

OPTIONS AND CHOICES WORKSHOP

Merced

Housing Density	Percent
High Density Residential/mixed use 25 unit per acre, 3-5 story building	15%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	60%
Low Density Residential 7 unit per acre, single family detached	25%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	0%
	100%

Comments marked on map
Industrial growth at Castle AFB and on I5 corridor NW / SE of Santa Nella
Residential medium and residential low growth in Hilmar, Delhi, Livingston, Atwater, Winton, and Merced (within already established urban area) residential high within all the above mentioned city cores.

Values

Preserve Ag Land	Higher density residential (not ag residential); Greenbelts around city; conservation easements; infill development; strict boundaries around cities and unincorporated communities; maintain Williamson Act
Effective Transportation System	High Speed Rail; infill and mixed use development; incentives for carpooling
Improve Access to Educational Opportunities	Vocational education; agricultural education; medical school; wi fi; affordable; quality K-12; ESL and migrant Head Start; good libraries
Quality Jobs	White-collar; research; skilled labor; small business job training
Affordable Housing	Diversify housing options; mixed-use / high density
Protection of Environment	Sustainable, responsible growth; solar / wind power energy; Greenbelt; community control of development
Clean Water	No subdivisions with water features; stop very low density housing; stop sprawl
Healthy Air	Keep high-polluting industry away from people

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High Density Residential 25 unit per acre, 3-5 story building	15%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	30%
Low Density Residential 7 unit per acre, single family detached	45%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	10%
	100%

Comments marked on map
High density growth by college
Build a nuclear power plant west of El Nido
Commercial growth along 99 corridor; Industrial growth around airports (Atwater & Merced)
Residential / commercial mix North of Merced and East of Merced

Values

Values	
Preserve Ag Land	Protecting some agricultural land along with new growth
Effective Transportation System	Follow existing Campus Parkway
Improve Access to Educational Opportunities	See above
Quality Jobs	Yes; have a theme park
Affordable Housing	Mixed residential
Protection of Environment	Yes
Clean Water	Encourage commercial and industrial to hold water off their buildings; build a nuclear power plant
Healthy Air	Encourage transportation better between and within all cities

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Merced

Housing Density	Percent
High Density Residential 25 unit per acre, 3-5 story building	40%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	60%
Low Density Residential 7 unit per acre, single family detached	0%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	0%
	100%

Comments marked on map
Preserve protected areas
Mixed use in urban core of Merced, Atwater, and Livingston
UC Merced research facility NE of Los Banos, North of Atwater, and NE of Merced (south of UC)

Values

Preserve Ag Land	No further encroachment on ag land by limiting low density and ranchette development
Effective Transportation System	High density light rail and High Speed Rail; linking pedestrian walkways and promote existing transportation options; bicycle pathways; options in unincorporated areas to link to urban centers
Improve Access to Educational Opportunities	K-12 and UC strengthened
Quality Jobs	Mixed use; promote local retail / small business; stress research needs
Affordable Housing	High density = low income; modular solar panels (not 70's solar panels)
Protection of Environment	Solar and wind technology (economic mix); alternative to pavement (natural pavement "petro free")
Clean Water	Desalinate L.A. water; water conservation and reuse; Water study in Merced to determine capacity
Healthy Air	Rail helps to remove cars; upgrade trucks

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Merced

Housing Density	Percent
High Density Residential 25 unit per acre, 3-5 story building	80%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	20%
Low Density Residential 7 unit per acre, single family detached	0%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	0%
	100%

Comments marked on map
Residential high growth in Livingston, Atwater, Merced, Gustine, Santa Nella, N Hilmar and Los Banos

Values	
Preserve Ag Land	Zone all existing ag lands in permanent reserve
Effective Transportation System	(2 to 1 vote) to have max of one stop in Merced County for High Speed Rail (1 vote for no HSR at all). Study for HSR must have no or minimal impact
Improve Access to Educational Opportunities	Improve educational levels in current school system to prepare for higher education and/or vocational training
Quality Jobs	Attract quality local jobs without ag land impact; possibly related to UC Merced and/or ag land related research etc.; provide adequate business park development away from current population areas (possibly on Bellevue Rd corridor)
Affordable Housing	Encourage high density mixed residential building and medium mix; not allow ranchette type development (very low density)
Protection of Environment	Allow limited use of foothill area / coastal range area to preserve ag land
Clean Water	Consider additional water storage facilities
Healthy Air	Limit polluting business development; encourage more eco-friendly business development

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Los Banos

Housing Density	Percent
High Density Residential 25 unit per acre, 3-5 story building	30%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	45%
Low Density Residential 7 unit per acre, single family detached	24%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	1%
	100%

Comments marked on map
Group would like to see higher density infill within existing city limits (incorporated and unincorporated areas); residential medium within city limits of Delhi, Livingston, Winton, Los Banos and Atwater
Highway commercial growth at Dos Palos Y, at the intersection of Hwy 152/59, intersection of I5/140, intersection of 140/165, and at Mission Avenue off of Hwy 99
Mixed housing/commercial/industrial growth in Santa Nella; commercial retail in southern area of Merced
Expand Grasslands WMA boundary (just past El Nido); Ag Industrial around the Volta area

Values	
Preserve Ag Land	Direct growth to established urban centers and transpo interchanges
Effective Transportation System	Infill would create more efficient transportation system
Improve Access to Educational Opportunities	*
Quality Jobs	By increasing commercial & industrial sites we would have self sustaining communities
Affordable Housing	Mixed uses for housing helps all levels of economies
Protection of Environment	Need ag buffers by habitat areas
Clean Water	More efficient infill/high density will lessen demand for water
Healthy Air	*

OPTIONS AND CHOICES WORKSHOP Los Banos

Housing Density	Percent
High Density Residential 25 unit per acre, 3-5 story building	15%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	50%
Low Density Residential 7 unit per acre, single family detached	25%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	10%
	100%

Comments marked on map
Continue to protect protected areas of County
Commercial growth along 152 / 99 corridors
Focus all growth within current boundaries
Commercial/Industrial growth outside of Gustine's core and Castle AFB; Residential medium/high in northern and southern area of Franklin; industrial growth SE and SW of Los Banos

Values	
Preserve Ag Land	Food security; protect; high priority
Effective Transportation System	Bypass; consider High Speed Rail
Improve Access to Educational Opportunities	Expand campuses
Quality Jobs	Solar energy; industrial commercial; highway commercial
Affordable Housing	More medium & high density; mixed uses
Protection of Environment	Preserving grasslands and prime ag land
Clean Water	High priority; recycling waste water; utilize irrigation
Healthy Air	High priority

OPTIONS AND CHOICES WORKSHOP Los Banos

Housing Density	Percent
High Density Residential 25 unit per acre, 3-5 story building	0%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	10%
Low Density Residential 7 unit per acre, single family detached	80%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	10%
	100%

Comments marked on map
Preserve current protected ag land
Commercial/Industrial growth along highway/freeway corridors (99, 59, 152, I5)
Prefer residential low for all new housing growth in Merced, Atwater, Winton, Dos Palos and NE Los Banos; prefer very low residential SW of Los Banos; prefer residential high SE of Los Banos

Values	
Preserve Ag Land	Increase city sphere of influence (SOI) to preserve ag land; create ag land preservers (ex. Williamson Act); low density development only if within city SOI
Effective Transportation System	Partner with surrounding counties; High Speed Rail; Light Rail; relocate and increase airport signage
Improve Access to Educational Opportunities	Bring 4-year and vocational education programs into area; satellite UC Merced Campus in County
Quality Jobs	Bring in Green and high tech industry; Designate industrial areas; entice businesses/industries with incentives (tax, permits, etc.)
Affordable Housing	Offer more medium/high density residential opportunities
Protection of Environment	Dedicate land to ag/wetland/wildlife preserves; leave large open space within County to encourage wildlife to flourish
Clean Water	Implement water re-use and water conserving measures countywide; prevent water softeners in new developments to lessen salts in groundwater
Healthy Air	Public transit/rail; incentives for farmers/industry to upgrade old equipment, pumps, etc.; start countywide "Green" energy program

OPTIONS AND CHOICES WORKSHOP

Ballico

Housing Density	Percent
High Density Residential 25 unit per acre, 3-5 story building	50%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	30%
Low Density Residential 7 unit per acre, single family detached	20%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	0%
	100%

Comments marked on map
No development in Cressey or Ballico
Limit community development
Plan for Delhi to become incorporated city
Against population growth in Stevinson and Hilmar

Values	
Preserve Ag Land	Limited growth in small rural communities; farmland preservation - before High Speed Rail
Effective Transportation System	Fund mass transit; discount fares; Bike trails
Improve Access to Educational Opportunities	Targeted training (ex. Technology) especially for students not college bound
Quality Jobs	Incentives to businesses (fee based); support solar
Affordable Housing	Apartments above businesses; parks convenient for access by children; safe streets (widen) energy efficient homes; smaller homes < 1000 sqft density >
Protection of Environment	Offsets; fund impacts (econ factor) no on Wal-Mart Distribution Center
Clean Water	Metered water to control usage; replenish aquafier
Healthy Air	Job/housing balance to reduce travel

OPTIONS AND CHOICES WORKSHOP

Ballico

Housing Density	Percent
High Density Residential 25 unit per acre, 3-5 story building	45%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	40%
Low Density Residential 7 unit per acre, single family detached	13%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	2%
	100%

Comments marked on map
No comments

Values	
Preserve Ag Land	Preserve all ag land outside of current SUDP's on the valley floor; infill and build up; permanent limit lines on city/town growth
Effective Transportation System	Ag land must be protected prior to High Speed Rail; RT development; high density makes for more effective transportation systems
Improve Access to Educational Opportunities	Higher density will allow for more efficient use of school facilities which may improve safety (more people watching the kids); utilize schools for after-school and community activities
Quality Jobs	*
Affordable Housing	High densities will provide affordable mixed use housing options; need to include childcare and shipping options within developments
Protection of Environment	Higher density will save open space
Clean Water	Limited supply; high density will impact significantly
Healthy Air	Less driving; everything is located within walking distance (shopping, healthcare, childcare) However, more people = more pollution.

OPTIONS AND CHOICES WORKSHOP Ballico

Housing Density	Percent
High Density Residential 25 unit per acre, 3-5 story building	20%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	40%
Low Density Residential 7 unit per acre, single family detached	13-14%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	1-2%
Mixed commercial/residential	25%
	100%

Comments marked on map
Group does not want footprints of the cities any bigger
Add mixed residential / commercial to downtown areas; develop downtowns to make more appealing
First choice for industrial is current vacant sites (ex. Ragu); build industrial sites along 99 corridor or at Castle AFB

Values	
Preserve Ag Land	At all costs; preserve water for irrigation
Effective Transportation System	Maximize City transit that will allow people to reach shopping easily; village concepts-centered around local shopping; improve long distance transportation to Sac/Bay Area
Improve Access to Educational Opportunities	Reliable passenger rail; vocational and occupational training centers; magnet schools
Quality Jobs	Balance new industrial growth with encouraging small local companies; village concept
Affordable Housing	Mixed development
Protection of Environment	Constraints considered first (water, sewer, etc.); expand habitat along rivers, streams, and ponds
Clean Water	We're in one of the wettest 100 years of the millennium - don't assume water will be abundant! It is a rare and valuable resource
Healthy Air	Without this quality workforce will not stay; healthcare providers, technology, etc.

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Ballico

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High Density Residential 25 unit per acre, 3-5 story building	100%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	0%
Low Density Residential 7 unit per acre, single family detached	0%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	0%
	100%

Comments marked on map

Values (Let the planet breathe)	
Preserve Ag Land	Urban boundaries, infill and redevelopment of existing city limits; localize food supply - urban agriculture
Effective Transportation System	Energy efficient mass transit
Improve Access to Educational Opportunities	Neighborhood schools; development pays for schools
Quality Jobs	Solar industry; ag focused industry with emphasis on local food supply; ag research and technology - high tech
Affordable Housing	Infill and redevelopment; high density mix in cities; incentives for high density development on existing low density lots; more development into urban areas
Protection of Environment	Planning and management of our natural resources; living within our natural assets (water, land, air, food)
Clean Water	Water conservation; urban treatment of surface water; protect existing water to sustain ag - use and minimize ecological footprint
Healthy Air	*