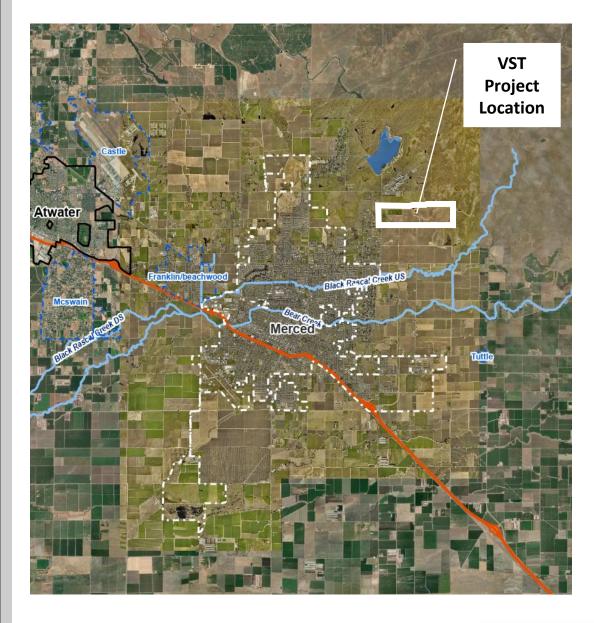# Attachment G

Consider Pre-Annexation and Development Agreement by and Between the City of Merced and the Virginia Smith Trust (VST)

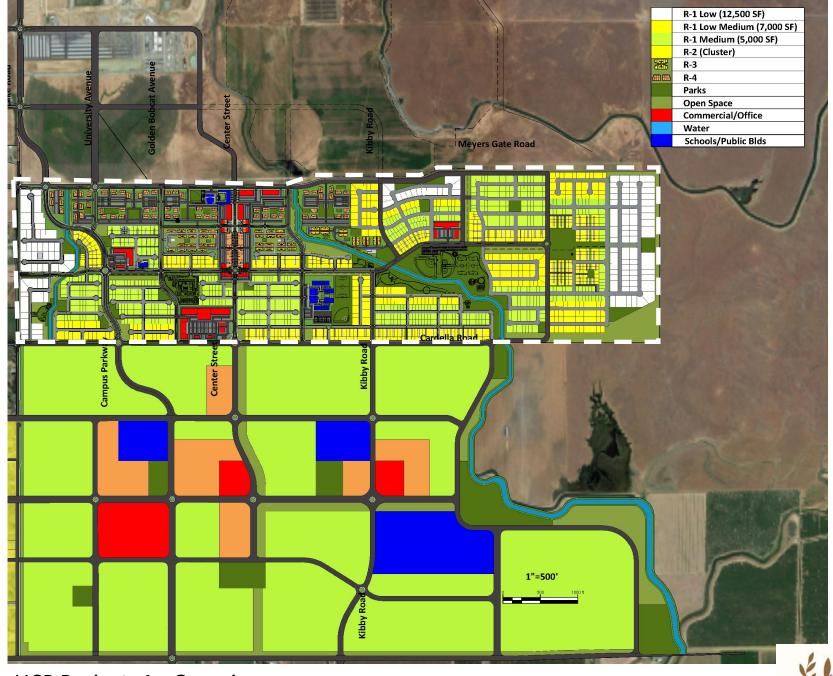**City of Merced Planning Commission**
January 3, 2024
Jonnie Lan, AICP, Principal Planner

For
Annexation and Pre-zoning Application #23-03, General Plan Amendment #23-04, Adoption of VST Specific Plan, Establishment of Planned Development (P-D) #80, and Environmental Review #23-44

City of Merced Planning Commission
January 3, 2024
Jonnie Lan, AICP, Principal Planner

Project Location

VST Project Location

...The UCP Project: An Overview

...The VST Project: Phasing and Buildout.

Background

- **December 20, 2023, Planning Commission heard, and recommended approval of the aforementioned entitlements related to VST**

- **A Pre-annexation Development Agreement is required for the Annexation.**

- **The Development Agreement was not placed on the agenda**

- **As mentioned last meeting, it is here before you tonight**

Pre-annexation Development Agreement

- **Locks in entitlements, timelines and performance standards**

- **Specifies financial obligations of City and VST**

- **Creates authority and obligation for special impact fees and development requirements**

Pre-annexation Development Agreement Specifically Contains:

- a description of the project and location

- project development parameters

- applicable city, state and federal laws, uniform codes and standard specifications

- financial commitments of the city and VST

- VST project facility and infrastructure obligations

- permits and approvals

- the mitigation monitoring and reporting program

Planning Commission Action

Recommend approval to the City Council:

1. **Environmental Review #23-44 (Acting as a Responsible Agency):**
    a) the Final FSEIR, State Clearinghouse No. SCH #2001021056
    b) the Findings Required by CEQA Guidelines Section 15091
    c) The Proposed Mitigation Monitoring and Reporting Program
    d) Statement of Overriding Considerations

1. **Pre-Annexation Development Agreement by and between the City of Merced and Virginia Smith Trust (VST)**

Thank You

Questions?