



Legislation Details

File #:	24-068	Version:	1	Name:	
Type:	Public Hearing Item	Status:	Passed		
File created:	1/5/2024	In control:	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency		
On agenda:	1/16/2024	Final action:	1/16/2024		
Title:	SUBJECT: Approval of the Annexation and Pre-zoning Application #23-03, Adoption of a Pre-Annexation and Development Agreement, General Plan Amendment #23-04, Establishment of Planned Development #80, Adoption of VST Specific Plan and Environmental Review #23-44 all Initiated by the Virginia Smith Trust (VST), Property Owner				

REPORT IN BRIEF

Considers approving the proposed annexation and pre-zoning of 654 acres of land generally located near the northeast corner of Cardella Road and Lake Road (4600 Lake Road -APNs 060-010-004 and 060-020-048), along with adoption of a Pre-Annexation and Development Agreement, changes to the text of the General Plan, creation of a Planned Development Zone and adoption of the VST Specific Plan.

RECOMMENDATION

City Council - Adopt a motion:

A. Approving Resolution 2024-13, a Resolution of the City Council of the City of Merced, California, Acting as a Responsible Agency Adopting the Final Focused Supplemental Environmental Impact Report for the VST Annexation (Environmental Review #23-44), and Adopting the Statement of Facts and Findings Required by CEQA Guidelines Section 15091, a Mitigation Monitoring Program, and a Statement of Overriding Considerations For Environmental Review #23-44; and,

B. Approving Resolution 2024-14, a Resolution of the City Council of the City of Merced, California, Approving General Plan Amendment #23-03 Which Amends Certain Text and Figures Within the General Plan and Adopting the VST Specific Plan Which Establishes the Standards and Guidelines for the Development of Approximately 654 Acres of Land Generally Located at the Northeast Corner of Cardella and Lake Roads (4600 Lake Road); and,

C. Approving Resolution 2024-15, a Resolution of the City Council of the City of Merced, California, to the Local Agency Formation Commission for the Annexation of Uninhabited Property Located at 4600 Lake Road Generally Near the Northeast Corner of Lake and Cardella Roads as Described Herein; and,

D. Introducing Ordinance 2560, an Ordinance of the City Council of the City of Merced, California, Amending the Official Zoning Map by Prezoning Land Generally Located at the Northeast Corner of Lake and Cardella Roads (4600 Lake Road) as Planned Development (P-D) #80; and,

E. Introducing Ordinance 2561, an Ordinance of the City Council of the City of Merced, California, Approving a Pre-Annexation Development Agreement by and Between the City of Merced and the Virginia Smith Trust for the VST Annexation; and,

F. Authorizing the City Manager to execute the necessary documents.

Sponsors:

Indexes:

Code sections:

Attachments: 1. VST Specific Plan Area Map.pdf, 2. Existing Figure 3.9 General Plan.pdf, 3. Revised Figure 3.9 General Plan.pdf, 4. Appendix 3.10.1 (existing).pdf, 5. Appendix 3.10.1 (revised).pdf, 6. Community Benefits.pdf, 7. VST Adopted Draft Specific Plan .pdf, 8. PC Resolution #4127.pdf, 9. SR #23-1114 12.20 PC MTG.pdf, 10. PC Resolution #4128 PADA.pdf, 11. SR 1.3 PC MTG #24-031, 12. Resolution 2024-13.pdf, 13. Resolution 2024-14.pdf, 14. Resolution 2024-15, 15. Ordinance 2560.pdf, 16. Ordinance 2561.pdf, 17. Presentation

Date	Ver.	Action By	Action	Result
1/16/2024	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Pass