



BUILDING INDUSTRY ASSOCIATION
OF CENTRAL CALIFORNIA

LETTER BU



EDWARD P. TACZANOWSKY, EXECUTIVE VICE PRESIDENT

Merced County Board of Supervisors
Merced County Planning Commission
Merced County Administration Building
2222 M Street
Merced, California 95340

October 1, 2001

Dear Board of Supervisors and Planning Commissioners,

At the September 27th board meeting the B.I.A.C.C., Merced Chapter reviewed the proposed community plan surrounding the U.C. site. After careful consideration and keeping with our primary goal of providing affordable housing to everyone several philosophical positions were finalized. These positions are as follows:

Phasing within the E.I.R area may be counter productive to market demands and smart growth. As such we do not recommend phasing. We do recommend allowing the plan to be dictated by market conditions opening up the entire area and allowing the market and opportunity to select how and when locations within the E.I.R. area are developed. As builders we know development is driven by infrastructure availability, services availability and location. We believe the market will dictate the schedule of development. The Hunt plan for better or lack of description seems to be market-driven. Its proximity to services and infrastructure also seem to make it logical for development and we believe it should be given careful consideration when finalizing the draft UCP/E.I.R.

BU-1

The B.I.A. would like to end by saying that we are fully behind the development of the University of California Merced. Our input is designed to help fine-tune what we believe will be an enhancement to the quality of life for every resident of the Central Valley.

BU-2

Respectfully

Edward Taczanowsky
Executive Vice President
Building Industry Association
Central California

**COMMENT LETTER BU: EDWARD TACZANOWSKY
BUILDING INDUSTRY ASSOCIATION**

Response to Comment BU-1:

As discussed in Chapter 2, Revisions to the DEIR, the Planning Commission has recommended changes to proposed UCP phasing so that phasing is addressed within the context of each Specific Plan, consistent with the requirements of Revised UCP Policy LU 4.5.

Response to Comment BU-2:

The support for the development of the UC Merced campus is hereby forwarded to the decision makers for their consideration.