

ANNEXATION PRE-APPLICATION



**CITY OF MERCED
PLANNING DIVISION
678 W. 18th Street
Merced, CA 95340
(209) 385-6858
FAX (209) 725-8775**

RECEIPT NO.	PRE-APP NO
FILING FEE	DATE
CHECK NUMBER	RECEIVED BY

Name of Property Owner: Sid Lakirreddy, UC Village LLC **Address/City/State/Zip Code:** 2040 Bancroft Way (510) 900-5209
E-mail: sid@anchorvalley.com **Phone:**
Name of Applicant: John B. Anderson, J.B. Anderson Land Use Planning **Address/City/State/Zip Code:** 139 South Stockton Avenue (209) 599-8377
Street Address or Location of Property (Be Specific):

Assessor's Parcel Number(s): 060-590-016, 017, 019, 025, 026, and 060-020-016 **General Plan Designation:** AR, Agricultural-Residential **# of Acres:** 37.23

Description of Proposed Project:
See attached Project Description.

See Checklist on Next Page for Detailed List of Submittal Requirements


PROPERTY OWNER'S SIGNATURE
(Required)

PROPERTY OWNER'S ADDRESS
2040 Bancroft Way #301 Berkeley, CA 94704

***NOTE:** If the property owner(s) is an LLC or a corporation, the City requires documentation that shows the person(s) who is signing the application is authorized to sign for the LLC or corporation.

Additional Comments/Descriptions:

See attached Project Description.

GENERAL INFORMATION ABOUT ANNEXATION PRE-APPLICATIONS

Annexation Pre-applications are different from regular pre-applications that are only reviewed by City Staff in that Annexation Pre-applications are also reviewed by the City Council and Merced County Local Agency Formation Commission (LAFCO) staff to provide early guidance on annexation requests.

MATERIALS TO SUBMIT (Checklist)

One copy of all required plans or documents below shall be submitted along with the completed application and fee. Any other pertinent information that will assist staff in reviewing your proposal should also be submitted. (A digital copy of all plans or documents in Adobe pdf format shall also be submitted on a CD/DVD or by email; sorry, no flash drives can be accepted.)

- Boundary Map of Proposed Annexation Area** with following: [See Attachment 1](#)
 - Identification of properties within the proposed project boundary that are owned/controlled by other than the applicant (if applicable);
 - Number of acres within the proposed project boundary;
 - Existing City of Merced General Plan Land Use Designations
 - Existing Merced County Zoning
- Conceptual Land Use Plan** with Proposed General Plan and Zoning Designations and [See Attachment 2](#) Accompanying Acreage and Development Capacity for each Proposed Use Type (e.g., number and type of residential units, building square footage for non-residential use types including commercial or industrial development);
- Project Phasing and Projected Phasing Schedule.** Applicants are encouraged to specify a first and one or more subsequent phases to support City Council flexibility in allocating limited City resources to the project; [See Attachment 3](#)
- Estimate of Wastewater, Water, and other Infrastructure Demands per Development Phase** expressed in equivalent dwelling units and Estimated Demand per development phase; [See Attachment 4](#)
- Illustrated Plans/Elevations (if available) and Narrative about Project Design Features that demonstrate quality of design;** [See Attachment 5](#)
- Estimated Number of Jobs to be created based on accepted job density factors and/or end user-specific information;** [See Attachment 6](#)
- Description of Community Benefits** being offered with Narrative about the need for/basis of the proposed benefits. Examples of community benefits might include construction/funding of infrastructure or public facilities, housing/recreation/job training programs, environmental benefits, etc. beyond what development typically provides; [See Attachment 7](#)
- Description of Proposal's Consistency with the General Plan and with the Merit Criteria (see page 3);** [See Attachment 8](#)
- Summary of Applicant/Developer Experience with delivering/facilitating development and representative evidence to support experience such as project photos, site plans, development agreements, entitlement approvals, letters of recommendation, etc.;** [See Attachment 9](#)
- Project Financing Strategy/Evidence of Existing/Potential Funding;** [See Attachment 10](#)
- Annexation Pre-Application Fee (See below)**
- Number of Registered Voters within Project Boundary; and,** [See Attachment 11](#)
- List of Public Services and Utilities** being requested from the City and preliminary assessment of how services and utility costs to the City would be funded. [See Attachment 12](#)
- Description of Project "Readiness"** which might include environmental clearances for wetlands or wildlife habitat, completion of special studies related to environmental impacts, the ability to proceed without delay, etc. [See Attachment 13](#)
- (Optional) The LAFCO Justification of Proposal Questionnaire (Below, Pages 4-6)

**City of Merced
Planning Division
678 W. 18th Street
Merced, CA 95340**

**UC Villages
April 8, 2022**

Annexation Pre-Application Project Description

Environmental Setting:

The Proposed UC Villages Annexation Project (hereto referred to as the “Proposed Project”) site is approximately 37.2 - acres and is located on the southwest corner of Bellevue Road and Lake Road. The actual development area is about 35.62 acres, comprised of five (5) parcels. Specifically, the annexation area is comprised of six (6) parcels south of Bellevue Road and west of Lake Road; the Accessory Parcel Numbers (APNs) of the project area include 060-590-016, -017, -019, -025, -026 and 060-020-016. The project area is bounded by existing ranchette parcels, vacant land, and the Yosemite Lateral to the north, UC Merced parking lot (Bellevue Lot) to the east, existing ranchette parcels to the south and existing ranchette parcels and the Yosemite Lateral to the west. The proposed annexation area includes logical boundaries, so in this case we have included the Cook and Hofmann Ranchette parcels comprised of 1.7 and 4.42 acres respectfully. Historically, the majority of the project site has been utilized for seasonal farming and a developed Ranchette parcel.

As illustrated on the Boundary Map (Attachment 1), the Proposed Project area has a City of Merced General Plan Land Use Designation of Mixed Use and Low Density. Further, the project area is located within Merced County and is within the AR, Agricultural-Residential Zoning District.

The Proposed Project area is also located within the Bellevue Corridor Community Plan (BCP) which was adopted on April 6, 2015 (City Council Resolution #2015-11). The BCP was developed to be consistent with the Merced Vision 2030 General Plan and describes Bellevue Road as the gateway to UC Merced and provides that the “corridor should be designed as a place where services, shops, schools, businesses, public uses, and residences mix in a vibrant setting.” According to Figure 36 of the BCP, the Proposed Project area is designated for Mixed-Use TOD Character uses which is incongruous with low density.

Over the years the University of California Merced has seen a significant increase in student enrollment and capital investment. The University of California Regents adopted and funded the UC Merced 2020 Plan, which is an investment of \$1.3 billion to fund enrollment increases and amplify student housing development and expansion of the UC Merced campus. According to the UC Merced website, UC Merced currently enrolls 8,321 undergraduate students and 772 graduate students for a total of 9,093 students (2020-2021 enrollment period). Long term projections, according to the UC Merced 2020 Plan, are for UC Merced to follow a traditional UC system’s growth path toward 25,000 to 30,000 students. Additionally, 10,000+ students are enrolled at nearby Merced Junior College.

UC Merced offers on-site resident halls, such as Cathedral Hall, Half Dome, Tenaya Hall, Mariposa Hall, Tuolumne, etc. for a variety of student types (first-year, continuing, etc.). However, there continues to be a need for additional student housing, both on-site and off-site.

An example of the success of off-site student housing is Merced Station, located at the corner of Lake Road and E. Yosemite Avenue, which opened in August 2021 and offers for rent, 270 units and a total of 705 beds. As such, the Proposed Project includes a multi-faceted approach to mixed use development, including development of high-quality student housing, hotel development, and multi-tenant retail that is consistent with the City of Merced General Plan, the Bellevue Corridor Community Plan, and the vision for UC Merced and UC Community developments.

Proposed Project Description:

The majority Property Owner, Mr. Sid Lakirreddy of UC Villages, LLC, is requesting an Annexation Pre-Application and consultation with the City Council on the Proposed Project and annexation to the City of Merced. As noted above, the project area is conveniently located adjacent to the UC Merced campus and provides opportunities for student housing, retail, hotel, and other mixed-use development.

As illustrated on the Conceptual Land Use Plan (Attachment 2), the Proposed Project consists of a mixed-use commercial and apartment/student housing development, including but not limited to multi-tenant retail opportunities, ground floor retail, a mid-market hotel (e.g., a Courtyard Marriott) to house visiting dignitaries and families of students, and student housing comprised of up to sixteen (16) apartment buildings to be built in phases based on market demand. A total of 922 units/161 rooms will be constructed at full build-out of the proposed project. The student housing will be complimented with a variety of amenities such as a 3,000 square foot recreation center, student study areas, areas for recreational activities such as corn hole, bocce ball and pickle ball courts, bike repair stations and recreation pool. The southern portion of the project area will be reserved for future mixed-use urban development as plans have not been developed for this area at this time. Specifically, the proposed development includes the following components:

Lakireddy Merced Development Pre-Annexation Application									
Square Footage and Unit Calculations									
	5-Story Apartments	2-Story Apartments	4-Story Apartments	Total Apartments	Small Retail	Large Retail	Total Retail	Hotel	Total SF
Building floor plate SF	12,800	12,800	9,647	n/a	6,000	17,355	n/a	18,735	
Total # of floors per Building	5	2	4	n/a	1	1	n/a	5	
Gross SF per building	64,000	25,600	38,588		6,000	17,355		93,675	
Number of Buildings	13	2	1	16	3	1	4	1	
Total Gross Square Footage	832,000	51,200	38,588	921,788	18,000	17,355	35,355	93,675	1,050,818
Circulation Percentage	20%	20%	20%	0	0%	0%	0%	40%	
Circulation SF	166,400	10,240	7,718	184,358	0	0	0	37,470	
Total Net Rentable SF	665,600	40,960	30,870	737,430	18,000	17,355	35,355	56,205	
SF per Unit/Room	800	800	800	800	n/a	n/a	n/a	350	
Total Number of Units/Rooms	832	51	39	922	n/a	n/a	n/a	161	

As noted above, the project area is currently located within Merced County. As part of the annexation, the Proposed Project proposes General Plan Land Use Designations consistent with the Merced Vision 2030 General Plan and Zoning Districts consistent with the City of Merced Zoning Code. Each component of the Proposed Project is discussed in further detail below.

Retail and Hotel

The Proposed Project includes the development of a mid-market hotel comprised of 161 rooms and four (4) multi-tenant retail buildings. The multi-tenant retail buildings will be conveniently located adjacent to UC Merced and in close proximity to the hotel and student housing. Additionally, commercial retail (17,355 sq. ft.) will be located on the ground floor of a five (5) story apartment building.

The convenient location of the suggested uses on the corner of Bellevue Road and Lake Road provides opportunities for non-motorized access for the students and employees at UC Merced.

Student Housing

As noted above, UC Merced continues to grow enrollment at a rapid pace and as a result, additional on-site and off-site student housing is needed to accommodate that growth. The Proposed Project is in close proximity to the UC Merced campus and provides a great opportunity for student housing. The proposed project involves the creation of up to sixteen (16) apartment buildings, thirteen (13) of which are five (5) story apartment buildings, two (2) are two (2) story apartment buildings and one (1) is mixed use (5) stories. The five (5) story apartments buildings will include a total of sixty-four (64) units/rooms and the two (2) story, and the mixed use (5) story building will have twenty-five (25) units/rooms and thirty-nine (39) units/rooms, respectively.

Mixed-Use Development area in the South

The extension of Mandeville Road through to Lake Road, per the BCP, is planned along the northern border of APN 060-020-018. The balance of this area is planned for mixed-use development and will serve as a connection to future transportation linkages. The Bellevue Corridor Plan illustrates the south area as Mixed-Use TOD character. Future development of this area would be conceptual at best and is not the focus of our pre-annexation application.

Off-Street Parking

Each apartment unit will consist of four (4) bedrooms and two (2) baths surrounded by recreational amenities mentioned above. The project will include parking for the students as a ratio of one (1) space per apartment unit and parking for guests at four (4) spaces per building. Pursuant to Chapter 20.38, *Parking and Loading* of the Merced Municipal Code (MMC), "Group Housing" requires one (1) space per unit. The project is planned as a non-vehicular project which promotes pedestrian and bicycle/scooter travel internal to the project as well as to the adjacent UC Merced Campus. Arrangements will be made with commercial vendors such as Lime and Bird to offer bikes and e scooters for convenient pedestrian use. Pursuant to Chapter 20.38, off-street parking is required for the commercial components of the proposed project as follows:

Land Use	Ratio	Off-Street Parking Required
Hotel – 161 rooms	1 per sleeping unit or suite up to 100 units 1 per 2 units for each unit thereafter	131
Retain – 35,355 sq. ft.	1 per 300 sq. ft.	118
Total		249

The proposed project will include a request for a reduction in the off-street parking requirement. As noted above, the project site is located adjacent to the UC Merced Campus and includes a student housing component (922 units). As such, commercial activities on the project site will provide opportunities for non-motorized modes of transportation (e.g., pedestrian, bicycle, etc.).

Site Photographs



Looking South from Bellevue Road



Looking Southeast from Bellevue Road



Looking East along Bellevue Road



Looking West from Lake Road



Looking North along Lake Road



Looking Southwest from Lake Road

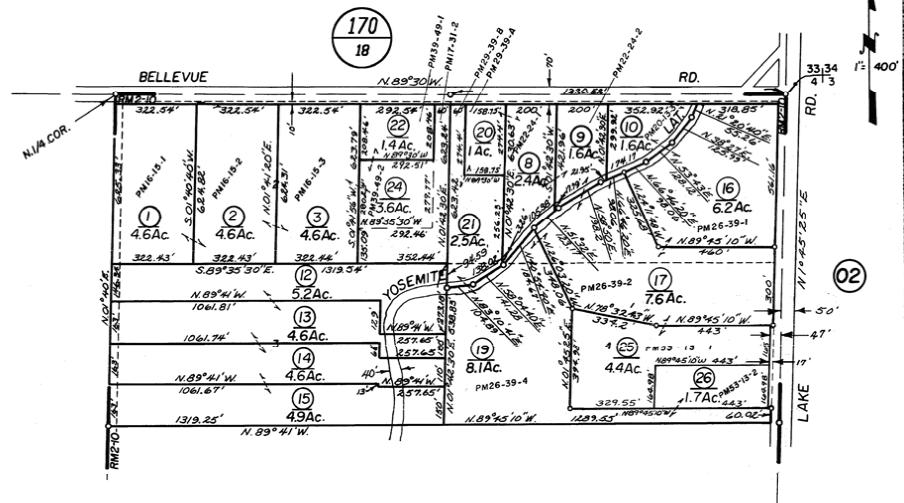
Attachment 1
Boundary Map

— NOTE —
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

POR. N. $\frac{1}{2}$ SEC. 4, T. 7 S., R. 14 E., M. D. B. & M.

Tax Rate Area 83-28

60-59



DRAWN 1/74
 REVISED 3/78

Addition to Yosemite Colony R.M. Vol. 2, Pg. 10

Assessor's Map Bk. 60 Pg. 59
 County of Merced, Calif.
 1974

NOTE—Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

ATTACHMENT 3--Page 10

T.7S., R.14E., M.D.B. & M.

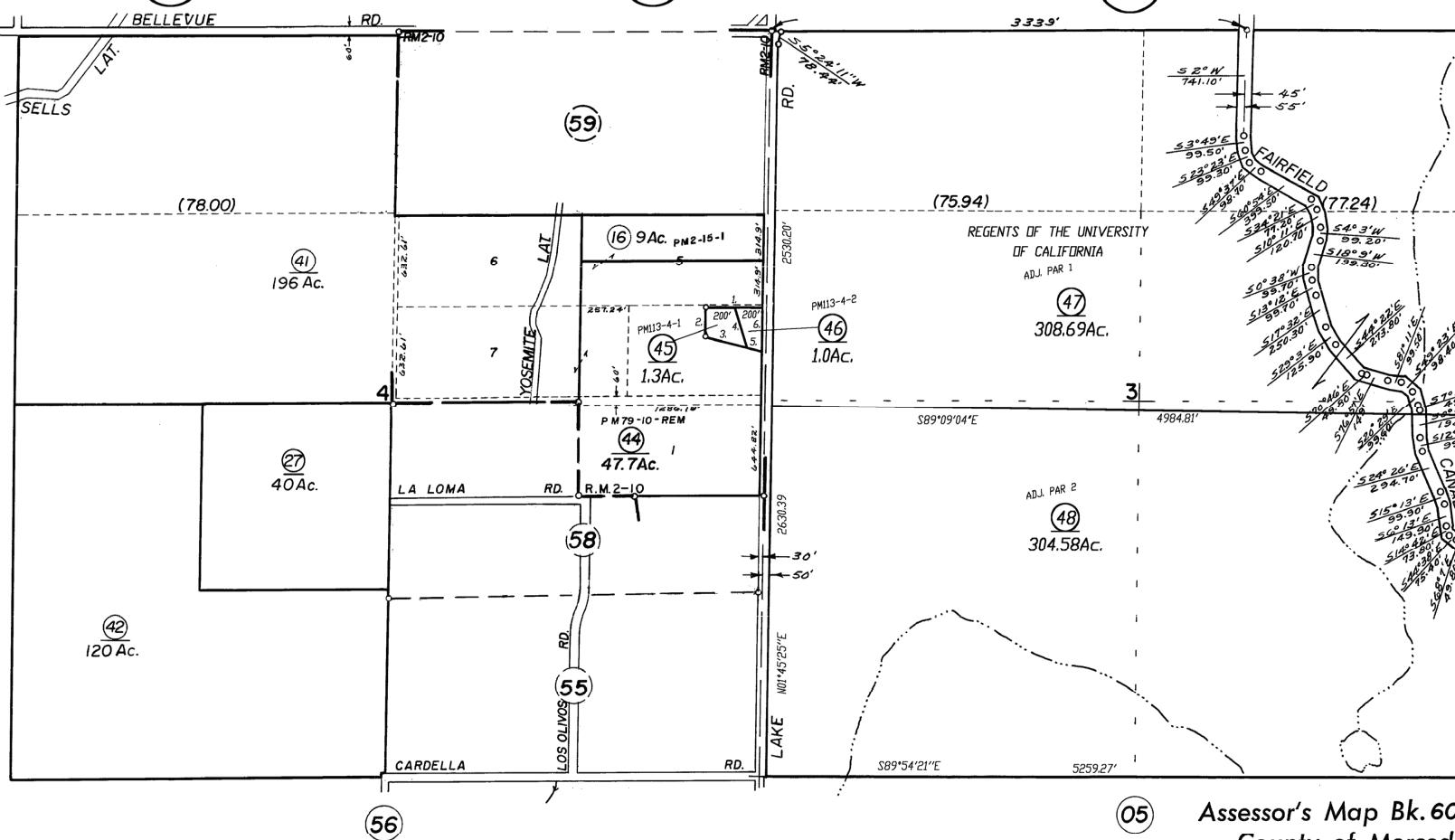
*Tax Rate Area 83-02
83-28*

-NOTE-
Assessment purposes only.
construed as portraying
or divisions of land for
ing or subdivision law.

1. N88°50'23" W 400'
2. N01°45'05" E 200'
3. S74°46'12" E 299.85'
4. S16°51'48" E 286.96'
5. S74°46'12" E 111.43'
6. N01°45'25" E 222.92'

170

170
22



Addition to Yosemite Colony R.M. Bk.2, Pg. 10 .

Assessor's Map Bk. 60
County of Merced,
1959

NOTE—Assessor's Block Numbers shown in Ellipses
Assessor's Parcel Numbers shown in Circles

ATTACHMENT 3--Page 11

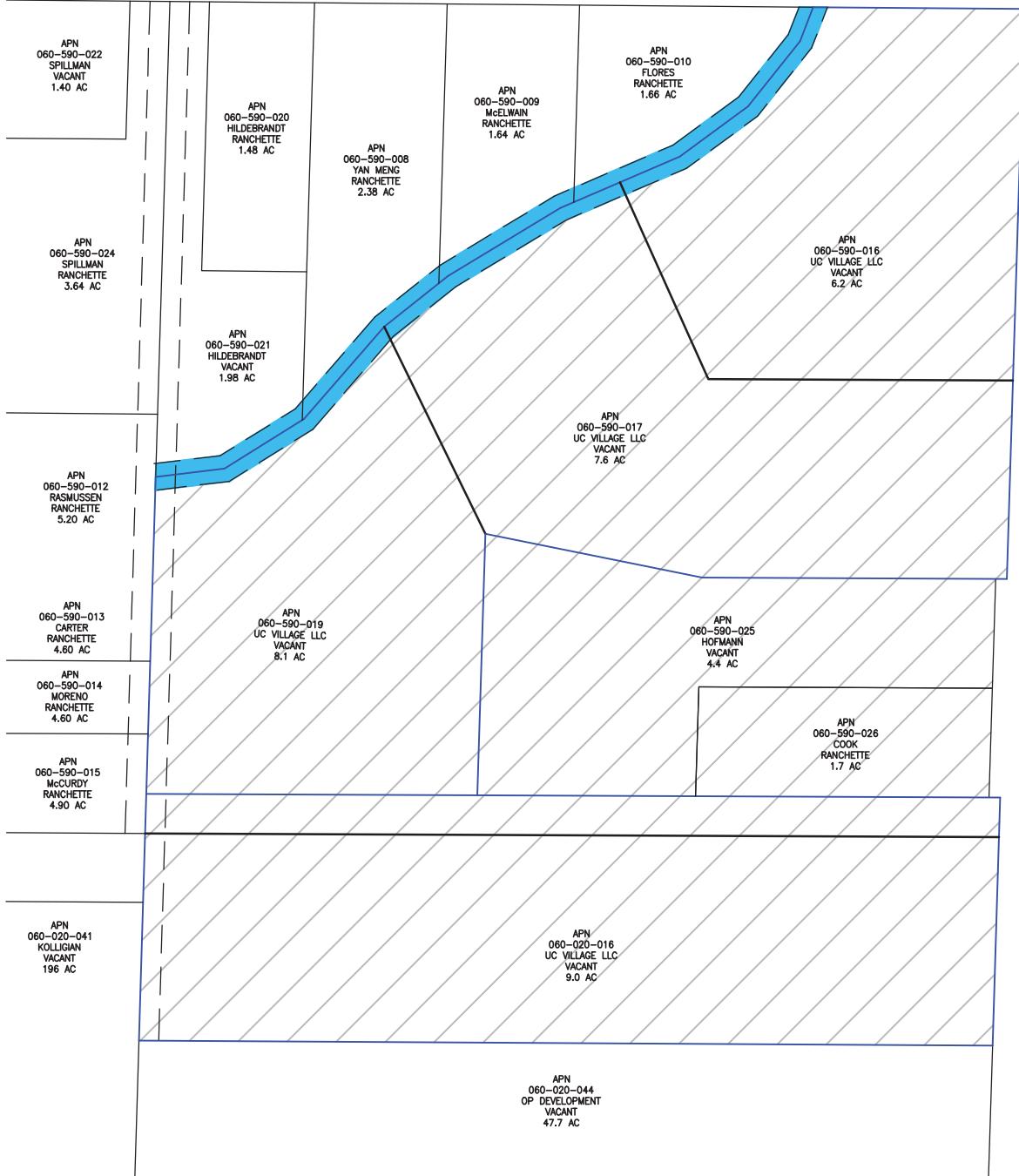
SCALE

1" = 300'

APN
170-180-006
UNIVERSITY HEIGHTS LLC.
VACANT
302.41 AC

APN
170-220-007
REGENTS OF THE UC
UC MERCED
267.00 AC

BELLEVUE ROAD



LEGEND



ANNEXATION AREA: 37.23 ACRES

COUNTY ZONE: AGRICULTURE RESIDENTIAL
COUNTY GP: AGRICULTURE RESIDENTIAL

MERCED CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

507 J STREET • LOS BANOS, CALIFORNIA 93635
(209) 548-6300 FAX:(209) 548-6305

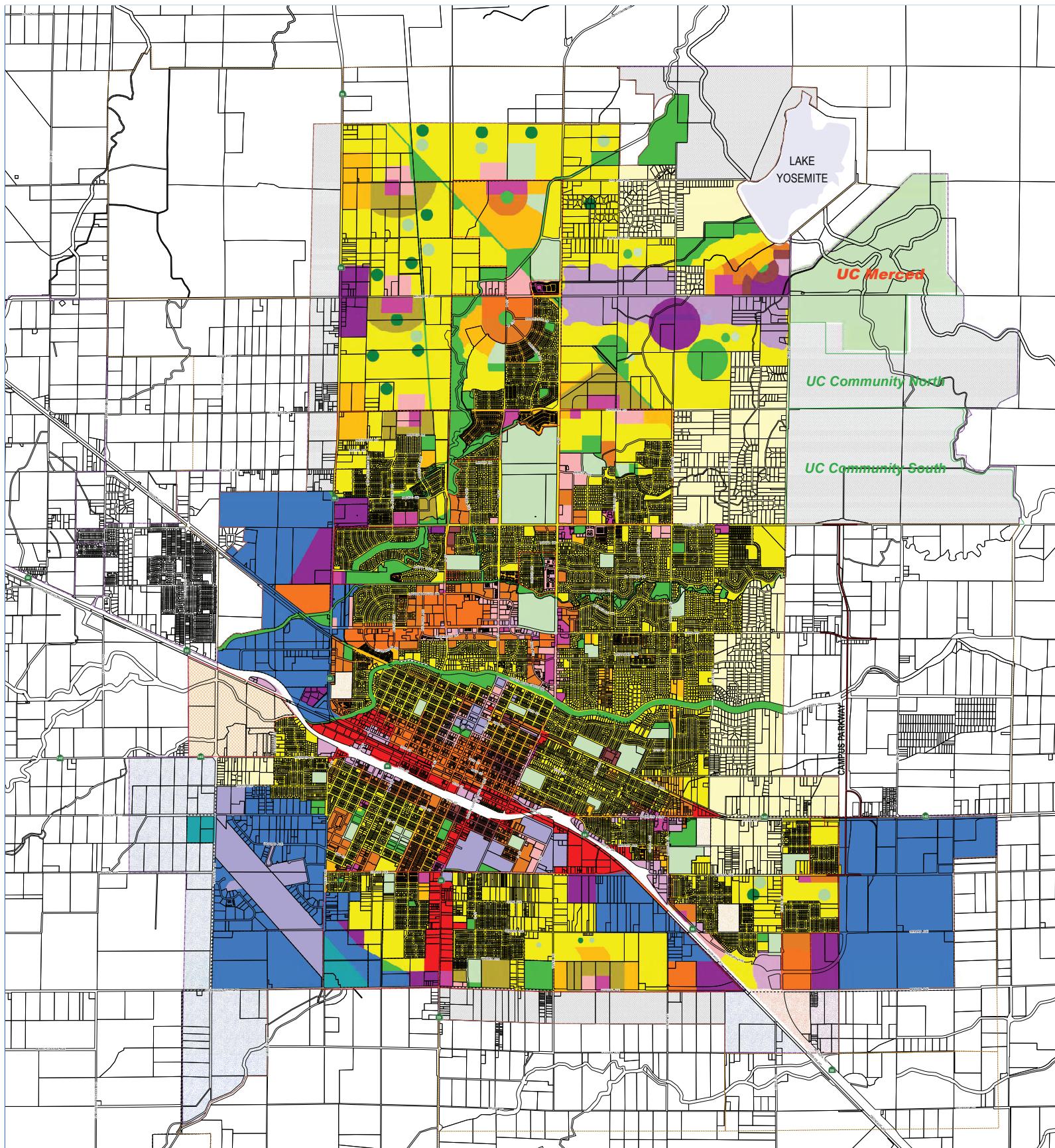
EXISTING LAND USE MAP
UC VILLAGES ANNEXATION

MERCED COUNTY, CALIFORNIA

ATTACHMENT 2

Page 12

DRAWN BY:	IG
DATE:	3/10/22
SHEET:	1 / 1
JOB:	248200



CITY OF MERCED GENERAL PLAN

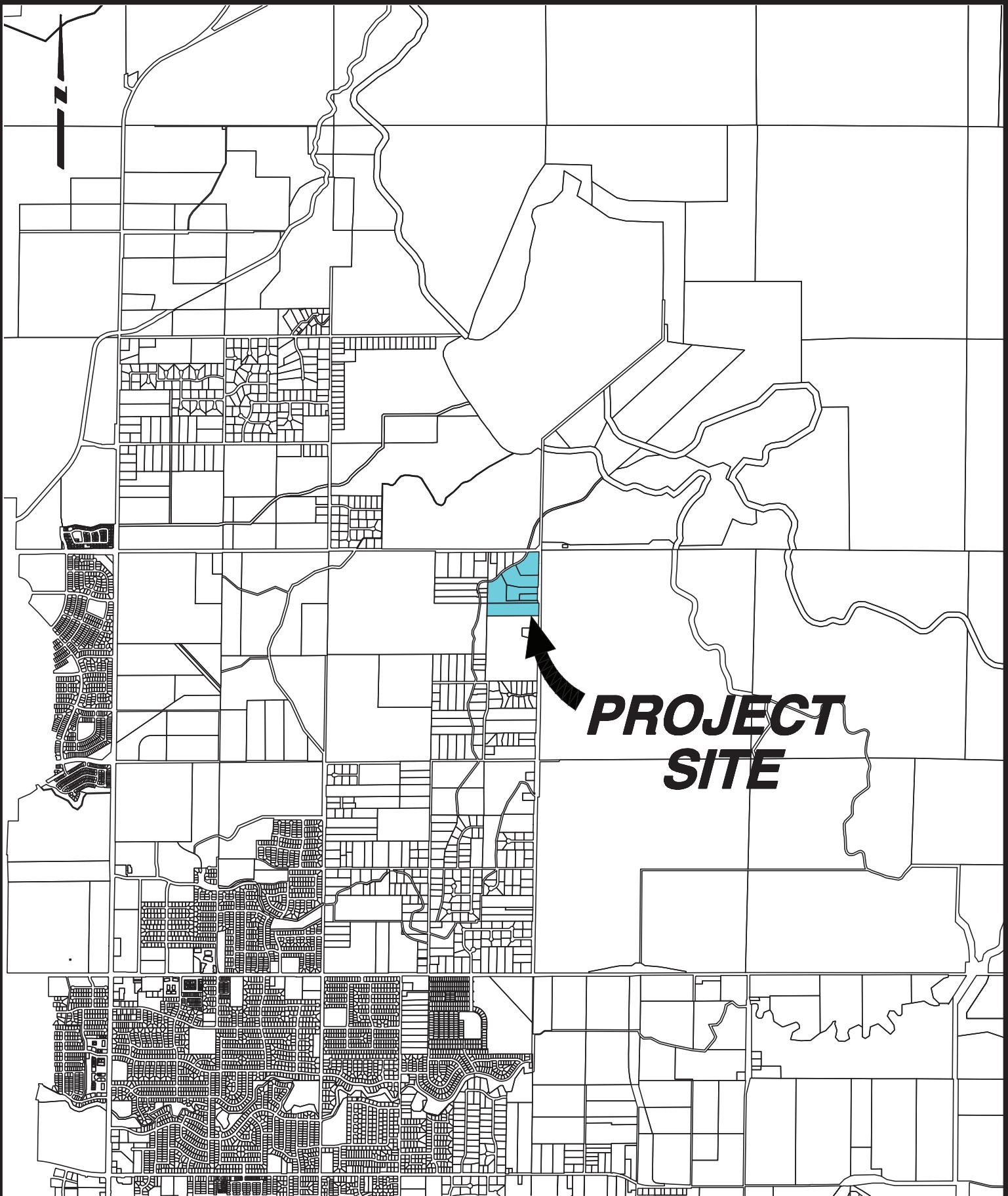


Prepared by the
Merced Data
Special Services, Inc.
369 W 18th St
Merced, Ca 95340
(209) 723-3153
FAX (209) 723-0322

..... CITY LIMITS	..... BUSINESS PARK	..... SCHOOL	..... VILLAGE RESIDENTIAL	..... MIXED USE
..... AREA OF INTEREST	..... BUSINESS PARK RESERVE	..... FLOATING SCHOOL SITE	..... LOW DENSITY	..... COMMUNITY PLAN
..... SUDP / SOI	..... THOROUGHFARE COMMERCIAL	..... PUBLIC / GENERAL USE	..... LOW TO MEDIUM DENSITY	
..... SPECIFIC PLAN	..... COMMERCIAL RESERVE	..... MANUFACTURING INDUSTRIAL	..... HIGH TO MEDIUM DENSITY	
..... UNIVERSITY COMMUNITY	..... GENERAL COMMERCIAL	..... INDUSTRIAL RESERVE	..... HIGH DENSITY	
	..... REGIONAL COMMUNITY COMMERCIAL	..... AGRICULTURAL	..... RURAL RESIDENTIAL	
	..... NEIGHBORHOOD COMMERCIAL	..... OPEN SPACE / PARK RECREATION	..... MOBILE HOME PARK RESIDENTIAL	
	..... COMMERCIAL OFFICE	..... FLOATING PARK SITE	..... RESIDENTIAL RESERVE	



2,000 1,000 0 2,000 4,000 Feet
August 21, 2015



MERCED CALIFORNIA



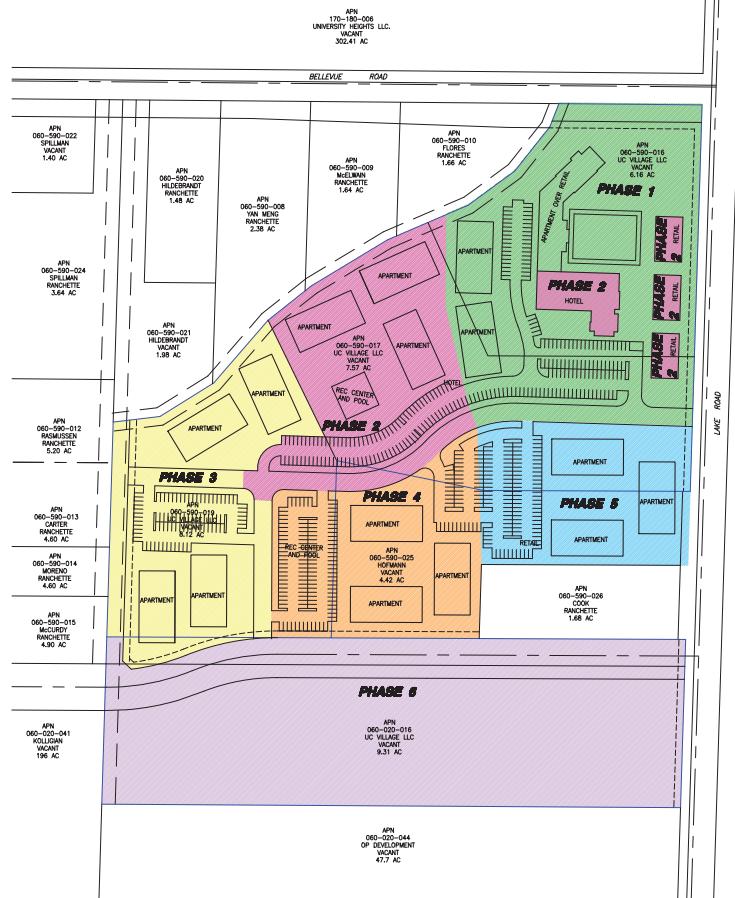
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

507 J STREET • LOS BANOS, CALIFORNIA 93635
(209) 548-8300 FAX:(209) 548-8305

DRAWN BY: IG
DATE: 3/10/22
SHEET: 1 / 1
JOB: 248200

Attachment 2
Conceptual Land Use Plan and Proposed General Plan and Zoning Designations

UC VILLAGES PROJECT PHASING MAP



PRELIMINARY
ATTACHMENT 3-Page 16



PREPARED UNDER THE DIRECTION OF
CIVIL ENGINEERING & LAND SURVEYING
BY THE STREET • MURKIN, CALIFORNIA
PARCELS 500-505



PHASING MAP
VERIFIED BY SURVEYOR: [Signature]
UC VILLAGES
MURKIN, CALIFORNIA

JOB NO. 248200
DATE 3/10/22
DRAW. #
CHECKED BY [Signature]
REVIEWED BY [Signature]
SHEET NUMBER 1
OF 1 SHEETS

FILE: 1014800 UC VILLAGES/Phasing/UCV16

Lakireddy Merced Development									
Pre-Annexation Application									
Square Footage and Unit Calculations									
	5-Story Apartments	2-Story Apartments	4-Story Apartments	Total Apartments	Small Retail	Large Retail	Total Retail	Hotel	Total SF
Building floor plate SF	12,800	12,800	9,647	n/a	6,000	17,355	n/a	18,735	
Total # of floors per Building	5	2	4	n/a	1	1	n/a	5	
Gross SF per building	64,000	25,600	38,588		6,000	17,355		93,675	
Number of Buildings	13	2	1	16	3	1	4	1	
Total Gross Square Footage	832,000	51,200	38,588	921,788	18,000	17,355	35,355	93,675	1,050,818
Circulation Percentage	20%	20%	20%		0	0%	0%	0%	40%
Circulation SF	166,400	10,240	7,718	184,358	0	0	0	0	37,470
Total Net Rentable SF	665,600	40,960	30,870	737,430	18,000	17,355	35,355	56,205	
SF per Unit/Room	800	800	800	800	n/a	n/a	n/a	350	
Total Number of Units/Rooms	832	51	39	922	n/a	n/a	n/a	161	

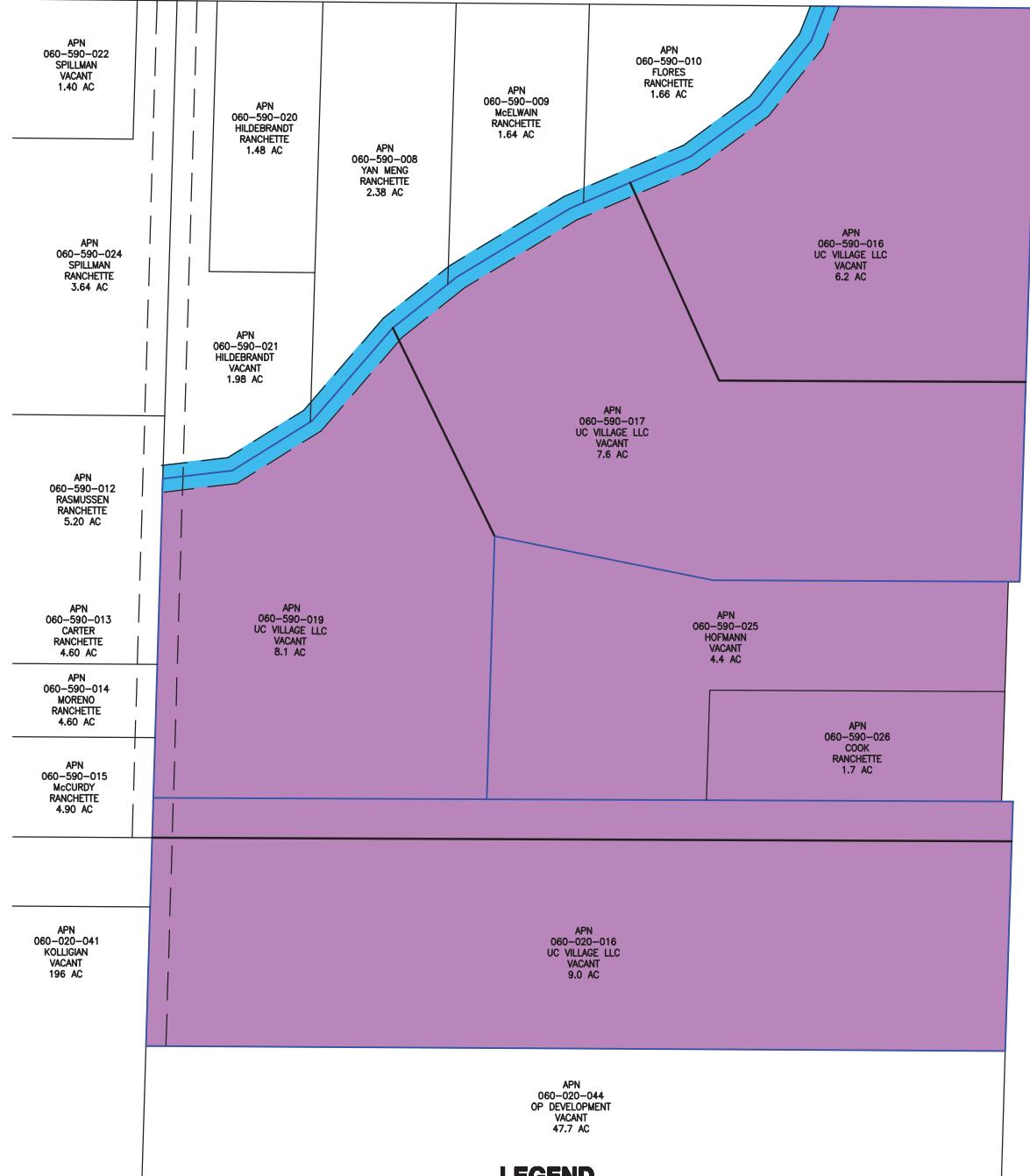
ATTACHMENT 3--Page 17

SCALE  1" = 300'

APN
170-180-006
UNIVERSITY HEIGHTS LLC.
VACANT
302.41 AC

APN
170-220-007
REGENTS OF THE UC
UC MERCED
267.00 AC

BELLEVUE ROAD



LEGEND

 COMMUNITY PLAN (CP): 37.23 ACRES



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

915 17th STREET • MODESTO, CALIFORNIA • 95351
(209) 548-9300 FAX:(209) 548-9305

PROPOSED GENERAL PLAN UC VILLAGES ANNEXATION

ATTACHMENT 2 Page 18
MERCED COUNTY, CALIFORNIA

MERCED CALIFORNIA

DRAWN BY:	IG
DATE:	3/10/22
SHEET:	1 / 1
JOB:	248200

SCALE N 1" = 300'

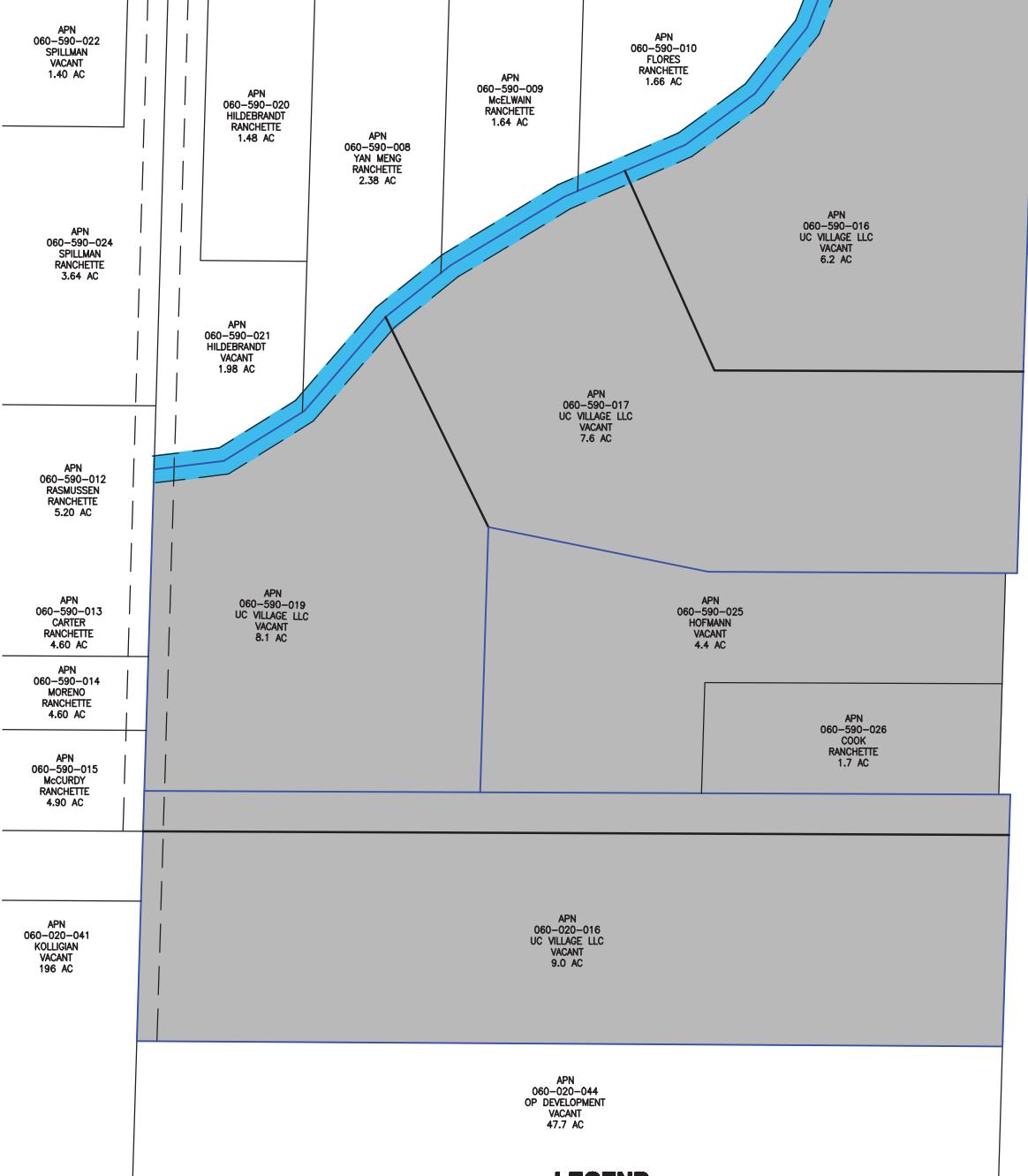
APN
170-180-006
UNIVERSITY HEIGHTS LLC.
VACANT
302.41 AC

APN
170-220-007
REGENTS OF THE UC
UC MERCED
267.00 AC

BELLEVUE ROAD

LAKE ROAD

APN
060-020-047
REGENTS OF THE UC
UC MERCED
308.69 AC



LEGEND



PLANNED DEVELOPMENT (P-D): 37.23 ACRES



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

915 17th STREET • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

PRE-ZONE EXHIBIT
UC VILLAGES ANNEXATION

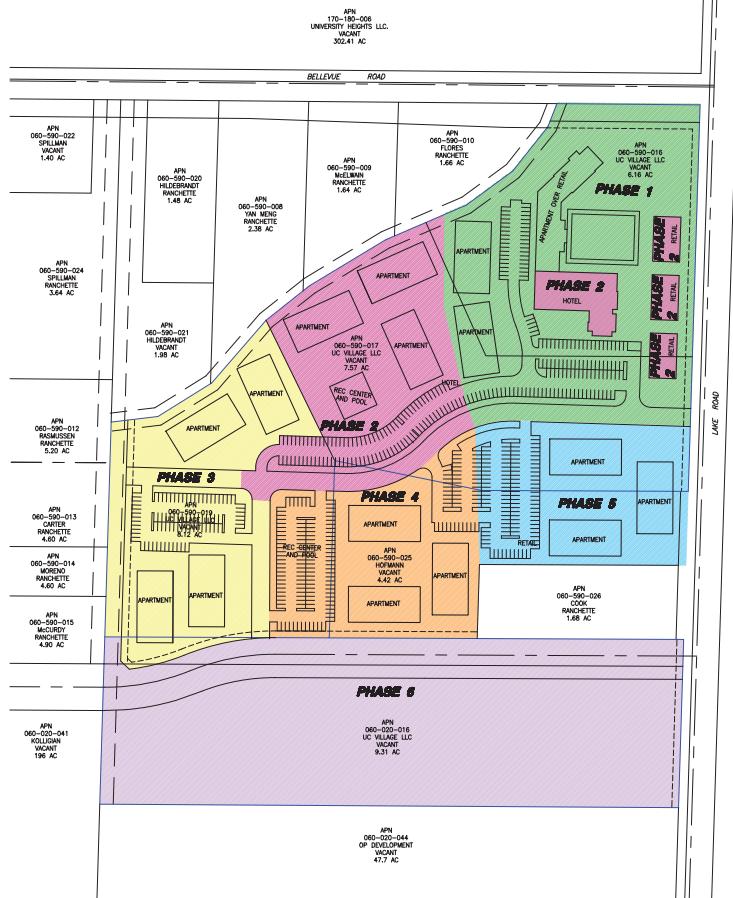
ATTACHMENT 2 Page 19
MERCED COUNTY, CALIFORNIA

MERCED CALIFORNIA

DRAWN BY:	IG
DATE:	3/10/22
SHEET:	1 / 1
JOB:	248200

Attachment 3
Project Phasing and Phasing Schedule

UC VILLAGES PROJECT PHASING MAP



PRELIMINARY
ATTACHMENT 3-Page 21



PRINTED UNDER THE DIRECTION OF
CIVIL ENGINEERING & LAND SURVEYING
DEPARTMENT OF THE STATE OF CALIFORNIA
REGENTS OF THE UNIVERSITY OF CALIFORNIA
2023-04-06

APN 060-590-047 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-048 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-049 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-050 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-051 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-052 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-053 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-054 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-055 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-056 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-057 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-058 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-059 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-060 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-061 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-062 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-063 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-064 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-065 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-066 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-067 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-068 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-069 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-070 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-071 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-072 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-073 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-074 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-075 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-076 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-077 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-078 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-079 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-080 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-081 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-082 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-083 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-084 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-085 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-086 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-087 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-088 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-089 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-090 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-091 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-092 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-093 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-094 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-095 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-096 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-097 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-098 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-099 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-100 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-101 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-102 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-103 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-104 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-105 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-106 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-107 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-108 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-109 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-110 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-111 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-112 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-113 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-114 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-115 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-116 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-117 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-118 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-119 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-120 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-121 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-122 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-123 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-124 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-125 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-126 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-127 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-128 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-129 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-130 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-131 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-132 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-133 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-134 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-135 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-136 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-137 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-138 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-139 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-140 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-141 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-142 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-143 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-144 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-145 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-146 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-147 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-148 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-149 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-150 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-151 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-152 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-153 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-154 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-155 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-156 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-157 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-158 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-159 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-160 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-161 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-162 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-163 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-164 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-165 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-166 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-167 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-168 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-169 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-170 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-171 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-172 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-173 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-174 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-175 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-176 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-177 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-178 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-179 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-180 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-181 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-182 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-183 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-184 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-185 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-186 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-187 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-188 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-189 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-190 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-191 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-192 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-193 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-194 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-195 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-196 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-197 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-198 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-199 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-200 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-201 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-202 REGENTS OF THE UC UC MEXICO 30.64 AC

APN 060-590-203 REGENTS OF THE UC UC MEXICO 30.64 AC

Lakireddy Merced Development							
Pre-Annexation Application							
Phasing Schedule							
Land Use	Units	Total	Phase 1		Phase 2		Phase 5
			2025 - 2027		2028 - 2030		
Apartments / Student Housing	Units	922	39	128	192	256	154
Apartments / Student Housing	SF	921,788	38,588	128,000	192,000	256,000	154,200
Hotel Room	Rooms	161			161		
Hotel	SF	93,675			93,675		
Neighborhood Retail	SF	18,000			18,000		
First Floor Retail	SF	17,355	17,355				

ATTACHMENT 3--Page 22

Attachment 4
Estimate of Wastewater, Water, and Other Infrastructure Demands

WASTEWATER DEMAND ESTIMATE FOR UC VILLAGES PROJECT

Land use Designation	Acres	Land Use Data			Wastewater Use Factor			Calculated Total Wastewater Demand
		Number of Dwelling Units (DU)	Number of Rooms	Square Footage (sq ft)	gpcd	gpd/DU/Room	gpd/sf	
Phase 1:	7.22							
Mixed Use Retail				17,355			0.15	2,603
Mixed Use Residential		167		166,588	65	200		33,400
Phase 1 Total								
Phase 2:	5.28							
Mixed Use Retail				18,000			0.15	2,700
Mixed Use Residential		192		192,000	65	200		38,400
Hotel			161	93,675		100		16,100
Phase 2 Total								
Phase 3:	5.07							
Mixed Use Residential		256		256,000	65	200		51,200
Phase 3 Total								
Phase 4:	3.85							
Mixed Use Residential		154		154,200	65	200		30,800
Phase 4 Total								
Phase 5:	3.39							
Mixed Use Residential		153		153,000	65	200		30,600
Phase 5 Total								
Phase 6:	10.81							
Mixed Use Residential							1,100	11,891
Phase 6 Total								
Total UC Villages Project:	35.62	922	161	1,050,818				217,694
Mixed Use Retail				35,355			0.05	5,303
Mixed Use Residential		922		921,788	65	200		184,400
Hotel			161	93,675		100		16,100
Phase 6							1,100	11,891
Proposed Project Total								

* The Estimated wastewater flows generated from the project is based on land use.

Average Daily Flow = 217,694 gpd
 Peak Hour Flow (230% adf) = 500,696 gpd
 Calculated Total Wastewater Flow = 244 Acft/Yr

WATER DEMAND ESTIMATE FOR UC VILLAGES PROJECT

Land Use Data					Water Use Factor			Calculated Total Water Demand
Land use Designation	Acres	Number of Dwelling Units (DU)	Number of Rooms	Square Footage (sq ft)	gpcd	gpd/DU/Room	gpd/sf	
Phase 1:	7.22							
Mixed Use Retail				17,355			0.05	868
Mixed Use Residential		167		166,588	65	200		33,400
Phase 1 Total								
Phase 2:	5.28							
Mixed Use Retail				18,000			0.05	900
Mixed Use Residential		192		192,000	65	200		38,400
Hotel			161	93,675		100		16,100
Phase 2 Total								
Phase 3:	5.07							
Mixed Use Residential		256		256,000	65	200		51,200
Phase 3 Total								
Phase 4:	3.85							
Mixed Use Residential		154		154,200	65	200		30,800
Phase 4 Total								
Phase 5:	3.39							
Mixed Use Residential		153		153,000	65	200		30,600
Phase 5 Total								
Phase 6:	10.81							
Mixed Use Residential							1,100	11,891
Phase 6 Total								
Total UC Villages Project:	35.62	922	161	1,050,818				214,159
Mixed Use Retail				35,355			0.05	1,768
Mixed Use Residential		922		921,788	65	200		184,400
Hotel			161	93,675		100		16,100
Phase 6							1,100	11,891
Proposed Project Total								

* The Estimated water flows generated from the project is based on land use.

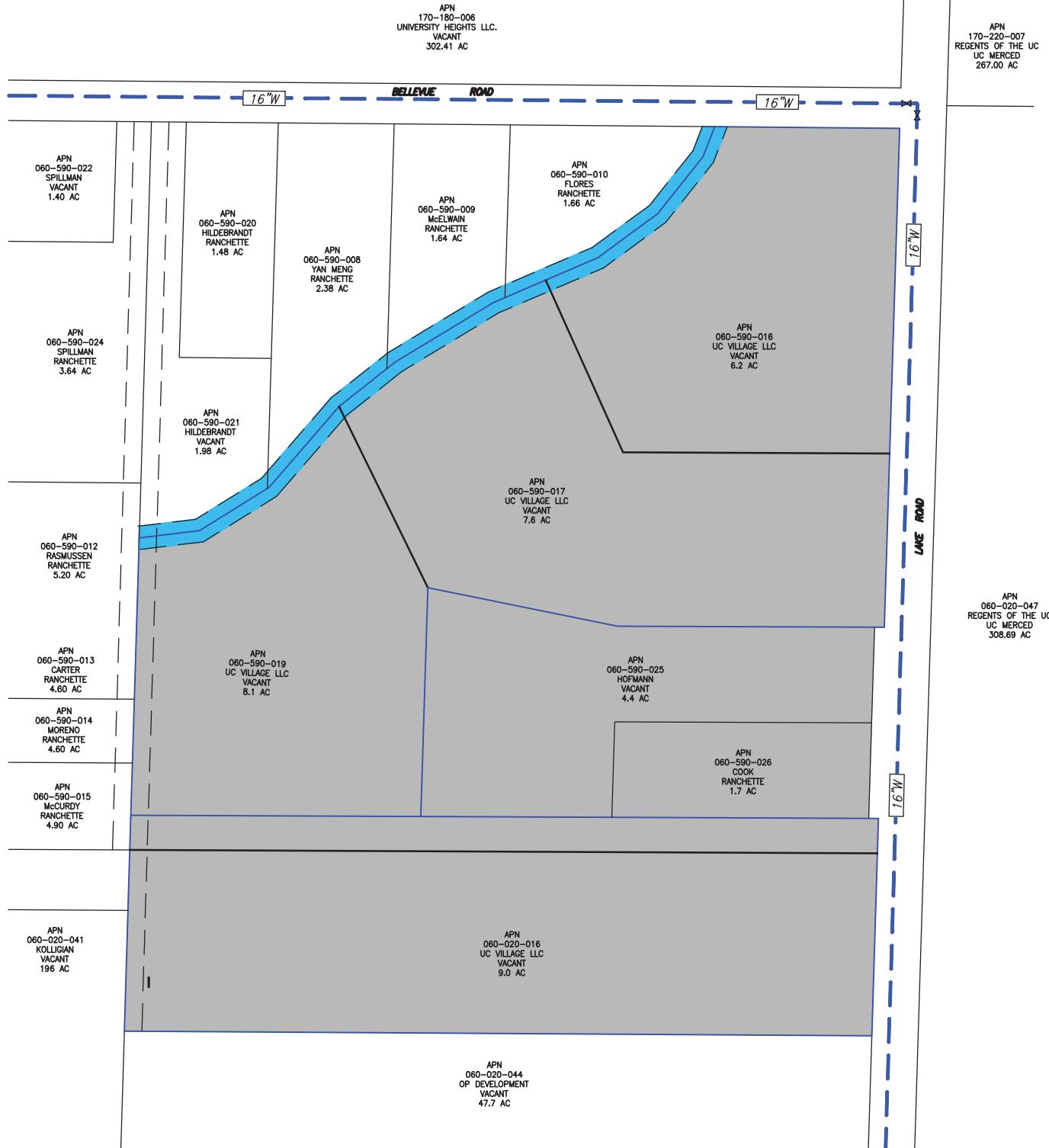
Average Day Demand (add) = 214,159 gpd

Maximum Day Demand (190% add) = 406,902 gpd

Peak Hour Demand (280% add) = 599,645 gpd

Calculated Total Water Demand = 240 Acft/Yr

SCALE  1" = 300'



MERCED CALIFORNIA



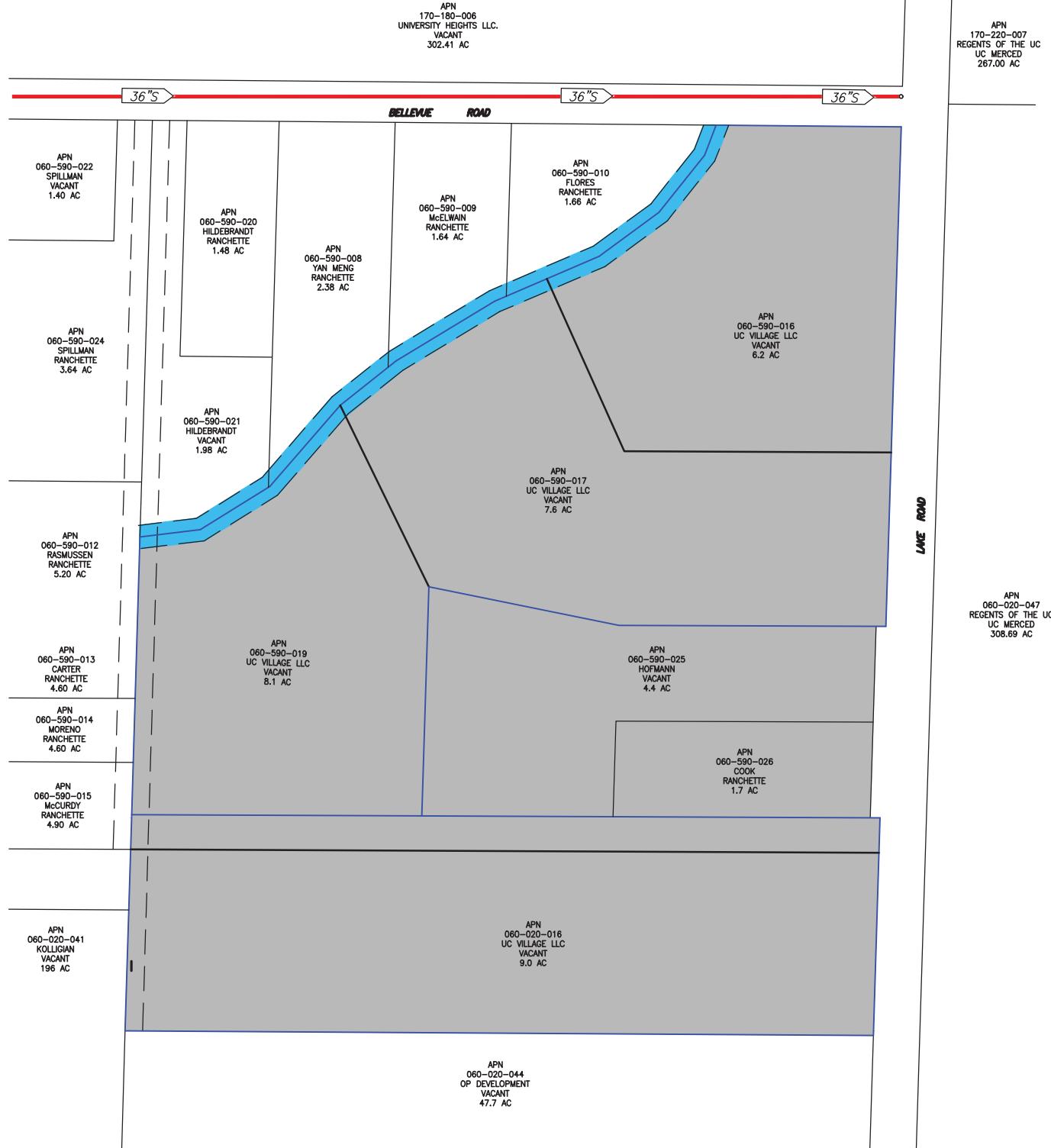
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

915 17th STREET • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

WATER EXHIBIT
UC VILLAGES ANNEXATION
ATTACHMENT 2 Page 26
MERCED COUNTY, CALIFORNIA

DRAWN BY:	IG
DATE:	3/10/22
SHEET:	1 / 1
JOB:	248200

SCALE  1" = 300'



MERCED CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

915 17th STREET • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

SEWER EXHIBIT
UC VILLAGES ANNEXATION
ATTACHMENT 2 Page 27, MERCED, CALIFORNIA

DRAWN BY:	IG
DATE:	3/10/22
SHEET:	1 / 1
JOB:	248200

Attachment 5
Illustrated Plans/Elevations



ATTACHMENT 3--Page 29



ATTACHMENT 3--Page 30



ATTACHMENT 3--Page 31

Attachment 6
Estimated Number of Jobs

Lakireddy Merced Development				
Pre-Annexation Application				
Estimated Number of Jobs				
	Units	Quantity	Units/Employee	Total Employees
Apartments / Student Housing	Units/Rooms	922	20	46
Neighborhood Retail	SF	18,000	400	45
Ground Floor Commercial (Neighborhood Retail)	SF	17,355	400	43
Hotel	Rooms	91	20	5
Total				139

Attachment 7
Description of Community Benefits

Description of Community Benefits

The Proposed UC Villages Project (hereinafter referred to as the “Proposed Project”) site is approximately 37.2-acres in size and is located on the southwest corner of Bellevue Road and Lake Road. The actual development area is about 35.62-acres, comprised of five (5) parcels. The Proposed Project is located within the Bellevue Corridor Community Plan (BCP) which was adopted on April 6, 2015 (City Council Resolution #2015-11). The BCP was developed to be consistent with the Merced Vision 2030 General Plan and describes Bellevue Road as the gateway to UC Merced and provides that the “corridor should be designed as a place where services, shops, schools, businesses, public uses, and residence mix in a vibrant setting.”

The Proposed Project provides a unique opportunity, as the project site is located adjacent to the UC Merced campus, at the southwest corner of Bellevue Road and Lake Road. With a mix of student apartments, retail and a hotel, the Proposed Project is a true mixed-use, pedestrian, transit-ready development that will serve as the key centerpiece around which the Bellevue Corridor can fulfill its development vision. At the same time, with careful forethought to environmentally friendly, technologically forward design, it will create an attractive, integral pathway for UC Merced.

The Proposed Project includes the development of 922 apartment student housing units, comprised of sixteen (16) buildings ranging from two (2) stories to five (5) stories. The total square footage of apartment buildings is 921,788. The Proposed Project also includes the development of neighborhood retail (18,000 sq. ft.) and ground floor retail (17,355 sq. ft.) that would serve local community members as well as the students living on the UC Merced Campus and at the UC Villages Project. The proposed hotel is 93,675 sq. ft. in size and has a total of 161 rooms, providing accommodations in close proximity to the UC Merced Campus.

From an economic standpoint, the development will signal a major private sector commitment to the area and will serve to attract further development as well as business growth while also creating local service sector jobs in retail and hospitality. A hotel will also make it more attractive for R&D companies and other businesses to begin locating in close proximity to the UC.

As noted in the Project Description, UC Merced has seen a significant increase in student enrollment and capital investment in recent years. According to the UC Merced website, UC Merced enrolls 8,321 undergraduate students and 772 graduate students for a total of 9,093 students (2020-2021 enrollment period). Long-term projections, according to the UC Merced 2020 Plan, are for UC Merced to follow a traditional UC system’s growth path toward 25,000 to 30,000 students. Additionally, 10,000+ students are enrolled at nearby Merced Junior College.

UC Merced offers on-site resident halls, such as Cathedral Hall, Half Dome, Tenaya Hall, Mariposa Hall, Tuolumne, etc. for a variety of student types (first-year, continuing, etc.). However, there continues to be a need for additional student housing, both on-site and off-site. The Proposed Project directly addresses a vital housing need-- the most important future campus need. Very importantly, however, the UC Villages Project will be contiguous to campus and not fragment agricultural land or create an additional need for cars by being farther from campus. It is located exactly where higher intensity development and activities should be concentrated—within pedestrian or bicycling distance to campus and near local transit routes.

The Proposed Project includes both four acres of open space and a variety of recreational amenities for the proposed student housing such as a 3,000 sq. ft. recreation center, student study areas, areas for recreational activities such as corn hole, bocce ball, and pickle ball courts, bike repair stations, and a recreational pool. Not only will the local community and students enjoy the shopping and amenities but there will be the opportunity for community events such as farmers' markets, live music, and food trucks. Overall, the Proposed Project would assist in filling the need for additional student housing at UC Merced while also functioning as an important local community gathering space.

A significant community benefit of the Proposed Project is that by housing students closer to campus the pressure on housing within the current city and throughout the city will be somewhat relieved. Also with such vibrant retail activity, the tax revenue to the City will rise. Additionally, by providing housing and services closer to UC Merced, the number of vehicle miles travelled per day should be reduced dramatically since students will no longer need to drive to campus from within the current City boundaries.

Attachment 8
Description of Proposal's Consistency with the General Plan and with the Merit Criteria

Consistency with Merit Criteria and General Plan

The Proposed Project is consistent with the City of Merced Merit Criteria and General Plan as follows:

Merit Based Criteria	Consistency Statement
Implementing Action Urban Expansion UE-1.3.g Merit Based Criteria	
a) Is the area contiguous to the current City limits and within the City's Specific Urban Development Plan (SUPD)/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?	The proposed project is located within the Specific Urban Development Plan (SUDP) Boundary and the Bellevue Community Plan Area. Annexation of the proposed project area is allowed per the special provision of AB 3312.
b) Is the proposed development consistent with the land use classifications on the General Plan Land Use Diagram (Figure 3.1)?	The proposed project area has a General Plan Land Use Designation of Mixed Use and Low Density. Further, the proposed project area is located within the Bellevue Corridor Community Plan (BCP) and is designated for Mixed-Use TOD Character Uses according to Figure 36 of the BCP. The proposed project includes the development of mixed-use retail, hotel and multi-story student housing which is consistent with the General Plan Policies and Implementation Measures for Mixed Use as well as the Vision and Community Character described in the BCP.
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?	The proposed project can be served by City services including but not limited to water, sewer, storm drainage, fire and police protection, parks, and street systems. As illustrated in the Water and Sewer Exhibits, the proposed project would connect to existing services in Bellevue Road and Lake Road. Development of the project will require the payment of impact fees to support needed public services, including fire and police protection services, parks and street systems.
d) Will the 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?	No, the proposed project area is designated "Vacant or Disturbed Land" according to the Department of Conservation Important Farmland Maps, dated 2018. Vacant or Disturbed Land includes open field areas that do not qualify for an agricultural category, mineral, and oil extraction areas, off road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges.

<p>e) Will a non-agricultural use create conflict with adjacent or nearby agricultural uses? If so, how can these conflicts be mitigated?</p>	<p>The proposed project will be required to adhere to the City's Noise Ordinance and Development Standards with regards to reducing noise pollution and setbacks, respectively.</p>
<p>f) Does annexation of the area help the City reach on of the following goals?</p> <ol style="list-style-type: none"> 1. Does annexation of the area bring the City closer to annexation of the UC Merced campus and University Community? 2. Does the area contain significant amounts of job-generating land uses, such as industrial, commercial, office, and business/research & development parks? 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.? 	<p>Responses the specific questions are as follows:</p> <ol style="list-style-type: none"> 1. The proposed project area is adjacent to the UC Merced Campus and is located on the south-west corner of the Bellevue and Lake Road intersection. This intersection is a major gateway into the UC Merced Campus. 2. The proposed project includes the development of 35,355 sq. ft. of commercial uses (Neighborhood and Ground Floor Commercial (Neighborhood Commercial)), a hotel and student housing to support a total of 922 units/rooms. A total of at least 139 jobs would be created as a result of the proposed project. 3. The proposed project would involve the expansion and improvement of two (2) major roadways, Bellevue Road, and Lake Road. Additionally, the proposed project accommodates the future expansion of Mandeville Lane, consistent with the Bellevue Community Plan (BCP). A variety of amenities are planned for the proposed project, including but not limited to a 3,000 sq. ft. recreation center, student study areas, areas for recreational activities such as corn hole, bocce ball, and pickle ball courts, bike repair stations, and recreation pool. The proposed project will connect to existing utility lines in Bellevue Road and Lake Road.

General Plan Policy	Consistency Statement
Policy UE-1.4 Continue joint planning efforts on the UC Merced and University Community plans.	The proposed project is located within the City's Specific Urban Development Plan (SUPD) Boundary and the Bellevue Community Plan Area and is adjacent to UC Merced. Annexation and approval of the proposed of the proposed project would further the planning efforts for UC Merced and the University Community Plans.
Implementation Action 1.1.a Direct development away from significant concentrations of "Prime" agricultural soils and give priority to the conversion of non-prime agricultural land if reasonable alternatives exist.	As noted above, the proposed project area is designed "Vacant or Disturbed Land" according to the Department of Conservation Important Farmland Maps, dated 2018. As such, the proposed project would not convert "Prime" agricultural soils.
Implementation Action 1.2c Continue to limit the expansion of City utilities to only those areas within the established urban boundary.	As illustrated in the Water and Sewer Exhibits, the proposed project would connect to existing utilities lines within Bellevue Road and Lake Road. Connection to City utilities would occur following annexation, entitlement, and development of the site. AB 3312 allows the City to consider annexation of the proposed project area.
Implementation Action 1.3a The City should continue to require that all new urban development and annexation be contiguous to existing urban areas and have reasonable access to public services and facilities.	The proposed project is located at the southwest corner of Bellevue Road and Lake Road, an important gateway/intersection into the UC Merced Campus. Additionally, the proposed project area is located within the Bellevue Community Plan and designates the area for TOD-Mixed Use Development (retail, housing, etc.).
Implementation Action 1.3b The City should adequately plan for public improvements/services to support designated land uses for all areas as they become suitable for development and/or proposed for annexation.	As previously stated, the proposed project is located within the Bellevue Community Plan, which was adopted by City Council on April 6, 2015. The proposed project is consistent with the BCP as it relates to circulation, land use (TOD-Mixed Use), and urban design.
Implementation Action 1.4a Incorporate the UC Merced campus area as part of the City's SUPD/Sphere of Influence and begin planning for the eventual annexation of the Campus.	The City continues to work on annexation of the UC Merced Campus as allowed under AB 3312. The proposed project area is within the City's SUPD/Sphere of Influence and is a logical area to include the annexation boundary, as the intersection of Bellevue Road Lake Road provides an important gateway into the UC Merced Campus. Additionally, the proposed project is a student housing oriented mixed use development, that would be a positive benefit to the UC Merced and City growth.

Attachment 9
Summary of Applicant/Developer Experience



CIVIL ENGINEERING & LAND SURVEYING

FIRM PROFILE

Established in 1999, Benchmark Engineering, Inc. is a full-service Professional Civil Engineering and Land Surveying Corporation providing Land Use Planning and Zoning, Civil Engineering, Land Surveying and Construction Staking Services.

Benchmark's Principal / President / Project Manager, Rick Mummert, has a wide variety of Civil Engineering and Land Surveying experience spanning 38 years. Specific areas of expertise include Project Due Diligence, Entitlement, Feasibility Studies, Land Use Planning and Zoning, Land Development, Project Management, Master Planning, Infrastructure Design and Construction Management of residential, commercial, industrial and municipal projects ranging from one-acre to several thousand acres. He is also experienced in working with public agencies to acquire plan approvals, project permitting, and project financing.

Benchmark's Principal / Vice-President of Engineering / Project Manager, Sergio Carrera, has more than 24 years of experience in Civil Engineering. He has a Professional Engineer License in the State of California. His expertise includes residential, commercial, and structural design, water and wastewater system analysis, hydrology and hydraulic design including HEC-RAS analysis. He also has a B.S. in Architectural Engineering from California Polytechnic State University, San Luis Obispo. Mr. Carrera is responsible for overseeing the Engineering Department and working with the project managers on project scheduling, quality control, contracts, and budgets.

Benchmark's Vice-President of Land Surveying, Michael "Syd" Halterman, has more than 28 years of experience in Land Surveying in both the public and private sector. He has a Professional Land Surveyor License in the State of California. Mr. Halterman is responsible for overseeing the Survey Department both field and office survey. His office survey responsibilities include, research, coordination and preparation of final maps, parcel maps, A.L.T.A. surveys, tentative maps, topographical surveys, as-built surveys, legal descriptions, and exhibits. He works with both office and field project managers on project scheduling, quality control, contracts and budgets.

Benchmark's Principal / Secretary-Treasurer / Office Manager Michelle Cooper has more than 23 years in front and back-office experience; 21 of those in the Civil Engineering and Land Surveying field. Her responsibilities include maintaining office services by organizing office operations and procedures, contracts, billings, overseeing all aspects of clerical functions. Maintains office staff and handles all Human Resource including benefits and payroll.

Through use of continuously upgraded, state of the art equipment and technology coupled with designated personal contact, Benchmark Engineering, Inc. is committed to providing its clients with exceptional professional service.

Benchmark Engineering, Inc.'s Professional Engineers, Professional Land Surveyors, Managers, and qualified staff have extensive experience in Master Planning, residential, commercial and industrial land development engineering, Planning and Zoning, Infrastructure design, governmental agency permitting and construction management. Benchmark Engineering, Inc.'s staff has worked extensively with and for most of the governmental agencies in the Central Valley, helping to establish a reputation for providing a quality work product with results in timely project approvals.

Through honesty, integrity and service, Benchmark Engineering, Inc. can assist you with all phases of your project, from concept through completion, no matter how large or small.

PROFESSIONAL SERVICES

Residential and commercial land development, planning including:

- Annexations
- Planning and Zoning
- Tentative Subdivision and Parcel Maps
- Predevelopment Review
- Subdivision Lot Layouts
- Master Plan Communities
- Entitlement
- City and County Research
- Site Plans
- Area Plans

Municipal, residential, commercial and industrial land development engineering including:

- Municipal Engineering
- Structural Design/Calculations
- Grading and Earthwork Design
- Street Design
- Infrastructure Design and Master Plans
- Construction Management/ Supervision and Administration
- Project Cost and Budget Analysis
- Traffic Striping Plans
- Storm Water Pollution Prevention Plan, (SWPPP)
- Solar Structure Design

Professional Land Surveying and mapping including:

- Boundary Surveys
- A.L.T.A. Surveys
- Parcel Maps
- Subdivision Maps
- Record of Survey Maps
- Topographical Maps
- Aerial Control
- Construction Staking
- Lot Line Adjustments
- Solar System Layout & Staking

Headquarter:

915 17TH STREET
MODESTO, CA 95355
(209) 548-9300 Phone
(209) 548-9305 Fax

Business Classification: Corporation
Year of Incorporation: 1999

Website: www.bmeng.net



Land Use Planning and Environmental Consulting Services

Statement of Qualifications



*Celebrating over 28 Years of
Excellence in the Central Valley!*

Table of Contents

Section 1	Introduction.....	1
Section 2	Land Use And Environmental Planning Services.....	2
Section 3	Key Personnel...	14



Section 1 Introduction

J.B. Anderson Land Use Planning is a full service Land Use and Environmental Planning Firm located in Ripon, California. Established in 1993, J.B. Anderson Land Use Planning has provided Land Use and Environmental Planning services in California for a host of Private Clients, Public Agencies and Municipalities.

J.B. Anderson Land Use Planning's office is located at the following address: 139 S. Stockton Avenue, Ripon, California, 95366. All professional Land Use and Environmental Planning Services are provided from this office.

J.B. Anderson Land Use Planning has provided Land Use and Environmental Planning Services in various jurisdictions within the Central Valley and Sierra Nevada Foothills, including Stanislaus, San Joaquin, Calaveras, Merced, Madera, Tuolumne, and Mariposa Counties. As a value-added component, our Firm offers Clients a wide range of Land Use and Environmental Planning Services. We provide short and long-range Land Use Planning and Environmental services on Projects ranging from Residential Subdivisions, Commercial Centers and Projects, and Industrial Projects.

Our Firm supports a highly educated and experienced Staff with proficiency in Land Use Planning, Land Management, and environmental review and compliance in accordance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Continuity and knowledge earmarks our work for a positive humanitarian approach to growth and development in each jurisdiction we have the opportunity to provide our expertise in.

Services and Areas of Expertise

Private Sector Planning

- Entitlement Processing and Strategy
- Forward Planning
- Improvement and Reimbursement Agreements
- Development Plans
- Subdivision Design and Layout
- Expert Witness Testimony
- Master Plans
- Specific Plans
- Due Diligence and Feasibility Projects
- Mapping
- Public Outreach

Public Sector Planning

- Housing Elements
- AB 170 – Air Quality Elements
- AB 32 Compliance
- SB 375 Compliance
- SB 5 200-Year Flood Protection
- Zoning Ordinance Amendments & Updates
- Specific Plans
- Community Plans
- Area Plans
- Annexations
- Municipal Services Reviews
- Conditional Use Permits
- Variance Applications
- Tentative Maps
- General Plan Amendments

Public Agency

- Project Management and In-House Staffing for Current and Advanced Planning Projects
- Project Referrals, Staff Reports, Resolutions and Ordinances
- PowerPoint Presentations
- Public Outreach Programs and Public Workshops
- Planning Commission/City Council Presentations

Environmental Planning

- CEQA/NEPA Compliance Documents
- Mitigation Monitoring
- Environmental Impact Research Study
- Technical Peer Review Assistance
- Air Quality Modeling and Permitting
- Green House Gas Emissions Evaluation

Project Team outsource capabilities include Architectural, Biological, Cultural, Landscape, Noise and Civil Engineering services.

Section 2 Land Use and Environmental Planning Services

Established in 1993, J.B. Anderson Land Use Planning provides Land Use and Environmental Consulting services for a variety of jurisdictions in the Central Valley and Sierra Nevada Foothills. Our Firm specializes in providing On-Call Planning Services for Public Agencies to manage current and advanced planning projects from Use Permit Applications and Parcel Maps to Annexations. Our Staff is well versed and experienced in preparing and processing Housing Element Updates, Use Permits, Zoning Ordinances, General Plan Amendments and Updates, CEQA and NEPA compliance documents as well as Specific Plan management and Technical Peer Review. Working in various jurisdictions allows our Staff to stay apprised of local land use issues affecting the region. Acting as an extension of Planning Department Staff, our Firm focuses on a thorough knowledge of California Land Use Planning law and local land use policies to deliver exceptional customer service. Our Firm also provides Private Sector Planning which includes Entitlement Processing, Forward Planning, Improvement and Reimbursement Agreements, Air Quality Permitting, and Expert Witness Testimony.

Private Sector Planning

Entitlement Processing:

Entitlement Processing involves securing essential project entitlements by processing various applications including Annexation, Rezone, General Plan Amendments, Specific Plans, Tentative and Final Subdivision Maps.

Forward Planning:

Forward Planning involves the processing of a Due Diligence investigation to provide the necessary information to make an educated decision on the feasibility of a project. Due Diligence reports may include a Budget Analysis Review, Risk Assessment with Entitlements, Permitting by Government Agencies, and Project Mitigation Issues. This process can be time-consuming and difficult to monitor; our Firm can minimize delays and act as the Project Manager handling all aspects of the project.

Improvement and Reimbursement Agreements:

Many times, our Clients are aware of the reimbursements owed for master improvements installed, but local jurisdictions make the process of identification and tracking extremely difficult. Because we are involved with Due Diligence and Entitlement Processing, we can easily identify the Improvement and Reimbursement Agreements process to ensure complete reimbursement for our Clients. J. B. Anderson Land Use Planning takes pride in looking at every detail to minimize our Client's efforts in this process. Over the years, we have managed and secured millions of reimbursable dollars for our Clients and look forward to putting our experience to work for you.

Air Quality Permitting:

J.B. Anderson Land Use Planning offers a full range of Air Quality Permitting for projects located within the San Joaquin Valley Air Pollution Control District (SJVAPCD), including Rule 9510, Indirect Source Review-Air Impact Assessments. Our Staff has prepared and processed numerous Permits for a range of Agricultural, Industrial and Residential sites located within the Central Valley, and is well-versed in the SJVAPCD Rules and Regulations regarding industrial equipment and facilities. Our Staff has developed a great working relationship with SJVAPCD Staff which allows us to streamline the ATC and PTO Permit process for our Clients.

Expert Witness Testimony:

Over the past thirty-five (35) years, Mr. John B. Anderson has provided expert witness services to a whole host of private and public Clients. The cases have involved right-of-way issues for electrical transmission lines, roadways and development matters. Information supplied by Mr. Anderson has provided invaluable knowledge to the legal and appraisal team concerning land use restrictions and probable development risks and time-frames. Mr. Anderson has performed Expert Witness Testimony and has qualified in the Counties of Sacramento, San Joaquin and Stanislaus.

Public Sector Planning

Our Firm currently provides On-Call Planning services for the cities of Waterford, Oakdale, Riverbank and Lathrop, located in the Counties of Stanislaus and San Joaquin. Our Staff provides on-site planning Staff to manage day to day planning applications as well as to handle special development projects.

In the City of Riverbank, our Firm managed the entitlements associated with a 380-acre Master Plan and annexation known as Crossroads West Specific Plan. This project involves the westerly expansion of the City of Riverbank to include a twenty-two (22) acre regional sports complex, thirty (30) acres for future schools, 2,852 dwelling units, 550,000 square feet of mixed use commercial development as well as forty-two (42) acres of parks and open space.

In the City of Lathrop, our Firm was tasked to manage an Industrial Specific Plan encompassing nearly four (4) million square feet of new industrial building space as well as the annexation of a new Flying J Travel Plaza off Roth Road. Our Staff currently works three (3) days per week on-site to assist with current Lathrop planning matters and customer service.

In the City of Oakdale, we have been asked to manage two (2) large entitlement projects: the East F Street Corridor Specific Plan including the preparation of an addendum to a certified Environmental Impact Report (EIR); and, the Sierra Pointe Specific Plan Annexation and Development Agreement. Both of these projects will require significant infrastructure investment and will guide commercial and residential growth for many years to come. In addition, our Firm successfully prepared and obtained certification for the City's 2015-2023 Housing Element and is currently underway in an update to the City's Sign Ordinance. In each of these cases, our Clients have asked us to provide these planning services on very complex

projects in addition to our role of providing daily planning services with counter permits and land use activities. Our Firm currently provides the City of Oakdale with on-site Staffing Services Staff two (2) days per week to assist with current planning matters and customer service.

In the City of Waterford, we continue to provide land use planning expertise to the community since our initial contract of 1993. Recently, we have been asked to manage a special grant application with the State Water Resources Control Board to allow for the consolidation of the public water supply systems of Hickman, River Pointe, as well as Waterford. This project will serve as one of the most significant public works projects in Waterford in decades.

Private Sector Experience

Ceres Gateway, LLC

On behalf of Ceres Gateway, LLC, JBAP has been retained to prepare and process land use entitlement applications with the City of Ceres for the future development of a thirteen (13) acre regional commercial shopping center, including anchor tenants, hotel pads, and restaurant pads. JBAP Staff will lead an interdisciplinary team to process the land use entitlements, and also prepare the Project's CEQA compliance documents. The Project's land use applications are anticipated to be considered by the Ceres Planning Commission in Winter 2019/2020.

Contact: Mr. Daniel Ogden
Ogden Law Firm
1535 J Street, Suite A
Modesto, CA 95354
Daniel@ogdenlawmodesto.com

The Law Office of Thomas Hogan

JBAP Staff researched and verified the City and City Zoning and General Plan designations future land use considerations and any land use restrictions for a forty-nine (49) unit Apartment Complex located in Modesto, CA. JBAP investigated all current entitlements on the property and other potential competing projects which had gained approvals by the City/County or State of California. On behalf of Scenic Village Apartments, LLC, JBAP processed a zone change on the subject property from R-1 to Planned Development (P-D) Zone multi-family residential development on 2.25 acres. JBAP defined special assessments including infrastructure limitations such as public water, sewer or storm drainage that may have adversely affected the reuse of the subject property. Rezone adopted by the Modesto Planning Commission in August 2019 and approved by the Modesto City Council on September 30, 2019.

Contact: Mr. Thomas P. Hogan, Esq.
Law Office of Thomas Hogan
1207 13th Street, Suite One
Modesto, CA 95354
(209) 492-9335

Oliver Holdings, LLC

On behalf of Oliver Holdings, LLC, JBAP Staff was retained by Oliver Holdings, LLC to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with Section 15063 and Article 6 of the CEQA Guidelines for submittal to the City of San Jose. The project consisted of the demolition of an existing gas station and convenience store, and development of a new hotel with 132 rooms, underground parking, a restaurant, and associated on-site improvements including landscaping. JBAP Staff prepared background research and a thorough environmental evaluation for review by the Client and City Staff, as well as response to public comment letters after the public review period concluded. In addition, JBAP Staff commissioned the preparation of the Project's Shade Study, GHG and Air Quality Analysis, and other technical studies of which were utilized as part of the IS/MND.

Contact: Mr. Hunter Oliver
Oliver Holdings, LLC
7969 Engineer Road, Suite 108
San Diego, CA 92111
hunter@oliverholdings.com

The Linde Group

On behalf of The Linde Group, JBAP Staff prepared a land use application package to Stanislaus County, the Keyes Community Service District (KCSD) and the Stanislaus Local Agency Formation Commission (LAFCo) for the purposes of water service and a project consisting of the development of five (5) liquid CO2 storage tanks, parking area for tanker trailers and car parking, and a 2,500 square foot building. JBAP also prepared an entitlement package for the project, met with KCSD and Stanislaus LAFCo Staff to determine the process and capacity for water service for the proposed project, and obtained copies of the necessary applications for KCSD and Stanislaus LAFCo to prepare the "Will-Serve" and "Annexation Approval." JBAP Staff also represented The Linde Group at the Stanislaus LAFCo hearings and presented Project details, as needed.

Contact: Mr. Audie Chong
The Linde Group
200 Somerset Corporate Blvd, Suite 7000
Bridgewater, NJ 08807
(908) 771-4929
Audie.chong@linde.com

JKB Living, Inc.

On behalf of JKB Living, Inc., JBAP proposed a General Plan change to the City of Ripon 10-acre property from Commercial to a mix of high and medium density residential density development with some land area remaining as Commercial. JBAP provided planning expertise associated with developing an entitlement strategy, preparation of City Applications and the Processing of Entitlements to support the expansion of the Ripon Garden Apartments and Medium Density Housing. JBAP represented the Client and presented the project at Planning Commission and City Council Hearings, as well as prepared and conducted Neighbor meetings to discuss the project's design and options. As a result of JBAP's service, the City of Ripon approved the project and construction is about 80% complete.

Contact: Mr. James Brenda
JKB Living
P.O Box 2998
Turlock, CA 95381
(209) 606-7080

Griffin Park Owners Association

On behalf of the Griffin Park Owners Association, JBAP successfully prepared and processed an SJVPCD Rule 9510 application pursuant to Air District Application requirements and City of Manteca Policy. Griffin Park Owners Association project consisted of the construction of 1,221 single-family residential lots on a 301.35-acre site, including landscaping, and park/storm drainage basins. JBAP gathered background documentation to accurately present the Griffin Park project to the Air District and worked with the Air District to ensure all aspects of the project are presented. JBA Planning managed all communication between the Air District and the Applicant. JBAP also worked with the ownership group to develop an agreement for the Indirect Source Review fees.

JBAP has been asked by the Developers of the Griffin Park Master Plan area to develop an infrastructure cost sharing and implementation strategy. The main goal of this work is to devise a method to fairly divide up the backbone infrastructure obligations amongst the ownership group so that each owner pays an equal share in the agreed infrastructure items. The work of JBAP includes developing and presenting options to be considered by the ownership group to accomplish the stated goal above. JBAP will abide to the ownership group's developed lot allocation program to fairly divide the project into respective ownership areas for the purpose of future bulk lot sales or home construction depending on the goals of the individual owners. This project remains ongoing.

Contact: Ms. Toni Raymus
Raymus Homes
1433 Moffat Blvd. #13
Manteca, CA 95336
(209) 824-3080

Palm JR, LLC

On behalf of Palm JR., LLC, JBAP Staff developed an entitlement strategy, which included the preparation of City applications and the processing of Entitlements to support Medium Density Housing for the proposed multi-family property. JBAP Staff met with the Client and the Client's team to discuss the project and define various concepts and processing techniques that addressed the desired Residential Density and Site Layout, scope of on- and off-site improvements, parking, amenities, and definition of open space areas, architectural elevations and floor plans of the proposed units. JBAP met with the City of Manteca to discuss the project, prepared the application package including an Initial Review and CEQA Review and Analysis, as well as prepared for and represented the Client at a City Planning Commission Public Hearing.

Contact: Mr. Resham Singh
Palm JR, LLC
113 Palm Avenue
Modesto, CA 95350
(209) 456-8500

The Grupe Company

On behalf of the Grupe Company we continue to provide due diligence expertise in the investigation of new multi-family development projects in the communities of Santa Rosa, Napa and Davis. Our experience in the development industry and entitlement process in the State of California allows JBAP to play a critical role in the proper evaluation of key development projects. We identify development risks, prepare BP Fee and Special Assessment budgets as well as evaluate risks with mitigation measures and conditions of approval. We work side by side with experts of all fields to assess permit timing, costs and potential shortfalls.

Contact: Jeremy White, CEO
The Grupe Company
3255 West March Lane, Suite 400
Stockton, CA 95219
(209) 473-6068

Stonecreek Development

On behalf of Stonecreek Properties, we have been asked to manage entitlements associated with the annexation of a 358-acre Area Plan. The Stonecreek North Area Plan would include a new Sutter Health Medical facility, associated medical services and medical offices, expansion of the Merced Junior College as well as an age restricted housing development.

Contact: Gina Waldron, Vice President
Anderson Homes
2440 Bert Drive, Bldg 200, Suite 201
Hollister, CA 95023
(831) 630-1853

Public Sector Experience

City of Oakdale - Contract Planning Services (Stanislaus County)

J.B. Anderson Land Use Planning has been retained by the City of Oakdale to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Oakdale Staff, and provides oversight and daily tasks related to current and advanced planning projects. This includes the processing Land Use Applications (i.e. Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Element Update.

Contact: Mr. Bryan Whitemyer
 City Manager
 City of Oakdale
 280 N. Third Avenue
 Oakdale, California 95361
 (209) 845-3571
 bwhitemyer@ci.oakdale.ca.us

City of Lathrop - Contract Planning Services (San Joaquin County)

J.B. Anderson Land Use Planning has been retained by the City of Lathrop to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Lathrop Staff, and provides oversight and daily tasks related to current and advanced planning projects. This includes the processing Land Use Applications (i.e. Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Element Update.

Contact: Mr. Stephen Salvatore
 City Manager
 City of Lathrop
 390 Towne Centre Drive
 Lathrop, CA 95330
 (209) 941-7220
 citymanager@ci.lathrop.ca.us

City of Waterford - Contract Planning Services (Stanislaus County)

Since 2014, J.B. Anderson Land Use Planning has been retained by the City of Waterford to provide contract Land Use and Environmental Planning services. JBAP Staff is acting as an extension of City of Waterford Staff, and provides oversight and daily tasks related to current and advanced planning projects. This includes the processing Land Use Applications (i.e. Use Permits, Tentative Maps), preparation of CEQA compliance documents, and preparing policy documents such as the Housing Elements Update.

Contact: Mr. Mike Pitcock
City Manager
City of Waterford
101 E Street
Waterford, California 95386
(209) 874-2328 ext. 103
mpitcock@cityofwaterford.org

City of Riverbank - Contract Planning Services (Stanislaus County)

From 2016 to 2019, J.B. Anderson Land Use Planning was retained by the City of Riverbank to provide contract Land Use and Environmental Planning services. JBAP Staff acted as an extension of City of Riverbank Staff and provided oversight and daily tasks related to current and advanced planning projects. JBAP services continues to be utilized for key projects like the Riverbank Industrial Complex, Housing, Downtown Specific Plan, The Bridges Specific Plan, etc.

Contact: Ms. Donna Kenney
Planning and Building Manager
City of Riverbank
6707 3rd Street
Riverbank, California 95367
(209) 863-7124
dkenney@riverbank.org

City of Manteca (San Joaquin County)

J.B. Anderson Land Use Planning (JBAP) was contracted by the City of Manteca Community Development Department for the preparation of CEQA compliance documents for a project known as the CenterPoint Container Yard #2. The City of Manteca General Plan land use designation for the 16.12-acre site is Light Industrial, and the site is located within the Northwest Airport Way Master Plan, also land use designated as Light Industrial. The project site consists of 16.12-acres zoned for Light Industrial land uses. The Project's land use entitlements include a Commercial Site Plan Review to allow for the development of a 494-stall truck container lot to support other industrial uses within and outside of the Northwest Airport Master Plan Area. The Project is consistent with the City of Manteca's General Plan and Zoning. The CEQA approach consisted of the preparation of an Initial Study and Negative Declaration in accordance with Section 15063 and Article 6 of the CEQA Guidelines.

Contact: Mr. Jeffery Hightower
Interim Community Development Director
City of Manteca
1001 W. Center Street
Manteca, CA 95337
(209) 456-8505
jhightower@ci.manteca.ca.us

City of Los Banos (Merced County)

On behalf of the City of Los Banos, JBAP has been engaged to prepare an Initial Study/Mitigated Negative Declaration for CEQA Compliance processing to include the consideration of a General Plan Amendment, Area Plan, Pre-zone, Annexation, and Vesting Tentative Map for a project known as Presidential Estates, located in the City of Los Banos. The Initial Study will include a Traffic Study, Noise Study and the Indirect Source Review documents in compliance with the San Joaquin Valley Air Pollution Control District. The Proposed Project is anticipated to be considered by the City's Planning Commission in June of 2019.

Contact: Ms. Stacy Souza Elms
Community & Economic Development Director
City of Los Banos
520 J Street
Los Banos, California 93635
(209) 827-2433
Stacy.souza@losbanos.org

City of Ripon (San Joaquin County)

On behalf of the City of Ripon, JBAP has been engaged to California Environmental Quality Act (CEQA) compliance documentation for a Project known as Pereira Subdivision Annexation. The development of the site will include forty-five (45) detached single-family residences on 5,501 – 14,007 square foot lots on 13.3 +/- acres designated for High Low Density Residential. The Project's land use entitlements include an Annexation / Pre-Zone, Tentative Subdivision Map, and Development Agreement.

Contact: Mr. Ken Zuidervaart
Director of Planning & Economic Development
City of Ripon
259 N. Wilma Avenue
Ripon, California 95366
(209) 599-0222
kzuidervaart@cityofripon.org

Section 3 Key Personnel

John B. Anderson – President



Mr. Anderson holds a Bachelor of Science degree in National Resource Planning and a B.A. in Geography with an emphasis in Cartography from Humboldt State University – Arcata, California. Mr. Anderson has extensive knowledge and understanding of the California Environmental Quality Act (CEQA), California Zoning and Development Laws, Surface Mining and Reclamation Act (SMARA), California Subdivision Map Act, Williamson Act, and California Government Code as well as over 35-years of experience in public and private sector planning. Mr. Anderson's experience is with preparation of Budgets, Investigation of planning regulations for Applications of planning regulations for current planning projects and on-going monitoring of legislative issues.

Employment History:

1993 to Present	J.B. Anderson Land Use Planning - President
1990 - 1993	Anderson Homes - Forward Planner
1988 - 1990	Stanislaus County - Associate Planner
1984 - 1988	Tuolumne County - Planner III

Special Experience:

2012 - 2015	City of Riverbank – Community Development Director
1997 - 1999	City of Livingston - Planning Director
1993 - 1997	City of Waterford - Planning Director
1990 - 1997	City of Ceres - Planning Commissioner (Chair for 2-terms)

Mark Niskanen – Vice President



Mr. Niskanen holds a Bachelor Degree from San Diego State University in Public Administration, with an emphasis in City and Regional Planning. With almost eighteen (18) years of professional planning experience in the Central Valley, Mr. Niskanen is experienced and well versed in Federal, State, and Local Policies and Regulations related to land use development and environmental issues.

As Vice President, Mr. Niskanen is responsible for Project Management, and has worked on a variety of public agency land use and environmental planning projects. Currently, Mr. Niskanen serves as the Planning Manager for the City of Waterford and Contract Planner for City of Oakdale.

In this role, Mr. Niskanen is responsible for managing and processing Current and Advanced Planning Applications and Projects, including Cannabis related Use permits, Specific Plan Amendments, and Annexations. Mr. Niskanen has also successfully prepared General Plan Housing Elements for the County of Mariposa, and Cities of Livingston, Riverbank, and Oakdale, all of which were adopted and certified by the California Department of Housing and Community Development. Mr. Niskanen has also prepared a variety of CEQA and NEPA documents, including Environmental Impact Reports, Negative Declarations, and NEPA compliance documents associated with Community Development Block Grant Projects.

Employment History:

2002 to Present	J.B. Anderson Land Use Planning - Vice President
2001 - 2002	URS Corporation - Environmental Planner

Special Experience:

2015 - Present	City of Waterford - Planning Manager
2015 - Present	City of Oakdale - Contract City Planner

Miguel A. Galvez – Senior Planner



Mr. Galvez holds a Bachelor's Degree from California State Stanislaus in Political Science/Public Administration. With over twenty (20) years of professional planning experience in the Central Valley, Mr. Galvez is experienced and well versed in Community and Economic Development, Federal, State and Local Policies and Regulations related to land use development and environmental issues.

As a Senior Planner, Mr. Galvez is responsible for Project Management including managing and processing Current and Advanced Planning Applications with a primary focus on Contract Planning Services.

Employment History:

2021 to Present	J.B. Anderson Land Use Planning – Senior Planner
2016 - 2021	County of Stanislaus – Deputy Director
2013 – 2016	County of Stanislaus – Planning Division Manager
2006 – 2010	City of Modesto – Facilities Department Director and Planning Director
1990 – 2006	City of Modesto – Senior, Associate, and Assistant Planner

Special Experience:

2007 – 2010	Modesto City Schools – Environmental Impact Office for the School District
-------------	--

David Niskanen – Associate Planner



Mr. David Niskanen holds a Bachelor Degree from San Francisco State University in Urban Studies and Planning. While at San Francisco State University, David worked on a variety of projects, including a Secondary Housing Survey and Report of the City of San Francisco for the San Francisco Planning Department. David completed his internship with the City of Livingston and J. B. Anderson Land Use Planning and joined JBAP as an Assistant Planner at the end of 2013. In 2018, David was promoted to an Associate Planner at JBAP and is excited to continue his career as a planning professional.

As an Associate Planner at JBAP, Mr. Niskanen is responsible for project management for land use and environmental planning projects for public and private sector Clients, including zoning documents, CEQA projects, and land use entitlement processing. His other skills include air quality modeling using the California Emissions Estimator Model (CalEEMod), project organization and management. He also has experience working as a Staff planner for the Cities of Lathrop and Waterford.

Employment History:

2013 to Present J. B. Anderson Land Use Planning – Associate Planner

Special Experience:

2015 to Present City of Lathrop and City of Waterford - Municipal Contract Planning
General Plan Housing Elements – 5th Cycle

Joshua Jordan – Assistant Planner



Mr. Jordan holds a Bachelor's Degree in Urban Design from the University of California, Berkely. Mr. Jordan graduated in 2020 and our Firm is honored to be his first place of employment utilizing his knowledge of Urban Design and Planning. He has shown dedication in continuing his education to stay current on processes and regulations of Land Use Planning and Environmental Studies.

As an Assistant Planner, Mr. Jordan is responsible for many day-to-day planning related tasks. He is working with a variety of public agencies and provides support documentation and research analysis for his J.B. Anderson and Public Agency colleagues.

Education Courses:

Fall 2019	Planning for Sustainability
Spring 2020	Urban Planning Process: Planning Studio
Fall 2020	Urban Design: City-Building & Place-Making
Fall 2021	Writing for Planners, Engineers and Policymakers
Fall 2021	Housing 101: Affordable Housing

Sidhardha Lakireddy
Statement of Applicant/Developer Experience

Sidhardha Lakireddy has 22 years of experience designing, building and managing unique and complex development projects. He has directly project managed construction totaling over \$200m. In 2013, Sid co-founded Anchor Valley Partners (AVP), a fully integrated real estate investment and development company that currently owns approximately 1,000 student housing beds that he runs through his management company, Square One Management. Sid's strong real estate operating capability comes from 3rd-party managing in excess of 3,500 student housing beds and more than 250,000 square feet of commercial office and retail space during his career. For many years Sid was the largest private student housing provider to UC Berkeley. AVP is headquartered in Berkeley, California and invests in four major platforms: value-add student housing and multifamily properties, in-fill development projects, boutique commercial properties, and farms. The investment focus is primarily on Berkeley and Merced. AVP's \$300m portfolio includes a multiphase medical- office development at 310 Mercy Ave., in Merced and a 5-story, 124-bed, student housing project at 2556 Telegraph Ave. in Berkeley, which delivers in 2022. His main focus is now on the development of approximately 37 acres directly adjacent to UC Merced, which will feature over 900 student housing units, a hotel and retail. Sid grew up in Merced, received his B.S. from St. Mary's College in Moraga, California, a Post-Baccalaureate in Finance from Columbia University in New York, and a Juris Doctorate from Santa Clara University in Santa Clara, California. He is a licensed Real Estate Broker in California and is a member of the State Bar in California. Sid has also served on the UC Berkeley commission for town affairs, was the President of Berkeley Property Owners Association from 2009-2014 and was President of the California Rental Housing Association in 2020-2021. Sid also serves on the Board for: the University of Silicon Andhra, the California Rental Housing Association and the Asian American Political Advocacy Association.

Attachment 10
Project Financing Strategy/Evidence of Existing/Potential Funding

Project Financing

The UC Villages Project will be entitled by the UC Villages team and its consultants (e.g., J.B. Anderson Land Use Planning and Benchmark Engineering). The UC Villages Project is ready to complete the entitlements, and work with the City to develop a project consistent with the City's General Plan and the Bellevue Corridor Community Plan. Mr. Sid Lakireddy and his team intend to develop the project in a total of six (6) Phases. Phases one (1) through five (5) include the development of apartment buildings for student housing (total of sixteen (16) apartment buildings), neighborhood and ground floor retail, a hotel, and associated recreational amenities for the student housing (recreational building, swimming pool, outdoor oriented activity areas, etc.). Phase 6 would be developed at some point in the future and the specific use will be consistent with the City of Merced General Plan, Zoning Ordinance and the BCP.

Mr. Lakireddy has previously successfully built Northview Offices in Merced. Additionally, he is currently completing a 124-bed student housing complex four (4) blocks from UC Berkeley. He has also successfully completed over one hundred and fifty million dollars' worth of construction in his career as a project principal. Raising equity and arranging debt financing for projects such as this is Mr. Lakireddy's direct area of expertise.

Attachment 11
Number of Registered Voters

David Niskanen

From: Lori Postma <lori@jbandersonplanning.com> on behalf of Lori Postma
Sent: Tuesday, April 5, 2022 11:40 AM
To: David Niskanen
Subject: FW: Merced County - Number of Registered Voters

Lori Postma | J. B. Anderson Land Use Planning
139 S. Stockton Avenue, Ripon, California 95366 | 209/599-8377



From: Garza-Ortega, Marina <Marina.Garza-Ortega@countyofmerced.com>
Sent: Tuesday, April 5, 2022 11:38 AM
To: 'Lori Postma' <lori@jbandersonplanning.com>
Subject: RE: Merced County - Number of Registered Voters

Hi Lori,

Please see below. Thank you.

The area in question is comprised of the following parcels:

060-590-016 - 0
060-590-017 - 0
060-590-019 - 0
060-590-025 - 0
060-590-026 - 3
060-020-016 - 0

All the Best,

Marina Garza-Ortega

Elections Technical Analyst | Merced County Registrar of Voters
2222 M Street
Merced, CA 95340
Phone: (209) 385-7541 | Fax: (209) 385-7387
www.mercedelections.org



Confidentiality Notice: This electronic mail transmission may contain privileged and/or confidential information only for use by the intended recipient(s). Any usage, distribution, copying or disclosure by any other person, other than the intended recipient is strictly prohibited and may be

subject to civil action and/or criminal penalties. If you received this transmission in error, please notify the sender by reply email or by telephone and delete the transmission.

From: Lori Postma <lori@jbandersonplanning.com>
Sent: Tuesday, April 5, 2022 11:33 AM
To: Garza-Ortega, Marina <Marina.Garza-Ortega@countyofmerced.com>
Subject: RE: Merced County - Number of Registered Voters

Hi Marina,

David did not receive the email. Can you please send it to me instead?

Thank you!

Lori Postma | **J. B. Anderson Land Use Planning**
139 S. Stockton Avenue, Ripon, California 95366 | 209/599-8377



From: Garza-Ortega, Marina <Marina.Garza-Ortega@countyofmerced.com>
Sent: Tuesday, April 5, 2022 11:09 AM
To: 'Lori Postma' <lori@jbandersonplanning.com>
Subject: RE: Merced County - Number of Registered Voters

Hi Lori,

Yes, payment was received. I sent the information to David Niskanen this morning. Would you like me to forward you that email?

Thank you.

All the Best,

Marina Garza-Ortega
Elections Technical Analyst | Merced County Registrar of Voters
2222 M Street
Merced, CA 95340
Phone: (209) 385-7541 | Fax: (209) 385-7387
www.mercedelections.org



Confidentiality Notice: This electronic mail transmission may contain privileged and/or confidential information only for use by the intended recipient(s). Any usage, distribution, copying or disclosure by any other person, other than the intended recipient is strictly prohibited and may be subject to civil action and/or criminal penalties. If you received this transmission in error, please notify the sender by reply email or by telephone and delete the transmission.

From: Lori Postma <lori@jbandersonplanning.com>

Sent: Tuesday, April 5, 2022 9:32 AM

To: Garza-Ortega, Marina <Marina.Garza-Ortega@countyofmerced.com>; David Niskanen

<david@jbandersonplanning.com>; John Anderson <john@jbandersonplanning.com>

Subject: RE: Merced County - Number of Registered Voters

Hi Marina,

I'd like to confirm that you have received our payment for this data request and inquire on the eta of the report.

Thank you!

Lori Postma | J. B. Anderson Land Use Planning

139 S. Stockton Avenue, Ripon, California 95366 | 209/599-8377



From: Garza-Ortega, Marina <Marina.Garza-Ortega@countyofmerced.com>

Sent: Thursday, March 31, 2022 9:22 AM

To: 'Lori Postma' <lori@jbandersonplanning.com>; David Niskanen <david@jbandersonplanning.com>; John Anderson <john@jbandersonplanning.com>

Subject: RE: Merced County - Number of Registered Voters

Good morning Lori,

Unfortunately, our office is unable to take payment over the phone or online.

All the Best,

Marina Garza-Ortega

Elections Technical Analyst | Merced County Registrar of Voters

2222 M Street

Merced, CA 95340

Phone: (209) 385-7541 | Fax: (209) 385-7387

www.mercedelections.org



Confidentiality Notice: This electronic mail transmission may contain privileged and/or confidential information only for use by the intended recipient(s). Any usage, distribution, copying or disclosure by any other person, other than the intended recipient is strictly prohibited and may be subject to civil action and/or criminal penalties. If you received this transmission in error, please notify the sender by reply email or by telephone and delete the transmission.

subject to civil action and/or criminal penalties. If you received this transmission in error, please notify the sender by reply email or by telephone and delete the transmission.

From: Lori Postma <lori@jbandersonplanning.com>

Sent: Thursday, March 31, 2022 8:58 AM

To: David Niskanen <david@jbandersonplanning.com>; John Anderson <john@jbandersonplanning.com>; Garza-Ortega, Marina <Marina.Garza-Ortega@countyofmerced.com>

Subject: RE: Merced County - Number of Registered Voters

Good morning, Marina,

We would like to know if there is a way to pay for this information over the phone or online today, as time is of the essence. I do have a check to mail today, but would rather pay immediately so that we have access to the information asap.

Please let me know.

Thanks!

Lori Postma | J. B. Anderson Land Use Planning

139 S. Stockton Avenue, Ripon, California 95366 | 209/599-8377



From: David Niskanen <david@jbandersonplanning.com>

Sent: Wednesday, March 30, 2022 9:18 AM

To: John Anderson <john@jbandersonplanning.com>; Lori Postma <lori@jbandersonplanning.com>

Subject: Fwd: Merced County - Number of Registered Voters

Lori,

Could you take care of this? For the UC Villages Project. Information related to the Number of Registered Voters.

Thanks,

Dn

----- Forwarded message -----

From: **Garza-Ortega, Marina** <Marina.Garza-Ortega@countyofmerced.com>

Date: Tue, Mar 29, 2022 at 5:33 PM

Subject: Merced County - Number of Registered Voters

To: david@jbandersonplanning.com <david@jbandersonplanning.com>

Good Evening David,

The total fee is \$12.50 as per your request.

You may write a check out to Merced County Registrar of Voters

Merced County Registrar of Voters

2222 M Street

Merced, CA 95340.

Please let me know if you have any questions, thank you.

All the Best,

Marina Garza-Ortega

Elections Technical Analyst | Merced County Registrar of Voters

2222 M Street

Merced, CA 95340

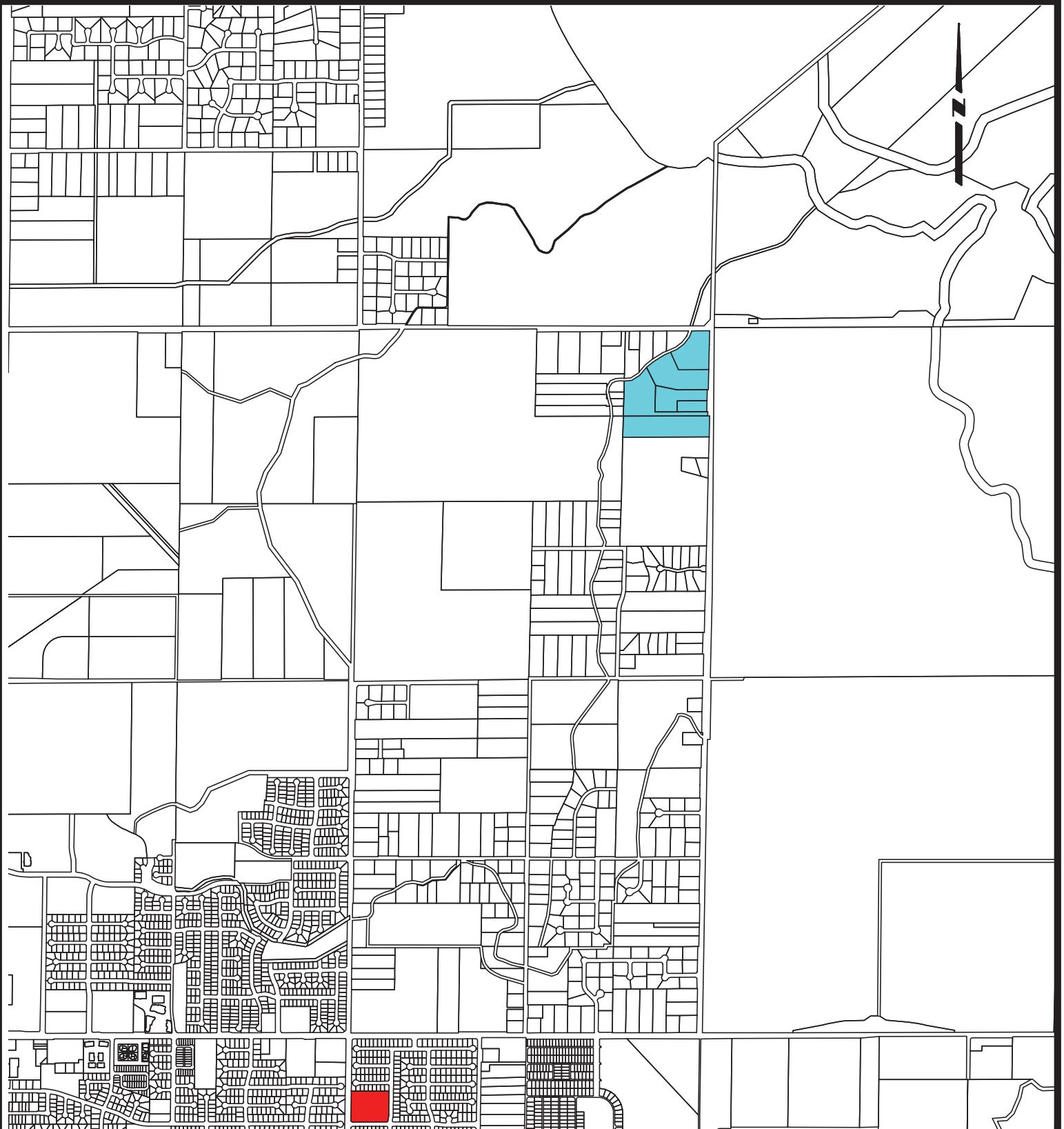
Phone: (209) 385-7541 | Fax: (209) 385-7387

www.mercedelections.org



Confidentiality Notice: This electronic mail transmission may contain privileged and/or confidential information only for use by the intended recipient(s). Any usage, distribution, copying or disclosure by any other person, other than the intended recipient is strictly prohibited and may be subject to civil action and/or criminal penalties. If you received this transmission in error, please notify the sender by reply email or by telephone and delete the transmission.

Attachment 12
List of Public Services and Utilities Being Requested



LEGEND

- FIRE STATION
- PROJECT SITE



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

507 J STREET • LOS BANOS, CALIFORNIA 93635
(209) 548-6300 FAX:(209) 548-6305

FIRE STATION EXHIBIT UC VILLAGES ANNEXATION

ATTACHMENT 2 Page 74
MERCED COUNTY, CALIFORNIA

MERCED CALIFORNIA

DRAWN BY:	IG
DATE:	3/10/22
SHEET:	1 / 1
JOB:	248200

List of Public Services and Utilities being Requested

- **Sewer Collection and Treatment.**

As shown in Attachment 4, the UC Villages Project is requesting approximately 217,694 gallons per average dry day for collection and treatment capacity. The estimate is based on flows generated from the project based on land use and review of newer developments in the community. The Proposed Project would connect to existing sanitary sewer lines in Bellevue Road and Lake Road to serve the project. The Project would pay applicable assessments and connection fees associated with the Treatment Plant and Sewer Collection Fees. The developer will be responsible for paying associated fees to serve the Proposed Project as the project develops.

- **Water Supply**

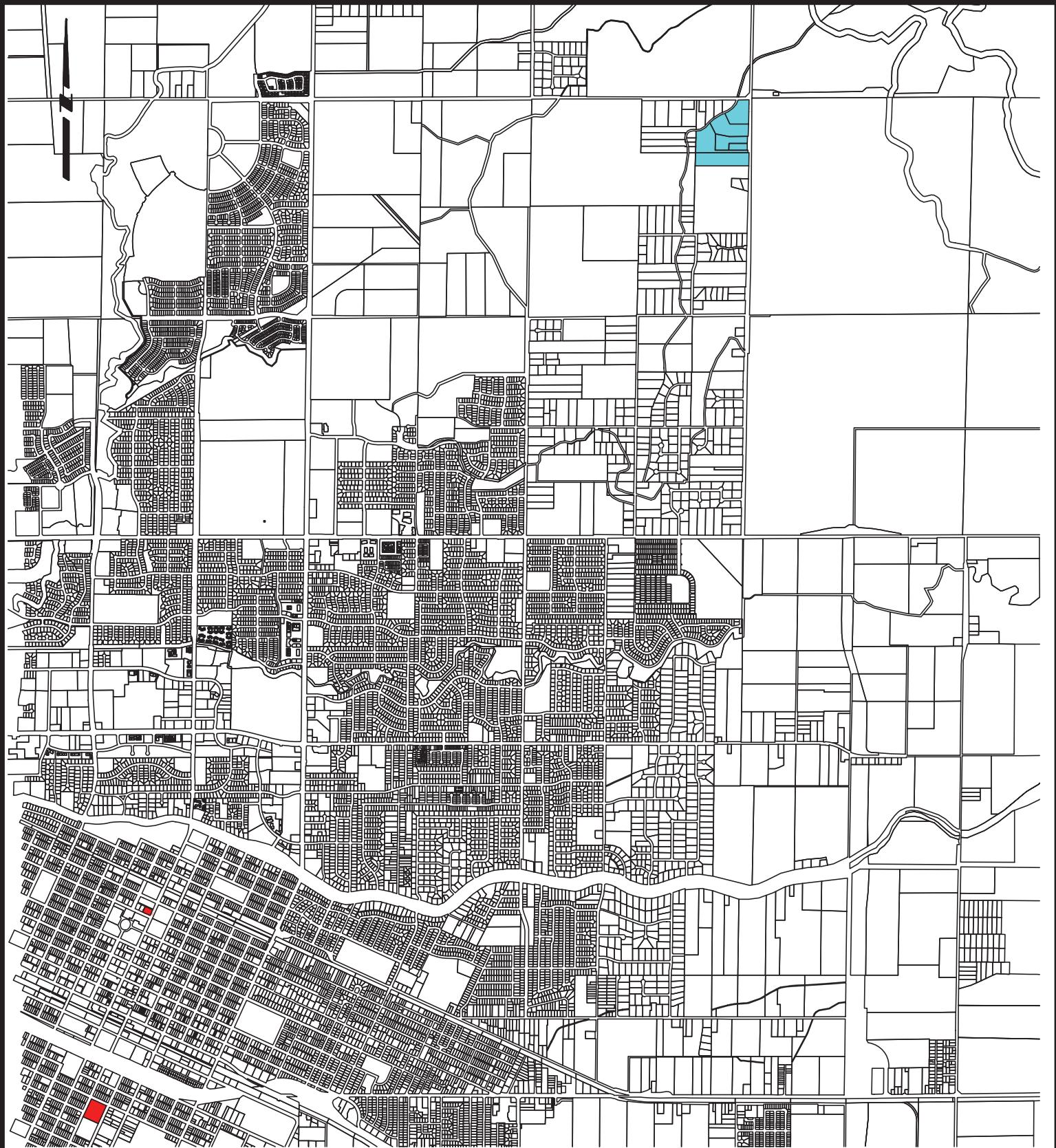
As shown in Attachment 4, the UC Villages Project is requesting service for approximately 214,159 gallons per day of water. This volume is based on estimated water flows generated from the project based on land use. The Proposed Project would connect to existing water lines (16") in Bellevue Road and Lake Road. The Proposed Project would pay application assessments and connection fees associated with water supply. The developer will be responsible for paying associated fees to serve the Proposed Project as the project develops.

- **Public Safety**

As shown in Attachment 12, the Project site is located north of the existing City of Merced Police Station and Fire Station, both located generally in central Merced. The Proposed Project would be served by those existing stations and/or any future stations built in the community. Applicable fees associated with Police and Fire (Impact Fees) would be paid as the Proposed Project is developed.

- **Other Services**

The Proposed Project will be required to pay Impact Fees associated with administration, planning, recreation, public works and maintenance fees and services. As noted in the Project Description, the Proposed Project includes private recreational amenities, such as a recreational pool, bocce ball court, recreational center, etc. to serve the proposed student housing. The Proposed Project is located at the corner of Bellevue Road and Lake Road and improvements (i.e., widening, curb, gutter and sidewalk) will be required to be installed by the developer. Additionally, impacts associated with traffic will be paid as the project develops.



LEGEND



POLICE STATION



PROJECT SITE

MERCED CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

507 J STREET • LOS BANOS, CALIFORNIA 93635
(209) 548-8300 FAX:(209) 548-8305

POLICE STATION EXHIBIT
UC VILLAGES ANNEXATION

ATTACHMENT 2 Page 76
MERCED COUNTY, CALIFORNIA

DRAWN BY:	IG
DATE:	3/10/22
SHEET:	1 / 1
JOB:	248200

Attachment 13
Description of Project "Readiness"



Linda S. Adams
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

Central Valley Region
Karl E. Longley, ScD, PE, Chair



Arnold
Schwarzenegger
Governor

Fresno Branch Office
1085 E Street, Fresno, California 93706
(559) 445-5116 • Fax (559) 445-5910
<http://www.watboards.ca.gov/centralvalley>

Mr. Sidhara Lakireddy
Everest Properties
2278 Shattuck Avenue
Berkeley, CA 94704

14 February 2007

AMENDED ACTION ON REQUEST FOR CLEAN WATER ACT SECTION 401 WATER QUALITY CERTIFICATION FOR DISCHARGE OF DREDGED AND/OR FILL MATERIALS FOR UC VILLAGE PROJECT SITE, EVEREST PROPERTIES, (FORMERLY BRANFORD POINT ESTATES DEVELOPMENT PROJECT, OPINSKI CONSTRUCTION), MERCED COUNTY

This letter amends the Water Quality Certification issued on 15 October 2003 (Attached) for the project to: 1. recognize new project ownership, 2. correct the amount of acreage to be impacted (0.454 acres, not 0.353 acres), and 3. recognize an increase and change in the location of proposed mitigation.

APPLICANT: Everest Properties (Discharger)

PROJECT: Refer to Attachment 1 for Project Information

ACTION: Issuance of Standard Certification

WATER QUALITY CERTIFICATION STANDARD CONDITIONS:

1. This certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to Section 13330 of the California Water Code and Section 3867 of Title 23 of the California Code of Regulations (23 CCR).
2. This certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent certification application was filed pursuant to 23 CCR subsection 3855(b) and the application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
3. The validity of any non-denial certification action is conditional upon total payment of the full fee required under 23 CCR Section 3833, unless otherwise stated in writing by the certifying agency.
4. Certification is valid for the duration of the described project. The Discharger shall notify the Regional Water Board in writing within 7 days of project completion.

California Environmental Protection Agency

Recycled Paper

Mr. Sidharda Lakireddy

- 2 -

14 February 2007

REGIONAL WATER BOARD CONTACT PERSON:

Alhar Khan, Water Resource Control Engineer
(559) 445-8083
akhan@waterboards.ca.gov

WATER QUALITY CERTIFICATION:

I hereby issue an amended order certifying that the proposed discharge from the UC Village Project Site, (formerly Branford Point Estates Development Project) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under Regional Water Board Resolution No. R5-2003-0008 "Waiver of Reports of Waste Discharge and Waste Discharge Requirements for Specific Types of Discharge: Number 12 Projects for which Water Quality Certification is issued by the Regional Board," which requires compliance with all conditions of this Water Quality Certification.

Except insofar as may be modified by any preceding conditions, all certification actions are contingent on (a) the discharge being limited and all proposed mitigation being completed in strict compliance with the applicant's project description and the attached Project Information Sheet, and (b) compliance with all applicable requirements of the Regional Water Board's *Water Quality Control Plan for the Tulare Lake Basin, Second Edition*.



[Signature]
PAMELA C. CREEDON
Executive Officer

Attachments: Project Information Sheet
15 October 2003 Water Quality Certification

cc: Director of Water Division (WTR-1), U.S. Environmental Protection Agency, Region 9,
San Francisco
Kathy Norton, Regulatory Unit, Department of the Army, Corps of Engineers,
Sacramento
Jenny Chen, Water Quality Certification Unit Chief, Division of Water Quality, State
Water Resources Control Board, Sacramento
W.E. Loudermilk, Regional Manager, San Joaquin Valley-Southern Sierra Region,
California Department of Fish and Game, Fresno
Cassie Pinnell, Botanist/Wetland Ecologist, Vollmar Consulting, Natural Resource
Consultants, 1055 Creston Road, Berkeley, CA 94708

ATTACHMENT 1
PROJECT INFORMATION SHEET

Application Date: 22 May 2002 (Amended 15 November 2006)

Applicant: Sidharda Lakireddy of Everest Properties (Discharger)

Applicant Representatives: John Vollmar, Vollmar Consulting

Project Name: UC Village Project Site

Regional Board Application Number: RN 130

Type of Project: Wetland-fill, Subdivision Development

Project Location: The project is $\frac{1}{2}$ mile south of Yosemite Lake on the southwest corner of Bellevue Road and Lake Road in the County of Merced; 37° 21' 36" North Latitude, 120° 26' 58" West Longitude, Section 4 of Township 7 South, Range 14 East, Mount Diablo Base And Meridian.

Project Duration: July 2007 - October 2010

County: Merced

Receiving Water(s) (Hydrologic unit): San Joaquin Hydrologic Basin; San Joaquin Valley Floor Hydrologic Unit; Fahrens Creek Hydrologic Area (# 535.90).

Water Body Type: Wetlands hydrologically connected to Cottonwood Creek and Fahrens Creek.

Designated Beneficial Uses: The beneficial uses of Cottonwood Creek and Fahrens Creek, as eventual tributaries to the San Joaquin River between Sack Dam and the mouth of the Merced River, are municipal and domestic supply; agricultural supply; industrial process supply; water contact recreation; noncontact water recreation; warm freshwater habitat; migration of warm and coldwater aquatic organisms; spawning, reproduction, and/or early development of warm and coldwater fish; and wildlife habitat.

Project Description: The Discharger will construct a 30-acre subdivision in Merced County just north of the City of Merced. The development project will result in the filling of 0.454 acres of vernal pools and seasonal wetland swales.

Attachment 1

- 2 -

14 February 2007

CEQA Determination: The County of Merced determined the project would not have a significant effect on the environment and approved a Mitigated Negative Declaration on 27 October 2000.

Preliminary Water Quality Concerns: Loss of beneficial uses associated with permanently impacted wetlands.

Proposed Mitigation to Address Concerns: Compensatory mitigation as described below.

Fill/Excavation Area (acres): 0.454 acres of jurisdictional wetlands.

Dredge Volume (cy): None

Compensatory Mitigation: Permanent impacts to wetland vernal pools will be compensated for by creating new vernal pools at a ratio of 1:1 and preserving existing vernal pools at a ratio of 7.4:1 on the Knapp Ranch Butler Ranch mitigation site. Although we normally require compensation at a ratio of 3:1 for creation, restoration, or enhancement in addition to any proposed preservation, the proposed compensation in this case is acceptable because the acreage of impacts is so small (0.45 acres), and the Discharger is proposing to establish a 93-acre mitigation preserve that includes a high-quality vernal pool complex.

U.S. Army Corps of Engineers Permit: U.S. Army Corps of Engineers Individual Permit No. 20000496.

Department of Fish And Game Streambed Alteration Agreement: The DFG will not require a Streambed Alteration Agreement for the project.

Application Fee Provided: A \$1,000 fee was submitted, which includes the \$500 fee deposit required by 23 CCR § 3833b(2)(A).



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

March 2, 2007

Regulatory Branch (200600815) (Formerly 200000496)

Sidhara Lakireddy
Everest Properties
2278 Shattuck Avenue
Berkeley, California 94704

Dear Mr. Lakireddy:

We are responding to your September 29, 2006 request for a Department of the Army permit for the UC Village project. This approximately 30-acre project involves activities, including discharges of dredged or fill material, in waters of the United States to construct a commercial/residential development. The site is located in Section 4, Township 7 South, Range 14 East, MDB&M, Latitude 037° 21' 29.5", Longitude 120° 26' 5.74", in Merced County, California.

Based on the information you provided, the proposed activity in approximately 0.454 acres of wetlands is authorized by Nationwide Permit (NWP) Number 39. However, the State has not issued water quality certification under Section 401 of the Clean Water Act for this permit. The work may not proceed until certification is obtained from the State water quality agency at the address below. Work may then proceed subject to the terms and conditions of certification. Your work must comply with the general terms and conditions listed on the enclosed NWP information sheets and the following special conditions:

1. To ensure compliance with mitigation requirements, the document entitled Mitigation and Monitoring Plan, UC Village, Merced, California, by Vollmar Consulting, dated February 22, 2007, is incorporated by reference as a condition of this authorization except as modified by the following special conditions:

a. To mitigate for the loss of 0.454 acres of waters of the United States, you shall construct 0.568 acres of wetlands within the off-site preserve as proposed in the above referenced document.

b. You shall construct the compensatory mitigation prescribed by this plan concurrently with, or in advance of, the start of construction of the authorized/permited activity.

-2-

- c. Construction of compensatory mitigation shall be completed no later than March 18, 2008.
- d. To ensure that mitigation is completed as required, you shall notify the District Engineer of the start date and the completion date of the mitigation construction, in writing and no later than ten (10) calendar days after each date.
- e. To provide a permanent record of the completed mitigation work, you shall provide two complete sets of as-builts of the completed work within the off-site mitigation and preservation areas to the Corps of Engineers. The as-builts shall indicate changes made from the original plans in indelible red ink. These as-builts shall be provided to this office no later than 60 days after the completion of construction of the mitigation area wetlands.
- f. To ensure vernal pool creation success, you shall not increase the current low-level intensity of horse grazing without prior authorization from the appropriate resource agency. See page 14(h) of the above referenced document.

2. To ensure success of the preserved and created waters of the United States, you shall monitor compensatory mitigation and preservation areas for five years or until the success criteria described in the approved mitigation plan are met, whichever is greater. This period shall commence upon completion of the construction of the mitigation wetlands. Additionally, continued success of the mitigation wetlands, without human intervention, must be demonstrated for three consecutive years, once the success criteria have been met. The mitigation will not be deemed successful until this criterion has been met.

3. You shall submit monitoring reports to this office for each year of the five-year monitoring period, and for each additional year, if remediation is required, by October 1 of each year. You shall submit an additional monitoring report at the end of the three-year period demonstrating continued success of the mitigation program without human intervention.

4. This Corps permit does not authorize you to take an endangered species, in particular the vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), California Tiger Salamander (*Ambystoma californiense*), San Joaquin kit fox (*Vulpes macrotis mutica*), Succulent Owl's Clover (*Castilleja campestris* spp. *succulenta*) or designated critical habitat. In order to legally take a listed species, you must have separate authorization under the Endangered Species Act (e.g., an Endangered Species Act Section 10 permit, or a Biological Opinion under Endangered Species Act Section 7, with "incidental take" provisions with which you must comply). The enclosed Fish and Wildlife Service Biological Opinion (Number 1-1-07-F-0061, dated February 2, 2007), contains mandatory terms and conditions to implement the reasonable and prudent

-3-

measures that are associated with "incidental take" that is also specified in the Biological Opinion. Your authorization under this Corps permit is conditional upon your compliance with all of the mandatory terms and conditions associated with incidental take of the attached Biological Opinion, which terms and conditions are incorporated by reference in this permit. Failure to comply with the terms and conditions associated with the incidental take statement in the Biological Opinion, where a take of the listed species occurs, would constitute an unauthorized take, and it would also constitute non-compliance with your Corps permit. The Fish and Wildlife Service is the appropriate authority to determine compliance with the terms and conditions of its Biological Opinion, and with the Endangered Species Act. The permittee must comply with all conditions of this Biological Opinion, including those ascribed to the Corps.

5. To ensure long-term viability of the mitigation and preservation areas outlined in the Mitigation and Monitoring Plan, UC Village, Merced, California, by Vollmar Consulting, dated February 22, 2007, you shall, in accordance with the following special conditions:

- a. Establish a fully-funded endowment to provide for maintenance and monitoring of off-site mitigation and preservation areas in perpetuity by December 15, 2007.
- b. Designate an appropriate conservation-oriented third party entity to function as preserve manager and to hold the required conservation easements.
- c. Record permanent conservation easements maintaining all mitigation and preservation areas as wetland preserve and wildlife habitat in perpetuity. Copies of the proposed conservation easement language shall be provided to the Corps of Engineers for approval prior to recordation.
- d. This conservation easement shall be recorded, and evidence of such recordation occurring shall be submitted to the Corps of Engineers no later than May 1, 2007.

6. All terms and conditions of the California Regional Water Quality Control Board's Section 401 Water Quality Certification are expressly incorporated as conditions of this permit.

7. You must sign the enclosed Compliance Certification and return it to this office within 30 days after completion of the authorized work.

This verification is valid until the NWP is modified, reissued, or revoked. All of the existing NWPs are scheduled to be modified, reissued, or revoked prior to March 18, 2007. It is incumbent upon you to remain informed of changes to the NWPs. We will issue a public notice when the NWPs are reissued. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is

FROM : VOLLMAR
03/02/2007 10:33 9158816077

PHONE NO. : 15105599605 5

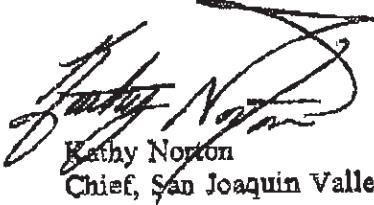
Mar. 03 2007 05:28AM P6

-4-

modified or revoked, you will have twelve (12) months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this nationwide permit.

Please refer to identification number 200600815 in any correspondence concerning this project. If you have any questions, please contact Mr. Phillip Lopez at our San Joaquin Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email phillip.j.lopez@usace.army.mil, or telephone 916-557-5252. You may also use our website: www.spk.usace.army.mil/regulatory.html.

Sincerely,



Kathy Norton
Chief, San Joaquin Valley Office

Enclosures

Copy furnished without enclosures:

John Vollmar, Vollmar Consulting, 1055 Creston Road, Berkeley, California 94708
Dale Harvey, California Regional Water Quality Control Board, 1685 E Street,
Fresno, California 93706-2020
California Department of Fish and Game Region 4, Environmental Services, 1234 E. Shaw
Avenue, Fresno, California 93710-7899
Susan Jones, U.S. Fish and Wildlife Service, Endangered Species Division, 2800 Cottage
Way, Suite W2605, Sacramento, California 95825-3901

ATTACHMENT 3--Page 85

Received Time Mar. 2. 2007 5:02PM No. 4099

COMPLIANCE CERTIFICATION

Permit File Number: 200600815

Nationwide Permit Number: 39

Permittee: Sidharda Lakireddy
Everest Properties
2278 Shattuck Avenue
Berkeley, California 94704

County: Merced

Date of Verification: March 2, 2007

Within 30 days after completion of the activity authorized by this permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Regulatory Branch
San Joaquin Valley Office
1325 J Street, Room 1480
Sacramento, California 95814-2922
916-557-5260

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with the terms and conditions of the permit your authorization may be suspended, modified, or revoked. If you have any questions about this certification, please contact the Corps of Engineers.

* * * * *

I hereby certify that the work authorized by the above-referenced permit, including all the required mitigation, was completed in accordance with the terms and conditions of the permit verification.

Signature of Permittee

Date

Description of Project Readiness

As shown in Attachment 3, Phasing Schedule, Phase 1 of the UC Villages Project would begin in 2025 - 2027 with the development of 167 apartment units for student housing (three (3) apartment buildings totaling approximately 166,588 sq. ft.) and ground floor commercial (17,355 sq. ft.). Phase 2 would begin in 2028 and include a total of 192 apartment units for student housing (three (3) apartment buildings totaling approximately 192,000 sq. ft.), development of 18,000 sq. ft. of neighborhood-oriented retail and a 161 room hotel (93,675 sq. ft. in size).

Phase 3 would begin in 2031 and would include a total of 256 apartment units for student housing (four (4) apartment buildings totaling approximately 256,000 sq. ft. in size). Phase 4 would begin in 2033 and would include the development of 154 apartment units for student housing (three (3) buildings totaling approximately 154,200 sq. ft. in size). Phase 5 would begin in 2035 and include the development of 153 apartment units for student housing (three (3) buildings totaling approximately 154,200 sq. ft. in size). Phase 6 would be developed at some point in the future (date uncertain) and include a mixed-use development.

As noted in the Project Description, the project site is approximately 37.2-acres in size and is located at the southwest corner of Bellevue Road and Lake Road. Historically, the majority of the project has been utilized for seasonal farming and a developed ranchette parcel. The property owner, Mr. Sid Lakireddy, has intended for the project site to be developed into urban uses and as such, has been preparing the site for development. For example, on February 14, 2007, Mr. Sid Lakireddy received a Section 401 Permit (Clean Water Act) from the California Regional Water Quality Control Board fill of approximately 0.454 acres of vernal pools and seasonal wetland swales. Additionally, Mr. Sid Lakireddy received a Section 404 Permit from the Department of the Army (U.S. Army Corps of Engineers) on March 7, 2007. Both the Section 401 Permit and the Section 404 Permit are attached to the Annexation Pre-Application for the UC Villages Project. These permits are valid for the property owned by Mr. Sid Lakireddy. The UC Villages developer and consultants are ready to secure entitlements for the Project.