

Recommended Revisions to the July 30, 2004 Revised Draft Plan and Errata
UPDATED December 13, 2004

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LU 4.3 Development in the University Community shall be phased to create complete, cohesive, and integrated districts and neighborhoods. This shall be accomplished through the preparation and adoption of Specific Plans for each planning sub-area, as conceptually shown on Figure 6, which shall provide the opportunity for public review and comment. These boundaries and the number of Residential Villages may be modified to reflect site conditions and land use development market projections at the time of the preparation of the Specific Plan, provided that the UCP's underlying goals, objectives, and policies for urban form, development character, and community and neighborhood identity are achieved. (*Imp 1.2, 2.1, 2.5*)

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LU 4.5 Specific Plans prepared for University Community sub-areas shall meet fundamental objectives for the establishment of a community that supports the development of UC Merced. To this end, the Specific Plans and their phasing program shall demonstrate that they:

- Are fully consistent with applicable policies of the Merced County General Plan and UCP;
- Employ site planning, architectural and landscape design, and amenities that exhibit the quality and character that contributes to a distinct, cohesive, livable, sustainable, and quality place consistent with the UCP's objectives and design guidelines, which, in turn, serves as a model for development in the San Joaquin Valley;
- Structure and organize land uses, building locations, and open spaces to establish a consistent and unified urban pattern and scale of mixed use districts, residential neighborhoods, and open spaces throughout the entirety of the University Community, which is consistent with and complements development on the UC Merced campus;
- Support the economic vitality and success of the campus and student supporting uses in the mixed use Town Center and Research/Business Park;
- Locate, design, and size transportation and utility infrastructure improvements to achieve an integrated and consistent community-wide system and services;
- Adequately fund the development of supporting infrastructure and services that are related to their needs and do not impose an undue financial burden on other

properties or uses within the University Community, other areas served by the University Community (as defined by the “Integrated Water Infrastructure” policies), or Merced County;

- Provide for development in a manner that supports the conservation of productive agricultural and other open space lands consistent with the policies of the Merced County General Plan and the Local Agency Formation Commission (LAFCO); and
- Provide for the phased and concurrent development of land uses, infrastructure, and public services that is orderly, results in cohesive, complete, and economically viable neighborhoods and districts, and is liked to and does not adversely impact the integrity of surrounding land uses, open spaces, and agricultural lands. *(Imp 1.2, 2.1, 2.5)*

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IW 1.9 Ensure the provision of adequate stormwater conveyance and storage infrastructure to accommodate planned development. *(Imp 2.4, 2.56, 2.8, 4.2)*

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IW 5.5 Require the construction of a distribution system for recycled water use that makes recycled water accessible to each developed lot in the University Community. *(Imp 2.5, 2.7, 4.2)*

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IW 11.2 Require that groundwater wells are sited consistent with City of Merced operational strategy. *(Imp 3.3, 4.2)*

IW 11.3 Require that the University Community water supply strategy conforms to existing protocol for groundwater withdrawal and storage established by Merced Irrigation District and the City of Merced, and reflected in the Merced Water Supply Plan. *(Imp 2.8, 3.3, 4.2)*

IW 11.4 Require that the groundwater well distribution conforms to the City of Merced well grid system. *(Imp 3.3, 4.2)*

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A 2.1 Participate in a program, if adopted, that may be established by the County of Merced and the City of Merced for the full mitigation of the loss of agricultural lands in the north Merced area. In the event that such a program is not adopted prior to approval of any sub-area specific plan, require implementation of such measures that would achieve the equivalent protection of comparable farmland at a ratio of 1:1 for Important Farmland converted with the subject specific plan area; examples of

measures include acquisition of conservation easements, payment of in-lieu fees to the County (or an appropriate third party designated by the County) that would protect such lands through fee title, easement, or other measures. *(Imp 2.5, 2.7)*

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TO 1.3 Require that development be located and designed to mimic the natural topography in areas characterized by topographic diversity and preclude the use of extensive flat pads and cut-and-fill slopes, providing that this does not result in extraordinary costs that impact financial feasibility. *(Imp 2.5, 2.7)*

TO 1.4 Retain natural drainages for storm drainage, detention, recreation, and open space, except where modifications may be necessary to accommodate cohesive transportation and utility infrastructure. *(Imp 2.5, 2.7)*

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AA 2.2 Design and develop infrastructure to serve development within the University Community boundary, except where necessary for joint use by the Community and UC Merced and to provide connections to regional systems. *(Imp 2.4, 4.13)*

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ALY 2.6 Initiate, in coordination with UC Merced, the development and implementation of a Lake Yosemite Regional Park Master Plan to determine the potential uses, necessary facilities, design standards, and funding strategies for public parkland surrounding Lake Yosemite. The Master Plan shall address active and passive recreation including playing fields, recreational equipment design and placement, a pedestrian, bicycle, and equestrian recreational trail system around the Lake and connecting to existing or planned trails, parking and landscape planning and design. *(Imp 4.8, 5.6)*

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4. Commitment for participation in:

- The County Right-to-Farm Ordinance, that requires purchasers of property in the University Community to acknowledge the presence of continued agricultural activity in proximity to the University Community
- Environmental resource habitat mitigation program and/or Habitat Conservation Plan
- Mitigation program for the loss of agricultural lands in the north Merced area that may be established and adopted by the County of Merced and City of Merced. In the event that programs have not been adopted by the County and

City prior to approval of any sub-area specific plan, the specific plan shall commit to the implementation of such measures that would achieve the equivalent protection of comparable farmland at a ratio of 1:1 for Important Farmland converted with the subject specific plan area. Examples of measures include acquisition of conservation easements, payment of in-lieu fees to the County (or an appropriate third party designated by the County) that would protect such lands through fee title , easement, or other measures.

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8. Phasing plan that depicts the sequence of land use development, circulation, infrastructure, and public service improvements. Documentation shall be included that demonstrates that the phasing program results in cohesive neighborhoods and districts, is of a scale sufficient to assure economic viability, is financially feasible, is appropriately related to the development of UC Merced and peripheral land uses, and does not impact the integrity of agricultural and natural resource lands not designated for development.
9. Fiscal impact analysis that defines the full public costs associated with development and anticipated revenues.
- 10. Implementation programs that define the range of actions to carry out the Specific Plan that may include Development Agreements, development fees, County development review and approval processes, governance, and other appropriate programs.
11. Financing plan for public infrastructure and services, identifying costs, financing mechanisms, and projected revenue.
12. Findings that:
 - Levels of development to be accommodated in the sub-area reflect the scale of planned and anticipated student enrollment, faculty, and programs of UC Merced
 - Pertinent interagency agreements have been approved
 - Pertinent environmental permits have been committed or approved, in accordance with prescribed procedures
 - Criteria specified for Policy LU -4.5 have been achieved.

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IMP 4.7 *SCHOOLS*

As housing development proceeds, elementary, middle, and high schools will be developed within or outside the University Community to serve the University Community. The number of necessary schools shall be based on the planning of the

University Community in conjunction with the implementation programs of the applicable school districts. The actual number of schools to be developed will depend on the actual rate of students generated by housing in the University Community, the school sizes based on enrollment levels, and the standards and requirements of the local school districts. There is a statewide trend to the development of somewhat larger schools on smaller parcels that share facilities with adjoining parks or other schools for efficiency and to reduce costs. Additionally, it can be expected that the student generation rates for the Community may be less than traditionally experienced in Merced due to the expected high occupancy by unmarried UC Merced students without children.

In order to accommodate K–12 students generated from the University Community, local school districts will be required to obtain school sites, and construct schools and support facilities concurrently with the development activities of the University Community. In order to help ensure that facilities are constructed in a timely manner to accommodate enrollment growth, the Community Plan Financing Strategy and Specific Plan Financing Plans adopted by the County, and containing a schools and schools support facilities financing program approved and accepted by the applicable school districts shall be approved concurrently with the sub-area Specific Plans and specific development activities within the University Community to help ensure that the cost of school facilities, school support facilities, and services are funded through development impact fees, bonding, State funding programs, grants, and/or other public or private sources or techniques. The County and developers within the UCP area shall collaborate with local school districts in seeking expanded school financing mechanisms through new or revised State programs or through new or revised local facility financing instruments. Additionally, the location and designation, the costs and sources of funding, and the fiscal impact associated with required school sites and facilities, support facilities, and district operations shall be considered, evaluated, and presented in the Public Services Plan, Capital Improvements Plan, Fiscal Impact Analysis, and Implementation Programs as required to be included in the sub-area Specific Plans.

A process shall be defined, incorporated, and consistently implemented by each development sub-area Specific Plan for the resolution of any differences or disputes in the event that the County, the respective school district and the private development applicant are unable to reach an agreement on the schools portion of the contents of the Financing Strategy, Specific Plan Financing Plan, the Public Services Plan, the Capital Improvement Plan, the Fiscal Impact Analysis, and/or the Implementation Program.