

# OLD DOMINION

APNs: 170-140-15, 21, 28, 29, AND 33

## Pre-Application

City of Merced  
January 2025

*Applicant:*  
The Dominion Village at Merced,  
LLC  
8050 N. Palm Avenue, Suite 300  
Fresno, CA 93711



# Pre-Application

For

## Old Dominion

**January 2025**

**Project Location:**

Area bounded by Bellevue Road, Golf Road, Farmland Avenue, and G Street  
(APNs: 170-140-15, 21, 28, 29, and 33)  
Merced, CA 95340

**Applicant:**

The Dominion Village at Merced, LLC  
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## PROJECT DESCRIPTION

<b>Property Owners</b>	<ul style="list-style-type: none"> <li>• Dominion Village at Merced LLC – 5306 G Street, Merced, CA 95340</li> <li>• Billy &amp; Roberta Smith – 5279 Golf Road, Merced, CA 95340</li> <li>• James &amp; Margaret Briggs - 5231 Golf Road, Merced, CA 95340</li> <li>• Terry &amp; Margaret Rosson – 5181 Golf Road, Merced, CA 95340</li> <li>• Chen Chuan James Kuo &amp; Mae Tsui Merle Kuo – 5145 Golf Road, Merced, CA 95340</li> <li>• Merced Best Properties – No address provided</li> <li>• Adorain &amp; Margie Villanueva – No address provided</li> <li>• Ronald Louis Ortega – 5310 G Street, Merced, CA 95340</li> </ul>
<b>Applicant</b>	The Dominion Village at Merced, LLC 8050 N. Palm Avenue, Suite 300 Fresno, CA 93711
<b>APNs</b>	170-140-15, 21, 28, 29, and 33
<b>Location</b>	Northwest corner of Bellevue Road & G Street
<b>Zoning</b>	City Zone: N/A County Zone: Agricultural Residential (A-R)
<b>Existing Land Use</b>	Bellevue Community Plan (CP)
<b>Planned Land Use</b>	Planned Development (PD) Commercial (C) High Density Residential (HDR) Medium Density Residential (MDR) Low Density Residential (LDR) Rural Residential (RR) Open space/Park Reserve (OS)

The project, known as Old Dominion, is a proposed development located northeast of the City of Merced, just outside of City limits, comprising approximately 170.3 acres (See Figure 2 for Project Location Map). Old Dominion is located within the Bellevue Community Plan (BCP) and will consist of a mixture of land uses appropriate for the area, including a planned development; commercial; high-, medium-, low-, and rural-density residential; as well as open space/park reserve, all of which are uses envisioned in the BCP.

The project site is located at the northeast corner of Bellevue Road and G Street, and is generally bounded by Bellevue Road to the south, Golf Road to the east, Farmland Avenue to the north, and G Street to the west (including APNs: 170-140-15, 21, 28, 29, and 33). The University of California at Merced is located approximately one mile away to the east, and Yosemite Lake is approximately 0.70 miles away to the northeast. The site is located within the City of Merced's Specific Urban Development Plan (SUDP) and Sphere of Influence (SOI). The Merced Vision 2030 General Plan designated the site as Community Plan (CP), as it is part of the Bellevue Community Plan (BCP).

Regarding the nearby UC Merced Campus, it is expected to reach a capacity of 25,000 students and over 6,500 faculty and staff employees by full buildout. As Old Dominion will develop in compliance with the BCP, this project will bring much-needed amenities to the UC Community and surrounding area, including

a wide variety of housing types, services and jobs, dining, retail, and leisure and recreation opportunities with an emphasis on walkability and placemaking.

## CIRCULATION

As Old Dominion aims to be one of the early developments in the BCP, it recognizes its responsibility to uphold the circulation goals noted in the BCP, in that it will do its part to create the foundational building blocks of street connectivity, functional mobility choices, active and passive recreation open space corridors and bikeways, gateway street designs, and attractive business park settings where appropriate to create a great sense of place with investment certainty.

As noted in the BCP, Bellevue Road is intended to act as a gateway to UC Merced. The BCP envisions Bellevue Road as a landscaped boulevard to UC Merced, with sufficient room for 4-lanes or 6-lanes (if needed) with the following design schematic shown below in Figure 1.

The BCP proposes two Major Arterial roads (Bellevue Road and G Street), a Minor Arterial (Golf Road), three north-south Collector roads, and three east-west Collector roads in this project area, all of which will comply with the Street Classification Standards described in the BCP. See table below for the BCP street standards:

TABLE 1: STREET CLASSIFICATIONS WITHIN THE BCP

Classification	Road in Project Site	Right-of-Way	#of Lanes	Driveway Access Restrictions	Street Intersection Spacing	Parking
Major Arterial w/side access roads	Bellevue Road	150'–200' (depends on side access roads on 1 or both sides)	6 lanes w/ 1-way or 2-way frontage rds.	Full (driveway access from frontage roads)	¼ mi. for signalized intersections	No
Major Arterial	G Street	128'	4-6 lanes w/ median/ left-turn pockets	Full	¼ mi. to ½ mi. (see General Plan)	No
Minor Arterial	Golf Road/Gardner Road	94' divided	2-4 lanes w/ median/left-turn pockets	Partial	1/8 mi. to ¼ mi. (see General Plan)	No
Collector	Farmland Ave., Collectors A, B, C, D, & E	60'-80'	2 lanes w/ median/left-turn pockets	No (rear alley access recommended)	As needed	Yes



FIGURE 1: FIGURE 11 FROM BCP – BELLEVUE ROAD

## LAND USE FIGURES AND TABLES

The following pages include figures and tables that describe the project:

- Figure 2: Project Location Map
- Figure 3: Proposed Annexation Map
- Figure 4: General Plan Designation Map
- Figure 5: Existing Merced County Zoning Map
- Figure 6: Character Type Place Map
- Figure 7: Bellevue Community Plan (BCP) Street Classification Map
- Figure 8: Conceptual Land Use Map
- Table 2: Proposed Land Use Statistics
- Table 3: Proposed Density

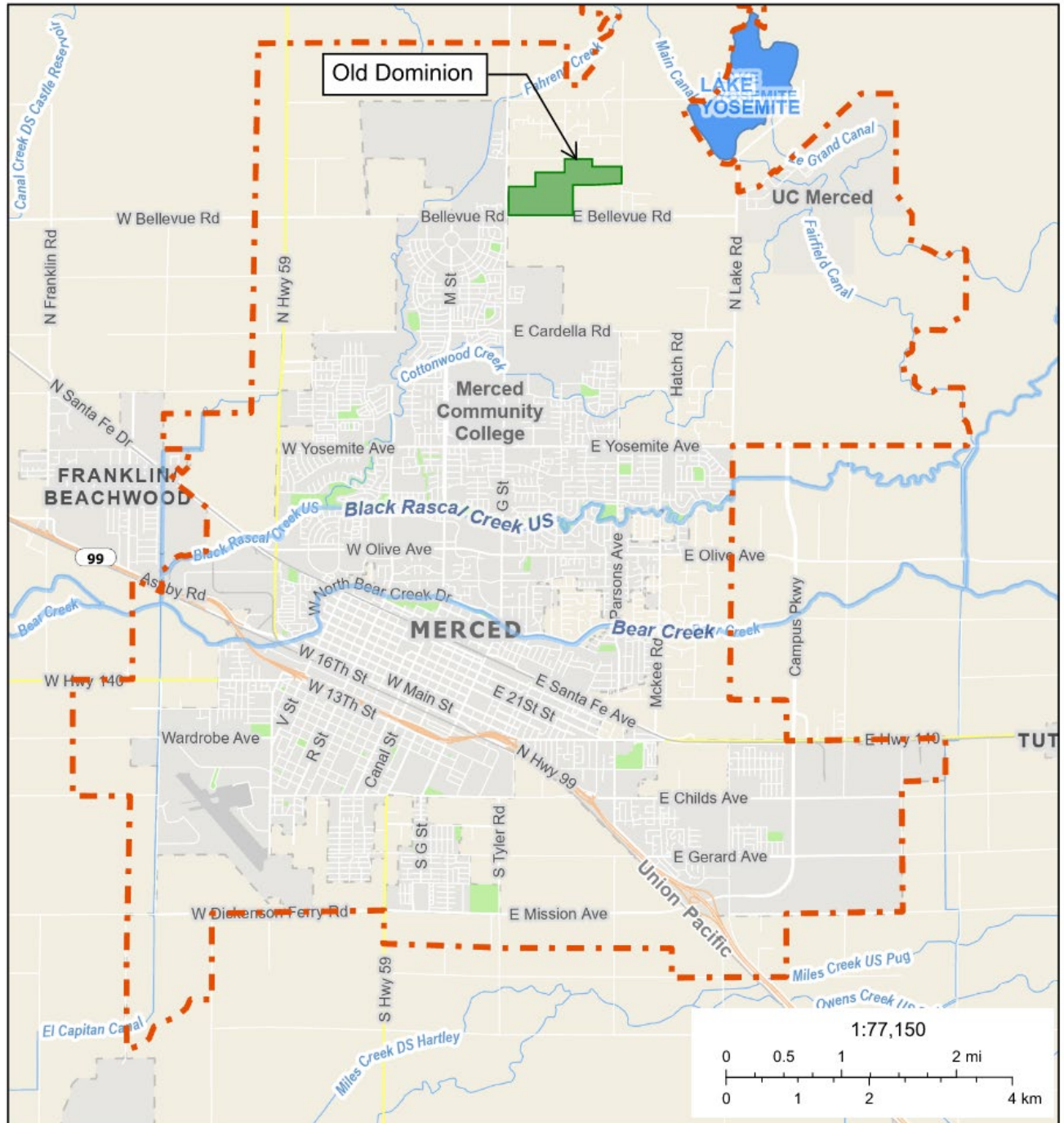
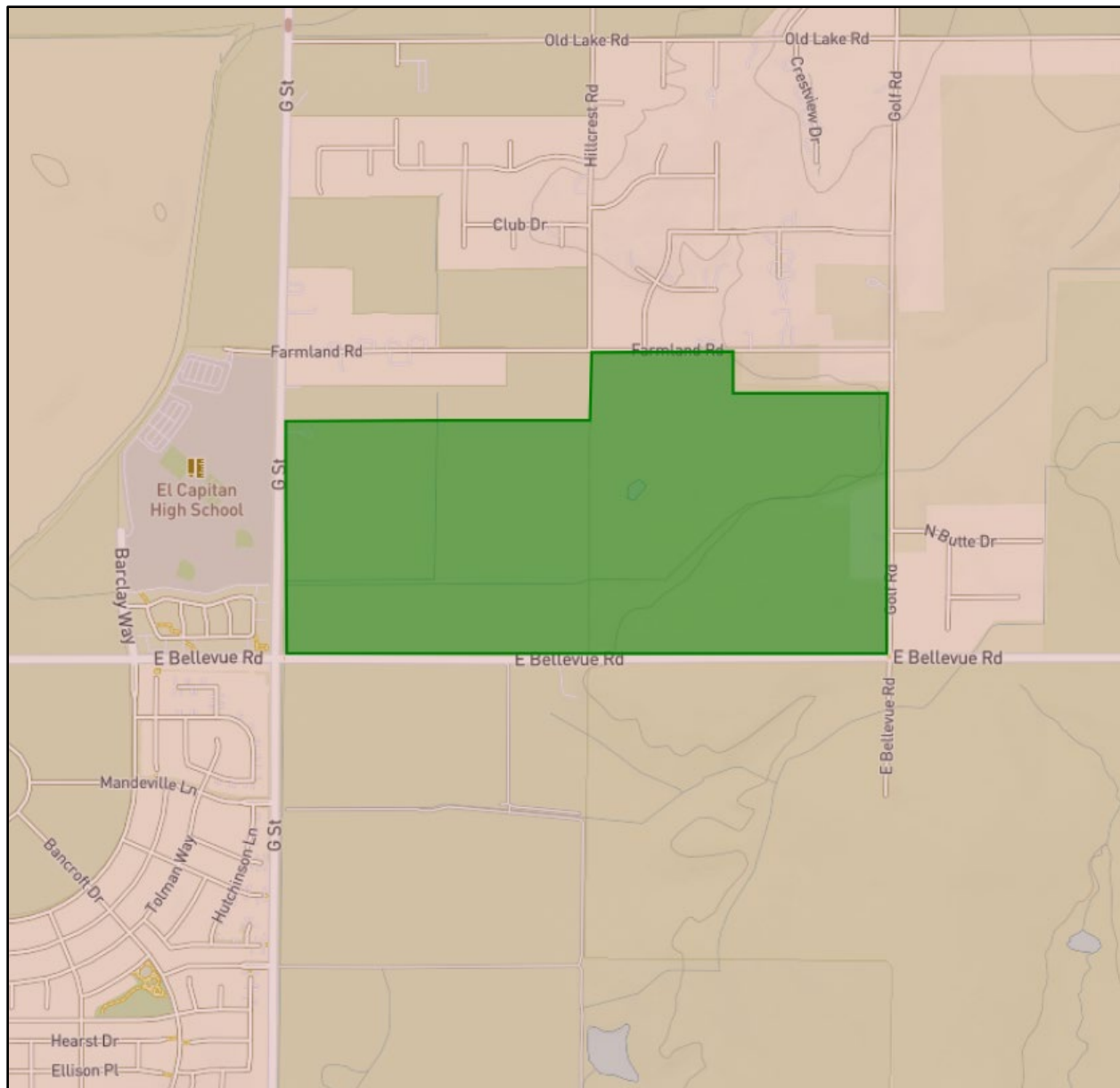


FIGURE 2: PROJECT LOCATION MAP

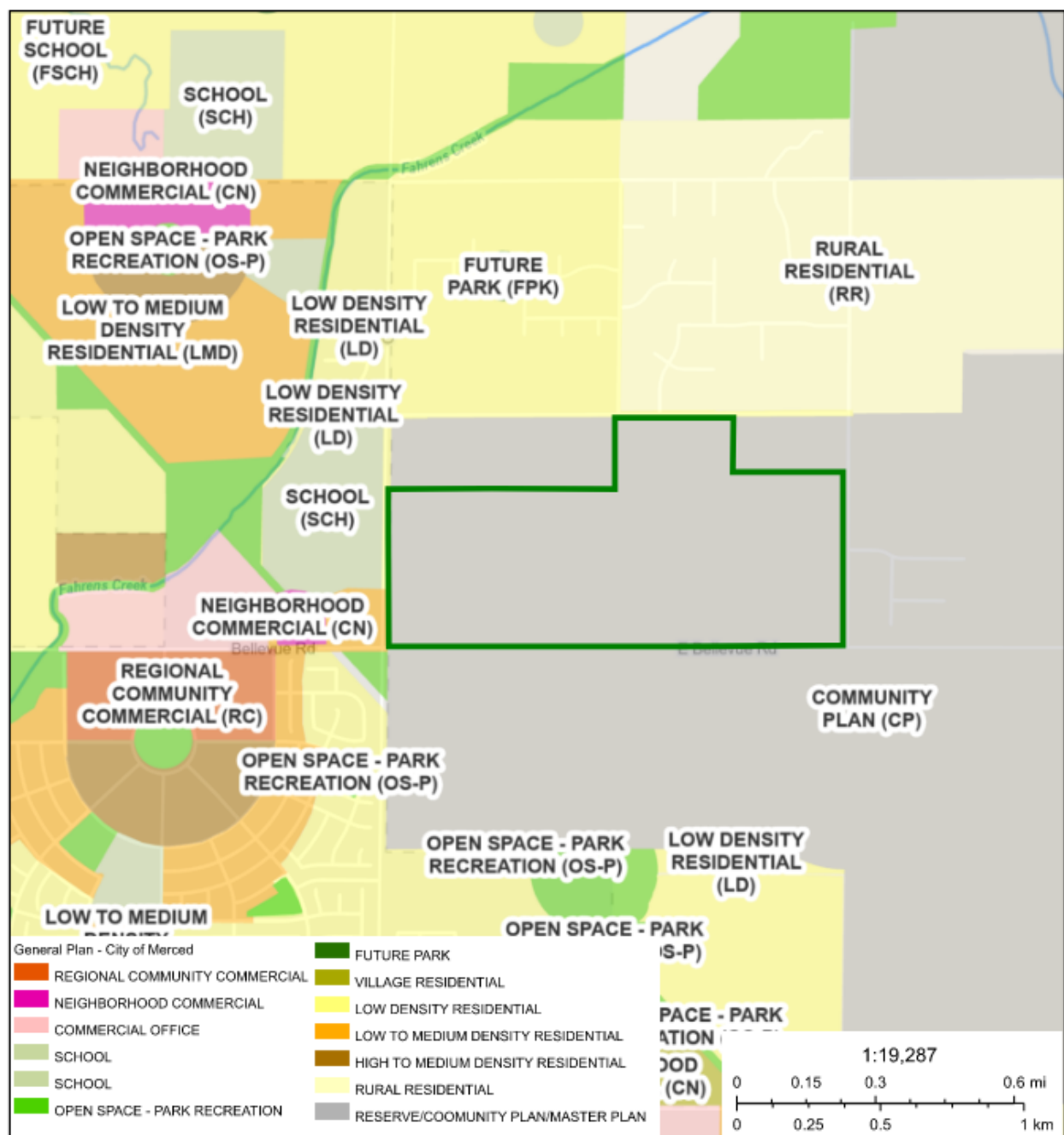
This map shows the proposed general location of the project development site outlined in green, north of City limits, adjacent to the City boundary. It is southwest of Lake Yosemite and east of UC Merced. The dotted red line indicates the City's SOI/SUDP.



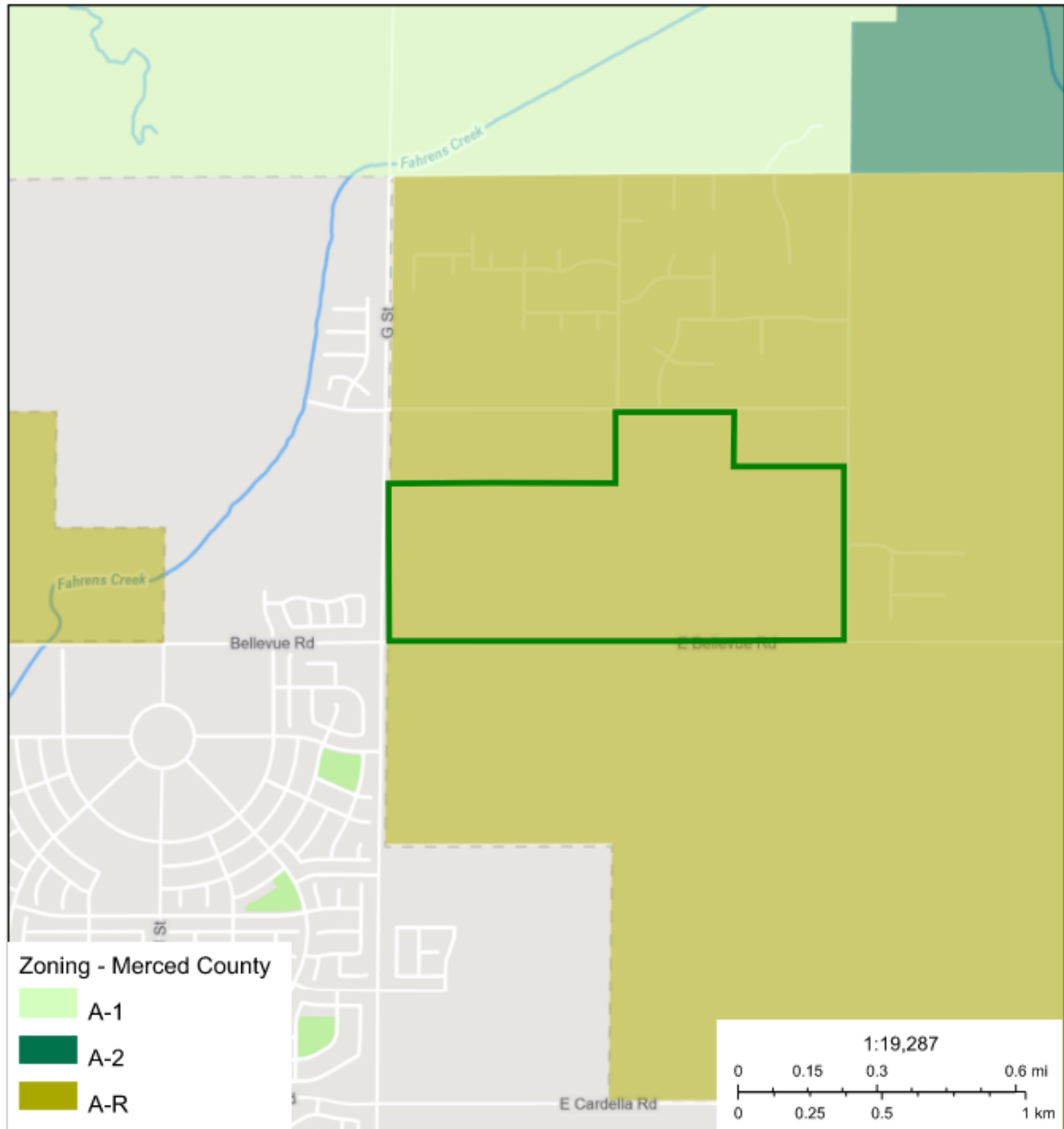
**FIGURE 3: PROPOSED ANNEXATION MAP**

This map shows the entire proposed annexation area beyond the proposed development site. The proposed annexation consists of approximately 260.5 acres, while the proposed development only includes 170.3 acres (refer to Figure 8 that shows proposed land use development plan). The annexation area is bounded by G Street to the east, Golf Road to the west, Farmland Road to the north, and East Bellevue Road to the south. The annexation area is adjacent to City limits to the east. The annexation area includes APNs: 170-140-15, -21, -22, -23, -24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34, 35, and -36.





This map shows the current General Plan land use designation for the proposed annexation area. It is currently designated as 'Community Plan (CP)' as it is part of the Bellevue Corridor Community Plan area.



**FIGURE 5: EXISTING MERCED COUNTY ZONING MAP**

This map shows the current Merced County zoning of the annexation area. The entire proposed annexation area is zoned Agricultural Residential (A-R). The site does not yet have a City zone as it is not yet located within the City limits.

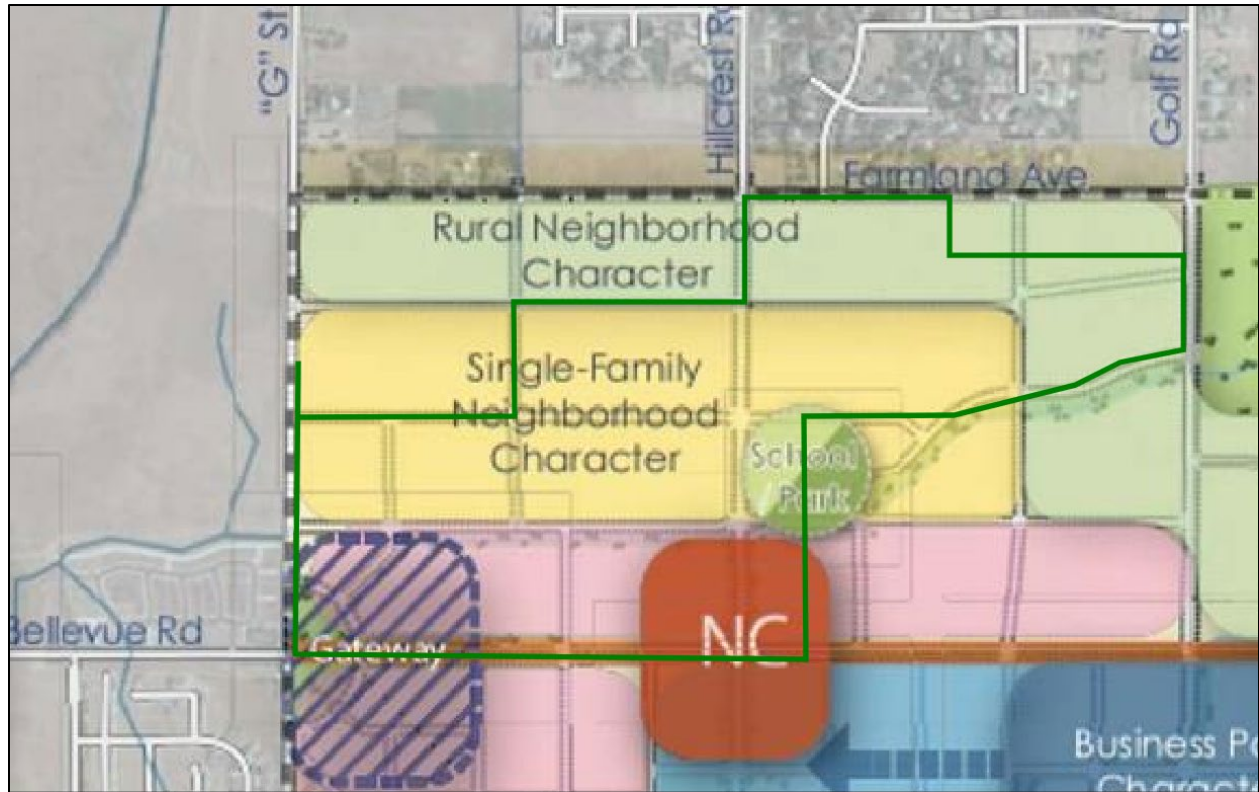
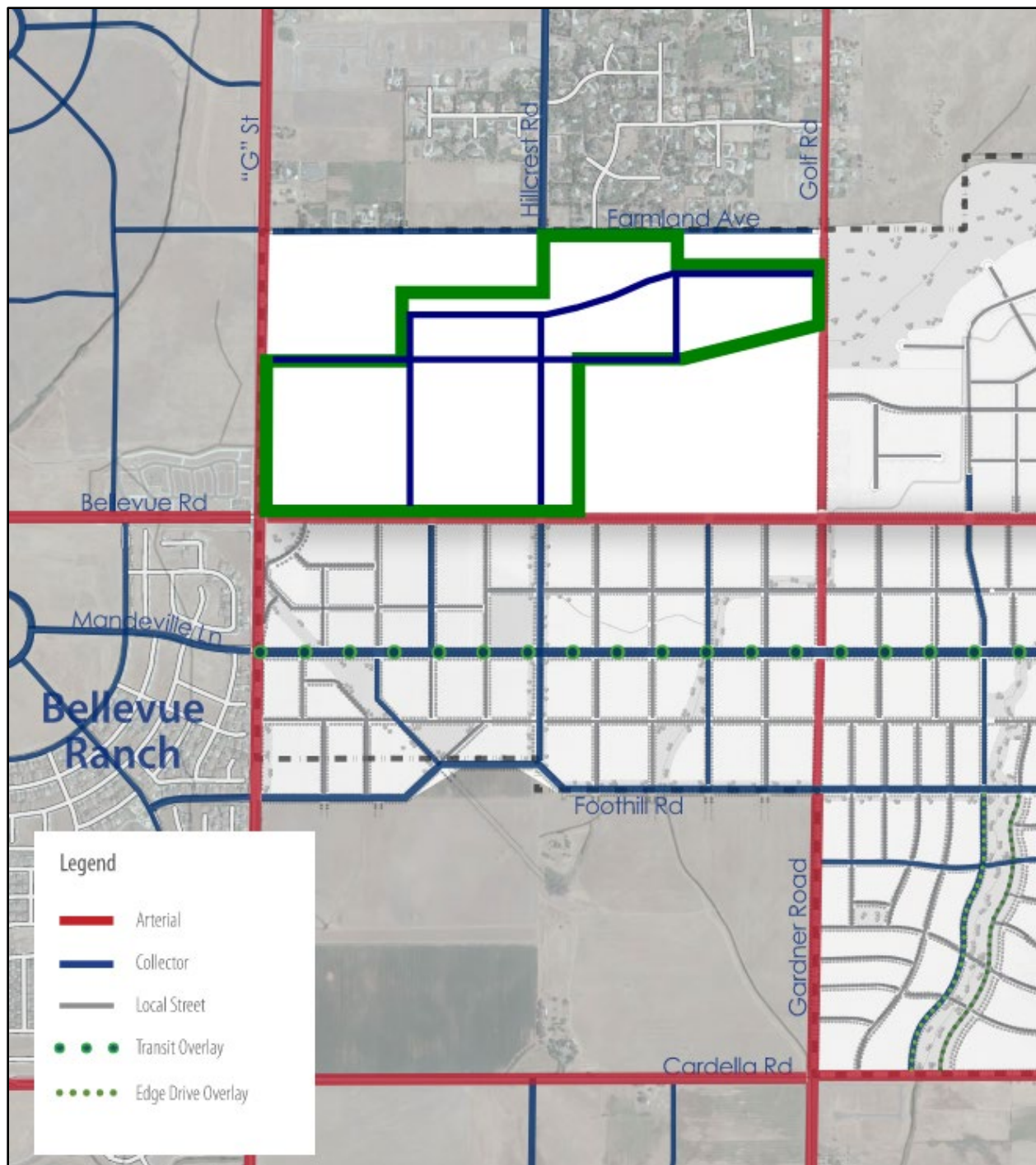


FIGURE 6: BELLEVUE COMMUNITY CHARACTER PLACE TYPE PLAN MAP

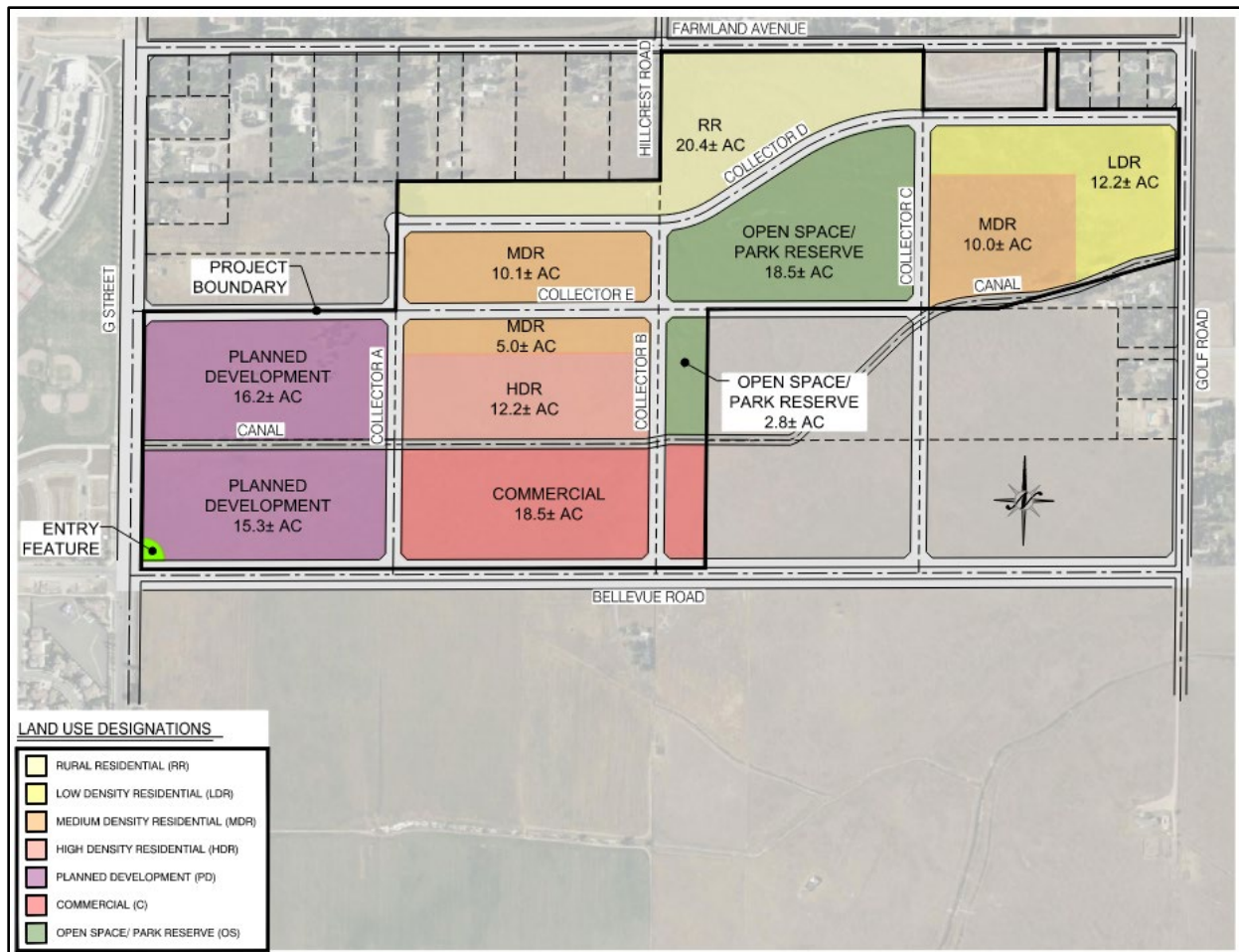
This map is excerpted from the Bellevue Community Plan and shows the general types of uses that are expected in this project area, including the Bellevue Road Gateway area, as well as flexible mixed-use neighborhood uses, neighborhood commercial, and lower-density residential uses.



**FIGURE 7: BELLEVUE COMMUNITY PLAN (BCP) STREET CLASSIFICATION MAP**

This map shows the proposed land development boundary and the types of roads that will be built within the project. The green line indicates the development plan boundary. Within that area, there are three new north-south Collector roads proposed and two east-west Collector roads proposed, all shown in blue. The development site is bounded by existing Arterial roads to the east, west, and south (G Street, Golf Road, and Bellevue Road), and by an existing Arterial road to the north (Farmland Avenue).





**FIGURE 8: CONCEPTUAL LAND USE MAP**

This map shows the proposed land use development plan for the Old Dominion project. It will be a mixed-use project with commercial, residential (low-, medium-, and high-density), and open space areas.

The following tables describe the land use characteristics of the project area:

*Land Use Statistics:*

**TABLE 2: PROPOSED LAND USE STATISTICS**

Proposed Land Use	Acres	Maximum Units	Total Building Area
Rural Residential	20.4	60	
Low Density Residential	12.2	73	

Medium Density Residential	25.1	301	
High Density Residential	12.2	440	
Planned Development	31.5	*TBD	TBD
Commercial	18.5		403,000 SF
Open Space/ Park Reserve	21.3		
Roads and existing canal	29.1		
<b>TOTAL</b>	<b>170.3</b>	<b>874 + Planned Development (TBD)</b>	<b>403,000 SF + TBD</b>

*\*Housing units to be decided, building area includes housing*

#### *Proposed Density:*

Density will generally be higher towards the southwest corner of the Project site within proximity to the Planned Development and Commercial areas, and will generally decrease in density towards the northeast area of the project as it meets the existing rural residential developments nearby.

TABLE 3: PROPOSED DENSITY

<b>Proposed Land Use</b>	<b>Acres</b>	<b>Maximum DU/AC*</b>	<b>Floor Area Ratio (FAR)</b>
Rural Residential	20.4	3	
Low Density Residential	12.2	6	
Medium Density Residential	25.1	12	
High Density Residential	12.2	36	
Planned Development	31.5	**TBD	0.5***
Commercial	18.5		0.5

*\*Number obtained from Merced General Plan, Section 3.3.3. Table assumes highest DU count allowed in land use.*

*\*\*Housing units to be decided, FAR includes housing*

*\*\*\*For estimation purposes, Planned Development land use is assumed to have same FAR as Commercial*

## **PROJECT PHASING AND PROJECTED PHASING SCHEDULE**

The project will include 4 phases. See description below and map on page 14.

**Phase 1.** 31.5-acre Planned Development area and 18.5 acres of Commercial, as well as associated improvements along Bellevue Road and G Street

**Phase 2.** 12.2-acre High Density Residential area and 15.1 acres of Medium-Density Residential area, and associated improvements on Collector streets

**Phase 3.** 20.4-acre Rural Residential Area, and 21.3-acre Open space/Park Reserve, and associated improvements on Collector streets

**Phase 4.** Eastern-most part of the project including the 10.0-acre MDR area and the 12.2-acre LDR area, and associated improvements on Golf Road and Collector roads

TABLE 4: PROJECT PHASING

Proposed Land Use	Acres	Phase 1	Phase 2	Phase 3	Phase 4
Planned Development	31.5	31.5			
Commercial	18.5	18.5			
High Density Residential	12.2		12.2		
Medium Density Residential	25.1		15.1		10.0
Low Density Residential	12.2				12.2
Rural Residential	20.4			20.4	
Open Space/Park Reserve	21.3			21.3	

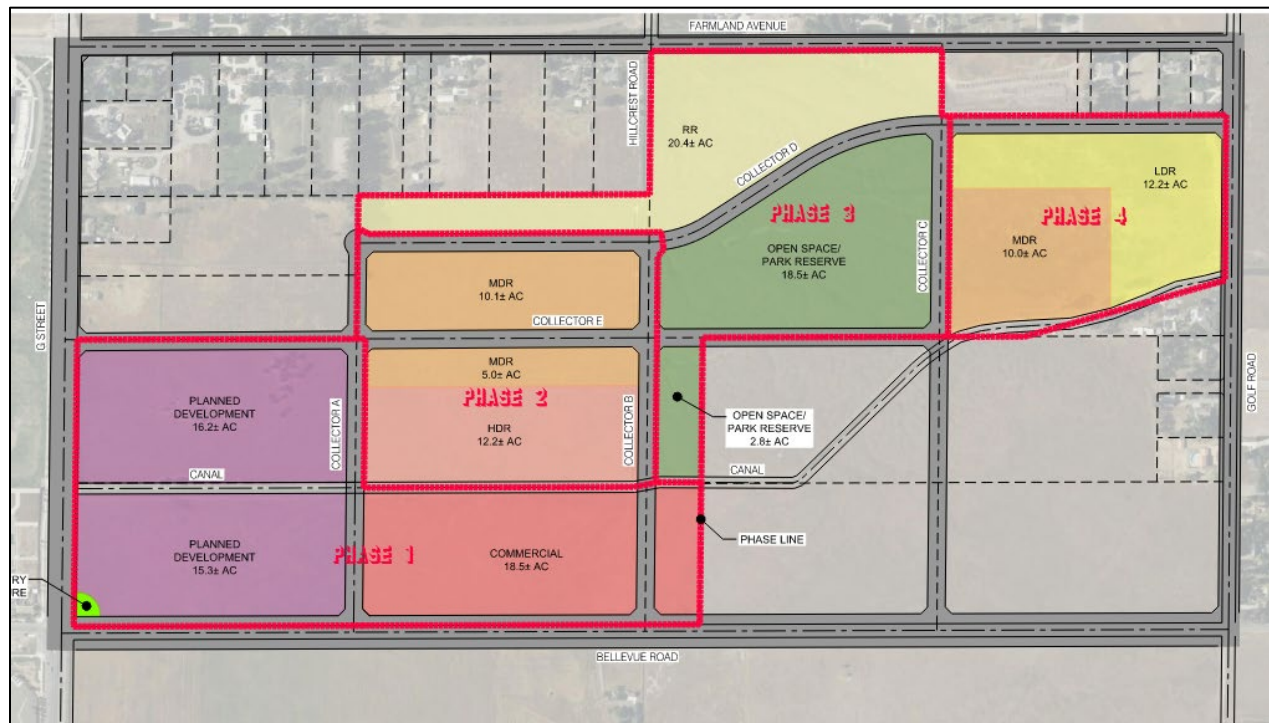


FIGURE 9: PHASING MAP

## WASTEWATER AND WATER DEMAND ESTIMATES

Wastewater generation and water demands are calculated by estimating the equivalent dwelling units (EDUs) for each land use type and multiplying them by the total number of units and the generation/demand rate per EDU. EDU is defined as one (1) single-family residential household and is used as a unit of measure for wastewater generation and water demand for a unit of development. The City of Merced does not have established standards for estimating EDUs; thus, estimates shown in Tables 5 thru 7 uses EDU determination standards from the City of Lincoln's Table A-9 Equivalent Dwelling Units – Based on City's Current EDU Factors. Please note, this development plans to do its own independent study in regards to wastewater and water demand estimates, and expects that the estimated demand will be lower than what is estimated below.

TABLE 5: EDU DETERMINATION

Proposed Land Use		EDU Determination
<b>Residential</b>		
Rural Residential		1.27 EDU per each individual dwelling unit, per lot
Low Density Residential		1.0 EDU per each individual dwelling unit, per lot
Medium Density Residential		
High Density Residential		0.8 EDU per each individual dwelling unit, per lot
<b>Commercial/Industrial/School Facilities</b>		
Planned Development/ Commercial	Where occupancy type or usage is unknown at the time of application for service, the following EDUs shall apply. This shall include, but not be limited to, shopping centers, industrial parks, and professional office buildings.	
	Per 1,000 s.f. of building	0.54 EDU

TABLE 6: ESTIMATED WASTEWATER AND WATER DEMANDS

Proposed Land Use	Maximum Units/ SF	EDUs	Wastewater Generation (GPD)*	Water Demand (GPD) **
<b>Residential (Dwelling Units)</b>				
Rural Residential	60 DU	77	16,016	22,946
Low Density Residential	73 DU	73	15,184	21,754
Medium Density Residential	301 DU	301	62,608	89,698
High Density Residential	440 DU	352	73,216	104,896
<b>Commercial (Building Square Feet)</b>				
Planned Development	1,370,000 SF	740	153,920	220,520
Commercial	403,000 SF	218	45,344	64,964
<b>TOTAL</b>		<b>1,761</b>	<b>366,288</b>	<b>524,778***</b>

\*This is calculated using an anticipated 208 gpd per EDU. Source: City of Merced Wastewater Collection System Master Plan, Table ES-1 Wastewater Generation Rate Per Equivalent Dwelling Unit Summary. Accessed September 25, 2024.

<https://www.cityofmerced.org/home/showpublisheddocument/20090/638417101675770000>

\*\* This is calculated using an anticipated 298 gpd per EDU. Source: City of Merced Water System Master Plan Table 4-6, Per-Capita Water Use for Merced City Only, Average from 1978 thru 2012. Accessed September 25, 2024.

<https://www.cityofmerced.org/home/showpublisheddocument/7546/637066969872270000>

\*\*\*Please note, this development plans to do its own study to determine wastewater and water demand estimates. It is expected that the estimate will be lower than the estimate shown here.

TABLE 7: ESTIMATED DEMANDS FOR DEVELOPMENTS PER PHASE

Phase	Total EDUs	Wastewater Generation (GPD)	Water Demand (GPD)
Phase 1	958	199,264	285,484
Phase 2	534	111,072	159,132



<b>Phase 3</b>	77	16,016	22,946
<b>Phase 4</b>	192	39,936	57,216
<b>Total</b>	<b>1,761</b>	<b>366,288</b>	<b>524,778*</b>

\*Please note, this development plans to do its own study to determine wastewater and water demand estimates. It is expected that the estimate will be lower than the estimate shown here.

## ROJECT DESIGN FEATURES

Old Dominion is still in the design process, but the project will comply with the development regulations and design standards established in the Merced General Plan, the Municipal Code, and the BCP, including the following items of note taken from the BCP:

### *Gateway feature of Bellevue Road & G Street*

Given that Bellevue Road will likely serve as one of the first impressions of the Merced community for commuters, Bellevue Road will be defined by a cohesive design for buildings that address the street to create an awe-inspiring and eye-pleasing gateway to the Central Valley's only UC campus (See Figure below from the BCP: *BCP Gateway Overlay at Bellevue & G Street*).



**FIGURE 10: FIGURE 22 FROM THE BCP – BCP GATEWAY OVERLAY AT BELLEVUE ROAD & G STREET**

### *Community Commercial at Bellevue & G Street*

The BCP supports the siting of a Community Center at Bellevue Road east of G Street that could function as the neighborhood center for rural residential neighborhoods to the north and east, for mixed-density neighborhoods to the south of Bellevue Road, and for regional traffic traveling on the Merced Loop Road. This larger center would have a more auto-oriented character than the other Neighborhood Center types. The land uses and design aspects of the north and south corners of Bellevue Road and G Street could take on a more regional nature as juxtaposed to the community serving and local transit character established

for much of the planning area (See Figure from the BCP below, for illustration of a major neighborhood center character area).



**FIGURE 11: FIGURE 39 FROM THE BCP – ILLUSTRATION OF MAJOR NEIGHBORHOOD CENTER CHARACTER AREA**

## JOB GENERATION ESTIMATES

Because the project is in the preliminary stage of design, the precise business types within each land use designation are not known at this time, but based on the general land use designations, a wide variety of employment options are expected. The project will also generate temporary employment during construction activities. See Table 8 below for an estimate of potential job generation.

**TABLE 8: EMPLOYEE COUNT**

Proposed Land Use	Building SF	Business Type	SF per Employee	Total Employees
Planned Development	686,070*	Neighborhood Retail**	588**	1,167
Commercial	403,000	Community Retail**	383**	1,052

\*This number was calculated assuming a 0.5 FAR for Planned Development

\*\* This is assumed based on the “Building Area per Employee by Business Type” table from the city of Davis (<https://www.cityofdavis.org/home/showpublisheddocument?id=4579> accessed on 9/25/2024).

\*\*\* This is assumed based on “Local Planning Handbook Fact Sheet – Measuring Employment”

(<https://metro council.org/Handbook/Files/Resources/Fact-Sheet/ECONOMIC-COMPETITIVENESS/How-to-Measure-Employment-Intensity-and-Capacity.aspx> accessed on 9/25/2024)

## COMMUNITY BENEFITS

Old Dominion will implement the vision and guiding principles of the BCP, and as the project aims to be

one of the earlier developments in the BCP plan area, the Project will provide infrastructure and amenities that will attract future developments in this area. The project will provide many community benefits to the city of Merced, including the following:

**Variety of Housing** – This project will provide a wide range of housing types, including high-, medium-, low-, and rural-density options in anticipation of Merced’s increased population.

**Neighborhood and Community Commercial** – This project will bring much needed commercial uses closer to the UC community. These may be shopping, dining, service, office, and recreation uses, and will create many jobs for residents in the area.

**Bellevue Gateway:** Bellevue Road will be designed to be a visually impressive gateway to UC Merced and will serve as a development showpiece for the area, attracting both residents and visitors to the area. An attractive entry feature will be constructed at the intersection of Street G to create a sense of arrival to this area, which is an important part of placemaking.

**Open Space** – This project will provide approximately 21.3 acres of open space and park reserve to the area, which brings many benefits including opportunities for exercise and leisure, community events such as festivals and markets, a comfortable and a visually interesting environment for all users, social interaction, lower ambient air temperatures, and storm water management.

**Employment Opportunities** – The Project area’s planned development and commercial land use designations are expected to provide a wide range of employment opportunities for the UC Community and the community at large.

**Economic Development** – The Project will generate taxes for the city and school district. The Project will also indirectly attract potential future development to this area, which is a goal of the BCP.

**Infrastructure** – The proposed development will construct and expand public infrastructure to the planned SUDP/SOI such as roadways, water, stormwater, waste, cable, and other utilities lines.

## GENERAL PLAN ‘MERIT CRITERIA’ CONSISTENCY

Merced Vision 2030 General Plan Implementing Action *Urban Expansion UE-1.3.g* outlines “merit criteria” for evaluating future annexation requests. The following section answers the questions to evaluate whether the proposed Project is consistent with the General Plan and merit criteria.

*1.3.g Evaluate future annexation requests against the following conditions:*

*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: Yes, this project site is contiguous to Merced City limits on the project’s western boundary at

G Street. It is within the City's Specific Urban Development Plan (SUDP) and Sphere of Influence (SOI), and the project has clear, geometrical boundaries to form a logical new City limit. The proposed annexation will not form any islands or peninsulas.

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

Response: The project site is designated as Community Plan in the General Plan Land Use Diagram (for the Bellevue Community Plan Area). Per the BCP, this area should be designed as a place where services, shops, schools, businesses, public uses, and residences mix in a vibrant setting and where core commercial nodes along Bellevue Road connect to neighborhoods to the south and north. This project will achieve this expectation by providing a mix of commercial and residential uses, with core commercial uses concentrated along Bellevue Road that will connect to neighborhoods to the north.

*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 costs to the City beyond which the developer will consent to provide or mitigate?*

Response: This project will comply with the standards to be served by City water, sewer, storm drainage, fire and police protection, parks, and street systems to meet acceptable standards and service levels, and is not expected to require improvements and additional costs to the City beyond which the developer will either provide or mitigate.

*d) Will this annexation result in the premature conversion of prime agricultural land as defined 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 project site has land designated as 'Farmland of Local Importance,' 'Grazing Land,' and 'Rural Residential Land,' so this annexation will not result in the loss of prime agricultural land as defined on the Important Farmland Map of the State Mapping and Monitoring Program.

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

Response: This project has been designed to minimize impacts by placing the land uses in a way that creates "soft" transitions, as is required per the BCP. The proposed commercial and planned development uses will be located closest to the existing city limits and development toward the southwest corner of the project, and the intensity of land use decreases as the project heads northeast to harmoniously blend with the existing rural residential and agricultural uses.

*f) Does annexation of the area help the City reach one of the following goals?*

*1) Does annexation of the area bring the City closer to annexation of the UC Merced campus and University Community?*

Response: Yes, this project will bring the City approximately one mile (0.99 miles) closer to the UC Merced Campus and University community. The remaining distance from the new City limits to the UC Campus will be just one mile away. This project will bring housing and commercial development closer to the UC Community.

*2) Does the area contain significant amounts of job-generating land uses, such as industrial, commercial, office, and business/research & development parks?*

Response: Yes, this project will contain over 18.5 acres of land for commercial uses and over 35 acres of land for a planned development with mixed-use land uses, both of which will provide many job opportunities in the area.

*3) Does the project provide key infrastructure facilities or other desirable amenities, such as the extension of major roads, utility trunk lines, parks and recreational facilities, etc.?*

Response: As the project strives to be one of the early developments of the BCP, it will provide many desirable amenities including important collector roads, community-serving commercial, and a variety of housing options.

## DEVELOPER EXPERIENCES

The owner of the subject property for prospective annexation is the Dominion at Merced, LLC, a family company owned by Lee Kolligian and his children, Tyler and Kate Kolligian. Lee Kolligian has over 30 years of development experience, including extensive involvement in the Merced Community. His father, Leo Kolligian, was the Chairman of the UC Board of Regents. He was instrumental in lobbying to establish a University of California campus in the San Joaquin Valley. His dream was to bring a UC campus to an underrepresented area of the State and bring more prosperity to the Valley. His son Lee has been a UC Merced Foundation Board member since before the University opened.

Lee and his father, Leo, also developed the Olivewood Shopping Center, which Hobby Lobby currently anchors. Other Merced properties included in Lee Kolligian's history include the sale of land at G Street and El Porto, which is now primarily office development; 140 lots on G Street near Foothill; and a potential affordable housing site near G Street on Merrill. Besides the Dominion property, Kolligian and his family are also part owners of the Lucky Lady Ranch of approximately 470 acres located on Bellevue Avenue, about a mile closer to the University of Merced than the subject property.

Lee Kolligian's portfolio is not just extensive but also impressive. He has successfully developed one of the largest commercial retail shopping centers in the San Joaquin Valley, the Riverpark Shopping Center in Fresno. This sprawling property, spanning approximately 1.2 million square feet, is anchored by renowned brands like Macy's, Nike Town, Regent Cinemas, and H&M clothing and boasts over 500,000 square feet of office space. Kolligian's success extends beyond retail, as he and his family also own part of Fresno's Maravillosa senior housing project.



Outside of California, Kolligian and his family have Domino's distribution centers servicing over 500 stores each across four states, as well as other retail properties (Amazon Distribution Center in Illinois, Petsmart in Texas, REI in Colorado, and Walgreens in Florida).

Lee Kolligian and his wife Maria reside in Los Angeles with their daughter Kate. Tyler lives near San Francisco with his wife and two children. They are incredibly excited to bring a robust 170+ acre shopping, living, dining, and work experience to the community of Merced (the majority of which will be residential), a space for locals and visitors to Merced to congregate and enjoy first-class amenities, as well as green spaces and pleasant walkways/bike paths.



FIGURE 12: RIVERPARK SHOPPING CENTER – FRESNO, CALIFORNIA

### FINANCING STRATEGY

Relying on the successful development experience as previously demonstrated, Lee Kolligian will ensure a sound financing strategy is in place to complete the project in a timely and responsible manner.

### REGISTERED VOTERS

There are ten (10) registered voters within the Project boundary.

### PUBLIC SERVICES AND UTILITIES

The project will be requesting the following services and utilities from the city of Merced:

- Water
- Stormwater
- Sewer
- Trash Service
- Fire Protection
  - Police Protection
  - Roadway Dedications and Maintenance

The Project is subject to payment of development impact fees and will generate taxes to fund the city's provided public services and utility costs.

Other services that Old Dominion will need includes:

- Electrical Supply provided by Pacific Gas and Electric
- Cable provided by Comcast and AT&T
- School District