



North Merced Annexation Feasibility Study Update: Annexation Policies & Interim Sewer Allocation

EMC PLANNING GROUP



City Council Meeting—October 19, 2020



Previous Council Direction/AB 3312

Scott McBride
Director of Development Services

EMC PLANNING GROUP



October 19, 2020



August 2020 Direction From City Council



- Wastewater Use – Perform additional flow monitoring
- Growth Scenarios/Priorities for Development
- Out of Boundary Service Requests
- Additional Community Outreach
- Future Annexation Applications and Procedures
- Interim Sewer Capacity Allocation/Performance Standards



AB 3312-UC Merced Annexation

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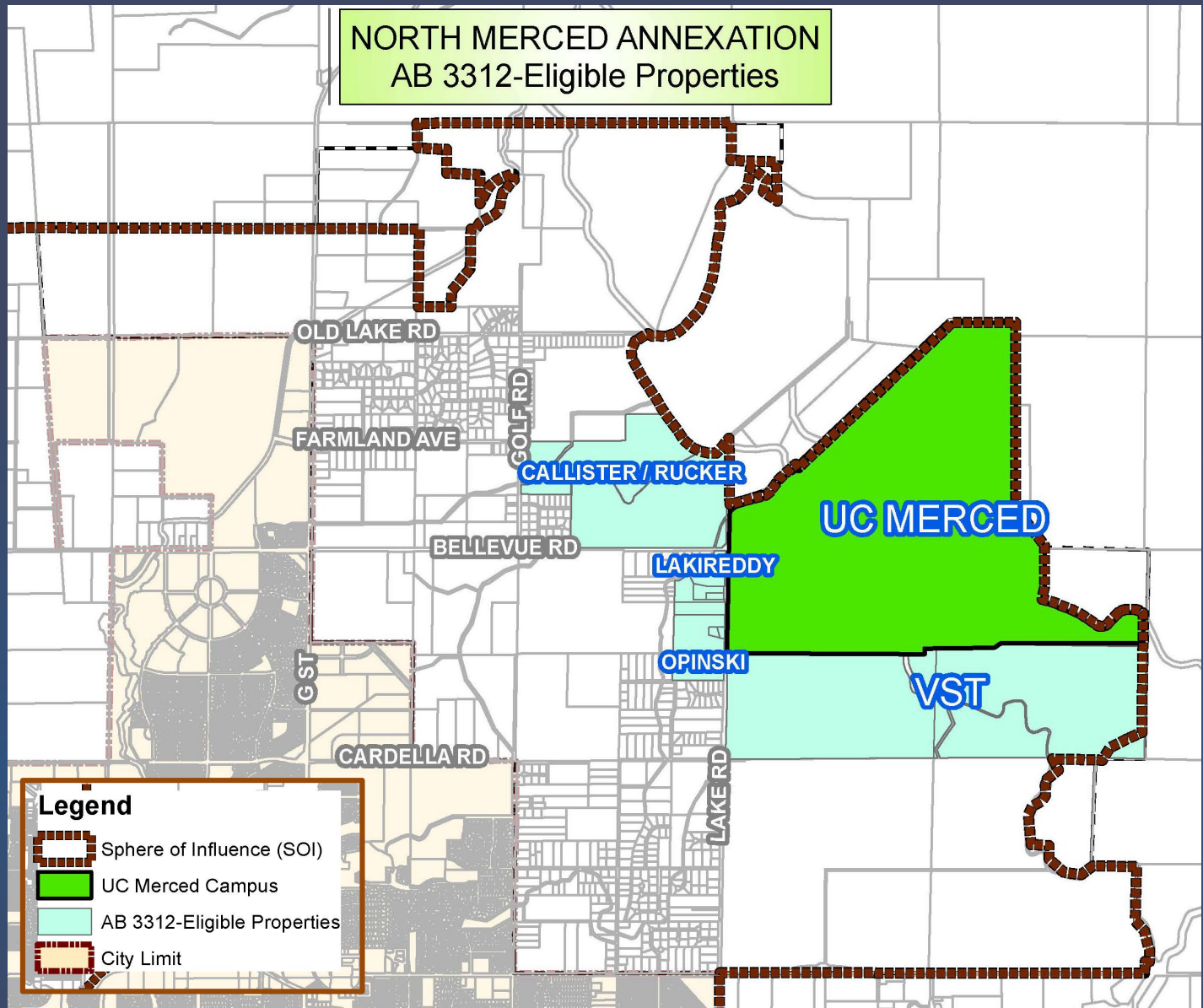
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- Allows City to annex the UC Merced Campus along a road strip (Bellevue or Lake Roads) without the adjoining properties between UC and City Limits
 - Prohibits Annexation of Properties along Road Strip unless Directly Adjacent to the Main Campus or 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 Study Began



AB 3312 Eligible Properties





Current Annexation Applications & General Plan Policies

Kim Espinosa
Planning Manager

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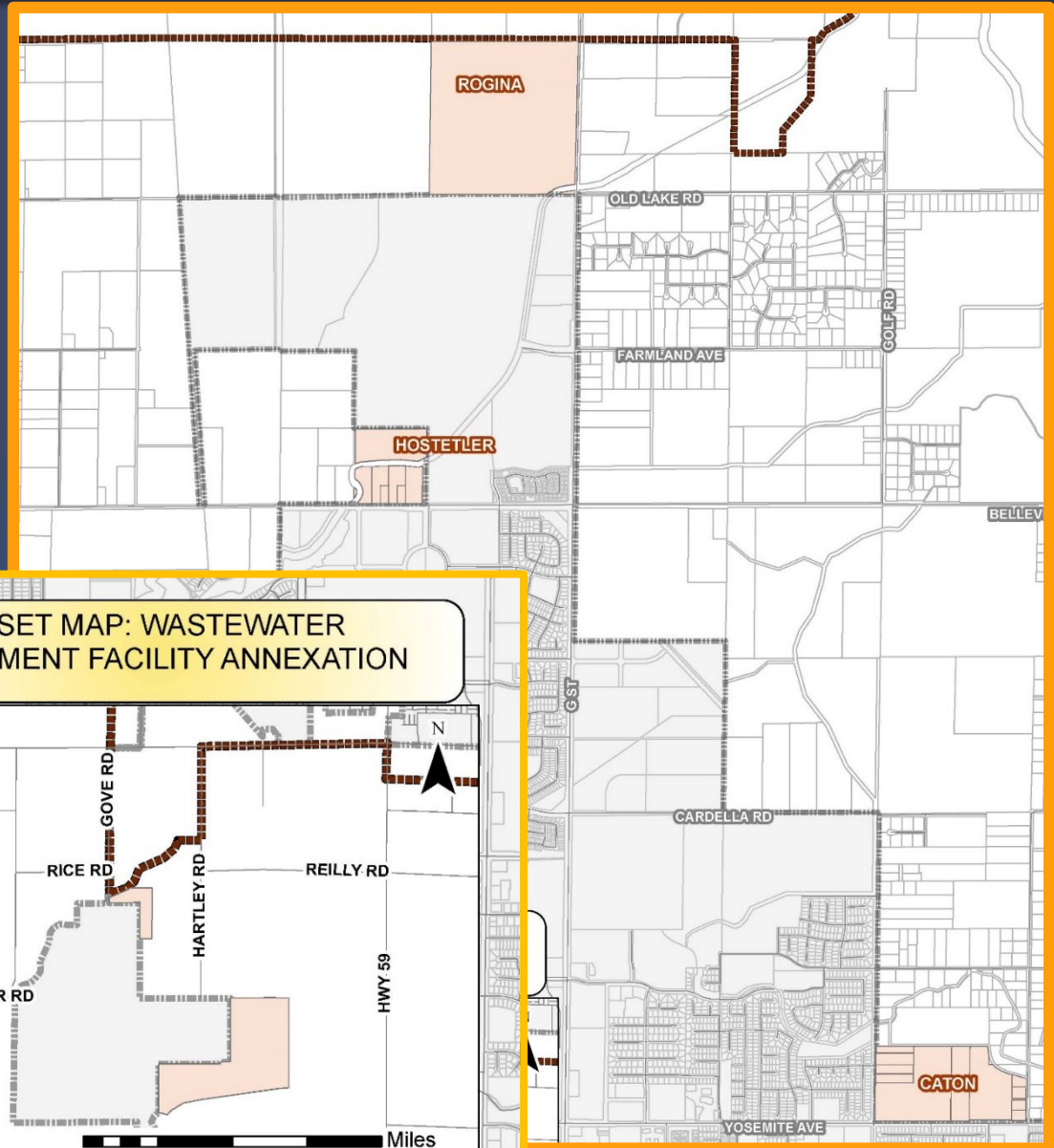
Current Annexation Applications



File No. & Name	Location and Size	Proposed Land Uses	Property Owner/Date	Application Status
Annex/Prez #16-01 ("University Village")	Northeast corner of Yosemite Ave & Gardner Rd (70 acres)	540 Units; 66,000 SF Retail; 40 ac Single-Family	Cliff Caton 7/14/2016	Draft EIR expected to be published in Oct/Nov 2020
Annex/Prez #18-01 ("Rogina")	East of G St, North of Old Lake Rd (147 acres)	Low Density Residential, Neighborhood Commercial, and Open Space	Robert and Kim Rogina 7/20/2018	Details Incomplete; On hold for NM Study (May be Withdrawn)
Annex/Prez #19-01 ("Wastewater Treatment Plant #4")	North & East of City WWTP on Gove Rd (390 acres)	Agriculture and Government Use	City of Merced 12/2/2019	Staff preparing Environmental Review Document
Annex/Prez #20-01 ("Bellevue & M")	North of Bellevue Rd, at M (37 ac)	Single-Family, Multi-Family, Office, & Open Space	Greg Hostetler 8/10/2020	Preliminary Staff Review



Current Annexation Applications





“University Village” (Caton)

VICINITY MAP



PROJECT SITE:
YOSEMITE AVE & GARDNER AVE,
MERCED, CA 95364

PROJECT DIRECTORY

OWNER
CLIFF CATON
600 W. MAIN STREET
MERCED, CA 95364
T 801.262.8147
CONTACT: CLIFF CATON

ARCHITECT
HCHSUSSEIBLATTER
ARCHITECTURE & PLANNING
100 E. ARBUTHNOT ST
SANTA BARBARA, CA 93101
T 805.969.2748
CONTACT: JAY BLATTER
EMAIL: jay@hchsb.com

CIVIL ENGINEER
DAVID JOHNSON
2816 PARK AVENUE
MERCED, CA 95364
T 209.223.2066
CONTACT: DESMOND JOHNSON
EMAIL: Des.Johnson@jginc.com

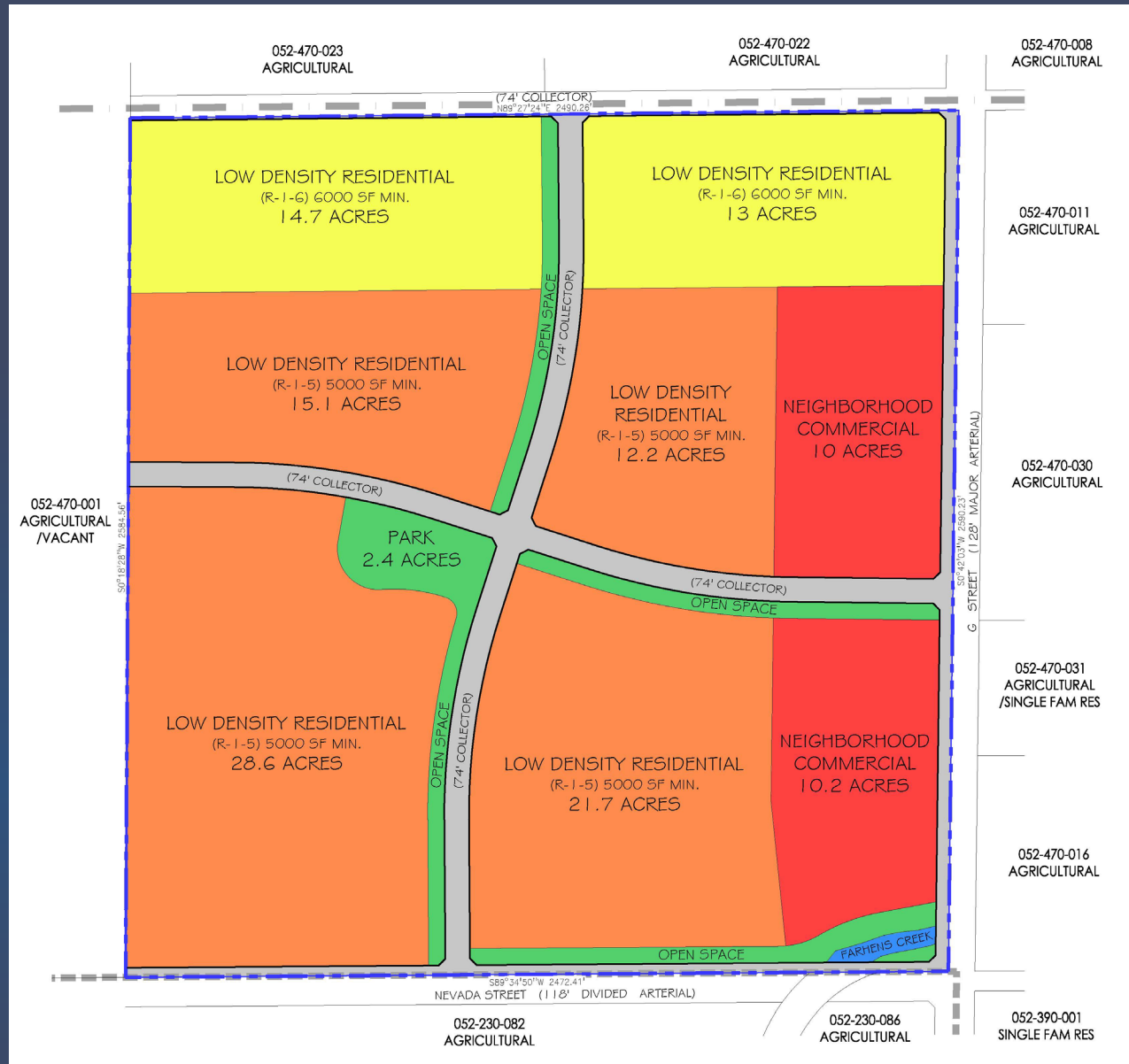
LEGEND

- MIXED-USE: COMMERCIAL/RETAIL, OFFICE 60,000 SF & RESIDENTIAL APARTMENTS 40,000 SF (2 STORIES - 111,000 SF)
- LEASING OFFICE CLUB HOUSE/RENNING CLUB
- HOUSE IN PA. (3,000 SQ. FT.) - BEDROOM & 2 BEDROOM (UNIT)



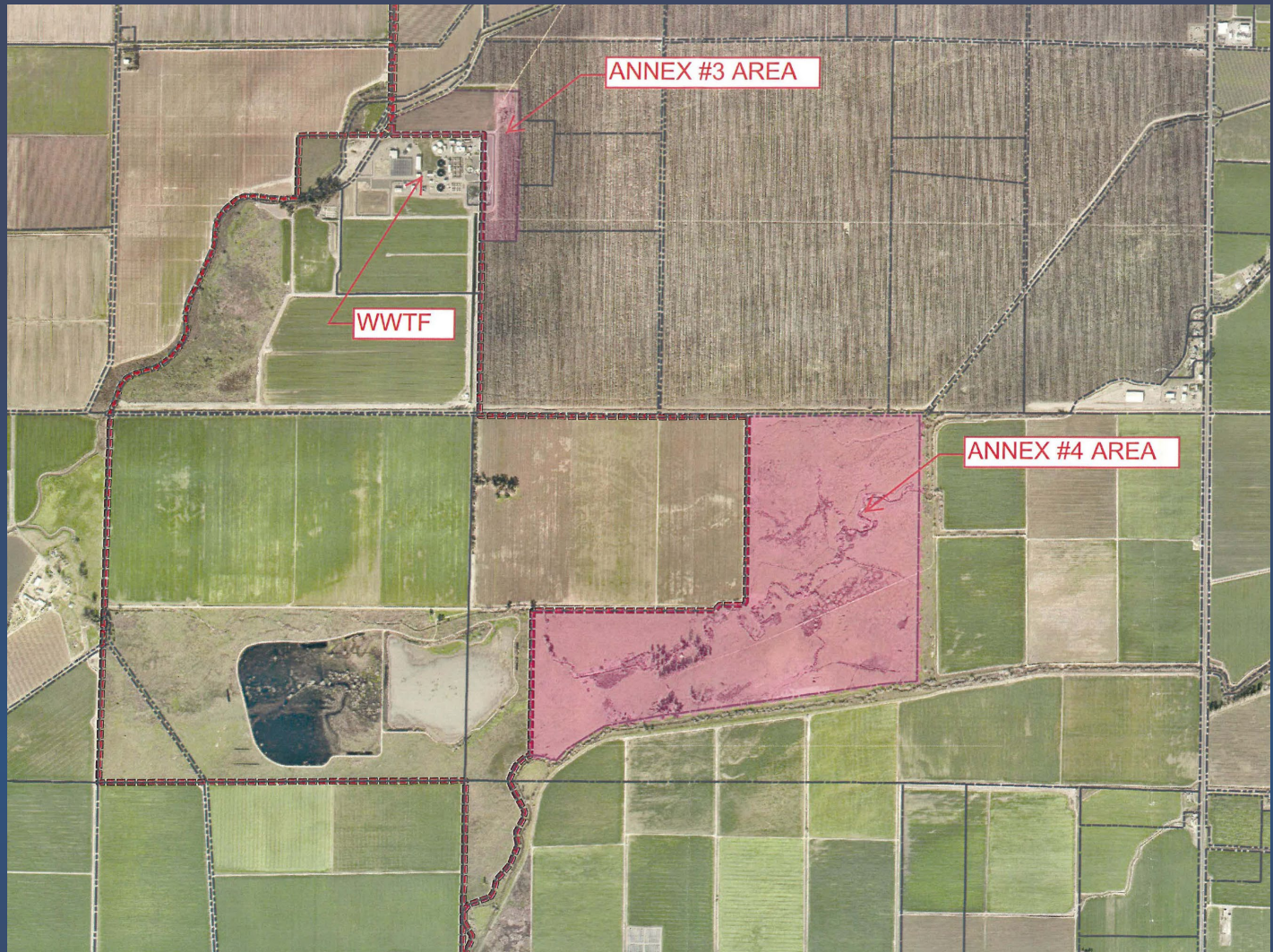


“Rogina” Annexation





"Wastewater Treatment Plant #4"

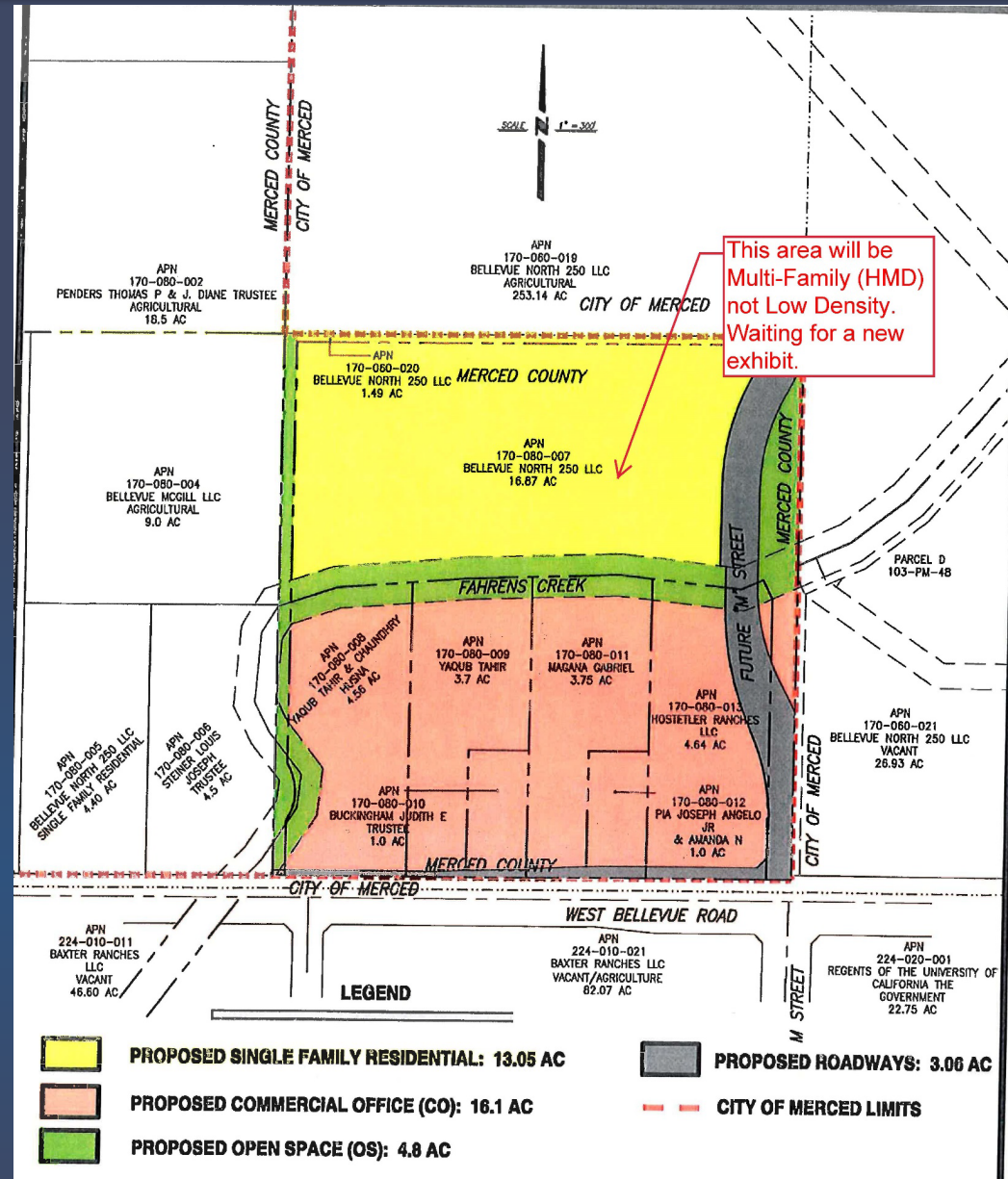


“Bellevue & M” (Hostetler)

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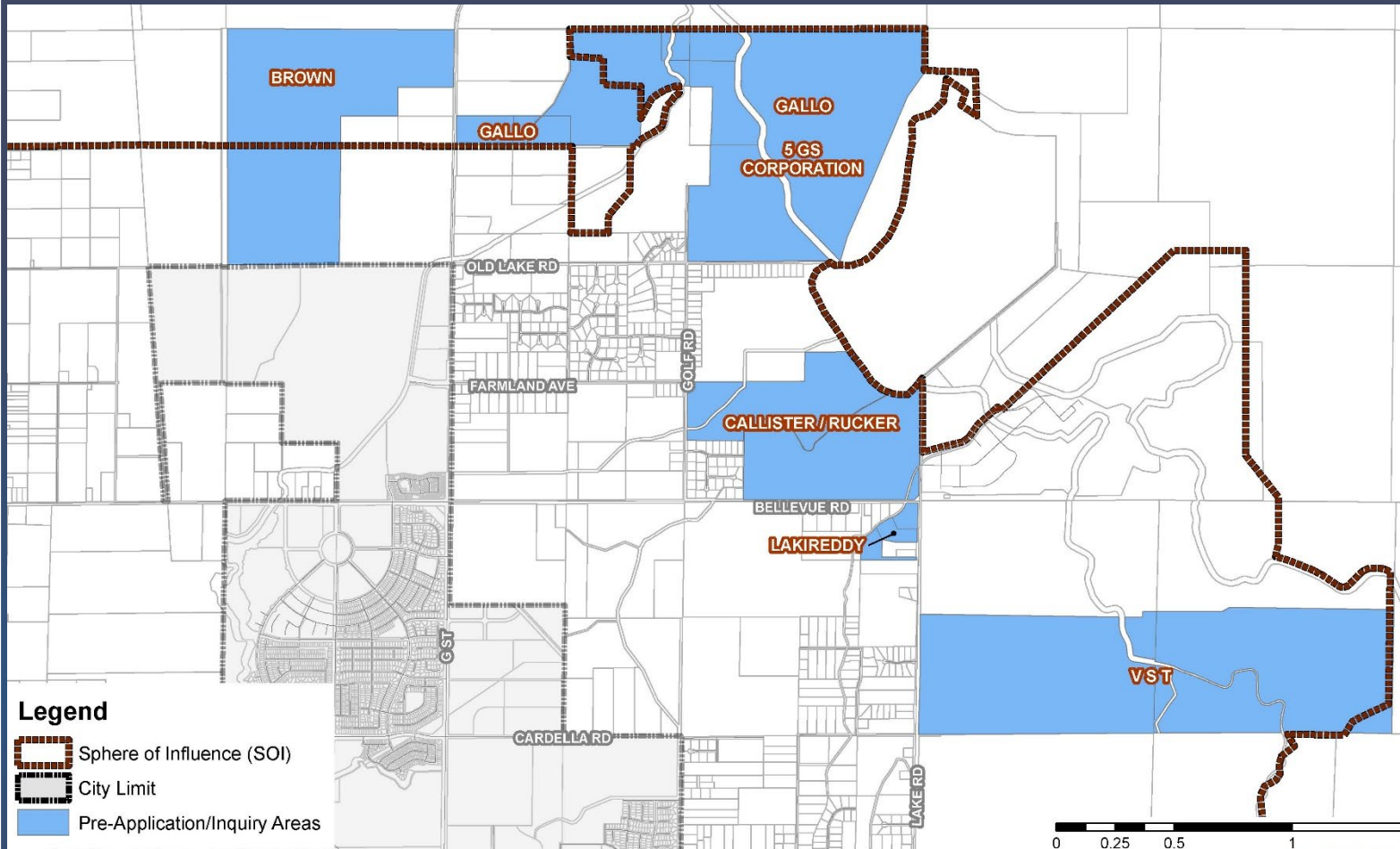
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Recent Annexation Pre-Applications





General Plan Policies & Amendments



- UE-1.3.g evaluates Future Annexation Requests:
 - City Limits/Sphere of Influence
 - General Plan Consistency
 - City Services and Facilities
 - Impact/Conflict on Farmland/Agriculture
 - Annexation of UC Merced
 - Job-Generating Uses
 - Key Infrastructure/Facilities or Amenities.
- Amendments Needed to Address:
 - Out of Boundary Service Requests
 - AB 3312 Annexations
 - Interim Sewer Allocation



Annexation Applications and Procedures

Ron Sissem
Project Manager

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City of Escondido Example

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1. Pre-Application
2. LAFCO Staff Input RE: Boundaries
3. City Council Public Meeting
4. Evaluate Public Service Levels
5. City Council Votes to Initiate or Not Initiate the Annexation
6. Survey of Property Owners
7. Formal Annexation Process



Annexation Pre-Application Process



1. Annexation Pre-Application Requirements/Fee
2. Establish Procedures for Processing
3. Establish City Council Priorities and “Merit” Criteria
4. Develop Procedures for City Council “Merit Hearings”
 - ◆ Public Hearings? Notification of Surrounding Properties?
 - ◆ Planning Commission Involvement?
 - ◆ Preliminary Sewer Allocation?
5. Establish Priorities for Interim Sewer Allocations
6. Establish Benchmarks/Performance Standards for Interim Sewer Allocation Program



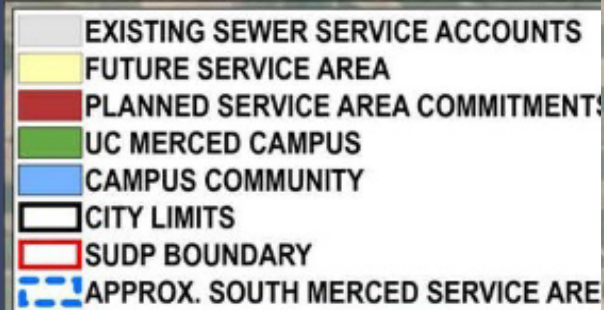
Interim Sewer Allocation/ Performance Standards

Kim Espinosa
Planning Manager

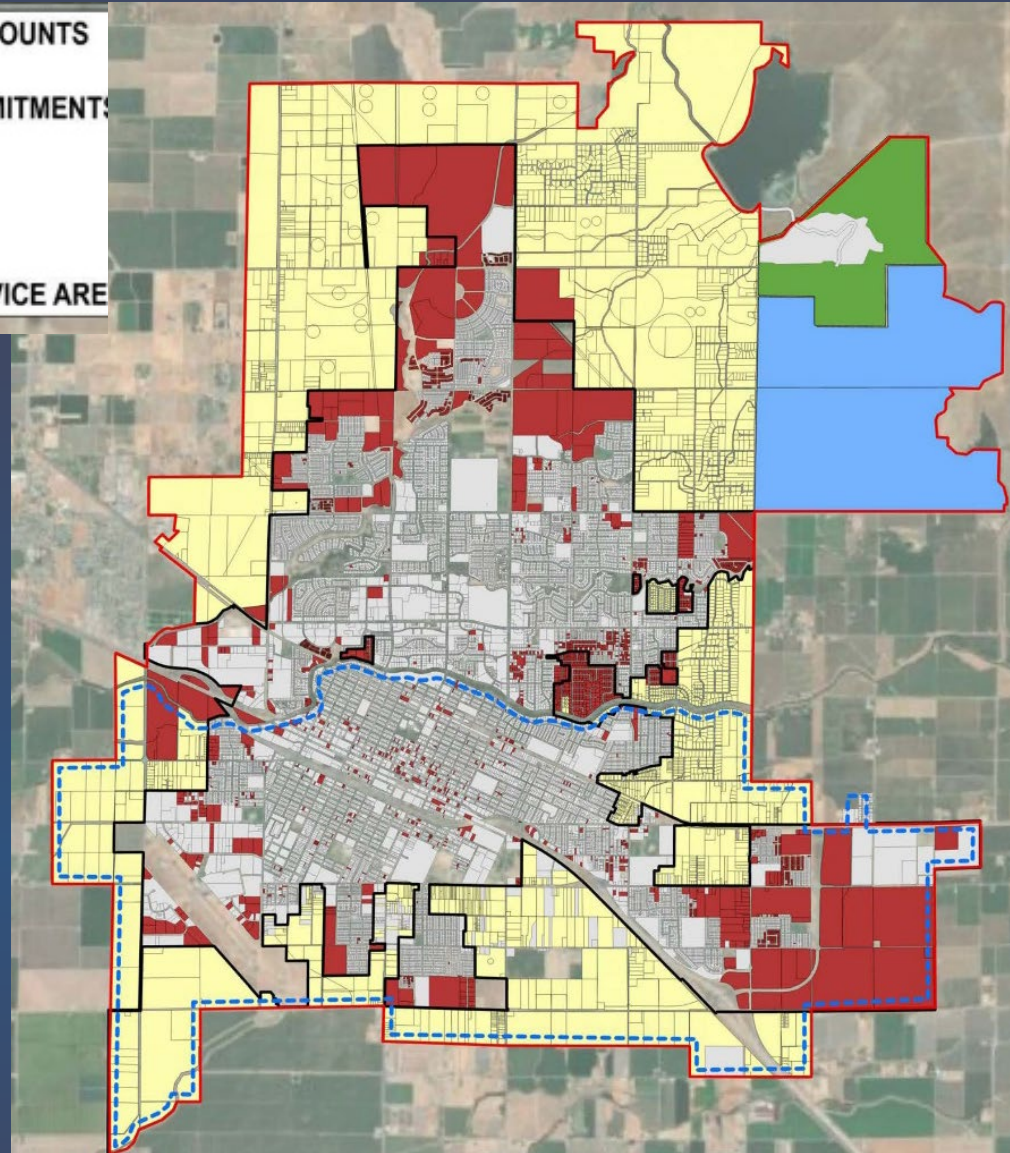
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Wastewater Master Plan—Existing Entitlements/Interim Sewer



Existing Monitored
Flow +
Remaining Entitled
Areas +
UC Full Buildout
Flow
= Interim Capacity
(What's Left)
**3,350 Equivalent
Dwelling Units
(EDU's)**





Sewer Allocation Program Examples



- 1st Come/1st Served **OR** Lottery **OR** Applications?
- Annual **OR** Quarterly **OR** 3-Years
- Allocation by Land Use **OR** Region **OR** Infill/New **OR** Community Benefits
- Other Considerations:
 - Limits on Any One Project?
 - Minimum Design Standards?
 - Transfers or Sales?
 - Waiting Lists?
 - Holding Fees?
 - Time Frames for Use?
 - Benchmarks?



City Council Policy Direction

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October 19, 2020

ATTACHMENT 6--Page 21



City Council Policy Direction



- Four Current Annexation Applications
- Components of an “Annexation Pre-Application Review”
- City Council Priorities for Annexations and “Merit” Criteria
- Components of an “Interim Sewer Collection Capacity Allocation Program”
- City Council Priorities for Interim Sewer Allocations
- Council Interest in Reserving Sewer Capacity for Projects within the Bellevue Corridor to Support UC Merced Growth