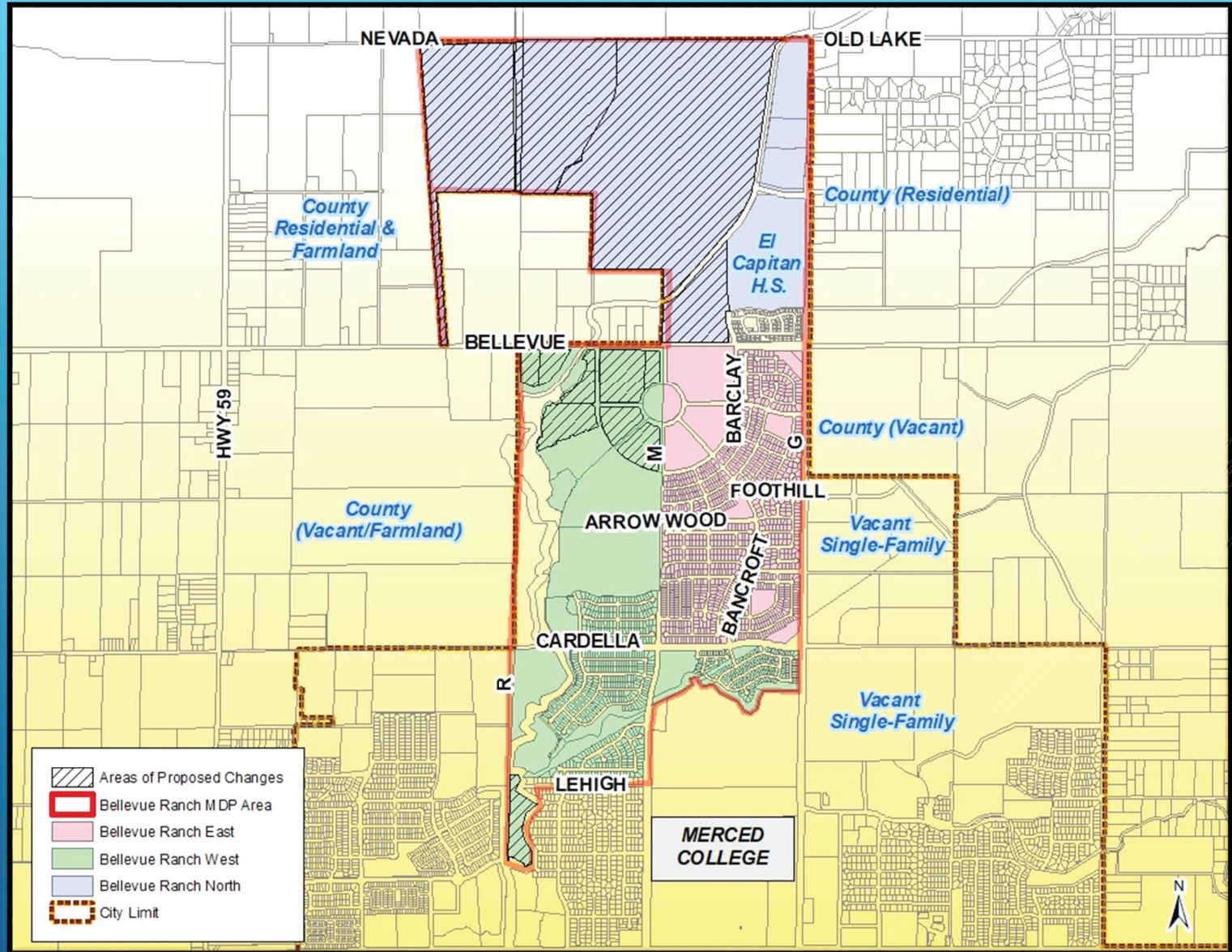


General Plan Amendment #17-02/Site Utilization Plan Revision #12 to P-D #42

Changes to the Bellevue Ranch Master
Development Plan (BRMDP)

City Council 1/16/24, continued from 1/2/2024

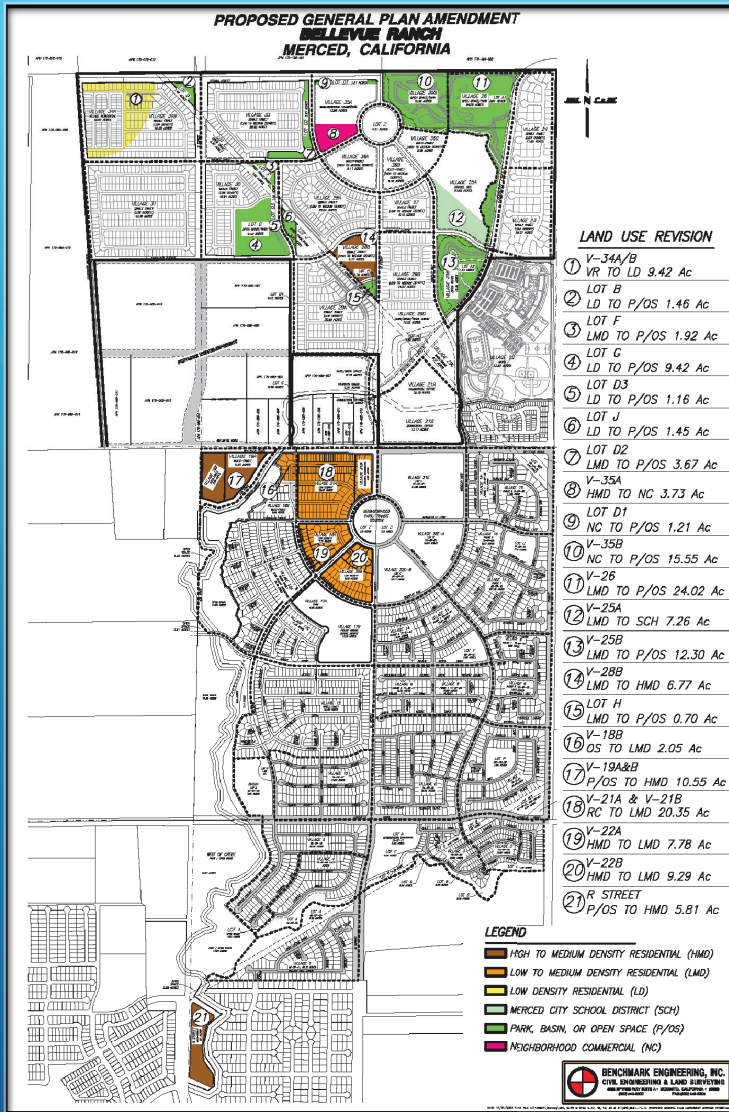
Bellevue Ranch Master Development Plan Area



- ▶ Land Use Changes
 - ▶ General Plan
 - ▶ Site Utilization Plan
- ▶ Changes to Table 6.1

REQUESTED CHANGES





LAND USE CHANGES

The proposed changes would affect approximately 156 acres within the Bellevue Ranch Master Development Plan Area.

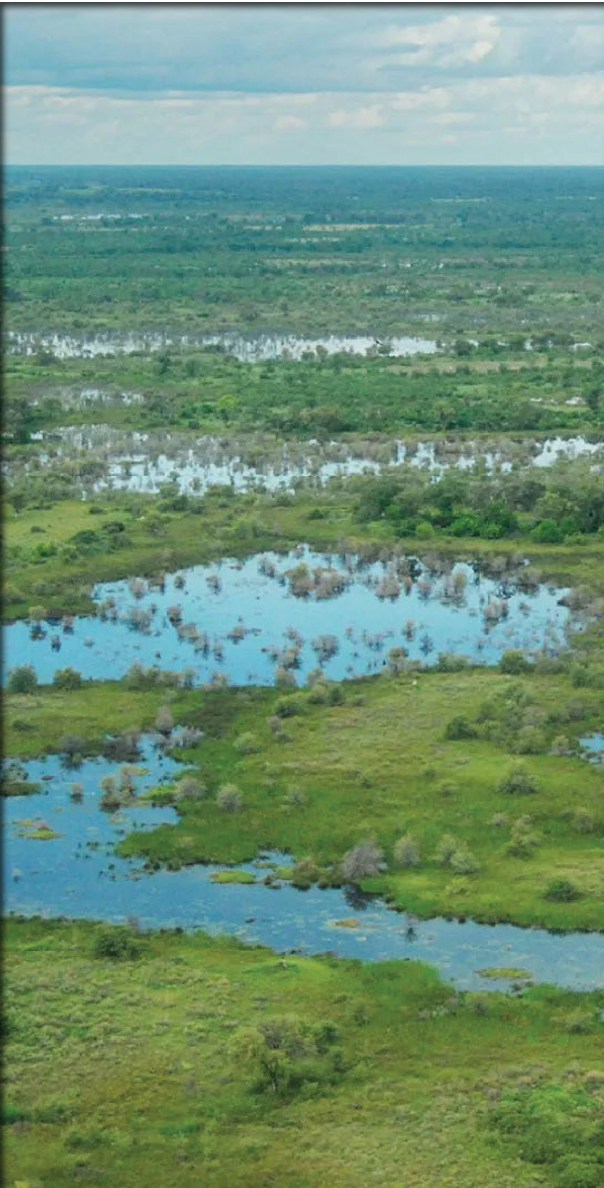
Proposed General Plan and Site Utilization Plan Land Use Designation changes are provided in the table at Pages 2 and 3 of Attachment 6 of Administrative Report #23-1026.

Area	Approved BRMDP	Proposed & Existing Units	Difference
BRE	1,375	1,429	+54
BRW	1,982	1,829	-153
BRN	3,305	1,814	-1,491
Total difference in BRMDP and Proposed and Existing Units			-1,590

Factors affecting the number of units that could be constructed:

- Biological Constraints;
- Not channelizing Fahrens Creek as originally planned;
- Construction of El Capitan High School.

LAND USE CHANGES

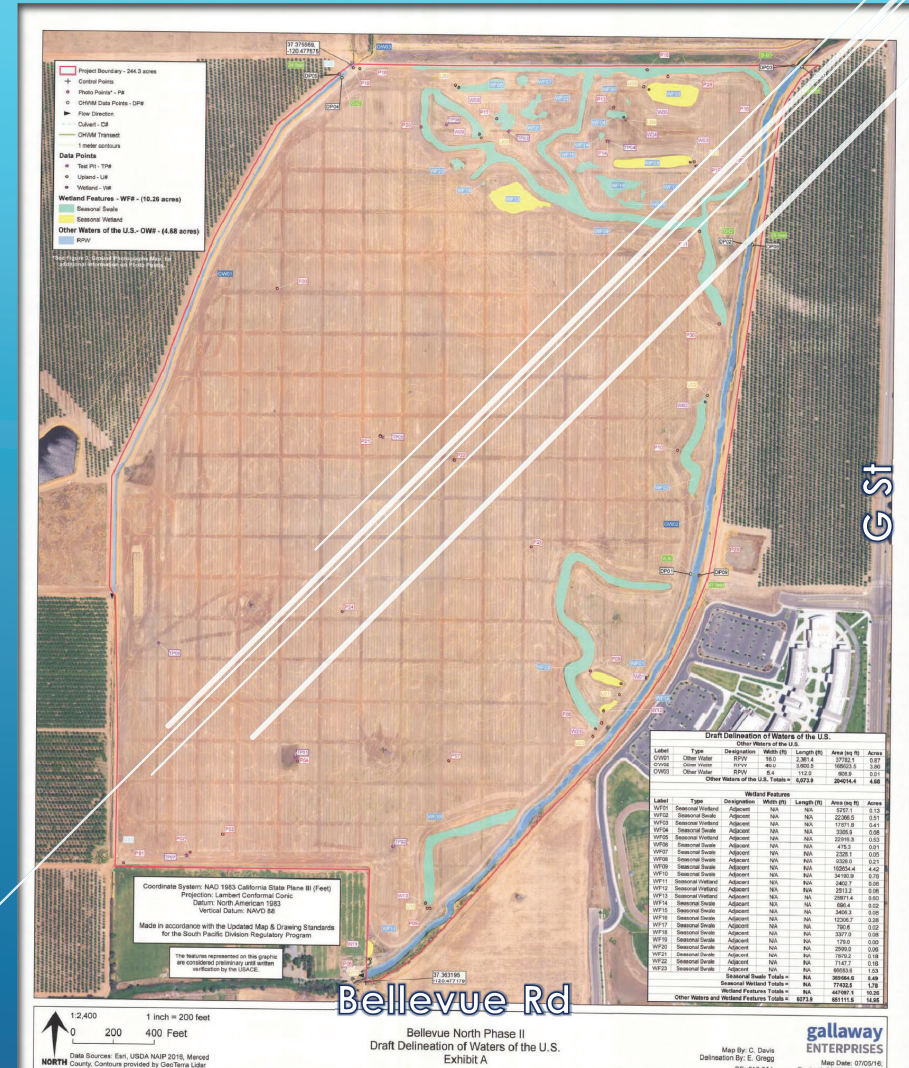


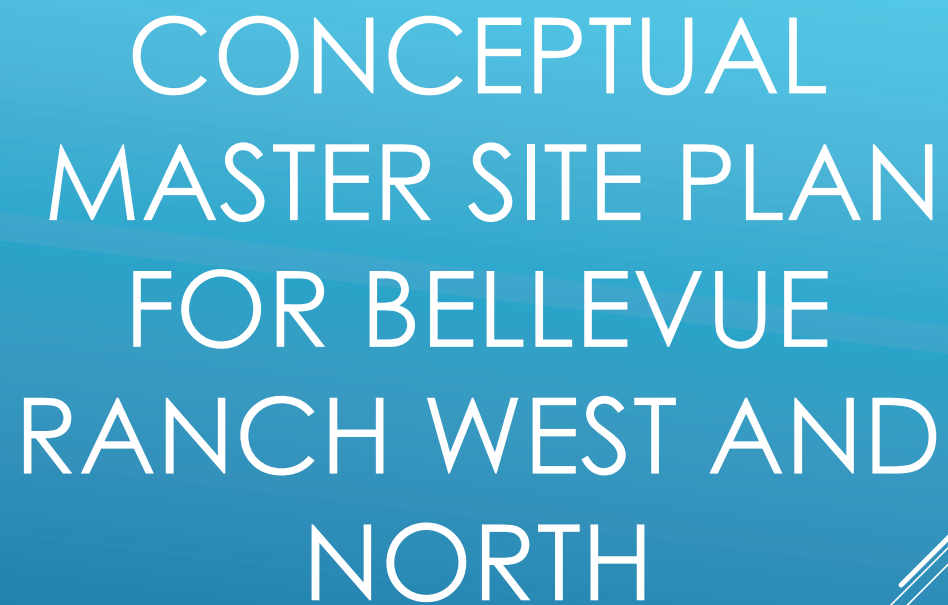
- ▶ Approximately 120 acres of land affected by wetland features and creeks.

IMPACT OF WETLAND DELINEATION

WETLAND DELINEATION

North of Bellevue Road
West of G Street






CONCEPTUAL MASTER SITE PLAN FOR BELLEVUE RANCH WEST AND NORTH



TABLE 6.1 CHANGES

Changes to infrastructure and timing for the installation of improvements.



Implement the North Merced Major Roadway Improvement Fee (NMMRIIF) (formerly known as a Category II fee in the BRMDP).

Clarifies what improvements are eligible for PFFP credit.

Identifies projects that would be CIP (City to install improvements when sufficient funds are received and all right-of-way has been obtained).

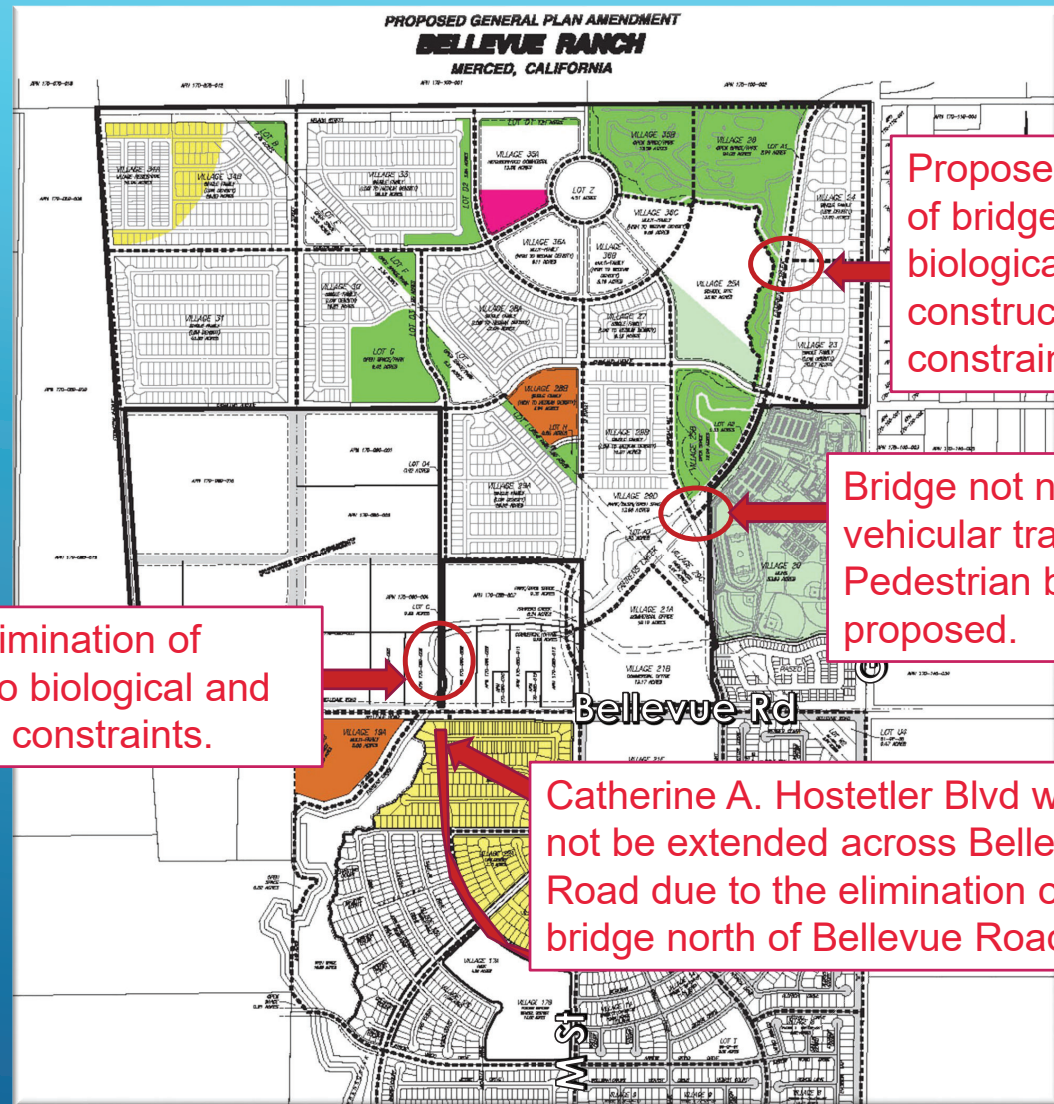
Eliminates 3 bridges north of Bellevue Road due to biological constraints.

Eliminates the extension of Catherine A Hostetler Blvd. north of Bellevue Road.

PROPOSED TABLE 6.1 CHANGES

CIRCULATION CHANGES

TABLE 6.1



Proposed elimination of bridge due to biological and construction constraints.

Bridge not needed for vehicular traffic. Pedestrian bridge proposed.

Proposed elimination of bridge due to biological and construction constraints.

Catherine A. Hostetler Blvd would not be extended across Bellevue Road due to the elimination of the bridge north of Bellevue Road.

Income Level	% of Project Housing
Very Low	4.33%
Low	6.63%
Moderate	6.35%
Total	17.31%

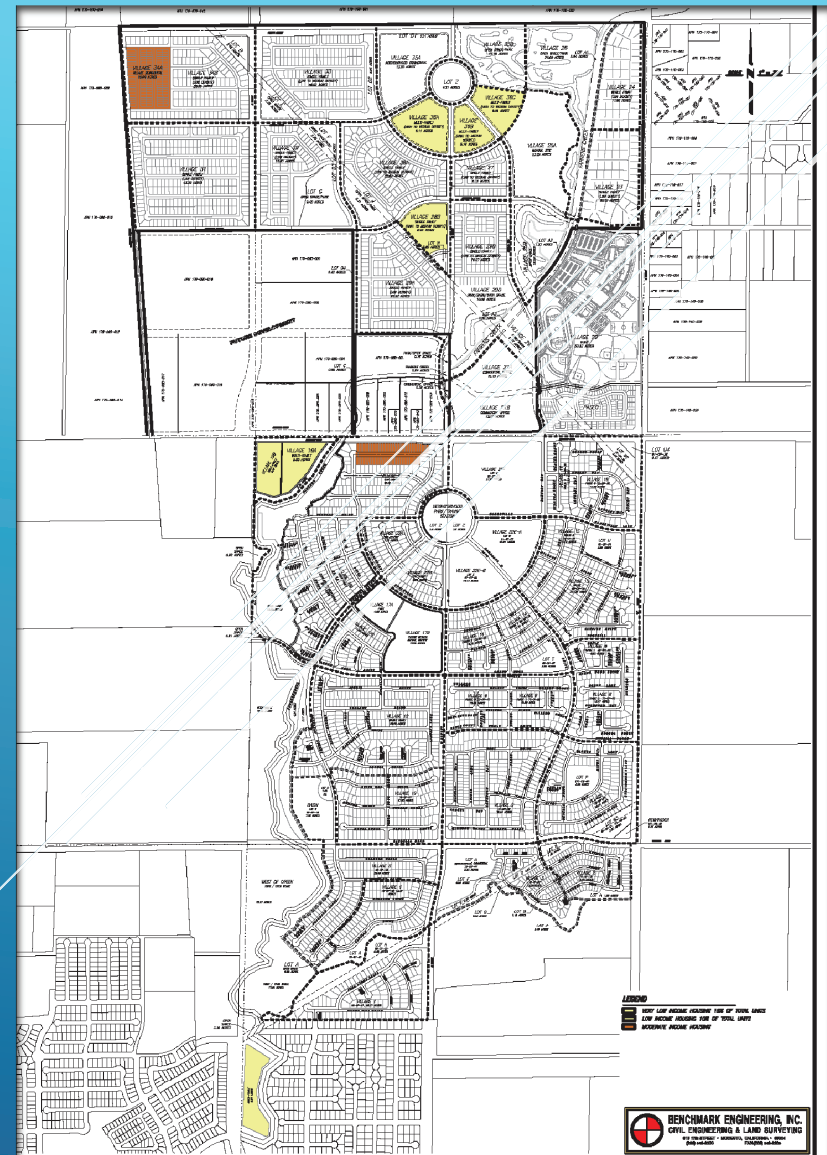
AFFORDABLE HOUSING

- A Mitigation Measure for the BRMDP EIR, requires 17.3% of all housing units within the area to be affordable.
- Previous developers of BRE did not meet this obligation, but did provide 66 affordable units off-site and constructed an 81-unit subdivision at the NWC of Cardella and M St.
- The current developer of BRW and BRN intends to meet the obligation based on the number of units in the BRW and BRN area.
- If an in-lieu fee is approved by Council, the fee could be paid rather than constructing some of the units.
- Based on the number of units that would be developed if this request is granted, 485 affordable housing units would be required.

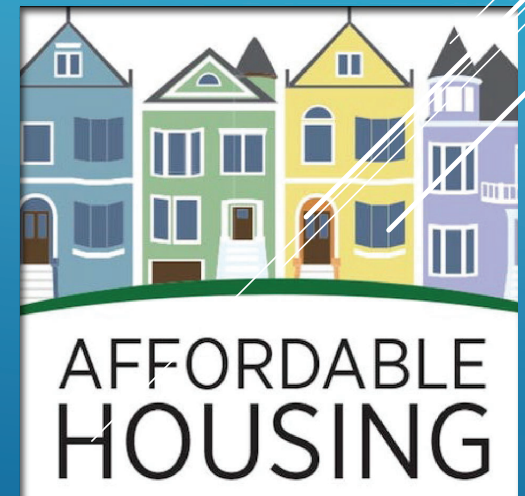
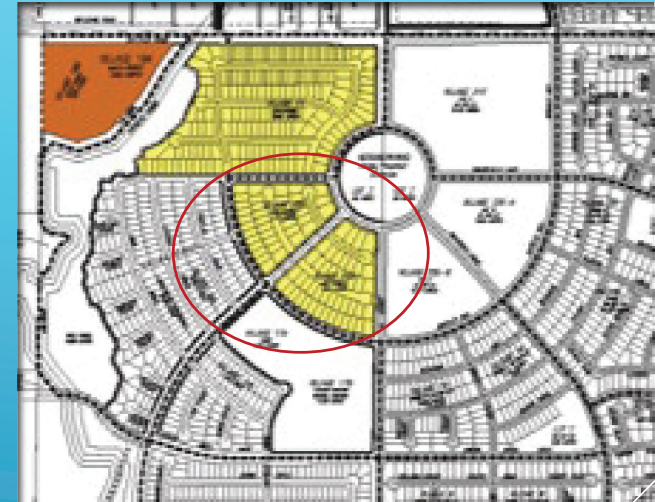
AFFORDABLE HOUSING

LEGEND

-  VERY LOW INCOME HOUSING 15% OF TOTAL UNITS
-  LOW INCOME HOUSING 10% OF TOTAL UNITS
-  MODERATE INCOME HOUSING



- ▶ State law requires a “NO NET LOSS” Finding if property used to accommodate the RHNA is “down-zoned.”
- ▶ Villages 22 A & B were sites used to accommodate the affordable housing requirement of the RHNA.
- ▶ The proposed changes would change the land use designation from High-Medium Density Residential (12-24 units/acre) to Low-Medium Density Residential (6-12 units/acre).
- ▶ If all the changes are approved as proposed, there would be no net loss due to the other areas being “up-zoned” to High-Medium Density.



NO NET LOSS



PARKS/OPEN SPACE/ PUBLIC FACILITIES

- ▶ The areas designated as being biologically sensitive would be dedicated as open-space/park land. Some of the land in the buffer areas around the sensitive areas could be developed as parks. The sensitive areas would remain undeveloped.
- ▶ Over 293 acres of open space/parks would be dedicated within the BRMDP.
- ▶ The existing El Capitan HS was part of the BRMDP (relocated from south of Bellevue Rd).
- ▶ An elementary school site has been dedicated at the NWC of Arrowwood and M St.
- ▶ An elementary school site is designated in BRN, northwest of El Capitan H.S.



- ▶ An Addendum to the General Plan EIR was prepared by JB Anderson Land Use Planning.
- ▶ The General Plan EIR considered the development within the BRMDP area.
- ▶ A Traffic Analysis [including Greenhouse Gas(GHG) Emissions] was prepared to analyze the changes proposed with Table 6.1 and to comply with state law on GHG emissions. No impacts were identified.
- ▶ The proposed changes would result in a net loss of units within the BRMDP area.
- ▶ The addendum did not identify any new impacts or require any additional mitigation measures.
- ▶ The project would be required to comply with all mitigation measures of the *Merced Vision 2030 General Plan EIR*.

- ▶ 3 Speakers at the January 2, 2024, City Council meeting.
- ▶ All correspondence provided at Attachment 13 of Administrative Report.
- ▶ Neighborhood meeting held on January 9th.

PUBLIC COMMENT



November 8, 2023

- Held a Public Hearing
 - No one spoke in opposition.
- Recommended Approval of:
 - General Plan Amendment #17-02
 - Site Utilization Plan Revision #12 to P-D #42
 - Environmental Review #17-07

December 6, 2023

- Adopted an Amended Resolution Clarifying the total number of acres affected by the proposed changes.

PLANNING COMMISSION ACTION

- ▶ The City Council held a public hearing.
 - ▶ The applicant requested the matter be continued to the January 16th City Council meeting.
 - ▶ Three people spoke regarding the proposed changes to the R Street parcel.
 - ▶ The applicant held a neighborhood meeting to address the concerns related to the R Street parcel.

CITY COUNCIL MEETING 1/2/24

▶ Re-open the Public Hearing

▶ Take action to Approve/Disapprove/Modify

- ▶ General Plan Amendment #17-02
- ▶ Site Utilization Plan Revision #12 to Planned Development (P-D) #42
- ▶ Environmental Review #17-02 (Addendum to the General Plan EIR)
- ▶ Authorize the City Manager to execute the Legislative Action Agreements.

CITY COUNCIL ACTION