

**INTRODUCING
47.7 ACRES OF PRIME DEVELOPMENT
LAND**

Owner prefers Joint Venture

Contact Agents for Details

\$500,000/ acre with a 2.5 Acre Minimum (Introductory Price)

4625 N Lake Road
Merced, CA 95340

AVAILABLE SPACE

TBD Planned Development: Currently 47.7 Acres

FEATURES

- Owner is beginning the annexation process now
- The owner is pre-selling. Wants to pre-sale parcels to suit the PD development
- The owner is pre-selling. Wants to pre-sale parcels to suit the PD development at an introductory price of \$500,000 per acre.
- Lake Rd frontage is approximately 1,500 feet
- Alternate access could be from Los Olivos Rd.

AREA

Property is located across Lake Rd from UC Merced Campus.



OFFICE

Dan Gallagher
209 777 5626
dan.gallagher@gonellarealty.com
CaDRE #01819755

Ernie Ochoa
209 704 7653
eochoa@gonellarealty.com
CaDRE #01247053



47.7 ACRES OF PRIME DEVELOPMENT LAND

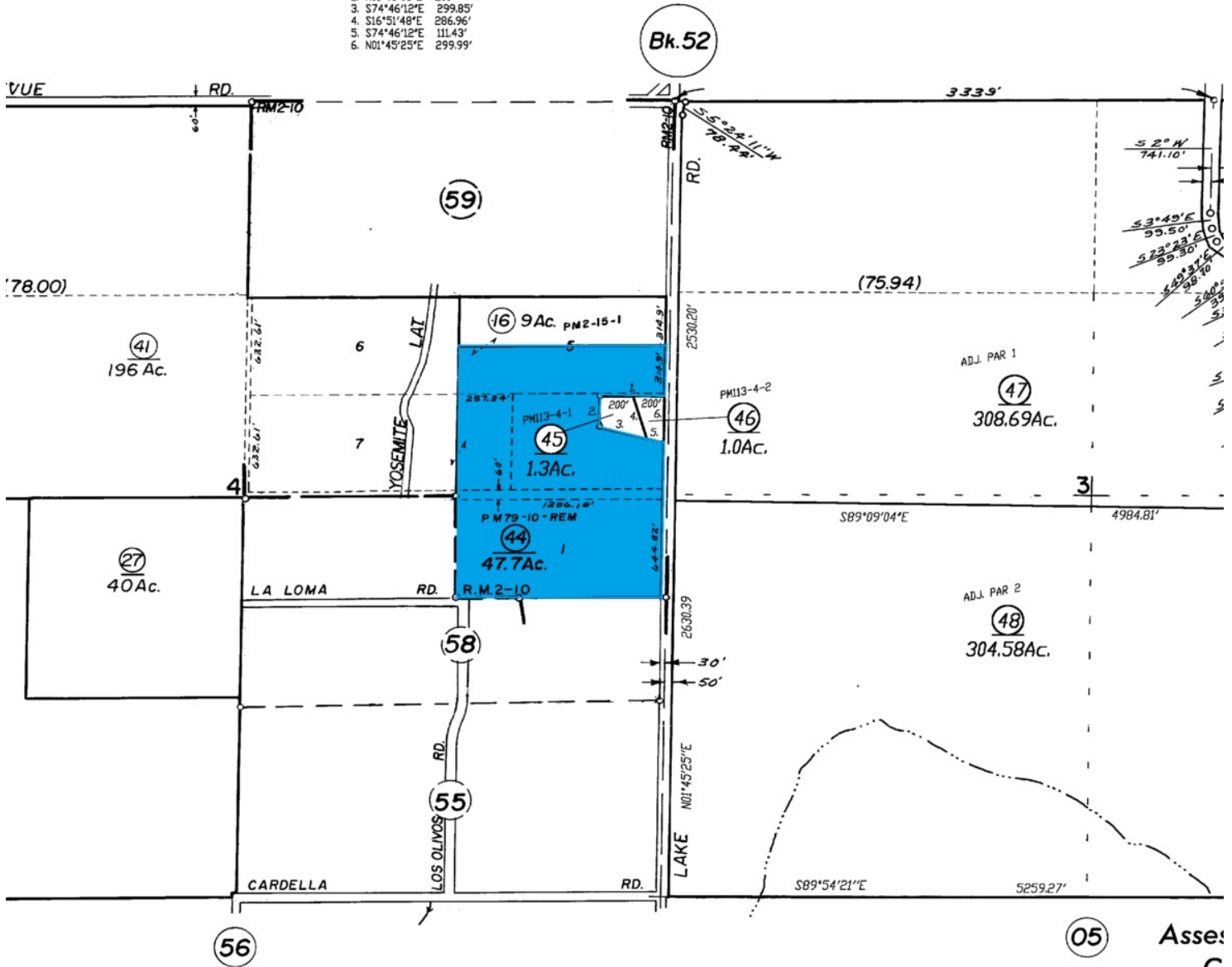
4625 N Lake Road, Merced, CA 95340

SALE

T.7S., R.14E., M.D.B. & M.

Tax

1. N88°50'23"W 400'
2. N01°45'05"E 200'
3. S74°46'12"E 299.85'
4. S16°51'48"E 286.96'
5. S74°46'12"E 111.43'
6. N01°45'25"E 299.99'



Yosemite Colony R.M. Bk.2, Pg.10

NOTE—Assessor's Block Numbers shown in Ellipses
Assessor's Parcel Numbers shown in Circles

CBCWORLDWIDE.COM

Dan Gallagher
 209 777 5626
 dan.gallagher@gonellarealty.com
 CalDRE #01819755

Ernie Ochoa
 209 704 7653
 eochoa@gonellarealty.com
 CalDRE #01247053

**COLDWELL
 BANKER
 COMMERCIAL**
 GONELLA REALTY



SALE

47.7 ACRES OF PRIME DEVELOPMENT LAND

4625 N Lake Road , Merced, CA 95340



Assembly Bill No. 3312

CHAPTER 56

An act to add Section 56748 to the Government Code, relating to local government.

[Approved by Governor September 9, 2020. Filed with Secretary of State September 9, 2020.]

LEGISLATIVE COUNSEL'S DIGEST

AB 3312, Gray. Local agency formation: annexation: City of Merced. The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides the sole and exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts. The act grants a local agency formation commission the power to review and approve a change of organization of a local agency, which includes an annexation into a city. The act generally requires that a territory to be annexed be contiguous to the city at the time the proposal is initiated. The act also requires each commission to develop and determine the sphere of influence of each city and special district within the county. The act defines sphere of influence, for purposes of these provisions, as a plan for the probable physical boundaries and service area of the local agency, as determined by the commission.

This bill would authorize the annexation of territory comprising the main campus of the University of California, Merced, as specified, and the road strip, as defined, to the City of Merced, notwithstanding the requirement that the territory be contiguous with the city, if other conditions are met, including that the territory is within the city's sphere of influence. The bill would prohibit the commission from approving a subsequent annexation to the road strip pursuant to these provisions unless the territory proposed to be annexed is contiguous to the property comprising the main campus of the University of California, Merced or the boundaries of the City of Merced as it existed on January 1, 2021.

This bill would make legislative findings and declarations as to the necessity of a special statute for the County of Merced.

The people of the State of California do enact as follows:

SECTION 1. Section 56748 is added to the Government Code, to read: 56748. (a) As used in this section:

(1) "Affected territory" means the main campus of the University of California, Merced and a road strip proposed for annexation to the City of Merced.

ATTACHMENT 4—Page 2

CBCWORLDWIDE.COM

Dan Gallagher
209 777 5626
dan.gallagher@gonellarealty.com
CalDRE #01819755

Ernie Ochoa
209 704 7653
eochoa@gonellarealty.com
CalDRE #01247053



GONELLA REALTY



47.7 ACRES OF PRIME DEVELOPMENT LAND

4625 N Lake Road , Merced, CA 95340

Ch. 56

— 2 —

(2) “Main campus of the University of California, Merced” means the area within the boundaries of the campus of the University of California, Merced, as described in the University of California, Merced 2020 Long-Range Development Plan dated March 2020, and comprising of no more than 1,026 acres.

(3) “Road strip” means the street, highway, or road that connects the territory of the property to be annexed to the annexing city.

(b) Notwithstanding Section 56741, unincorporated territory consisting of property comprising the main campus of the University of California, Merced, together with the road strip, may be annexed to a city pursuant to this division, upon approval of the commission, if the following conditions are met:

(1) The affected territory is within the sphere of influence of the annexing city, as adopted by the commission.

(2) The affected territory lies within an unincorporated area within the County of Merced.

(c) The commission shall not approve any subsequent annexation to the road strip unless the territory proposed to be annexed is contiguous to the property comprising the main campus of the University of California, Merced or the boundaries of the City of Merced as it existed on January 1, 2021.

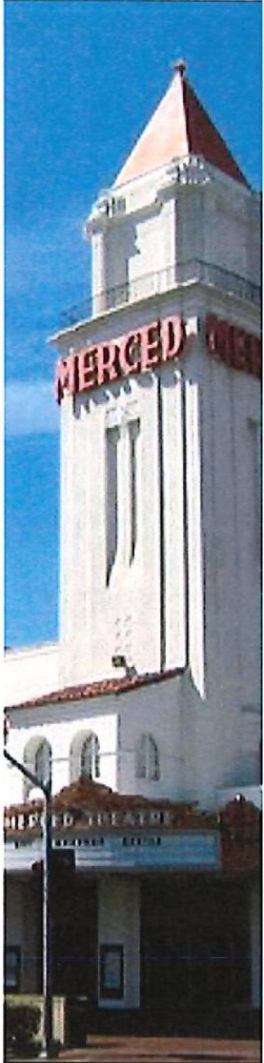
(d) This section applies only to the City of Merced.

SEC. 2. The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique circumstances relating to the property comprising the University of California, Merced, campus located in unincorporated territory within the County of Merced.



47.7 ACRES OF PRIME DEVELOPMENT LAND

4625 N Lake Road , Merced, CA 95340



AB 3312-UC Merced Annexation



- Allows City to annex the UC Merced Campus along a road strip (Bellevue or Lake Roads) without the adjoining properties between UC and City Limits
 - Prohibits Annexation of Properties along Road Strip unless Directly Adjacent to the Main Campus or City Limits as of 1-1-21.
- Passed Assembly and Senate Unanimously
- Signed by Governor on September 9, 2020
- Gives the City Options for Annexations Not Available When the Study Began

ATTACHMENT 6--Page 4

CBCWORLDWIDE.COM

Dan Gallagher
209 777 5626
dan.gallagher@gonellarealty.com
CalDRE #01819755

Ernie Ochoa
209 704 7653
eochoa@gonellarealty.com
CalDRE #01247053

 **COLDWELL
BANKER
COMMERCIAL**
GONELLA REALTY



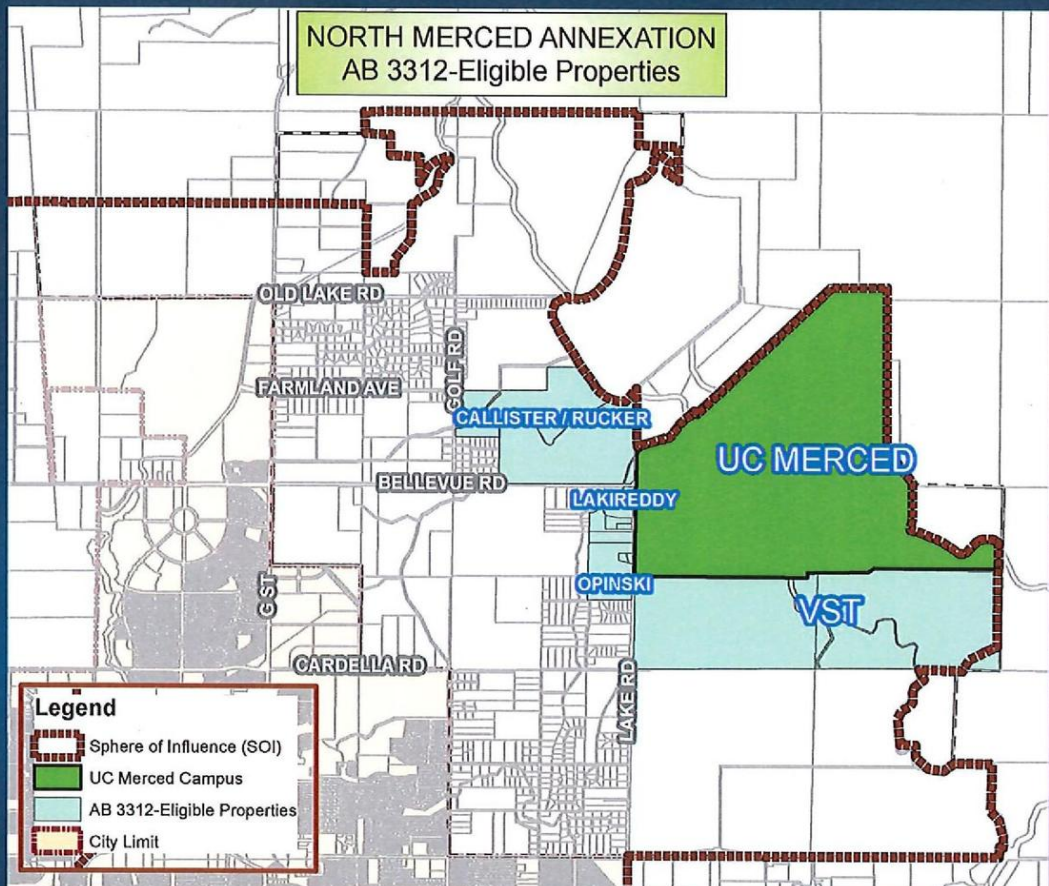
47.7 ACRES OF PRIME DEVELOPMENT LAND

4625 N Lake Road , Merced, CA 95340

SALE



AB 3312 Eligible Properties



ATTACHMENT 6--Page 5

CBCWORLDWIDE.COM

Dan Gallagher
 209 777 5626
 dan.gallagher@gonellarealty.com
 CalDRE #01819755

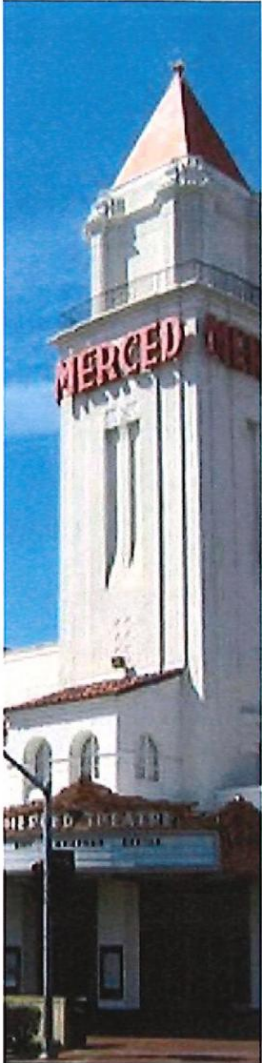
Ernie Ochoa
 209 704 7653
 eochoa@gonellarealty.com
 CalDRE #01247053

 **COLDWELL
 BANKER
 COMMERCIAL**
 GONELLA REALTY



47.7 ACRES OF PRIME DEVELOPMENT LAND

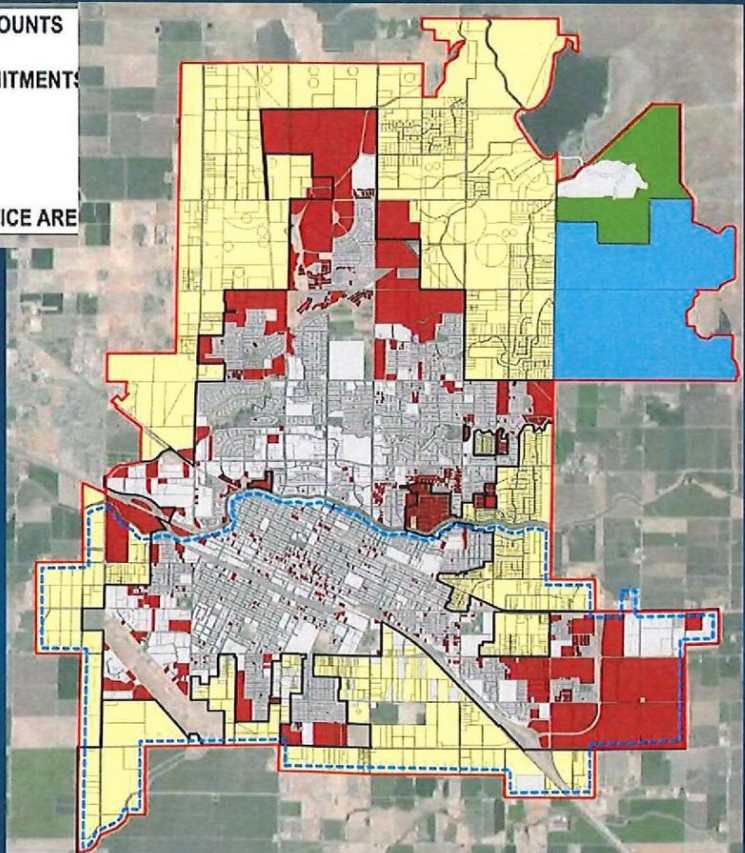
4625 N Lake Road , Merced, CA 95340



Wastewater Master Plan—Existing Entitlements/Interim Sewer



- EXISTING SEWER SERVICE ACCOUNTS
- FUTURE SERVICE AREA
- PLANNED SERVICE AREA COMMITMENTS
- UC MERCED CAMPUS
- CAMPUS COMMUNITY
- CITY LIMITS
- SUDP BOUNDARY
- APPROX. SOUTH MERCED SERVICE AREA



Existing Monitored Flow +
 Remaining Entitled Areas +
 UC Full Buildout Flow
 = Interim Capacity (What's Left)
3,350 Equivalent Dwelling Units (EDU's)

ATTACHMENT 6--Page 19

CBCWORLDWIDE.COM

Dan Gallagher
 209 777 5626
 dan.gallagher@gonellarealty.com
 CalDRE #01819755

Ernie Ochoa
 209 704 7653
 eochoa@gonellarealty.com
 CalDRE #01247053

