of the City of Merced (See Figure 2 – Project Vicinity). Old Lake Road bounds the site on the south, Lake Yosemite is to east, “G” Street is to the west, and Merced Golf and Country Club borders the south/center portion of the project area. The land to the north is held by the Cyril Smith Trust. This 3,000-acre area has been historically used for cattle grazing and is under a conservation easement to continue this land use for habitat protection and visual open space. Lake Yosemite and the Cyril Smith Trust flank the entire east boundary.

The proposed project area consists of gently rolling terrain with slopes from 0% to 10% over the majority of the property. The exception is a small area near Fahrens Creek in the north-west portion of the site that contains slope banks up to 30%. Vegetation is primarily grasslands with tree cover limited to a few sparse Willows along the sites waterways and Eucalyptus trees located along the canals. Numerous trees and shrubs exist along the perimeter of Lake Yosemite. The Redding soil that dominates the region underlies most of the project site. The project area has been primarily utilized as grazing land for cattle due to its relatively inferior soils. The site was originally drained by a series of gently sloping swales into Fahrens Creek. The construction of the Merced Irrigation District (MID) Crocker/Huffman Main Canal in the early 1900's interrupted this drainage pattern. This earthborn canal is the primary tributary to Lake Yosemite.

## II. PROPOSED ANNEXATION BOUNDARY

The proposed Yosemite Lake Village (YLV) annexation boundary is shown on Figure 3 – Proposed Annexation Boundary. Ownership and parcel information is shown on Figure 4 – Property Ownership Map. The share of responsibility and entitlements are shown on Figure 5 – Entitlement Percentage by Parcel.

FIGURE 1: REGIONAL LOCATION MAP



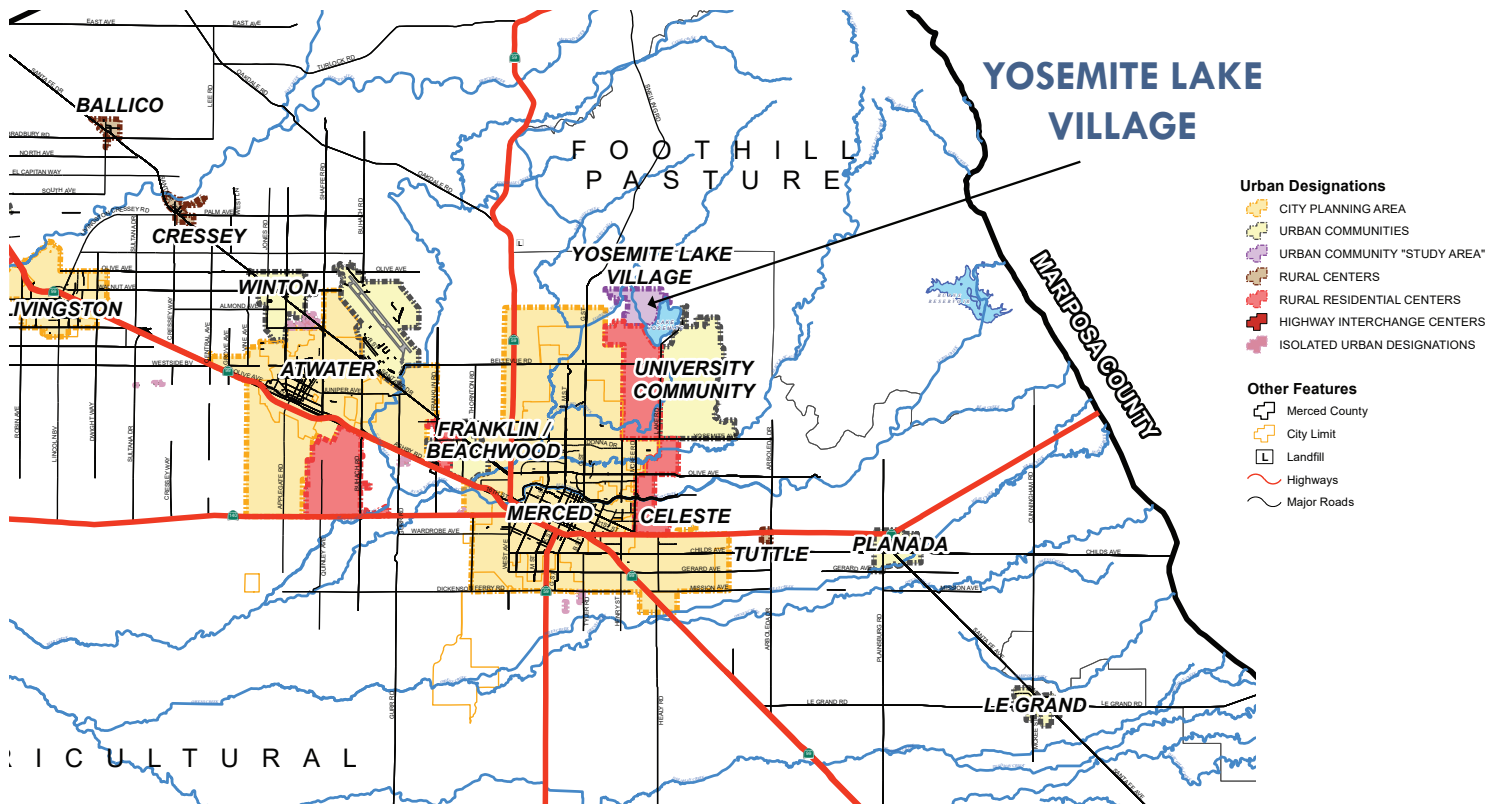


FIGURE 3: PROPOSED ANNEXATION MAP

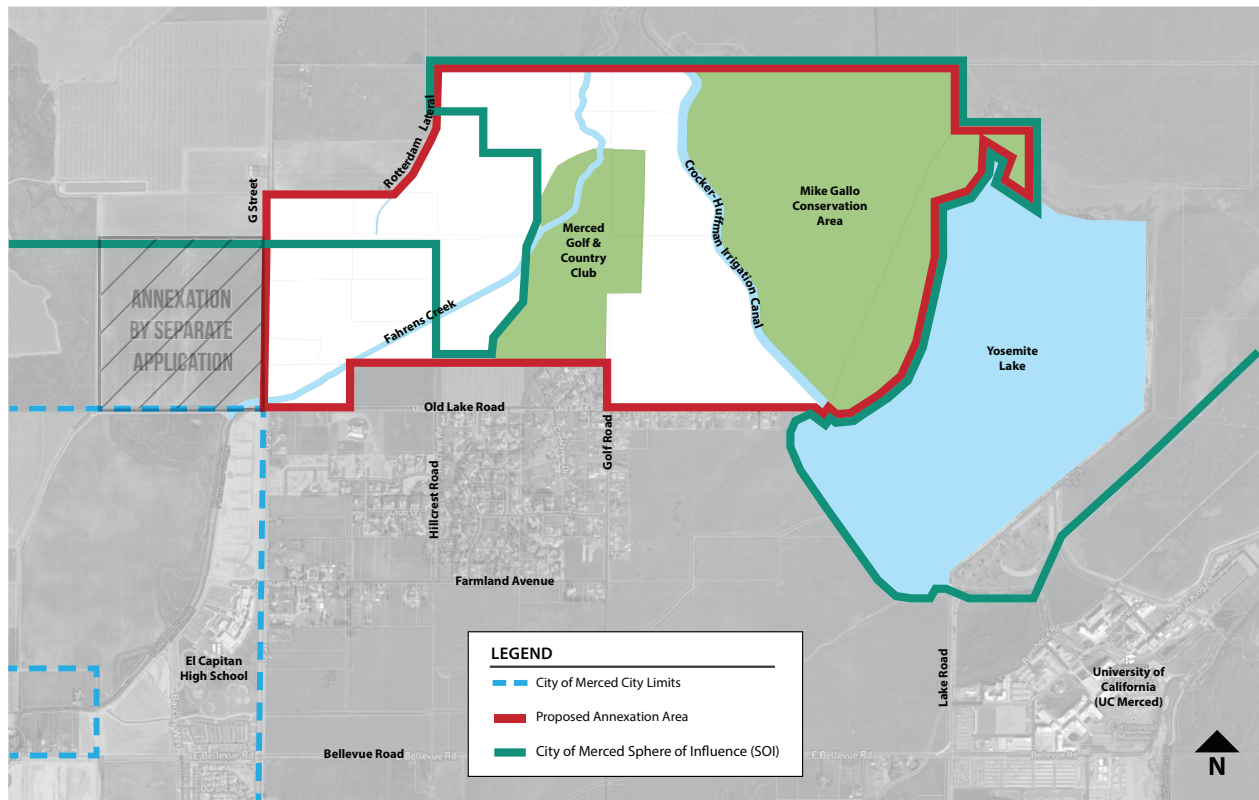
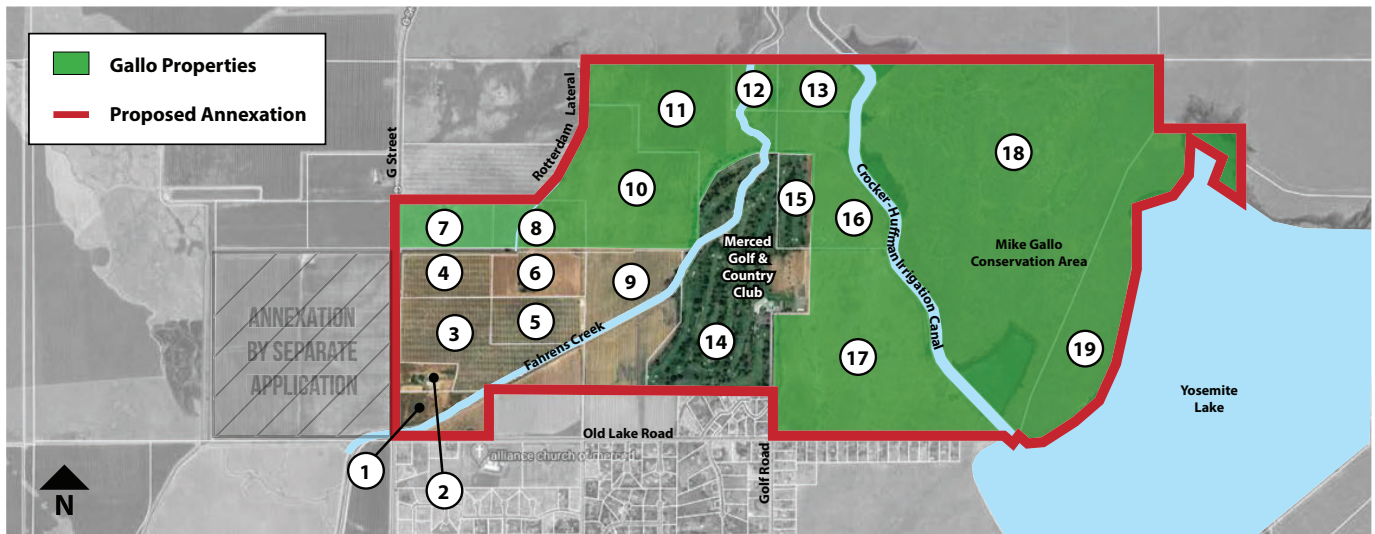


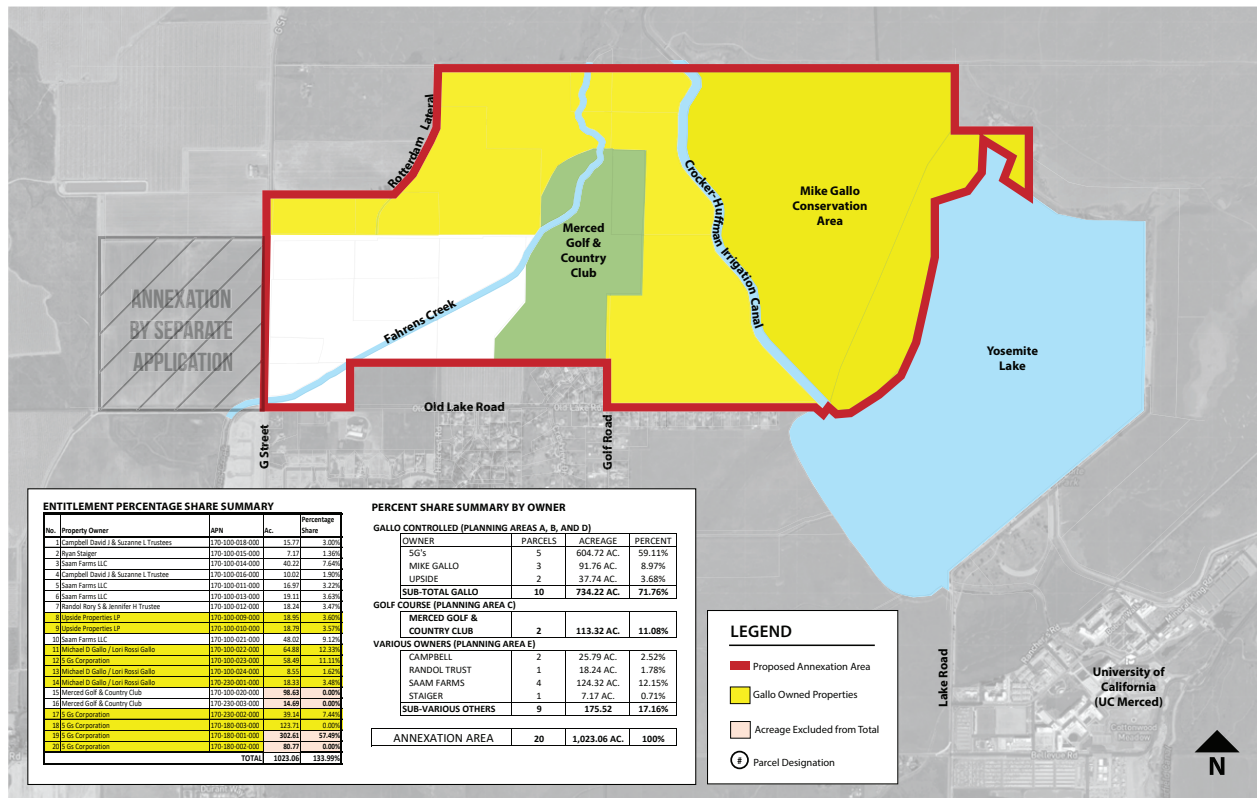


FIGURE 4: PROPERTY OWNERSHIP MAP



- |  |   |   |  |   |  |  |
|--|---|---|--|---|--|--|
| 1 DAVID J CAMPBELL /<br>SUZANNE L CAMPBELL<br>(only a portion annexed)<br>No address<br>APN :170-100-018-000 | 4 SAAM FARMS L L C<br>No address<br>APN :170-100-011-000  | 7 UPSIDE PROPERTIES LP<br>6722 G ST<br>MERCED, CA 95340-8640<br>APN :170-100-009-000                              | 10 MICHAEL D GALLO /<br>LORI ROSSI GALLO<br>No address<br>APN :170-100-022-000 | 13 MICHAEL D GALLO /<br>LORI ROSSI GALLO<br>No address<br>APN :170-230-001-000                    | 16 5 GS CORPORATION<br>No address<br>APN :170-230-002-000    | 19 FIVE GS CORPORATION<br>No address<br>APN :170-180-002-000 |
| 2 RYAN F STAIGER<br>No address<br>APN :170-100-015-000   | 5 SAAM FARMS L L C<br>No address<br>APN :170-100-013-000  | 8 UPSIDE PROPERTIES LP<br>6500 G ST<br>MERCED, CA 95340-8639<br>APN :170-100-010-000                              | 11 5 GS CORPORATION<br>No address<br>APN :170-100-023-000                      | 14 MERCED GOLF &<br>COUNTRY CLUB<br>6333 GOLF RD<br>MERCED, CA 95340-9123<br>APN :170-100-020-000 | 17 5 GS CORPORATION<br>No address<br>APN :170-180-003-000    |  |
| 3 SAAM FARMS L L C<br>6136 G ST<br>MERCED, CA 95340-8638<br>APN :170-100-014-000                             | 6 RANDOL RORY S &<br>JENNIFER H TRUSTEE<br>6400 G ST<br>MERCED, CA 95340-8402<br>APN :170-100-012-000 | 9 SAAM FARMS LLC<br>(only a portion annexed)<br>1504 OLD LAKE RD<br>MERCED, CA 95340-8606<br>APN :170-100-021-000 | 12 MICHAEL D GALLO /<br>LORI ROSSI GALLO<br>No address<br>APN :170-100-024-000 | 15 MERCED GOLF &<br>COUNTRY CLUB<br>No address<br>APN :170-230-003-000                            | 18 FIVE GS CORPORATION<br>No address<br>APN :170-180-001-000 |  |

FIGURE 5: ENTITLEMENT PERCENTAGE BY PARCEL



### III. ENTITLEMENT BACKGROUND

The Yosemite Lake Village project has had a series of residential entitlement actions that date back to the early 1960's:

- 1963 - Merced County approved a zone change to single family residential Rr-1)
- 1981 - Merced County approved rezoning back to agricultural (A-2)
- 1962 - Merced County approved guidelines package for YLE S.U.D.P.
- 1994 - Initial plan withdrawn
- 2004 - Merced County approved General Plan Amendment (GPA03-006) designating the site as S.U.D.P. study area (E.I.R. approved and certified for this Application
- 2012 - Merced County approved Guidance Package to expand boundary plus alternative Connection to "G" Street
- 2016 - Final Draft of Yosemite Lake Estates Community Plan completed (no submittal)  
Draft Environmental Impact Report Completed for Community Plan (no Submittal).  
E.I.R. reviewed and Environmental approvals issued for Wildlife Habitat Easement as mitigation for any project impacts. (Cleared Fish & Game and Corps of Engineers for biological and wetlands.)
- 2020 - City of Merced Annexation Survey of voters completed
- 2021 - City of Merced Pre-annexation application submitted

There are numerous other planning approvals that have been acted on in the past and impact the City of Merced review of this application. These approvals include the 2030 General Plan, The UC Merced and University Community Specific Urban Development Plan, the Bellevue Corridor Community Plan, and the University Vista Pre-annexation Application (see Figure 5 -Planning Areas and Urban Area Boundaries, Merced County 2030 General Plan).

### IV. ANTICIPATED FUTURE ENTITLEMENT ACTIONS

A positive response from the Merced City Council and L.A.F.C.O. to the Pre-annexation application would lead to a series of further applications and governmental actions. Concurrent submittals would include an official Annexation application, a General Plan Amendment application that would include a modification to the City Sphere of Influence (to include all the project area properties), an Environmental Impact Report for the General Plan Amendment and Zone Change, and a Zone Change to Planned Development Zoning. These applications will require multiple public hearings with the Merced Planning Commission, L.A.F.C.O., and the Merced City Council. Subsequent submittal and approval for Tentative Subdivision Map(s) and Design Review will be the final steps in securing the property entitlements prior to any actual development.



## **V. COMMUNITY VISION AND GUIDING PRINCIPLES**

The Yosemite Lake Village project will create a cohesive living environment through comprehensive community, village, and neighborhood design that provides a pedestrian and bicycle friendly access to a variety of residential, educational, recreational, and leisure opportunities. The use of an integrated design approach will generate individual neighborhoods, each with its own character, while complimenting the overall community theme. The community will be identified and unified through common design elements such as architecture, signage, landscapes, walls, fencing, and entry treatments. Variation and diversity of styles is the key objective, while still maintaining an overall design compatibility and quality.

Neighborhoods will provide a range of housing types, sizes, and amenities to provide housing for a variety of socio-economic levels and family types creating overall community diversity. The project will provide numerous treatments of edges, setbacks, and building forms to generate a visually pleasing setting linked by well connected streets, trails, open space, and other amenities. The project design will incorporate sustainable design concepts to reduce environmental impacts. The neighborhood parks will be dual use open space that provide recreational use while also functioning as storm drain retention and ground water recharge opportunities. Integrated trail systems and paseos provide for pedestrian and bicycle traffic to reduce vehicular trips to neighborhood commercial, educational, recreational, and leisure activities in the community.

The Country Styled architectural and landscaping theme for the community will provide the common element that unites the various neighborhoods into a common community. Building architecture will incorporate the use of natural materials including stonework, terra cotta roof tiles, and rustic shutters. The landscaping will incorporate mounded turf, natural stone planters and seating walls, colonnaded courtyards with porticos and fountains generating an old-world style and relaxed quality of living. Hundreds of acres of permanently preserved open space have been set aside on the East side of the project. This open space and wetlands preserve are the permanent home of dozens of wildlife and plant species forever protected under the terms of an agreement with the California Division of Fish & Wildlife and the U.S. Army Corps of Engineers. This open space is adjacent to Yosemite Lake, with its environmental, visual, and recreational resources, to the East and the Cyril Smith preserved open space to the North. The Merced Golf and Country Club is a visual and recreational open space amenity centrally located adjacent to this new community. These open space elements are supplemented with project neighborhood and pocket parks that link all the open space elements via paseos, trails, walkways, and linear open space.

## **VI. LAND USE**

The Yosemite Lake Village project envisions the following land uses to meet Community Vision and Guiding Principles. The Land Use Boundaries are generalized and do not preclude minor deviations

from the designated pattern. Density ranges will remain in effect for each land use category, but the land uses are allowed to be moved throughout the plan area as appropriate and subject to future market analysis.

**-Residential Uses**

Low Density Residential (LDR) (General Plan Densities 2 to 6 du/acre)

*Single family units on medium to large lots. Densities range from 4 to 6 du/ac.*

*This land use includes "Estate" (min. 7,500 sq. ft. lot) and Move-Up" (minimum 6,200 sq. ft. lot)*

Medium Density Residential (MDR) (General Plan Densities 6 to 12 du/acre)

*Single family units on small to medium lots. Densities range from 4 to 8 du/ac.*

*This land use includes "Active Adult" (4,000 to 5,000 sq. ft. lots) and "Blended" (4,500 to 6,000 sq. ft. lots)*

Village Core Residential (VR) (General Plan Densities 7 to 30 du/acre)

*This land use includes "Work Force" housing that is affordable (3,000 to 4,000 sq. ft. lots), and the possibility of apartments (10 to 24 du/acre)*

*The Conceptual Land Plan envisions an average of 10 du/acre for the use.*

**-Commercial Uses (F.A.R. from 0.20 to 0.35)**

Commercial

Neighborhood Commercial (NC)

*(restricted to recreational, professional services, and special retail only)*

**-Open Space (OS and P).**

Open Space Preserves

*(Habitat and Visual Open Space)*

Existing Golf and Country Club

*(Recreation and Visual Open Space)*

Neighborhood Parks, Pocket Parks

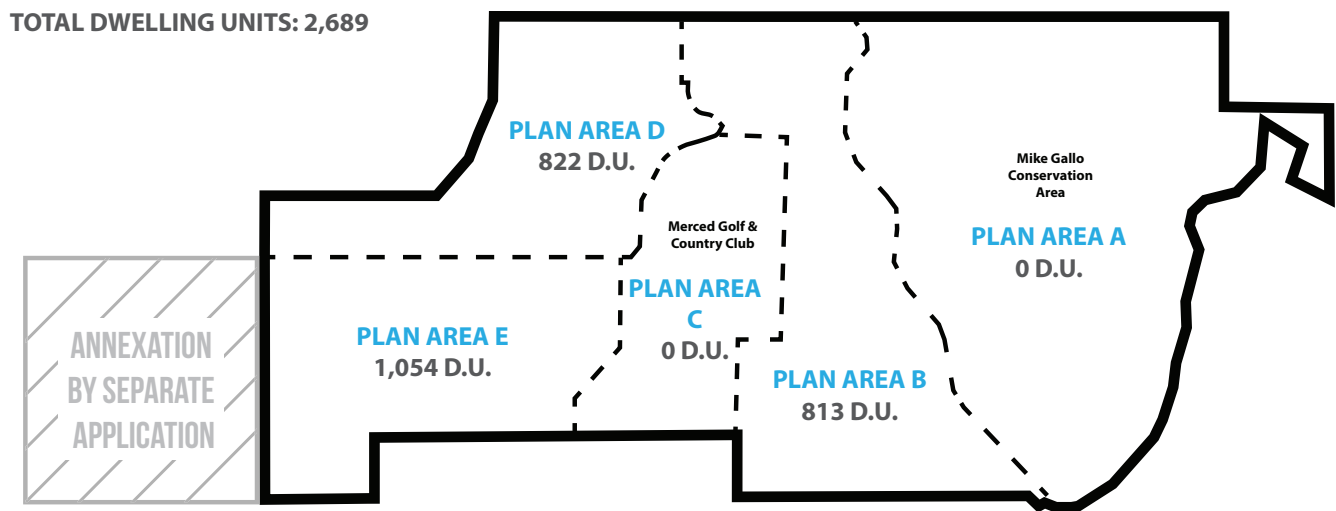
*(including dog parks, tot-lots and family areas), and Linear Open Space*

*(Paseos and Trails)*

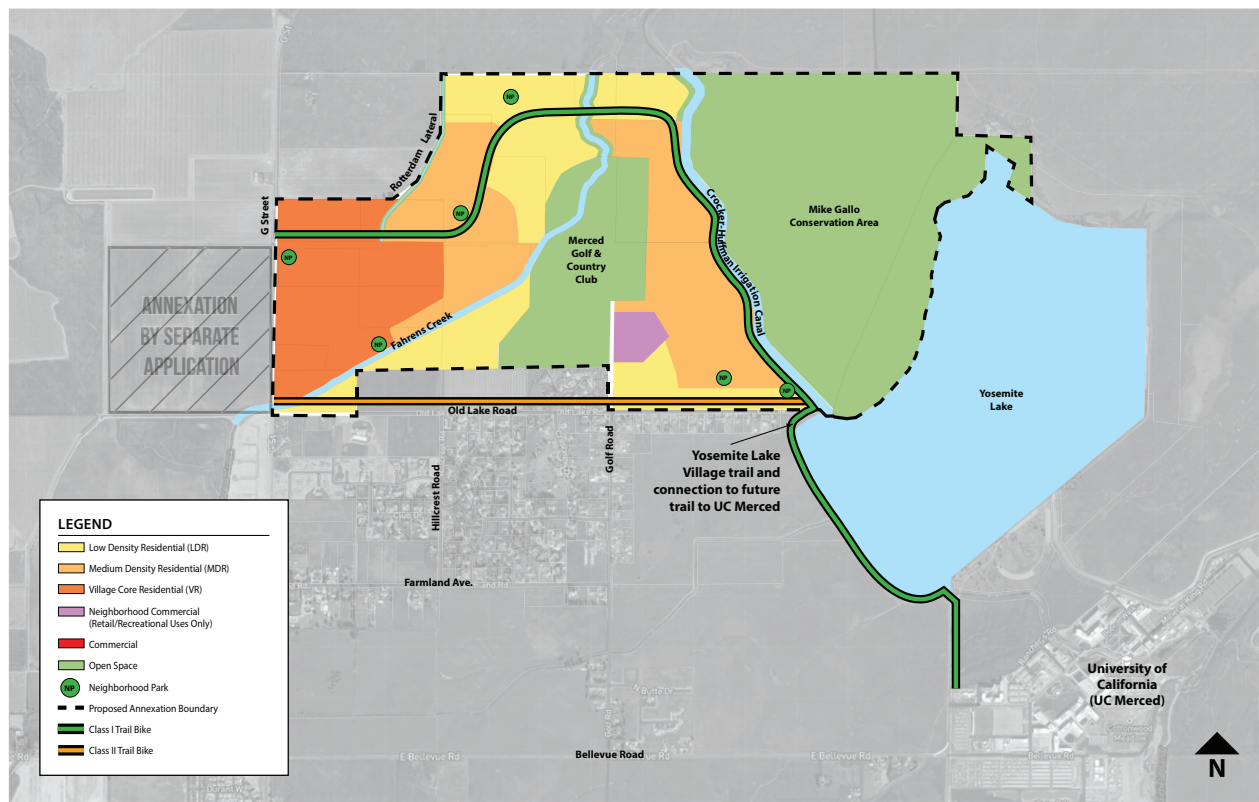
The YLV land use elements have been divided into planning study area "A" through "E" (see Figure 6 – Planning Study Areas). The YLV Land Use Diagram (see Figure 7 – Land Use Diagram) depicts the physical location of the various land uses within the project boundary.

The Land Use Summary, summarizes the YLV land uses by type, acreage, and percentage distribution (See Figure 7 – Land Use Summary Tables).

The Land Use Summary, summarizes the YLV land uses by type, acreage, and percentage distribution

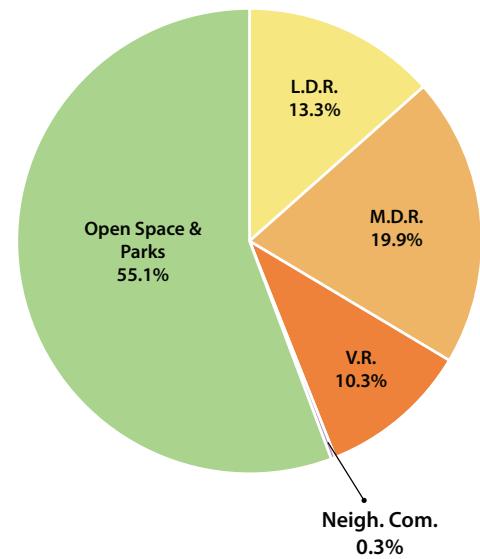


NOTE: Phasing Map is preliminary. Phasing will be based on market demands.



GENERAL PLAN SUMMARY TABLE

PLAN AREA	RESIDENTIAL			NEIGH. COM.	OPEN SPACE	TOTAL	%
	L.D.R.	M.D.R.	V.R.				
A	0	0	0	0	383.4	383.4	32.7
B	42.9	109.1	0	8.0	29.8	189.8	16.2
C	0	0	0	0	113.3	113.3	9.7
D	53.0	66.8	24.3	0	17.0	161.1	13.8
E	40.0	27.5	87.5	0	20.5	175.5	15.0
<b>TOTAL</b>	<b>135.9</b>	<b>203.4</b>	<b>111.8</b>	<b>8</b>	<b>564.0</b>	<b>1023.1</b>	<b>100.0</b>
%	13.3	19.9	10.3	0.3	55.1		100.0



PLANNING AREAS "A" AND "C" ARE EXCLUDED FROM THIS TABLE BECAUSE BOTH ARE OPEN SPACE AREAS ONLY WITH NO RESIDENTIAL DWELLING UNITS

	DENSITY RANGE	PLANNING AREA "B"		PLANNING AREA "D"		PLANNING AREA "E"		TOTAL PROJECT	
		ACRES	UNITS	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS
L.D.R.	2 TO 6 D.U./ACRE	42.9	98 TO 257	53.0	106 TO 318	40.0	80 TO 240	135.9	271 TO 815
M.D.R.	6 TO 12 D.U./ACRE	109.1	654 TO 1,309	66.8	400 TO 801	27.5	165 TO 330	203.4	1,219 TO 2,440
V.R.	7 TO 30 D.U./ACRE	0	0	24.3	170 TO 729	87.5	612 TO 2,625	111.8	782 TO 4,136
<b>TOTAL</b>		<b>152.0</b>	<b>752 TO 1,574</b>	<b>144.1</b>	<b>676 TO 1,848</b>	<b>155.0</b>	<b>857 TO 3,195</b>	<b>451.1</b>	<b>2,273 TO 7,391</b>

(See Figure 7 – Land Use Summary Tables).

A Conceptual Master Land Plan has been prepared to illustrate potential refinements to the Land Use Diagram and further refine the implementation of the Community Vision and Guiding Principles (see Figure 8 – Conceptual Master Land Plan)

**PLANNING AREA “A”** is a 383.4 acre area designated as Open Space. It has a Permanent Habitat Protection Conservation Easement over the entire parcel under an agreement with the California Division of Fish & Wildlife and the U.S. Army Corp of Engineers. This area is bounded by Yosemite Lake to the south and east, the Merced Irrigation District (M.I.D.) Crocker/Huffman Main Canal to the west (and then by Planning Area “B”), and the Cyril Smith Trust lands to the north. The 3,000 acre Smith Trust land is under a permanent conservation easement to continue its land use as habitat protected open space. Planning Area “A” land use provides significant area of wildlife habitat, preserves historic view shed, and can provide for a ground water re-charge area for the City of Merced. This land use is an extension of existing open space habitat conservation lands to the north and east. The use is consistent with many of the General Plan goals, policies, and implementations.

**PLANNING AREA “B”** is a 189.8 acre area designated primarily as mixed use low and medium density residential. The area is bounded by Planning Area “A” to the east, the Cyril Smith Trust lands to the north, existing Old Lake Road with fronting rural residential housing to the south, and the existing Merced Golf and Country Club to the west (Planning Area “C”). Planning Area “B” will provide mixed-use residential housing products targeted the “Active Adult” market. “Active Adult” is a term relating to the fast-growing population of those over aged 55 (baby boomers) who are attracted to the area due to the Golf and Country Club, U.C. Merced campus (educational opportunities), Yosemite Lake (and it’s recreational opportunities), and the close proximity of Mercy Medical Center. The central valley’s warm weather, and the ample opportunities for shopping, dining, entertainment, and work available in the City of Merced all around out the potential lifestyle. This use will provide a mix of small to medium sized single family residential lots. An 8.0 acre Community Center will offer a new entry statement into the Merced Golf and Country Club providing a link between the planning area and the country club. Although the YLV project cannot support full commercial use such as grocery, hardware, and the like, it can support a restaurant, health club, professional offices, and specialty retail commercial uses. The inclusion of an “Active Adult” area in the plan helps meet the goals of the Community Vision and Guiding Principles by providing an additional element into the community socio-economic diversity. A segment of estate lots (minimum 7,500 sq. ft. lots) has been designed along Old Lake Road to obtain a buffer for the existing residences fronting along the south side of the road. A landscaped trail has also been provided along the north side of the road to further mitigate visual and traffic impact concerns for the existing neighbors.

**PLANNING AREA “C”** is a 111.3 acre parcel currently owned and operated by the Merced Golf and Country Club. The Golf and Country Club was established in 1926 as an 18 hole (par 72) golf

course with a full service lounge and restaurant, banquet and private party accommodations, pool area, locker rooms, storage facilities cart leasing options, and fully stocked member owned golf shop. The golf course is bounded by Planning Area "B" and existing Golf Road on the east, Planning Areas "D" and "E" on the west, and existing rural residential single-family homes on the South. The Golf Course provides a major recreational use, visual open space, and dining and entertainment facilities to members and the general public.

**PLANNING AREA "D"** is a 161.1 acre area that is bounded by Planning Area "B" to the east, the Merced Golf and Country Club (Planning Area "C") to the south-west, Planning Area "E" to the South. "G" Street to the west, and Cyril Smith Trust lands to the north. This area is designated as blended use residential. The uses provide traditional medium to large lot single family residential lots that will target U.C. Merced professors and upper work force markets (it should be noted that a large portion of U.C. Merced professors commute from outside the area due to a lack of upscale housing in the area). Additionally, it will provide an area of small to medium sized lots targeting work force and entry level buyers. This land use will meet community vision and guiding principles by providing blended use housing, a blended of socio-economic diversity.

**PLANNING AREA "E"** is a 175.7 acre area bounded by Planning Area "D" on the north, Merced Golf and Country Club (Planning Area "C") on the east, Old Lake Road fronted by two undeveloped parcels on the south, and "G" Street (then Planning Area "F") on the west. This area is primarily designated as mixed use residential. Low density residential estate lots are designed on the area south and east of Fahrens Creek to visually buffer the project and reduce traffic impacts on Old Lake Road. Medium and small lot single family residential lots provide additional Work Force housing options and is the primary Village Core Residential Area. This planning area provides further housing mix and socio-economic diversity.

## **VII. CIRCULATION**

An orderly network of streets, pedestrian, and bicycle facilities are essential for the health and welfare of the community. It is intended that YLV. becomes a walkable community with easy access to neighborhoods, public, and private amenities. The existing circulation transportation network provides State Highways, including Route 99 and Route 59 (Snelling Highway), major collectors, including Bellevue Road (east-west) and "G" Street (north-south), and local serving Old Lake Road (see Figure 9 – Existing Transportation System). The YLV project proposes roadway improvements to existing "G" Street and Old Lake Road. "G Street provides the most direct access to all urban services such as shopping, schools, medical services, and others. New neighborhood collector roads will be designed to encourage traffic towards "G" Street thereby reducing impacts to existing residences on Old Lake Road. The land uses for the area served by Old Lake Road and Golf Road are "Estate Lots", the lowest proposed density for the project, and "Active Adult" the senior and retired target group which typically do not generate normal impacts during peak hour traffic. This will further reduce potential



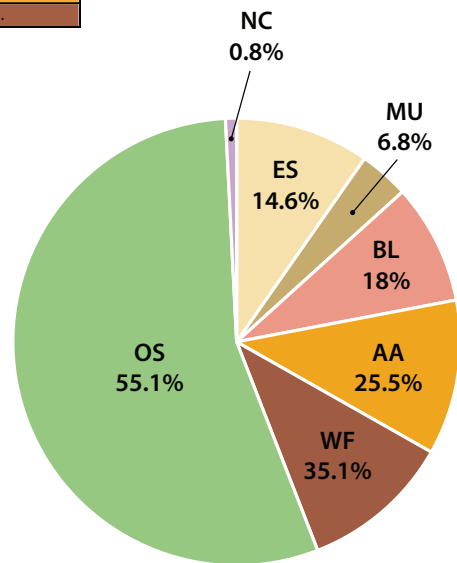
FIGURE 8: CONCEPTUAL LAND PLAN

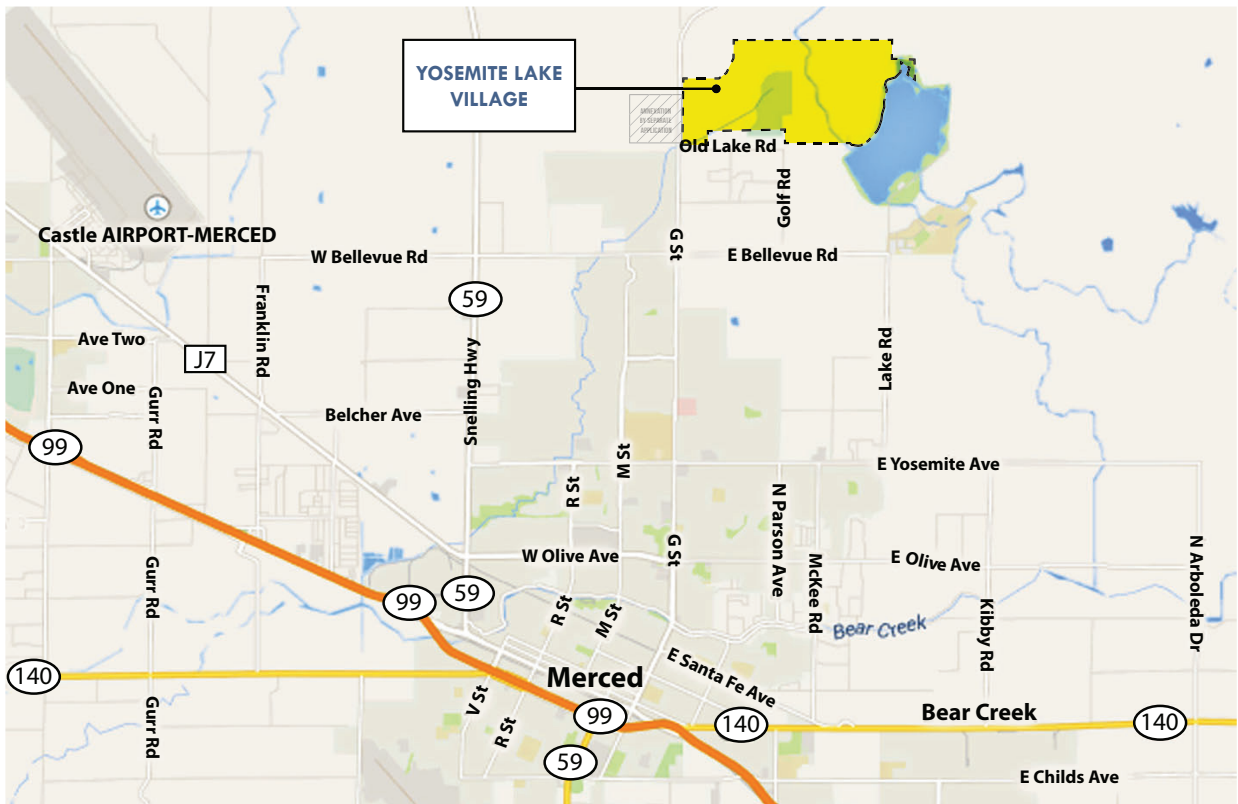


**CONCEPTUAL LAND PLAN SUMMARY TABLE**

LAND USE	AREA (ACRES)	% AREA	DENSITY (DU/AC)	TOTAL D.U.'S	MINIMUM LOT SIZES
ESTATE (ES)	98.9	9.7%	4.0/AC	395	7,500 S.F.
MOVE-UP (MU)	37.0	3.6%	5.0/AC	185	6,250 S.F.
BLENDED (BL)	88.8	8.7%	5.5/AC	488	4.5-6,000 S.F.
ACTIVE ADULT (AA)	115	11.2%	6.0/AC	690	4-5,000 S.F.
WORK FORCE (WF)	111.8	10.9%	8.5	950	3-4,000 S.F.
OPEN SPACE/PARK (OS)	564	55.1%	N/A	0	
NEIGH. COMMERCIAL (NC)	8.0	0.8%	N/A	0	
TOTAL	1,023.1	100.0%	NOTE 1	2,708	

NOTE 1: AVERAGE DENSITY IS 2.83 DU/AC ON GROSS PROJECT AREA, 5.72 DU/AC NET RESIDENTIAL AREA.





impacts to the existing residences on Old Lake Road. The local neighborhood roadway system will be designed to discourage through vehicular traffic. Traffic calming design features such as roundabouts and bulb-out intersections, along with the use of cul-de-sacs and knuckles be utilized where feasible. (See Figure 10 – Circulation Plan and Figure 11)

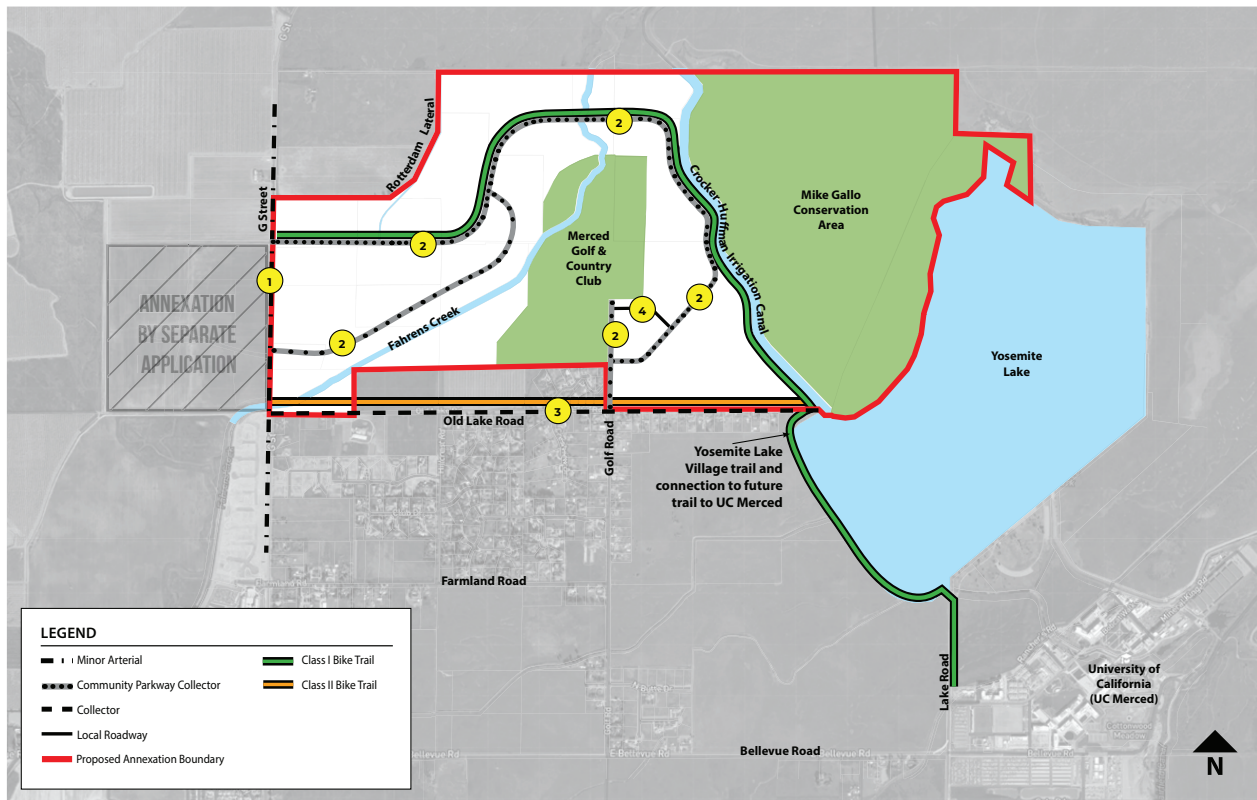
Pedestrian and bicycle circulation is encouraged throughout the project and adjacent areas. The majority of the streets are designed with bicycle lanes. Pedestrian and bicycle trails will be provided in the paseos that interconnect the project amenities, parks, and open space. A Class 1 Bike Trail is proposed along the east side of Planning Area “A”, adjacent to the Crocker/Huffman Main Canal (and habitat preserve open space) and connects to the County planned bicycle and pedestrian trail planned on the dam along the east side of Yosemite Lake. This trail connection will provide bicycle and pedestrian access directly to U.C. Merced Campus. A Class 2 Bike Trail is proposed along the North side of Old Lake Road to provide the planned linkage in the City and County of Merced Master Bicycle Circulation Plan (see Figure 12 – City of Merced Existing and Proposed Bikeway System).

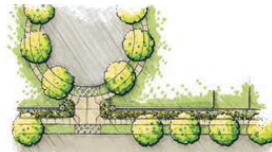
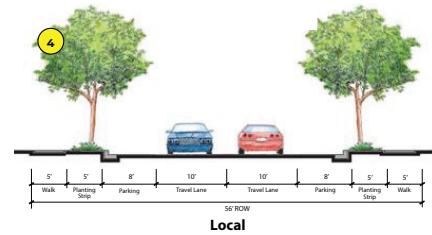
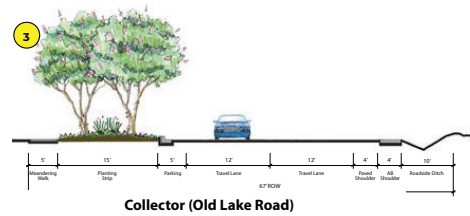
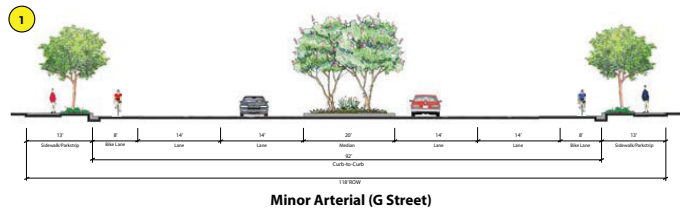
“The Bus” is the Merced County Transit System, a consolidated bus system for the City and County of Merced. This system provides fixed-route service and Dial-A-Ride to urban and rural destinations throughout the County. There are no fixed bus routes located along roadways adjacent to the project site. There is service to the U.C. Merced campus via the U.C. Merced route along Old Lake Road (see Figure 13 – “The Bus” Merced County Transit). The Dial-A-Ride service is primarily for seniors and disabled persons or those unable to navigate the fixed bus routes without special assistance. Amtrak provides passenger rail service through Merced between Oakland, Stockton, and Bakersfield. The Amtrak station is located at 24th and K Streets.

## **VIII. PUBLIC FACILITIES AND SERVICE**

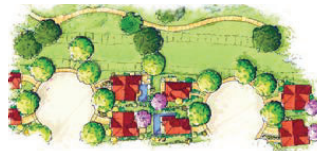
Public facilities include sanitary sewer service, domestic water service, storm drainage systems, and solid waste disposal. Public services include police services, fire protection, emergency medical services, and public schools.

The City of Merced has existing sanitary sewer capacity to serve up to 3,350 equivalent dwelling units (edu). The pre-annexation process includes a conditional wastewater collection capacity allocation that determines how much existing capacity will be available to the project prior to additional major infrastructure construction scheduled and detailed in the adopted Master Sewer Plan. The closest existing sanitary sewer collection facilities is an 18” v.c.p. sanitary sewer main located at the intersection of Farmland Avenue and “G” Street. Sanitary Sewer service will require extension of this main for approximately 1 mile north along existing “G” Street. The major project sanitary sewer collection system is shown on Figure 14 - Proposed Sanitary Sewer System. Applying general plan population generation of 3.2 persons per single family dwelling unit and 1.9 persons per “Active Adult” dwelling





Open Ended Cul-de-sac Example  
(Connection to Collector)



Open Ended Cul-de-sac Example (Connection to Open Space)



Roundabout Example



FIGURE 12: CITY OF MERCED EXISTING & PROPOSED BIKEWAY SYSTEM

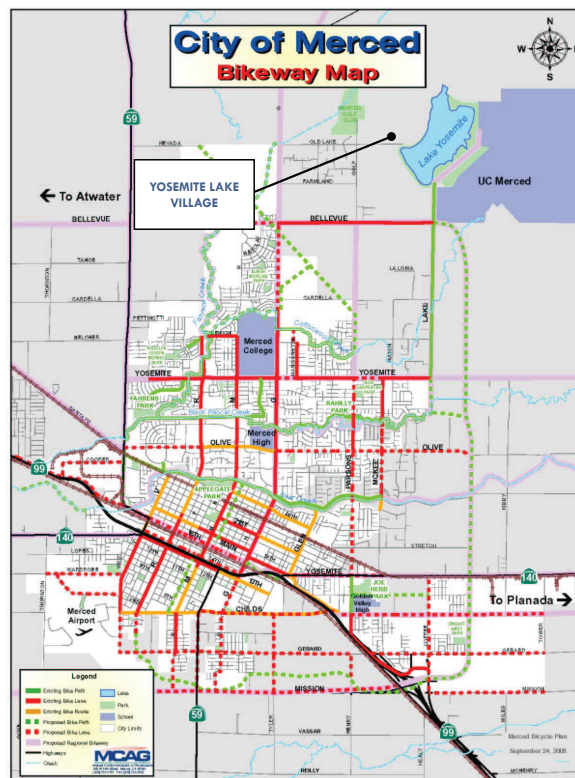




FIGURE 13: "THE BUS" - MERCED COUNTY TRANSIT

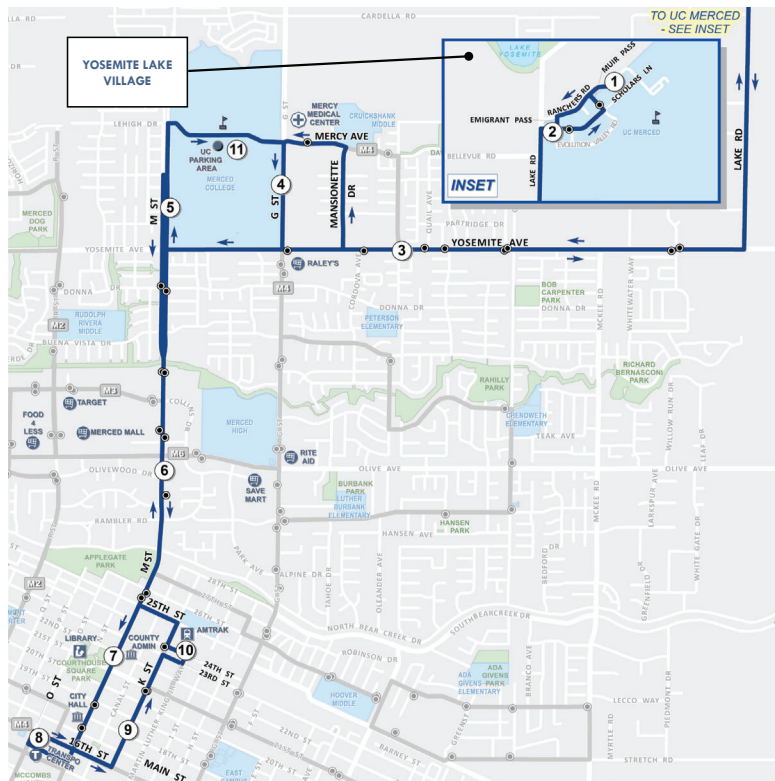
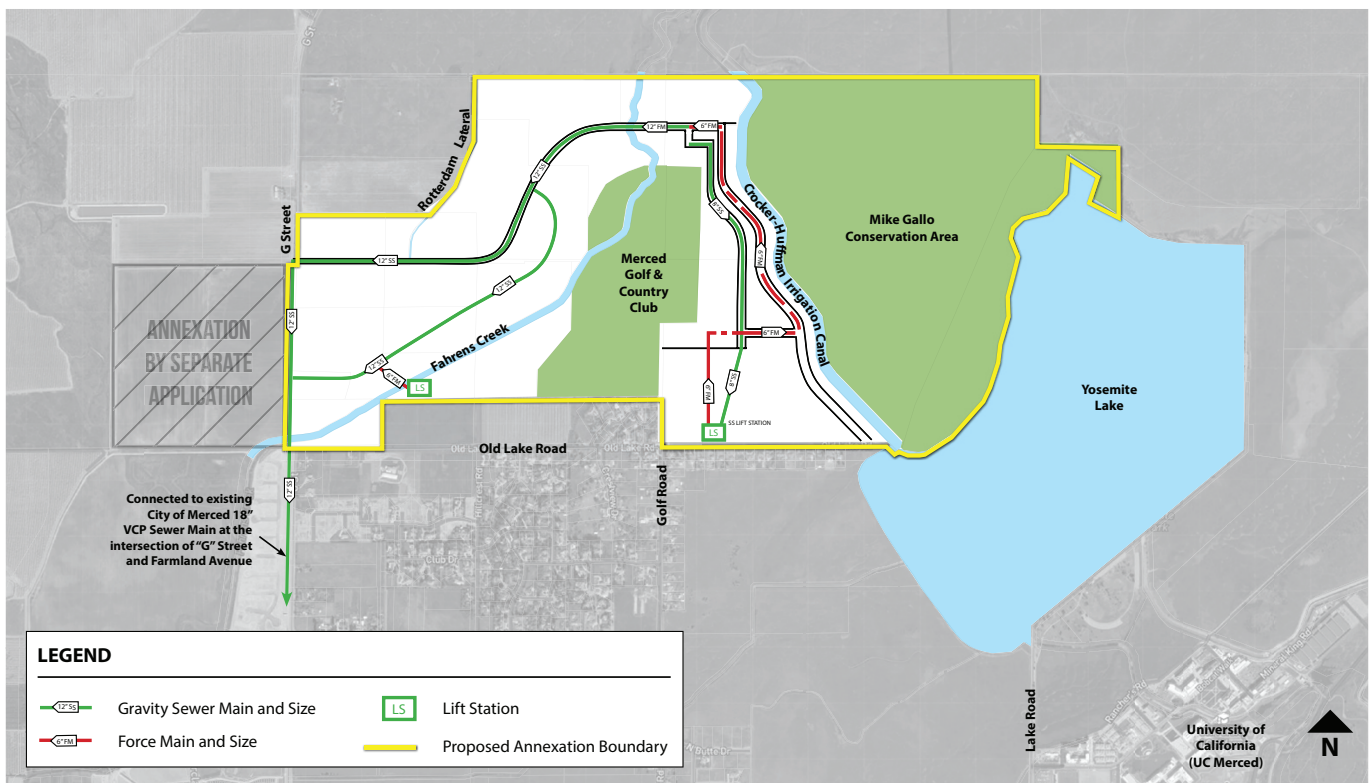


FIGURE 14: PROPOSED SANITARY SEWER SYSTEM



unit yields a project wide demand of 3,982 edu (or approximately 677,030 g.p.d.).

Domestic Water service is provided by the City of Merced, primarily from groundwater fed wells. The City of Merced has determined that continued use of groundwater fed wells (supplemented with a ground water recharging program) is the most effective and environmentally sensitive source for meeting growth generated domestic water demands. The 2030 General Plan shows a potential new well site near the intersection of Old Lake Road and Golf Road. This potential well would be part of the overall master water plan facilities. The well site could be provided near this intersection as determined by demand and cost. The closest domestic water service main is a 16" D.I.P. pipe located in the intersection of Farmland Avenue and "G" Street. Domestic water service would require extending this main for approximately 1 mile north in existing "G" Street and to provide a looped system (option A) construction of a new main in existing Old Lake Road from "G" Street to Golf Road, or (option B) construct a new main in Golf Road from Bellevue Road to Old Lake Road, then construction of a new main north in Golf Road, and lastly a new water main would be constructed in the new proposed Community Parkway Road from Golf Road to "G" Street to provide the necessary looped system requirements. The major domestic water system is shown on Figure 15 - Proposed Domestic Water System. It is estimated that the YLV project area will generate demand of 3,982 edu (or approximately 716,855 g.p.d.)

The project site currently drains storm runoff into two areas. The habitat conservation area (Planning Area "A") and the southern portion of Planning Area "B" ultimately drains into Yosemite Lake. The balance of the property drains into Fahrens Creek. Utilization of onsite detention basins will not increase run off rates for Fahrens Creek and will mitigate downstream floodplain impacts. YLV will implement (where feasible) Low Impact Development (LID) principles. LID uses site design and storm runoff management to maintain the sites predevelopment runoff rates and volumes. The goal of LID is to mimic a sites predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff closer to the source of rainfall. Project runoff will be collected and directed into three detention basins (see Figure 16 – Proposed Storm Drain System). Storm drainage will be detained in the basins until levels in Fahrens Creek subside. The rate of discharge from the basins into Fahrens Creek will be limited to historic levels via metered pumps installed at each basin. Open space areas that currently drain into Yosemite Lake will continue and not be included in the new facilities design.

Solid and hazardous waste shall be required to adequately provide storage, handling, and collection through the development review, permitting process, support and promotion of waste reduction, recycling, and composting efforts.

Law enforcement is provided by the City of Merced Police Department. There are currently three Police Districts within the City Limits. The project location is outside of any current Police District boundaries. The General Plan addresses the possibility of relocating the existing central district station to an area

### FIGURE 15: PROPOSED DOMESTIC WATER SYSTEM

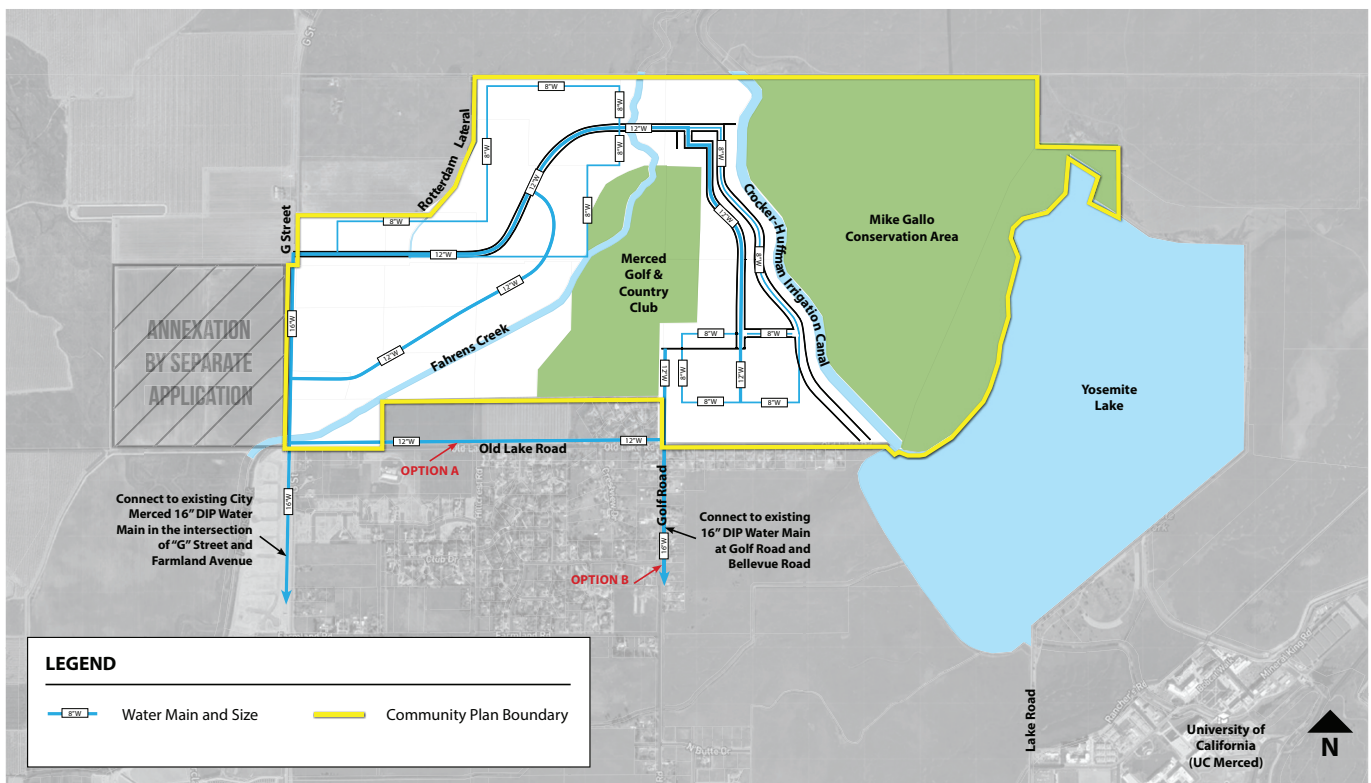
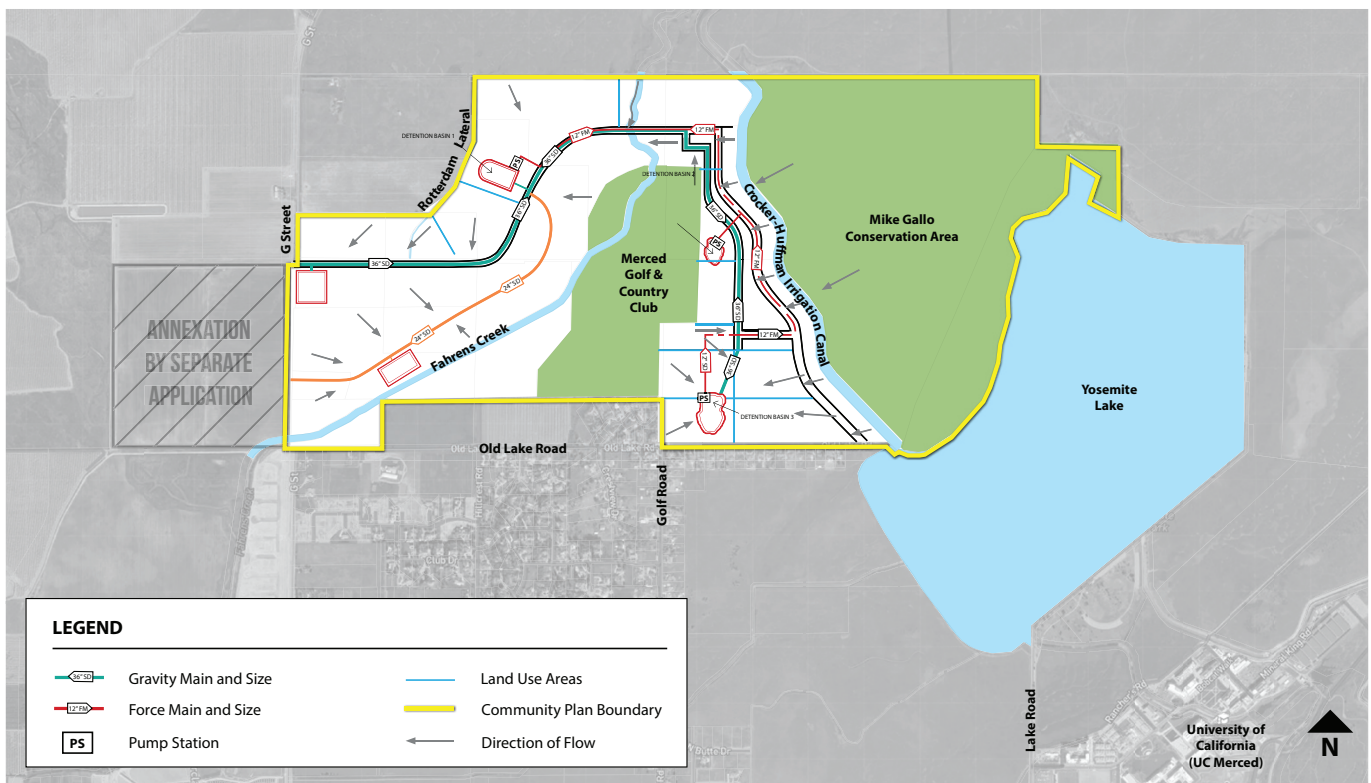


FIGURE 16: PROPOSED STORM DRAIN SYSTEM





that serves the northwestern portion of the City Sphere of Influence that would include the Bellevue Corridor Community Plan and the Yosemite Lake Village project. Financing for this potential relocation would normally be through project impact fees collected at building permits.

Fire Protection and emergency medical services are provided by the City of Merced Fire Department. There are currently five stations located throughout the existing City Limits. The 2030 General Plan envisions doubling the number of Fire Stations to meet anticipated growth demands. One of the proposed new Fire Station sites is indicated near the intersection of Hillcrest Road and Old Lake Road. This site would service the Yosemite Lake Village project with substantially reduced response times compared to existing conditions. Financing for these new facilities is normally through impact fees collected at building permits.

Public schools are under the authority of the Merced City School District and the Merced Union High School District. The nearest elementary school is Peterson Elementary which is approximately 4.5 miles south of the project. The nearest middle school is Cruckshank Middle School that is approximately 3.5 miles south of the project. The nearest high school is El Capitan High School located approximately 0.5 miles southwest from the project. The need for additional schools will be determined during development review process. School funding is the responsibility of the State of California, with interim impacts normally funded by school impact mitigation fees collected at building permits.

## **IX. COMMON AREA INFRASTRUCTURE AND FINANCING ALTERNATIVES**

There are a variety of infrastructure improvements that benefit the entire project, besides adding benefits to the surrounding and City-wide areas. Many of these improvements are included in the various master plans that were developed to provide for the 2030 General Plan growth projections and impacts. The following is a list of City of Merced Improvements and estimated construction cost that are necessary for the project to develop.

- 1.) Utilities for "G" Street from Farmland Road to Old Lake Road  
(approximately 2,950 l.f. @ \$400/l.f. = \$1,180,000.00)
- 2.) Roadway and Utilities for "G" Street from Old Lake Road to the proposed  
Community Parkway Collector entrance into Yosemite Lake Village.  
(approximately 2,450 l.f. @ \$1,500/l.f. = \$3,675,000.00)
- 3.) Roadway and Water for Old Lake Road from "G" Street to Golf Road.  
(approximately 2,700 l.f. @ \$1,250/l.f. = \$3,375,000.00)
- 4.) Roadway improvements for Old Lake Road from Golf Road to Yosemite Lake Dam  
(approximately 1,650 l.f. @ \$1,190/l.f. = \$1,963,500.00)

- 5.) Golf Road from Old Lake Road to Club House parking lot.  
(approximately 900 l.f. @ \$1,250/l.f. = \$1,125,000.00)
- 6.) Project wide Community Parkway Collectors.  
(approximately 26,900 l.f. @ \$1,500/l.f. = \$40,350,000.00)
- 7.) Police services – requirements and cost unknown at this time.
- 8.) Fire Protection services – requirements and cost unknown at this time.
- 9.) Public Schools – requirements and cost unknown at this time.  
TOTAL ESTIMATED COMMON AREA COST = \$51,468,500.00  
(or approximately \$15,480.00/d.u.)

Each Planning Area will be responsible for their own storm drainage (including detention storage and monitored pumping) and construction of parks within their neighborhoods.

The financing of the common and area-wide infrastructure cost can be funded in a combination of a variety of ways. The City of Merced currently accounts for \$18,997,224 in Development Impact Fees. The allocation of these funds will be determined on further review. The following discussion addresses several funding sources and financing strategies, but it should be noted that final mix of funding will be determined during the implementation process.

Area Specific Impact Fees: Specific Plan Fees can be developed for all of the Yosemite Lake Village project area and levied against all new development within the project area based on benefit to facilitate construction of public facilities and infrastructure to serve the project area.

Assessment District and Special Tax Districts: The State of California has laws and procedures in place to levy assessments against properties benefiting from improvements and to issue tax-exempt bonds to finance said improvements. The districts must be initiated by a governing body (City Council) and are subject to a majority protest of the property owners. Assessments are distributed based on the benefits received by each property and act as a lien against the property. The assessments are typically a fixed dollar amount and may be prepaid, however, most property owners or developers pay them back over time with accrued interest.

Community Facilities District: California Mello-Roos Community Facilities Act of 1982 allows the creation of special districts authorized to levy special tax and issuance of tax-exempt bonds to finance public facilities and services. The creation of a C.F.D. can be initiated by a governing agency (City Council) or by the property owners with a two-thirds majority signature of registered property owners within the district boundaries. Bonds issued to a C.F.D. have a broader range of improvements that can be funded



and -provide flexibility with the timing of improvements because the monies are available as needed and not on a pay as you go system.

Private Funding: Private funding, or developer funding, means that the improvements associated with the project area will be the responsibility of developer and/or private property owners. Should private funding be the mechanism chosen, Reimbursement Agreements will be required between the developer and the City of Merced to assure the developer that reimbursements will be paid for benefits received by others. The City acts as a bookkeeper and is responsible for collecting monies and issuing payments to the developer.

Other Funding Sources: Other funding sources include public and/or private financing through grants, bonds, and overrides. Some of the most popular are Federal and State Grants, General Obligation Bonds, Revenue Bonds, School Bonds, and Sales Tax Overrides (some of these alternatives require two-thirds voter approval).

## **X. POTENTIAL PHASING PLAN**

A preliminary Phasing Plan has been prepared that attempts to provide reasonable product mix and absorption for each of the Planning Areas (see Figure 17 – Preliminary Phasing Plan). These phases are subject to market demand and allocation of existing sewer and water availability via City Council allocations at annexation. The Preliminary Phasing Plan and Unit Summary is provided to help determine available utility service allocations. A final Phasing Plan and Financing Plan will be developed and submitted after the property has been annexed and as a part of a Planned Development application.

## **XI. PROJECT TEAM AND PREVIOUS PROJECTS**

### Michael Gallo, Joseph Gallo Farms

Mike is the co-owner of Joseph Gallo Farms, a family owned and operated dairy processing and agriculture business in California. He oversees the strategic direction of the company and serves as Chairman of the Board. Gallo is a 2nd generation owner and formally took over as CEO in 1986. He has been recognized for his many accomplishments including environmental awards with the US Fish and Wildlife Service and California Environmental Protection Agency. Mr. Gallo serves as a current board member of the California State Board of Food and Agriculture and is past Chairman of the University of California Merced Foundation Board. He was born and raised in the San Joaquin Valley and is a graduate of Fresno State University.

### Micah Gallo, Joseph Gallo Farms

As co-owner and Director of Business Affairs at Joseph Gallo Farms, Micah has been instrumental in piloting a number of new ventures for the firm including helping with the company's strategic vision.

A graduate of the University of Southern California's School of Cinema and Television, Micah built a post-production business in 2007 in Los Angeles, which he then sold in 2014. After joining Joseph Gallo Farms full time in 2019, Micah became the first point of contact for any contractual agreements, legal disputes, company negotiations and serves as the community liaison. Micah was born and raised in the San Joaquin Valley and is the 3rd generation Gallo to be active in the family business.

Christopher C. Pak, Archeon Group

As Founder and Principal of Archeon Group and DCX Development, Mr. Pak combines his extensive architectural experience with intimate development knowledge to successfully complete projects in a cost effective, sustainable and expeditious manner. Mr. Pak has directed projects for clients such as the LA Unified School District, City and County of LA and designed over 2,000 units of affordable housing projects, as well as a 150,000 SF Retail/Health/Sports facility. Mr. Pak has been called on to lead many civic projects, as both the Chairman of the Board of Zoning Appeals in LA and the Board of Airport Commissioners. Mr. Pak formed DCX Developers in 2018 to focus on Urban In-Fill developments.

J. Kevin Brunk, JKB Construction Management & Development

Kevin brings decades of experience as a Real Estate development entrepreneur and construction management leader to this and every team. He is the General Managing Partner on over \$27 million in real estate development assets. Kevin's has been recognized for excellence in commercial, industrial and residential projects and a client diversity from both the private and public sectors. He is widely acknowledged by Federal, State, County and Municipal governing bodies for his exceptional formation of local, community-based development teams and community service contributions. He has a long list of outstanding projects and actively contributes his leadership with several civic, professional and non-profit organizations.

Sean Tobin, Mid-Valley Engineering (MVE, Inc.)

Established in 1969, Mid Valley-Engineering stays ahead of engineering trends by employing new and emerging technologies and state of the art infrastructure designs. The firm's portfolio includes public works projects, infrastructure improvements, business and industrial parks, medical, schools, tunnels, bridges, master-planned communities, residential subdivisions and commercial centers. Most projects include top level project management, planning, surveying and construction. As Senior VP, Sean provides an outstanding commitment to quality, detailed management and experience on how to bring a project in at a budget level suitable to the client and the market area.

Debra Bernard, The Bernard Partnership

As a boutique Real Estate marketing company, The Bernard Partnership oversees all aspects of residential project development and packaging. Projects have ranged from entry-level single family detached homes to apartments, condominiums, mixed-use and master-planned communities. The philosophy is very team oriented--believing that the synergy between professional developers, architects, engineers, agencies and merchandisers is what makes for an outstanding project. The Bernard Partnership has a

national reputation. At the age of 26, she was named the first woman VP for Kaufman and Broad (KB Homes), the largest developer in California. Debra has sat on various Boards and committees and is a member of the NAHB.

## **XII. MERIT CRITERIA REVIEW**

The City of Merced Vision 2030 General Plan Urban Expansion Implementing Action UE-1.3 is used as the “merit criteria” for evaluating annexation request

- a) Is the area contiguous to the current City Limits and within the City’s Specific Urban Development Plan SUDP/Sphere of Influence (SOI)? Do the annexed lands form a logical and efficient City Limit and include older areas where appropriate to minimize the formation of unincorporated peninsulas?

Response: A portion of the project is contiguous with the current City Limits and the majority of the land is within the SUDP and SOI. There is 150.64 acres (four parcels) of the proposed 1,171.58 acre annexation area that is not currently within the SUDP/SOI (see Figure 3 – Proposed Annexation Map). All other lands between the proposed annexation area and the current City Limits are within the SUDP/SOI, and do not create peninsulas or islands of unincorporated area.

- b) Is the proposed development consistent with the land use classifications on the General Plan Land Use Diagram (Figure 3.1)?

Response: The Proposed Land Uses are consistent with land use classifications in the General Plan Land Use Diagram.

- c) Can the proposed development be served by the City water, sewer, storm drainage, fire and police protection, parks, and street systems to meet acceptable standards and service levels without requiring improvements and additional cost to the City beyond which the developer will consent to provide or mitigate?

Response: Water and sewer impacts have been estimated in the application. Conditional capacity allocations will determine the amount of existing capacity that could be utilized for initial development. Storm Drain facilities will be developer constructed and financed. Police and fire protection services will be determined and conditioned on subsequent submittals. Parks and on-site roadway improvements will be developer provided and financed. Off-site roadway improvements and unknown public services will be provided and financed through various financing mechanisms discussed in the application. The developer/owners are willing to finance reasonable conditioned improvements and cost subject to a development agreement and repayment of fair share cost for area wide benefits to others.

- d) Will this annexation result in the premature conversion of prime agricultural land as define on the Important Farmland Map of the State Mapping and Monitoring Program? If so, are there alternative locations where this development could take place without converting prime soils?

Response: The soils over the entire project area are of poor quality and are not included in any prime agricultural land designations. All lands within the project area have historically been used for livestock grazing only.

- e) Will a non-agricultural use create conflict with adjacent or nearby agricultural uses? If so, how can these conflicts be mitigated?

Response: There are no agricultural uses on any adjacent, or nearby, lands excepting livestock grazing. Wetlands and Habitat Easements are in place on the lands to north and to the east. A golf course and developed rural residential homes are existing to the south. Low density residential development is designated on the General Plan for lands to the west.

- f) Does annexation of the area help the City reach one of the following goals?
- 1) Bring the City closer to annexation of the U.C. Merced campus and University Community?
  - 2) Contain significant amounts of job generating land uses?
  - 3) Provide key infrastructure facilities or other desirable amenities?

Response: The annexation does not affect the U.C. Merced or University Community annexations. The plan does include some job generating land uses including 20.2 acres of Commercial and 8.0 acres of Neighborhood Commercial (with restrictions to recreational, professional office and specialty retail uses). Infrastructure improvements include improvements to sewer collection and water distribution systems improvements in "G" Street, water distribution systems in Old Lake Road, Roadway improvements to "G" Street to minor arterial collection standards, provisions to provide groundwater recharge areas in the habitat conservation area (Planning Area "A"0 and storm water detention ponds (approximately 5 different ponds located throughout the site), and expansion of wildlife habitat and visual open space of over 380 acres that is contiguous with the Cyril Smith Trust Lands currently under a conservation easement with the State Fish & Game and U.S. Army Corps of Engineers.

### **XIII. CLOSING STATEMENTS**

The Yosemite Lake Village Community provides the City of Merced with unique and innovative opportunities not offered by other proposed developments. One key element of the proposed project is an "Active Adult" component that has not been utilized previously within the Merced. This product type has typically proven itself to be low impacting on a majority of public provided services. This housing type generates approximately 1.9 persons per dwelling unit and are typically age restricted (over 55 years old). Being composed of primarily retirees, their traffic generation is during non-peak

commute times, thereby reducing City wide peak hour traffic impacts. The age restriction means that there are normally very light impacts on elementary, middle, and high school demands or facilities. The neighborhood parks trails, and linear open space provided within the neighborhood (along with the proximity of Merced Golf and Country Club) reduces impacts on other recreational facilities in the City. These neighborhoods are typically low crime areas and have minimal impacts on police protection. The only services with higher potential impact than typical residential housings might be emergency medical (fire protection) and library services. The classification of "Active Adult" implies mobility and the ability to live independently. Pedestrian and Bicycle circulation have been designed throughout the community to encourage non-vehicular traffic.

The mix of "Estate" and "Move-up" housing provides housing for professionals and move up markets. "Blended" housing provided for traditional residential housing and "Work Force" provides smaller lot and denser product types to meet affordable work force and entry level housing markets. The variety of housing types and target market areas provides the perfect setting for a multi-generational project that offers a socio-economic mix that offers complete diversity.

Almost 50% of the annexation area is set aside for open space, parks, and trails (see Figure 17 – Preservation, Open Space, and Parks). The open space elements include habitat conservation and view corridor open space, active parks, and recreational open space, and they are interconnected with pedestrian and bicycle trails that provide access to amenities throughout the project (see Figure 18 - Community Amenities) and connect with City wide pedestrian and bicycle master plan systems that include connections to U.C. Merced. The open space also offers the opportunity to provide ground water recharging areas to meet the City of Merced Master Water Plans policies and goals. Finally, most of the Project environmental studies have been previously completed and accepted by Local, State, and Federal agencies. There is a potential for some of the studies will need to be updated or expanded to cover additional areas , such as the Rogina Property. This means that most of the lands within the proposed Yosemite Lake Village annexation area can proceed with subsequent entitlement applications without environmental based delays.

### FIGURE 17: PRESERVATION, OPEN SPACE & PARKS

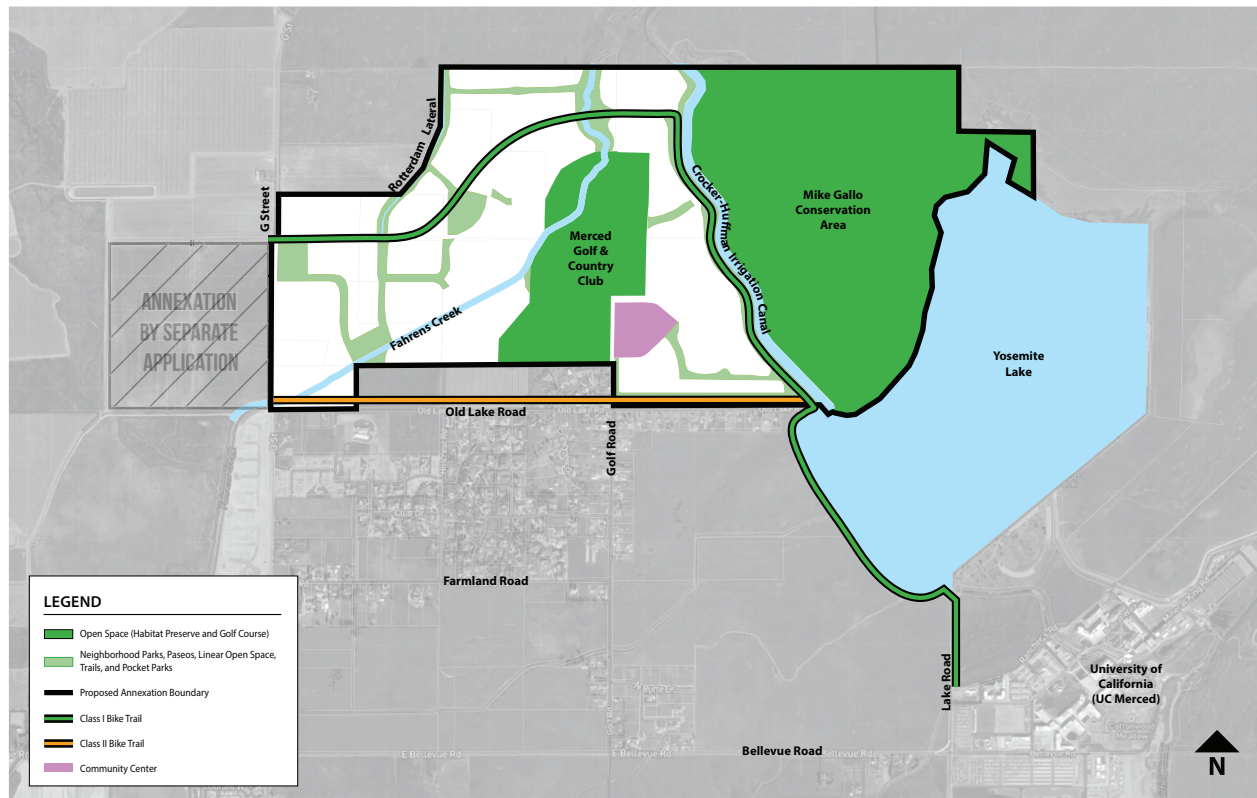




FIGURE 18: COMMUNITY AMENITIES



**Yosemite Lake:** All boating is permitted, including jet skis and water skiing. A kayak/SUP rental business (The Padyak Shack) is in operation. Onshore, shaded picnic areas, which feature picnic tables, barbecue pits, restrooms, and a small playground, are available.

