Highly Applicable *Merced Vision 2030 General Plan* Policy Statements to the Bellevue Community Planning Area

URBAN EXPANSION

Develop Non-Prime Agricultural Lands First

Develop Key Employment and Circulation Corridors

Limit Establishment and Growth of Rural Residential Centers

Limit Expansion of City Utilities to Unincorporated Lands

Promote High Density Residential Sites to Maintain a Compact Urban Form

Plan for Annexation of UC Merced

Implement City's Position Regarding Development of the University Community Plan (UCP)

- The UCP should be incorporated into the City, and not served by a County Service District, either as an interim or permanent measure;
- Under specific conditions, the City may provide interim sewer and water from Bellevue Road to the UCP:
- In the near-term, the City encourages annexation along the Bellevue Corridor;
- Phasing of the University Community's development should provide for logical extension of urban services; and,
- The City accepts the University Community Plan as a general conceptual framework for future planning of the University Community by the City.

New Development Should be next to Existing Urban Areas

New Development should be Phased

Plan for a Mixture of Land Uses

Evaluate Annexation Proposals to Meet Specific Criteria, which include:

- Does annexation of the area bring the City closer to annexation of the UC Merced campus and University Community?
- Does the area contain significant amounts of job-generating land uses, such as industrial, commercial, office, and business/research and development parks?

• Does the project provide key infrastructure facilities or other desirable amenities, such as the extension of major roads, utility trunk lines, parks and recreational facilities, etc.?

Annex Suitable Rural Residential Areas

Remove Unnecessary Obstacles to Annexation

LAND USE

Promote Mixed Use Development

Encourage High Density Housing

Designate Areas for Multi-family Development

Annex Job-Based Sites and Develop Plans to Provide Infrastructure

Update the Zoning Code to be User-Friendly and to Streamline the Development Process

Appropriately Space Neighborhood Commercial Sites

Location Standard of Commercial Development and Exception

Create Commercial Nodes / Update Code to Implement the City's Urban Design Principles

Provide Circulation-Related Connections between Downtown and UC Merced

Plan for Research and Development Parks

Zone for Research and Development Parks

Encourage Pedestrian and Transit-Friendly Designs

Plan for High and Medium-Density Housing near Transit Hubs and Commercial Centers

Encouraged a Mix of Land Uses

Encourage Construction of Transit, Bicycling and Walking Features in Future Developments

Permit Transit-Friendly Projects

Require Community Plans Prior to Development

Utilize Community Plan Guiding Principles

Implement City Policies that Align with the San Joaquin Valley Regional Blueprint

Existing Rural Residential Area – Need for Adjacent Development to be Compatible

STREETS AND ROADS

Implement the City's Street Functional Circulation Plan

Seek and Evaluate Collector Street Design Options

Protect Right-of Way for Future Users

Support Development of Area Expressways

Adhere to Street Spacing Standards to Provide Smooth Traffic Flow

Provide Multiple Streets to Local Destinations

Promote Transportation System Management Strategies

Avoid Negative Impacts to Function of Transit Corridors

Plan for a Transit Corridor to UC Merced

Promote Land Use Patterns and Site Designs that Support use of Public Transit

Provide Convenient Access to Transit

Planning for Transit Use near UC Merced

Avoid Designs that Require Transit Passengers to Cross Major Streets

Coordinate Bike Planning and Construction with UCM and Merced County

PUBLIC FACILITIES AND SERVICES

Plan for Utility Capacity and Extensions

Develop Phasing Plans for Public Facilities and Services

Require "Plans for Service"

Determine Appropriate Sites for Future Fire Stations

Explore Range of Uses for Untreated Water

Limit Expansion of City Utilities to Unincorporated Lands

Preserve and Enhance Surface Water System

Explore Range of Uses for Untreated Water

Develop Groundwater Recharge and Storage Facilities

Coordinate Wastewater Planning with Rural Residential, UC Merced and the UCP in mind

Design Growth Areas to Use Treated Wastewater

Provide "Open Space" Type Storm-Drainage Infrastructure

Plan for School Sites near Parks, Bikeways and Adjacent to Residential Uses.

Coordinate Infrastructure Needs with UC Merced

Plan for Telecommunications Infrastructure

URBAN DESIGN

The Fundamental Building Block of the City is the Village

Encourage Job-Generating Uses within the Urban Villages near UC Merced

Establish Gateway Design Standards

Require all New Utility Lines to be Placed Underground

OPEN SPACE

Identify Sensitive Habitat

Avoidance of Sensitive Habitats

Implement the USFWS Memorandum of Understanding

Create Open Space Corridors along Creeks and Other Areas

Balance Drainage and Open Space Needs

Preserve Scenic Corridors in the Bellevue Community Plan Area

Apply Scenic Corridor Design Guidelines to Lake Road and Bellevue Road

Require New Development to Plant Street Trees

Acquire Park Sites in Advance of Development

Implement the 2004 Parks and Open Space Master Plan

Apply Park Location Criteria

Develop Bikeways and Trails along Open Space Corridors

Site Bikeways along Canal Easements

Connect Bikeways within Greenways Connecting Parks and Schools

Link the City Bikeway System to the Lake Road bike path.

Explore Provision of Unpaved Trails in Rural Residential Areas

Design Bike Paths using Crime Prevention through Design

Plan for Community Parks

Identify Additional Space and Facility Needs of Lake Yosemite Regional Park

Preserve Open Space Areas Which Are Necessary to Maintaining Public Health and Safety