



UC Merced Annexation Annexation #22-01 & Prezoning #22-01

Planning
Commission
Meeting--
Oct. 4, 2023

City History with UC Merced

Agreements

- Services (Sewer & Water) (2003, 2016, & 2019)
- Annexation (Part of the Above)
- Transportation (2016)

Partnerships

- Student Housing
- Transit
- Downtown Venture Lab

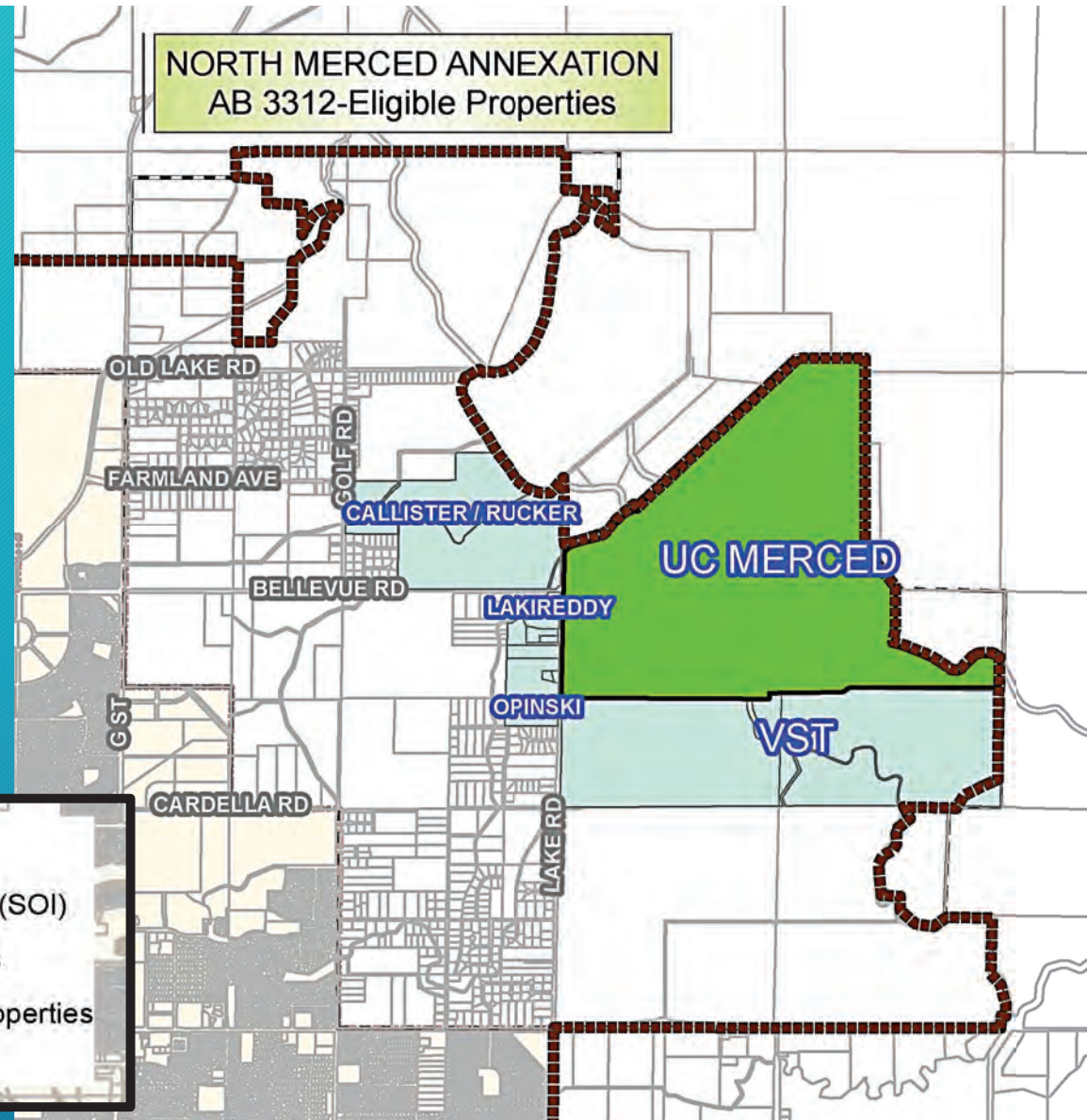
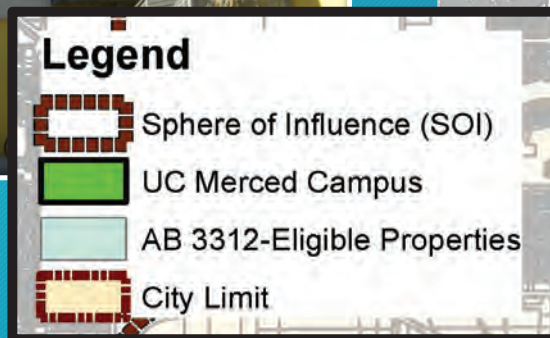


AB 3312— UC Merced Annexation

- Allows City to annex the UC Merced Campus along a road strip (Bellevue or Lake Roads) without the adjoining properties between UC and City Limits
 - Prohibits Annexation of Properties along Road Strip unless Directly Adjacent to the Main Campus or City Limits as of 1-1-21.
- Passed Assembly and Senate Unanimously; Signed by Governor on September 9, 2020
- Gives the City Options for Annexations Not Available When the North Merced Study Began



AB 3312—Eligible Properties for Annexation



Annexation Area

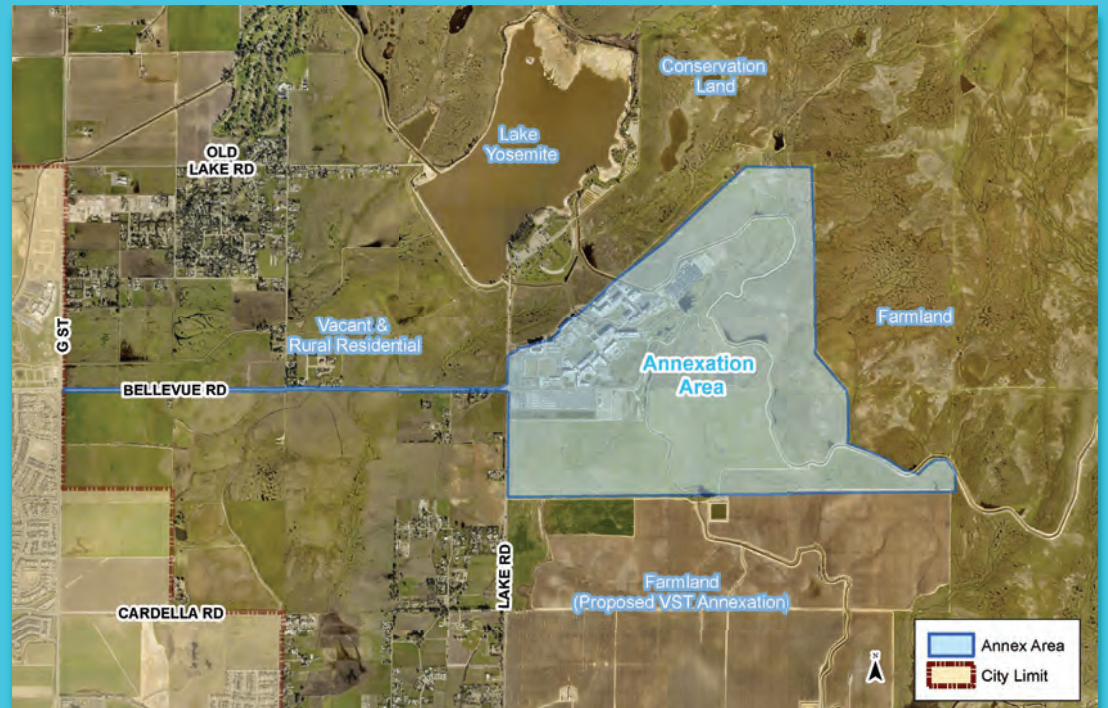


Total Annexation Area 1,139 Acres

UC Campus 1,125 Acres

Bellevue Road R-O-W 14 Acres

Annexation Area



General Plan Policies/Actions

- *Policy UE-1.4*
- *Continue Joint Planning Efforts on the UC Merced Campus and University Community Plans*
 - 1.4.a Incorporate the UC Merced campus area as part of the City's SUDP/Sphere of Influence and begin planning for the eventual annexation of the Campus.*



General Plan Policies/Actions

1.4.b Working in cooperation with the County, implement the following policy statement from City Council Resolution #2006-89 regarding the University Community Plan Area.

MERCED CITY COUNCIL: UNIVERSITY COMMUNITY POLICY STATEMENT

- The City Council establishes the following as the City of Merced's position regarding the development of the University community.

Long-term Land Use and Governance

- The University Community should be incorporated into the City of Merced, and should not be part of the unincorporated County, or a separate City.
- It is in the public interest that the University Community's development not result in the creation of a new city or other jurisdiction.

General Plan Policies/Actions

Long-term Land Use and Governance (cont'd)

- Multiplication of jurisdictions can lead to conflicts, which should be avoided. A separate city on Merced's border is inherently undesirable.
- The University Community is expected to develop at an urban density. Merced County does not currently provide urban services. The City is already serving the University of California campus, and it is logical for the City to serve the adjacent area as well.
- No separate wastewater treatment plant should be allowed or constructed in the area, given the risks to the City's groundwater supply that could result, and competition for qualified licensed operators. This statement does not, however, preclude consideration of innovative methods of wastewater treatment for the area which are reasonably viable from an economic perspective.
- The University Community should be developed with the use of annexation agreements and phased annexations, not through the creation of a County services district, either as an interim or permanent measure.

Annexation Criteria

Policy UE-1.3 establishes criteria for which annexations should be evaluated.

Criteria "a"--Is the area contiguous to the Current City Limits and within the City's Specific Urban Development Plan (SUDP)/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?

Evaluation:

AB 3312 allowed for the UC Campus to be annexed using a roadway strip (Bellevue Road) as the contiguous link to the existing City Limits.

The UC Campus is within the City's SUDP/SOI.

Annexation Criteria

Criteria "b"--Is the proposed development consistent with the land use classification on the General Plan Land Use Diagram (Figure 3.1)?

Evaluation:

The UC Merced Campus LRDP area is designated on the General Plan Land Use Diagram as "School". The proposed rezoning of "Public Facility" (P-F) is consistent with that designation.

Criteria "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?

Evaluation:

The City would be able to provide services to the annexation area as spelled out in the Urban Services Agreement from 2003.

Annexation Criteria

Criteria "d"--Will this annexation result in the premature conversion of prime agricultural land as defined in 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?

Evaluation:

The annexation area contains area of land that is considered Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and Grazing Land. UC Merced has placed enough Important Farmland under conservation easements to compensate for the conversion of Important Farmland to campus uses.



Annexation Criteria

Criteria "e"--Will a non-agricultural use create conflict with adjacent or nearby agricultural uses? If so, how can these conflicts be mitigated?

Evaluation:

The UC Campus would not conflict with any nearby agricultural uses. Any conflicts were evaluated with the GP EIR.



Annexation Criteria

Criteria “f” --Does the annexation area help the City reach one of the following goals?

- 1) Does annexation of the area bring the City closer to annexation of the UC Merced campus and University Community?

Evaluation:

The proposed annexation would meet this criterion by bringing the UC Merced campus into the City Limits. Annexation of the UC Campus would also allow the northern portion of the University Community (currently owned by VST) to annex soon after.

Annexation Criteria

- 2) Does the area contain significant amounts of job-generating land uses, such as industrial, commercial, office, and business/research and development parks?

Evaluation:

The UC Campus currently has over 3,000 employees. As the UC Campus grows, additional jobs would be generated both on campus and throughout the region.



Annexation Criteria

- 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.?*

Evaluation:

The development of the UC Merced Campus has involved the development of key infrastructure in the area, including the extension of water and sewer lines that currently serve the UC Campus. These lines which were installed in Bellevue Road would also serve other annexations in the area.

UC Merced is responsible for a pro-rata share of the cost to widen Bellevue Road from two lanes to four lanes. This project would happen gradually as development occurs along Bellevue Road and right-of-way is acquired.

Public Improvements/City Services

The annexation of the UC Campus would not initially involve the development of new infrastructure.

As development occurs, new infrastructure would be constructed.

Police & Fire Protection

UC Merced has its own independent police department. This would not change with the annexation of the campus.

Fire protection for the UC Merced Campus is currently contracted through the County. Once the campus is annexed into the City, the UC would contract with the City Fire Department to provide fire protection services.

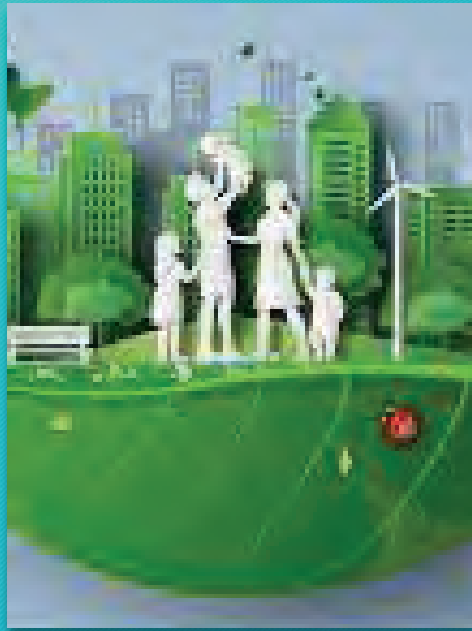


Pre-Annexation Development Agreement

Typically, an annexation would require a Pre-Annexation Development Agreement.

UC Merced has already entered into a Pre-Annexation Development Agreement, and the City Council will be considering a Memorandum of Understanding regarding the annexation on 10/16/23.

Environmental Clearance



An Addendum to the *Merced Vision 2030 General Plan EIR* was prepared by Ascent Environmental, Inc.

The Addendum concluded that the annexation project would not result in significant new or substantially more severe environmental impacts that previously described in the General Plan EIR.

Planning Commission Action

Hold a Public Hearing

Make a recommendation to City Council to
Approve/Disapprove/Modify:

Environmental Review #22-15 (Addendum to GP EIR)

Annexation #22-01

Prezoning #22-01

Questions?