

January 28, 2025

Kim Espinosa, Director of Development Services City of Merced Development Services Department 678 West 18th Street Merced CA 95340

RE: Ardison Pre-Annexation Application

Dear Ms. Espinosa,

On behalf of Hostetler Ranches, LLC., attached is the Application for Annexation Pre-Application of 41.03 acres north of Bellevue Road, east of Highway 59, and west of Bellevue Ranch North. The proposed Pre-Annexation site is adjacent to Bellevue Ranch North and the approved Pre-Annexation Boundary of Baxter Ranches Annexation.

We feel this project is a high priority project ready to provide much needed housing benefits and improve traffic circulation and currently has the infrastructure in place through Bellevue Ranch North to supply the project with City services. Our application demonstrates the capacity to provide the annexation with said City services. The proposed annexation site is approximately 41.03 acres, containing 1 parcel that presently exists as an almond orchard.

General Plan Consistency

Consistent with the General Plan the annexation proposes a Pre-Zone to Planned Development (P-D) with a total of 206 lots, 63 of those dedicated to Village Residential, 141 to Low-Density Residential and Lots A and B. A floating school site is shown on the General Plan proposed within Bellevue Ranch north of Bellevue Road and the School District has purchased a school site within Bellevue Ranch West to the south of Bellevue Road, more specifically, the northwest corner of M Street and Arrow Wood Drive. There is also a floating school site that lies within the approved Baxter Ranches Pre-Annexation.

Also shown on the General Plan Map is a sliver of a floating park site. The portion of the floating park site within the boundary of the proposed Pre-Annexation is so small in area that the exact location should be determined with the entitlement of the parcel to the south of said boundary.

The proposed single family residential and village residential lots vary in size from 1,760 sf to 16,264 sf with an average area of approximately 5,549 sf. The annexation area phasing is subject to change driven by market demand at the time of development.

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Wastewater Demand

Estimated wastewater demand from the annexation area based on land use is 40,800 gallons per day (average daily flow) with a peak hour flow of 93,840 gallons per day. The calculated total annual wastewater flow is 45.7-acre feet per year. The project will install various sized gravity sewer waste discharge lines into the Bellevue Ranch Sewer System.

Water Demand

Estimated water demand is similar to the wastewater demand. The Average Daily Demand is 56,304 gallons per day. Maximum Daily Demand is 106,978 gallons per day. Peak Hour Flow is 157,651 gallons per day.

Storm Drain System Requirements

The project proposes to discharge into the Bellevue Ranch Storm Drain System per the City of Merced Master Plan, prepared by Stantec Consulting, Inc.

Job Creation

Single family residential developments generally create about 15 jobs for every one million dollars in construction costs. A 100-lot subdivision would roughly generate 100 jobs, or an average of one job per lot

Home building also creates jobs. National Association of Home Builders (NAHB) estimates that building 100 single family homes generates 300-year long jobs. The job impact on housing is broader than just home construction, the jobs created with new home construction generate an additional 50 percent of jobs in non-construction fields. The other new jobs show up across the rest of the economy because of home construction.

Community Benefits

Community benefits for the annexation include improved traffic circulation within the project area, and provision of much needed housing, including a variation of affordable housing. The fees generated from the project, developer contributed funds, and PFFP identified segments will ensure major infrastructure will be installed servicing not only the project site but will provide future improvements for adjacent properties.

The annexation area is contiguous to the current city limits and is within the Sphere of Influence (SOI) and the Sphere of Specific Urban Development (SUDP). The project lands form a logical and efficient city limit by annexing an unincorporated peninsula. The land uses proposed with this application is consistent with General Plan Land Uses. The Annexation Area can be served by city sewer, water, storm drain, fire and police protection, parks and streets systems to meet acceptable levels of service.

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Developer Experience

In 1984, Greg Hostetler and his late wife Cathie, formed Ranchwood Homes Corp. which has provided new homes for San Joaquin Valley residents for over four decades. Together they built homes in Atwater, Madera, Dos Palos, Gustine, Los Banos, Newman and Merced.

Prior to starting a home building business, the Hostetlers farmed cotton, hay, and alfalfa in the greater Los Banos area, and continue to own and operate several diversified farming companies today. These entities farm thousands of acres of agricultural land throughout California including Merced County, Yolo County, Los Banos, Merced, and Winters which includes permanent crops such as almonds, pistachios and grapes, as well as other crops such as alfalfa, wheat, oats and others.

Greg's affiliated companies include offsite construction, grading, underground infrastructure, joint utilities, landscaping, recycled materials, trucking, resale homes, property management and rental homes to name a few.

Greg is the developer/builder of numerous residential projects in all parts of The City of Merced and Master Developer of Bellevue Ranch since 2012.

Public Financing Strategy / Evidence of Existing / Potential Funding

The City of Merced's Public Facilities Finance Plan (PFFP) and Development Impact Fee (DIF) are one-time charges on new development, collected and used by the City of Merced to fund the cost of public facilities necessary to serve new growth. Existing Fee Categories include:

- Roadways, Bridges, and Railway Crossings
- Traffic signals
- Fire
- Police
- Parks, Recreation and Bikeways.
- Roadway improvements identified in the PFFP Fee Program are Bellevue Road, R Street, traffic signals and bikeways along Fahrens Creek.

The remaining infrastructure costs shall be borne by the developer. The developer can choose to privately fund said improvements or create a finance district (CFD) to sell bonds, pay for backbone infrastructure and place a tax on the developed parcels for re-payment of said backbone infrastructure.

Registered Voters

There are currently 0 registered voters within the proposed annexation area.

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Public Services and Utilities Request

The applicant is requesting public services and utilities from the City of Merced. Those utilities include sewer disposal, water supply, storm drainage, police protection, fire protection, refuse and garbage collection and disposal, street maintenance, streetlights, park and recreation, park and open space maintenance, traffic signals, signs and markings, and landscape maintenance. The project will create or join a Community Facilities District (CFD) to pay for said services and maintenance typical of new development.

Project Readiness

The project is currently farmed with no wetlands or biological habitat. Special studies yet to be performed would be traffic, air quality and greenhouse gas. Sewer, water, and storm drainage are serviceable to the project site. The project is ready to be annexed to the City of Merced.

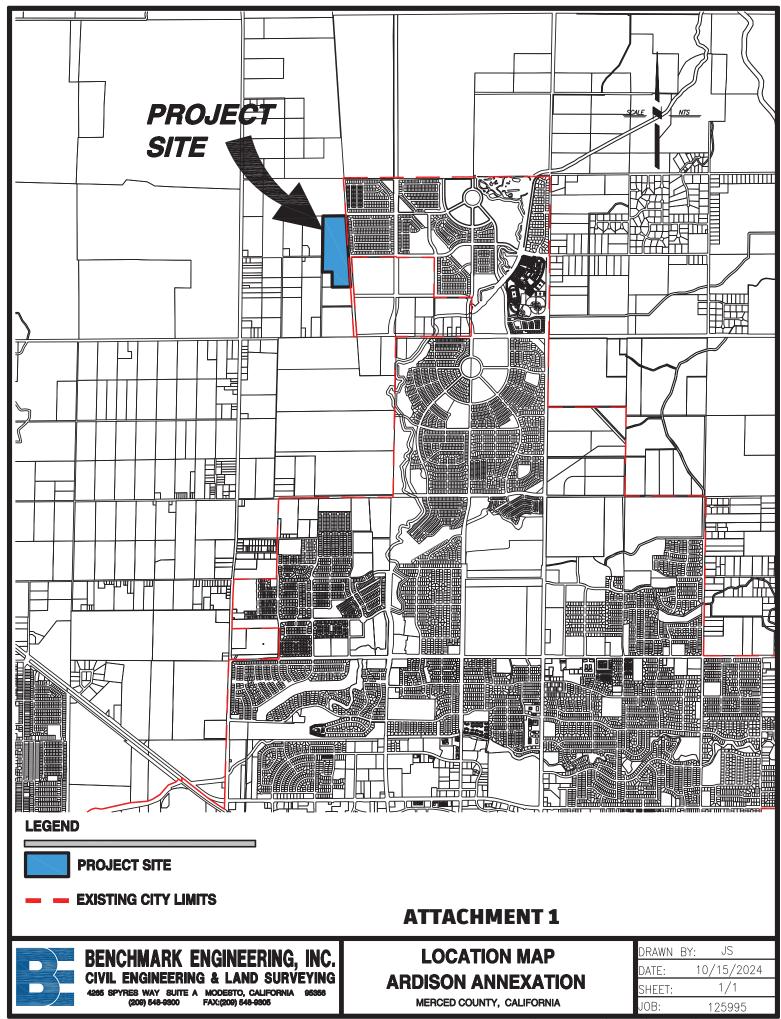
Please feel free to contact me with any questions or comments or if you need additional information.

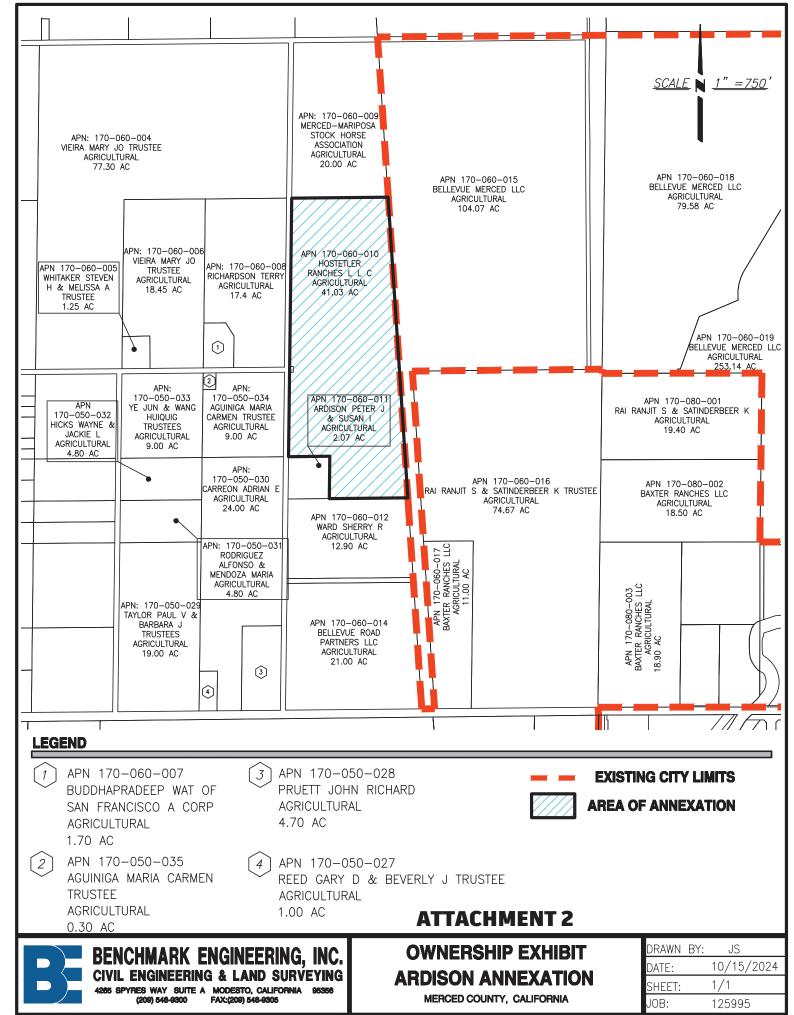
Sincerely,

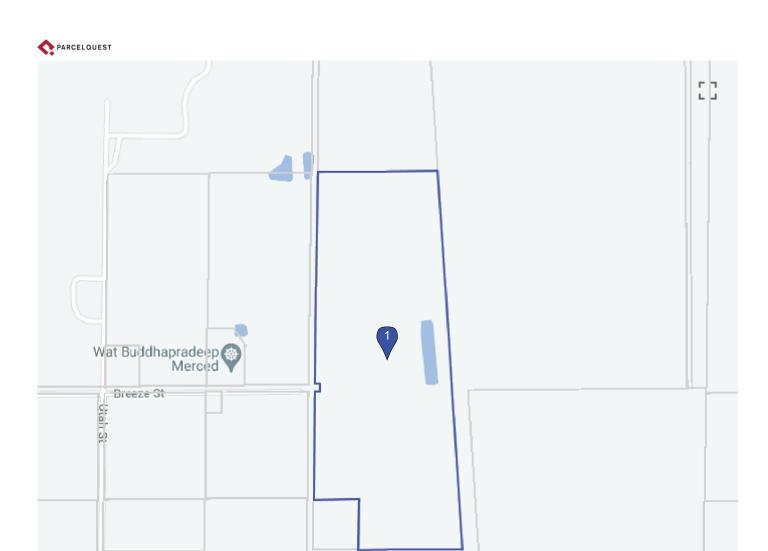
Rick Mummert Vice-President

CC: Tiffanie Marshall, Stonefield Home, Inc.

Kehard Y Mummert





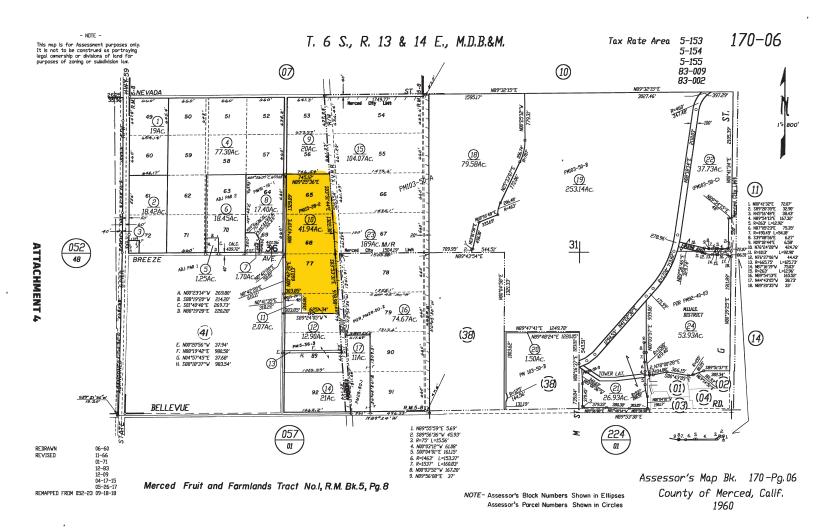


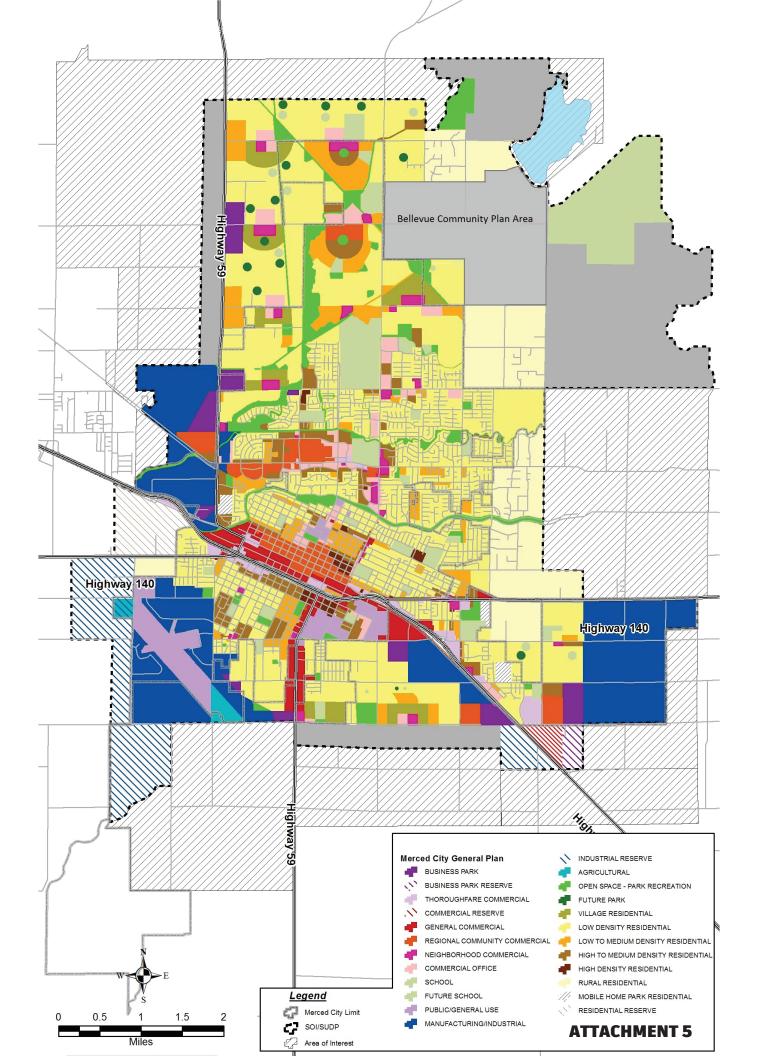
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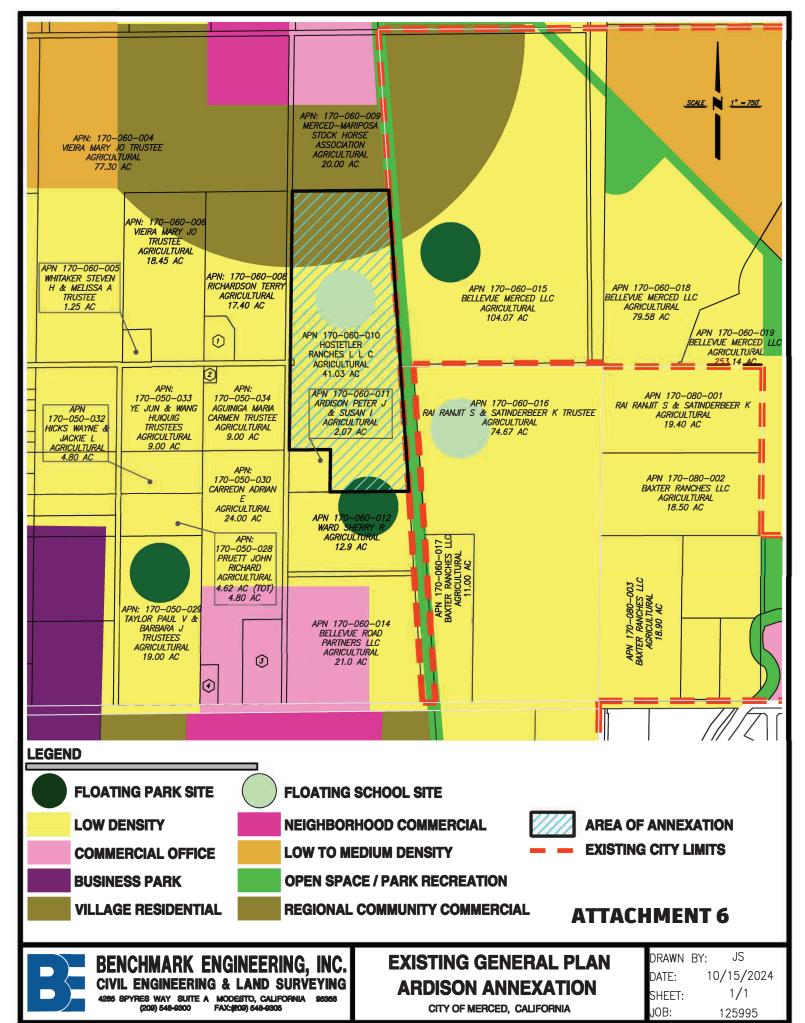
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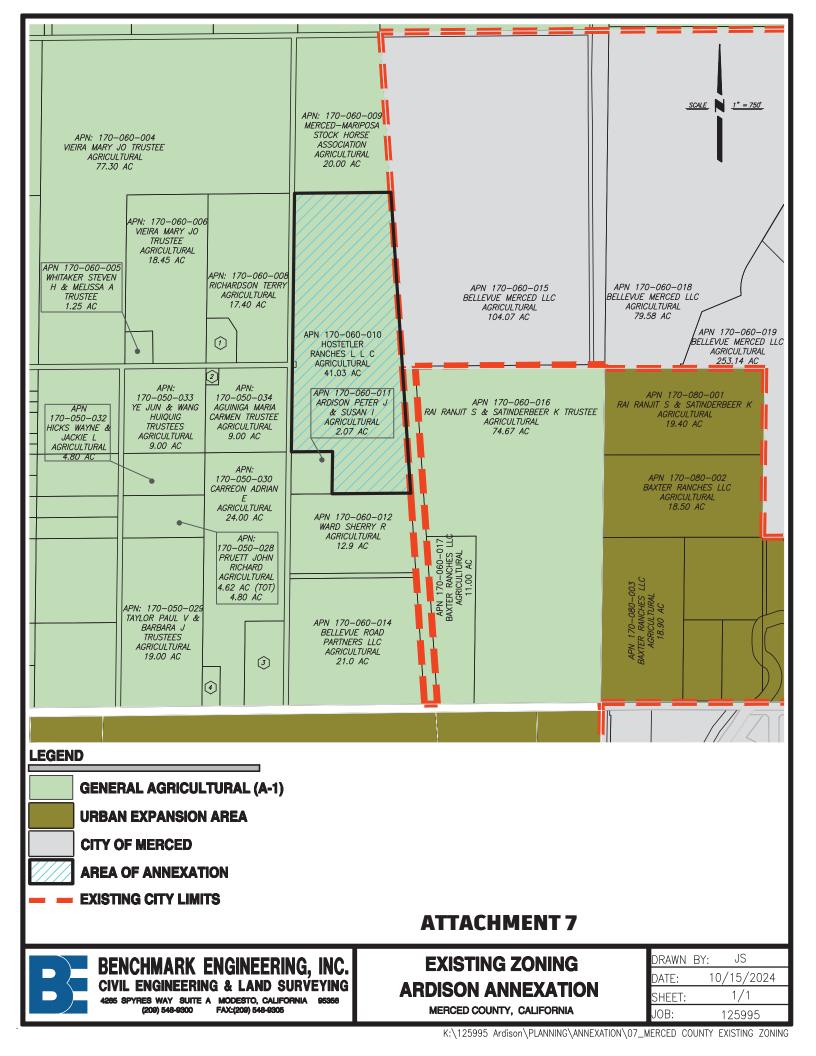
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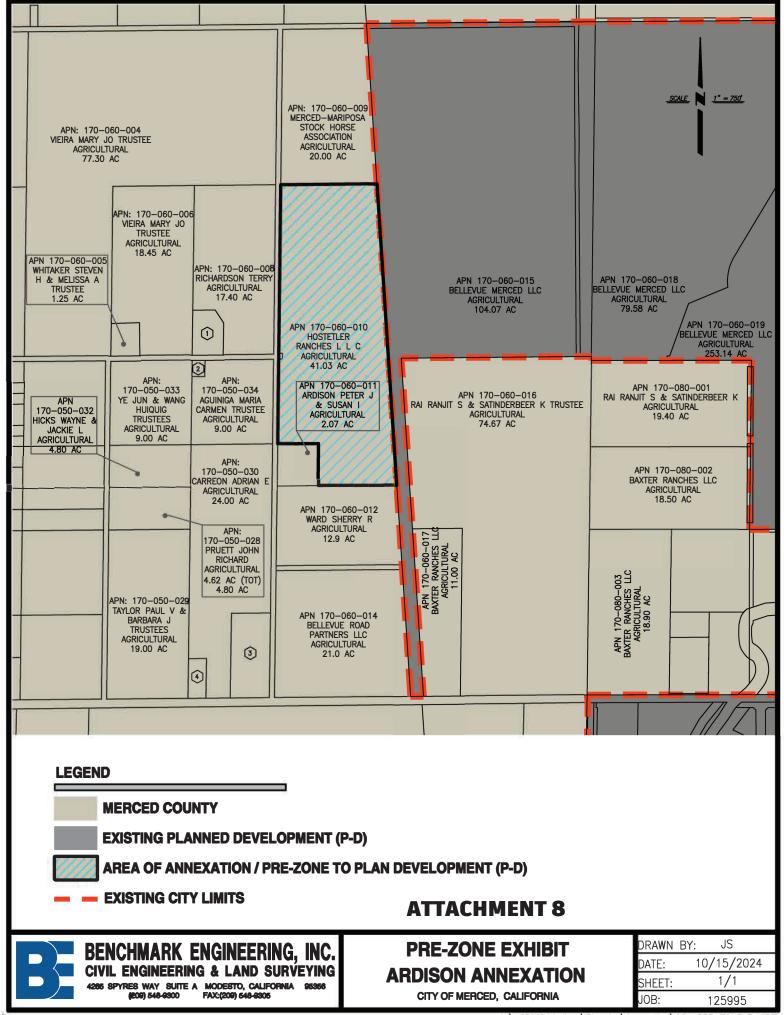
Map data @2023 100 m

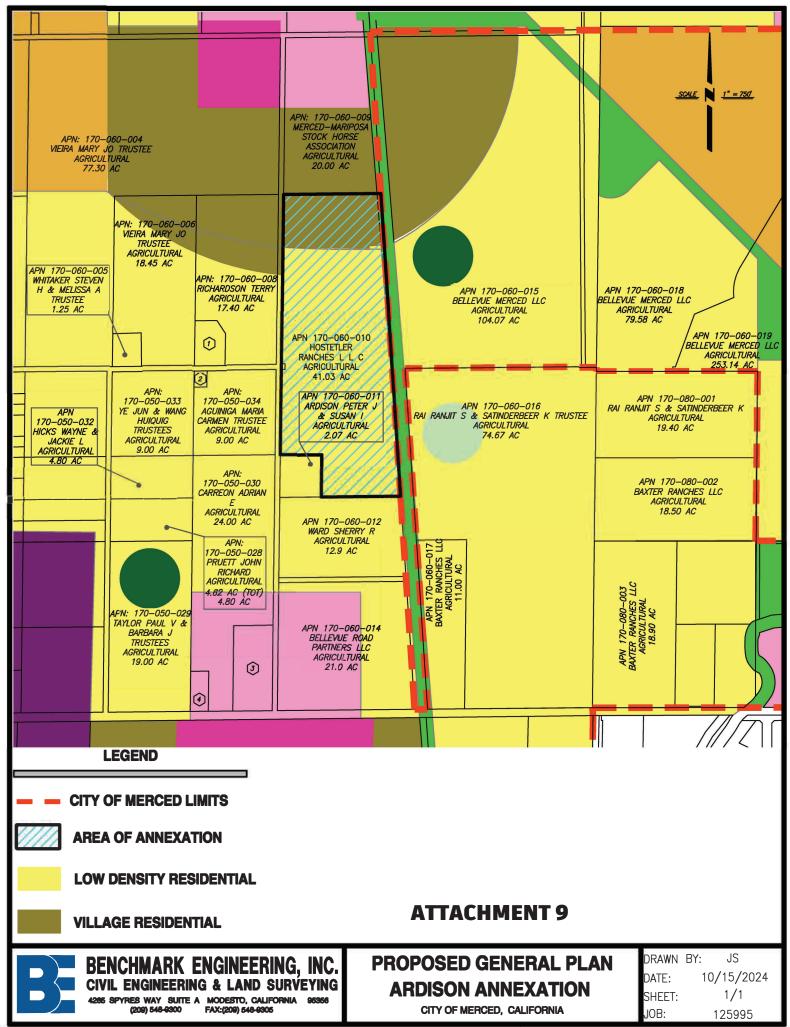


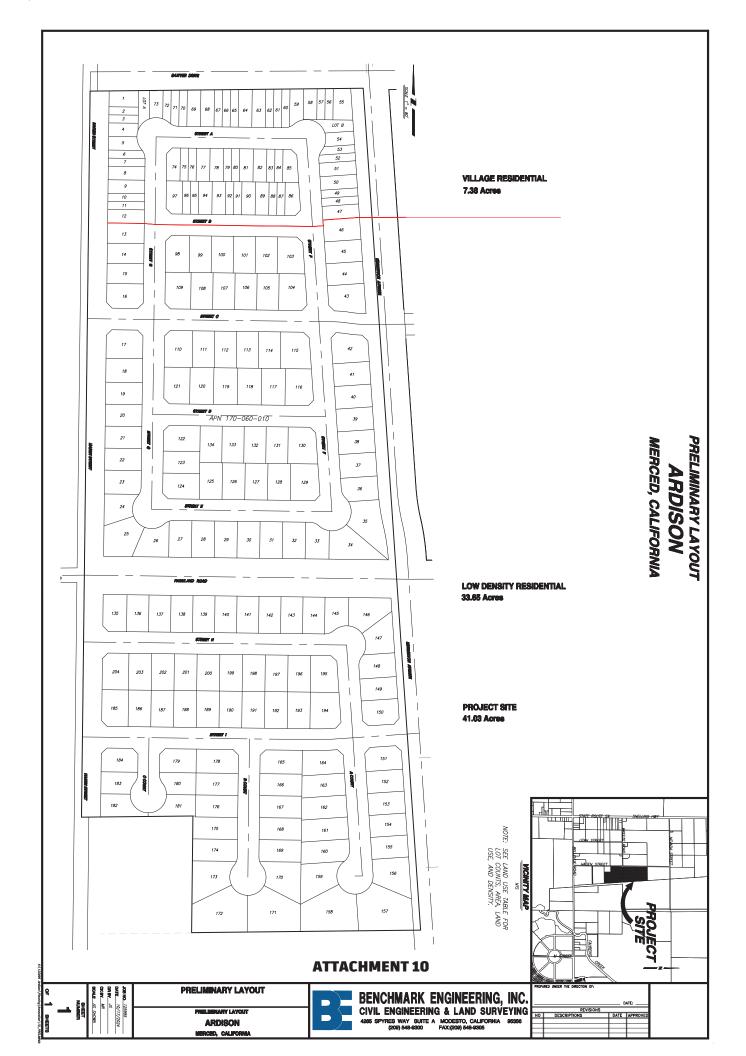












Proposed Ardison Annexation Land Use Merced, California

Lots	SQ.FT.
1	3,527
2	1,760
3	1,760
4	2,924
2 3 4 5	3,031
6	2,142
7	2,200
8	3,700 3,700
9	3,700
10	2,200
11	2,200
12	3,700
13	5,500
14	5,500
15	5,500
16	6,478
17	7,572
18	6,500
19	6,000
20	6,000
20 21	6,000
22	6,000
23	6,463
24	5,960
25	9,176
26	6,901
27	6,191 6,200
28	6,200
29	6,200
30	6,200
31	6,200
32	6,200
33	5,915
34	9,278
35	10,451
36	6,276
37	6,500
38	6,200
39	6,200
40	6,200
41	6,200
42	7,613
43	7,422

Lots	SQ.FT.
44	6,000
45	6,000
46	6,000
47	3,700
48	2,200
49	2,200
50	3,700
51	3,700
52	2,188
53	1,997
54	2,905
55	4,381
56	1,874
57	1,863
58	3,107
59	3,423
60	2,307
61	2,308
62	2,297
63	3,837
64	3,805
65	2,248
66	2,236
67	2,225
68	3,717
69	3,685
70	2,176
71	2,121
72	1,845
73	2,786
74	3,218
75	1,980
76	1,980
77	3,330
78	3,330
79	1,980
80	1,980
81	3,330
82	3.330
83	1,980
84	1,980 1,980 3,497
85	3,497
86	3,520

Lots	SQ.FT.
87	1,980
88	1,980
89	3,330
90	3,330
91	1,980
92	1,980
93	3,330
94	3,330
95	1,980
96	1,980
97	3,844
98	6,391
99	6,000
100	6,000
101	6,000
102	6,000
103	7,052
104	7,326
105	6,000
106	6,000
107	6,000
108	6,000
109	6,918
110	7,556
111	6,000
112	6,000
113	6,000
114	6,000
115	7,964
116	7,365
117	6,500
118	6,500
119	6,500
120	6,500
121	6,957
122	6,898
123	6,004
124	6,886
125	6,200
126	6,200
127	6,200
128	6,200
129	7,708

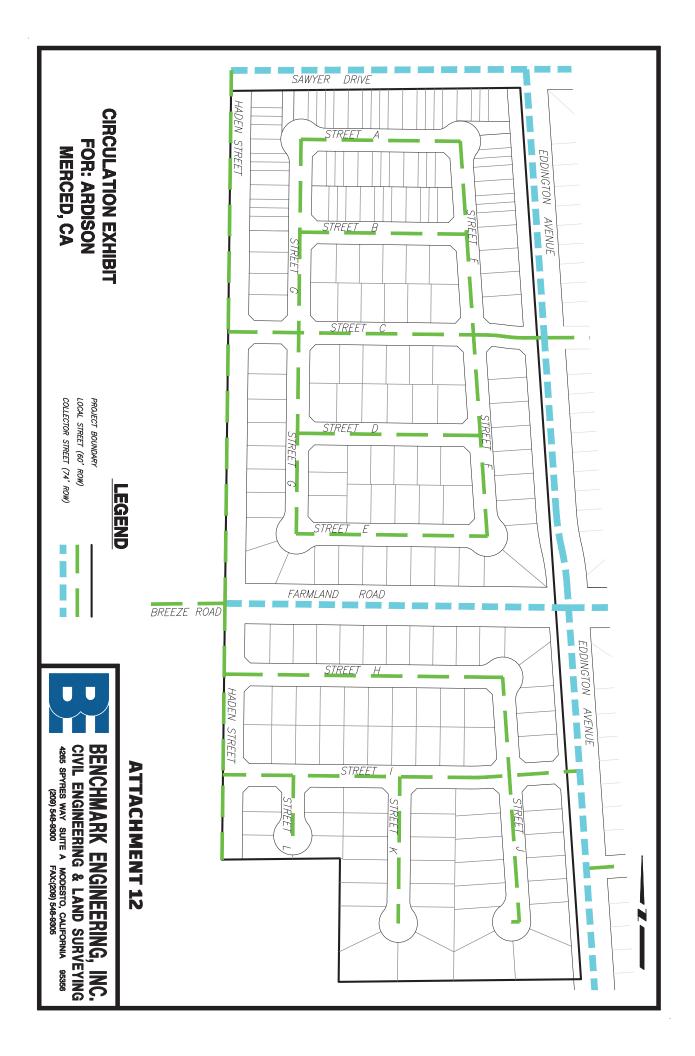
Lots	SQ.FT.
130	7,700
131	6,000
132	6,000
133	6,000
134	6,000
135	6,435
136	6,040
137	6,037
138	6,033
139	6,030
140	6,026
141	6,023
142	6,019
143	6,016
144	6,012
145	5,666
146	8,451
147	7,025
148	6,363
149	6,000
150	6,672
151	6,275
152	6,000
153	6,000
154	6,000
155	6,000

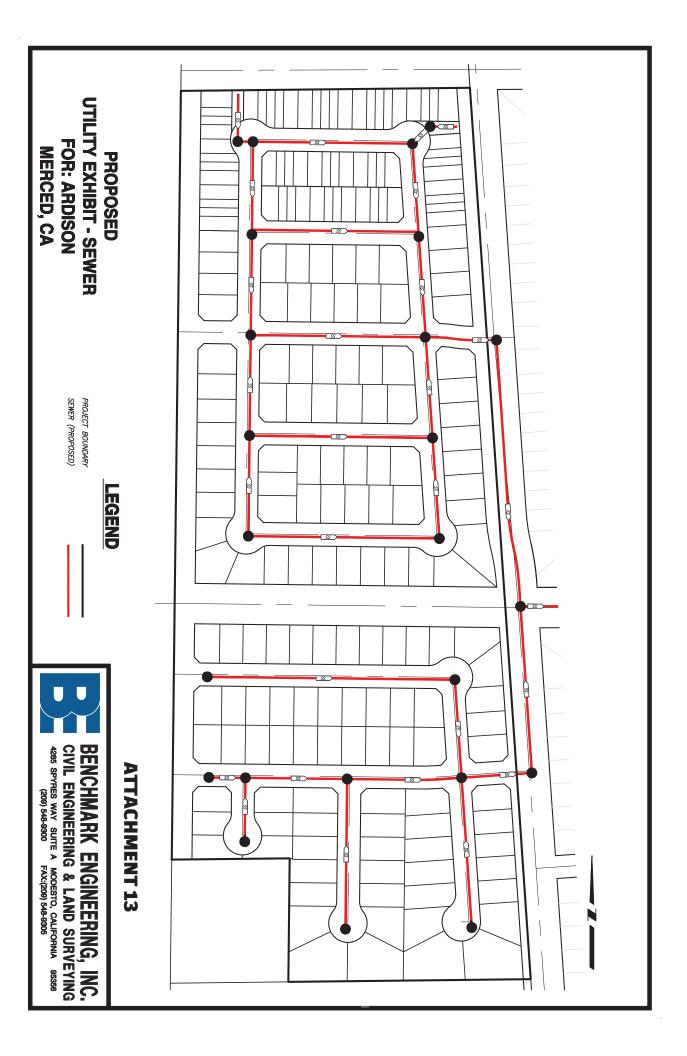
Lots	SQ.FT.
156	9,041
157	16,264
158	15,963
159	8,808
160	7,804
161	7,679
162	7,391
163	7,104
164	7,406
165	7,362
166	6,900
167	6,900
168	6,900
169	6,890
170	9,000
171	14,782
172	15,816
173	9,837
174	7,322
175	7,352
176	6,900
177	6,900
178	7,362
179	6,388
180	5,432
181	5,658

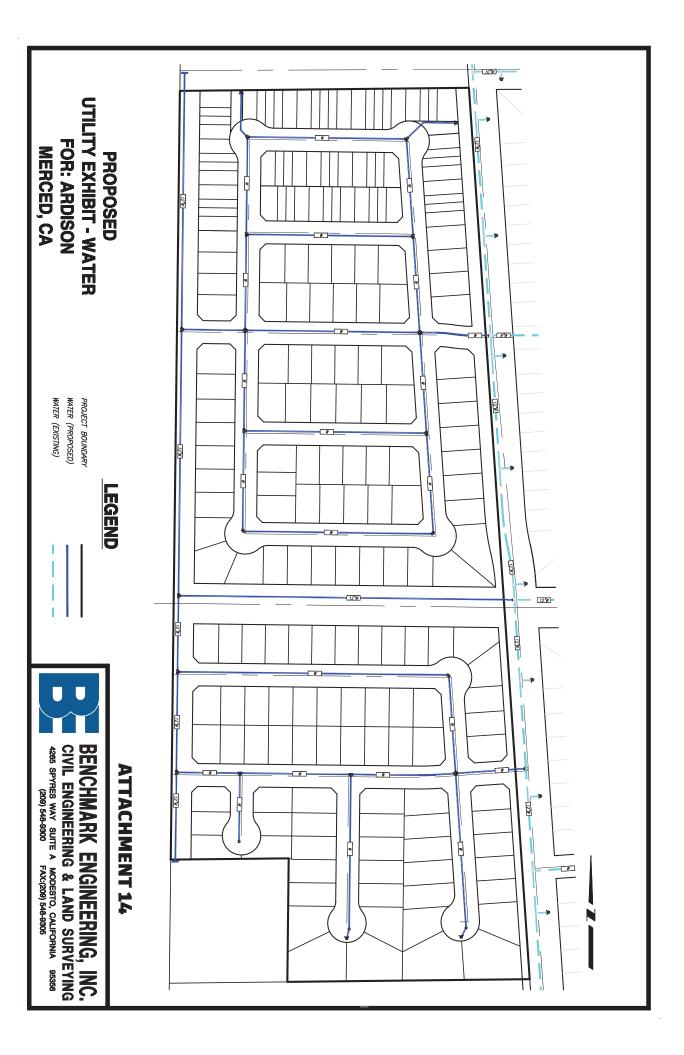
Lots	SQ.FT.
182	6,027
183	5,432
184	6,275
185	7,097
186	6,200
187	6,200
188	6,200
189	6,200
190	6,200
191	6,200
192	6,200
193	6,200
194	7,986
195	7,287
196	6,200
197	6,200
198	6,200
199	6,200
200	6,200
201	6,200
202	6,200
203	6,200
204	7,097
LOT A	2,650
LOT B	3,043

	Lots	SQ.FT.
Grand Total	206	1,143,053

Average Lot Size: 5,549 S.F.







UTILITY INFRASTRUCTURE DEMAND

Date: 12-23-24 Job No: 125995

Lar	Land Use Data			Water	Water Use Factor	
		Number of	Square Footage (sq			Calculated Total
Land use Designation	Acres	Acres Dwelling Units (DU)	ft)	gpcd	gpd/DU	Water Demand
Potable Water Demand	41.03	204	N/A	9	276	56,304

^{*} The estimated water flows generated from the project is based on land use.

POTABLE WATER

Fire Flow:

Single Family Residential

1,500 gpm at 2 hours (sprinklered)

Average Daily Demand (add) = 56,304 gpd

Maximum Day Demand (190% add) = 106,978 gpd Peak Hour Flow (280% add) = 157,651 gpd

Lai	Land Use Data			Water	Water Use Factor	
			Square			
		Number of	Footage (sq			Calculated Total
Land use Designation	Acres	Dwelling Units (DU)	ft)	bodg	gpd/DU	Water Demand
Wastewater Demand	41.03	204	N/A	9	200	40,800

^{*} The estimated water flows generated from the project is based on land use.

WASTEWATER

Average Daily Flow = 40,800 gpd
Peak Hour Flow (230% adf) = 93,840 gpd

Calculated Total Wastewater Flow = 45.7 Acft/Yr

