



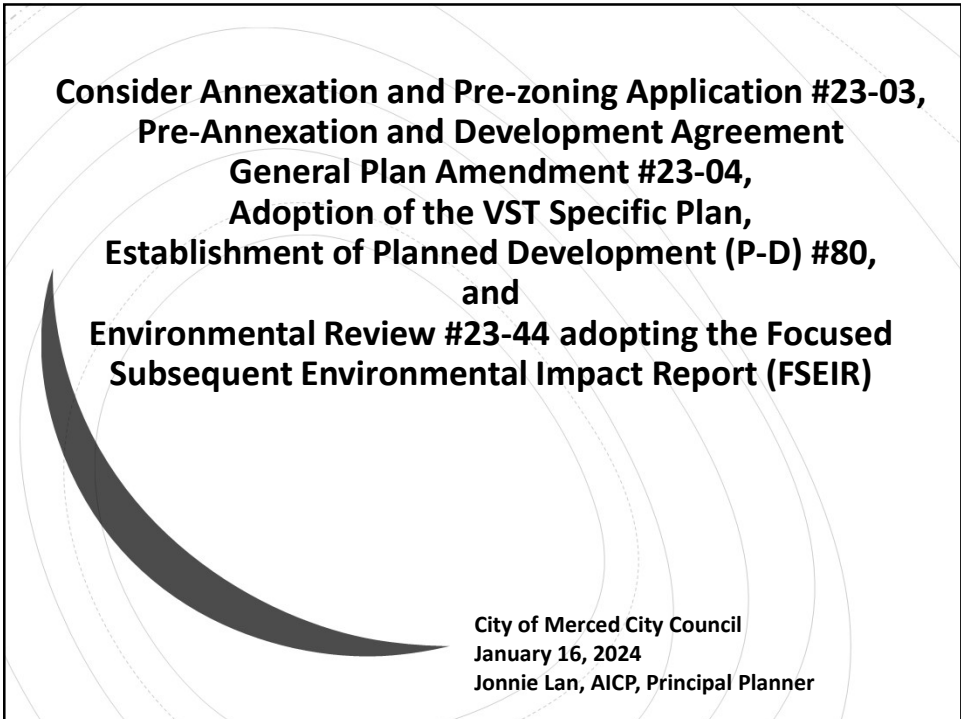
# **Virginia Smith Trust (VST) Annexation and Pre-zoning Project**

**FOR THE VIRGINIA SMITH TRUST:**

Steve M. Tietjen, Ed D., VST Director  
Stephen J. Peck, AICP, Project Planner and Manager

City of Merced City Council  
January 16, 2024  
Jonnie Lan, AICP, Principal Planner

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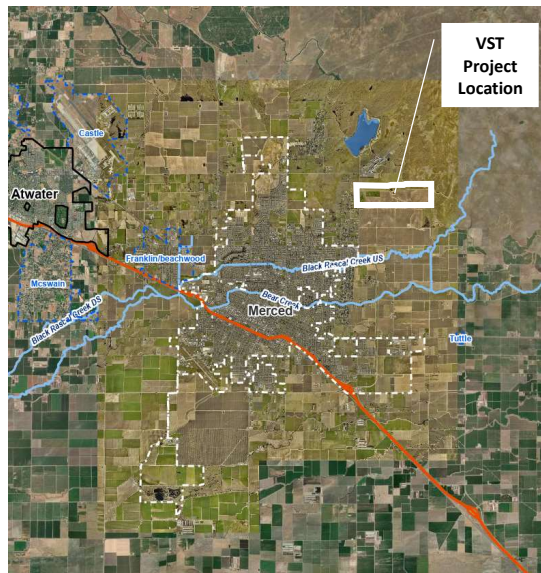


**Consider Annexation and Pre-zoning Application #23-03,  
Pre-Annexation and Development Agreement  
General Plan Amendment #23-04,  
Adoption of the VST Specific Plan,  
Establishment of Planned Development (P-D) #80,  
and  
Environmental Review #23-44 adopting the Focused  
Subsequent Environmental Impact Report (FSEIR)**

City of Merced City Council  
January 16, 2024  
Jonnie Lan, AICP, Principal Planner

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## Project Location



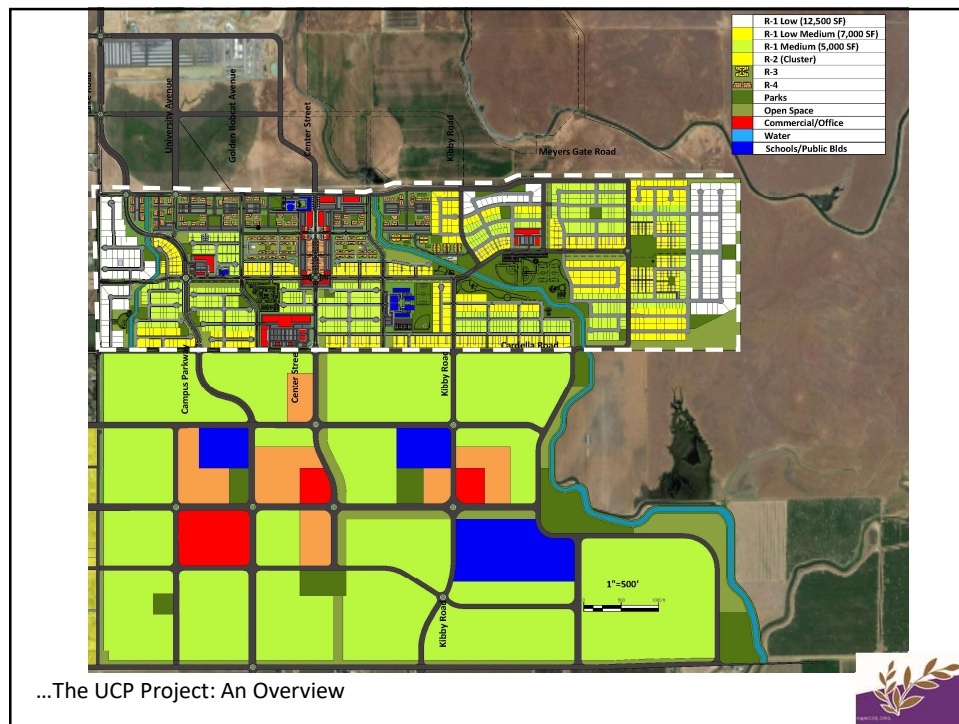
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## Background

- City, County and community collaborated between 1995 and 2005 to plan a true “University Community” to support the staff and students.
- UC and University Community Plan Area (to the south) to be planned as an integrated unit.
- Original University Community Plan (UCP) approved in 2005, with EIR.
- City 2030 General Plan recognizes the UCP as the development plan for the area.
- VST is the northern section of the UCP
- UCP and VST areas are within City Sphere of Influence (SOI)



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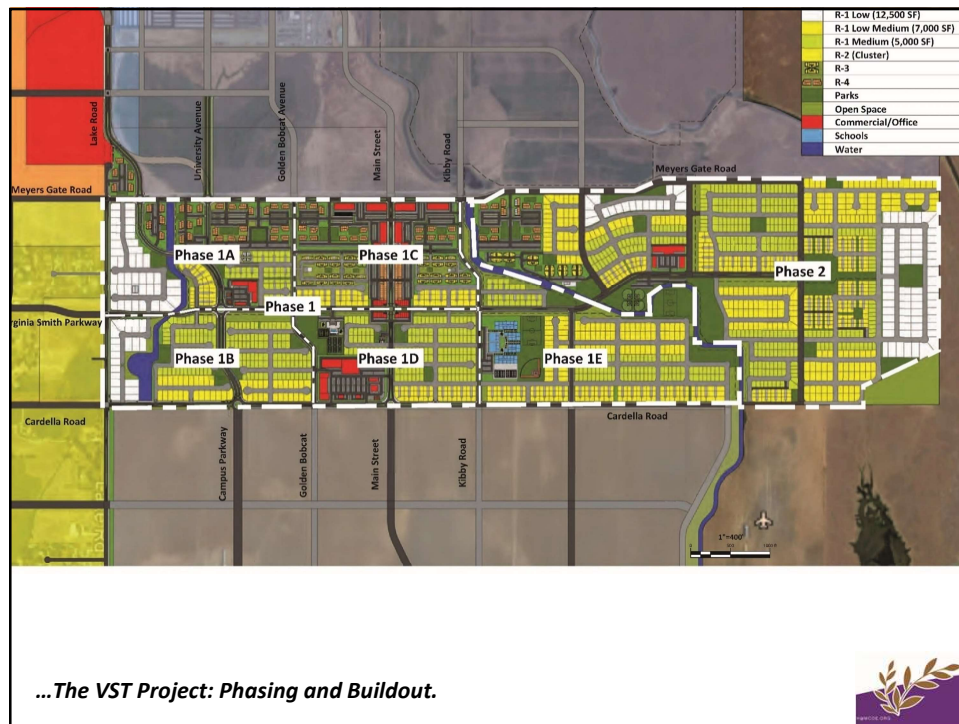


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## Background Continued

- The VST Project was originally evaluated under Merced County
- AB 3312: State Law allows for annexation of UC Merced into the City of Merced
- With the annexation of UC Merced, the VST Project site at 4600 Lake Road will become Contiguous
- Qualifies to be annexed
- Property owners decided to develop within the City.

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## Elements of the Project

### VST Specific Plan Planned Development

### VST Specific Plan and Establish Planned Development

- **Land Use Plan and Framework**
  - Mixture of Land Uses
  - Affordable Housing (above City requirements)
- **Regulatory and Design Framework**
  - Building setbacks, massing and architecture
  - Public art and signage
  - Drainage
  - Energy and water conservation

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## Elements of the Project

### VST Specific Plan Planned Development

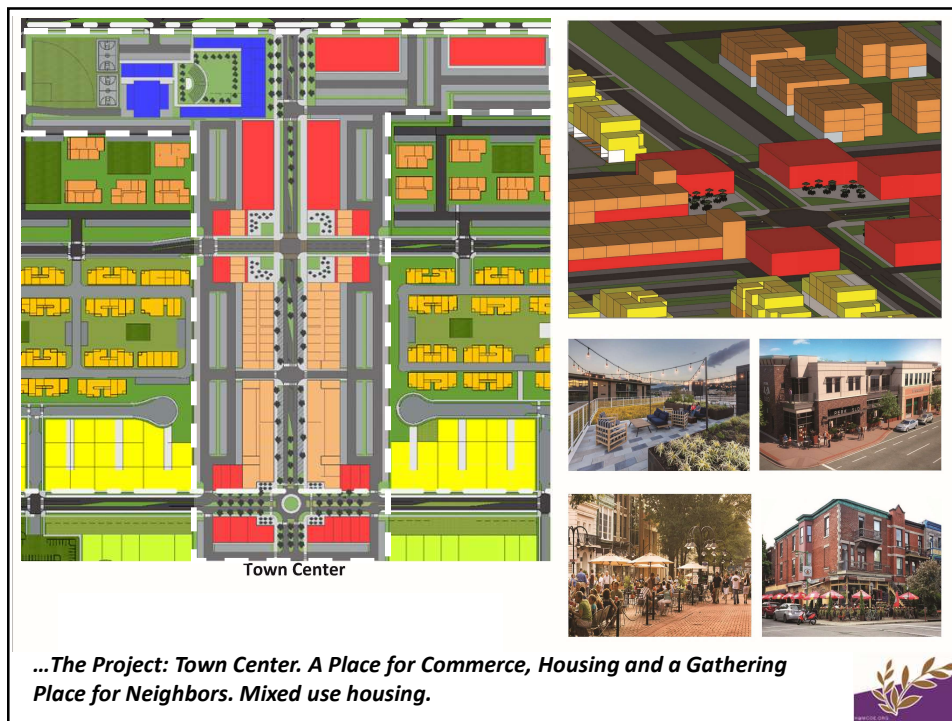
#### VST Specific Plan and Establish Planned Development

##### Continued


- **Circulation Framework**
  - Special street sections; city standards
  - Active transportation; bike paths and ped paths
  - Campus Parkway; location and width
- **Infrastructure**
  - Water, sewer and drainage master plans
  - Park facilities above City standards
- **Financing, Services and Governance**
  - Public services
  - Special park and traffic fees
  - City fees for all other facilities
  - Community Facilities District




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<p>Elements of the Project</p> <p>Environmental Review</p>	<p><b>Environmental Impact Report</b></p> <ul style="list-style-type: none"> <li>• CEQA is Complete. City considered Responsible Agency since project EIR was approved by County.</li> <li>• “Subsequent EIR” to 2004/2006 UCP EIR <ul style="list-style-type: none"> <li>• Compares impacts from 2004/2006 project that were originally disclosed in 2004/2006 to those from the proposed UCP Amendment and VST Specific Plan</li> </ul> </li> </ul> 
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<p>Elements of the Project</p> <p>Environmental Review</p>	<p><b>Environmental Impact Report Continued</b></p> <ul style="list-style-type: none"> <li>• CEQA Findings <ul style="list-style-type: none"> <li>• No new significant impacts</li> <li>• Many impacts much less intensive, or now less than significant; Bio impacts already mitigated</li> </ul> </li> <li>• Vehicle Miles Travelled (VMT) below OPR thresholds</li> <li>• Significant Greenhouse Gas emissions impacts for UCP; less than significant for VST with VST’s energy features</li> <li>• Net groundwater use below Groundwater Sustainability Plan (GSP) thresholds; adequate City water supply</li> <li>• Adequate City wastewater collection and treatment capacity; no new projects n support VST project</li> </ul> 
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## Pre-annexation Development Agreement

- Locks in entitlements, timelines and performance standards
- Specifies financial obligations of City and VST
- Creates authority and obligation for special impact fees and development requirements



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## Elements of the Project

### General Plan Amendments Annexation

- **City General Plan Amendments**
  - Minor only. General Plan recognizes UCP as the development guide for the area.
  - General Plan will be updated to reflect VST Specific Plan
- **Annexation**
  - AB 3312 permits annexation once UC Merced is annexed
  - Expected later this year, following UC Merced annexation



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## Past Actions

- On December 20, 2023, Planning Commission heard, and recommended approval of Annexation and Pre-zoning #23-03, General Plan Amendment #23-04, Establishment of Planned Development (P-D) #80, the Adoption of the VST Specific Plan and Environmental Review #23-44 which adopts the Focused Subsequent EIR Certified under Merced County's process



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## Past Actions

- Because it was not heard at the original meeting, the Pre-annexation and Development Agreement, required for the annexation was heard and recommended for approval on January 3, 2024, by the Planning Commission.



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## City Council Action

**Approve Resolution 2024-13, a Resolution of the City Council of the City of Merced, California, Adopting Findings of Facts, A Statement of Overriding Considerations, and a Mitigation Monitoring Program, and Certifying The Final Subsequent Environmental Impact Report for the Virginia Smith Trust Specific Plan,**

**Approve Resolution 2024-14, a Resolution of the City Council of the City of Merced, CA, Adopting Annexation and Pre-zoning #23-03, General Plan Amendment #23-04, the VST Specific Plan and Establishment of Planned Development (P-D) # 80**



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## City Council Action Continued

**C. Approve Resolution 2024-15, a Resolution of the City Council of the City of Merced, California, to the Local Agency Formation Commission for the annexation of property located at 4600 Lake Road**

**D. Introducing Ordinance 2560, an Ordinance of the City Council of the City of Merced, California, amending the official zoning map by Pre-zoning land located at 4600 Lake Road as Planned Development (P-D) #80**

**E. Introducing Ordinance 2561, an Ordinance of the City Council of the City of Merced, California, approving a Pre-Annexation Development Agreement between the City of Merced and the Virginia Smith Trust for the VST Annexation and authorizing the City Manager to execute the agreement.**



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Thank You

Questions?

