

Preliminary Annexation #22-03

Baxter Ranches Preliminary Annexation

City Council April 3, 2022

PRE-APPLICATION PROCESS

1. Applicant submits an "Annexation Pre-application."
2. Meeting(s) with City staff and LAFCO staff.
3. Schedule for regularly scheduled City Council Meeting.
4. Prepare report for City Council with analysis of "merit criteria" & the project's infrastructure needs.
5. The City Council will indicate general support or non-support for application moving forward.
6. Applicant Decides Whether or Not to Proceed.

BAXTER RANCHES ANNEXATION OVERVIEW

161.05 Acres North of Bellevue, West of M Street (extended)

Residential

Low Density Residential

580 Single-Family Lots

Park/Basin

Dual Use Park/Basin

9.35 acres

Open Space

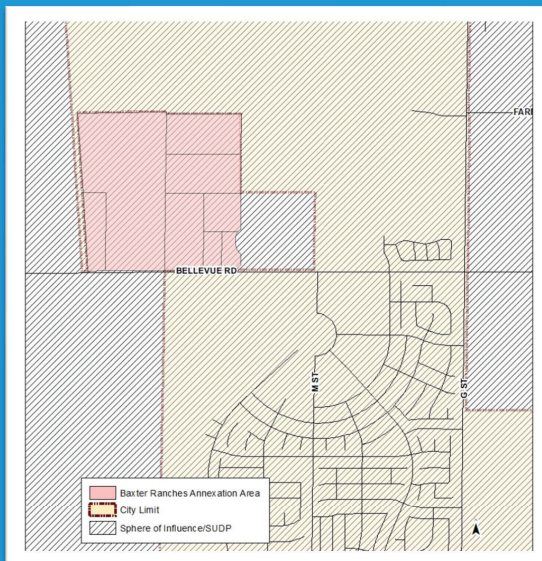
Parkinson Drain & Fahrens Creek

5.08

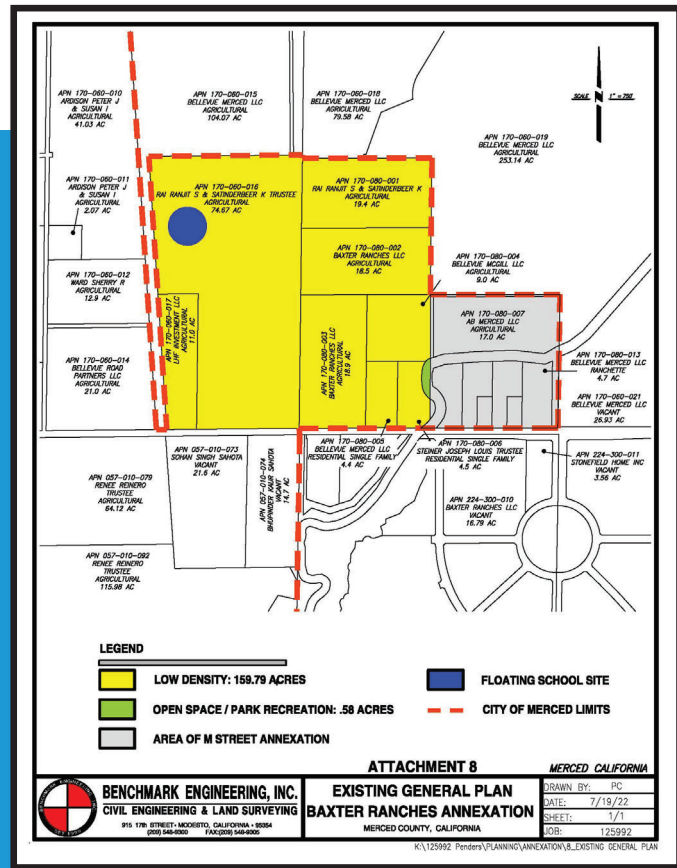
The Annexation would be required to comply with the City Council's Policy on Affordable Housing.

LOCATION

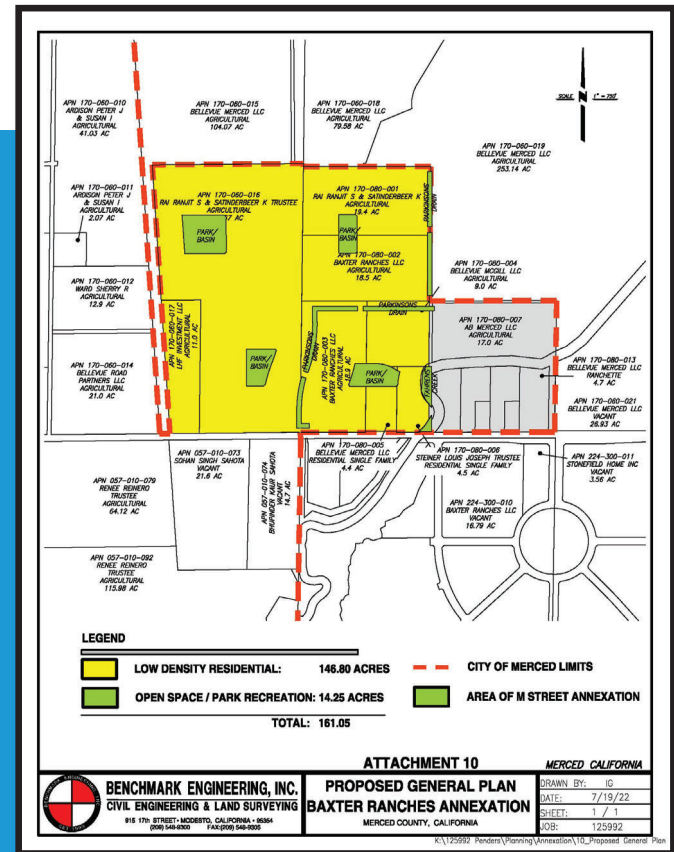
- Within City Sphere of Influence
- Adjacent to City Limits



EXISTING & PROPOSED LAND USE PLAN



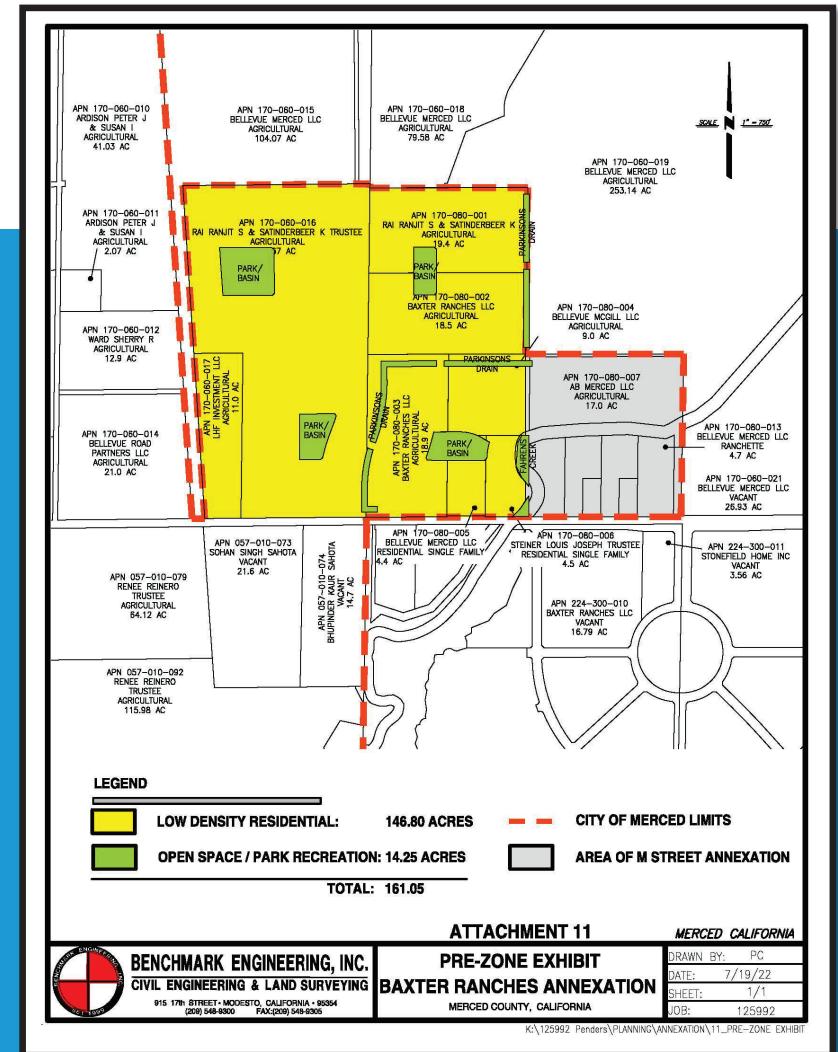
Existing General Plan Designations



Proposed General Plan Designations

PROPOSED ZONING

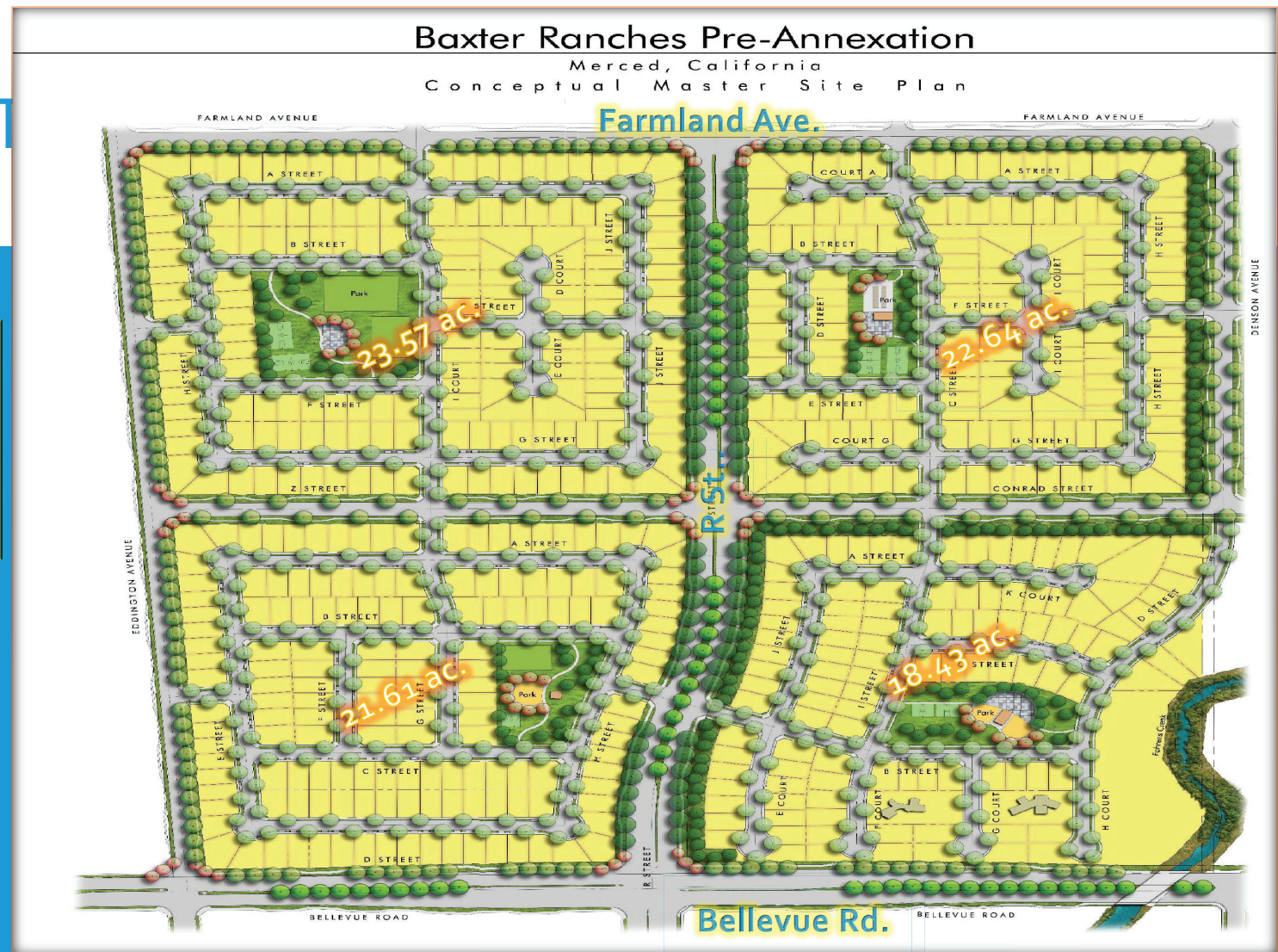
- Proposed Planned Development Zoning
- Standards would have to be developed with the annexation process.
- Land Uses would be consistent with the General Plan.



CIRCULATION

CONCEPTUAL MASTER SITE PLAN / CIRCULATION

Four Phases of
Development

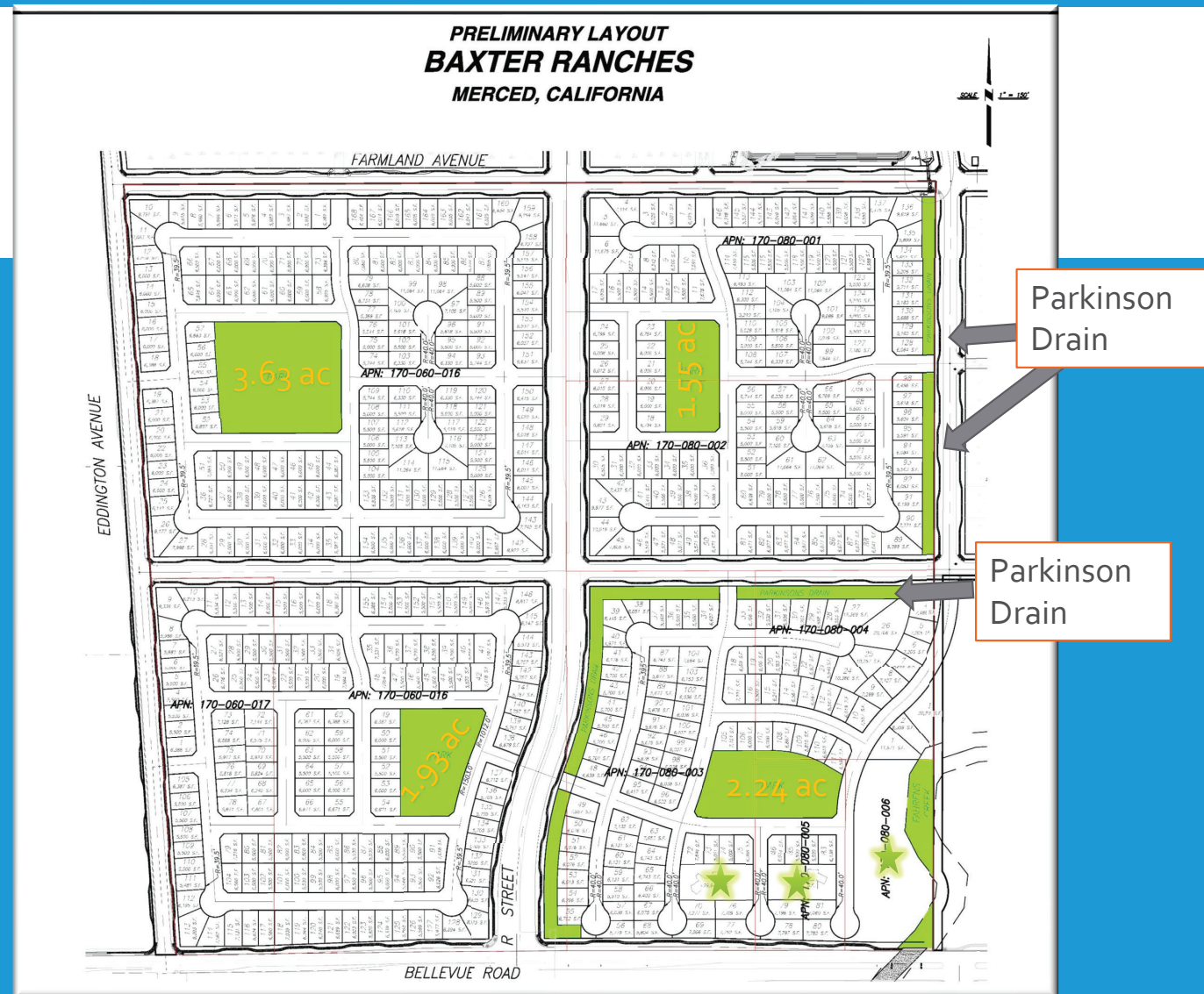


PRELIMINARY LOT LAYOUT

Lots range from
approximately 5,000
s.f. to over 11,675 s.f.
with an average size of
6,378 s.f.

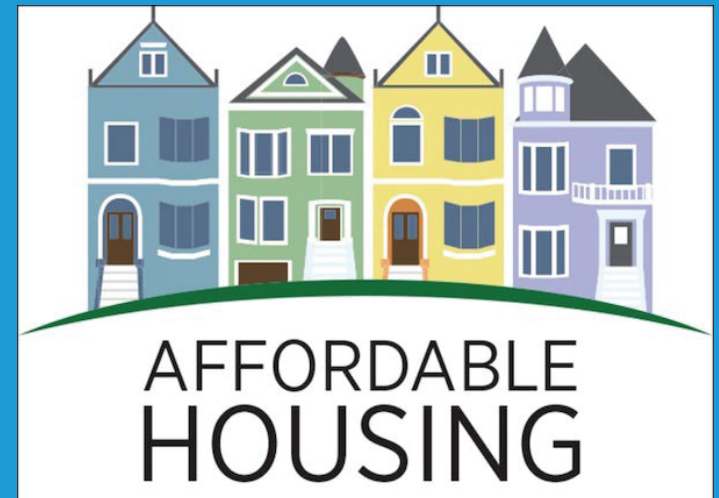
9.35 acres Park/Basin
5.08 acres of Open
Space

★ Existing Home to Remain



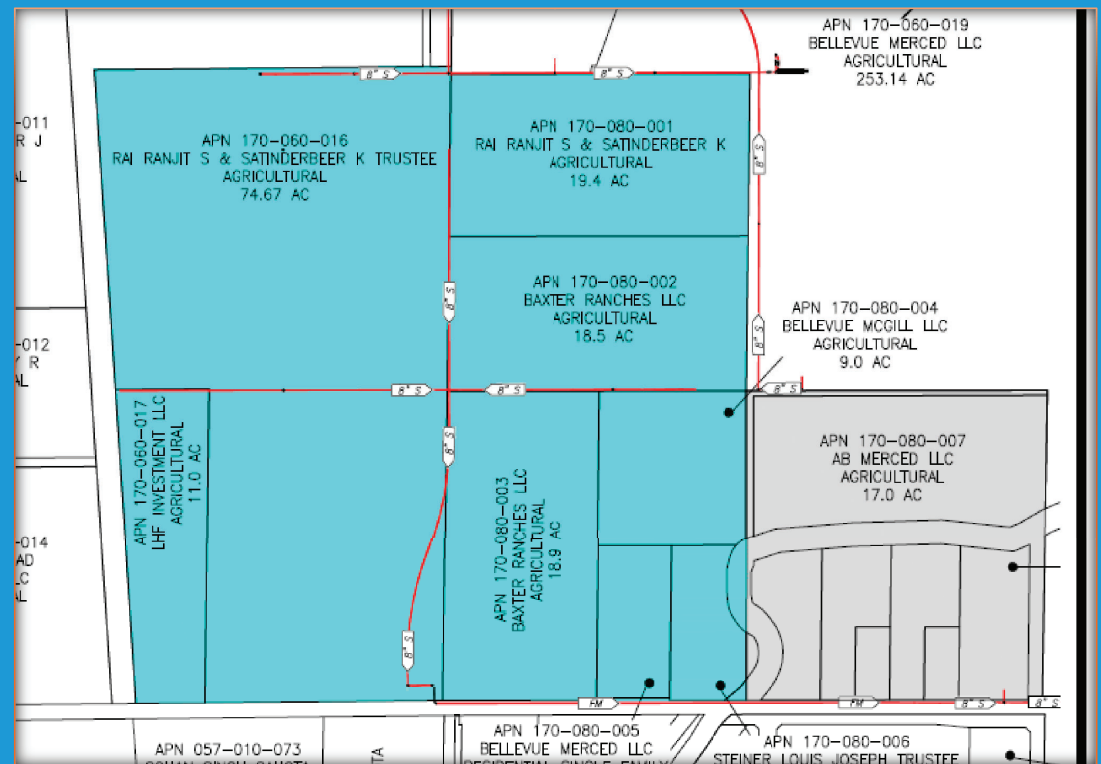
RHNA UNIT PRODUCT POLICY

- The developer would meet the City's RHNA Unit Production Policy.
- Of the 580 lots, 73 would be affordable.
- A variety of unit types would be used to meet the 12.5% requirement.
- Duplexes, Zero-Lot Line Townhomes, ADU's, and the use of SB 9 to create small lots are some of the options the developer is considering to meet the affordable housing obligation.

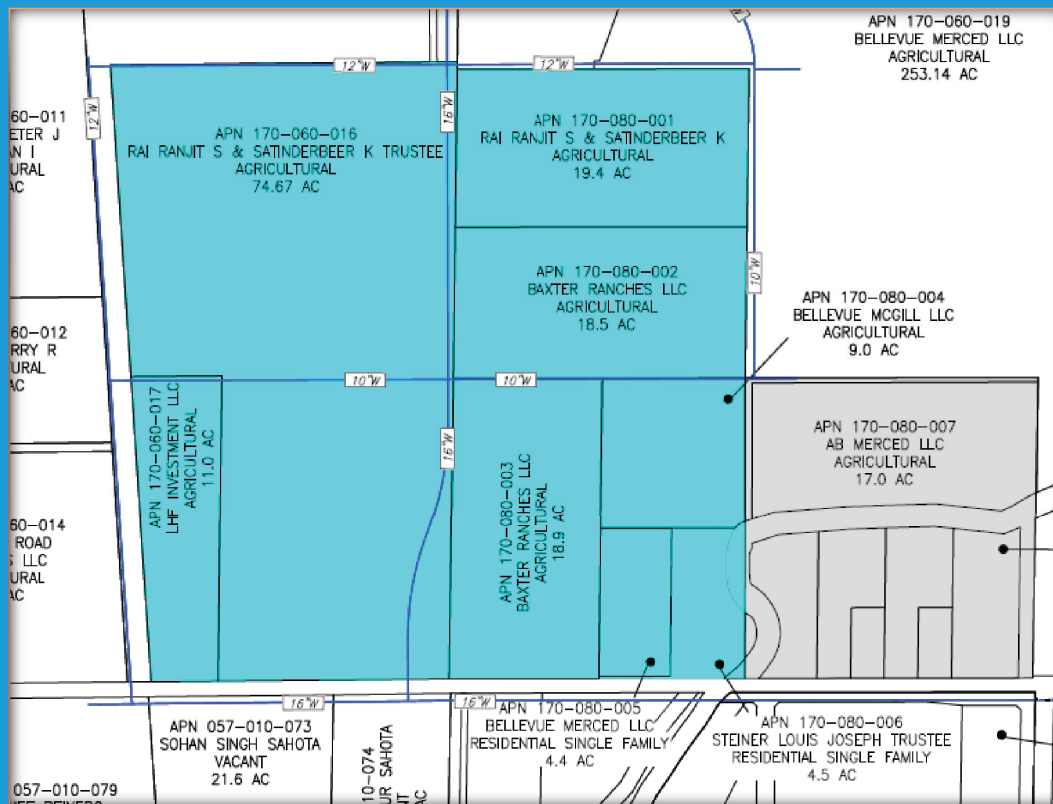


ESTIMATED WASTEWATER DEMAND

- Wastewater Demand
 - 116,000 gallons per day (*average* daily flow)
 - 266,800 gallons per day (*peak hour* flow)
 - 130-acre feet per year
 - The project would install various sized gravity lines into a Sanitary Sewer Lift Station and force main a waste discharge line into the Bellevue Ranch Sewer System.



ESTIMATED WATER DEMAND



Water Demand

- 116,000 gallons per day (average daily demand)
- 324,800 gallons per day (peak hour flow)
- 220,400 gallons per day (minimum daily demand)

Baxter Ranches Pre-Annexation
Merced, California
Conceptual Master Site Plan



CITY COUNCIL ACTION

General Support or Non-Support for the Baxter Ranches Annexation Moving Forward?