

## RELATIONSHIP TO ADJACENT USES

### ■ CONTEXT

The University Community planning area divides the Flying “M” property being acquired by the Virginia Smith Trust/UC Merced LLC into two sections. The portion west of the Fairfield Canal is designated for urban uses and the eastern portion remains designated for agriculture. Over time, the appropriate use of the eastern lands may require consideration. The area north of the Le Grand Canal is highly constrained, as it is near some of the most valuable and sensitive wetlands and endangered species habitat in the region. The portion between the canals is currently irrigated pastureland and may warrant consideration for a different long-term future use. Such would have to be carefully evaluated for its impacts on the region’s agricultural productivity, natural resource enhancement opportunities, and continuity with the University Community and UC Merced campus.

### ■ GOALS, OBJECTIVES, AND POLICIES

#### Goal

Long-term use of the land east of the University Community that reflects the site’s natural resources, contribution to agricultural productivity, continuity with the University Community, and role as a definable urban limit.

#### Objective

**AV 1.0** To provide a process for the consideration of the appropriate long-term use of the eastern portion of the Flying “M” Ranch property (denoted as “Adjacent Land Study Area” on Figure 17).

#### Policies

**AV 1.1** Evaluate the appropriate long-term use of the “Adjacent Land Study Area” including consideration of, but not limited to, development, habitat preservation, or habitat restoration. *(Imp 2.1, 5.1)*

**AV 1.2** Evaluations of the “Adjacent Land Study Area” shall consider the site’s soils, agricultural uses, and productivity; the existing presence of wetlands and significant plant and animal species, as well as habitat enhancement or restoration opportunities; relationship and ability to fit with the University Community’s land uses and infrastructure and UC Merced; and relationships to adjoining agriculture and open spaces. *(Imp 2.1, 2.3, 5.1)*

