



PART III COMMUNITY PLAN AREAS

INTRODUCTION

This part of the 2030 Merced County General Plan provides additional geographically-specific policy direction for the County’s unincorporated community plan areas. Each Urban Community is required to have an adopted community plan that describes specific goals and policies for the respective community. The goals and policies presented in the individual community plans referenced in this section supplement the countywide goals and policies contained in Part II of this General Plan.

COMMUNITY PLAN OVERVIEW

Merced County has a long history of using community plans (formerly known as either Community Specific Plans or Community Plans) to provide policy direction for the various unincorporated urban areas of the County. The community plans are stand-alone documents that function as self-contained policy plans, almost like focused general plans for each community plan area. The community plans are incorporated by reference within the 2030 General Plan to supplement countywide policy based on conditions or issues unique to each community plan area. Each community plan is typically organized as follows:

- **Introduction.** Includes a description of the Community Plan Area, purpose of the plan, authority, community organizations, public participation, and community vision.
- **Background and General Growth Assumptions.** Includes a description of the physical features of the community, including existing land uses, development, opportunities and constraints, and circulation. It also includes a description of growth forecasts, challenges, and strategies.
- **Goal and Policy Sections.** Typically includes a description of land uses and designations, and a detailed land use diagram for the community. These sections can also include topical goal and policy sections specific to the

community, such as circulation, open space, conservation, noise, and public services.

- **Community Character and Design Guidelines.** Includes detailed community design guidelines and standards applicable to future development or redevelopment of existing uses. These standards will assist public officials during project review and approval of development applications. They also guide developers, builders, planners, architects, landscape architects, and civil engineers in project design.
- **Circulation.** Includes a description of road classifications and designations, a detailed circulation diagram for the community, and community-specific circulation goals and policies.
- **Implementation.** Includes community-specific implementation programs necessary to implement the goals and policies of the community plan.

COMMUNITY PLANS

Merced County has prepared and adopted community plans for 10 unincorporated communities (two of which were prepared for new urban communities). For the Castle Airport and Commerce Center Community, the “Castle Air Force Base Reuse Plan,” adopted in 1996, serves as the community plan. The 10 adopted community plans include:

- Delhi Community Plan (2006)
- Fox Hills Community Specific Plan (2006)
- Franklin/Beachwood Community Plan (1983)
- Hilmar Community Plan (2008)
- LeGrand Community Specific Plan (1983)
- Planada Community Plan (2003)
- Santa Nella Community Specific Plan (2001)
- University Community Plan (2004)
- Villages of Laguna San Luis Community Specific Plan (2008)
- Winton Community Specific Plan (1981)

Note: Rural Centers do not have adopted community plans, nor will the County prepare/adopt community plans for them in the future. These centers include: Ballico, Cressey, Dos Palos “Y”, El Nido, Snelling, Stevinson, Tuttle, and Volta.